

BOARD OF SUPERVISORS  
STAFFORD COUNTY, VIRGINIA  
REGULAR MEETING  
MARCH 1, 2022

**CALL TO ORDER** – A regular meeting of the Stafford County Board of Supervisors was called to order by Crystal Vanuch, Chairman, at 3:00 p.m. on Tuesday, March 1, 2022, in the Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, Stafford VA.

**ROLL CALL** – The following members were present: Crystal Vanuch, Chairman; Pamela Yeung, Vice Chairman; Tinesha O. Allen; Meg Bohmke; Thomas C. Coen; Darrell English; Monica Gary.

Also in attendance were Frederick J. Presley, County Administrator; Rysheda McClendon, County Attorney; Cheryl Giles, Deputy Clerk; Julia Homes, Assistant Deputy Clerk; various staff members; and other interested parties.

**CHAIRMAN'S COMMENTS** – Ms. Vanuch recognized the Ukrainian people for their resolve against their invaders. She asked people to remember Ukraine and President Zelensky in their thoughts and prayers, stating that as they listen to the sounds and exercises of Quantico this week, they must remember that freedom in America is precious and must always be defended.

Ms. Vanuch reported that Stafford Hospital had an anniversary and congratulated the hospital on its 13<sup>th</sup> birthday. She said the hospital has welcomed nearly 12,000 babies during these 13 years and has treated more than 414,000 emergency room cases, of which her sister was one of the first, and operated on more than 29,500 people. She said the hospital includes cardiac, emergency, surgical, gynecological, birth, and many more services; the medical pavilion provides even more much-needed health services for residents. She stated that the hospital has been an excellent community partner over the years, sponsoring races, classes, COVID treatments, and other valuable services to citizens. She said that today we celebrate and recognize them and look forward to the many years of a continued close relationship and partnership.

Ms. Vanuch announced that Stafford Fire and Rescue received recognition from Governor Youngkin at the Annual Virginia Fire Chiefs Association and Rescue Conference, by awarding them a 2021 Governor's Fire Service Award. She said they won the award for outstanding fire response for their response to an April 29, 2021 commercial vehicle crash that involved a large flatbed truck hauling over a thousand-gallon concrete septic tank that had rear-ended a box truck tractor-trailer. She said the rescue involved several heavy rescue units, the Fauquier County EMS supervisor, and a medivac helicopter. She said the driver of the flatbed was entrapped and pinned and advanced life support provider performed an assessment and began treatment. She stated that the patient was then extricated and turned over to a combination of EMS personnel from Stafford,

Fauquier, and PHI Aircare II. She stated that after a lengthy hospital stay and numerous surgeries, the patient was released. Ms. Vanuch congratulated Fire and Rescue for being recognized for the outstanding job they perform every day.

## **PRESENTATIONS**

### **COMMUNITY HEALTH ASSESSMENT UPDATE**

Ms. Vanuch recognized Dr. Olugbenga Obasanjo, Director of the Rappahannock Area Health District (RAHD). He turned the presentation over to Allison Balmes-John, Population Health Manager. Ms. Balmes-John stated that over the past several months, the RAHD has been completing a community health assessment and is about to head into a community health improvement plan process.

Ms. Balmes-John reported that this has been a joint effort between RAHD and Mary Washington Healthcare (MWHC), with participation from about 75 additional community-based organizations throughout Planning District 16. She said that it meets RAHD's requirements as they pursue accreditation over the course of the next year and meets MWHC's requirements as a nonprofit hospital organization. She stated that it is helpful for community health organizations because they can reference it for grant applications in the future, and helping to identify, understand, and address health issues in the community.

Ms. Balmes-John said that the way the process has gone is that RAHD has brought these community groups together to complete four assessments over the past several months, including an online community survey, a review of quantitative secondary data, a local public health system assessment that looks at the strengths and weaknesses of the department and all community health organizations, and the "Forces of Change" assessment, which is a conversation about other factors that can impact our health. She stated that this has been synthesized into a community health assessment (CHA) report and would be put into action in a community health improvement plan (CHIP).

Ms. Balmes-John reported that they received about 2,000 survey responses across Planning District 16, several hundred from Stafford residents, and they heard from residents that the most important health issues faced now are mental health problems, COVID-19, and alcohol and drug use. She said that the survey asked several additional questions, including what would most improve their quality of life, and the top responses were affordable housing, mental health and substance abuse services, and good jobs and a healthy economy.

Ms. Balmes-John stated that reviewing the secondary data for Stafford County, there are lots of strengths—especially when it comes to health—and it is rated among the top ten healthiest

counties in Virginia. She noted that there are still some areas for improvement that were identified, and they see fairly low population-to-provider ratios; a lot of residents go to the city to receive their care. She said there are relatively high lung cancer and binge drinking rates; relatively low access to exercise, recreation, and fitness facilities; a high cost of living index; and big disparities with infant mortality and low birthweight, especially across racial and ethnic groups. She reported that leading causes of death for Stafford County residents are heart disease, cancer, and accidents and unintentional injuries. She noted that this data was from 2019, so they will need to see how COVID-19 factors into this as the data becomes available.

Ms. Balmes-John stated that the Forces of Change Assessment was conversation-based, and they heard themes such as lack of access to mental health services, lack of affordable housing, cost of living, and the ripple effects of COVID-19. She stated that RAHD and MWHC sat with a lot of this information and identified recurring themes. She said that next steps are for the CHA to become available next week and be available for public comment throughout the month of March. She said they would begin the CHIP in April, with the first meeting on April 5 from 12 to 2 p.m., and it is open to the public and Board members; it is held at the Fick Center at Mary Washington Hospital. She stated that at the meeting, they would be selecting the top three issues for action, developing a plan to address them, finalizing it in July and implementing it over the next several years; there will be some funding available for local community organizations carrying out actions on those issues.

Mr. English asked how the questionnaires were disseminated.

Ms. Balmes-John responded that a lot of them went out through community-based organizations, which included 75 organizations such as nonprofits and churches; social media outreach with RAHD and MWHC; and paper copies available throughout the community.

Ms. Allen asked if they would be using the survey to petition for federal and state funding and regional partners to help with some of these programs. She said that the community is lacking the capacity to handle mental health issues from a funding and personnel standpoint.

Dr. Obasanjo stated that this would come as part of the CHIP process, and they would be sitting down and figuring out what the problems are, prioritizing them, and making a plan for them. He noted that seeking funding from the state is on the table, along with any other applicable strategies.

Ms. Allen asked when they planned to do that, as this would be for the upcoming year.

Dr. Obasanjo responded that if the meeting was April 5, it would be late for this fiscal year, so they were probably looking at next fiscal year.

Ms. Balmes-John said that the helpful thing about this process is that it provides a nice data source to point to as they look at those priorities and requests for funding.

Ms. Allen asked if COVID's transition from a pandemic to an endemic would affect the survey, and how they rank priorities and need for resources.

Dr. Obasanjo replied that it probably would.

Ms. Balmes-John said COVID was on people's minds when they were completing the survey, and if they were trying to address current health issues, COVID was an important part of that conversation—even if they're not talking about the infectious disease piece, but all those ripple effects.

Dr. Obasanjo said that the factors associated with long-term COVID and who got sick are linked to social drivers of health (SDOH) anyway.

Ms. Yeung asked if the department has looked at a comprehensive way of the issues coming down the pike, particularly with individual families.

Dr. Obasanjo responded that this was the strength of the process: Typically, public health just does its thing without a holistic understanding; this CHA process has a lot of interaction, accountability, and opportunity from the community to make those decisions. He emphasized that public health won't make the decisions in isolation—they will make them as a community.

Ms. Yeung commented that she hoped they were involving other health partners to ensure everyone is on the same page, because there are siloed situations that need to be considered.

Ms. Bohmke asked if RAHD was familiar with the diversion program they've implemented in Fairfax County.

Ms. Balmes-John responded that she was not familiar, specifically.

Ms. Bohmke said she would be more than happy to talk with them offline, but they also may want to Google "diversion program," which is basically a walk-in clinic for people having mental health issues. She stated that it is a comprehensive program that includes RACSB, the Sheriff's Department, Fire and Rescue, and partner agencies. She stated that it's been in place since January 2016, and while the area population isn't the 1.2 million they did, they stood this facility up—and the Marcus Alert is just a piece of it, not the entire thing. She added that there are ways they can all work together with partner agencies, and she would love to be a part of what they're doing.

**ADDITIONS - DELETIONS AND APPROVAL OF THE REGULAR AGENDA**

Mr. Presley stated that there is an additional item, a handout for Agenda Item 19, a revised proffer statement for the Mainline project, dated February 24, 2022. He said there is also a redline revised proffer statement for that project, with the same date.

Ms. Bohmke motioned, seconded by Mr. Coen, to approve the agenda with those additions.

The Voting Board tally was:

|          |     |                                          |
|----------|-----|------------------------------------------|
| Yea:     | (6) | Allen, Bohmke, Coen, Gary, Vanuch, Yeung |
| Nay:     | (0) |                                          |
| Abstain: | (1) | English                                  |

Mr. English stated that he was abstaining from the vote because he has a distant family relationship to the Mainline project, and he would be stepping down from the dais during that item discussion.

**PRESENTATIONS BY THE PUBLIC - I**

1. Ms. Margaret Lowry stated that she is a Rock Hill District resident and thanked the Board for recognizing the immediate need for parity and financial equity in their five high-school athletic facilities, and for understanding that the athletic programs are an extension of the classroom. Ms. Lowry said she stopped by one of the high schools that had turf last week, on a sunny day, and she was in awe of their ability to have enough room on that turf field for two boys and two girls soccer teams practicing at the same time. She said they were able to use the permanent lines for skill drills and play action, and the game on an artificial turf is so much faster than the game played on the grass fields at North and Forge—and coaches have a greater opportunity to explain positioning and scoring strategies on fields that are lined and marked every time they go to practice on the turf. She said that such a facility brings pride to the school, students, and County, and she thanked the Board for supporting the three turf fields they've already installed.

Ms. Lowry said she also stopped by North Stafford that same day, and the soccer teams were on the dormant grass practice fields where a slide tackle could leave the field with a big divot. She stated that the coaches try to paint some lines, especially in the scoring area, but most of the time they practice without lines due to the time and energy it takes to mark off the field and paint it every week. She stated that it broke her heart seeing the coaches and athletes at North working just as hard using the turf fields, knowing full well that there would be a difference in the equitable skill development among the athletes in the three schools that have turf fields and the athletes in the two schools that do not.

Ms. Lowry stated that the North stadium with its brownish-green grass cannot be used for practices and will not be lined until their first game; once the spring home games begin, they will line the field four to five times each week because activity on the field, along with rain, divots, and mowing, causes the paint to wear off each week, and each day after lacrosse games. She said the athletes at Forge and North deserve the same opportunities for skill development as their friends at the other three high schools and do not have to wait any longer. Ms. Lowry said she was asking the Board to work with the School Board in closing the equity gap and supporting the installation of turf fields at North Stafford and Colonial Forge in summer of 2022.

2. Ms. Carol Lysher stated that she is a George Washington District resident and was before the Board to ask them to help the School Board find the money to fix the inequity of the stadium turf fields in the County high schools. She applauded them for what was going on with youth sports in the County and why artificial turf is no longer considered a luxury—as Parks, Recreation, and Community Services provided turf fields for youth and adults before it became the accepted standard. She noted that the department has two locations that include synthetic turf fields: Smith Lake Park, which opened in spring of 2010, with two multipurpose turf fields with lights; and Embry Mill Park, completed in 2017, with six multipurpose turf fields and five grass fields. She said that turf fields are the most popular and are primarily used by flag football, football, lacrosse, soccer, and field hockey. She said the sport leagues include recreational teams, travel club teams, adult leagues, and high school teams.

Ms. Lysher said that about 90% of the field participants are of the youth age, with the youngest participants starting on grass and around 11 years old, the boys and girls start to have their games and practices on artificial turf. She stated that the turf fields are rented year-round, with December being the slowest month; otherwise, the turf fields are in constant use once the school day is over. She said that travel teams favor the turf because they actually participate in a wraparound season, and there really is no off season for them. She said the turf keeps the athletes playing when the grass fields are closed for seating and maintenance, starting November 1. She stated that as the experienced youth get up to the high school, it has gotten to the point that turf is necessary to be competitive, and there is a big difference in practicing and playing a high school sport on grass versus turf. She stated that coaches will tell you it's "all about the bounce," and athletes need turf for speed and consistency with their skills to be more competitive.

Ms. Lysher summarized that County youth have been practicing and playing on artificial turf as they grow into their chosen sport, and it is only logical that athletes that played at Embry Mill and Smith Lake parks enter high school expecting to play on a home turf field.

She said that North Stafford and Colonial Forge athletes play on a grass stadium that is slow and has a different bounce than the competitors at the other three high schools. She emphasized that high school turf is no longer a luxury—it is a necessity—and she urged the Board to support North and Forge turf installation for the summer of 2022.

3. Ms. Nancy Rueter stated that she is a resident of 42 Boulder Drive and has lived here 15 years, working in the school system as a counselor at Garrisonville Elementary for eight years. Ms. Rueter said that she would address the real estate tax levy, as she realizes how it impacts the whole community in terms of care for roads, fire and rescue, and the schools. She said that working in the schools gave her insight into what it's like when you have the resources and good salaries for good teachers and good administrators, as well as paraprofessionals and support staff. She said that Stafford schools rank 64<sup>th</sup> out of 132 school divisions in the state, even though they rank sixth in median household income.

Ms. Rueter stated that they can afford to pay a reasonable tax, and she suggested not to lower it below .90. She said that people she has met have said they have taken jobs in other counties because they can't afford to pay for their family and raise them on their local salaries—and the County has lost some really good people who have good experience. She said that new people bring a lot of new energy, but losing experienced people makes a difference. She stated that when companies and families come to town, they want to go to the best school. She said that they have a good level after the last tax assessment, but she hoped the Board would consider leaving it there so they can fund people.

Ms. Rueter said that as a former counselor, when she hears what's going on in the mental health area, she knows that counselors can be the first defense—and adding them as a resource would be great.

4. Mr. Clifford Heinzer thanked the Board for their service to the community and the sacrifices they make. He said that he wanted to discuss the tax rate and remind them that investment in a community will bear great rewards in the future if they do it properly, but failure to make that investment will have dire consequences. He stated that Stafford is not a poor county, and he saw a recent *Kiplinger's* report that said it may be the 16<sup>th</sup> wealthiest county in the nation. He said that it's clear that Virginia schools are not performing as they would like them to, and schools are the heart of the community and what attracts young families. He said that even if their concern is only the dollar amounts, they shouldn't be penny wise and pound foolish, because in the long run, failure to invest in schools properly leads to declining relative property values, which can be severe.

Mr. Heinzer stated that the budget is not just for the school system, and as Stafford grows, it is their responsibility to make sure it has the investment it needs in roads, recreational facilities, and public safety. He said that other counties in Northern Virginia have the recreation centers and the interconnected park systems, but that can't happen here if they don't fund those facilities sufficiently. He said that informed by the 24-hour stoppage on I-95 on the snowstorm in January, they need to make the needed investments in public safety as well.

Mr. Heinzer said that he also wants to ensure that the Supervisors are appropriately compensated, particularly when compared to other political entities of similar size, as they are about to pass Arlington. He also stated that they need to consider proper staffing for the Board.

5. Mr. Jeff Adams of the Hartwood District stated that with High School #6, they should spend \$200 million and put in a pool that can be used by the students and the public and put enough money into the ag programs—giving them 10 acres and a kitchen facility, as that program can generate \$500K-\$1 million annually in sales. Mr. Adams said that students can make things like meat jerky that generate \$20K per cow; they can put up a 100'x100' hoop building and raise \$100K worth of pork sales. He said that accounting classes could handle the books, marketing and graphic arts classes can make labels and sales materials, and they can have a farm manager, as well as making cheese.

Mr. Adams said he bet they could find students willing to work on the 10-acre farm during the summer and pay them a \$15 minimum wage. He said that this may sound like pie in the sky, and he can back up everything he just said with figures.

#### **REPORTS BY BOARD MEMBERS**

Ms. Gary stated that she would be holding a roundtable meeting regarding Brooke Road at the Brooke Volunteer Fire Station, and she would be posting that publicly to her social media so the community can come ask questions and provide feedback. She stated that it would be sometime in April when they decided what to do to fix the S-curve and emergency access road, as the impact of some things VDOT was doing would need to be considered first before the County spent its resources.

Ms. Yeung thanked public safety, Fire and Rescue for their work over the past weekend, and they notified her as to what was happening, and she was able to drive by the homes and see the damage that occurs when people can't get to the fires in time. She said that it was very important that they look at what they're investing in the community and what they're getting out, to make sure they are paying individuals well and ensuring they are doing the best job they can. She stated that you

want people to know that you're doing your best and seeing results in schools, public safety, Fire and Rescue, administration, the Sheriff's Office.

Ms. Yeung stated that she had received a lot of emails about the tax rate, and she raised four children here in Stafford County, with one now serving overseas in the Air Force. She said that they want to make sure those individuals are taken care of here and don't feel the need to go outside the County, so it is important that they continue to attract the people they want to have live here and be part of the community, and that they continue to have farms. Ms. Yeung emphasized that they need to consider the community as a whole, beyond just "us," to think about the future community and keeping it as attractive as possible.

Ms. Allen expressed condolences to Ukrainians, who are showing us the price of freedom, and she said that the community's thoughts and prayers are with those families locally and Russian families also, as they don't want this.

Ms. Allen stated that she would be holding a town hall on March 26 at the Carl Lewis Center, and it would be held in person and virtually. She said that she would post the event flyer on her Facebook page so people can register and see the times.

Ms. Allen said that on President's Day, she got to see firsthand the great public safety staff they have, and she extended her gratitude to Fire and Rescue staff for their response within her district—as they had a shooting and a house fire within 10 minutes. She commended staff for how quickly they were able to get services and resources and residents, which was remarkable considering that 610 was backed up at that time. She expressed her gratitude for the Fire Department leadership and personnel, as well as the Sheriff's Office.

Ms. Allen recognized some of the students who were the first on scene of the house fire and called the fire in and went into the burning house to make sure there were no family members in there. She recognized Andy Acosha, Abraham Kamara, Ali Kamara, Aliane Kamara, Alicia Kamara, and Spencer Duffin, and she thanked them for reminding the community of what being a good neighbor looks like.

Ms. Bohmke mentioned that Item 6 on the Consent Agenda has the transportation study for Butler Road, which has a lot of congestion as a two-lane road that weaves into Route 17 going north, with some issues along there with the church. She said she was spending some money in the CIP to start that study.

Ms. Bohmke recognized Chip Boyles from the GWRC and stated that last night, they approved the affordable housing grant from Virginia Housing. She said Mr. English was there as the other

representative, and that was an affirmative vote from Stafford and the entire GWRC. She stated that they would be getting \$2 million in grant money, and they didn't know how it would be allocated yet and which county or city it would go to, as there were five different viable projects. She said they would be working through that over the next 60 days with Mr. Boyles and his staff, and this was an exciting step to address affordable housing in the region. She added that the city of Fredericksburg has done some other things to address homelessness and housing during the pandemic, and they haven't done that much in Stafford County.

Ms. Bohmke reported that her colleague Jeff McKay, the at-large chairman for Fairfax County Board of Supervisors, invited her to Fairfax last week and she took Sheriff's Department Captain Ben Worcester with her. She said they participated in a big presentation on the diversion program she had mentioned during the department of health presentation earlier. She said that this is a program and facility they've had up and running since January 1, 2016, which has been done in parts. She said that she and Captain Worcester are exploring how to focus on the most important parts for Stafford County; if deputies are with someone on a mental health call, they're often tied up at the hospital for many hours, which takes them off the street to do what they need to do. She said they would have more conversation about assisting the community, as it's no secret that mental health is going to be a major crisis now and into the future, and it will impact everyone in the population.

Mr. Coen recognized staff—Bryon Counsell, Mike Morris, and Scott Powell in particular—who contributed their depth of knowledge and professionalism to a recent Zoom meeting held to address an issue in his district.

Mr. Coen said that student government day was coming back, and he asked Board members to set their calendar for April 6, which is when students would be coming from all five high schools to visit and understand local government. He said this event goes back many years, with Togey Payne first starting it in the County, and there would be more details coming forward on the timeline and content. He noted that the Board has discussed when committees will meet and what days and times.

Mr. Coen also mentioned that he has a lot of ties, including many representing historical things, and the one he is wearing today signifies pre-Revolutionary War fighting, such as the Boston Massacre on March 5, 1770, Paul Revere's ride, Lexington & Concord, Bunker Hill, etc. He said that citizens rose up against an invading force to protect their families, homes, community, and country—and he wears this in honor of his family that served in the revolution, but today it has special meaning because of the events in the Ukraine. He stated that they see that same spirit of patriotism and determination in the fight for freedom and democracy. He said that many people

have asked how they can help the refugees and others in Ukraine, and he posted some of the international agencies that are helping, and he urges people to help as they can.

Mr. Coen said as they have seen frequently over the last 350 years since the concepts of freedom and democracy started here, this struggle is a continuous one, and the people of Ukraine and other countries around the globe have given their lives and risked their all for this. He stated that he believes the Board should take that into consideration with their daily actions.

Mr. English recognized VDOT for all their efforts in removing brush, and the landfill had stopped taking brush last week but he would like to see if that could be extended until the end of March or so. He stated that Habitat for Humanity was at the meeting that Ms. Bohmke had mentioned and may be getting some of the \$2 million grant money. He also thanked Mr. Toigo and Mr. Harvey for their work on redistricting. He added God bless Ukraine.

#### **REPORT OF THE COUNTY ATTORNEY**

There was no report.

#### **REPORT OF THE COUNTY ADMINISTRATOR**

Mr. Presley stated that the monthly expenditure listing was provided to the Board in the background report.

#### **APPROVAL OF THE CONSENT AGENDA**

Ms. Yeung motioned, seconded by Ms. Bohmke, to approve the Consent Agenda as presented.

The Voting Board tally was:

|      |     |                                                   |
|------|-----|---------------------------------------------------|
| Yea: | (7) | Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung |
| Nay: | (0) |                                                   |

Item 1. County Administration; Approve February 15, 2022, Board of Supervisors Meeting Minutes.

Item 2. Budget and Management; Budget and Appropriate Schools FY2021 Unspent Encumbrance Funds for FY2022.

Resolution R22-11 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE THE SCHOOLS FISCAL  
YEAR (FY) 2021 ENCUMBRANCE FUNDS FOR FY2022

WHEREAS, at the end of the fiscal year all prior-year, unspent appropriations lapse and the associated funds return to the fund balance of the fund from which they were originally appropriated and encumbered within; and

WHEREAS, the Principles of High-Performance Financial Management require review of prior-year re-appropriations and State law requires new appropriations by the Board; and

WHEREAS, the Board directed staff of the County and Schools to provide a year-end report of encumbrances over \$50,000 which are desired for re-appropriation; and

WHEREAS, the School Board has provided a request for re-appropriation;

NOW, THEREFORE BE IT RESOLVED, by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that it be and hereby does budget and

appropriate the FY2021 Schools unspent encumbrance funds to the funds, departments, and account lines said funds were within on June 30, 2021, as follows:

| <b>Schools Fund</b>                   | <b>Amount</b>       |
|---------------------------------------|---------------------|
| Schools' Operating Fund               | \$16,774,396        |
| Capital Projects Fund                 | \$3,456,288         |
| Schools' Nutrition Fund               | \$1,122,606         |
| Fleet Services Fund                   | \$124,765           |
| Grants Fund                           | \$459,008           |
| <b>Total Budget and Appropriation</b> | <b>\$21,937,063</b> |

Item 3. Budget and Management; Budget and Appropriate to the Schools' Grants Funds, Nutrition Fund, Workers Compensation Fund, and Health Benefits Fund.

Resolution R22-69 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE FUNDS TO THE COUNTY'S GENERAL FUND, THE SCHOOL'S GRANTS FUND, THE SCHOOL'S WORKERS' COMPENSATION FUND AND THE HEALTH BENEFITS FUND

WHEREAS, Stafford County Public Schools (Schools) has received a grant from the Virginia Department of Education's (VDOE) Security Equipment Grant Program in the amount of \$250,000, which must be budgeted and appropriated; and

WHEREAS, the School Board requested the Board budget and appropriate \$346,000 held in the County's General Fund reserves for future Schools' projects to accompany the VDOE grant funds in support of the security upgrades; and

WHEREAS, the School Board requested the Board budget and appropriate \$500,000 to cover increased Workers' Compensation claims that will be funded by the Workers' Compensation Fund reserves; and

WHEREAS, the School Board requested the Board budget and appropriate \$1,500,000 to cover increased health insurance claims that will be funded by the Health Benefits Fund; and

WHEREAS, the School Board requested the Board budget and appropriate \$5,000,000 to cover costs for meals for students, which were more than were anticipated and will be funded by operating revenues of the Schools' Nutrition Fund;

NOW, THEREFORE BE IT RESOLVED, by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that Schools Capital Project reserve funds held in the General Fund be and they hereby are budgeted and appropriated as follows:

| <b>Fund</b>           | <b>Purpose</b>                                  | <b>Amount</b> |
|-----------------------|-------------------------------------------------|---------------|
| County's General Fund | Transfer from Schools' Capital Project Reserves | \$346,000     |

; and

BE IT FURTHER RESOLVED that Schools' funds are budgeted and appropriated as follows:

| <b>Fund</b>                         | <b>Revenue Source</b>                                                                           | <b>Amount</b> |
|-------------------------------------|-------------------------------------------------------------------------------------------------|---------------|
| Schools' Grant Fund                 | VDOE Security Equipment Grant Program funds and Transfer from Schools' Capital Project Reserves | \$596,000     |
| Schools' Nutrition Fund             | Schools Nutrition Revenues                                                                      | \$5,000,000   |
| Schools' Workers' Compensation Fund | Workers Compensation Fund Reserves                                                              | \$500,000     |
| Schools' Health Benefits Fund       | Health Benefit Fund Reserves                                                                    | \$1,500,000   |

Item 4. Budget and Management; Budget and Appropriate Federal Air Quality Grant Funds from the COVID-19 State and Local Fiscal Recovery Grant Program for Replacement of Heating Boilers at Brooke Point High School.

Resolution R22-77 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE FEDERAL AIR QUALITY GRANT FUNDS AWARDED AS PART OF THE COVID-19 STATE AND LOCAL FISCAL RECOVERY GRANT PROGRAM

WHEREAS, Stafford County Public Schools (Schools) received \$431,000 in Federal Air Quality grant funds that were awarded as part of the COVID-19 State and Local Fiscal Recovery Grant Program; and

WHEREAS, the grant funds are to be used for the replacement of two 30-year old heating boilers at Brooke Point High School, which should occur before November 2022 to eliminate maintenance issues and repairs that have been necessary to maintain the systems;

NOW, THEREFORE BE IT RESOLVED, by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that Federal Air Quality grant funds be and they hereby are budgeted and appropriated as follows:

| Fund                | Purpose                                         | Amount    |
|---------------------|-------------------------------------------------|-----------|
| Schools' Grant Fund | Replace two boilers at Brooke Point High School | \$431,000 |

Item 5. Capital Projects: Authorize the County Administrator to Execute Contracts to Provide On-Call Professional Engineering Services for Utilities Construction Projects.

Resolution R22-59 reads as follows:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE CONTRACTS TO PROVIDE ON-CALL PROFESSIONAL ENGINEERING SERVICES FOR UTILITIES CONSTRUCTION PROJECTS

WHEREAS, the County contracts with multiple engineering firms to provide architectural or professional engineer services related to various County construction projects on an on-call basis; and

WHEREAS, the current contracts for on-call engineering for utilities projects have expired, and pursuant to Request for Proposals (RFP) No. 22-004-5001-SP, the County solicited proposals from qualified firms to provide on-call engineering services for seven categories of utilities projects:

| Category | Project Types                                                          |
|----------|------------------------------------------------------------------------|
| A        | Water Distribution/Transmission and Wastewater Collection/Transmission |
| B        | Water and Wastewater Pumping                                           |
| C        | Water and Wastewater Treatment Facilities                              |
| D        | Water Storage                                                          |
| E        | Dams and Impoundments                                                  |
| F        | Geotechnical Engineering and Materials Testing                         |
| G        | General Engineering Services                                           |

; and

WHEREAS, staff evaluated the proposals received and determined the most qualified firms for all categories; and

WHEREAS, negotiations have been completed with several firms, and contracts are ready for approval and execution; and

WHEREAS, individual projects or task orders that meet or exceed \$200,000 will require Board approval, and the sum of all projects during the contract term shall not exceed the sums set forth in Virginia Code § 2.2-4303.1;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that the County Administrator be and he hereby is authorized to execute contracts for one year with four optional renewal terms with the following engineering firms to provide professional, on-call engineering services for utilities projects in the designated categories:

| <b>Project Categories</b>                                                         | <b>Awarded Firms</b>                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A- Water Distribution/<br>Transmission and Wastewater<br>Collection/ Transmission | <ul style="list-style-type: none"><li>• Sullivan, Donahoe &amp; Ingalls, P.C.</li><li>• AECOM Technical Services, Inc.</li><li>• Whitman, Requardt and Associates, LLP</li><li>• CHA Consulting, Inc.</li></ul> |
| B- Water and Wastewater<br>Pumping                                                | <ul style="list-style-type: none"><li>• Wiley &amp; Wilson, Inc.</li></ul>                                                                                                                                      |
| C- Water and Wastewater<br>Treatment Facilities                                   | <ul style="list-style-type: none"><li>• Jacobs Engineering Group, Inc.</li><li>• Wiley &amp; Wilson, Inc.</li></ul>                                                                                             |
| D- Water Storage                                                                  | <ul style="list-style-type: none"><li>• Whitman, Requardt and Associates, LLP</li></ul>                                                                                                                         |
| E- Dams and Impoundments                                                          | <ul style="list-style-type: none"><li>• Timmons Group, Inc.</li></ul>                                                                                                                                           |
| F- Geotechnical Engineering and<br>Materials Testing                              | <ul style="list-style-type: none"><li>• Schnabel Engineering, LLC</li><li>• ECS Mid-Atlantic, LLC</li></ul>                                                                                                     |
| G- General Engineering Services                                                   | <ul style="list-style-type: none"><li>• Stantec Consulting Services Inc.</li><li>• Sullivan, Donahoe &amp; Ingalls, P.C.</li></ul>                                                                              |

; and

BE IT FURTHER RESOLVED that aggregate costs of the contracts shall not exceed the sums set forth in Virginia Code § 2.2-4303.1, as amended, and individual projects or task orders are authorized up to Two Hundred Thousand Dollars (\$200,000), unless modified by a duly-authorized contract amendment.

Item 6. Capital Projects Transportation; Appropriate Transportation Funds for the Butler Road Traffic Study and Related Expenses.

Resolution R22-70 reads as follows:

A RESOLUTION APPROPRIATING TRANSPORTATION FUNDS  
ASSOCIATED WITH THE BUTLER ROAD TRAFFIC STUDY, LOCATED  
WITHIN THE FALMOUTH ELECTION DISTRICT

WHEREAS, the Board identified a traffic study along Butler Road as a critical need as an outcome of the County's 2018 Comprehensive Road Evaluation; and

WHEREAS, Rummel, Klepper & Kahl, LLP (RK&K), was selected as one of the qualified firms to provide on-call engineering services for Category C- Transportation Planning and Analysis, pursuant to Request for Proposal (RFP) No. 21-011-9602SP; and

WHEREAS, RK&K submitted a proposal in the amount of \$134,051 to provide engineering and transportation planning support services related to a planning and preliminary design study for Butler Road; and

WHEREAS, County staff reviewed the proposal received and determined it is reasonable for the scope of work requested; and

WHEREAS, RK&K will develop a final report that will evaluate the extent of the existing congestion and operations along Butler Road, future growth anticipated along the corridor, and any appropriate mitigation to address the congestion while minimizing cost; and

WHEREAS, transportation funds have been budgeted but not yet appropriated for the purpose; and

WHEREAS, additional funds are needed to cover the costs of the study and additional expenses related to the management of the study;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that Transportation funds be and they hereby are appropriated as follows:

| Fund                | Department       | Purpose                   | Amount    |
|---------------------|------------------|---------------------------|-----------|
| Transportation Fund | Capital Projects | Butler Road Traffic Study | \$200,000 |
| Total Appropriation |                  |                           | \$200,000 |

Item 7. Capital Projects Transportation; Authorize the County Administrator to Execute a Contract with Ashburn Contracting Corporation for Construction of the Flatford Road Sidewalk Project, and Budget and Appropriate Garrisonville Road Service District Funds

Resolution R22-73 reads as follows:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH ASHBURN CONTRACTING CORPORATION FOR THE CONSTRUCTION OF THE FLATFORD ROAD SIDEWALK PROJECT AND TO BUDGET AND APPROPRIATE FUNDING, LOCATED WITHIN THE GARRISONVILLE ELECTION DISTRICT

WHEREAS, the Board identified the need for pedestrian access and construction for a sidewalk along Flatford Road (SR-709) (Project) as a critical part of Stafford County's pedestrian facility and road improvement plans; and

WHEREAS, the County solicited competitively sealed bids, pursuant to Invitation for Bid (IFB) #22-019-9608SB for the construction of the Project; and

WHEREAS, Ashburn Contracting Corporation was determined to be the lowest responsive and responsible bidder; and

WHEREAS, funding for the County's portion of the Project is available in the Garrisonville Road Service District Fund for this purpose, but must be budgeted and appropriated;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that the County Administrator be and he hereby is authorized to execute a contract with Ashburn Contracting Corporation in an amount not to exceed Seven Hundred Eighty-One Thousand One Hundred Eighty-Six Dollars (\$781,186) for the construction of the Flatford Road Sidewalk Project, unless modified by a duly-authorized change order; and

BE IT FURTHER RESOLVED that funds from the Garrisonville Road Service District are budgeted and appropriated as follows:

| Fund                                | Department       | Purpose                        | Amount    |
|-------------------------------------|------------------|--------------------------------|-----------|
| Garrisonville Service District Fund | Capital Projects | Flatford Road Sidewalk Project | \$493,500 |
| Total Appropriation                 |                  |                                | \$493,500 |

Item 8. Commonwealth's Attorney Office; Budget and Appropriate Asset Forfeiture Program (AFP) Funds to the Commonwealth's Attorney's Office.

Resolution R22-52 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE ASSET FORFEITURE PROGRAM FUNDS TO THE STAFFORD COUNTY COMMONWEALTH ATTORNEY'S OFFICE

WHEREAS, through the state, the Department of Criminal Justice Services Asset Forfeiture Program provides funding to localities based on the submission of assets obtained through criminal prosecution; and

WHEREAS, the Commonwealth Attorney's Office requests Asset Forfeiture Funds for Fiscal Year (FY) 2022 in the amount of \$7,500; and

WHEREAS, these funds are classified as restricted revenue and may only be used by the Commonwealth Attorney's Office in accordance with the guidance of the Department of Criminal Justice Services Asset Forfeiture Program;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that Asset Forfeiture Program funds be and they hereby are budgeted and appropriated as follows:

| Fund         | Department              | Amount  |
|--------------|-------------------------|---------|
| General Fund | Commonwealth's Attorney | \$7,500 |

Item 9. Development Services: Budget and Appropriate Funds from Building Permit Revenues for a Process Improvement Study.

Resolution R22-54 reads as follows:

**A RESOLUTION TO BUDGET AND APPROPRIATE BUILDING  
PERMIT REVENUES FOR A PROCESS IMPROVEMENT STUDY**

WHEREAS, the Board developed Strategic Priority 5.2, A Vibrant and Exciting Business Community, tasking staff with updating County ordinances, streamlining its permitting processes, and improving coordination with the County's regulatory agencies to be more supportive of our business community, and to promote business expansions and new investment opportunities; and

WHEREAS, the Departments of Development Services, Planning & Zoning, and Economic Development & Tourism are undertaking a process improvement study to evaluate existing plan review and permitting processes associated with commercial development in the County; and

WHEREAS, in October 2019, the Board recommended that staff solicit outside consultant assistance, which resulted in Result for Quotes #22-025-3410FQ; and

WHEREAS, staff reviewed the eight responses received in response to the RFQ and selected the Matrix Consulting Group as the most responsive to complete the process improvement study; and

WHEREAS, staff intends to work with the Matrix Consulting Group over a 16-week period and present its final results to the Board's Community and Economic Development Committee in mid-summer 2022; and

WHEREAS, building permit revenue funds are available and can be used for this purpose once budgeted and appropriated;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that Building Permit positive results of operation revenues be and they hereby are budgeted and appropriated as follows:

| Fund                | Department           | Purpose                   | Amount    |
|---------------------|----------------------|---------------------------|-----------|
| General Fund        | Development Services | Process Improvement Study | \$150,000 |
| Total Appropriation |                      |                           | \$150,000 |

Item 10. Economic Development & Tourism; Authorize the County Administrator to Submit a Grant Application with the Virginia Tourism Authority.

Resolution R22-57 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO  
SUBMIT A GRANT APPLICATION WITH THE VIRGINIA TOURISM  
AUTHORITY

WHEREAS, the COVID-19 pandemic has had a continued and devastating impact on the tourism and hospitality industry in Virginia, including in Stafford County; and

WHEREAS, the Virginia General Assembly has allocated \$50,000,000 to the Virginia Tourism Authority (Authority) to support local domestic marketing organizations and the Authority's marketing and incentive programs; and

WHEREAS, the Authority is offering these funds to Virginia localities as part of the American Rescue Plan Act Tourism Recovery Program (Program); and

WHEREAS, the Authority has allocated \$160,000 to Stafford County as part of the Program to support tourism within the County;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that the County Administrator be and he

hereby is authorized to submit an application to the Virginia Tourism Authority d/b/a the Virginia Tourism Corporation to receive funds of no more than One Hundred and Sixty Thousand Dollars (\$160,000) to support tourism in Stafford County as part of the American Rescue Plan Act Tourism Recovery Program.

### **UNFINISHED BUSINESS**

Item 11. Human Resources; Consider Updating the County's Drug-Free Workplace Policy and Related Sections in Other County Human Resources Policies.

Ms. Shannon Wagner stated that she has two quick slides on this item since HR has presented on this numerous times already. Ms. Wagner said that staff recommends continuation of a zero-tolerance policy for County employees; high-risk safety-sensitive positions will be continuing under their random drug-testing program as has been done in the past; all positions, whether safety-sensitive or not, continue to be subject to reasonable suspicion testing or post-accident or injury testing.

Ms. Wagner said that a few recommended changes are language in the policy regarding the medical certification for cannabis oil, which is part of the change in Virginia law effective July 1, 2021. She said they are recommending removal of the requirement to do drug and alcohol screening at the time of promotion, a policy provision they don't feel makes sense for that particular action. She added that they are also recommending the current blanket requirement for physicals; all full-time positions are required to go through the physical process, and staff feels that it should be limited to physically demanding positions versus office or finance staff and jobs of that nature.

Ms. Wagner stated that there are three different versions of the policy labeled as different exhibits: Exhibit A is the staff recommendation that would hold harmless employees at the pre-employment stage who may have been participating in Virginia's recent changes to legalization of recreational marijuana. She said in that scenario, employment testing for drug and alcohol would continue to be provided; if an individual tested positive for THC, they would still be hired but would go to a retest at 8-12 weeks following hire, because at that point they'd be subject to the County's drug-free workplace policy.

Ms. Wagner said Exhibit B is the result of conversation they've had in the past several months, which would exempt the high-risk safety sensitive positions from the hire and retest position, and those would not be offered a position if they tested positive for THC. She stated that they added Exhibit C for this meeting based on the motion that arose at the previous meeting by a Supervisor, and the change here would be to not test for THC in pre-employment screening for non-high-risk, safety-sensitive positions. She said the real difference between B and C is that B continues to test for THC if they test positive in the non-safety-sensitive role, you are retested 8-12 weeks later; in Exhibit C, they do not test for THC in pre-employment for those positions.

Ms. Yeung said that staff had been before the Board four times for this and asked how many times last year.

Ms. Wagner responded that she had lost count.

Ms. Yeung asked if the criteria for physicals had been updated at all.

Ms. Wagner responded that it had not been in her tenure, which was 14 years, and it had been this way for a long time.

Ms. Yeung asked for confirmation that people would know they were going to be retested when they were hired.

Ms. Wagner said when they came to fill out their paperwork, they would be provided with a drug-free workplace policy and sent for the testing. She said she didn't know that they would mention the retesting process unless the individual does test positive, so that would be a subsequent conversation but would be contained in the policy they would be provided.

Ms. Yeung asked if they would have to come back again after today if the Board were to vote on Exhibit C, for example.

Ms. Wagner responded that if the Board is ready to make a decision, they could adopt whatever changes they want to make; in terms of the testing, in Exhibit C they would not test for THC, so there would not be a reason for retesting.

Ms. Yeung said there had been a lot of staff work behind the scenes on this, and the Board needed to vote tonight.

Ms. Gary asked how Attachment 10 might factor into Exhibit C.

Ms. Wagner responded that Attachment 10 talks about the legalization of hemp products at the federal level, and those products are defined as anything that contains 0.3% or less of THC. She said that a derivative of hemp would include the CBD products in commercial stores today. She explained that in the County's policy, there's no way to differentiate in testing between a CBD or hemp-derivative product and someone consuming other cannabis or marijuana products that have greater than that level. She said in the vast majority of cases, it would be unlikely for someone using a hemp-derivative product to test positive under their process—but it is not impossible, and if someone were using significant quantities, it could prompt a positive test and impact their employment.

Ms. Gary said that this effectively means that someone could be using a product that is legal and the County denies them employment because they can't differentiate whether the THC came from the hemp portion or cannabis portion of the plant.

Ms. Wagner confirmed this.

Ms. Vanuch asked how often that would actually happen, because staff is indicating that a person would have to use a significant amount of an oil to test positive for THC on a drug test. She said it seemed pretty extreme and rare, and she feels like they're making a policy on a minute chance. She also asked what health condition would require a person to use so much CBD oil that they would fail a drug test, and she asked if they had facts and data on the amount of oil it would require to fail a drug test and the likelihood of that happening.

Ms. Wagner responded not in a percentage basis on how common it would be and not in volume, because there are a variety of products in this category—edibles, lotions, etc.—but it would be uncommon for a typical CBD user to test positive, but it is possible.

Ms. Vanuch asked if the County ever created policies for uncommon scenario.

Ms. Wagner responded affirmatively.

Ms. Vanuch said if you're using enough CBD oil that you would actually fail a drug test, you shouldn't be working at the County in the first place—so she cannot support this in any way, shape, or form. She added that her mind is blown that they're even having this conversation, because they are a county of law and order, and this whole conversation is crazy. She said that she understands updating the ordinance of state requirements of allowing CBD oil to be utilized, but to remove the requirement of testing for THC is mind-blowing, and she doesn't know where it's coming from.

Ms. Allen stated that she knows that Board members have concern about Fire and Rescue and Sheriff's Department ability to recruit and retain, and she noted the presence of their leadership here today. She asked how the keeping or discontinuing the policy would impact their recruiting.

Sheriff Dave Decatur stated that his department's policy is a little stricter, as they hold the deputies to a higher standard because of the nature of their positions. He said if someone applies for a job, they are not allowed to smoke or use marijuana, and if they test positive for pre-employment, they make them wait a year before they come back in. He stated that it's incumbent upon them in the community, and in the culture of the department and organization, to make sure they're holding their people to a higher standard. He noted that it is also against the law federally, and his deputies take an oath to uphold the Constitution of the U.S. and of Virginia, adding that he wasn't sure if that would impact receipt of federal grants.

Sheriff Decatur said that he would prefer not to have anyone using marijuana to apply until after they've quit using it for a while, because of the operation of vehicles, high-speed pursuits, driving,

utilizing firearms and deadly force, and all of those important decisions. He emphasized that he would prefer that they be separated in public safety in terms of hiring deputies.

Ms. Allen asked for confirmation that regardless of what the Board decides, it would not impact them because they are held by a different standard according to state code.

Sheriff Decatur responded affirmatively, stating that they have civilian employees who telecommute—and they need to be the sharpest and brightest, and be on standby because they may be called back in.

Ms. Allen asked if they tested for alcohol consumption as well as the eye test.

Sheriff Decatur said that pre-employment tests for alcohol and drugs, and they also do random drug test through the partnership with the County. He said if there is reasonable suspicion that someone is using alcohol in the workplace, they address that; if it requires help or treatment, they work with the County to try to get them the treatment they need.

Chief Joe Cardello said he echoes the sheriff's comments, and Fire and Rescue feels there's an expectation from the public that staff will not be under the influence of any substances—alcohol or otherwise. He stated that if someone they are hiring tests positive, they can reapply at a later date, but the time that's involved with those recruits, it wouldn't be feasible.

Ms. Vanuch noted that the Sheriff's Department personnel serve at the pleasure of the sheriff, but Fire and Rescue personnel do not, so they have to abide by the County policy. She said if they changed this today, it would have detrimental impacts on his department.

Chief Cardello responded that if they put an exemption in for safety-sensitive positions, it would not affect it. He said that for admin staff, they could fall in line with general government.

Ms. Yeung asked if they changed the policy but had Fire and Rescue follow the rules the Sheriff's Department had in place, if that would be okay—and if there were anything else he needed to see here.

Ms. Vanuch said he had to follow County policy.

Ms. Yeung mentioned the waiver he had mentioned.

Chief Cardello said that would cover the safety-sensitive positions in the department, and the admin positions could fall under the County policy.

Ms. Vanuch stated that they have positions in the Commissioner of Revenue's office, Clerk of Court, Commonwealth Attorney's office, and Treasurer's office, and she asked Treasurer Laura Rudy to comment.

Ms. Laura Rudy said it sounded like they were changing policy to allow some usage.

Ms. Vanuch explained that currently, if you want to hire someone and they fail a drug test, you can't hire them—but this change is suggesting that they can fail the drug test and still be hired, then get retested in eight weeks. She said the County policy says they still need to remain drug free, but they would not be randomly selected because of the way the law is.

Ms. Rudy said that as an elected official, she feels she has the responsibility to take care of revenue, and that would be a game-stopper for her that had someone hired who tested positive. She stated that this might change the philosophy of another person in her position, and as a constitutional officer, it seems she should be able to make her own stipulations on what would be acceptable or not.

Ms. Vanuch asked Ms. McClendon if they changed the policy and the constitutional officers didn't agree with it, if they would have to create their own policies and abide by them. She asked if Ms. Rudy hired an employee and they failed the drug test and she didn't want to hire them, whether they could turn around and sue the County because the policy says something different.

Ms. McClendon stated that constitutional officers have to opt to follow County policy, and she doesn't have any indication that those officers have opted into the personnel policy, so that would be a question for each officer which policy they're following.

Ms. Rudy said her understanding was that there's no grievance and they couldn't go to HR with an issue on that.

Ms. Vanuch commented that the constitutional officers would have to not opt into the policy.

Mr. English asked what the Utilities Department, as they operate heavy equipment and work the landfill, as well as utility lines.

Ms. Wagner responded that she has spoken with them and has mixed feelings because they are safety-sensitive positions, and options B and C would exempt a large portion of their staff as well. However, she said, hiring is extremely difficult right now, and as legalization of marijuana

continues to be a factor in Virginia, they are concerned about how this would impact hiring in the future.

Mr. English said that he would also be concerned with things like gymnastics and working with little kids.

Ms. Yeung said this was specifically for hiring, and she asked if they were going back to randomly test individuals without cause.

Ms. Yeung explained that if they are in a high-risk, safety-sensitive position, they are subject to the County's random drug-screening process. She said that categorization has been vetted through state and federal legislation, so they can't do a random test on all employees—it must be specific to high-risk safety-sensitive positions to give that reason. She added that all positions are subject to reasonable suspicion testing, for any number of substances.

Ms. Yeung said if someone were hired and tested clean, no one would test them again because that's not the policy, it's just for hiring. She asked if Spotsylvania were testing at all.

Ms. Wagner responded that they were doing random drug screens for safety-sensitive positions and reasonable suspicion, but it is her understanding that they do not do pre-employment testing at all outside of the high-risk, safety-sensitive positions.

Ms. Yeung stated that the County doesn't go back after someone is hired unless they are behaving impaired and there is suspicion, and she asked for confirmation on that.

Ms. Wagner responded that it would be considered improper search if they did random testing without suspicion.

Ms. Yeung said in other words, they would not bother an employee who was just doing their job.

Ms. Gary thanked staff for doing all the work. She stated that you can test positive without using excessive amounts because the way THC registers in a person's system has many factors: gender, body weight, length of use, etc. She said it's not cut and dry, and some of the products that are actually legal can yield different amounts, and she wouldn't recommend using those things; there are hemp products that people could still use and test positive, and there are studies to support that. She stated that Ms. Allen mentioned alcohol, and that's a good point. She said that she doesn't drink because she dislikes how it affects her mind. She said there are dozens of problems in the community from alcohol alone, and Stafford is not a dry county.

Ms. Gary stated that you can overregulate, and the way things are changing now, they need to provide a reasonable policy that allows for people to participate in government as employees that doesn't burden them with things that are wasting resources to keep track of. She said that if someone were abusing THC in some capacity, they would likely come to work high at some point, and the County could deal with it from there—just as if it were someone using and abusing alcohol in appropriately.

Ms. Gary motioned to approve Exhibit C for the policy. Ms. Allen seconded the policy.

Ms. Vanuch said the motion is to approve Exhibit C, which removes all drug testing for county employees. She asked if that exempted public safety positions.

Ms. Wagner confirmed that it exempted high-risk, safety-sensitive positions.

Ms. Bohmke entered a substitute motion for Exhibit B but remove the provision that they get hired if they fail the first drug test. She said they still have the public safety positions covered as discussed.

Ms. Vanuch clarified that they are removing that provision and saying they want to change the ordinance to be applicable to state law, which will allow the CBD oil and the other things Ms. Wagner went through.

Ms. Wagner clarified that Ms. Bohmke's motion is stating that in pre-employment all employees who test positive will not be hired. She said that they could choose any of the exhibits and state "no changes to pre-employment testing," noting that none of them match what Ms. Bohmke said.

Ms. Vanuch seconded the motion.

Mr. Coen asked how that meshed with what they have already discussed. He said that as he understands it, the Sheriff's Department and Fire and Rescue have a specific policy—and this would put the whole County into that, and also in line with state code.

Ms. Vanuch stated that it just takes what they are doing now and only changes the provisions that put them in compliance with state code regarding the use of CBD oil and what was shown on Ms. Wagner's slide. Ms. Vanuch said they were removing the requirement for pre-employment physicals and testing at the time of promotion.

Mr. Coen asked for confirmation that if a person has medical certification and tests positive, they will just show that and it would be sufficient for them to be hired.

Ms. Wagner confirmed this.

Ms. Gary noted that all of the other exhibits were also in line with state code.

Ms. Wagner confirmed this.

Mr. English asked for clarification that if a person tests positive, they don't get hired, and they don't get the retesting chance.

Ms. Bohmke agreed.

Ms. Vanuch said they could reapply as normal. She stated that her hang-up with this is the potential loss of federal funding, as there were a ton of state and federally funded social services positions, and other positions where they receive federal grants, and there has been no documentation or guidance from anyone regarding whether they could lose funding for breaking a federal law.

Ms. Allen stated that numerous states—Colorado, California, Oregon, Alaska, etc.—still receive federal funding and hasn't been withheld.

Ms. Wagner said she didn't have knowledge to the contrary.

Ms. Allen said Spotsylvania doesn't do it either, and their funding isn't being withheld.

Ms. Bohmke called the question.

Ms. McClendon noted that they needed a vote to do that.

The Voting Board tally was:

|      |     |                                             |
|------|-----|---------------------------------------------|
| Yea: | (6) | Allen, Bohmke, English, Gary, Vanuch, Yeung |
| Nay: | (1) | Coen                                        |

Ms. Vanuch clarified that the substitute motion was for Option B as presented, with no changes to pre-employment screening.

The Voting Board tally was:

|          |     |                         |
|----------|-----|-------------------------|
| Yea:     | (4) | Bohmke, English, Vanuch |
| Nay:     | (2) | Allen, Gary             |
| Abstain: | (1) | Yeung                   |

Ms. Vanuch said Ms. Yeung had to state her abstention for the record.

Ms. Yeung responded that she did not have time to review the details of this particular change.

Ms. Vanuch said that was not necessarily an appropriate reason to abstain.

Ms. Yeung asked who decided what was appropriate.

Ms. Vanuch said typically it would be the Board, and typically it is because of a conflict.

Ms. Allen asked Ms. McClendon who decides what's acceptable for abstention.

Ms. McClendon explained that the Board member is required by the bylaws to state why they abstain, but there is no determination on appropriateness.

Resolution R22-13 reads as follows:

A RESOLUTION TO ADOPT THE STAFFORD COUNTY DEPARTMENT OF  
HUMAN RESOURCES DRUG FREE WORKPLACE POLICY AND OTHER  
MINOR POLICY UPDATES

WHEREAS, effective July 1, 2021, Virginia made changes to its marijuana regulations to ease restrictions on its use; however, federal marijuana regulations remain unchanged; and

WHEREAS, the Stafford County Department of Human Resources Drug Free Workplace Policy (Policy) is being amended to address these state law changes; and

WHEREAS, the County desires to maintain a drug free workplace in order to support the safety and security of both staff and citizens, and a zero-tolerance stance on the violation of the Policy; and

WHEREAS, under the Policy and in accordance with Virginia law, adverse employment actions are not permitted against candidates and employees with a valid medical certification for use of cannabis oil, so long as the individual does not use it during work hours or possess it on County property, and is not impaired while working; and

WHEREAS, the Policy maintains multiple screening procedures including, but not limited to, random drug screening for high risk, safety sensitive positions, post-accident/injury testing, and reasonable suspicion testing, but removes the requirement for testing at the time of promotion; and

WHEREAS, the Policy maintains a pre-employment physical for only designated fulltime positions; and

WHEREAS, minor changes to other County Human Resources policies are required to ensure consistency with the amendments to the Policy; and

WHEREAS, the Board desires to adopt the amended policies;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this 15<sup>th</sup> of February, 2022 that the amended Stafford County Department of Human Resources Drug-Free Workplace Policy, dated September 16, 2008, as last revised March 1, 2022, which maintains the County's current pre-employment drug screening protocols, and attached hereto, be and it hereby is approved and adopted; and

BE IT FURTHER RESOLVED that complementary amendments to the following Stafford County Department of Human Resources policies, as last revised March 1, 2022, are also approved and adopted: Conduct, Employment, and Equal Employment Opportunity.

Item 12. Planning and Zoning; Consider Authorizing a Public Hearing to Consider Adopting New Election District and Precinct Boundaries, and Polling Places to Complete Required Redistricting.

Mr. Anthony Toigo said he was joined by Registrar Anna Hash and stated that this is proposed resolution R22-71, authorizing a public hearing on March 15 at 7 p.m. on the County's new redistricting ordinance and maps. He stated that they are bringing this back under Unfinished Business because there were some questions after the last Board of Supervisors work session on February 22, and staff has prepared responses for those in Attachment 5. He mentioned that the Board can adjust polling places in the future, after the redistricting ordinance is adopted, depending on necessity; they've seen this at Strong Tower Church, for example. He noted that they have been informed that Precinct 103, College, may have prospects for school or economic development use that could impact a future Board, but they do have University of Mary Washington's commitment to use the precinct now in the short term in the upcoming years.

Mr. Toigo stated that the polling locations advertised by the Board today can be adjusted during the Board's public hearing, and in the Rock Hill District, there is a polling location that would vote March 9 on determining continuation of its use; it should be worked out by the March 15 public hearing. He said in Attachment 3, staff looked at the precinct names for GW, but a few didn't match the geographic areas and generated changes: Precinct 301 Griffis is now Stafford Borough; Precinct 303 Barrett has been changed to Barrett Heights because it's now proposed to vote at North Stafford, and Precinct 305 Moncure is being renamed Griffis since it is west of I-95 in an area typically known as that.

Ms. Yeung thanked staff for all of their time and effort, and for bringing back responses to Board questions every single time.

Ms. Allen agreed. She asked Ms. Hash how soon the mailing would go out to inform those affected by precinct changes.

Ms. Hash responded that it has to be mailed out two weeks before the primary in June, but as soon as it's done and approved, they will send them. She noted that everyone in the County would be sent a new voter registration card, because everyone is affected by new districts—whether your election district or polling district has changed.

Ms. McClendon added that the General Assembly implemented the Virginia Voting Rights Act last year, and because of that, localities must submit the proposed changes to the Attorney General's office for no objection. She said while the ordinance would be effective upon adoption, the registrar will not mail the voter registration cards until they're sure the state clears the changes the Board has made; that will account for some of the delay between their decision proposed on March 15 and when Ms. Hash sends those out. She clarified that the Attorney General has a maximum of 60 days to review, but they are hoping to get a turnaround much sooner; the goal is to have it submitted to his office on March 16. She said the localities that have asked for input from the Attorney General have heard back much sooner than 30 days.

Ms. Yeung said that they would like everything to go smoothly and all the mailings to get there on time, but there would be a lag, especially with people moving in and moving out, and she asked if there were a backup plan if someone didn't get the card.

Ms. Hash said that it would be on the Registrar's website with links the public can use to check the information themselves, as well as information put out through community engagement. She stated that people would be getting their new cards and could call the office if needed to look them up; if they go to the wrong precinct on election day, the poll workers will be able to look them up and tell them the proper polling location. She said that residents can call on election day or prior to election day; her experience has been that even years after redistricting, people are still calling her office and going to defunct polling locations.

Ms. Yeung stated that schools and churches have some type of billboard, and she thinks those can possibly be used for information.

Mr. Coen thanked Ms. Hash and staff, stating that he had expressed concern about the distance to Melchers from south of I-95 and US-17, and they went the extra mile to try to find a more central polling location.

Ms. Vanuch asked if they had not come to a resolution with Rock Hill Baptist Church.

Ms. Hash responded that they were voting on March 9.

Ms. Vanuch asked if they needed to add that to the proposal, that Rock Hill Baptist Church could also be a polling place as a backup.

Ms. McClendon said they have talked about that possibility and wasn't comfortable including it before the church votes on it, but moving the polling place within the established boundaries was within one of the changes the Board could make—so the Board could make the change at their public hearing on March 15, after the church votes on it.

Mr. Coen motioned, seconded by Ms. Allen to approve proposed Resolution R23-71.

The Voting Board tally was:

|      |     |                                                   |
|------|-----|---------------------------------------------------|
| Yea: | (7) | Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung |
| Nay: | (0) |                                                   |

Resolution R22-71 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ADVERTISE A PUBLIC HEARING TO CONSIDER THE REPEAL, CREATION, AND REORDAINMENT OF STAFFORD COUNTY CODE, CHAPTER 9 ENTITLED "ELECTIONS" TO COMPLETE REQUIRED REDISTRICTING

WHEREAS, Article VII, Section 5 of the Constitution of Virginia and Section 24.2-304.1 of the Code of Virginia require the Board to reapportion the residents of the County among the election districts after the decennial census to provide proportionate representation on the basis of population (Redistricting); and

WHEREAS, as a result of Redistricting, local precinct boundaries and polling place locations must also be amended and created to remain in conformance with federal and state law requirements; and

WHEREAS, the Board appointed a Redistricting Committee to complete the preliminary and preparatory work for Redistricting; and

WHEREAS, the Board held work session meetings, stakeholder meetings, and public information meetings to inform and receive feedback from the public; and

WHEREAS, staff has also scheduled additional Redistricting public information and stakeholder meetings prior to the Redistricting public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that the County Administrator be and he hereby is authorized to advertise a public hearing to complete required redistricting by considering the repeal, creation,

and reordainment of Stafford County Code, Chapter 9, "Elections," pursuant to proposed Ordinance O22-08.

### **NEW BUSINESS**

#### **Item 13. Budget and Management; Consider Appropriating American Rescue Plan Act (ARPA) Funds For Economic Development Purposes.**

Ms. Andrea Light stated that this resolution requests that the Board appropriate some funding for economic development, and Mr. Holden would go into more of those specifics. She said through ARPA, the County has been allocated \$29.7 million in two tranches; the first came in May 2021, and the second is anticipated in May 2022. She said the Board had approved more than \$8.5 million in appropriation to support several strategic initiatives, and approximately \$1.2 million is unpledged and would come forward to them as part of the budget process.

Ms. Light said in looking at ARPA for a strategy that the Board approved on R21-353, it was to set aside funds for specific purposes and to support Board priorities. She said the set-asides for specific purposes included one of 10% to support economic development and business needs. She stated that the Board was being asked today to consider the appropriation action for economic development, and she offered to answer any questions about ARPA in general.

Ms. Yeung asked how many times Mr. Holden had been before them about this.

Mr. John Holden stated that he had presented it twice before the change of the calendar year, and then it had to come back as new business—so at least four times.

Ms. Yeung asked how much ARPA money and CARES fund money had been utilized so far.

Ms. Light responded that all CARES Act money has been spent and had to be spent by December 2021, and that was approximately \$26 million. She said for the ARPA funds, the Board has appropriated \$8.5 million of the \$29 million available.

Ms. Yeung asked if the \$1.3 million was to help businesses impacted by the pandemic.

Ms. Light said that approximately \$2.9 million has been set aside in ARPA funds so that economic development can work with consultants and the EDA to determine how to help businesses.

Ms. Yeung motioned to approve the resolution R22-20. Ms. Allen seconded the motion.

Ms. Bohmke said she would go back to the question she has asked at each meeting. She stated that she requested from Deputy County Administrator Donna Krauss last week the RFQ prepared for this proposal, which went out last year. She said that went out to the entire Board, and she read it; most of it was boilerplate, except for a few items in the documentation. Ms. Bohmke stated that she treats these expenditures as she would treat spending her own money—and she cannot support this because she has yet to hear from anyone what the deliverables are on this project. She stated that there is a timeline in the information staff provided, but there is not a deliverable next to the timeline. She said they did spend money from different pots of money they got for the community for economic development, they did take care of businesses, and Mr. Holden and his staff worked very hard to push all that money into the community, which was a heavy lift.

Ms. Bohmke said that the County has an unemployment rate of 2%, so she didn't think there was a hard time getting people employed here, and she cannot support spending \$199K on a consultant for three years when she doesn't know what the deliverables are. She emphasized that if someone could tell her what they were getting for that money, she might support the item. She added that she had a big problem with the scope of work, and it looks as though one of the people came from Spotsylvania, where they managed the economic development department manager over there. She stated that she just didn't have a very good feeling about this particular project and would have a hard time supporting this.

Mr. English stated that \$199K was a lot of money to spend on consulting when they didn't know what they were getting, and he would vote no on this as well.

Ms. Gary said that she had similar concerns about the consultant and asked if Mr. Holden could answer that.

Mr. Holden explained that the consultant would be engaged and work with staff to help them design programs, some of which were suggested in the background report, and that would take place in a short timeframe. He suggested that within three months of contracting, they would have met with the EDA and other business members to design the programs that would come back to the Board for further appropriation from the balance of funds—whether it be a loan or grant program or some of the other suggestions that were in that outline. He said at that point, they would get Board input, then work back with the consultant based on input to design those programs and come back to the Board for the appropriation of funds for them. He stated that this would likely be less than a six-month process.

Ms. Gary asked what kinds of programs he meant.

Mr. Holden responded that one example was loans and grants, and he would like some guidance on how other communities are doing around the country and Virginia, how they would administer them and accept applications, and who would be eligible and why, based on the rules. He stated that they could also work with the consultant to design a program to assist companies in hiring employees, whether it be small or large businesses, unemployed or underemployed, or certain classes of individuals impacted most significantly by the pandemic. He said the rules also allowed them to define certain areas that have been impacted most by the pandemic, and they need guidance to decide how those areas could be defined because the rules give criteria on those. He stated that he did not have these rules in place when they put the RFQ out, that's why it's not as specific. He added that there would be EDA and public input on how to best design these programs.

Ms. Gary said it sounds like it would be an investment in businesses and making sure the County is up to date with new rules that weren't there before the pandemic.

Mr. Holden clarified that the rules were just finalized in January, so when ARPA was passed, he sensed that they would need professional guidance to do some of the things he's describing. He said that's why they put the RFQ out way in advance, so they could hire that person to help design these programs.

Mr. Coen commented that it seems everyone is okay with this except for the \$199K for the consultant. He said he would listen to the discussion but may offer a substitute motion to do everything except that; that way they could get a unanimous vote and move forward.

Mr. Holden said that the idea is to get the consultant so they can figure out the rest.

Mr. Coen said he was okay with the consultant, but that seemed to be the consternation on the Board.

Ms. Allen agreed with Mr. Coen and said she didn't think there was any cherry-picking at this point by removing the consultant, and they are not cheap—and they are in demand with all of the money and guidelines out there now. She asked how long they would be working with the County.

Mr. Holden responded that it would be up to three years: a one-year contract, with two yearly renewals.

Ms. Allen commented that \$70K a year is in line with what you pay consultants yearly.

Ms. Vanuch asked if the consultant could bill up to the \$199K all in one year.

Mr. Holden said only if the County were to authorize what they were doing.

Ms. Vanuch stated that this doesn't come back before the Board, and technically, the EDA could spend the \$199K on the consultant all in one year, then come back to the Board and say they need to extend the contract and need more money. She asked if it were possible for the consultant to provide billable hours up to that amount all in one year.

Mr. Holden confirmed this.

Ms. Vanuch stated that the County spent millions of dollars in supporting small businesses, and not a dollar of this particular fund is going to small businesses—it is going to a consultant who is going to figure out what they can do in Stafford to help tourism and development, doing research and data. She said she was struggling with that. She also stated that she sat down with the EDA chairman after the last meeting on this, and she expressed that the Board felt there were no measurable outcomes. She emphasized that they need measurable outcomes on what this individual was going to be studying and looking at that is in line with their strategic direction as a Board. She said that she would like for the EDA to work on those outcomes and bring it back to the Board, because they know the businesses, what's going on in the community, what is needed, where the gaps are, and how to drive economic development into those areas to have economic recovery in Stafford. She asked why they couldn't do that and have one or two meetings, put together measurable outcomes, and stipulate exactly what they want out of the consultant. She noted that even the EDA Board couldn't all agree on moving forward with the consultant and determining what they would be moving forward with. She stated that it is a \$354K request, and she thinks they would be much better off denying this right now and allowing the EDA to come up with something more substantial so the public knows what their money is going for.

Ms. Yeung stated that Ms. Allen and Ms. Vanuch had expressed many of her concerns, and she asked Mr. Holden if they did not have a talent like this in house, and she wondered if they should hire someone to continuously be in this department.

Mr. Holden responded that the consulting group has a variety of talent, so they would be hiring two senior persons, two mid-level persons, and some administrative support.

Ms. Yeung said that it is really a team that would be coming in, so you could look at it as \$199K divided by that staff. She also asked if they already had a framework that the Board could see so they feel more comfortable, such as an example in another state.

Mr. Holden stated that if the Board were to deny the request, his office would need to regroup and figure that out—whether it be working with a consultant or with the EDA.

Ms. Vanuch said that an alternative would be for someone to lay this on the table, then give the EDA time to do exactly what she and Ms. Yeung have asked, then it could be resurrected.

Ms. Bohmke motioned to lay this on the table. Ms. Allen seconded the motion.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung

No: (0):

Ms. Allen said that she wanted to be sure Mr. Holden understood the Board's action.

Mr. Holden said he was going back to the EDA, and they would discuss more details on recommendations to either come ack for consultant guidance or use the programs directly.

Ms. Yeung asked if they could put a date on this.

Ms. Vanuch clarified that when it's laid on the table, it sits until a Board member resurrects it.

Item 14. Discuss Joining the Virginia Coalition of High Growth Communities (CHGC) Association.

Mr. Toigo reported that he has spoken with the Coalition of High Growth Communities (CHGC), a lobbying and advocacy network consisting of Virginia's highest-growth localities; Stafford fits that profile and had a 21.2% growth rate as of their last census. He said that speaking with individuals from CHGC, they take membership annually at the start of every fiscal year, and by population. He stated that if Stafford joins now, they will get a \$2,000 discount rate to take advantage of their lobby services, networking, conferences, etc., but then it would be another \$4,000 January 1. He said he communicated with CHGC about this, and they said Stafford could join January 1 for the \$4,000 fee but participate in the services now. He stated that staff's recommendation is to join as of July 1, 2022.

Ms. Bohmke said she wanted to join as of July 1, and they have already said Stafford could participate in the June meeting.

Ms. Gary asked for clarification of the total cost.

Mr. Toigo said it would be \$4,000 on July 1, and an annual cost of that amount going forward.

Ms. Bohmke noted that it wasn't in the budget, so they could have it as part of their budget discussion or vote on it now.

Ms. Vanuch said that just direction is fine, because he is proposing that it come from their administrative fund. Ms. Vanuch asked if the Board was okay with the cost coming out of the administrative fund.

Mr. Toigo stated that it would come out of the County admin budget and would be part of that process.

Ms. Allen asked what the County would be getting out of the membership.

Mr. Toigo explained that it's kind of like VACO and NACO but related to land use. He said for example, they have a lobby specific to local government land use issues and give that more attention, taking advantage of the association with other high-growth communities such as Loudoun. He said they also hold their summer conference and events specific to certain bills; in 2016, he attended a proffer event with Mr. Harvey, and they ended up coming back with information on how to plan for changes to the proffer law.

Ms. Allen asked how it benefited them if they are already part of VACO, and the County Attorney to deal with land use. She said she just wanted to know for the public's benefit.

Mr. Toigo stated that it expands their lobby network and is in addition to their current lobby infrastructure, and it also helps them identify issues better, specifically pertaining to land use.

Ms. Allen asked how effective the organization has been in dealing with land use.

Mr. Toigo replied that he doesn't have a metric, but the director has indicated that they have been effective in countering the homebuilder lobby, which is very powerful.

Ms. Allen asked where, expressing surprise that Loudoun and Fairfax had countered the lobby.

Mr. Coen asked what the deliverables are that they get for this.

Mr. Toigo responded that it's the conferences, the lobbying, the networking, bill-tracking, and more targeted advocacy.

Ms. Yeung said this would be fabulous if it's free, but if they can't spend money on businesses and housing and things of that nature, she would not spend \$4,000 on this.

Ms. Gary said that she is generally supportive and thinks it's a good idea. She stated that when she bought her house in Stafford, the builders had in-house means that allowed for purchase without a real estate agent; but she found it prudent to use their own real estate agent. Ms. Gary said as such, they ended up with a much better deal in many regards. She stated that she looked at this similarly, and it might be prudent for Stafford to have a voice in Richmond and to look at some of these policies. She said it didn't mean they were against developers, it just meant they believed in fairness, and perhaps it would help relations here as other sort out the hot issues.

Ms. Bohmke stated that the biggest deliverable is that in the VACO building in Richmond, Fairfax has a group of lobbyists that are in there the entire year. She said that if they want to know what's going on with land use, it's Fairfax, Loudoun, and Prince William. She said that the biggest deliverable she sees is that they have connections they currently don't have, and Mr. Harvey sees things come across his desk—but there is so much legislation that has been written for the northern counties, and Stafford hasn't been a part of that because they haven't been informed. She said this wasn't to anyone's discredit; they just didn't have a seat at the table. She noted that they were members years ago, but for whatever reason, it was phased out.

Ms. Bohmke emphasized that she gains nothing from this as a VACO president—it's about making sure they are at the table; if \$4,000 helps them with land use issues and negotiating with builders and developers, who have their own army of people in the state, it would be to the County's benefit.

Ms. Vanuch said she supports this, citing the impacts when a particular senator introduced cluster ordinance legislation specifically targeting Stafford. She stated that they saw what it did to the community, the actions they had to take, and the litigation it led to later on. She said if they were involved in an organization like this, they would have had a much higher power lobbying behind them to make sure something like cluster ordinances couldn't pass. She stated that the ordinance completely eliminated their ability to have site plan approvals, public hearings, or proffers of any subdivision built with less than 50 houses. She emphasized that this destroyed the rural areas in Stafford, and she would join any coalition that helped them fight that in the future.

Ms. Allen noted that the cluster ordinance passed anyway, even with this organization's existence.

Ms. Vanuch responded that Stafford was not a part of it, so the coalition may not have had an issue with it because it was specifically targeted to damage Stafford County.

Ms. Allen asked what the value was in having their own lobbyist.

Ms. Vanuch replied that there is only one lobbyist is the only representative of Stafford County; this is a coalition, and it's more powerful when coalitions push forward on negative legislation.

Ms. Vanuch remarked that the majority of the Board were in consensus with joining the CHGC for FY23.

Item 15. Consider Approving the Issuance, Sale and Award of Its Water and Sewer System Revenue Refunding Bond, Series 2022A, and Setting Forth the Form, Details and Provisions for the Payment Thereof to Refund Certain Maturities of Series 2014A, 2015D, and 2016C Water and Sewer Revenue Bonds.

Item 16. Consider Approving the Issuance, Sale and Award of Its Lease Revenue Refunding Bond, Series 2022A, and Setting Forth the Form, Details and Provisions for the Payment Thereof to Refund Certain Maturities of Series 2014B Lease Revenue Bonds.

Mr. Munch stated that this presentation would cover items 15 and 16, with four key areas of discussion. He said he would describe what an advanced refunding is and what is happening with this tool legislatively; examine the current interest rate environment and outlook for the future; the impact of potential legislation regarding advanced refunding; and four specific bonds that are showing potential refunding savings on a taxable basis.

Mr. Munch explained that advanced refunding is a method of refinancing bonds that are issued but not yet callable, wherein new debt is issued at a lower rate than the original debt; rather than redeeming the new bonds immediately, the proceeds from the new debt are placed in an escrow account with instructions to redeem the bonds when they become callable in the future. He said in years past, the County could issue tax-exempt bonds to accomplish this; in 2017, with the passage of the tax cuts and jobs act, that provision was removed. Since that time, when they have done advanced refunding, they have had to issue taxable bonds, which are more expensive. He said for the last four years or so, there have been several efforts to restore tax-exempt advanced refunding; most recently, there was an effort in the failed Build Back Better bill that would have restored that. He said that in a recent Bond Buyer article he read, there was a bill resurfaced in the House Ways & Means Subcommittee to potentially bring back the tax-exempt refunding, but no one knows the status or if Congress will restore this provision or when that would happen.

Mr. Munch stated that this leaves them with the prospect of a higher taxable interest rates for advanced refunding, and in the current environment, interest rates have been on the rise and are anticipated to continue on this trend. He said in July 2021, the treasury yield was around 1.87%, and recently that has climbed to 2.34%, an increase of almost .5% or 50 basis points. He said that going forward, the Fed has met four times in 2021, and when they met in March, they were signaling upcoming rate increases; each meeting from March to December of last year, this signaling became more aggressive in terms of rate hikes. He stated that in March, the rate was going to remain relatively unchanged from 2021 to 2022 to 2023, with most coming in the latter

year forward; when they met in June, they signaled increasing rates a bit in 2022 and 2023, but still with most coming in the period after 2023. He said when they met in September, the signaling was more aggressive, but in December, they signaled that they would make a much more significant acceleration in their plan to raise interest rates over the next several years. He said they did leave long-term interest rates unchanged at roughly 2.5%.

Mr. Munch said that analysts have been projecting since the December meeting that they are looking at three to four rate hikes in 2022; a *New York Post*/Reuters report from earlier this year was in line with those expectations in looking at a possible total increase of 3/4 to 1% during 2022. He said that most recently, a research report from Morgan Stanley said there could be as many as six rate hikes this year, up to a total of 150 basis points or 1.5%.

Mr. Munch stated that they have a decision point on these two bonds and have competing factors to consider. He said the first option would be to take the savings available before rates escalate too much, with the risk that if Congress restores tax-exempt advanced refunding, they could lose some potential savings. He said option two is if they wait to see if that legislation clears Congress and risk interest rates escalating to the point where all savings are eroded.

Mr. Munch said there are four potential refundings basically split into two groups because of the security that underlies those bonds; three of the four—14A, 15D, and 16C—are related to water and sewer revenue bonds, and that would be the proposed resolution R22-74. He said the three series combined show savings of approximately \$130K a year, for a total savings of \$2.4 million. He said the refunding of 14B, which is supported by the general fund, shows \$155K a year of savings, with a total savings of about \$2.3 million. He noted that all combined is \$285K in savings and \$4.7 million total for the term, based on the taxable rates as they existed on February 3, 2022.

Mr. Munch said to participate in the funding opportunity for VRA, the Board would have to pass a resolution that could be delivered by their deadline of April 1. He said significant milestone in that process would be they were still working with their financial advisor, PFM, to determine the appropriate parameters; he would most likely come back with a recommendation for a 3% net-present-value savings for that, which is typically low enough to clear that hurdle and allow them to move forward with the refundings. He said that would require Board action at their next meeting on March 15 on those two resolutions; if the rates skyrocketed and the savings were eroded, their participation in the refunding would basically go away based on the parameter they put in the resolution of the 3% net present value savings. He noted that they could also change the structure of the refunding to remove certain maturities where they didn't get net present value on that, so the aggregate left over would achieve the 3% savings and allow them to move forward with a smaller savings amount.

Mr. Munch stated that his recommendation would be to move forward with these two, and he feels more certain that interest rates would continue to rise than a divided Congress moving forward with a tax-exempt advanced refunding, as well as the uncertain timing of that to produce any savings.

Ms. Bohmke asked when he thought they would issue the bonds if the Board had everything done by April 1.

Mr. Munch responded that they would typically finalize the pricing by late April, and they would go to closing in early May.

Ms. Bohmke asked if the current resolution provided the opportunity to pull out those maturities that would not yield a 3% net present value.

Mr. Munch said it should, but he would confer with bond counsel to ensure the wording on the March 15 agenda items would allow them the opportunity to do that.

Ms. Bohmke said she thinks the Board needs to give him that flexibility so he doesn't have to come back before them, and her recommendation is the same as his. She added that she wouldn't wait for Congress to act on anything.

Ms. Yeung asked if the war would affect the dollar value right now, and whether there was a way to lock it in besides what he stated as the recommendation.

Mr. Munch said they can't lock in any rates currently because VRA has a calendar they follow, and they would be getting some debt they would issue; their calendar has them pricing at the end of April, so there would be no way to lock in the rates.

Ms. Allen asked when the first increase would be.

Mr. Munch responded that they were meeting on March 15, with the expectation of a 25 basis point increase, but the good news is that PFM and other financial advisors have said that increase is already baked into the rates seen now—so hopefully, it would not push them beyond a point of realizing savings, as the market was expecting that.

Ms. Allen asked if it was baked in already to compensate for that.

Mr. Munch said it should be, but he didn't want to predict that.

Ms. Allen stated that she agreed with Ms. Bohmke to allow him some flexibility, given possible time constraints.

Mr. Munch said if he didn't have the flexibility built into the two resolutions already, there wouldn't be time for him to come back to the Board because it's due to the VRA April 1.

Ms. Bohmke asked if it would be beneficial if they deemed it time-sensitive and approved it today, if it had that flexibility, and if it were possible for them to move the issuance of the bonds up 15-20 days if they saw rates moving.

Mr. Munch responded that he didn't think so, because they have too many other participants. He stated that he was coming back on March 15 and would make sure the resolutions allowed the ability to restructure.

Item 17. Appropriate American Rescue Plan Act (ARPA) Grant Funds for Repair of the Gauntlet Golf Course Parking Lot.

Mr. Brian Southall, Interim Director of Parks, Recreation and Community Facilities said he was requesting support for ARPA funding to repair the Gauntlet parking lot, which is 27 years old and needs renovation due to significant damage and safety concerns. He said the parking lot is in a failed state, the substrate is bad, and there are construction issues. He said the partners in Utilities checked the storm sewer underneath the lot and found it to be in good condition, so all of their work would be surface. He stated that work is underway to bring professional and amateur golf tournaments to Stafford County, and improvements to the lot are recommended for functionality and safety for these events and the current users. He said staff would be coming back and requesting an appropriation of \$400K to renovate and repave the lot.

Mr. English stated that this is in his district, and he has received communications from constituents about this and knows it is really bad. He said he is 100% behind this.

Ms. Yeung asked if they needed a consultant to look at the parking lot.

Mr. Southall responded that there are two options they can use: the JOT contractor, who can come out and do a lot of the engineering, as long as it's less than 25% of the whole job; or they can hire an engineer to do a plan for it, then put it out to bid.

Ms. Allen asked if when this golf course parking lot is repaired, whether the EDA would be working to promote this as one of the venues.

Mr. Southall responded that they would, and the managers of the facility itself are also working on that.

Ms. Bohmke noted that this had been brought up by Supervisor Snellings in 2021 or 2020, and while she appreciates what Ms. Yeung asked, it is a safety issue out there. She said the potholes are so big, the cars could fall into them. She noted that a lot of the Board did not want to spend the money on this at first, and she mentioned that it was their responsibility in looking at the agreement because the County owns the land and leases everything to an operator.

Ms. Gary asked how long they have been leasing it and what the terms are.

Mr. Southall explained that the current operator went into agreement in 2018, but he would need to get back to her on the length of that lease.

**CLOSED MEETING**

At 5:21 p.m., Ms. Yeung motioned, seconded by Mr. Coen, to adopt proposed Resolution CM22-09 to authorize closed session.

The Voting Board tally was:

|      |     |                                                   |
|------|-----|---------------------------------------------------|
| Yea: | (7) | Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung |
| No:  | (0) |                                                   |

**Resolution CM22-09 reads as follows:**

**A RESOLUTION TO AUTHORIZE CLOSED MEETING**

WHEREAS, the Board desires to hold a Closed Meeting for (1) consultation with legal counsel pertaining to an appeal of the Zoning Administrator's vesting determination on Tax Map Parcel No. 38-83C, which is a specific legal matter requiring the provision of legal advice by counsel; (2) discussion and consideration of the acquisition of property for a high school, which is a public purpose, where discussion in an open meeting would adversely affect the bargaining position and negotiating strategy of the Board; and (3) discussion concerning the recruitment for the County Administrator position.

WHEREAS, pursuant to Virginia Code § 2.2-3711 (A)(1), (A)(3), and (A)(7) such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that it be and hereby does authorize discussion of the above matters in Closed Meeting.

**CERTIFY CLOSED MEETING - SEC. 2.2-3711 (A)**

At 6:03 p.m., Ms. Yeung motioned, seconded by Ms. Bohmke, to adopt proposed Resolution CM22-09(C) to certify the closed meeting.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung  
No: (0)

Resolution CM22-09(C) reads as follows:

STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED  
MEETING ON MARCH 1, 2022

WHEREAS, the Board has, on this the 1<sup>st</sup> day of March, 2022, adjourned into a Closed Meeting in accordance with a formal vote of the Board and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Virginia Freedom of Information Act provides for certification that such Closed Meeting was conducted in conformity with the law;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors does hereby certify, on this the 1<sup>st</sup> day of March, 2022, that to the best of each member's knowledge (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act, and (2) only such public business matters as were identified in the Motion by which the Closed Meeting was convened, were heard, discussed, or considered by the Board.

**CLOSED MEETING AFTER ACTION**

Ms. Yeung motioned, seconded by Ms. Allen to approve proposed Resolution R22-80.

The Voting Board tally was:

Yea: (6) Allen, Bohmke, English, Gary, Vanuch, Yeung  
No: (0)  
Absent: (1) Coen

Resolution R22-80 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO FILE AN  
APPEAL OF THE FEBRUARY 22, 2022 STAFFORD COUNTY BOARD OF  
ZONING APPEALS' DECISION TO OVERTURN THE ZONING  
ADMINISTRATOR'S VESTING DETERMINATION REGARDING TAX  
MAP PARCEL NO. 38-83C

WHEREAS, the above referenced matter was discussed with the Board in closed session at its March 1, 2022 meeting; and

WHEREAS, the Board desires to appeal the above referenced matter pursuant to Virginia Code § 15.2-2314;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that the County Attorney, or her designee, be and she hereby is authorized to file an appeal to the Stafford County Circuit Court in the above referenced matter pursuant to Virginia Code § 15.2-2314 and in accordance with the Board's closed session discussion.

At 6:05 p.m., Chairman Vanuch recessed the afternoon session of the March 1, 2022 Board meeting.

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At 7:00 p.m. Chairman Vanuch called the evening session to order. Mr. Coen gave the invocation and Ms. Allen led the Pledge of Allegiance to the flag of the United States of America.

### **PRESENTATIONS**

#### **WOMEN'S HISTORY MONTH**

Ms. Vanuch stated that March is Women's History Month, and the theme this year is providing healing and promoting hope. She said as a tribute to the ceaseless work of caregivers and frontline workers, both during the pandemic and throughout history. She said they have invited several special healthcare workers to accept this proclamation on behalf of all women in the County, especially those involved in healthcare.

Ms. Vanuch recognized Cathy Yablonski, the administrator at Stafford Hospital; Deborah Marinari, associated vice president of nursing for Mary Washington Health Care; Dr. Jenna McCallister, medical director for Stafford Hospitalists Program; Jay DeLoatch, the lead respiratory therapist; hospital RN R.J. Bautista, and Mia Robinson, an Environmental Services team member. Ms. Vanuch read the proclamation and presented the recognition.

Ms. Yablonski said that 13 years ago, Stafford Hospital opened to the community and was just four walls—but what really made it special was these team members, who are caregivers with the main goal of doing the best they can for the people coming into the hospital.

#### **PRESENTATIONS BY THE PUBLIC - II**

1. Ms. Anita Dodd said she is a resident of Tacketts Mill Road and is the chairperson for the Stafford County Historical Commission, stating that she was before the Board to ask that they consider the reinstatement of a preservation planner, or Cultural Resource Specialist,

as the County refers to this position. She said the commission has provided a detailed letter to the Board that outlines the many advantages of having this person on staff. Ms. Dodd emphasized the importance of having such a position, noting that as a growing community, Stafford's cultural resources are consistently being compromised.

Ms. Dodd said that Stafford also owns and is responsible for cultural resources that include archeological sites, cemeteries, and existing buildings. She said that the Board's 2040 Vision Statement and Strategic Plan calls for the promotion of the County's historic and cultural programs and facilities. She stated that a Cultural Resource Specialist would be able to assist in the implementation of these goals. She said that cultural resources enhance tourism and educational opportunities that could be tied to economic development, and they provide the tools to relate Stafford's history and cultural history.

Ms. Dodd stated that the Historical Commission has worked with previous Cultural Resource Specialists, and restoring this role would restore that working partnership and the organized management of the County's cultural resources.

2. Ms. Maya Guy of the Aquia District stated that she is a sitting member of the School Board but is here as a mom and private citizen. She said that she doesn't completely understand the entire tax rate or how it is set, as she spends most of her time focused on what occurs in classroom and always trusts that the Board will get it right. She stated that this trust is starting to wane a little bit—not because she thinks anyone is a bad person or has it out for the kids, as she always enjoys her interactions with the Supervisors—but historically, they are missing the mark on funding the schools.

Ms. Guy stated that some issues they are facing are that they have classrooms with more than 60 kids, and it's not acceptable to have that many students in a class like Algebra. She said that the reason is because two teachers quit in the middle of the year because their salaries were unlivable. She stated that children in elementary schools are tripping over backpacks because there is no space for them and they have to keep them on their chairs. She said that their overcrowding is an actual safety issue, not just related to test scores or academics. She emphasized that she hoped the Board could figure out a tax rate that would allow them to be fiscally responsible but also fund the School Board's budget—86% of which is for benefits and salaries. She said that 14% is to keep the lights on, and she wondered what they want them to cut at this point: the salaries or the lights. Ms. Guy said that they started this year with 100 vacancies, and she guaranteed them that it would be more than that next year.

3. Ms. Sarah Taylor of the Falmouth District said she is a teacher at North Stafford High School and has been a teacher for 20 years, 11 of them in Stafford. She said that she wanted to share some thoughts about fully funding the schools' proposed budget. Ms. Taylor stated that she wanted to share her perspective as a veteran teacher, and there is a lot of staff turnover, which means the veteran teachers have to provide anchorage to the school culture at an unfair burden. She said that for the students looking for a familiar face, it is also an unfair burden on those longtime teachers, as it is with students looking for a recommendation who may only find one English teacher left that they ever had. She stated that there is also an unfair burden in mentoring new teachers but now they will be walking out in 3-5 years with the time, effort and energy you've given them. Ms. Taylor said when she is working with her fifth new co-teacher in less than five years, that is also an unfair burden; and any teacher who stays will tell you that the first three years are just practice: You're figuring it out and barely keeping your head above water the first year; the second year, you're starting to figure things out; the third year, you tweak them; and it's the fourth year when you're actually good at anything. She said if you can't keep teachers for more than 3-5 years, you're never going to have the best programs for kids.
4. Ms. Susan Depp of the Hartwood District stated that she is a landlord and flips houses and fully understands tax rates. Ms. Depp said the median tax assessment is up 25%, with the increase averaging \$422 this year. She stated that she manages a small 1,400 square foot townhouse in the George Washington District, built in 1972, and its assessment went up 40%. She said that all 38 townhouses in that development went up 42%, with average tax bill increases at 30%. Ms. Depp said she looked at the 10 highest sold properties in Stafford over the last two years, and their assessments went up 22%; the 10 smallest townhouses went up 37%. She noted that it looks like a major discrepancy here that doesn't seem very equitable. She stated that she looked at a Brunt Point \$1.5 million house that went up 6%; at the 88-cent tax rate, they would save \$31 a month with a decreased tax payment; the townhouses would pay an extra \$42 a month. Ms. Depp said that she doesn't think the valuation is incorrect, because that's what these houses are selling for—but the system is supposed to be equitable and currently is not.
5. Ms. Angela Pitts of the Rock Hill District stated that the teacher who spoke previously made the same point she wanted to make: Approve the rate as recommended by the County Administrator so that schools can be fully funded. She said that she has been a teacher in Stafford County but left because she wasn't making enough and saw salary rates being frozen continuously, and she knew it wasn't going to get any better; that was over 10 years ago, and it has only gotten worse. She stated that the schools have suffered from underfunding, and they have a high attrition rate. She said that her children, who are students in the County, have seen teachers leave; one year, her child had two long-term

substitute teachers. She noted that they are also suffering because of transportation problems, and she asked the Board to do all that they can to make sure the schools are fully funded because they are at a dire point right now.

## **NEW BUSINESS**

Item 18. Budget and Management; Authorize the Advertisement of Public Hearings on the Proposed Calendar Year (CY) 2022 Tax Rates, Fiscal Year (FY) 2023 County Budget, FY2023-2032 Capital Improvement Program (CIP), Issuance of FY2023 Virginia Public School Authority General Obligation Debt, Increase of the Meals and Transient Occupancy Taxes, and Increase to the Water and Sewer Rate.

Ms. Vanuch stated that this is for the advertising of the tax rate—not the setting of the rate itself—and they can never go above it once it's advertised, only below it.

Ms. Andrea Light said that proposed resolution R22-63 includes all of the tax rates, with the real estate tax rate proposed at 88 cents; tangible personal property at \$6.10 currently, with an effective rate of \$3.05 and the proposed budget having this at \$5.49, with an effective rate of \$2.75. She stated that all of the service district rates are proposed to go down; these are a combination of increased assessments and changes in their budget to meet exactly what those service rates need: Garrisonville, from 8.5 cents to 6.8 cents; Lake Carroll down 2 cents; Lynhaven Lane down 3.5 cents; Lake Arrowhead from 8.4 cents down to 7 cents; and Hidden Lake to 28. She noted that they've also added in a countywide fire levy that is currently set at zero; in the request for advertisement is 1.5 cents, which they will review later.

Ms. Light stated that the impact to FY22 is a \$9.75 million reduction to their CY22 budget; the average change in the tax bill would be \$16. She said an 83-cent rate would provide budget-to-budget equality. She stated that the budget for CY22 for real estate would exactly equal what they're requesting for CY23, and the increase would make tax bills go up an average of \$209; 88.5 cents would bring in \$1.7 million in CY22 and an average change in the tax bill of \$422.

Ms. Light said there are some significant drivers in this budget, primarily debt service, and last Wednesday, the Board and School Board had a joint meeting at which the School Board provided information about increased requests for school construction. She pointed out the tax rate per penny on debt for the new school project requests over the next five years, and it breaks out debt service based on current debt service changes for Fire and rescue or County projects, transportation, High School #6, and offsite costs. She said if the tax rate were set at 78 cents or 83 cents, their current proposed CIP—which does not include many of the schools' requested projects—will not be able to be funded. Ms. Light said that at 78 cents, it takes out \$15.5 million of debt capacity, meaning the Board would be asked to reduce projects by that amount.

Ms. Light reported that Stafford County has a solid base of citizens, including many veterans, and real estate exonerations are tax relief driven primarily by an unfunded mandated from the state for 100% disabled veterans to pay no property tax at all—and this has increased significantly over the past four years. She said the FY23 budget proposes that there will be \$14.5 million in revenue lost for real estate exonerations; this is about 6.6 cents on the tax rate.

Ms. Light said they also discussed a countywide fire tax, and she presented a graph showing the impact of adding a fire tax rate. She stated that the fire tax acts like real estate property, so a penny of fire tax levy is equal to a penny on the real estate tax rate; they can have an inverse relationship where if the fire tax goes up, the real estate can go down. She noted that citizens see no difference and their tax bill is still the same, but it does help to show where some of those funds go to support Fire and Rescue. She said that Fire and Rescue has recently had a standards of cover report, and they are asking for additional staffing. She said what's in the budget right now is a north and south ambulance with three people in Aquia, three people in Berea to help support those busy districts; there are also three battalion chiefs. She noted that what couldn't be funded at 88 cents was having adequate staffing at three stations—3, 5, and 7—where they only have ambulance crews. She said those stations have apparatus such as large fire trucks that can't be taken out by ambulance crews.

Ms. Light stated that staff is also asking the Board to consider proposed changes to the tax rates for meals tax, which would increase from 5% to 6% and provide estimated increased revenue of approximately \$2.5 million. She said they are also seeking an increase in the transient occupancy tax from 5% to 7%, which would provide \$775K. She said as part of their budget work session, Ms. Gary asked if this would impact nonprofits, and they do pay transient occupancy tax, so any change in this rate would affect them the same as anyone else staying in hotels, with the tax paid if a person is staying there less than 30 days.

Ms. Light stated that the Board is also asked to advertise a utilities sewer and water increase at 2.5%, and the Utilities Financial Policy requires rates to increase at least 75% of the consumer price index for water and sewer maintenance, which was approximately 3.2%. She noted that this would affect typical residents' bills by about \$2.33 a month.

Ms. Light presented a table showing the proposed tax rates, stating that they have a few other items on this advertisement: requesting the Board to advertise the FY23 proposed budget; the FY23-32 CIP, which includes county, schools, public safety, transportation, and utilities projects; and Virginia Public School Authority (VPSA) debt, which would primarily be for High School 36 but also for school 3R projects.

Ms. Bohmke asked her to state for the public's benefit what one penny on the tax rate generates in revenue.

Ms. Light responded that one penny generates \$2,175,000 in revenue.

Ms. Yeung asked her to explain what happens if they do not put it at 88 cents.

Ms. Light explained that at 78 cents, after looking at all other revenues and the mandated increases such as contract increases, utilities, changes in VRS requirements, pay for bus drivers, and differentials for the sheriff, there would be a negative of \$4.7 million. She said that their FY22 base budget going into FY23 would have to be reduced by \$4.7 million. She said at the 83 cents, there is zero increase in real estate revenue, all other revenues stay the same, and this assumes the increase in meals and transient occupancy taxes. She said at the end of that, they have about \$5.8 million. She stated that the superintendent has requested \$8 million for his budget, and the School Board asked for an additional \$3.1 million above that. She said that this would not be able to fund even the Superintendent's budget, and the Board would have to choose between funding schools partially, raises for staff, new positions, and public safety positions. She stated that 88.5 cents fully funds the school request and the County Administrator's proposed budget.

Ms. Vanuch stated that this item is New Business but is time-sensitive because this was an assessment year and the way the advertisements need to move forward for the tax bills to go out on time.

Mr. Coen motioned, seconded by Ms. Bohmke, to deem this item time sensitive.

The Voting Board tally was:

|      |     |                                                   |
|------|-----|---------------------------------------------------|
| Yea: | (7) | Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung |
| No:  | (0) |                                                   |

Ms. Vanuch stated that for R22-63, she needed a motion to move forward all the listed rates, and if the Board had changes to any of the rates, they would need to pull them out separately and vote on them independently, which should happen before voting on the totality of the proposal.

Mr. Coen motioned that the Fire Levy Tax be advertised to be changed from .015 to 6.6 cents. Ms. Bohmke seconded the motion.

Mr. Coen stated that he made this motion because they don't have this tax currently, and having it separate and putting it in the tax bills, there is transparency as people know where their tax dollars are going. He said that the question is if it is as low as what staff proposed at .015, he wasn't sure the public was going to be aware of it because the attention would be placed on the property tax

and not the other funding source that would be created. He explained that it can't be put on a referendum, so this is the only way to let people know they're considering it. He also said that the argument could be made to have more of the Fire and Rescue budget specified, and what he posed was the dollar amount they were expecting to lose through the veteran tax exonerations, which were estimated at \$14 million or 6.6 cents out of the tax rate.

Ms. Bohmke said that she sees a lot of perplexity in the audience and wasn't sure if people recall the constitutional amendment on the ballot in 2013, which was a great amendment but didn't hold the state accountable for anything. She emphasized that the burden was put on the local level, and the state has not come in and helped with any of the tax relief. She stated that they have tried to get legislation through in Richmond, and the localities with the biggest impacts are Stafford, Norfolk, Hampton, Loudoun, and Prince William. She stated that we love our veterans and our military, but the state didn't help take part in this and pushed it down to the localities—which is \$14.5 million right now, which has to be made up somehow through taxes.

Ms. Bohmke stated that the County is continuing to grow and needs a lot more resources with the Sheriff's Department and Fire and Rescue.

Mr. English noted that the \$14.5 million this year would probably go even higher next year. He asked if people would get a separate bill for the Fire and Rescue tax, and other Board members indicated that it would be the same bill, just broken out.

Ms. Vanuch said that she would be voting against this because she would like to know what they are doing with the actual real estate tax rate and establishing continuity, so it doesn't create an increase in totality.

Ms. Gary stated that she had not understood that they were setting an actual fire tax rate, although she thinks it would be good to itemize it.

Ms. Vanuch explained that they are not setting the rate, they are just setting the advertisement of the rate, and Ms. Gary seemed to be referring to the itemization of what was included in Fire and Rescue.

Mr. Coen said they advertised it at a set number, then when they come back for actual budget and tax rates, it could be anywhere downward from there. He commented that he feels the public should know and then provide input, and they would not know if it were at .015.

Ms. Yeung stated that Mr. English had mentioned taking the 6.6 cents off the rate, and she wanted to be clear that she was just voting to advertise the rate for Fire and Rescue.

Ms. Vanuch clarified that they were voting on advertising a 6.6-cent tax rate for Fire and Rescue.

The Voting Board tally was:

|      |     |                                  |
|------|-----|----------------------------------|
| Yea: | (5) | Allen, Bohmke, Coen, Gary, Yeung |
| No:  | (2) | English, Vanuch                  |

Ms. Vanuch asked if there were any other changes to the resolution before they voted on it in totality.

Ms. Gary commented that she had concerns about how the transient occupancy tax impacted nonprofit organizations' ability to work to provide housing in the community for homeless, and she motioned to propose increasing that only to 6 cents, not to 7.

Ms. Bohmke seconded the motion for discussion.

Ms. Vanuch asked if Ms. Light had found out from nonprofits how often people were in those establishments less than 30 days.

Ms. Donna Krauss, Deputy County Administrator stated that she had reached out to Meghan Kotter, who works to place residents in hotels, and she found that it varies. She said she spoke with Mr. Mayausky how it's billed, how much it's billed, and the impact. She stated that in looking at the most recent bill, it wasn't broken out very clearly and she couldn't establish the cost impact.

Ms. Yeung asked if individuals that lived there received financial support.

Ms. Krauss responded that some receive benefits through social services, some receive assistance through other nonprofits, and it's really situationally based and depends on what their needs are. She clarified that they are not paying for staying there—that's coming from localities and nonprofits.

Ms. Gary withdrew her motion because they did not have all of the information, so they can leave that open to better discern community needs.

Ms. Vanuch said that would leave it in as is in R22-63, and she asked if anyone else wanted to change rates in the resolution.

Ms. Allen asked for confirmation that the resolution would advertise 88.5 cents.

Ms. Vanuch confirmed this.

Ms. Allen motioned to approve R22-63, motioned by Ms. Yeung to advertise all set rates, with the fire tax levy excluded per the previous vote.

Ms. Allen stated that the County Administrator's budget has only a \$5 million increase, which comes in at 88.5 cents. She said they should start at that point and then go from there, and to go any lower than what he is asking is a dereliction of duty, in her opinion.

Ms. Yeung said that she raised four children in Stafford County and was on the School Board for four years, and while she doesn't necessarily want to raise taxes, but the reason is to go with 88.5 cents this year rather than next. She stated that 88.5 cents makes them one of the lowest tax-rate communities in Northern Virginia, but they still have needs such as emergency services, public safety, and infrastructure. She said they won't have a level tax that doesn't match their current needs, and they need a sustainable and low tax rate. She stated that they have a unique opportunity to support schools and gain a competitive advantage on salary based on the School Board's proposed budget. She said this would help resolve the County's long list of vacancies and match what they did for public safety years ago.

Ms. Yeung emphasized that public schools help the community, and these tax dollars are returned there. She stated that 70% of the 4,300 school employees live in Stafford County, and the programs at the schools create their future sheriffs, deputies, firefighters, and EMTs. She mentioned the recent storm as a reminder of why they need infrastructure and investment in the County to keep it strong. She said that many people come to Stafford County for the schools, and she would like to make that an amazing school system again.

Ms. Gary stated that these are challenging things, and the County is a steward of both money and people, and because of the school situation, they are stewarding them also. She said that she has five children still in schools here, with two others entering military service. She stated that she would always put people above money, and she would like to leave it open for the advertised rate so they have room to work within it and get schools funded properly. She said that she would also like to take advantage of the real estate bubble, which would likely pop and look different than it does currently—so they could invest now and come out of this very differently than some of the surrounding communities. Ms. Gary said that she supports advertising the 88.5-cent rate.

Mr. Coen stated that every year he has been on the Board, they have voted for the advertised rate to be higher just to give them room, then go through the budget bit by bit to determine what is necessary or not. He said that two years ago, they had 16 budget meetings. He said that they typically get a hard copy of the school budget and has not received it, and he also just learned that

the School Board asked for a budget that was higher than the superintendent's budget. He stated that he would support advertisement at the 88.5-cent rate.

Ms. Vanuch stated that she would vote against the advertisement at 88.5 cents, noting that she is very concerned at the homes under \$350K, which have increased in value by over 40%. She said she can't in good conscience advertise this rate when she knows there is \$21 million positive results of operation literally sitting unallocated, which could go to offset some of the tax funding in the budget process. She said she understands wanting to advertise higher and then discuss it, but she cannot support advertising a rate that is an almost 10-cent increase, with the highest inflation they have seen in decades.

The Voting Board tally was:

|      |     |                          |
|------|-----|--------------------------|
| Yea: | (4) | Allen, Coen, Gary, Yeung |
| No:  | (3) | Bohmke, English, Vanuch  |

Resolution R22-63 reads as follows:

A RESOLUTION AUTHORIZING THE ADVERTISEMENT OF PUBLIC HEARINGS TO CONSIDER ADOPTION OF THE PROPOSED CALENDAR YEAR (CY) 2022 TAX RATES, FISCAL YEAR (FY) 2023 COUNTY BUDGET, ADOPT THE FY2023-FY2032 CAPITAL IMPROVEMENT PROGRAM (CIP), ISSUANCE OF FY2023 VIRGINIA PUBLIC SCHOOL AUTHORITY GENERAL OBLIGATION DEBT, AN ORDINANCE TO INCREASE THE MEALS TAX LEVY, AN ORDINANCE TO INCREASE THE TRANSIENT OCCUPANCY TAX, AN ORDINANCE TO ESTABLISH A FIRE TAX DISTRICT AND ASSOCIATED LEVY, AND AN ORDINANCE TO INCREASE TO THE WATER AND SEWER RATE

WHEREAS, the Virginia Code requires and the Board desires to hold public hearings to consider the proposed CY2022 tax rates, FY2023 County budget, FY2023-FY2032 CIP, and the issuance of FY2023 Virginia Public School Authority general obligation debt; and

WHEREAS, the Virginia Code requires and the Board desires to hold public hearings to consider a proposed increase in Transient Occupancy tax and Meals tax levies; and

WHEREAS, the Virginia Code requires and the Board desires to hold public hearings to consider the increasing the Water and Sewer rates; and

WHEREAS, at such public hearings any member of the community may attend and state his/her views;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that the County Administrator be and he hereby is authorized to publish notice and advertise public hearings to consider the following:

- Proposed CY2022 tax rates pursuant to proposed Resolution R22-64 with a real estate tax rate of \$0.885 for advertisement purposes only;
- Proposed CY2022 tax rates pursuant to proposed Resolution R22-64 with fire levy rate of \$0.066
- Proposed FY2023 County budgets pursuant to proposed Resolution R22-65;
- Proposed FY2023-FY2032 CIP pursuant to proposed Resolution R22-67;
- Proposed issuance of Virginia Public School Authority general obligation debt pursuant to proposed Resolution R22-68;
- Proposed increase in the meals tax and occupancy tax levies pursuant to proposed Ordinance O22-09; and
- Proposed increase in water and sewer rates pursuant to proposed Ordinance O22-11.

### **PUBLIC HEARINGS**

Ms. Vanuch asked for a show of hands from attendees as to which item they planned to speak on, and she determined that it made sense to proceed with the rezoning first.

Item 19. Planning and Zoning: Consider a Request for a Reclassification from the R-1, Suburban Residential Mixed Use Zoning District to the UD-3, Urban Development-Residential Mixed Use Zoning District for the Development of Up to 260 Apartments, 114 Townhomes, and 4,776 Square Feet of Commercial Space on Tax Map Parcel Nos. 45-67, 45-67A, 45-69, 45-94, 45-95, and 45-96 (Project Known as Mainline)

Mr. English recused himself from the discussion and vote because there are Englishes involved who could possibly be distant relations.

Mr. Jeff Harvey reported that this property is currently zoned residential in the George Washington District of the County; it is 44.5 acres, and the applicant is proposing to rezone it to Urban Development 3 zoning district. He said that these districts reside within targeted development areas, and the applicant is Richard Counselman for S.L. Nussbaum Realty Company, and the agent is Charlie Payne. He presented a map showing the site location and pointing out the R-1 Suburban Residential zoning category, as well as the Highway Corridor overlay zoning category—which is designed to restrict transportation access where it is focused on shared entrances, shared connections between parcels, and using internal streets rather than multiple entrances on the public roadways. He noted that there is a hodgepodge of zoning categories in the immediate vicinity, and he pointed out commercial zoning and industrial zoning, as well as urban residential and manufactured home zoning.

Mr. Harvey referenced a map showing the outline of the property in its existing form, noting that it is primarily undeveloped, with three dwellings on the property and a private road named Glen

Alice Lane that serves as the primary access to the existing properties. He also presented the master plan submitted with the application, stating that in UD zoning classification, the County requires a master plan that lays out the placement of the proposed buildings, street infrastructure, and a variety of features. He said with UD, they encourage grid network type construction for streets to allow for better transportation access in the project and adjacent to it, and the idea is that target development areas will become more dense, urbanized areas that can accommodate side streets to take some of the traffic off of the main roads.

Mr. Harvey noted on the map that the front part/entrance of the project would be a clubhouse with a fitness center located within it; adjacent to that is a pool, with grilling and outdoor eating spaces beside it, and there is also a playground proposed. He pointed out a traffic circle that helps distribute traffic once you get within the main entrance, and there would be two non-residential units within the overall development, located on the ground floor of two of the apartment buildings. He said the project shows 11 apartment buildings total with 260 apartments, as well as 114 townhomes, and he pointed out the dividing line for the townhomes and apartments. He mentioned that the project has a half-court basketball court and other courts that can be used for pickleball, as well as a proposed trail system that would traverse around the northern part of the project closer to the resource protection area.

Mr. Harvey reported that all the streets are required to have curb, gutter, and sidewalk for easy pedestrian access; there would be additional inter-parcel connections to the east, which would tie into what is zoned and planned as an office building complex, known as the Sidney Hastings Commons. He said it has one existing office building and plans for a second, with others beyond that, and it comes out at the traffic light at Melchers Drive and Route 17. He noted that there was also an inter-parcel connection to the west that would connect into RV Parkway, which comes out at a traffic signal on Route 17 and Old Forge Drive.

Mr. Harvey said the property is in the Falmouth Gateway targeted development area, with the intent of encompassing an urban-style development where they will attract 50% of future growth. He said with urban-style development, they can have single-family detached homes, townhomes, or apartments; the maximum density recommended for apartments is 14 units an acre and 8 units an acre for townhomes. He said the applicant's proposal meets those density requirements for the residential component, and the map shows the area planned for mixed-use development, so there would be commercial and residential components within the area. He stated that there would be 4,000 square feet of non-residential commercial retail use within the complex, as the applicant has attempted to address the mixed-use component. He said that the comprehensive plan for the entire area east of I-95 calls for a potential future 750 multi-family homes, 400 townhomes, and 500 single-family homes, as well as a million square feet of commercial development—which is all in the future for the foreseeable 2036 timeframe. He said that the roadways should also be designed

to create a hierarchy of streets so it was not necessarily all dependent on the main roadway, Route 17 in this case, for transportation access. He added that the targeted development areas in the comprehensive plan are supposed to be those receiving areas for where they have affordable housing.

Mr. Harvey presented a slide with the architectural design for the apartments, noting that it is a proffered elevation so the applicant would develop the apartments as shown. He said it meets the comprehensive plan recommendations and neighborhood design standards for architectural style and durability, and the buildings have varying facades and cement/brick-type base to the building that minimizes fire risk. He noted that there is also cement fiber siding on the building, so it is a durable type of construction. He said the overall number of units was 260, and the master plan proposes 84 one-bedroom apartment, 128 two-bedroom apartments, and 48 three-bedroom apartments. He noted that the three-bedroom apartments that may accommodate families comprise less than 20% of the total number of proposed dwelling units.

Mr. Harvey presented architectural elevations for the townhouses, noting that they would generally be garage units, three stories with two above the garage at ground-floor level. He said when they look at rezoning applications, there are a number of public facility types they are supposed to analyze the project against: schools, parks and recreation, public safety, transportation, general government, and libraries. He said that these are the capital facility services the County provides.

Mr. Harvey stated that the application was filed pursuant to the proffer legislation from July 1, 2019, which gives the developer more flexibility in their proffers, but mitigation is limited to transportation, public safety, schools, and parks and recreation. He said the flexibility is that it gives the developer additional options for mitigating offsite improvements, such as capital facilities like schools. He stated that under the standard proffer legislation, the applicant would conduct an analysis of cost and impact and cannot proffer beyond that, but the new legislation provides that it can proffer beyond the dollar amounts based on the per-unit impact cost.

Mr. Harvey reported that it is anticipated that there would be 121 students generated from the project—59 elementary, 25 middle, and 37 high school students. He noted that based on the existing R-1 zoning, there could be 67 houses built on the property as of today. He said those houses under state law must be deducted from the calculation from school impacts for the rezoning. He presented a chart showing capacity for the schools that serve this area, stating that Drew Middle School and Stafford High School have student deficits at 71 and 75 students, respectively, which hits the 90% threshold capacity they use in the comprehensive plan as their baseline for planning. He said that once a school reaches 90% capacity, they start running into operational issues, and where they are planning for the next school to alleviate overcrowding.

Ms. Vanuch clarified that the middle and high schools don't have open seats, but the elementary school does, and she asked if the applicant wouldn't pay proffers on the 59 open seats in the elementary school.

Mr. Harvey responded that it would be calculated that way, but when they look at the dwelling unit impacts, they look at how many potential elementary school students would be generated over the whole project—so it ends up as sort of a blended impact with middle and high school.

Ms. Vanuch asked if the redistricting allowed for more capacity in those schools if that meant the County would get limited or no school proffers, due to the state law pertaining to collection on the open seats only.

Mr. Harvey responded that once the rezoning is approved, if it is approved, the proffers run with the zoning of the property and it is the developer's commitment to provide those offsetting impacts. He said if the schools changed in that timeframe, the County would have to look at how the proffers were written and whether they were flexible enough to be applied to other schools serving that area. He noted that they have seen other cases where the attendance zone changed during the rezoning process, which had an effect on the impact, and state code stipulates the impact on the date of the rezoning, not into the future to account for other developments.

Mr. Harvey reported that regarding impacts to other public facilities, staff believes there is adequate park capacity based on the 2017 Parks Utilization Plan; public safety has a deficit, with the closest responding station being Station 1, which has service-level deficits due to not meeting desired response times. He said the applicant did provide transportation impact analysis, and there would be approximately 2,300 vehicle trips per day generated from the site, with 143 trips during morning rush hour and 178 during evening rush hour. He presented a map showing the intersections affected, with Solomon Drive/Linda Lane signalized intersection, the site entrance, and the RV Parkway/Old Forge Drive signalized intersections.

Mr. Harvey stated that the most important was the RV Parkway/Old Forge Drive intersection, and the levels of service did not change with this project, but there was an increase in queue length and delays. He said from the time the study was done, the applicant has made some additional offsite transportation improvement proffers to help mitigate some of the concerns about traffic flow in the area, and that would be a connection to RV Parkway.

Mr. Harvey reported that from a general government standpoint, they have a courthouse facility currently in deficit, and the CIP includes construction of a new courthouse in the future. He said the libraries were projected to have an adequate service level today, but the comp plan projects the

need for a new library in 2023; it is in the present CIP to start funding in 2030 and wouldn't be fully funded until after 2032.

Mr. Harvey stated that the proffer statement provided by the applicant to offset the public facilities in deficit are proposed initially on a per-dwelling-unit basis: For schools, it would be over \$8,000 per townhome unit and \$3,400 for multifamily; for public safety, it would be \$369 per townhome and \$562 for multifamily.

Ms. Vanuch asked where these numbers came from, as they seem very low.

Mr. Harvey responded that they came from an analysis that is performed by the applicant and reviewed by the staff, and the analysis considers the cost to provide the capital facility that serves that area, the number of dwelling units proposed for the project, and the per capital deficit and how it is impacted. He explained that for schools, they would look at the middle and high school deficits and how many students were generated compared to the number of students in the school, take the cost of the school and divide it by the number of students in deficit, and come up with a dollar figure per student. He stated that this number is then rolled back to a dwelling unit percentage, so for a high school that serves 1,200 students, a deficit of 50 students is relatively small, which is why the number is low.

Mr. Harvey stated that in addition to these monetary proffers, the applicant has provided an additional \$1 million for schools, which would be a lump-sum payment made at the time of the first occupancy permit of the first apartment unit. Compared to the other two proffers, he said, they are paid on a per-dwelling-unit basis as the occupancy permits are issued. He summarized by saying the level of service was adequate for parks, recreation, transportation, libraries, and general government. He noted that from a transportation perspective, all new development in the County was required to pay \$2,999 per dwelling unit for a transportation impact fee to cover the impacts of future development.

Mr. Harvey said that he already mentioned the level-of-service deficits for school and public safety and the applicant's mitigation through monetary proffers. He stated that the other proffers speak to conformance with the generalized development plan and the master plan they went over earlier, so the project will look as shown on the plan; it also limits the number of dwelling units by type and the square footage of commercial space shown on the plan. He said that the architectural design and cash proffers have been committed to, and there are also proffers dealing with the phasing of amenities as the site builds out—which was a concern the Planning Commission had for ensuring that future residents don't have to wait too long for amenities they can benefit from.

Mr. Harvey stated that the applicant is also trying to address issues with affordable housing and made a proffer to allow for a 5% rental discount on multifamily units for any Stafford County government employee. He said they would require a deposit of \$100K in an escrow account for individuals who are active-duty military, disabled veteran, or County employee, to help them purchase a townhouse unit; that could go for the first purchaser or subsequent purchaser for as long as the funding continues to exist.

Mr. Harvey said that to address transportation concerns and those voiced by the Planning Commission, the applicant has proffered construction of a right-turn lane into the project on Glen Alice Lane, but also limiting it to no left turns out. He said that this section of Warrenton Road is a four-lane road with a center left-turn lane that is unprotected, and the Commission was concerned about people trying to make left turns out of the entrance and potentially conflicting with oncoming traffic. To alleviate that, he said the applicant has provided an extension of RV Parkway as a connection into their project, which would allow people to go out a back entrance to a traffic light for anyone who wants to avoid doing U-turns on Route 17 or exiting where there is no signalization. He said the applicant has also proffered to design and construct sewer-line extension across their property to service other properties. He referenced maps showing the new proffered improvements and potential road network improvements.

Mr. John Holden stated that the Utilities Department and the EDA have been working with and considering the expansion of existing business in Stafford, which has been looking at a property that the County owns at the current terminus of RV Parkway. He said that the company, Firstline Technologies, would like to expand into that property, and that property as well as those along RV Parkway currently do not have sewer, so the businesses there are limited by the pump and haul situation. He explained that staff has worked with this applicant and the adjacent property owners, who would also like to develop their properties for commercial business purposes to the west of this project to the extension of RV Parkway. He said that the applicant has provided the additional proffer to pay for the construction of RV Parkway west to its current terminus, as well as the extension of sewer line along that route.

Mr. Coen asked if the water and sewer would impact only the area zoned for business, not residential.

Mr. Holden confirmed this. He also stated that there is information in the Board packets about historically underutilized business zones (HUBZones), a federal support program for small businesses that operate or employ people who live and reside in a HUBZone. He said that HUBZone-certified businesses get an advantage to bid on government contracts, and part of that certification is that they will employ persons who live in a HUBZone. He stated that one of the

major issues facing all employers now, particularly government contractors, is attracting employees.

Ms. Bohmke asked where the RV Parkway would intersect and if it was only with the apartments to the east, and she asked how people in the project would reach the extension.

Mr. Harvey pointed out the extension of RV Parkway and said the project has their own internal grid street network, with multiple options and avenues within the project to get back to RV Parkway.

Mr. Coen said the way for people to access RV Parkway doesn't look as though the apartments have parking spaces that jut onto that road, as has been the case with other projects.

Mr. Harvey stated that RV Parkway itself doesn't show any on-street parking, but there are parallel and perpendicular spaces internal to the development where people would be potentially backing up into the travel lanes. He added that the sections within the project would all be private streets, whereas RV Parkway would be a public street.

Mr. Harvey summarized the positive attributes of the application, stating that the proposed reclassification is consistent with the land use recommendations in the comp plan regarding density and phasing. He said the proffers are the applicant's best attempt to mitigate impacts to the project, and staff feels it meets the infrastructure phasing policies in the comp plan, with the density compatible with development in the nearby area. He said that staff has not identified any negative impacts in relation to land use or zoning, and they are supportive of the application with proffers pursuant to Ordinance O22-03. He said the application went before the Planning Commission and they held their hearing in July, at which time they recommended approval.

Ms. Yeung asked if staff had talked to the schools to understand the impact of the number of students—750, 400, and 500—and whether they used program or design criteria.

Mr. Harvey responded that Planning and Zoning staff used design capacity for the elementary school level, compared to what the School Board staff prefer, which is program capacity. He said that Planning and Zoning staff follow the current CIP policy adopted by the Board, and they have to look at capital facilities for elementary schools based on design, rather than program.

Ms. Yeung said that it seemed easy to just add students to a school, but if the school has reached its design capacity limit, they need a new school—and perhaps the developers need to contribute to a new school. She noted that the schools had just come in to articulate their needs, in addition

to other public facility needs, and they need to consider a school in this location as they do their comprehensive planning.

Ms. Gary asked for clarification of the County's current per pupil expense.

Ms. Vanuch responded that it was in the Board's budget materials, but it was either \$10,300 or \$10,500.

Mr. Charlie Payne, the applicant's representative, stated that Mr. Harvey had done a good job briefing the Board on the presentation. He stated that they began the project in 2019 when COVID hit, was first heard by the Planning Commission in 2021, and is now before the Board in 2022. He said that this has many components that the County has been working on for several years, including a new comprehensive plan that was passed in December. He stated that this project would be a true urban development project and would be the first in Stafford County that includes a mix of housing uses and a commercial component, benefitting the commercial properties around it from an infrastructure perspective. He stated that they have received letters of support from owners who had been zoned commercial since the 1990s and haven't been able to attract a business, and there is a plan to expand the office buildings. He noted that government contractors love Stafford County; it's a great hub and is near Quantico and military installations.

Mr. Payne reported that the S.L. Nusbaum Company has been around for over 100 years in Virginia and is along the entire Mid-Atlantic, with headquarters in Norfolk. He said they are a well-respected developer and own their properties—not flip them—with long-term relationships in communities. He said they are in the Fredericksburg area and want to be in Stafford. He stated that the English and DeBernard families have owned this property for over 100 years and also have deep roots in Stafford County.

Mr. Payne stated that the properties include over 44 acres and are currently zoned R-1, and they could generate 67 single-family detached units today, which would generate about 63 students, with no proffers. He said that the proposed project would generate about 260 multi-family units and 114 townhomes in an urban setting, with integration of streets and sidewalks, and the inter-parcel connections to both east and west are extremely important. He said those who have traversed US-17 know that it is very difficult to do a left-in or left-out without getting to the lights, and this project provides opportunities to connect to Old Forge and RV Parkway, which is being realigned and widened and would provide a better connection lining up with Old Forge. He said that the Stars program also has the median extending to Arby's, so eventually you won't be able to do a left out, and the Planning Commission wanted to make sure they weren't doing a left-out for public safety purposes. He said that the future development going east will get to the Solomon Lane light,

and then there would be inter-parcel connections on the north side that gets you to lights and hence will improve public safety.

Mr. Payne said that this is in the County's targeted development area (formerly called the targeted growth area), and that comp plan encourages 750 multifamily units, with no multifamily in the current plan that would trip that number. He said there are 400 townhomes planned in that planning district, 500 single-family detached homes, and 1 million square feet of commercial. He emphasized that this is creating urban investment in the area, which has been underutilized for a very long time, and create economic development opportunities.

Mr. Payne stated that this meets TDA goals and is within the urban services area so they can connect water and sewer, and without this extending to the west, those commercial properties would not have access to sewer and thus would not be viably developed. He said the applicant doesn't need to extend it for this project, as they connect at the back of the property to the north, but this is an important component that helps neighbors in economic development. He said that the project also meets the County's transportation goals, with overall level of service C—and that was with doing a left-out from the site, so they haven't updated the traffic study with utilizing the light. He reiterated the benefits of new economic development opportunities, new employment, and HubZone opportunities.

Mr. Payne stated that this would be a walkable community, with lots of amenities that include a FRED bus stop in the site, lots of open space, and walking paths. He presented the generalized development plan and noted the bifurcation between the townhomes and multifamily units, and he said there is also commercial onsite. He said that onsite also with the commercial component, they proffered that they would market for coworking space, and as COVID has had a significant impact on where and how people work, this space seems to make a lot of sense. He stated that they will also see the layout and how similar it is to an S.L. Nusbaum project in Virginia Beach.

Mr. Payne said that it was important to the Planning Commission to have a commercial look and feel on the frontage, as it's in a commercial corridor, and the residential moving to the north. He pointed out the location of the clubhouse, leasing office, pool, fitness center, and grill areas; they have also expanded the playground area as shown.

Mr. Payne stated that the RV Parkway extension is being proffered by the applicant, and the overall infrastructure improvements including extension of utilities and this road total close to a million dollars, so this is a real investment. He said that this benefits not only this project but the adjoining properties to the west. He stated that Frontline Technologies wants to expand to the RV Parkway area, and they have written a letter in support of this project because of the infrastructure being proposed. He presented images of the Mezzo project in Virginia Beach, a similar property that the

client has designed and developed, which is surrounded by retail and a mix of commercial uses along the parkway there—very similar to what’s proposed for Stafford. He said that they want to see retail and commercial with mixed uses here, east of the I-95 interchange. He presented some additional images of Mezzo and said the look and feel would be very similar with Mainline, noting that they have proffered the materials. He said that the elevations for the townhomes will be 20 and 22 feet in width, approximately 1,900 to 2,300 square feet.

Mr. Payne reported that this project will generate about \$1.3 million a year and net about \$90,000, so it will pay for itself and does help pay for schools, public safety, and County services, as well as generating jobs. He stated that a project of this nature does have impacts, but pursuant to the analysis as Mr. Harvey discussed, state law requires a baseline analysis, which is what they did to generate the \$1.8 million estimate to pay for the impacts on schools and the impacts on public safety. He said that analysis was based on the 67 students generating 63 school-age students, and that’s subtracted for the 121 under state law. He noted that per Ms. Vanuch’s question of how the figure looks so low, it isn’t low compared to other approved projects, including those that didn’t pay proffers. He added that they are also proffering \$1 million in cash toward schools, which is allowable under the current proffer legislation as flexibility, and that is paid when the first CO is issued for the multifamily units. He noted that this would be a lump sum because they are issued by building, in addition to the per-unit proffers. He added that there would also be \$1.3 million in impact fees, which get paid at subdivision plat approval and recordation.

Mr. Payne stated that the amenities include clubhouse, fitness center, swimming pool, grilling areas, dining areas, fire pits, tot lots, multipurpose game play areas, a half-court basketball court, community garden, dog park, bicycle racks, and amenities that encourage pedestrian mobility. He said that the 5% discount in the Hometown Heroes is directed toward first-time homebuyers who are veterans, disabled vets, and County employees, which will help with closing costs at \$5,000 per unit up to \$100,000.

Mr. Payne mentioned that they would also be constructing a turn-lane off of Warrenton Road, with an entrance that has level of service A in morning and evening rush hours. He concluded his presentation and offered to answer questions.

Ms. Allen asked if the 5% would be based on the rent for the unit.

Mr. Payne responded that the way they have it set up now is 5% based on whatever the market rate is for the unit at this time, which helps with teachers and other employees who live with a roommate. He said that they want resort-like amenities, and this would have all of those such as the pool, clubhouse, and state-of-the-art fitness center.

Ms. Yeung asked if the percentage was also related to rentals, not just homebuyers.

Mr. Payne explained that the 5% discount goes to the rent for the units, and the Hometown Heroes closing cost assistance goes to the townhomes.

Ms. Yeung asked if they needed a whole basketball court instead of a half.

Mr. Payne replied that the applicant could consider a full basketball court.

Ms. Gary stated that she had received a letter from the Friends of the Rappahannock regarding stormwater and runoff impacts, and she asked if Mr. Payne could speak to that.

Mr. Payne said that they will design stormwater management facilities at the site plan stage, and they typically work with the County's environmental division. Mr. Payne also said that he could talk to the Friends of the Rappahannock directly, and they still have to meet state stormwater management requirements regardless. He stated that for 1, 10, and 100-year storm events, it will slow down and detain that runoff so it doesn't cause flooding, which is not happening today.

Ms. Gary asked about the impacts of the school proffers.

Mr. Payne replied that the proffers are structured so that they are not designated or earmarked for any school, so they could be used for any school or purpose as long as it's related to facilities.

Ms. Gary asked if the mention of specific schools in the document would prevent them from using it anywhere else and asked that it be made clear.

Mr. Payne said that he submitted a revised proffer statement.

Ms. Vanuch stated that they can't read something when they start a Board meeting at 12:00, so if they don't get it ahead of time, they don't have a chance to read it. She commented that she has made her feelings clear before that it's bad business to give a revised proffer statement right as they're moving into a public hearing.

The Chair opened the public hearing.

1. Mr. Hank Scharpenberg stated that he is a resident of Courthouse Road in the Aquia District. He said that in the 25 years he has been a Stafford resident, there have been many taxpayer dollar giveaways to developers in the form of rezoning approvals by the Board of Supervisors—but this one is a doozy. He stated that the Mainline development is clearly

another request that will require already burdened taxpayers to make up inadequate proffers from the applicant. He said the comprehensive plan lays out how much residential development would cost for schools, transportation, public safety, and County services. He said that a townhouse will cost in excess of \$137,000 in capital costs, either paid immediately or in the future. He said the applicant is only offering \$8,785 for each of the 114 townhomes they would like to build. He stated that the comp plan also states that a multifamily home costs in excess of \$77,000 in new capital costs, paid by taxpayers either immediately or in the future; the applicant is offering a little less than \$4,000 for each of the 260 apartments they want to construct.

Mr. Scharpenberg stated that if they approve this rezoning, the County will incur additional future costs of \$35.7 million—to which the applicant is going to contribute \$2,032,172.60. He asked who would make up the \$33 million difference that would come due at some point in time, which would equate to about 16 additional cents on the tax rate if this were approved. He emphasized that County taxpayers will pay this future debt to subsidize a rezoning that will bring more traffic, minimal commercial development, and increase crowding at schools. He said that state law restricts the dollar amount the County may require a developer to proffer, but that same law doesn't require the County to approve a rezoning request where fiscal common sense indicates the proffers are ridiculously inadequate. He stated that by-right development of this property without proffers is still a better deal than what is before them today, and he asked them not to burden the taxpayers with an additional \$33 million in new capital costs on top of the larger property bills they are about to receive and the increased traffic and crowded schools that will follow shortly thereafter.

2. Mr. Adam Lynch of Friends of the Rappahannock thanked the applicants, including Mr. Payne, the engineering team, Mr. Harvey, and Mr. Coen for giving him their time. He stated that he is before the Board to express concern that they are not receiving all the information it needs to make an informed decision about the stormwater implications of this project. He said their packets include many maps of the site, but the most important one from a stormwater perspective is missing from their packets: a map showing where the stormwater facilities for this project are going to be located. He said Mr. Payne was correct that normally a stormwater plan comes at the next stage of development, but this project is not a normal site. He said as they see on Slide 4 of the master plan, there are significant amounts of 25%+ grades on this property, which creates opportunity for instability and requires a lot of regrading to flatten out areas that are currently hills and valleys, which permeates into areas of environmental sensitivity. He stated that the master plan is misleading because areas on the map that are notated as open space, but potentially up to half of that land would be required for stormwater management.

Mr. Lynch said that he is asking for the Board to delay their vote and for the applicant to provide more information about stormwater retention plans both during and after construction on the site.

3. Ms. Susan Depp of the Hartwood District said she likes this development and thinks it will be beautiful; it is a very good location with a lot to like about it, but there are some things that could make it better. She said she agreed with the stormwater management comments, and if you look at where these houses would be built, it calls into question how tall the retaining walls would be—as the huge retaining wall at Colonial Forge High School has tons of cracks in it and is not even 10 years old, as those standards cannot handle today's storms. She asked if there would be van pool parking, as it would be senseless to have all these people drive up to the commuter lot, get in the vanpool, and come back down 17 to get on I-95.

Ms. Depp stated that they need permeable surfaces, EV-charging infrastructure, and affordable housing. She said the proffer is interesting but she wondered what the rental rates would be, as her son is paying \$2,000 a month in Fredericksburg and this would likely be the same for one bedroom. She said she also wondered if the discount would be into perpetuity and it needed better wording. She also stated that the escrow fund of \$100,000 is already covered with the tax-free allowance, and VA loans don't require down payments, and the wording of veterans and disabled veterans is not consistent. She said that the Stafford County employee discount should be graded by need. She stated that the GWRC adopted a housing action plan in November of 2020, but she hasn't seen anyone do anything with it yet, and they could put 20 affordable units in this development to get something done.

4. Ms. Alane Callender of the Falmouth District stated that she came in of support of the Mainline project because it will enhance part of the County that is in need of redevelopment, and it fits into Stafford's concept of an urban development area at the eastern end of Warrenton Road. She said it also makes an attempt at providing some affordable housing, and perhaps the number of units needs to be adjusted, with less amenities and open space. She said the project was a start at getting some affordable housing, and she encouraged them to continue finding other ways to provide these opportunities. She commented that it concerns her to read that the proffers related to rental discounts and escrow funds for purchasing the townhouses may not be enforceable, which means they need to trust the developer to follow through. She stated that the extension of RV Parkway would be helpful in managing traffic, and she hoped that businesses beneficial to the new community would fill the commercial space, as they don't need more empty

storefronts and buildings. She said she liked the bus stop idea and hopes the developer would donate annually to FRED bus. She expressed concern at the schools' ability to handle the increased enrollment, and the County needs to step up the planning for and construction of new schools. She said they should have extra-wide buffers of landscaping around the project and save healthy mature trees, which will greatly enhance the community. She stated that this is a main corridor that welcomes visitors, and right now it's a hodgepodge—so for several reasons she supports this project.

5. Ms. Jackie DeBernard stated that she has lived on the property her entire life and has seen Route 17 go from a beautiful roadway to a disgrace to Stafford County. She said all you see on that end of the highway are used cars, tire places, and nothing. She stated that this project would bring some beauty to that and bring some commercial property.
6. Mr. Roger Emery stated that he is a co-owner of this property and is a lifelong resident of Stafford County, and his parents also lived here all their lives. Mr. Emery said that his parents bought the property in 1963, and he inherited it upon his mother's passing 14 years ago. He stated that he is asking the Board to support this project, but not because it would provide a different life for him now, as he is 84 years old. He stated that his philosophy is that this property could be a magnet to draw other properties to develop in this area, as all the Board members know it is a blighted area. He said they had to start somewhere, and the applicant is more than willing to meet the Board halfway. He acknowledged their concerns about schools, but they had to project 10 or 15 years down the road as a tax base if this property is built out according to the UD plan. He said they can't have tunnel vision and must think for the future of the children in Stafford. He stated that this property faces 17, so if people see something nice looking, they will be attracted to it. He said that if this property draws restaurants and offices, it is well worth the initial expense, as Stafford County would be here long after they were all gone.
7. Mr. Carl DeBernard stated that he was born and raised in Stafford, and most of the development of Warrenton Road has occurred west of I-95. He said he traverses the traffic daily from Hartwood to Chatham Heights, and the area east of 95 is a blight. He stated that there are used car dealerships that appear vacant, used tire dealerships, and most recently, a skills game café in an abandoned gas station. He asked if that was what they wanted Stafford County to be known as. He stated that there are two townhouse communities in the Old Forge area that have similar activities, one of which you see crossing the Rappahannock River—which is greater impact than drainage into Falls Run. He said there is also new development on Harold Road in Falmouth that appears to be in an unused landscape area. He said that he had great concern about the development going in,

particularly with the entrance and exit off of Glen Alice Lane onto Warrenton Road, and he thinks the proffer for the extension of RV Parkway is a tremendous step forward.

Mr. DeBernard said he heard the County talk about a Firstline development that was unknown to him previously, and that seems to be quite dependent on the extension of the sewer and water system moving in. He stated that the townhouses weren't fronting 17, it was the clubhouse and pool and amenities that people would see as they traversed the corridor on a daily basis. He stated that the 5% discount for teachers and government employees can be a tremendous recruiting tool for teachers moving into the area, and they have teachers leaving now for higher salaries in Prince William and Fairfax districts. He summarized that he supports this project, and as Mr. Embry stated, it is a beginning and would be an anchor to a much-needed corridor of the County that requires development and beautification.

8. Mr. Joe DeBernard stated that it was difficult to turn the farm over, as it has been in the family for over 100 years, with eight siblings born on that farm. He said Ms. DeBernard was born in the big house, and some of the girls were born in the "chicken coops." He stated that they need a facelift on 17 and it hurt them to cut it loose, but they were ready to.

The Chair closed the public hearing and invited the applicant to readdress the Board.

Mr. Payne stated that from an economic, tax, and impact perspective, they have learned that urban sprawl and by-right development are costly and do not provide the return that a project like this delivers. He said the County had planned for this and it's part of the comp plan just updated this past December. He stated that this is an urban development project the County would be proud of and is a \$75 million investment, which is significant anywhere in the County—but east of I-95 in this location would have a strong ripple effect. He stated that this would also benefit adjacent property owners who have been zoned commercial since the 90s and can't find a viable user for their site, can't get access to sewer, and don't have infrastructure. He said it would also allow for residents to work in these locations.

Mr. Payne stated that the proffer package of over \$4 million, with \$2.8 million for schools and an extra \$1 million that equates to what the developer would get by-right under the statute, which is a compliment to his client. He said they want to be here in the long term, and it was not sensible to think they would design a project with uncontrolled runoff and adverse impacts to the community; they will work with the community and be an asset.

Ms. Yeung stated that she is a Friend of the Rappahannock and wants to know how the applicant address the runoff.

Mr. Payne responded that designing the stormwater management facility is the beginning of the site plan process and is a \$250K-\$500K endeavor before they even get there. He said with the site plan and preliminary plat approval stages, the Planning Commission will play a role in the plat approval, and the environmental division plays a role in evaluating the stormwater management plan. He said that they work together on that plan to see what the County wants to see in terms of that management.

Ms. Yeung asked if they would be informed every step of the way.

Mr. Harvey explained that the applicant will be required to submit plans to the County, and they often have multiple options to pursue. He said the most expensive is usually underground detention, but they can also have a variety of different-sized facilities or one central facility. He said they would have to take a look at what the impacts are to wetlands and streams, as well as the costs, which the developer must balance out. He stated that the applicant works directly with Development Services staff prior to filing an application as to their stormwater management approach; once the application is filed and plans are reviewed, they go into detailed reviews with environmental staff to look at Chesapeake Bay compliance, erosion and sediment control, and stormwater management compliance. He said that a lot of factors are unknown at this time but will be known later on, and an involved plan like this would typically go through four sets of reviews before it is finally in approvable form.

Ms. Yeung said that she hoped the discounts could be worked on, as the previous speaker pointed out they were not much. She expressed her appreciation for the speakers who stayed late to speak on this project.

Ms. Allen stated that the County did update its stormwater management plan, with Ms. Bohmke and Ms. Lamb working on that, and she was confident in staff's management of the stormwater aspect of any project.

Ms. Allen commented that this is not a true affordable housing development in terms of receiving state funding, so they can't really go to a certain income level because they are not bound by any state or federal funds.

Mr. Payne confirmed this and said the private investor is volunteering to reduce rents for certain individuals to encourage them to live there, because of the need in the County. He added that Nusbaum would own the multifamily component forever, and the townhouse piece would be sold to another developer to construct those—and when they see the proffer, they would enforce that requirement because otherwise they wouldn't get title insurance or financing for the project. He

said that even if the County doesn't have enforcement powers, the document does and runs with the property, so it would be fulfilled.

Ms. Gary stated that factoring the by-right per-pupil expenditures, there would still be an additional \$881K, and because of that, she would support this.

Mr. Payne said that the tax dollars generated from this project make it pay for itself, plus generating a net \$90,000 and also paying for projects that don't pay for themselves.

Ms. Bohmke asked if they would be going in and cutting all the trees down, which would impact the tree canopy and runoff, with Falls Run River right behind there.

Mr. Payne responded that they don't yet have a grading plan, but based on the requirements of the state and County requirements, the key sensitive components of runoff are the 1-, 10-, and 100-year flood events. He said that the property will be in better shape with this project because of detainment ponds onsite.

Mr. Bill Pyle with Bowman Consulting stated that one of the facets of stormwater management is that any trees cut down must be accounted for in the stormwater management plan, and the initial design starts with the assumption of woods in good condition for the entire site. He said that any trees cut down for any reason are accounted for in the computations.

Ms. Bohmke asked why the clubhouse, pool, and amenities were designed to be right next to Route 17, when there are all of these enormous 18-wheelers going by.

Mr. Payne responded that it is a model that has worked previously, but also because the Planning Commission wanted a more commercial, mixed-use feel—so it is an office look with the residential behind it. He said that it is intended for people to congregate but also aligns with the comp plan goal of mixed use.

Ms. Bohmke said she understands that, but from a common-sense standpoint, if you're laying out by the pool and can't hear talking to your neighbors, that doesn't make sense. She emphasized that she did not get that.

Ms. Vanuch said there still seem to be a lot of questions, and she asked if everyone had time to read the proffer statement—which she received when she walked in the building at 1:00 for a meeting. She stated that her personal preference would be to defer this to the next meeting, as they still have two other public hearings. She asked Mr. Coen if he had any issue with deferral.

Mr. Coen stated that the procedure is to ask the Supervisor whose district the project is in to make a motion, which he would do, and if there's a second, he will explain it.

Mr. Coen motioned, seconded by Ms. Allen to approve proposed Ordinance O22-03.

Mr. Coen stated that when this came before them, he had three main areas of concerns: water and the environmental runoff issue, traffic, and the impact on schools. He said that his Planning Commissioner was a water engineer and went over this with a fine-tooth comb, and he also had other entities look at this. He said that the area where they are putting the buildings is not back where the trees are, so he would believe they would not cut down all the trees on the parcel, and the area on the front is not treed. He stated that they mitigated the traffic issue, and there would be less of an impact to schools because of fewer bedrooms in the townhomes. He said that they have also added another \$1 million to support schools.

Mr. Coen said that when Bob Thomas first put him on the Planning Commission, he said that this was one of the areas he wanted to first see revitalized, and Harry Crisp also wanted to revitalize this area when he served. He stated that the housing for public workers and healthcare workers was a massive plus. Mr. Coen said that many constituents have pulled him aside and said their children who are working good jobs with defense contractors cannot find anywhere to live, as they cannot afford to buy McMansions and can't get credit history without first getting a place to live. He said that fire, police, and education have cited numerous instances where they cannot find a place to live and end up going to Spotsylvania or Caroline. He stated that the only other UD-3 zoning he can think of was the one with Abberly, which has no commercial.

Mr. Coen stated that Stafford lure Firstline here from Northern Virginia, and they wanted to expand and bring more jobs to the County, and this was helping them do that. He said that the theory behind downzoning was that they didn't want growth outside and wanted it directed to the areas they wanted, and there were supposed to be incentives to do that. He stated that if they wanted to get people into these intentional areas, they had to approve something—and if not, they would just go back out and keep building McMansions and creating the sprawl people say they don't like, which is adding all of the impacts.

Mr. Coen said the applicant has addressed many concerns, such as supporting the FRED bus, and many of those ideas have come from the Board or the Commission. He emphasized that they have bent over backwards with this development, and he has complete faith that Mr. Harvey and the applicant would keep in touch with Friends of the Rappahannock on the runoff issue. Mr. Coen said he would stay on top of Ms. Calendar's issue regarding the tree removal.

Ms. Yeung asked Mr. Harvey if this fit into the Stafford County Comprehensive Plan.

Mr. Harvey responded that staff believes that it does.

Ms. Bohmke agreed that the applicant has done some good work here, and she would like to see something on this site. She said there would be a new commuter lot right across the street, so that will be easy for people to get to. She reminded fellow Board members that when it's stated that there are no negative aspects of the proposal, that's always from a land use and zoning perspective—not necessarily from the Board perspective. She said it is the Board's decision to decide whether this is a good project for Stafford County. She said that they've talked about needing a new library, which is out in the CIP for 2030 and would likely be pushed out further than that. She stated that they had a joint meeting with the School Board last week, with a whole presentation that highlighted projected crowding at six elementary schools: Park Ridge, Conway, Rocky Run, Hartwood, Stafford, Falmouth, Hampton Oaks, Barrett, and Moncure. She said that was 9 out of their 18 elementary schools, so 50% overcrowded, and that is the reason she cannot support this project.

Ms. Bohmke stated that they are busting at the seams, and she cannot support apartments or townhomes, and this is not affordable housing. Ms. Bohmke noted that they voted at GWRC the previous evening on \$2 million towards a program in this region. She said that there is very little commercial here, and they know that townhomes and apartments cost the County money, as Mr. Scharpenberger said. She stated that if they're willing to take that on as Supervisors, that's fine, but she didn't want anyone to think they would pay for themselves. She stated that she would love to have this part of Route 17 cleaned up, but she was very concerned about the school capacity and the problems they already have in south Stafford.

Ms. Vanuch said that she agreed with Ms. Bohmke and has never supported a rezoning because they never pay for themselves with the way the state has changed a lot of the proffer laws. She said the 4,500 square feet of business commercial space, which is maybe a dry cleaner and coffee shop, is just a ploy to try to buffer up the education and school proffers—but it doesn't even come close to what it costs the taxpayer to actually pay to educate the children, and deal with the traffic impacts off of I-95 and ultimately on 95.

Ms. Vanuch stated that her biggest problem though is getting information the same day of a Board meeting from a developer and completely changing the documentation. She said they have all dealt with public hearings and rezonings where after the fact they realized what they had voted on was a mistake, because the proffer language is law, and whatever is in that agreement they voted on is the law, and it cannot be changed once they voted on it, unless there is a proffer amendment, which they have to vote on. She said that if they want to hold the developer to something like Mr. Lynch was suggesting in terms of protection on the Rappahannock, it must be prescribed in the proffer statements. She emphasized that there is no way every Board member has read every word in the

proffer statements before voting on it, because they receive it two minutes prior to the Board meeting.

The Voting Board tally was:

|          |     |                          |
|----------|-----|--------------------------|
| Yea:     | (4) | Allen, Coen, Gary, Yeung |
| No:      | (2) | Bohmke, Vanuch           |
| Abstain: | (1) | English                  |

Ordinance O22-03 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM THE R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO THE UD-3, URBAN DEVELOPMENT – RESIDENTIAL MIXED USE ZONING DISTRICT, TAX MAP PARCEL NOS. 45-67, 45-67A, 45-69, 45-94 45-95, AND 45-96, ALL LOCATED WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT

WHEREAS, S.L. Nusbaum Realty Co. submitted application RC20153340, requesting a zoning reclassification from the R-1, Suburban Residential Zoning District to the UD-3, Urban Development – Residential Mixed Use Zoning District, on Tax Map Parcel Nos. 45-67, 45-67A, 45-69, 45-94 45-95, and 45-96, all located within the George Washington Election District; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the requested zoning amendment is compatible with the surrounding land uses and meets the criteria for a rezoning in Stafford County Code Sec. 28-206; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require adoption of this Ordinance to reclassify the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained by amending the Zoning District Map to reclassify from the R-1, Suburban Residential Zoning District to the UD-3, Urban Development – Residential Mixed Use Zoning District Tax Map Parcel Nos. 45-67, 45-67A, 45-69, 45-94 45-95, and 45-96, in the location shown on Sheets 12 and 13 of the Master Plan entitled “Master Plan Mainline RC 20153340 Falmouth-Hartwood Magisterial District Stafford County, Virginia” prepared by Bowman Consulting, Inc., dated February 20, 2020, as last revised and sealed January 14, 2022, with proffers entitled “Voluntary Proffer Statement,” dated February 8, 2022 and completely signed February 11, 2022.

Ms. Vanuch noted that there were not a lot of people present for Item 20, so they would move up Item 21.

Item 21. Consider a Request to Vacate a Portion of the Equestrian Estates Subdivision Plat to Remove the Access Restriction on Lot 23 to Lakeview Drive in the Adjacent Lake Arrowhead Subdivision (Project Known As Equestrian Estates).

Mr. Harvey stated that this was a request to vacate/remove a plat restriction on a subdivision plat for the Equestrian Estates neighborhood, specifically removing an access restriction for Lot 23; there is a Note 14 on the plat that stipulates that Lot 23 shall not access Lakeview Drive, in reflection of the County code requirement that discourages lots from having frontage on multiple streets where it is not a corner lot. He said the property in question is Tax Map Parcel 8G-23 and is 43.5 acres in size, zoned A-1 Agricultural; it is located at the end of Pinto Lane and abuts Lakeview Drive, which is in the nearby Lake Arrowhead subdivision. He referenced an aerial photo of the site, noting the outline of the property in question for this specific lot, and he pointed out the existing house located on the east side of the property. He said the applicant operates a bee farm where the hives are located on the west side of the property. He stated that there is an existing stream that runs through the area and feeds into Lake Arrowhead.

Mr. Harvey reported that the subdivision plat was recorded in 2004, and the applicant purchased the lot within 2009. He said there was a conservation easement on a portion of the plat that was later vacated, which was a private easement to the benefit of the Army Corps of Engineers and was put in by the original developer to help offset the impacts to wetlands for development of that subdivision, but the Corps was satisfied that the wetland vacated was no longer necessary for its intended purpose. He stated that the proposal would be to access onto Lakeview Drive, and there would be an additional step to go before the Chesapeake Bay Board of the County to seek approval of the additional driveway access. He said since Lakeview Drive abuts Lake Arrowhead, there is an RPA associated with the lake that extends from the edge of the lake across Lakeview Drive onto this property; therefore, the proposed driveway would access through the RPA and therefore must go through that review process.

Mr. Harvey said this was a partial plat vacation pursuant to County code as well as state ordinance, and to vacate the plat after the lots have been sold, they must go through a public hearing process with the Board. He noted that the Board's action is a discretionary action, and they are not compelled to vacate this portion of the plat; were the Board to approve the plat vacation, the County would hold off on recording the ordinance in the courthouse for at least 30 days. He said that state code and the ordinance allow for appeal by an aggrieved property owner, and within 30 days of the Board adopting the ordinance. He noted that if the issue were challenged in court, the court

could find that if there were due cause that the appealing property owner were irreparably harmed, the Board could set aside their actions to vacate the plat.

The applicant, Jerry Mattiaccio of 45 Pinto Lane, stated that he is seeking the driveway to allow access from Lake Arrowhead onto the back of his property. He presented a photo showing that it is flat and level ground, and the area up by his property is an incline, which makes it very difficult to load vehicles with bees. He said in the back area, it is easy to maneuver vehicles, load the bees and equipment, and move them out. He stated that they had been doing this for a number of years, before and after it was brought to his attention that they were doing something improper. He stated that they have employees, and Virginia is equidistant to his 1,000 acres in Florida where they keep bees and the contracts he has in Maine.

Mr. Mattiaccio said that this allows him to bring bees as livestock to this stage and then move to another location, which they would be doing soon as pollination season approaches between Carter Mountain in Charlottesville, as well as locations in Pennsylvania and Shenandoah. He stated that this is critical to the operation of his farm, and they have taken every precaution that they can load and unload safely. He said that they only load bees at night because they need them to come back to the colonies, and it's much safer to load bees onto trucks, net them down, strap them down, and move them out. He stated that people in the Lake Arrowhead area have put locks on his gates and obstructions in front of the property to prevent him access, and law enforcement is frequently called to come ask him what he is doing on his property.

Mr. Mattiaccio stated that he doesn't know what the problem is, as they are talking about a driveway—which is no different than any other property owner inside of Lake Arrowhead who wants to get access in and out of their property. He said any safety issues would be the same for them as for him, and he is asking that the Board grant the plat vacation and allow him to proceed to the Chesapeake board for their approval.

Mr. English asked how big the property is.

Mr. Mattiaccio responded that it is 4.5 acres.

Mr. English asked if he had a house on the property and how he accessed it.

Mr. Mattiaccio said they have a driveway on Pinto Lane onto the property.

Mr. English stated that he has been here all his life and knows what Pinto Lane looked like as a dirt road before it was paved, and he can see where these residents are coming from. He asked how long Mr. Mattiaccio had been living there and whether he couldn't access his property to the front.

Mr. Mattiaccio said he had lived there about 10 years, and the problem is that there is a creek there.

Mr. English asked why he couldn't come out of his property the way that he accesses it on his own driveway.

Mr. Mattiaccio asked how he would do that without crossing the creek.

Mr. English said that all of this is on his property that backs up to this.

Mr. Mattiaccio said the area leading up to his residence is an incline, which makes it difficult to load the bees. He stated that the level ground makes it easy in the back to do that.

Mr. English asked how long the bees have been there.

Mr. Mattiaccio stated that they've been there 10 years, and he runs 1,100 bee colonies.

Ms. Yeung said that she was new to the bee issue and is allergic to bees, and she asked if the bees get away.

Mr. Mattiaccio responded that he hoped so, because otherwise they don't make honey.

Ms. Yeung asked if the farm were big enough that the bees didn't get to the neighbors.

Mr. Mattiaccio said his neighbors have told him that their flowers are brighter and their gardens are producing more since he put the bees in the area.

Ms. Yeung asked if this was zoned for a business.

Mr. Mattiaccio stated that it is zoned A-1 Agricultural.

Ms. Yeung asked if he had two accesses—one in the front and one in the back—and if the back one was considered illegal.

Mr. Mattiaccio stated that it is characterized as "improper."

Ms. Yeung said that she needed to know if it was legal or illegal if she was going to make a decision.

Ms. McClendon explained that the request before the Board tonight was to consider whether to vacate the restriction on that road.

Ms. Allen said that Mr. English brought up why he couldn't use the current entrance, and Mr. Mattiaccio said the slope affects his ability. She asked how the incline affects that and how for 10 years he's managed to overcome that, as the residents would want to know why he wanted to change that now.

Mr. Mattiaccio explained that each pallet of bees contains six colonies of bees, weighing approximately 100-150 pounds for each colony. He said they use a forklift-type machine to transport them, and the incline makes this navigation difficult as they put them on trucks; they can slip off the fork and create a hazard. He noted that it's done at night so there is not a risk to neighbors but there is to the workers. He stated that they look for flat ground when they find farms so they can minimize the risk of spilling the bees, which is an expensive problem and a challenge to reinstitute those colonies. He added that in this time when bees are dying, they need everything they've got.

Mr. English asked what he would do if the road washed out tomorrow.

Mr. Mattiaccio responded that he would do his best to rebuild it.

Ms. Allen stated that the concern from the community is that this would become an open access.

Ms. Vanuch said that they should have the public hearing to assess those concerns. She said her understanding is that when Equestrian Estates was built, all of those properties had deed restrictions that they could not have access into Lake Arrowhead via any driveway or entrance point, so essentially, Mr. Mattiaccio's deed does not allow access into Lake Arrowhead. She stated that the partial plat vacation would remove that deed restriction to allow him to have that driveway access into Lake Arrowhead.

Ms. Allen asked if they could perhaps make this so that only he would have access to that for purposes of his bees so it's not open 24-hour access.

Mr. Mattiaccio said the only people who go back there are him and his employees. He stated that it wouldn't be a wild west open forum for everyone to come onto the property; it is very narrow in purpose to allow his trucks.

The Chair opened the public hearing.

Mr. Charles Seabolt stated that he lives at 1130 Lakeview Drive and said the bees do swarm. He presented some photos that show that the water does flood the area, including one ditch that Mr. Mattiaccio was trying to build a bridge across. Mr. Seabolt said that they've been dumped on at Equestrian Estates in the past due to the erosion coming off the property. He stated that his primary concern is that Mr. Mattiaccio is doing this, when the estates have put signs up blocking his property, and he has made a makeshift bridge with two culverts, put gravel over it, and high rains would just take it out of there—with the water flowing into the lake. Mr. Seabolt said they have been getting sediment that has filled in the lake on that end; people that used to have waterfront now have muck, and the siltation is so thick you can't walk through it. He stated that he's lived there more than 30 years and has never seen the lake fill in the way it has, mostly due to the development. He said there were supposed to be provisions when that development was built. He added that if Mr. Mattiaccio builds something, it would cause more erosion, and it needs to meet state approvals regardless. He said that Mr. Mattiaccio has done this illegally and needs to get a permit from the state (VDOT) to do that.

Mr. John Grove stated that he is a resident of 26 Quarterhorse Court and owns 93 Bounder Drive in Lake Arrowhead. He said that he is here as Mr. Mattiaccio's neighbor and friend, as well as the person who pulls him out when he gets stuck. He said that once the bees are loaded on the truck, they generate heat and need to keep moving. He stated that building a driveway in Lake Arrowhead is easy, with a \$1,100 fee to the state, and the come out and make sure the culvert is the appropriate size to pass the water.

Mr. Tom Pesnicak said that he is a resident of 62 Equestrian Drive and likes the bees, which come over to his koi pond. He stated that the land backs up and floods, and there are beavers that block the culverts going into Lake Arrowhead. He said that he has tried to relocate the beavers and trap them, as they are the essence of the flooding. He also stated that a forester cleared timber out of the area and did a poor job with land use, with no drainage and a lot of mud. He stated that they need the bees globally and is all for them.

Mr. Lee R. Major, Jr. of 1100 Lakeview Drive said he has lived there 26 years and has seen the floods, washouts, and everything—and this is a commercial operation in a residential area. He said they don't need to run trucks up there, as there are bus stops where the bees are. He stated that there are trucks at 2 a.m. loading the bees, which is not very neighborly. He also expressed concern that this is a watershed with wildlife.

Mr. Richard Talbot of 17 Equestrian Drive stated that he is also a beekeeper, and when he moved into the property in 2020, he became friends with Mr. Mattiaccio. He said that the tractor used is very slow, and by the time he's done for the day, he has to get the bees on the road. He stated that for him to get this driveway is to provide access for him to get to the bees faster, get them on the

road, and streamline his business process. He said that he doesn't know why there is mud in Lake Arrowhead, but it doesn't sound like any of that is Mr. Mattiaccio's fault.

The Chair closed the public hearing and said it was Mr. Mattiaccio's time to address any of the public's concerns, adding that she received a lot of emails and would send those to him in the event he wanted to reach out to those neighbors to address their concerns. She said that she tries to do this in a neighborly way before the Board making a decision that divides people. She stated that things she thinks he should address are: making the entrance a state-sanctioned road, which would require a culvert and a 10-12 foot width, as with a construction entrance; putting time restrictions on when trucks would operate. She said that she had to do this when she built her barn, and her neighbors actually came out to the Board and supported it. She encouraged Mr. Mattiaccio to work with the neighbors to find a solution so the Board didn't have to make the decision on it—and people may actually like having an access there.

Mr. Mattiaccio said that they did VDOT compliance before and obtained a permit, with VDOT supervising the construction of it; they were close to finishing, and VDOT said there had been a mistake and ceased the process.

Ms. Vanuch stated that she was on the Planning Commission then, and VDOT did not realize the property was deed restricted and they didn't have the authority to offer him a permit.

Mr. Mattiaccio said that he had no problem with doing that. He said that when he is getting ready to move bees, he puts it on his Facebook page and announces it. He stated that it's only once or twice over the summer when they are loading and moving the bees, then returning them when they are done with the contract. He said he reached out on the Lake Arrowhead page and would be more than happy to use that source as well to announce his dates and times. He stated that they may stack them during the day, then come back at night, load them on the truck, and put the net over the bees, strap them down, and drive out. He said it takes about 2.5 hours to load the bees on flat land and moving them on the incline takes substantially more than that.

Ms. Yeung asked how many employees he had and how many trucks.

Mr. Mattiaccio responded that it's mostly two trucks with a 20-foot trailer and a large forklift, and he has nine employees in the farmer's markets and four who work bees in various locations.

Ms. Yeung asked how many workers went back and forth every day and what their hours were.

Mr. Mattiaccio explained that the business is basically 9 to 5, and the workers come in through the front and go back and do what is needed. He stated that they work extra hours when they move the bees out.

Ms. Yeung said based on what he stated, they were operating outside of 9 to 5.

Ms. Vanuch asked how often they moved the bees, because he had indicated it was only seasonal when they would take the bees off the property. She asked how often he needed access to that driveway, and how many times in a year he used it.

Mr. Mattiaccio responded that it would be four to six times between March and September; in September, they move everything south to Florida for the winter. He confirmed that the employees use the front entrance, and the back entrance is only needed to move the bees.

Ms. Vanuch stated that this is helpful with the public's transparency in understanding how much they are utilizing the entrance. She said she would move to defer this and asked how much time he needed.

Mr. Mattiaccio responded that he would need two weeks.

Ms. Vanuch motioned, seconded by Ms. Allen to defer this until the Board's March 15 meeting, at which time it would come back on their 3:00 p.m. agenda.

The Voting Board tally was:

|      |     |                                            |
|------|-----|--------------------------------------------|
| Yea: | (6) | Allen, Bohmke, Coen, English, Gary, Vanuch |
| No:  | (1) | Yeung                                      |

Item 20. Planning and Zoning; Consider a Request for a Conditional Use Permit (CUP) to Allow a Drive-Through Facility in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel No. 44Y-7b (Project Known as Celebrate Virginia North, Dairy Queen).

Mr. Mike Zuraf stated that this is a CUP for a drive-through facility on a site that is 1.5 acres in size, in the Hartwood District. He said the applicant's engineer and primary contact for this case is Angela Fergie. He stated that the site is on the southwest corner of Warrenton Road and Celebrate Virginia Parkway, and he noted an aerial view of the site, which is basically cleared and graded generally level pad sites. He said there is a private access road that runs along the western and southern sides of the site, with sidewalks along Warrenton Road and Celebrate Virginia Parkway. He stated that the site is surrounded by a Goodyear Tire auto service facility to the east,

with restaurants to the north and west. He presented a zoning map and said the property was rezoned to B-2 in 1990; there were proffer amendments in 1993 and 1998 in advance of the development of Celebrate Virginia, which included the pad sites. He noted that the site has remained undeveloped since that initial development.

Mr. Zuraf presented the generalized development plan, noting that the site is not bifurcated. He pointed out the location of the proposed Dairy Queen site, noting that it is oriented towards Warrenton Road. He said the site also includes a separate quick-service restaurant that is not subject to the application, as highlighted to the right of the DQ. He stated that the vehicle access into and out of the site would be via the existing private access drive across from the Waffle House, and there is no access provided directly from Warrenton Road or Celebrate Virginia Parkway. He pointed out the drive-through stacking lane that would run counter-clockwise around the building, which is where customers would be parked. He said the applicant would provide a sidewalk connection to Celebrate Virginia Parkway.

Mr. Zuraf said the main purpose of the CUP for drive-through use was to ensure the site was being developed in a way that was not negatively impacting the corridor highway, Warrenton Road in this case. He stated that they have significant access limitations and appropriate site circulation, so staff believes there is a low probability of impacts to Warrenton Road from this drive-through.

Mr. Zuraf said a traffic study was required for this use due to the number of trips, and a traffic impact study evaluated the impact of the use on all the intersections identified as shown, with several intersections along US-17 from Stafford Lakes Parkway down to McWhirt Loop. He stated that the comp plan talks about how development should address impacts on the surrounding road network and states that development should maintain a level of service C—but if not possible because the road is already in failing conditions, it should not further degrade the level of service, and that is measured by delay, which is determined by traffic study. He summarized that the traffic study showed that level of service at these intersections was maintained at all studied intersections except the 17/Banks Ford Parkway/Berea Church Road intersection, which was projected to maintain a level of service D but had a slight one-second increase in delay.

He said the study looked at individual vehicle movements, and there were some impacts; at the 17/Celebrate Virginia Parkway intersection, the westbound left-turn movement towards the DQ was identified that there would be level of service reductions in the morning and afternoon peak hours. He noted that the vehicle stacking also increased on that turn lane, but the amount of stacking was within the storage area of that turn lane. He said at the McWhirt Loop/17 intersection, the through movement decreases in the morning peak hour from C to D, with a three-second delay increase.

Mr. Zuraf presented renderings of the building design, stating that the applicant is committing to these elevations for the site. He said many of the building features conform to the County's neighborhood design standards plan and architectural guidelines within that.

Mr. Zuraf presented proposed conditions: require development to be shown on the GDP; restrict access to the property via Warrenton Road and access via the internal access road; drive-through stacking lanes shall not impede traffic circulation; install a "no right turn" sign at the exit of DQ to the access road and reduce the curb radius to allow for safe vehicle access; require a sidewalk connection from the building to Celebrate Virginia Parkway; require the pick-up window on the north side of the building require a drive-through bypass lane; require building to be constructed in conformance with renderings; require the dumpster enclosure to consist of masonry materials similar to that of the primary building.

He stated that staff finds positive factors in that the proposal is consistent with the land use recommendations in the comp plan; the proposed use is consistent with the established auto-oriented commercial uses in the vicinity of the site; the building meets neighborhood design criteria; and proposed conditions would mitigate negative impacts to surrounding area. He said the one negative as cited was that it does contribute to some minor additional delays at some of the intersections along Warrenton Road.

Mr. Zuraf said that staff recommends approval of the application with the conditions recommended. He said at its January 12, 2022 meeting, the Planning Commission voted 7-0 to recommend approval.

The Chair opened the public hearing. There being no speakers, she closed the public hearing and brought the matter back before the Board.

Mr. English motioned, seconded by Mr. Coen to approve proposed Resolution R22-15.

The Voting Board tally was:

|      |     |                                                   |
|------|-----|---------------------------------------------------|
| Yea: | (7) | Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung |
| No:  | (0) | Yeung                                             |

Resolution R22-15 reads as follows:

A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW A DRIVE-THROUGH FACILITY IN THE B-2, URBAN COMMERCIAL AND THE HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICTS, ON TAX MAP PARCEL NO. 44Y-7B, LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, NMS Fredericksburg LLC submitted application CUP21153813 (Application), requesting a conditional use permit to allow a drive-through facility in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel No. 44Y-7B, located within the Hartwood Election District; and

WHEREAS, the Application was submitted pursuant to Stafford County Code Secs. 28-35, Table 3.1 and 28-59(e) which permit this use in the B-2 and HC Zoning Districts, after a CUP is issued by the Board; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board has considered the criteria in Stafford County Code Sec. 28-185 and finds that the request meets the standards of the Zoning Ordinance for issuance of a CUP;

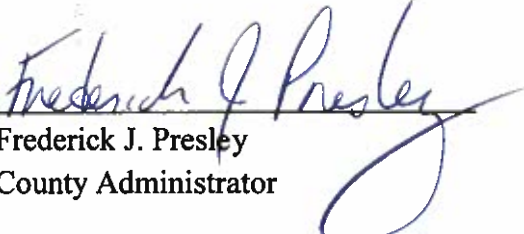
NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1<sup>st</sup> day of March, 2022, that a conditional use permit pursuant to application CUP21153813 (CUP) be and it hereby is approved with the following conditions:

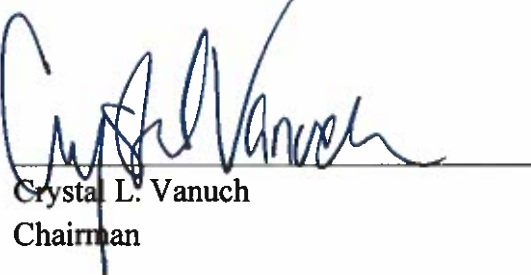
1. This CUP allows one drive-through facility in support of a restaurant use in the HC, Highway Corridor Overlay and B-2, Urban Commercial Zoning Districts on Tax Map Parcel No. 44Y-7B (Property), in the location identified on the Generalized Development Plan prepared by Bagby, Foroughi and Goodpasture, PLLC, entitled, "Dairy Queen at Celebrate at Celebrate Virginia Parkway (Generalized Development Plan)" dated March 15, 2021, as last revised and sealed on January 13, 2022 (GDP).
2. The Property shall be developed in general conformance with the GDP.
3. Direct access to the Property from Warrenton Road shall be prohibited. Access shall be through the adjacent access road in the general location depicted on the GDP.
4. A "NO RIGHT TURN" sign shall be installed and maintained at the exit of the drive-through facility to the access road and curb radius in the same location shall be designed and installed to the maximum extent permissible to allow for safe vehicle access and discouraging right turns.
5. Drive-through stacking lanes shall be designed and installed as not to impede traffic circulation. Stop bars and signage shall be incorporated to notify drivers not to block travel lanes.
6. A sidewalk connection shall be provided between the proposed building and the sidewalk along Celebrate Virginia Parkway, as generally depicted on the GDP.
7. The pick-up window of the drive-through shall be located on the north side of the building located on the Property.

8. A drive-through bypass lane shall be provided, as generally depicted on the GDP.
9. The drive-through loud speaker shall utilize an automatic volume control system to reduce the speaker volume when there is a low level of ambient noise.
10. The building on the Property shall be constructed in general conformance with the styles and materials depicted on the architectural renderings prepared by David Scott Windle, AIA, as provided on Sheet EL-1 of the GDP.
11. The dumpster enclosure on the Property shall consist of masonry materials, with type and color similar to the primary building.
12. This CUP may be revoked for a violation of any of these conditions or any applicable federal, state, or County code, law, ordinance, or regulation.

**ADJOURNMENT**

At 10:20 p.m., Chairman Vanuch adjourned the March 1, 2022 Stafford County Board of Supervisors meeting.

  
Frederick J. Presley  
County Administrator

  
Crystal L. Vanuch  
Chairman