BOARD OF SUPERVISORS
STAFFORD COUNTY, VIRGINIA
MINUTES
REGULAR MEETING
OCTOBER 4, 2022

CALL TO ORDER – A regular meeting of the Stafford County Board of Supervisors was called to order by Crystal Vanuch, Chairman, at 3:04 p.m. on Tuesday, October 4, 2022, in the Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, Stafford VA.

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

Also in attendance were Randal Vosburg, County Administrator; Rysheda McClendon, County Attorney; Cheryl Giles, Deputy Clerk; Julia Holmes, Assistant Deputy Clerk; various staff members; and other interested parties.

CHAIRMAN'S REMARKS
Ms. Vanuch extended thoughts and prayers to the people of Florida, Puerto Rico, South Carolina, and the other states affected by Hurricane Ian. She said their hearts went out to first responders and local government staff who were dealing with the horrendous situations and loss of life. She said people could visit ready.gov to find a list of items that should always be available in an emergency kit. She said the County's website also provided information regarding whether a property was in a flood zone, and she noted that regular homeowners insurance did not cover flooding, so property owners may need flood insurance.

Mr. Vanuch encouraged people to sign up for the Stafford Alert. She said people could sign up on the County website to receive SMS messages, emails, or phone calls when there were essential, official emergency announcements.

Ms. Vanuch announced the partnership with Comcast to provide broadband to 650 homes in the Rockhill and Hartwood districts had been signed, and construction had begun. She said Comcast estimated the project would be complete by the end of 2023. She said residents could check whether their addresses were covered by visiting www.welcometoxfinity.com and searching their address.

PRESENTATIONS

PRESENTATION OF PROCLAMATION RECOGNIZING NATIONAL HISPANIC HERITAGE MONTH

Ms. Vanuch announced each year, the County celebrated Hispanic Heritage Month from September 15 to October 15. She said the County recognized the contributions of Hispanic individuals across the country and in their community. She welcomed Ms. Celinda Gomez to accept the proclamation on behalf of the Hispanic Community.

Ms. Vanuch said Ms. Gomez was a friend of the Stafford County Sherriff's Office, and her family participated in the Sheriff's Office Project Lifesaver. She explained Project Lifesaver was a program to identify children with special needs and senior citizens to help locate missing persons. She said Ms. Gomez recently provided the Sheriff's Office with a meal.

Ms. Vanuch presented the proclamation on behalf of the Board.

Ms. Celinda Gomez accepted the proclamation.

PRESENTATION OF PROCLAMATION RECOGNIZING OCTOBER AS BREAST CANCER AWARENESS MONTH

Ms. Vanuch encouraged people to have their regular yearly screenings. She explained breast cancer was the second most common cancer affecting women, with an estimated 1 in 8 women developing breast cancer. She said Ms. Ashley Sisson would accept the proclamation. She said Ms. Sisson was a cancer nurse and cancer navigator with Stafford Hospital, and she helped women and men navigate the diagnosis, treatment, and recovery from breast cancer.

Ms. Vanuch presented the proclamation on behalf of the Board.

Ms. Ashley Sisson accepted the proclamation.

ADDITIONS - DELETIONS AND APPROVAL OF THE REGULAR AGENDA

There were no changes to the regular agenda.

Mr. Coen motioned, seconded by Mr. English, to approve the agenda as amended.

The Voting Board tally was:

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

Nay: (0)

PRESENTATIONS BY THE PUBLIC - I

Ms. Vanuch stated the protocol for public presentations.

1. Ms. Kristin Maxson said in regard to the system of state highways and proposed resolutions for subdivisions and secondary state highways, the Board should consider the diverted alleged costs given to neighboring owners. She noted that the item had been discussed the prior month.

   Ms. Maxson said on September 20, 2022, there was a lot of zoning reclassification, and people were not aware. She said the Planning Commission was concerned about the lack of community involvement. She noted that letters were supposed to be sent to abutting property owners, but not to ones across the street.

   Ms. Maxson noted that there was a request for vegetation changes for utilities and certain developments. She said that placed pressure on neighboring properties to provide the vegetation. She encouraged the Board to consider that point.

   Ms. Maxson said the Stafford Civil Clerk page requested email addresses to access public data. She said the Board should consider that the process was undemocratic—that information for the public should be accessible without supplying information in return.

2. Ms. Pat Smith said she was from Locust Grove, and she was a member of Virginia Organizing. She said a thriving custodial staff in the public schools was a public health issue. She said the current workforce was demoralized and brutalized. She said the School Board, and by extension, the Board, were responsible for ensuring the contracting company fulfilled its contract.

   Ms. Smith said the School Board seemed indifferent to the health of the school community and to the plight of custodial workers. She said oversight and frequent auditing was needed, and she asked the Board to prioritize public school funding. She noted that the school custodial staff was understaffed, underfunded, and mostly employed Hispanic people. She asked the Board to honor them.

3. Ms. Alane Callander, 622 Lancaster Street – she said she would discuss warehousing. She questioned how many warehouses were located in the County and how many truck trips per day were generated by the warehouses. She asked how many workers were employed, what their wages were, and where they lived. She said she wanted to know how many commuted from other communities and by how much air pollution had increased.

Ms. Callander said it was poor planning to put warehousing near the government center. She said they had discussed traffic congestion, but they had not discussed air pollution in regard to the warehousing and trucking industry. She said she had read that the invisible pollution from diesel exhaust was more dangerous than the exhaust soot that was visible. She explained diesel particulate was so small, it could penetrate tissue and embed in the lungs, and it contributed to asthma, lung disease, cancers, heart disease, pre-term pregnancies, and low birth weights.

Ms. Callander noted that online retailers were drawn to areas with easy access to transportation and loose development rules. She said Stafford was suitable for those retailers due to the number of warehouses that had been constructed or approved. She noted that warehouses on Route 17, Centreport Parkway, and Courthouse Road. She said the existence of warehouses meant traffic noise and pollution bombarded residents all the time.

Ms. Callander noted that the hourly wage for warehouse workers rarely rose to a livable wage. She said many workers did not have health benefits. She said warehousing entailed unavoidable on-the-job hazards with warehousing. She said dust built up in the warehouses, so workers experienced poor air quality.

Ms. Callander said she had attended many community planning meetings, and she did not recall the subject of warehousing as an item that the public wanted.

4. Mr. Cliff Heinzer said he lived in the Aquia district. He said he was concerned the Board was not receiving full recognition for the hours of work they put into the job. He noted concerns about inflation and how the Board was undercompensated. He said the Board was undercompensated when compared to similarly sized jurisdictions.

   Mr. Heinzer said the Board could spend some time more efficiently if it had more staff support. He noted that the Board was required to review reams of documents. He encouraged the Board to add funding for such items in the next budget. He said development should be considered for high-skill jobs because the County had a highly-skilled workforce.

<u>REPORTS BY BOARD MEMBERS</u>

<u>Mr. English</u> – reported there was a ribbon-cutting at Colonial Forge High School. He said the Stafford Disc-Golf Club held a fundraiser on Saturday for the Special Olympics Area 11. He thanked Ms. Vanuch, Scott Wallace, John Milton, and Covenant Funeral Services for providing support. He noted that Stafford Tourism also provided funding, and they raised a total of $3,500 in two days.

Mr. English recognized the fleet services. He said the bus garage was constantly working on County vehicles—Sheriff's Office vehicles, buses, and others. He thanked the fleet service workers for their labor.

Ms. Gary – reported she attended the Rappahannock River Basin Commission in Warrenton on September 21. She said they discussed the technologies being implemented in the County, such as flood sensors, and they viewed a presentation on a potential eco-center and botanical gardens by the Revere company. She said the presentation was more elaborate than ones provided to the Board, so she had requested that the presentation she had seen come back before the Board.

Ms. Gary said they were informed the Basin Commission's Technical Committee was holding several meetings on solar. She said there would be a report at the end of the series of meetings, and the report would be available between December and March.

Ms. Gary reported that she attended the County picnic held on September 24, and she thanked staff for organizing the event. She reported she attended the North Stafford High School turf-field ribbon-cutting.

Dr. Yeung – remarked she was gone for 10 days on her visit to Japan. She said she was visiting her daughter who was serving in the Airforce as an anesthesiologist on the Yokota Base. She reported Vice President Kamala Harris was present at the base at the same time to represent the U.S. at the funeral of Abe Shinzo.

Dr. Yeung reported she had requested the County Administrator to review the contract with the school custodial staff and to meet with the Superintendent to discuss the staffing issue. She said it was a topic the Board had to address.

Ms. Allen – announced her County phone number had been suspended because she was undergoing the process to get a new phone, and she could instead be reached at her County email address, tallen@staffordcounty.gov. She said County staff could also be contacted, and they would relay necessary messages to her. She said she would announce on her Facebook page when her phone service is restored.

Ms. Bohmke – announced October was domestic violence month. She said a resolution for a proclamation would be approved at the October 18 meeting. She reported that for those who felt vulnerable, resources were available in the region through an organization called Empowerhouse.

Ms. Bohmke said at the previous Board meeting, she made a misstatement by indicating the airport expansion was an $8M project, and in fact, the project cost was $15M. She clarified $8M came from the state, $235K came from the airport, and the remaining $6.7M came from the federal government.

Ms. Bohmke reported she had attended the Via Colori event, held at the VDOT parking area off Old Courthouse Road. She mentioned the Stafford Rotary Clubs had been involved. She congratulated North Stafford and Colonial Forge high schools for the installation and ribbon-cutting of the two new turf fields. She said the bands, athletes, families, teachers, and friends were present for the ceremony.

Ms. Bohmke said at the North Stafford ribbon ceremony, Joey Slye of the Washington Commanders was present in memory of his brother, A.J. Slye, who succumbed to cancer some years back. She said A.J.'s number while he played for North Stafford, #6, was embedded in the infield. She thanked Margaret Lowry and Carol Lysher for their work on the project. She reported she attended the County picnic as well.

Mr. Coen – reported he attended the County picnic. He said he helped with clean-up. He mentioned pickleball was a popular activity while he was at the picnic. He reported he attended the joint meeting with the Planning Commission on solar farms. He encouraged residents to contact the planning and zoning staff, the commissioners, or the supervisors as they considered what was in the best interest of the community.

Mr. Coen noted that the emphasis on student involvement during the ribbon-cutting ceremonies at the high schools. He said Hurricane Ian showed the importance of local government, emergency services, and other personnel. He said it was important for neighbors to help neighbors.

Ms. Vanuch – reported she attended both ribbon-cutting ceremonies at the high schools, and she agreed with the previous comments on the matter. She thanked Andrew Spence from the Communications Team. She reported Hurricane Ian struck both the east and west coasts of Florida and then progressed up the East Coast. She said the County released a last-minute video for residents to understand emergency preparedness procedures and what to do to be prepared.

REPORT OF THE COUNTY ATTORNEY

Ms. McClendon remarked she had no report at this time.

REPORT OF THE COUNTY ADMINISTRATOR

FY22 UNAUDITED YEAR-END FINANCIAL RESULTS

Ms. Andrea Light, Director of Budget, said the purpose of the report was to provide the Board and the community with a first look at how FY22 ended. She said they would discuss the general fund, transportation, and utilities.

Ms. Light said the general fund operating revenues exceeded the budget by 2.6%, or $8.9M. She said the real estate revenues were under budget by close to $1M as a result of higher than anticipated tax relief for 100% disabled veterans.

Ms. Light said the local non-property taxes came about $6.4M over budget primarily due to sales tax at $3.2M, meals tax at $2.5M, and recordation of about $1M. She said the opposite of recordation—when it increased—interest revenue decreased, which was visible in bank fees being higher than the interest revenues that were earned.

Ms. Light reported transfer-in were over budget by $700K, or 35.6%, primarily from transient occupancy tax, which was $267K over budget. She said there were other revenues, such as R-Board, Lake Arrowhead, and Lake Carroll, that repaid cash loans.

Ms. Light said FY22 adopted budget assumed the use of $15.9M in prior-year fund balance for one-time projects. She said it impacted the fund balance, and the balance would be reduced because the funds were used, as planned. She reported the County received $3.7M in federal funding for COVID-19 relief. She said of those funds, $2.5M was recognized in ARPA, and the majority of the remaining was for utility customer support for water and sewer bills.

Ms. Light said they recognized proffers for the turf fields previously recognized by Board members. She said there was anticipation the County would receive just over $1.3M in proffers, and they had actually received about 25% of that figure—they received $242K in FY22.

Ms. Light reported departments continued to be good stewards of taxpayer dollars, and overall, the general fund had a savings of about $4.5M, including debt service savings of $640K, and health insurance savings of $1.2M.

Ms. Light noted that every year, the Board appropriated a contingency in case immediate funds were needed, and the funds were at the County Administrator's disposal. She said the contingency funds were saved at $740K. She reported the Sheriff's Department had savings of about $600K. She said the funds were typically brought back to the Board after the audit was complete where the Board was requested to reappropriate the funds for one-time needs for the Sheriff.

Ms. Light said the Juvenile Detention Center was over budget by about $122K, meaning the County's participation exceeded what was budgeted. She said there were health insurance savings of $1.2M, and they anticipated bringing the funds back to the Board during Q3 to discuss budget appropriation action to OPEB Trust in alignment with the County's financial policies.

Ms. Light said the fund balance was projected to change from $115.4M to $104M due to the planned use, primarily for Aquia Station and High School #6. She said the County had met the financial policy requirements adopted by the Board, including those adopted the past April, totaling $1M set aside for transportation and $1M set aside for land. She reported the schools were projected to have almost $2M in year-end savings that would help support future one-time costs.

Ms. Light said operating revenues for water and sewer exceeded budget, but there was a loss of interest revenue which exceeded the bank fees. She said operating expenditures had a savings of about $9.5M, mostly due to supply chain issues. She said capital revenues overall aligned with the budget, and capital expenditures continued to align with the budget.

Ms. Light said there were positive results in the transportation fund. She said the gas tax was over budget by $380K, or 8.8%. She said capital fund revenues reflected the state and federal funding expended on projects. She said personal property funds of $4.7M as budgeted were realized in the transportation fund to support bond projects. She said staff continued to monitor the increasing capital costs.

Ms. Light said that based on the Board's direction to be fiscally conservative, the County had seen continued positive results of operations for the County. She said they continued to monitor rising commodity costs, primarily in the capital and chemical costs as they progressed through FY23.

CONSENT AGENDA

Ms. Bohmke motioned, seconded by Ms. Gary, to approve the Consent Agenda.

The Voting Board tally was:

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

Item 1. COUNTY ADMINISTRATION; APPROVE SEPTEMBER 20, 2022 BOARD OF SUPERVISORS MEETING MINUTES.

Item 2. COUNTY ADMINISTRATION; APPROVE SEPTEMBER 20, 2022 BOARD OF SUPERVISORS AMERICAN RESCUE PLAN ACT WORK SESSION MINUTES.

Item 3. COUNTY ADMINISTRATION; APPROVE SEPTEMBER 17, 2022 BOARD OF SUPERVISORS STRATEGIC PLAN RETREAT MINUTES.

Item 4. BUDGET AND MANAGEMENT; APPROPRIATE AMERICAN RESCUE PLAN ACT (ARPA) GRANT FUNDS FOR SHERIFF'S OFFICE FUELING PROJECT AT THE PUBLIC SAFETY BUILDING.

Resolution R22-267 reads as follows:

A RESOLUTION APPROPRIATING AMERICAN RESCUE PLAN ACT (ARPA) GRANTS FUND

WHEREAS, on March 11, 2021, the Federal Government approved the American Rescue Act (ARPA) and provided ARPA grant funds to support localities recovering from the COVID-19 public health pandemic; and

WHEREAS, Stafford County has received $29,695,536 from ARPA funding and due to inflationary pressures, the cost of the project will increase to One Hundred Fifty Four Thousand ($154,000) and requires additional appropriation for completion; and

WHEREAS, the Board has approved the use of One Hundred Thousand ($100,000) for a Public Safety Building refueling tank on R21-390;

NOW, THEREFORE BE IT RESOLVED, by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that ARPA Funds are appropriated as follows:

FUND	PURPOSE	AMOUNT
ARPA GRANT FUND	Sheriff's Department PSB Refueling Project	$54,000

ITEM 5. CAPITAL PROJECTS TRANSPORTATION; PETITION VDOT TO INCLUDE STILLWATER LANE AND SHEPHERD HILL LANE WITHIN STILLWATER SUBDIVISION INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS.

Resolution R22-247 reads as follows:

A RESOLUTION TO PETITION THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO AMEND THE SECONDARY SYSTEM OF STATE HIGHWAYS TO INCLUDE STREETS WITHIN STILLWATER SUBDIVISION, LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, pursuant to Virginia Code § 33.2-705, the Board desires to petition the Virginia Department of Transportation (VDOT) to include Stillwater Lane and Shepherd Hill Lane within Stillwater subdivision, as described on the attached VDOT Additions Form AM-4.3, into the Secondary System of State Highways; and

WHEREAS, VDOT inspected these roads and found them satisfactory for acceptance into the Secondary System of State Highways;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include Stillwater Lane and Shepherd Hill Lane within Stillwater subdivision, as described on the attached VDOT Additions Form AM 4.3, into the Secondary System of State Highways; and

BE IT FURTHER RESOLVED that the County Administrator, or his designee, shall forward a copy of this Resolution to the developer, and to the VDOT Transportation and Land Use Director, Fredericksburg District.

ITEM 6. CAPITAL PROJECTS TRANSPORTATION; PETITION VDOT TO INCLUDE CONEFLOWER WAY, FOXGLOVE WAY, BOXELDER DRIVE, GLADIOLA WAY, WITCH HAZEL LANE, ASPEN ROAD, BASSWOOD DRIVE, CRAB APPLE DRIVE AND COASTAL AVENUE WITHIN EMBREY MILL SUBDIVISION PHASE 1 AND 2B, SECTIONS 4C, 6 AND 7 (PART) INTO THE SECONDARY SYSTEM OF STATE HIGHWAY.

Resolution R22-248 reads as follows:

A RESOLUTION TO PETITION THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO AMEND THE SECONDARY SYSTEM OF STATE HIGHWAYS TO INCLUDE STREETS WITHIN EMBREY MILL SUBDIVISION PHASE 1 AND 2B, SECTIONS 4C, 6 & 7 (PART), LOCATED WITHIN THE GARRISONVILLE ELECTION DISTRICT

WHEREAS, pursuant to Virginia Code § 33.2-705, the Board desires to petition the Virginia Department of Transportation (VDOT) to include Coneflower Way, Foxglove Way, Boxelder Drive, Gladiola Way, Witch Hazel Lane, Aspen Road, Basswood Drive, Crab Apple Drive and Coastal Avenue within Embrey Mill subdivision Phase 1 and 2B, Sections 4C, 6, and 7 (part), as described on the attached VDOT Additions Form AM-4.3, into the Secondary System of State Highways; and

WHEREAS, VDOT inspected these roads and found them satisfactory for acceptance into the Secondary System of State Highways;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include Coneflower Way, Foxglove Way, Boxelder Drive, Gladiola

Way, Witch Hazel Lane, Aspen Road, Basswood Drive, Crab Apple Drive and Coastal Avenue the within Embrey Mill subdivision Phase 1 and 2B, Sections 4C, 6, and 7 (part), as described on the attached VDOT Additions Form AM 4.3, into the Secondary System of State Highways; and

BE IT FURTHER RESOLVED that the County Administrator, or his designee, shall forward a copy of this Resolution to the developer, and to the VDOT Transportation and Land Use Director, Fredericksburg District.

ITEM 7. CAPITAL PROJECTS TRANSPORTATION; PETITION VDOT TO INCLUDE ASPEN ROAD, CORIANDER LANE, FORSYTHIA LANE, BASSWOOD DRIVE, SOURWOOD COURT, CRAB APPLE DRIVE, FLAX STREET, CROCUS LANE, MARIGOLD STREET, DAYLILY LANE AND COASTAL AVENUE WITHIN EMBREY MILL SUBDIVISION SECTIONS 4A, B, C, 5, 8, AND 10 INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS.

Resolution R22-249 reads as follows:

A RESOLUTION TO PETITION THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE AMEND THE SECONDARY SYSTEM OF STATE HIGHWAYS TO INCLUDE STREETS WITHIN EMBREY MILL SUBDIVISION SECTIONS 4A, B, C, 5, 8 AND 10, LOCATED WITHIN THE GARRISONVILLE ELECTION DISTRICT

WHEREAS, pursuant to Virginia Code § 33.2-705, the Board desires to petition the Virginia Department of Transportation (VDOT) to include Aspen Road, Coriander Lane, Forsythia Lane, Basswood Drive, Sourwood Court, Crab Apple Drive, Flax Street, Crocus Lane, Marigold Street, Daylily Lane and Coastal Avenue within Embrey Mill subdivision, as described on the attached VDOT Additions Form AM-4.3, into the Secondary System of State Highways; and

WHEREAS, VDOT inspected these roads and found them satisfactory for acceptance into the Secondary System of State Highways;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include Aspen Road, Coriander Lane, Forsythia Lane, Basswood Drive, Sourwood Court, Crab Apple Drive, Flax Street, Crocus Lane, Marigold Street, Daylily Lane and Coastal Avenue within Embrey Mill subdivision Sections 4A, B, C, 5, 8, and 10, as described on the attached VDOT Additions Form AM 4.3, into the Secondary System of State Highways; and

BE IT FURTHER RESOLVED that the County Administrator, or his designee, shall forward a copy of this Resolution to the developer, and to the VDOT Transportation and Land Use Director, Fredericksburg District.

ITEM 8. COMMUNITY ENGAGEMENT; A PROCLAMATION RECOGNIZING OCTOBER AS BREAST CANCER AWARENESS MONTH.

Resolution P22-15 reads as follows:

A PROCLAMATION PROCLAIMING OCTOBER 2022 AS BREAST CANCER AWARENESS MONTH

WHEREAS, we stand with the courageous women and men who have been diagnosed with breast cancer and honor those who have succumbed to this terrible disease; and

WHEREAS, breast cancer is the second most common cancer affecting women, with an estimated one in eight developing it, and 281,550 women were diagnosed in 2021; and

WHEREAS, early detection is one of the most important strategies for treating breast cancer successfully and regular screenings are the most reliable way to detect it early. We encourage everyone to have their regular yearly screenings; and

WHEREAS, we are united in our commitment to end breast cancer and improve the lives of those affected by this illness; and

WHEREAS, we applaud the advocates, medical professionals, researchers and caregivers who dedicate their lives to making progress toward cures; and

WHEREAS, we stand in solidarity with breast cancer survivors across the country as well as their families and caregivers;

NOW, THEREFORE, BE IT PROCLAIMED by the Stafford Board of Supervisors, on this the 4th day of October, 2022, that the Board be and hereby does proclaim the month of October as Breast Cancer Awareness Month and encourage all women to be screened.

ITEM 9. FIRE AND RESCUE; AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH MARY WASHINGTON HEALTHCARE PHYSICIANS FOR PHYSICAL EXAMINATIONS.

Resolution R22-235 reads as follows:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH MARY WASHINGTON HEALTHCARE PHYSICIANS FOR PHYSICAL EXAMINATIONS

WHEREAS, the Stafford County Sheriff's Office and the Department of Fire and Rescue require fit for duty medical examinations, annual physicals, and other occupational medicine services to ensure the health, safety, and well-being of its employees; and

WHEREAS, Mary Washington Healthcare Physicians has the experience and staff to perform the required services for the departments; and

WHEREAS, the physical examinations may be cooperatively procured from Mary Washington Healthcare Physicians through Stafford County Rider Agreement Number 23-019-3220-CI, which rides Spotsylvania County Contract Number 22-11-TV; and

WHEREAS, the contract has an initial term of two years, with six optional one-year renewal terms; and

WHEREAS, Fire and Rescue projects an annual spend of $400,000 for career and volunteer members and the Sheriff's Office anticipates expending $25,000; and

WHEREAS, funding is available in each department's Fiscal Year 2023 operating budget, with funding for subsequent years being subject to Board budget and appropriation;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the County Administrator be and he hereby is authorized to execute a two-year contract, with six optional one-year renewal terms, with Mary Washington Healthcare Physicians for physical examinations and occupational medicine services for the Stafford County Sheriff's Office and the Department of Fire and Rescue in a total contract amount of Three Million Four Hundred Thousand Dollars ($3,400,000), unless amended by a duly authorized contract amendment; and

BE IT FURTHER RESOLVED that the contract costs in fiscal years (FY) 2023 and 2024 shall not exceed Four Hundred Twenty-Five Thousand Dollars ($425,000) per year, and subsequent renewal term costs shall not increase by more than 2% each year.

<u>ITEM 10. SHERIFF; AUTHORIZE THE COUNTY ADMINISTRATOR TO APPROVE EXPENDITURES AND RATIFY A CONTRACT WITH MOTOROLA SOLUTIONS, INC. FOR RADIO EQUIPMENT FOR THE SHERIFF'S AND FIRE AND RESCUE.</u>

<u>Resolution R22-251 reads as follows:</u>

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR
TO APPROVE EXPENDITURES AND RATIFY CONTRACT WITH
MOTOROLA SOLUTIONS, INC. FOR SHERIFF'S OFFICE AND
DEPARTMENT OF FIRE AND RESCUE RADIO EQUIPMENT

WHEREAS, the Stafford County Sheriff's Office and the Department of Fire and Rescue have funds currently appropriated in their operating budgets for radio needs; and

WHEREAS, the radio projects necessitate the purchase of mobile radios for patrol vehicles and additional radio expenditures for Fire and Rescue needs; and

WHEREAS, the County executed a contract with Motorola Solutions, Inc., through Virginia Information Technologies Agency (VITA) Contract No. VA-170418-MSI, effective through April 18, 2023 for the purchase of two-way radios and related parts and equipment; and

WHEREAS, these radio projects will exceed the $200,000 purchasing threshold with Motorola Solutions, Inc., requiring Board approval; and

WHEREAS, the Sheriff's Office anticipates expending $200,000 for the remainder of the contract term; and

WHEREAS, the Department of Fire and Rescue anticipates expending $150,000 for the remainder of the contract term; and

WHEREAS, funds for these services are available in the Sheriff' and Fire and Rescue operations budgets;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the contract with Motorola Solutions, Inc., for the purchase of two-way radios and related parts and equipment pursuant to Virginia Information Technologies Agency (VITA) Contract No. VA-170418-MSI, for an initial term from February 9, 2022 to April 18, 2023, be and it hereby is ratified and approved; and

BE IT FURTHER RESOLVED that the County Administrator is authorized to approve radio project expenditures with Motorola Solutions, Inc. in an amount not to exceed Three Hundred Fifty Thousand Dollars ($350,000) for radio equipment and related accessories for the Sheriff's Office and the Department of Fire and Rescue, unless amended by at duly-executed contract amendment.

ITEM 11. UTILITIES; AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH FERGUSON WATERWORKS FOR THE PURCHASE OF UTILITIES MATERIALS.

Resolution R22-195 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH FERGUSON ENTERPRISES, LLC, DOING BUSINESS AS FERGUSON WATERWORKS, FOR THE PURCHASE OF UTILITIES MATERIALS

WHEREAS, the Utilities Department is responsible for the continued reliability of water production and distribution along with the collection systems and treatment of wastewater; and

WHEREAS, there is a continuous need for materials for the repair and maintenance of water and wastewater infrastructure within Stafford County; and

WHEREAS, the County solicited competitively sealed bids pursuant to Invitation for Bid #22-025-5030-SB to provide the utilities materials for a five-year contract with one five-year renewal term; and

WHEREAS, Ferguson Enterprises, LLC, doing business as Ferguson Waterworks, was determined by staff to be the lowest responsive and responsible bidder to furnish and deliver utilities materials; and

WHEREAS, funds for these materials are available in the Utilities Fund and future years are subject to annual budget and appropriation by the Board;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the County Administrator be and he hereby is authorized to execute a five-year contract with one five-year contract renewal term with Ferguson Enterprises, LLC, doing business as Ferguson Waterworks, in amount not to exceed Seven Hundred Fifty Thousand Dollars ($750,000) for the purchase and delivery of utilities materials, unless modified by a duly-executed contract amendment.

ITEM 12. UTILITIES; AUTHORIZE THE COUNTY ADMINISTRATOR TO APPROVE ADDITIONAL EXPENDITURES AND RATIFY A CONTRACT WITH CARTER MACHINERY COMPANY INCORPORATED FOR THE PURCHASE OF GENERATORS, RELATED PARTS, EQUIPMENT AND SERVICES.

Resolution R22-260 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO APPROVE ADDITIONAL EXPENDITURES AND RATIFY A CONTRACT WITH CARTER MACHINERY COMPANY, INCORPORATED FOR THE PURCHASE OF GENERATORS, RELATED PARTS, EQUIPMENT AND SERVICES

WHEREAS, the Department of Utilities needs to purchase equipment, like generators, to maintain the proper function of each water and wastewater facility; and

WHEREAS, the County executed a contract with Carter Machinery Company, Incorporated, Rider Agreement No. 22-054-5030CO, which rides a contract awarded by a national cooperative, Sourcewell Contract No. 120617-CAT, for generators, related parts, equipment and services; and

WHEREAS, the contract value is anticipated to exceed $200,000 in total costs, necessitating Board action; and

WHEREAS, funds for the purchase of the generators, related parts, equipment and services are available in the Utilities Fund operations budget;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the contract with Carter Machinery Company, Incorporated, Stafford County Rider Agreement No. 22-054-5030CO, executed on December 15, 2021, and expiring on January 29, 2023, be and it hereby is ratified and approved; and

BE IT FURTHER RESOLVED that the County Administrator is authorized to approve additional expenditures with Carter Machinery Company, Incorporated for the purchase of generators, related parts, equipment and services in an amount not to exceed Five Hundred Thousand Dollars ($500,000), for a total contract amount of $652,369, unless modified by a duly-executed amendment.

ITEM 13. UTILITIES; AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE CONTRACTORS FOR PROFESSIONAL ON-CALL CONSULTING SERVICES FOR UTILITIES SYSTEM PLANNING, STUDIES AND MODELING.

Resolution R22-261 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE CONTRACTS FOR PROFESSIONAL ON-CALL CONSULTING SERVICES FOR UTILITIES SYSTEM PLANNING, STUDIES AND MODELING

WHEREAS, the Department of Utilities requires various consulting services from engineering firms for multiple projects, such as the water and sewer modeling and water quality on an on-call basis; and

WHEREAS, pursuant to Request for Proposals (RFP) No. 22-031-5001-SP, the County solicited proposals from qualified firms to provide on-call consulting services for three categories of utilities projects:

Category	**Project Types**
A	Utility System Master Planning and Modeling
B	Water Quality
C	Project Management 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

WHEREAS, funds for these services are available in the Utilities Fund;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the County Administrator be and he hereby is authorized to execute contracts for one year with four optional one-year renewal terms with the following engineering firms to provide professional, on-call consulting services for utility projects:

Categories	Project Types	Awarded Firms
A	Utility System Master Planning and Modeling	Ramboll Americas Engineering Solutions, Inc.
B	Water Quality	AECOM Technical Services, Inc.
C	Project Management Services	Ramboll Americas Engineering Solutions, Inc.

; and

BE IT FURTHER RESOLVED that individual projects or task orders are authorized up to Two Hundred Thousand Dollars ($200,000), unless modified by a duly-executed contract amendment.

UNFINISHED BUSINESS

ITEM 14. COUNTY ADMINISTRATION; AUTHORIZE THE COUNTY ADMINISTRATOR TO SEND A LETTER TO THE STATE BOARD OF LOCAL AND REGIONAL JAILS REGARDING THE ONGOING INMATE FEES STUDY.

Mr. Vosburg noted that the item was presented at the previous meeting, and the revisions recommended by the Board had been performed. He said they added to the letter that there was concern about what was being studied by the subcommittee, and they were following the subcommittee group. He said they had an upcoming meeting, and they had collected previous materials.

Mr. Vosburg said the subcommittee had not taken a lot of action, and the next step was to comprehensively survey all of the jails. He said they met with Mr. Hudson from the jail, and the survey was at least 25 pages.

Mr. Vosburg noted that Mr. Coen had asked about the other members in the jurisdictions who supported the jail. He said others were current in their support of the jail. He said the County's support was roughly equal to 38.04% of jail expenditures. He said the end of the letter referenced that if the state were to make a change, the jail should be mindful of local governments and the impacts it may have.

Dr. Yeung said she did not have issues with the updated letter. She said she wanted the Board to consider the costs and fees. She noted the $80,158 figure, and stated that she did not know if the jail was for-profit. She said she did not want the County to influence the surveys, and that there were two different reviews from two different committees.

Dr. Yeung said she had reviewed the background. She noted that inmate populations were often located in profit centers, and she wanted to ensure that was not the case in Stafford. She said she wanted to ensure there were services that allowed inmates to contact their families, but she also wanted to ensure the jails were not making a profit.

Dr. Yeung noted that some people believed people in jail deserved the punishment, but she emphasized the burden placed on the families and the expensive cost to many poor individuals. She said she had read about people who paid $400 to $600 per month for loved ones in jail, which was directly coming from families and homes. She said an audit should be performed and the Board should be informed when the last audit was performed.

Mr. Vosburg responded that they were collecting an audit history.

Ms. Vanuch said she believed they were annually audited. She said she was on the board, and they reviewed the audit every year at the beginning of the year.

Mr. Vosburg said they should be able to get copies of the audits and supply the information to the Board. He said in terms of for-profit, it depended on whether each item was sold at market price. He said he did not have a full response, but he knew the funds were put back into the jail. He said any revenue received from the sales went back into the jail.

Dr. Yeung said she would like to see the figures and the audit.

Ms. Gary said the issue affected so many people in the community and in the country. She said she would not say that people in jail deserved to be there, and complex things were happening in the world. She said she wanted to review the audit as well. She said it was important to make the Board's needs known in regard to issues with fiscal impacts. She said she had reviewed the letter and supported the new draft.

Dr. Yeung said personal beliefs on the matter aside, constituents deserved to know the funds were being used as stated, and she wanted to know the facts.

Mr. English asked if the letter would be sent regardless of the auditing process.

Ms. Vanuch said that was correct. She explained they did the audits. She said the money collected from vending and commissary services went back into the jail. She said the County Administrator would be able to later provide the Board with the information.

Ms. Bohmke asked if the regional partners with the jail were sending the same letter, a similar letter, or no letter at all.

Mr. Vosburg explained there could end up being a combination of results. He said the previous letter presented to the Board was drafted by the jail board staff to provide to the partnering jurisdictions to adopt. He said one county, King George, adopted the version supplied by the jail board.

Mr. Vosburg noted that the Board's version would be slightly different. He clarified he had not heard whether other jurisdictions had addressed the topic.

Ms. Bohmke clarified other jurisdictions would approve some version of the letter.

Mr. Vosburg confirmed Ms. Bohmke's remark. He noted that one jurisdiction already had.

Ms. Vanuch explained the jail board voted unanimously for the members to bring the item back to their respective boards and express opposition to the committee's scope.

Ms. Bohmke said it would be interesting to see how the state handled the matter. She said it was similar to the study performed for public and private day schools. She said nothing had changed. She said she was interested in the results of the report.

Ms. Gary clarified that the Board was not taking a position but was expressing issues they would have if they were unable to have those fees.

Ms. Vanuch confirmed that was the scope of the letter under review by the Board. She said jail board members wanted strict opposition. She said she would go along with the changes to submit the letter, but she was opposed to any changes.

Ms. Gary clarified the letter simply stated the impacts.

Ms. Vanuch confirmed that was correct.

Ms. Bohmke motioned, seconded by Ms. Gary, to authorize the County Administrator to send a letter to the State Board of Local and Regional Jails regarding the ongoing inmate fees study.

The Voting Board tally was:

Yea:	(6)	Allen, Bohmke, Coen, English, Gary, Vanuch.
Nay:	(0)	
Absent:	(1)	Yeung

ITEM 15. ECONOMIC DEVELOPMENT & TOURISM; ACCEPT, AND BUDGET AND APPROPRIATE $160,000 IN ARPA TOURISM GRANT FUNDS FROM THE VIRGINIA TOURISM AUTHORITY TO SUPPORT LOCAL TOURISM AND MARKETING IN STAFFORD COUNTY.

Ms. Lisa Logan, Assistant Director of Economic Development and Tourism, said she would discuss the Virginia Tourism Corporation ARPA funding allocation. She said the Tourism department allocated funding for local jurisdictions which could be used for marketing purposes. She said the funding was based on a percentage of taxes paid into a mix of funds by the County, but the specific numbers were not provided.

Ms. Logan said they allocated $160K to the County, and the County had submitted an application in October 2021 stating they would like to use the funds for videography and photography because the County was utilizing the same videography. She said the state recommended the videography be updated quarterly, but that was not cost-effective or recommended by staff. She said the ARPA funding, however, provided the opportunity to update the videography for a one-time cost.

Ms. Logan said in the submitted application, video and photography were specified because the use had to be stated before the funds were granted. She said the goal was to supplement and add value to what they were doing for marketing purposes and to compete against other destinations to attract more visitors, sports events, conferences, and other such items to the County.

Ms. Logan provided a cost breakdown for where the funding would be spent and what the County would end up with. She said the County would receive about 40 videos and associated photography, and the cost over the estimated four-year usage of the videos came to about $4,000 per video, which was a good price. She said the videos would be used to promote multiple events and multiple marketing aspects over about four years.

Ms. Logan said they planned to perform the video shooting over the next year and a half with different participants over different seasons. She said that staff recommended approval. She said if the funds were not approved as allocated by the state, they would be returned to the state.

Ms. Vanuch said the presentation answered all of the Board's questions.

Ms. Bohmke motioned, seconded by Dr. Yeung, to approve proposed Resolution R22-185.

The Voting Board tally was:

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

Resolution R22-185 reads as follows:

A RESOLUTION TO ACCEPT, BUDGET, AND APPROPRIATE $160,000 IN AMERICAN RESCUE PLAN ACT (ARPA) GRANT FUNDS FROM THE VIRGINIA TOURISM AUTHORITY TO SUPPORT TOURISM IN STAFFORD COUNTY

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") from the Commonwealth's allocation of ARPA grants funds to fund the Tourism Recovery Program, supporting local and domestic marketing organizations and the Authority's marketing and incentive programs; and

WHEREAS, the Authority has granted a portion of these funds to Virginia localities to further support local tourism marketing and incentive programs; and

WHEREAS, the Authority has granted $160,000 to Stafford County to support tourism marketing within the County; and

WHEREAS, the Board desires to accept the grand funds, and budget and appropriate the same to support local tourism and marketing efforts in Stafford

County;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that grant funds from the Virginia Tourism Authority d/b/a the Virginia Tourism Corporation be and it hereby is accepted, and budgeted and appropriated as follows:

Fund	**Department**	**Purpose**	**Amount**
ARPA Grant Fund	Economic Development	State pass through ARPA funds from the Tourism Recovery Program to support local tourism and marketing efforts in Stafford County	$160,000

ITEM 16. PLANNING AND ZONING; AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE DEEDS OF EASEMENT FOR THE PURCHASE OF DEVELOPMENT RIGHTS ON 1) TAX MAP PARCEL NOS. 58D-1-35 AND 58D-1-37 (JONES PROPERTY) AND 2) TAX MAP PARCEL NOS. 47-70, 47-71 AND 48-6A (MOORE PROPERTY); AND APPROPRIATE FUNDS.

Ms. Vanuch noted that Ms. Kathy Baker had previously provided a robust presentation during the last meeting under New Business. She noted that the Board did not have questions, so Mr. Coen was welcome to make a motion to approve.

Mr. Coen confirmed two motions were required.

Mr. Coen motioned, seconded by Mr. English, to approve proposed Resolution R22-230.

The Voting Board tally was:

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

Resolution R22-230 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A PURCHASE AGREEMENT AND DEED OF EASEMENT FOR THE PURCHASE OF DEVELOPMENT RIGHTS (PDR) ON TAX MAP PARCEL NOS. 58D-1-35 AND 58D-1-37, LOCATED WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT, AND BUDGETING AND APPROPRIATING FUNDS FOR THE PURCHASE

WHEREAS, Stafford County Code, Chapter 22A, Purchase of Development Rights, enables the County to acquire conservation easements voluntarily offered by property owners as a means of protecting the County's open space, agricultural and forest lands, and natural and cultural resources; and

WHEREAS, Resolution R20-358 authorized the County Administrator to negotiate the acquisition of a conservation easement on Tax Map Parcel Nos. 58D-1-35 and 58D-1-37 (Jones Property) subject to appropriation and the availability of funds through the County's Purchase of Development Rights (PDR)/Land Conservation fund; and

WHEREAS, Resolution R20-358 authorized application for matching funds through various land conservation organizations for the potential acquisition of such easement; and

WHEREAS, the PDR Administrator and the Agricultural and Land Conservation Committee recommend the Board acquire development rights from the Jones Property; and

WHEREAS, the Virginia Land Conservation Foundation has granted matching funds in the amount of One Hundred Sixty-Two Thousand Five Hundred Dollars ($162,500) for the acquisition of such easement, plus incidental costs; and

WHEREAS, the Board carefully considered the recommendations of the PDR Administrator, the Agricultural and Land Conservation Committee, and staff, and determined that development rights from the Jones Property should be purchased; and

WHEREAS, the Board finds that this purchase conforms to the Comprehensive Plan, and preserves and provides open space land; and

WHEREAS, the Deed of Easement and associated documents have been prepared; and

WHEREAS, the Board desires to appropriate County funds and the matching funds from the Commonwealth of Virginia;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the County Administrator be and he hereby is authorized to execute a Purchase Agreement and Deed of Easement, pursuant to the County's Purchase of Development Rights (PDR) Program, for the purchase of development rights on Tax Map Parcel Nos. 58D-1-35 and 58D-1-37, in an amount not to exceed Three Hundred Twenty-Five Thousand Dollars ($325,000), with no less than One Hundred Sixty-Two Thousand Five Hundred Dollars ($162,500) reimbursable from the Commonwealth of Virginia; and

BE IT FURTHER RESOLVED that One Hundred Sixty-Two Thousand Five Hundred Dollars ($162,500), plus incidental costs, in matching PDR grant funds from the Commonwealth of Virginia are budgeted and appropriated to the PDR/Land Conservation fund, to release payment to Kevin and Paige Jones, or other party, as appropriate, at or upon settlement for the purchase of development rights on Tax Map Parcel Nos. 58D-1-35 and 58D-1-37; and

BE IT FURTHER RESOLVED that Roll Back Tax revenue from prior years that have been set aside in accordance with the Board's High-Performance Financial Policies is budgeted and appropriated to the General Fund in the amount of One Hundred Sixty-Two Thousand Five Hundred Dollars ($162,500); and

BE IT STILL FURTHER RESOLVED that the County Administrator or his designee is authorized to sign any other document necessary to effectuate this transaction and Resolution.

Mr. Coen motioned, seconded by Mr. English, to approve proposed Resolution R22-231.

The Voting Board tally was:

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

Resolution R22-231 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A PURCHASE AGREEMENT AND DEED OF EASEMENT FOR THE PURCHASE OF DEVELOPMENT RIGHTS (PDR) ON TAX MAP PARCEL NOS. 47-70, 47-71 AND 48-7A, LOCATED WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT, AND BUDGETING AND APPROPRIATING FUNDS FOR THE PURCHASE

WHEREAS, Stafford County Code, Chapter 22A, Purchase of Development Rights, enables the County to acquire conservation easements voluntarily offered by property owners as a means of protecting the County's open space, agricultural and forest lands, and natural and cultural resources; and

WHEREAS, Resolution R18-163 authorized the County Administrator to negotiate the acquisition of a conservation easement on Tax Map Parcel Nos. 47-70, 47-71 and 48-7A (Moore Property) subject to appropriation and the availability of funds through the County's Purchase of Development Rights (PDR)/Land Conservation fund; and

WHEREAS, Resolution R18-163 authorized application for matching funds through various land conservation organizations for the potential acquisition of such easement; and

WHEREAS, the PDR Administrator and the Agricultural and Land Conservation Committee recommend the Board acquire development rights from the Moore Property; and

WHEREAS, the United States Department of Agriculture has granted matching funds in the amount of Two Hundred Thousand Dollars ($200,000) for the acquisition of such easement; and

WHEREAS, the Board carefully considered the recommendations of the PDR Administrator, the Agricultural and Land Conservation Committee, and staff, and determined that development rights from the Moore Property should be purchased; and

WHEREAS, the Board finds that this purchase conforms to the Comprehensive Plan, and preserves and provides open space land; and

WHEREAS, the Deed of Easement and associated documents have been prepared and County funds for purchase have been appropriated; and

WHEREAS, the Board desires to appropriate the matching funds from the United States Government;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that the County Administrator be and he hereby is authorized to execute a Purchase Agreement and Deed of Easement, pursuant to the County's Purchase of

Development Rights (PDR) Program, for the purchase of development rights on Tax Map Parcel Nos. 47-70, 47-71 and 48-6A, in an amount not to exceed Four Hundred Thousand Dollars ($400,000), with no less than Two Hundred Thousand Dollars ($200,000) reimbursable from the United States Government; and

BE IT FURTHER RESOLVED that Two Hundred Thousand Dollars ($200,000) in matching PDR grant funds from the United States Government is budgeted and appropriated to the PDR/Land Conservation fund to release payment to Don and Judith Moore, or other party, as appropriate, at or upon settlement for the purchase of development rights on Tax Map Parcel Nos. 47-70, 47-71 and 48-6A; and

BE IT FURTHER RESOLVED that Roll Back Tax revenue from prior years that have been set aside in accordance with the Board's High-Performance Financial Policies is budgeted and appropriated to the General Fund in the amount of Two Hundred Thousand Dollars ($200,000); and

BE IT STILL FURTHER RESOLVED that the County Administrator or his designee is authorized to sign any other document necessary to effectuate this transaction and Resolution.

ITEM 17. PLANNING AND ZONING; CONSIDER AUTHORIZING THE INITIATION OF AN APPLICATION FOR ZONING RECLASSIFICATION FROM THE R-1, SUBURBAN RESIDENTIAL TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT ON COUNTY-OWNED TAX MAP PARCEL NO. 45-98.

Ms. Vanuch noted that the item was presented at the prior meeting by Ms. Kathy Baker. She asked Mr. Coen to make a motion.

Mr. Coen motioned, seconded by Ms. Bohmke, to approve proposed Resolution R22-246.

Dr. Yeung asked in reference to the first line what constituted heavy versus light industrial.

Ms. Baker explained heavy industrial was more focused on manufacturing products. She said that light industrial uses were more likely to occur inside the buildings at a lower intensity.

Dr. Yeung noted that there were two environmental phases and asked who paid for the environmental assessments.

Mr. John Holden explained the Phase 1 and Phase 2 environmental assessments were both paid by First Line and the EDA in a cost-sharing agreement.

Dr. Yeung asked why the Board should agree to transfer the funds to the EDA.

Mr. Holden said that the purpose was for the redevelopment of the property into a productive use and for the expansion of First Line Technology to the property.

Ms. Vanuch explained the item was covered under one of the presentations during the joint EDA-Board meeting and it was presented in CEDC. She said that it was the same property that the Board was considering extending the water and sewer line through. She said that the rezoning had to happen to move forward.

Mr. Coen said when they successfully attracted the company to the County, the goal was to first do one project on the side of Route 17 and then expand to do more projects in Stafford. He said that the goal was to help the business expand. He mentioned it was a business that helped law enforcement with Narcan and during COVID-19, and the business retrofitted vehicles to be used by the community.

Ms. Bohmke noted that the project was also connected to the presentation where the Board supported Main Line.

The Voting Board tally was:

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

Resolution R22-246 reads as follows:

A RESOLUTION AUTHORIZING THE INITIATION OF AN APPLICATION FOR ZONING RECLASSIFICATION FROM THE R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT ON COUNTY-OWNED TAX MAP PARCEL NO. 45-98, LOCATED WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT

WHEREAS, Stafford County owns Tax Map Parcel No. 45-98 (Property), zoned R-1, Suburban Residential; and

WHEREAS, Stafford Economic Development Authority (EDA) desires to acquire the Property for redevelopment as a potential business/industrial use; and

WHEREAS, the Board acknowledges that redevelopment of the Property could result in additional investments and jobs, and generate tax revenue for the County; and

WHEREAS, the Board desires to authorize the initiation of the zoning reclassification application to consider rezoning the Property to M-1, Light Industrial Zoning District to facilitate business/industrial development;

NOW, THEREFORE BE IT RESOLVED, by the Stafford County Board of Supervisors on this the 4th day of October, 2022, that a reclassification application to reclassify Tax Map Parcel No. 45-98 from the R-1, Suburban Residential to the M-1, Light Industrial Zoning District be and it hereby is authorized for initiation; and

BE IT FURTHER RESOLVED, that the County Administrator is authorized to execute any documents that he deems necessary to effectuate the Board's desires expressed herein and this Resolution.

NEW BUSINESS

ITEM 18. PLANNING AND ZONING; CONSIDER TIME LIMIT EXTENSION REQUESTS FOR ZONING RECLASSIFICATION AND CONDITIONAL USE PERMIT APPLICATIONS (PROJECT KNOWN AS BELMONT PARK)

Ms. Vanuch clarified the topic was under New Business so no action would be expected from the Board. She recognized Mr. Harvey to present.

Mr. Jeff Harvey, Planning and Zoning Director said that the request was for a time limit extension based on the County code which stipulated any rezoning or conditional use permit application needs to be acted on by the Board within 18 months or the application was administratively closed. He said that there was a rezoning that had changed from the request, and there were proposed modifications to the conditional use permits.

Mr. Harvey explained the original rezoning was filed in 2020 and had a proposal for a mostly residential project with some commercial use along Route 17. He said that an aspect of the proposal was to relocate the VDOT commuter parking lot on Route 17 to a different location and utilize the site for some of the commercial development.

Mr. Harvey noted that a significant component of the project at the time was a residential component with apartments and senior housing. He said that since the submission, the applicant had reconfigured the project and modified the rezoning applications—which had required additional review from VDOT and extended the review from the County and the state.

Mr. Harvey said that the current proposal was to rezone a larger area to commercial to include a large fieldhouse complex for multiple indoor sports in addition to the retail component along Warrenton Road. He said the two conditional use permits would pertain to a proposed vehicle fueling station with a convenience store and a drive-through facility that could be associated with a restaurant.

Mr. Harvey explained another significant change related to the back portion of the project. He said it had previously been proposed for residential use, but it was now proposed to be industrial use to meet market needs in the community.

Mr. Coen clarified the previous residential use now included no residential use and that was the reason the review had been extended.

Mr. Harvey said that was correct. He stated that there had been a substantial change in the overall development proposal.

Ms. Bohmke asked if the athletic complex was still included as part of the proposal.

Mr. Harvey said that according to the last available information to staff, the athletic proposal was still included in the Generalized Development Plan.

Ms. Vanuch said the item would return at the next meeting.

ITEM 19. ECONOMIC DEVELOPMENT & TOURISM; BUDGET AND SET ASIDE AMERICAN RESCUE PLAN ACT (ARPA) GRANT FUNDS TO SUPPORT THE LANGLEY FOUNDATION EXHIBIT AT STAFFORD REGIONAL AIRPORT.

Ms. Vanuch noted that the item had been reviewed during the ARPA work session and the Board had requested it come back under New Business. She asked if the Board had any questions.

Mr. Holden said that Mr. Horning could go through the presentation publicly and then answer any questions from the Board.

Ms. Vanuch said that they received the presentation during committee, and they did not typically repeat presentations during the Board meeting.

Mr. Holden offered to answer questions.

Mr. English said the project appeared to cost $300K. He said he was not supportive of the proposal because it was not a good use of County funds. He noted that the applicant had its own foundation to raise funding. He said the County would not receive $300K worth of return from the investment. He said the County had other needs.

Ms. Gary said she was supportive of the measure. She said there were positive fiscal impacts associated with the proposal, such as how it supported the museum which would become

Smithsonian-affiliated. She said the County's investment would provide educational returns and boost tourism. She said it would be helpful for Mr. Holden to speak to the benefits.

Mr. Holden responded the proposal was one of the items reviewed by the EDA as a potential use for ARPA funds. He said he could not speak to the comments regarding the return on the County's investment. He said it would be an investment in a pre-COVID-19 proposal that was impacted by the events of the pandemic. He noted that the item had been previously brought before the Board.

Ms. Allen said she would like to know how this benefited Stafford economically. She said it was an investment made with a plan for economic development and tourism efforts. She said she would like some of the questions to be answered by Mr. Hornung.

Mr. English said this was a regional airport and they were partners with Prince William County. He asked what Prince William County's role in this was. He said his position was that $150,000 should be spent toward a museum.

Mr. Chris Hornung, President of the Langley Flight Foundation, said that this idea was first and foremost for Stafford County. He said the foundation was a nonprofit and was composed of all volunteers, so the idea that the money was being allocated to a foundation was true, but the purpose of the foundation was to create a replica to be displayed in Stafford County. He said they wanted it to be in the museum, and one of the most important things in a museum was to have attractions that inspired children, gave them opportunities to expand on STEM education, and gave enough interest to pull people off of the interstate.

Mr. Hornung said it would be nice for there to be recognition that the first heavier-than-air aircraft flight occurred in Stafford County and there was not even a sign in the County that recognized that. He said it was the first aircraft carrier launch, first steam-powered aircraft, and first UAV in human history, which were significant for attracting businesses in the County. He said an earlier comment was that they needed high-skill businesses, and high-skilled aviation businesses were what they were trying to attract. He said that all the initiatives were built around encouraging new STEM education initiatives and curriculum in Stafford County, to help the EDA help attract aviation-related businesses to the County, and to help students and residents to have something to be proud of.

Mr. Hornung said he recalled that when he was a youth and attended Boys State, he met other people who knew nothing of Stafford. He said that until people began to tell the story of the Wright brothers, people did not know where Kitty Hawk, North Carolina was. He emphasized that it was an important story that should be told, which was where they believed the return on investment was. He said it was not an investment for the airport; the airport had agreed to house it, but ultimately it was to be for a Stafford museum. He said that was why the other jurisdictions were not putting money up for it; it was ultimately something that could be moved to a Stafford museum or cultural center.

Ms. Gary said the establishment of this foundation was solely to get the efforts going, and it was not established to ask the County for money. She commented that her understanding was that the responsibility of the County, when these ideas were brought to develop something like this, was for the Board at the time to create a foundation to facilitate that.

Mr. Hornung said that was correct. He said that was because the County did not want to be the one with the insurance on the model or sign the contract to negotiate all that, so someone needed to bridge that gap, which was what they stepped up to do.

Ms. Vanuch asked why the EDA would not do it.

Mr. Hornung asked if Ms. Vanuch was asking why the EDA would not manage that.

Ms. Vanuch said yes.

Mr. Hornung said they brought this before the EDA, the EDA recognized its importance and recommended allocating those ARPA funds, but if the County wanted the EDA to ultimately be the owner of the aerodrome, they did not have an issue with that because their main goal was to get it built and displayed in Stafford County.

Mr. English asked what would happen if the foundation did not raise the $150,000.

Mr. Hornung asked if Mr. English was referring to the $150,000 the County would be investing.

Mr. English said yes. He said that he appreciated the Foundation's work, but he felt the money should be used for something else. He asked what the timeline was.

Mr. Hornung said the contract had not been signed, but they had a draft contract with The Right Experience, noting that they were the foremost experts in the country in building replica aircraft such as this. He said that the contract had four payment requirements, $250,000 broken into four payments of $62,500. He said the first was due when they notified them to proceed and was the first payment required; at any time, they could ask them to stop if they did not have additional funds.

Mr. Hornung said that what the $150,000 did was allow them to go to corporate sponsorships, go to local businesses and the Stafford community to fundraise against the County's matching allocation in the 18-month timeline. He said it was a long time for it to be built, but it gave them time with the payment procedures to have 12 months to raise the remaining $125,000 for the replica itself.

Mr. English asked what happened if they did not raise those funds.

Mr. Hornung said they would have to slow the production of the aerodrome until they raised those funds.

Mr. English said that meant that hypothetically, the process could take up to five or 10 years.

Mr. Hornung responded that if it was a worst-case scenario where they did not raise a single cent, or they got to a point where it was an issue. He said that the reason the foundation was formed was to move forward with this initiative, and he had every confidence they would be able to raise that money.

Mr. English asked when they would give up on the project if they were not going to raise the money.

Mr. Hornung said that if the County's allocation was made for the $150,000 to match, he would spend as much time and work for as long as it took to get that done, but there were timelines on the ARPA funds on when it had to be constructed. He said they had held up on their corporate sponsorship offerings because when they originally went to the EDA, the understanding was that with their approval in May that these funds may be available by June or July. He said that was their understanding, so they slowed their corporate marketing and sponsorship until they had some type of agreement that there was an allocation.

Mr. Hornung said while that had been suspended, several groups had expressed interest in providing funding, so he was not overly concerned that they were not going to raise that, but it was motivation to get them moving, and they would have to bring in stakeholders from the corporate research center and other parts of the County to raise those funds as well.

Ms. Bohmke said to the Board that this project was interesting and exciting, and she was glad it was under New Business because many of them were struggling with the fact that a lot of people wanted a lot of ARPA money, so every dollar mattered. She stated that she was glad Mr. Hornung was present to address some questions and that they all had the opportunity to think about this and make a decision. She said this need had to stack against all the others.

Dr. Yeung said that Ms. Light was not present, but the criteria in her mind were where the ARPA money needed to go with the primary purpose of help during the COVID-19 period. She added that not until all of those items were met would she look at anything else on which to use ARPA money.

Ms. Vanuch said that there were a lot of criteria for ARPA.

Ms. Light said that ARPA was for helping counties and localities recover from the COVID-19 pandemic and its negative economic impacts—for businesses, individuals, and the County as a whole.

Mr. Coen commented that if they could in theory raise more than the $150,000, they would not need a contribution from the County. He asked Ms. McClendon to send him an email about what would happen to the ARPA money if it was unspent.

Ms. McClendon said that the way the resolution was structured was budgeting the money and setting it aside; however, the Board would not appropriate it until such time that the foundation showed they had the matching funds, therefore at a time if the Board decided the foundation was unable to meet the obligation to have it contracted, the Board could move the funds to different ARPA-qualified projects.

Mr. Coen asked if it was contingent on an ARPA time limit.

Ms. McClendon said in the background report, the time limits were provided. She said the funds had to be obligated by December 31, 2024 and the project had to be completed by December 2026.

Ms. Vanuch said that when they came back, they should show the Board if they were able to demonstrate that they could come up with close to $150,000.

Ms. Allen reiterated that Ms. McClendon had said that they would only give that money if they had the matching funds.

Ms. Gary said that bringing back information related to corporate sponsorships would be helpful.

Mr. Hornung said that when they originally talked about the matching funds, they had discussed a phased basis, so their goal was not to raise $150,000 before the end of the year to get the matching funding, which was why they scheduled the payments for the contract to be over a 12- to 18-month time period so that they could raise the matching funds to reach $62,500. He said they proposed that they would raise half and half with the County as they went, but it was not to raise the full $150,000 before the County would start putting money into the project.

Ms. Vanuch said that was different than what Ms. McClendon said was in the resolution.

Mr. Hornung said that he had corresponded with Mr. Holden earlier that day because that was the first time he had seen that, but the way it was written in the staff report was different than what they had requested and how they thought this would work.

Ms. Vanuch said that they should get clarity on that because that was an important issue, and staff should bring forward that clarity. She said that she was concerned about how the ARPA payout would happen with the way Mr. Hornung described it versus the way Ms. McClendon described it.

Mr. Hornung said that the foundation had the ability to borrow money, so if they were short and up to a timeline, they could borrow funds to raise that half and then fundraise to compete against that. He stated that it was a reasonable alternative to protect the County if that should come into play.

Dr. Yeung said that based on what Ms. McClendon said, they had until 2024 to raise it and until 2026 to build it. She asked if they believed they could complete the build in those two years.

Mr. Hornung said yes. He said the contract they had currently drafted was for 18 months.

Mr. English asked if they could defer the item.

Ms. Vanuch said that it was New Business so it would be Old Business at the next Board meeting.

CLOSED MEETING

At 4:27 p.m., Dr. Yeung motioned, seconded by Ms. Bohmke, to adopt Resolution CM22-22 to authorize closed session.

The Voting Board tally was:

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

Resolution CM22-22 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for (1) consultation with legal counsel and briefing by staff members pertaining to *Stafford County vs. SYJ Associates, Inc. and Great American Insurance Company*, where such consultation or briefings in open meeting would adversely affect the litigating posture of the Board, (2) discussion and consideration of acquisition of real property for recreational and fire facilities purposes, where discussion in an open meeting would adversely affect the bargaining position or negotiation strategy of the Board, and (3) discussion concerning the performance of a specific public officer.; and

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 4th day of October, 2022, that it be and hereby does authorize discussion of the above matters in Closed Meeting.

CLOSED MEETING CERTIFICATION

At 5:40 p.m., Dr. Yeung motioned, seconded by Mr. Coen, to adopt Resolution CM22-22(C) to certify the closed meeting.

The Voting Board tally was:

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

Ms. Vanuch noted that Ms. Allen was absent because she had to go pick up her daughter.

Resolution CM22-22 (C) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON OCTOBER 4, 2022

WHEREAS, the Board has, on this the 4th day of October, 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 4th day of October, 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.

Ms. Gary motioned, seconded by Mr. Coen, to approve R22-265.

The Voting Board tally was:

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

RECESS

At 5:42 p.m., the Board adjourned its meeting until the evening session.

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

PRESENTATIONS

There were no evening presentations.

PRESENTATIONS BY THE PUBLIC - II

Ms. Vanuch read the protocol for public speakers.

1. Ms. Bridgette Farrell-Kuzma, 30 Garfield Street in Rock Hill District, said she was an enraged and exasperated parent expressing an imminent safety danger. She said that she lived in the Eastern View neighborhood directly across Garrisonville Road from North Stafford High School. She said her concerns were all related to the safety of children and students of North Stafford High School. She said she had lived in North Stafford for 22 years and had four children, with this being their sixth year of having children walk to North Stafford High School.

   Ms. Farrell-Kuzma said that every year she had expressed safety concerns with the ongoing daily safety and traffic situations. She said she was frustrated with the ongoing lack of solutions or answers she had received from various organizations about children's safety, and she was here, sharing her concerns with her elected representatives. She said that the lack of safety for the children walking to school was alarming. She commented that last week, she conducted her own traffic observations in the morning, where she sat near the intersection of Joy Street and Garrisonville Road, Monday through Friday, from 6:55 to 7:35 a.m. to provide data with what occurred.

Ms. Farrell-Kuzma said that on average, during that time frame, more than 17 vehicles made a turnout at the high school campus with children in the crosswalk. She said they were walking in the crosswalk with the crosswalk light on when the cars turned in front of them. She said the pedestrians obviously had the legal right-of-way, the drivers had signs that stated for them to yield to pedestrians in the sidewalk, and clearly drivers disregarded these signs and the law. She said that yielding to pedestrians did not mean stopping just before hitting them in the crosswalk. She said on average, five of those cars turned when the students were legally in the crosswalk on the school side of the divided road.

Ms. Farrell-Kuzma said as a parent and caring adult, she hoped they could imagine the emotions she experienced when seeing a car almost hit a high-schooler walking in the crosswalk. She said she had spoken to a deputy with the Stafford County Sheriff's Office, and he told her that part of interpreting traffic codes was balancing the intent of the code with what was reasonable to drivers. She said when it came to safety, there was nothing reasonable about cars turning in front of defenseless pedestrians in the crosswalk. She said the vehicles often turned so close to the students that the students could reach out and touch the vehicles.

Ms. Farrell-Kuzma said she struggled with the response from the Stafford Sheriff's Office that disregarded safety and the law. She said it was their duty to uphold state statutes and to enforce the law. She said that imminent danger was defined as death or serious physical harm that could occur within a short time. She said the crosswalk light on Garrisonville Road was 30 seconds, and every day the children walking to and from the school had 30 seconds that may be the most dangerous in their entire day. She said she was enraged that the many organizations that oversaw the area did not see children's safety as a concern.

Ms. Farrell-Kuzma said the situation obviously exemplified imminent and daily danger. She said the current message being sent to these children and their families was that their safety and their lives were not important. She asked if a defenseless, minor child's safety was worth 30 seconds. She said now that she had shared the data and the risk to these students, she implored them to join her in a call to action to protect their children.

2. Ms. Shannon Fingerholz, resident of the Hartwood District, said that her family owned a 1937 Packard limo, so she had experience in dealing with recurring and inconvenient downtime of old items, so when one thing was fixed, the next weakest link popped up. She said finding the old parts, making them work with new ones, and figuring out how to rig them together to make it to the next destination was part of the struggle and substantial cost of keeping old things alive. She said in the September 20 meeting, it was mentioned by the Board that at the runway expansion that a 1940 airplane flew and how cool it was to see an old plane. She said another opportunity to see an even older exhibit in Stafford County was the Rising Star campus, which housed their youngest learners and was built in 1931.

   Ms. Fingerholz said it was built before World War II, before women could have their own bank accounts, and before black students were even allowed to walk into the building. She said there had been additions and band-aids made over the years, but maintenance was time-consuming and costly. She said she was sure if the Board reached out to the principals and Superintendents of their very old schools, they would love to show how staff, teachers, and students adjusted to work in a very old building. She said they could show how children were getting interventions in hallways and taking assessments in lunchrooms.

   Ms. Fingerholz said they had schools that were mechanically failing and had no space for small children. She said they had people asking every day for money to come from a limited budget and also wanted to voice their opinion on what was being done wrong. She said she knew the Board members began to tune them out quickly when they said the same thing over and over, and she knew that it was easy for things to get lost in the wash of requests for time and priorities.

   Ms. Fingerholz said she continued to come back was that as a Stafford County parent that they were actually asking for schools to be a priority and they wanted to get back on track of building and replacing schools to keep them competitive in their surrounding communities. She said one of her responsibilities as a person making this request was being willing to put in the work to be a part of the solution, so she was back to keep the wheel squeaky and ask how they as parents could make it a yes.

3. [Spanish speaker, interpreter] Ms. Yesana Diaz greeted the Board of Supervisors and said she had been a resident of and contributor to Stafford County for 16 years. She said she had worked for ABM for eight years, in which she had been a witness to all the injustices and abuse that came by their administration. She said now they had raised their voices so their rights were recognized. She said they had been accused of being called liars and that the stories they told were just anecdotes.

Ms. Diaz said they lately were assigned a number for Human Resources so they could submit their complaints, and when they had used it, it was only to hear humiliations. She said one was that if they did not like how they were being treated or the pay, they could search for something better. She said she thought it was a humiliating and brute response after so many years of service. She said they had put their heart and soul so that their students could get an education and do work in clean areas in safety. She said this was why she came to the Board of Supervisors to ask for their just intervention for this situation.

Ms. Vanuch said that in their bylaws, they could plan ahead for an interpreter to be present for speakers if they sent an email to the Board the day before the meeting.

4. [Spanish speaker, interpreter] Ms. Elsa Bernal greeted the Board and said she was a custodial worker for County Schools, contracted by ABM. She said she was a resident, taxpayer, and mother to children attending the schools of this County. She said she had worked for ABM for seven years, and despite the abuse and exploitation they had experienced in their schools, she was proud to say that if their children and perhaps some of their grandchildren had attended the school where she worked, she had taken care that they studied in a clean environment. She said when she went to work, she thought of their children as if they were her own children, because they attended school in the County, and that was why she put all her energy and effort into cleaning and activities related to it with her best care. She said during the summer cleaning in the month of June, she was threatened with being fired with concern about finishing the cleaning of the school she cleaned daily.

5. [Spanish speaker, interpreter] Ms. Fabiola Sosa said she was present because she worked at ABM. She said the students, teachers, and staff of schools, residents and taxpayers of the Stafford community deserved to have hygienic, safe, and healthy schools. She said these aspects were essential to a quality education and human development and which were a fundamental part to ensure hygiene and health of the schools' custodial workers. She said to ensure that cleaning and disinfection measures in school were carried out in a responsible, effective, and efficient manner, the working conditions of the custodians must be optimal in all aspects, including the provision of materials, supplies, and equipment, sufficient cleaning staff in schools, and fair labor practices.

   Ms. Sosa said the County needed to guarantee that the health of all was not being put at risk of vulnerability and danger. She said the County Public School District could make this possible by employing custodial workers as their own staff, but if they decided to set up a new contract with a new contracting company at the end of this year to provide its custodial services to the school system, they ask the School District and the County to ensure the company will comply with the petitions of the custodial workers related to just working conditions and that all the workers would guarantee having a job with the new employment company.

6. [Spanish speaker, interpreter] Ms. Bertha Rios said that the custodians of the Stafford County Public School system had suffered for many years from physical and mental abuse, exploitative working conditions, and labor injustices while providing cleaning services to the County. She said this also affected the proper cleanliness and hygiene in the schools, thus putting the health of students, teachers, employees, parents, and the Stafford County community at a large risk. She said if the County did not take the necessary measures to solve this problem, the risk would continue. She said during the COVID-19 pandemic, custodians had been treated in a totally irresponsible manner, without guaranteeing protection measures and putting everyone's health at risk.

   Ms. Rios said for example, a little over a month ago, she contracted COVID-19 and was out of work for three weeks. She said she did not receive payment for these three weeks of illness. She said in reality, they knew the best solution, both for the good of the school community and for themselves as workers was to employ them. She said if the County decided to hire a new company, their requests included that the County assure that all current custodial workers would keep their jobs and that the length of service and seniority be respected and recognized. She said the County should include a clause that the new contract for monitoring and enforcing the company to comply with working conditions, practices, and a policy of culture and respect for custodians.

7. Mr. Duane Edwards greeted the Board and introduced his daughter, Avery Edwards. Mr. Edwards stated that he was not a resident of Stafford County but was a parent of a student in Stafford County Schools, and they had a decision between Spotsylvania schools and Stafford schools for their children. He said when they heard about the issue of the lack of personnel and how much money was going toward the contract, he thought about how Stafford County could have an activity bus for the students if the money was not being mismanaged. He said there were things the school system worked hard to eliminate issues of the past, and when he saw a company mismanaging with such precious things at stake, they must ask all leaders in Stafford County to say something to someone about this issue even if it was a School Board issue.

   Mr. Edwards commented that the issue was dear to all of them because the schools needed to be cleaned by people who cared, and he understood the employees of ABM as people who cared. He said when he went to Conway, he did not know how much they cared about their jobs until talking to them, and he knew the Board members cared too, so he asked them to talk to the School Board, constituents, and everyone. He stated that this was more than just a workers' issue or parents' issue because it concerned the entire County. He said on behalf of Virginia Organizing, they had a petition of labor conditions from the Stafford County Public Schools custodian workers to Stafford County Public School District, which they planned to give to the School Board. He said he would like the Board of Supervisors to read what they have officially said to the School Board.

Ms. Vanuch asked if the document Mr. Edwards held was for the Board.

Mr. Edwards said yes.

Ms. Vanuch asked Mr. Edwards to give the document to their Clerk.

Ms. Vanuch asked if there were any other speakers. Seeing none, she asked Mr. Coen if he had a comment.

Mr. Coen asked if the topic could be discussed at the next three-on-three meeting with the School Board.

Ms. Vanuch said it was not on the agenda so it should not be debated, but if Mr. Coen would send an email to the three Board of Supervisors in that meeting, they could get it on the agenda and inform the ABM group when that would be placed on the agenda.

Dr. Yeung said that earlier today, they had a meeting in which she had asked the County Administrator to set up a meeting with the Superintendent, which he had done, and she did not want to wait until then if he already had a meeting.

Ms. Vanuch said he would have that meeting, then they could address it with the School Board. She said the 7:00 p.m. meeting would only address this topic if it went to public hearing, and it would be at a 3:00 p.m. meeting if it was added to an agenda.

PUBLIC HEARINGS

ITEM 20. PLANNING AND ZONING; CONSIDER A REQUEST FOR ZONING RECLASSIFICATION WITH PROFFERS FROM THE B-2 COMMERCIAL ZONING DISTRICT TO THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT; VENTURE BUSINESS PARK.

Ms. Vanuch said this item was a public hearing item that had already been presented once and was left open. She said it was located in the Falmouth District.

Mr. Harvey said this was a zoning reclassification from a commercial to an industrial zone for a proposal to build a 250,000-square-foot industrial warehouse building. He said it was located within the Falmouth District and showed a location map of the property off of Wyche Road, near Interstate 95 and the Courthouse Interchange. He showed a slide of the Generalized Development Plan, which had been committed to by the developer and showed the overall design of the property, including the building, parking areas, and highlighted buffer along the interstate. He showed images of the building elevations that had been committed to by the developer, and staff noted that the intent of the building could potentially be divided into multiple users and serve multiple businesses.

Mr. Harvey showed an aerial photographic view of the property and the existing conditions of the nearby area. He said during the public hearing there were some questions about the traffic impacts based on the application. He said the property was currently zoned B-2 Urban Commercial, which was their most intense commercial zone. He said based on the applicant's proposal for the M-1 zone in the proffers, it would be a warehouse distribution facility, which had a much lower traffic generation than what could occur based on existing zoning if it were to build out as a retail type use. He said the traffic study identified deficiency in the intersection of Courthouse Road and Wyche Road and Hospital Center Boulevard.

Mr. Harvey said the red arrow on the screen showed the deficiency, which was a left turn movement, and identified the need to convert an existing through movement in this location to a through and left. He said that would require restriping at this intersection, changing the signal mast arm head, as well as an additional lane that VDOT was requesting along Courthouse Road. He said right now there were three lanes in that area, but VDOT had noted that for left turns, there must be a receiving lane for each, and the far-right lane in that section of road served as the feeder lane to the interstate ramp. He said VDOT was essentially requiring another lane of road be built on that section of Courthouse Road to feed toward the interstate.

Mr. Harvey said the Board had asked some questions about the traffic analysis and where they were with a project in the vicinity. He said it could be seen in the aerial view shown that there was a project called Burn's Corner, with four different corners at the intersection of Courthouse, Wyche, and Hospital Center Boulevard. He said they currently had a Sheetz that had been built and several site plans were currently pending. He said looking at the proffers for Burn's Corner, when they hit a threshold of approximately 19,000 vehicle trips per day, they were required to make significant improvements to the intersection, including the restriping with the turn lane and the additional lane heading toward the interstate on-ramp. He said the Board had some questions about timing, and when staff looked at the various projects that had been approved and what was left to be approved of Burn's Corner, in figuring out the timing, the area highlighted in yellow on the screen was the existing Sheetz gas station, highlighted in green was a Chick-Fil-A, a medical office building, a Starbucks, and a Wendy's, which were all currently for site plan review.

Mr. Harvey said it was highly possible those projects could be built and occupied in Calendar Year 24, which coincided closely with the potential for first occupancy of the proposed warehouse if it was to move forward. He said the areas outlined in red on the screen would need to be developed to get the traffic threshold for those improvements. He said in consideration of a potential timing issue and the value of the proffer the applicant had made, they had offered to contribute $100,000 toward that left-turn lane, signal head, and restriping at that intersection, even though it was not warranted with their project, if that needed to move forward in advance of the full improvement. He said could answer any questions the Board might have with this application; the Planning Commission and staff were supportive of the zoning reclassification.

Ms. Bohmke said in a meeting with the developer, she asked how they came up with $100,000, and they had a very specific sheet that identified how they came up with the cost of the intersection. She said they had a contingency for 25%, and she asked them to proffer the cost related to this based on CPI in the event it was not built in a timely manner. She said hopefully that would help protect the County.

Ms. Vanuch asked if they had updated the proffers of that request.

Ms. Bohmke said yes.

Mr. Harvey said yes.

Mr. Charlie Payne said he represented the applicant, Matan. He said with him was Brian Morris from Matan, who could give information about the company and their community engagement, then they would walk through the cost breakdown they had in their PowerPoint.

Mr. Brian Morris said he was with Matan, representing their ownership. He said the company was based out of Frederick, Maryland and was a full-service commercial real estate company, which meant they did development, leasing, property development, and asset management in-house. He said they were a fairly small company of about 60 individuals, but managed 6 million square feet of warehouses that they owned and managed in-house, and an additional 11 million square feet in various stages of development. He said they had corporate responsibilities that included a philanthropic initiative in Frederick, and they did community service in the communities that they did business in, such as their work with an organization called Blessings in a Backpack, with whom they donated food to children in schools who were facing food insecurity. He said they also worked with United Way and local food banks.

Mr. Morris said their second corporate responsibility was sustainability. He said they tried to build, manage, and operate sustainable buildings, which included initiatives such as installing electric vehicle charging stations, reducing heat island effects, low-flow fixture installments, and reduction of waste in developments. He said some development highlights included buildings in Frederick and down to Ashland. He said they were a speculative developer, so they did not typically build a building with a tenant in hand, but they built a building for a future tenant to occupy. He said they did a lot of market research to make sure there was a need for it, but the buildings were flexible and got a large range of tenancy, from true warehousing and light manufacturing to life science tenants. He said the project in Stafford would be built on speculation and the vacancy was very low in Stafford County, so it was seen as a very viable project to attract these various types of tenants.

Mr. Morris said there was reasoning behind the $100,000 proffer. He said the first line was the signage and pavement markings for the left-turn lane and the second bold line was the modification to the signal. He said they based this cost estimate on the unit costs of a recent project completed by VDOT in the last year. He said they put a 25% contingency on the proffer with an inflation of 8.5%, which went out of date, but with the proffer put into place, they had a CPI index with this $100,000 cash contribution so the County was protected. He said they planned to move as quickly as possible through the approval process to get under construction so the cash proffer would be available as soon as possible, but in the event the project was delayed, the CPI was there for the County's protection.

Dr. Yeung said they mentioned 19,000 trips per day.

Mr. Payne said that was the previous project, Burn's Corner, that was previously approved. He said this project was a maximum of 1,218 trips, which was much smaller.

Dr. Yeung asked how Matan impacted a possible downtown Stafford area.

Mr. Payne said the traffic was mostly going directly toward the interchange off of Wyche Road, so it would not be utilizing collector roads or secondary roads. He said except for employees coming in and out, the majority of the trips would be to the interchange. He said for purposes of logistics operations, they did not travel during peak rush hours. He said the by-right use on this site at B-2 would generate three times the amount of traffic that would be generated at this site, meaning they were looking at 3,600 daily trips versus 1,218 daily trips.

Dr. Yeung said it was mentioned that it would be fast-moving in finding tenants. She asked what kinds of companies they were planning on putting in there.

Mr. Morris said it would likely be warehousing or light manufacturing uses, but they did not have tenants in hand.

Dr. Yeung asked how many employees they would be employing.

Mr. Morris said that based on their projections it would be around 500 employees.

Dr. Yeung asked where those employees would live.

Ms. Vanuch responded that it was downtown Stafford.

Dr. Yeung said that there was no affordable housing in this area.

Mr. Morris said the hope would be for them to be Stafford residents.

Mr. Coen said if this should pass, Stafford had a program, Stafford Food Security, that performed the function of the program that they mentioned and provided meals to needy children. He said they may want to contact Donna Krauss or himself to be a part of the network in place.

Ms. Gary said the trips generated per day were limited to 1,218, and Mr. Payne mentioned it would be three times more.

Mr. Payne said that was true under its current by-right usage.

Ms. Gary said that was for the by-right usage. She said she did the math, and he was only four trips off, and could have been up to 2,658, and she appreciated the limit on the traffic because the area was being developed quickly. She asked Mr. Morris if the buildings were LEED certified.

Mr. Morris said they built the shell of the building, so it was difficult to get that certification without all the components.

Ms. Gary asked if any of their buildings had become LEED certified.

Mr. Morris said yes, they had some LEED certified buildings. He said that usually was a process they worked through when they identified a tenant to occupy the building.

Ms. Gary said it would be a benefit to achieve that.

Ms. Bohmke asked Mr. Morris to address that there would be more landscaping than only meeting the minimum.

Mr. Morris said that was correct. He said they went above and beyond for their landscaping to keep the structures from being only concrete. He said that Mark Matan cared about landscaping, and it was incorporated into all of their properties. He said it was also a part of their sustainability principle and the heat-island reduction.

Ms. Bohmke said they would have a charging station with solar panels.

Mr. Morris said that was correct.

Ms. Vanuch said she would open the public hearing. She asked if there were any speakers present. Seeing none, she brought the item back before the Board.

Ms. Bohmke motioned, seconded by Mr. Coen, to approve proposed Ordinance O22-20.

Ms. Gary said she had received a few emails that concerned the traffic. She said after getting the background and understanding how they came to have light industrial use in that area, she supported this, especially with the limitations on trips per day and the proffers. She said she drove through the area herself and it helped her understand the purpose.

The Voting Board tally was:

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

Ordinance O22-20 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM THE B-2, URBAN COMMERCIAL ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT TAX MAP PARCEL NO. 38-80, LOCATED WITHIN THE FALMOUTH ELECTION DISTRICT

WHEREAS, Matan Acquisitions II, LLC submitted application RC22154313, requesting a zoning reclassification from the B-2, Urban Commercial Zoning District to the M-1, Light Industrial Zoning District on Tax Map Parcel No. 38-80, located within the Falmouth 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 4th day of October, 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 B-2, Urban Commercial Zoning District to the M-1, Light Industrial Zoning District Tax Map Parcel No. 38-80 in the location shown on the plat entitled "Boundary Survey Tax Map 38-80 Rock Hill Magisterial District Stafford County, Virginia," prepared by Bagby, Foroughi, and Goodpasture, PLLC, dated January 17, 2022 and January 17, 2021 [sic], with proffers entitled "Voluntary Proffer Statement," dated June 24, 2022 and completely signed July 14, 2022.

ADJOURNMENT

At 7:49 p.m., Chairman Vanuch adjourned the October 4, 2022 Stafford County Board of Supervisors meeting.

Randal E. Vosburg County Administrator	Crystal L. Vanuch Chairman