

BOARD OF SUPERVISORS
STAFFORD COUNTY, VIRGINIA
MINUTES
REGULAR MEETING
JUNE 18, 2024

CALL TO ORDER – A regular meeting of the Stafford County Board of Supervisors was called to order by Meg Bohmke, Chair, at 3:00 p.m. on Tuesday, June 18, 2024, in the Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, Stafford VA.

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

The following members were absent: Deuntay T. Diggs.

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

CHAIR'S REMARKS

Ms. Bohmke said she wanted to start by discussing the National Association of Counties (NACo) Achievement Awards, which had been recognizing outstanding county government programs and services since 1970 through a non-competitive application process. She said that these awards covered 18 categories that encompassed a wide range of county responsibilities. She said that Stafford County was proud to be the recipient of three NACo awards this year.

Ms. Bohmke said that they won in the Civic Education and Public Information category for Captain Clog, a superhero created by the utilities department to emphasize the importance of protecting the sanitary sewer. She said that they won in the Human Services category for making an administrative authority for policy changes to improve efficiency and flexibility.

Ms. Bohmke said that the R Board, which served Stafford and the City of Fredericksburg, won in Human Services for partnering with Stafford Crossing Community Church to collect, restore, and distribute bicycles to children in need. She said that these awards were a testament to the hard work done by the Board and staff every day behind the scenes to make things better for the community. She said that winning three NACo awards was a significant accomplishment.

Ms. Bohmke said she wanted to congratulate First Sergeant Dan Purcell of the Stafford County Sheriff's Office on winning the National Award for the 2024 Law Enforcement Partner from the Hall. She said that this recognition honored someone who was a true partner with the retail community in making a difference and an impact on retail crime. She said that they were fortunate to have such a talented Sheriff's Office, and they greatly appreciated the outstanding efforts of Sergeant Purcell.

Ms. Bohmke said she wanted to remind everyone about the Fredericksburg Area Food Bank's summer nutrition program for kids 18 and under with no income restrictions. She said that children can either drop in at multiple locations in the area, such as the Howell Library, or parents can sign up to receive a box of free food every week. She said that more information can be found at fredfood.org.

Ms. Bohmke said that there were other awards and invited some individuals forward. She said that the Aquia and Little Falls Run Wastewater Treatment Facility received the 2023 Platinum Peak Performance Award for their 100% permit compliance. She said that the Peak Performance Award Program, presented by the National Association of Clean Water Agencies, recognized public water sewer treatment facilities for their outstanding compliance records in the 2023 calendar year.

Ms. Bohmke said that Little Falls Run Wastewater Treatment Facility received the Platinum Award for the 20th consecutive year for complete and consistent permit compliance, while the Aquia Wastewater Treatment Facility received the Platinum Award in recognition of compliance with permits over five years.

PRESENTATIONS

PRESENTATION OF A PROCLAMATION RECOGNIZING DRINKING WATER AND WASTEWATER PROFESSIONALS APPRECIATION DAY

Ms. Bohmke said she would like to welcome four long-serving utilities employees to the dais. She said that they were there to accept a proclamation on behalf of drinking water and wastewater professionals. She said that Drinking Water and Wastewater Professionals Day was observed annually on June 30. She said that these employees have more than 121 years of experience between them.

Ms. Bohmke said that Michael Baker was a 38-year Stafford employee who operates Smith Lake Water Treatment Facility; Bruce Jett was a 33-year utilities veteran and assistant plant manager at Aquia Wastewater Treatment Facility; Hugh Jones had worked at Little Falls Run Wastewater

Treatment Facility for 26 years as the laboratory supervisor; and Artie Limerick was the assistant manager of field operations for utilities with 24 years of service.

Ms. Bohmke read the proclamation recognizing Drinking Water and Wastewater Professionals Appreciation Day.

Chris Edwards, Director of Utilities, said that they were celebrating 121 years of water and wastewater experience as well as service to Stafford County. He said that he had researched Water and Wastewater Professionals Week and found an article stating that in the industry, no news is typically good news. He said that if people were not thinking about what professionals were doing, it meant they must be performing their duties effectively.

Mr. Edwards said that concerning COVID and wastewater sampling, he acknowledged Mr. Jones' significant role in organizing this initiative alongside Mr. Brindle. He said that they sampled wastewater to determine the amount of COVID present in it, which enabled them to identify potential outbreaks in an area by monitoring increasing levels of COVID. He said that this practice remained crucial throughout the pandemic, but it was particularly vital during its initial stages.

PRESENTATION OF A PROCLAMATION HONORING AND RECOGNIZING SERGEANT ANTHONY MCCALL AND HOPE'S LEGACY FOR THEIR ACTIONS IN SAVING HORSES

Ms. Bohmke said that the animal control officers often encountered challenging situations requiring their expertise. She said that recently, Sergeant Anthony McCall had to manage a case involving an owner who severely neglected several horses. She said that one of the horses was in such poor health that it needed to be euthanized. She said that despite the difficult circumstances, Sergeant McCall managed to arrange transportation and found temporary homes for 25 horses, one of which later gave birth.

Ms. Bohmke said that Sergeant McCall collaborated with Hope's Legacy and Central Virginia Horse Rescue, two organizations that played a crucial role in transforming the lives of these animals. She asked Sergeant Anthony McCall, Captain Joseph Bice from Stafford Animal Control, Maya Proulx from Hope's Legacy, and Stacy Franklin from Central Virginia Horse Rescue to come to the dais.

Ms. Bohmke read the proclamation honoring and recognizing Sergeant Anthony McCall and Hope's Legacy for Their Actions in Saving Horses.

Sergeant McCall said that he and Captain Bice had spent months attempting to educate the horse owner. He said that when they decided to seize the animals, Ms. Franklin and Ms. Proulx were

crucial in offering assistance. He said that without their help, he would have been entirely lost. He said that this incident demonstrated the resources accessible within their community and state that aided them in fulfilling their responsibilities.

Sergeant McCall said that Ms. Franklin and Ms. Proulx carried out most of the on-site work, as he had no experience with seizing, tagging, or photographing horses, and it was a valuable learning opportunity for him. He said he was proud of their accomplishments and looked forward to utilizing what he had learned in future scenarios.

Ms. Proulx said that she was really glad that they were able to help. She said that this was only possible due to collaborating with other rescues and because Animal Control was willing to take actions to aid the animals. She said that as a result, if they were willing to help, they were also willing to help as well.

Captain Bice said that they could not have achieved their goals without Ms. Franklin and Ms. Proulx. He said that Sergeant McCall downplayed his involvement due to the extensive investigation conducted over several months. He said that the convictions were crucial in securing the seizure hearing, ensuring that the horses would not be returned to that farm.

ADDITIONS - DELETIONS AND APPROVAL OF THE REGULAR AGENDA

Mr. Meadows said that other than the presentation of Item 10 from the Consent Agenda, there were no other changes to the agenda.

Ms. Allen motioned, seconded by Ms. Vanuch, to approve the Agenda as presented.

The Voting Board tally was:

Yea: (6) Allen, Bohmke, English, Gary, Vanuch, Yeung

Nay: (0)

Absent: (1) Diggs

PRESENTATIONS BY THE PUBLIC - 1 (3 MINUTES EACH)

1. Kristin Maxson, 1816 Richmond Highway, said she wanted to thank Mr. Edwards for the water support provided. She said thank you to the animal lovers of horses. She said that the June 18, 2024 agenda packet was 416 pages long. She said that there should not be a supervisor meeting on the same day as local voting, as it went against the by-laws. She said that the by-laws could be changed accordingly.

Ms. Maxson said that the Stafford County government news from November 7, 2023 stated that all Stafford offices, departments, facilities, and courts would be closed on Tuesday, November 7, 2023, for election day. She said that the courts were also closed. She said that the Board of Supervisors would not meet on November 7 or November 21. She said that the chair was considerate to the public in 2023.

Ms. Maxson said that a local posting stated that the cost of tuition waivers had increased from about \$12 million in 2019 to over \$65 million in 2024, a 445% growth. She said that this situation is referred to as a backward budget, described as many carts before the horse. She said the cost of data centers. She said utilities. She said that with the 2024 dry weather conditions, Aquia flows were 4.5 million gallons during the drought, with a total of 6 million gallons in return.

Ms. Maxson said that the Potomac Church data center requested half a million gallons, but staff recalculated, and it was likely that they need four to six million gallons instead according to the Board of Supervisors work session minutes from May 15, 2024, on page 22. She said that the public wants all reuse water to be publicly managed rather than handled by commercial ventures. She said that pipes were being placed 18 feet underground for water gravity transportation. She said that other data centers grandfathered in on January 1, 2024 had not addressed their water and sewer usage.

2. Al Watkins, 12 England Run Lane, said that he has been attending numerous meetings, work sessions, joint work sessions, Economic Development Authority meetings, Planning Commission meetings, Parks and Recreation meetings, and nearly every FAMPO committee meeting over the past months. He said he believes in the importance of growth for their community. He said that his focus was on providing year-round recreational activities through indoor and outdoor fields and courts, a less leaky gymnastics center, and an additional aquatic facility for the benefit of citizens in Stafford County.

Mr. Watkins said that this would ensure that children, school athletes, and anyone who wished to participate can stay in Stafford County. He said he believes it was not only achievable but also complementary to the transportation requirements for constructing a new bridge and parkway. He said that this bridge and parkway could have an athletic site as its destination, providing a purpose for traveling to Stafford, enjoying this facility, and spending money. He said that this could be combined with an event center and park.

Mr. Watkins said that a petition to add an extensive series of trails to their County will be presented at the meeting. He said he applauded this initiative, as it could be part of what he has discussed here. He said that since he lived in the neighborhood adjacent to England Run stream,

he was concerned about providing direct access to England Run Falls. He said that it was a rare sight that few have seen, and it remains pristine and natural.

Mr. Watkins said that having visited multiple times, each time he cleaned up discarded items like cans, bottles, wrappers, and other waste left by visitors. He said that his concern was how to manage increased visitation without him and his neighbors becoming the waste removal team. He asked them how they can maintain such a beautiful, untouched site.

REPORTS BY BOARD MEMBERS

Dr. Yeung - thanked Ms. Giles, Deputy Clerk, for her years of service to the County. She said that not only had she worked in the administration office but also served in the County prior to that. She said that Ms. Giles had always served with a smile and was attentive to her concerns or requests, regardless of their size. She said that even when she held positions such as vice chair and chair, and now as a board member representing Garrisonville, Ms. Giles had been very helpful. She said she wished her well in retirement and the next phase of her endeavors.

Dr. Yeung said that she did not have many reports to share, but she wanted to mention attending a regional housing assembly meeting on either the 6 or the 12, or both days. She said that the discussion focused on the lack of housing in the area. She said she also attended the Fredericksburg Regional Alliance where Amazon was a speaker, and they discussed upcoming data centers in the region while working with different counties.

Dr. Yeung said she wanted to express her gratitude to the North Stafford Rotary for their Flag Day celebration and the beautiful display of flags to remember veterans. She said that the previous night, she had attended a FAMPO meeting online. She said that tomorrow would be Juneteenth, a day celebrated worldwide to commemorate freedom from slavery. She said that some had already celebrated this past weekend, while there was a celebration tomorrow in Embrey Mill.

Dr. Yeung said that the US observed Juneteenth on June 19, and although it marked the end of slavery, the legacy of slavery continued to resonate globally. She said there had been a broader reckoning over racial injustices and deepening political polarization. She asked everyone to recognize differences in opinions, worldviews and to respect each other for their uniqueness.

Ms. Allen - congratulated Ms. Giles on her retirement. She said she was grateful for her guidance and support during her transition to the Board. She said she appreciated the advice and nudge that Ms. Giles had provided at times, which reminded her of her own mother. She said she would miss Ms. Giles but believed their new clerk would excel in her role.

Ms. Allen said she wanted to wish Ms. Giles a happy retirement and hoped she could enjoy it fully. She said it was a privilege to retire on one's own terms, as many people in America faced difficult decisions regarding their retirements. She said she was happy that Ms. Giles was able to retire with control over her life. She said she wished Ms. Giles and her family much success.

Ms. Allen said that June was Caribbean Heritage Month, which held personal significance for her as a person of Caribbean descent. She said that she was born in the Caribbean and wanted to give recognition to many of those who reside in Stafford County and in the Fredericksburg region for their contributions to the country and their communities. She said that integrating their cultures and beliefs with the American way of life had meant a lot to them. She said that to her fellow Caribbean community members, she acknowledged their presence and wished everyone a happy Caribbean Heritage Month.

Ms. Allen said she was grateful for being able to observe Juneteenth as a state holiday and encouraged people to reflect on its significance for not just African American history but also American history. She said she wanted to congratulate the water sewer team for their remarkable daily efforts in ensuring clean and safe waters. She said that the ingenuity during COVID had been adopted by many public health districts within the state for identifying diseases like COVID through water treatment as a tracing method, and she praised her county for being among the earlier ones to implement this important work.

Mr. English - expressed his gratitude to Ms. Giles for her guidance and answering his questions when he first joined. He said he wanted to wish her a fulfilling retirement, and Stafford County was fortunate to have had such an invaluable member of its staff. He said that regarding the volunteer memorial, they were currently determining the best location for it. He said that two potential sites had been identified, but they needed to ensure their suitability before making a decision. He said he promised to provide an update on this matter in August with more information. He said he wanted to thank the Rotary Club for their generous donation of flags. He said that the facility now looked even more patriotic due to their efforts. He said that he could not attend the presentation, but he was pleased to see the flags displayed outside.

Ms. Gary - thanked Ms. Giles for her help, patience, and support. She said she appreciated their interactions and would miss them. She said that she attended several events since their last meeting, including a monthly PRTC meeting and a special virtual VRE Operations Board meeting. She said she attended the Northern Virginia Conservation Trust Gala held at River Farm, where she saw Kathy Baker saving a turtle and its eggs from being stepped on by people walking down the lawn. She said she highly recommended visiting River Farm if given the chance.

Ms. Gary said she attended the North Stafford Rotary Flags for Heroes Ceremony, which she found to be a wonderful event that supported businesses helping veterans in their community. She said she considered joining this year's ceremony and was impressed by the organization's efforts. She said that it was always her favorite part of it. She said that they ensured that they were resourced as best as possible to continue doing that important work. She said she attended the PD16 Juneteenth Celebration, and she will be attending a few more.

Ms. Gary said that there were a couple more Juneteenth celebrations tomorrow in their area. She said that if no one had gone before, she would encourage them to do so. She said that their country and County had a complicated past, and even the surrounding areas. She said that progress was needed to love each other better, and hopefully, their leaders will continue to reflect that on the Board and outward. She said that they were working together despite difficult things they faced. She said that the best way to do that is to learn something about someone else's culture or their own that sometimes they did not want to face. She said that there was a lot to celebrate, too, and she asked people to go out and enjoy whatever they can find in the area.

Ms. Gary said she attended her regular CPMT meeting and FAMPO. She said that they will be getting an update from Mr. Ollis today, which will be very helpful for the Board. She said that she attended the Central Rappahannock Regional Library Trustee Board, and they discussed how to proceed with a search for a new library director and funding requests that may be forthcoming from the library. She said that the projection for what that cost may be was around \$9,000, depending on the cost of the search. She said that the board had requested that CRL explore other funding options before bringing those requests to the localities.

Ms. Vanuch - congratulated Ms. Giles on her retirement. She said that Ms. Giles' dedication to the Board, the County, and staff was greatly appreciated, and working with her had been a pleasure. She said she wanted to wish her nothing but the best in her future endeavors, and she would be missed. She said she wanted to recognize Hope's Legacy and Central Virginia Horse Rescue. She said that as an avid horse owner, she had worked closely with Central Virginia Horse Rescue for many years.

Ms. Vanuch said that Central Virginia Horse Rescue played a significant role in helping her find a horse at the Tractor Supply Grand Opening that she was able to ride around her district this fall. She said that their work in the community was truly remarkable, and they were amazing partners. She said she wanted to thank the Sheriff's Office as well for their dedication to addressing equine malnourishment and abuse cases. She said that many localities did not take these issues seriously, but their Sheriff's Office did, and she was grateful for that commitment.

Ms. Vanuch said that it was Primary Day, and it was a crucial day for the United States Senate and Congressional District Number 7 elections. She said that those who had not already done so should make sure to exercise their right to vote. She said that the polls would close at 7 o'clock. She said that the Jail Board had a special meeting on Thursday, and during this meeting, she was accompanied by the Mr. Meadows.

Ms. Vanuch said that approximately one and a half years ago, she had informed the Board that they needed to contribute funds for an essential component of the jail's sewage system, which was the grinder pump station to break down items flushed into toilets, thereby preventing damage to the pipes. She said that the proposal was unanimously approved by the Jail Board.

Ms. Vanuch said she wanted to pull Item 7 from the Consent Agenda. She said that according to the by-laws, any items under consent require unanimous consent, and since that item was not unanimously agreed upon, it should be pulled and voted on individually.

Ms. Bohmke – reflected on when Ms. Giles took over from Marcia Hollenberger. She said that Ms. Giles had spent many years working in utilities and had always been a pleasure to work with. She said Ms. Giles was patient and had a smile on her face. She said that when Mr. English joined the Board, he expressed his gratitude for everything Ms. Giles had helped him with. She said she was thrilled for her because she was leaving on her own terms. She said that Ms. Giles loved her faith and family, and she wished her nothing but the best. She said she wanted to thank Ms. Giles for serving the Board and the constituents, where many of her efforts went unnoticed, but they were grateful for everything she had done behind the scenes over the years.

Ms. Bohmke said that Glenn Trimmer from the Aquia District had died recently. She said that he attended VMI and served in the Air Force for 24 years, retiring as a colonel. She said that he had done a lot of work for the County and was a lifelong learner and historian. She said he played an integral role in setting up the Stafford County Civil War Park. She said he was passionate about tourism in Stafford, wanting people to come and enjoy its history. She said that his absence would be greatly missed. She said that he worked closely with D.P. Newton, a renowned historian from the George Washington District in Stafford County. She said that she wished Mr. Trimmer's wife well during this difficult time because he was a true advocate for Stafford County, and his contributions would be sorely missed.

Ms. Bohmke said she wanted to thank the Rotary Club for their continuous efforts. She said that the community adored the flags they provided, which were truly remarkable. She said she wanted to thank Mr. Meadows for participating in the ceremony. She said that during last night's FAMPO meeting, discussions revolved around transportation planning. She said that VRE representatives shared their 2050 draft plan, which will be approved by the VRE Board. She said that three

resolutions for Smart Scale projects in Stafford, Spotsylvania, and the City were approved. She said that the Regional Transportation Authority subcommittee work was a significant topic of conversation as they considered how to proceed with it.

Ms. Bohmke said that there was a consensus at the end of the FAMPO meeting to inform everyone that throughout this year, they had four or five subcommittee meetings in addition to their regular FAMPO meeting. She said that they examined all the intricacies of having a Regional Transportation Authority in the region. She said that it was evident that currently, Spotsylvania did not wish to be included, King George County did not want to participate, and Caroline remained undecided. She said she never took a stance at any of the meetings, as her role was to review all the information. She said that the Board will vote on this matter as they moved forward.

Ms. Bohmke said that they might receive instructions from the General Assembly next year to establish a Regional Transportation Authority. She said that she was very proud of the subcommittee's work and her fellow board members who attended the meetings even though they were not part of the subcommittee. She said that many attendees were already well-informed about everything that had transpired. She said that they had an afternoon presentation with Mr. Ollis scheduled, but there was quite a bit of debate and discussion on the topic last night.

REPORT OF THE COUNTY ATTORNEY

Ms. McClendon said that the By-Laws Committee has been working on revisions, which were important for the entire Board. She said that since a Board member was not present during this meeting, the Board decided to postpone the consideration of part one of the revisions, related to the agenda and meeting structure, until July 2. She said that the committee was also examining revisions and updates to the Code of Performance and policy concerning participation in electronic meetings, which were on the consent agenda for adoption today.

Ms. McClendon said that the By-Laws Committee was considering changes related to committees currently on pause under part two of the revisions, with the aim of clarifying what will happen with them in the future. She said that they also intend to provide clarity and efficiency by reorganizing the by-laws for greater logic and user-friendliness. She said that they were looking to clarify current Board practices. She said that it was crucial to note that part two revisions did not seek to change or undo anything approved as part of part one.

Ms. McClendon said that the By-Laws Committee initiated this work two meetings ago. She said that they will be sending a PowerPoint presentation to the Board, which will go over the revisions discussed today. She asked the Board to provide any questions or comments about the By-Laws Committee's work by replying to the email and submitting feedback by June 27. She said that the

committee will incorporate that feedback and make revisions to part two of the By-Laws at a meeting held over the summer on July 15.

REPORT OF THE COUNTY ADMINISTRATOR

Mr. Meadows said that he wanted to provide an update on the Rouse Center's exploration of accepting Medicare Advantage fitness plans as part of membership payments. He said that Bryan Schmidt, Regional General Manager of Eastern Sports Management and operator of the Rouse Center, was present at the meeting this afternoon.

Bryan Schmidt, Regional General Manager of Eastern Sports Management, said that they were exploring opportunities for the senior population to engage at the Jeff Rouse Center as part of their long-term plan. He said that a community member had recently requested information about this initiative, and he had been in regular contact with them regarding its progress. He said that attendance at the Rouse Center had reached record highs. He said that they were seeking ways to provide strategies for this population without disrupting existing membership.

Mr. Schmidt said that they viewed the senior population as a strategic partner that could help enhance their efforts in reaching the community at the Jeff Ross Center. He said that this was not limited to Medicare programs like Silver Sneakers; they also aimed to use other strategic processes. He said that their objective was to reach out to the population through various methods and implement this process within the next four to six weeks. He said that they were committed to executing a plan that would engage the senior population more rigorously at the Jeff Ross Center.

Mr. Schmidt said that it was important not to view the task as merely executing a Medicare program. He said that instead, they should consider it holistically and engage with the population. He said that this approach was multifaceted and involved collaborations and partnerships with the County, other entities, and stakeholders in the community. He said that the Silver Sneakers program, which served as one way to engage with the Medicare program, was considered their most robust option. He said that although Medicare did not directly fund memberships, it was done through third-party groups. He said that Tiviti Health was their Silver Sneakers partner, and they had been working with them to get connected, engaged, and approved for this program at their facility.

QUARTERLY GENERAL ASSEMBLY UPDATE

Kathy Burcher, Advantus Strategies, said that they typically provide a review of the General Assembly session in June and discuss plans for the following year's program. She said that the General Assembly was still ongoing, having convened in special session without adjourning in

May. She said that the Senate had met that day, and she would provide an update on the progress. She said that her partner, Lauren Gilbert, worked tirelessly to ensure every committee meeting was covered for Stafford County's benefit.

Ms. Burcher said that they have weekly meetings with the legislative committee, and the detailed reports sent out to everyone were a testament to their engagement. She said that regarding the Virginia Senate session that day, they were discussing changes to the Virginia military survivors independent education program, an important issue for Stafford County. She said during the Senate session, they discussed the special session rules which are narrowly drawn. She said it appeared a work group will be convened to examine them further. She said that the issue will be revisited on June 28, coinciding with the House's return to address the same matter along with skill games.

Ms. Burcher said that with the Governor's executive order, the program remains intact, although there was a desire to improve it. She said that Senator McPike from the County's delegation will be part of the work group addressing the VMSDEP program. She said that the County-initiated legislation focused on two key aspects: offsetting costs in high growth and high-need communities in Northern Virginia where labor markets are expensive. She said that the initial legislation sought to provide authority to implement a 1% referendum sales tax option for school construction.

Ms. Burcher said that a series of bills followed, including Delegate Cole's Stafford-specific bill which required a two-thirds majority vote in both the House and Senate. She said that ultimately, these bills were consolidated into single pieces of legislation. She said that Senator McPike handled the Senate version while Delegate Razul, representing the Roanoke area and chairing the House Education Committee, managed the House bill. She said that both bills passed with what should have been veto-proof majorities.

Ms. Burcher said that unfortunately, the Governor vetoed the legislation, citing it as an additional tax burden on Virginians when state funds could be used for these investments instead. She said that the vetoes were sustained. She said that even though they had a veto-proof majority votes in both bills, the caucuses held together to support the governor's position on this issue. She said that they would see what happens next year but were prepared to work with others on any direction taken regarding initiated legislation.

Ms. Burcher said that another significant area where they spent much time was defending against legislation and working with Stafford staff to make bad bills better or get them dismissed in committee. She said that these bills often targeted taking away authority on land use, particularly around housing, data centers, and approval of solar power sites. She said that the next major area was additional funding for the K-12 system in Stafford County.

Ms. Burcher said the cost-to-compete adjustment (COCA) was an extra amount of state funding to offset and increase school employee salaries, especially in competitive areas like Northern Virginia. She said that Stafford received a 25% COCA lift, while neighboring counties to the north got 100%. She said that the full delegation supported these efforts. She said that they tried various methods to achieve full COCA for Stafford, including supplemental payments. She said that this was done to address unique situations like those faced by Accomack and Northampton County on the Eastern Shore, competing against Maryland counties with significantly higher salaries.

Ms. Burcher said that at the end of the day, they had numerous discussions about the topic. She said that the JLARC report from last summer on Virginia's education funding caught their attention. She said that the report emphasized the need to reassess COCA and labor costs differently. She said that Delegate Milde and Senator Durant both proposed adopting the report's recommendation: creating a statewide labor cost index. She said that the budget amendment submitted by their delegation, which cost over \$627 million, was based on this idea.

Ms. Burcher said that during the summer, a joint committee comprising House and Senate members was established to examine JLARC's recommendations, including the use of a statewide labor market and how the General Assembly should proceed with them. She said that implementing the JLARC recommendations would require approximately \$2 billion in additional state funds each year, with \$627 million allocated for the statewide cost index alone. She said that they were closely monitoring this situation. She said that the joint committee meeting scheduled for that day was canceled due to the Senate going into session.

Ms. Burcher said that addressing additional payments to Stafford to offset K-12 costs, particularly labor market issues, would be crucial moving forward. She said that the delegation supported exploring alternative approaches, including supplemental options. She said she wanted to highlight two significant budget items they worked hard to include in the final budget. She said that it included an additional \$1 million in CTE funding for schools, as suggested by Senator Durant. She said that this funding was maintained in the final budget.

Ms. Burcher said that they were able to ensure that the grocery tax hold harmless funds, which amounted to over \$2 million annually for Stafford County, were included. She said that these funds had been eliminated in the introduced budget but were restored through different versions of the budget. She said that education funding across the board was a significant focus. She said that while the General Assembly included substantial increases to public education in their final budget signed by the Governor, the JLARC report remained an issue that needed to be addressed. She said that this summer, they will await the report from the joint committee on November 1, which will guide the actions the General Assembly can take.

Ms. Burcher said that despite the final budget adopted in May, reversing some of the Governor and General Assembly's actions, Virginia used its revenues to cover the cost of most items in the April budget. She said that Virginia runs a tight budget, making it challenging for the General Assembly to allocate \$2 billion needed to fund additional K-12 programs. She said that when discussing statewide labor index at \$620 million, this would be an important topic when discussing legislative priorities with stakeholders.

Ms. Burcher said that regarding local land use, she did not delve into further details but acknowledged the authority granted to local governments annually around land use and making changes based on advocacy efforts or opinions of General Assembly members. She said that they saw a number of data center bills, most of which went to study. She said that this was an issue that legislators want to discuss more; they recognize it as a growing opportunity for revenue for localities including Stafford but there were very important electric power, water, and environmental issues that had to be addressed when looking at the increasing number of data centers in the Commonwealth.

Ms. Burcher said that collective bargaining was an issue that the General Assembly had been examining. She said that one point she wanted to highlight was that paid family medical leave, currently in study this interim, will raise questions about the cost to the state of removing exemptions for some employees. She said that school board employees were one exempted populations, and removing their exemption would result in a state cost. She said that there would also be a local cost associated with such a change, and they were monitoring this issue.

Ms. Burcher said that on April 17th, there was a reconvened session but no full agreement on the budget. She said that they reconvened again on May 13 and adopted the budget. She said that two items were particularly important for Stafford County: approximately \$2 million a year due to the grocery hold harmless, which was now in the code. She said that this language was purposeful as it would require further legislation to remove that payment from the budget.

Lauren Gilbert, Advantus Strategies, said that in the Board packets, they had received two draft documents concerning the 2025 legislative program. She said that one of these drafts contained the proposed edits; the other was a clean copy of the same document. She said that proposed changes to the legislative program for 2025 were based on their experience advocating for Stafford throughout the past year.

Ms. Gilbert said that it was important to tell Stafford's unique story when advocating for it. She said that Stafford, being a high-growth community with specific needs in areas such as transportation funding, public safety, veterans affairs, and education, did not fit the narrative of every other locality in Virginia. She said that they proposed adding a preamble to the legislative

program that broadly discussed Stafford overall. She said that they had borrowed or adapted language from existing Stafford documents such as the comprehensive plan and budget. She said that this would help maintain consistency in how they talked about Stafford.

Ms. Gilbert said that they wanted to be specific where possible but acknowledged that it was essential for a legislative program to allow room for adaptation. She said that they were waiting on studies, like the JLARC study on education funding and evolving thoughts around VMSDEP funding. She said they must have the flexibility to pivot and advocate for legislation as circumstances changed during the summer and fall.

Ms. Gilbert said that regarding education, it remained a top priority for Stafford County and education funding. She said that they awaited the results of the JLARC study to determine if advocating for changes in COCA was necessary. She said that they also had flexibility to adopt other funding mechanisms that would help Stafford County. She said that they were not just looking at one option because they wanted to do whatever they could to get more money for Stafford Schools.

Ms. Gilbert said that they had some language in the document regarding VMSDEP. She said that they will be monitoring the workgroup to see how that evolves, and the workgroup will start meeting on June 28. She said it was crucial to ensure that the state provides localities with the tools to see this program through. She said that they had great relationships with the delegation, and much of that comes from the good relationships the Board had with them.

Ms. Gilbert said that the delegation appreciated when they get to hear from Stafford, and they appreciated their partnership in that, whether it be drafting letters or coming down to Richmond to talk to legislators in person. She said that the timeline for adoption was important because it helps ensure they can get bills in their bill list before they receive requests from other people. She said that they were trying to prioritize Stafford's needs.

Ms. Gilbert said that one sign of a good legislative program was its agility, allowing them to advocate on behalf of Stafford when opportunities arise or to go into committees and offices when they see bills are up and talk to legislators because they know that is what Stafford cares about. She said that when there were things they needed to turn to the delegation for and get feedback from or have quick action on, they had great relationships with them and the staff to take quick action. She said that they would be back for the workgroup, and they looked forward to continuing the conversation and advocating on behalf of Stafford.

Ms. Allen asked if the governor had suggested alternative funding sources with his veto so that localities could be aware of the governor's plan.

Ms. Burcher said that the Governor had written a rationale for his veto. She said that this rationale discussed his concerns about the draft bill potentially allowing fungibility without additional funds and the possibility of supplanting existing resources. She said that the primary issue for the Governor was avoiding additional tax burdens on Virginia. She said that he also talked about the significant investments made by the House in school construction since the report from two summers ago, as well as the need to address how the Commonwealth funds school construction and maintenance. She said that she would send the rationale to the Board.

Mr. English asked if anyone from the School Board provided input after learning about the veto.

Ms. Burcher said this was a coordinated effort involving numerous stakeholders, including the Superintendent's Association, School Board's Association, and the school itself. She said that the school division did not have someone consistently present in Richmond, so they were not necessarily at the forefront of all those items; however, the associations to which they belong were.

Dr. Yeung said that a School Board member was present at the table. She said that the principal from Mountain View, Dr. Stemple, usually attended to listen in.

Ms. Allen asked if there was a chance to arrange a meeting to discuss offline concerns regarding imposing taxes on constituents to build schools. She said she wanted to explore the JLARC pieces further, acknowledging that while it was beneficial that JLARC had already conducted studies, funding COCA or similar projects with the \$2 billion budget might take another five to ten years before achieving their goal. She said that she believed their needs could not wait for five to 10 years. She asked if there could be a meeting scheduled with Board members to discuss the JLARC priorities.

Ms. Bohmke said that it was frustrating that they had been asking for additional COCA money for 20 years. She said she did not know what it would take to receive the funding, maybe even going down to Richmond to protest outside of the Pocahontas building. She said that this was grossly unfair. She said that when the JLARC study came out last year, they could continue to study it for another 10 years, just like they did with the day schools, which, as a matter of fact, would have saved the state money.

Ms. Burcher said that they had now created a joint committee consisting of members from both the Senate and House. She said that this committee was tasked with developing a plan to implement the recommendations made by the JLARC study and fund them accordingly. She said that it was good news that the JLARC report had been acknowledged as valid, which was not always the case for such studies. She said that during the Great Recession when the General Assembly borrowed

against VRS, they had developed a 10-year plan to pay it back and managed to do so ahead of schedule.

Ms. Burcher said that based on her experience working in this field for almost 18 sessions, if they create a plan, they tend to follow it. She said that the objective now was to ensure that they were following the progress made by the joint committee and keeping everyone updated on the implementation of JLARC recommendations. She said that they would specifically focus on advocating for the needs of Stafford and prioritizing the most urgent recommendations. She said that the labor market index, which cost \$627 million, was the most challenging recommendation to implement. She said that she would send the JLARC report and a summary along with the Governor's veto.

Ms. Bohmke said that she appreciated the emphasis on how Stafford was different. She said that they were not being categorized with other communities represented by others.

Ms. Gary said that there was a proposal based on Stewart's previous bill that focused on the 1% or above of the population being considered 100% disabled veterans. She said that it aimed to replace some of that funding by examining the taxes they would be missing from homes generating revenue if they were taxed, and then using a percentage of that revenue for schools specifically benefiting veterans' children.

Ms. Gary said that their Commissioner of Revenue had already coordinated with McPike and Dr. Taylor to gather necessary background information. She said that most of the legwork had been completed, so they had people ready to carry this proposal forward if the Board was interested in pursuing it. She said that the estimated funding would be around \$3 million, which was not a massive sum but could help them make progress in that area where they were currently missing revenues.

Ms. Vanuch said that they had requested Advantus join the work session to establish solid legislative priorities for that year. She said that they wanted to figure out what worked, what did not work, and which areas they were close on, as well as developing a better strategy for advocating for additional funding, particularly for schools and school construction.

Ms. Vanuch said that another topic they covered was having accurate economic data to support their arguments about Stafford's uniqueness and differences from other localities. She said that this was something she had experienced with in her work capacity. She said that they created economic analyses that formed the basis of advocacy strategies to shape legislation, such as standalone bills like a 1% for Stafford next year.

Ms. Vanuch said that during this time, they will try to do things differently during the work session and ramp up their legislative efforts to provide resources similar to what a corporation would have when lobbying the General Assembly. She asked the Board to keep an open mind when working through that.

Ms. Allen asked for follow up information about what Stafford's tax contribution to the state was and what their return from the state was.

PRESENTATION ON REGIONAL TRANSPORTATION AUTHORITY (RTA)

Ian Ollis, FAMPO Administrator, said that people often require funds for two primary things: schools and transportation. He said that in Virginia, the largest highways or freeways were the I-81 corridor, the I-95 corridor, and the I-64 corridor. He said that along these corridors, they represented a large area together with the George Washington Regional Commission. He said that they remained the fastest-growing region in Virginia in terms of population growth, a trend that had persisted for 20 years. He said that even post-COVID, they continued to be the fastest-growing region.

Mr. Ollis said that unlike other population centers, they did not have a regional transportation authority to raise funds for congestion relief. He said that they had the fastest-growing population but lacked the funding that other regions had to address their traffic issues. He said that this had led members of the General Assembly to argue that they need a transportation authority. He said that FAMPO had been discussing this possibility. He said that a transportation authority would be a vehicle created by the General Assembly to address their transportation needs.

Mr. Ollis said that the County would not create it; the General Assembly would, and it was a vehicle that the General Assembly needed to create. He said that the regional transportation authority (RTA) would raise additional funding for local representatives to allocate to needed transportation projects, including any kind of project. He said that at FAMPO, they have discussed this with all members and invited King George County and Caroline County to participate in considering whether to establish an RTA or not.

Mr. Ollis said that they had considered what an RTA could achieve, how it could be funded, and the decisions required for its establishment. He said that today he would provide a short update on their progress, and he would also be attending the June 26 work session, after which they can discuss the financials of a transportation authority. He said that in November, the policy committee debated this issue and invited members of the General Assembly to their meeting.

Mr. Ollis said that they agreed to postpone creating a transportation authority until jurisdictions had time to discuss it internally. He said that they did not submit legislation in November last year. He said that it was up to the five jurisdictions to decide whether they like the idea and provide feedback on regional views to members of the General Assembly. He said that the subcommittee was created by the chair and members in November and met in January, February, March, and May this year, with the last meeting held on May 30th.

Mr. Ollis said that they analyzed how other RTAs in the state operated, ideas proposed in legislation by General Assembly members over the past three years, possible projects funded through a FAMPO or GWRC RTA, various funding options, and potential RTA structures for their region. He said that moving forward, they will examine proposals and next steps. He said that the last subcommittee provided findings recommending discussions among the five jurisdictions.

Mr. Ollis said that if a regional transportation authority was established, it should be called the Rappahannock Area Transportation Authority. He said that the board would consist of two members from each participating jurisdiction, plus one member each from the Senate of Virginia and the Virginia House of Delegates. He said that representatives from the General Assembly were common on other RTAs in Virginia. He said that the RTA would include up to four non-voting state or local non-elected officials for advice and information.

Mr. Ollis said that no specific rules were recommended regarding a Commonwealth Transportation Board member's inclusion or voting status. He said that the RTA subcommittee was not unanimous in supporting the proposals. He said that King George County representative requested an opt-out clause due to uncertainty about participation. He said that they took a vote before the subcommittee had deliberations, stating they did not want to be part of RTA. He said that the letter received two weeks ago requested an opt-out clause. He said that two out of three Spotsylvania representatives at the meeting were against an RTA.

Mr. Ollis said that the City of Fredericksburg discussed an RTA at their last council meeting and there was a unanimous feeling to proceed with it, but they will make a formal decision at their next meeting. He said that the General Assembly members agreed to postpone their decision at the November meeting. He said that only the General Assembly can create an RTA, and it must have at least two jurisdictions participating. He said that a single jurisdiction cannot create an RTA as it was intended to be a regional body. He said that the size of the RTA can be large with no limit on participation, but the minimum number required is two.

Mr. Ollis said that jurisdictions were expected to discuss proposals, seek additional information if needed, and in the future, representatives will bring recommendations from their jurisdictions to FAMPO. He said that FAMPO may then submit a recommendation to the members of the General

Assembly, which could be yes, no, maybe, or only some of the participating jurisdictions. He said that he would address the cost of the RTA at the work session later in the month.

Ms. Allen asked what FAMPO's role would be on the RTA.

Mr. Ollis said that legally, FAMPO held no role if an RTA was established. He said that the authority of the RTA's Board was similar to that of God; they make all decisions. He said that this Board consisted of two members from each jurisdiction, one state senator, and one state delegate. He said that it was an independent organization. He said that in certain situations, the planning district commission provided staff to the RTA if necessary.

Mr. Ollis said that the decisions made by the RTA's Board did not require federal government permission for allocating funds or constructing projects, except for general laws. He said that they cannot build a road that was upside down or something absurd. He said that the funds were channeled back to the jurisdiction and held in a trust fund. He said that the Board sought advice from experts. He said that it would undergo audits, adhering to accounting rules and practices. He said that the state monitors RTAs to ensure compliance, but it did not dictate the actions of the RTA unless requested by the RTA board.

Ms. Allen asked how the RTA would work with FAMPO when they submit projects. She asked if it would complicate the FAMPO processes with SmartScale and other funding programs through the state.

Mr. Ollis said that it did not create any complications in practice. He said that it required a bit of cooperation because the RTA may fund the local match portion for participating jurisdictions. He said that if applications were submitted to SmartScale, the local match could be from the RTA. He said that there would be no need to find local match from local taxes. He said that the more local match contributed, the higher the chance of receiving a high score in SmartScale, which increases the likelihood of full funding.

Mr. Ollis said that Hampton Roads and Northern Virginia receive significant funding due to their substantial local match contributions, which come from an RTA rather than local housing and property taxes. He said that the same principle applied to federal grants, which required a 20% match. He said that to secure a \$200 million project, one must find 20% of the funds. He said that the RTA enabled receiving funds that can then be used for this substantial local match.

Ms. Gary said that some funds can be used for local projects. She said that they also discussed the local and regional percentage of that total amount they can utilize, and they were deciding on that. She said that since the state would set up the program, they did not choose to join it or not. She

said that they were only suggesting the best way to inform any potential legislation, acknowledging that they would not vote on having an RTA or not. She said that the Board would not vote in favor of an RTA at any point; instead, they were trying to influence how it would be implemented ideally if it happened.

Ms. Vanuch said that she would like to suggest a recommendation for the presentation on June 26 regarding funding. She said that she recommended including a column displaying the different tax revenues required to fund the RTA for new constituents. She said that these taxes included sales tax and transient occupancy tax. She said she suggested providing the total tax amounts for all jurisdictions and removing the jurisdictions that wanted to opt out. She said that this would allow for more accurate expectations regarding tax revenues, as they changed significantly when a locality opts out of the RTA.

Ms. Vanuch said she suggested that Mr. Ollis be allowed to present first on the agenda before adopting the legislative strategy with Advantus. She said that the 1% support for school funding may go away if the Board chose the RTA route. She said that doing so ensured transparency and avoided any potential conflict between school funding support and the Board's chosen revenue route, as sales tax generated significantly more funds than other options.

Mr. Ollis said that Caroline County had not opted out. He said that while King George and Spotsylvania had requested not to be part of it, Caroline County had yet to make a decision either way.

MONTHLY EXPENDITURE LISTING REPORT (FOR INFORMATION ONLY)

CONSENT AGENDA

Ms. Vanuch requested to pull Item 7 to be considered under Unfinished Business.

Ms. Vanuch motioned, seconded by Ms. Allen, to approve the Consent Agenda as amended.

The Voting Board tally was:

Yea: (6) Allen, Bohmke, English, Gary, Vanuch, Yeung

Nay: (0)

Absent: (1) Diggs

ITEM 1. COUNTY ADMINISTRATION; APPROVE JUNE 4, 2024 BOARD OF SUPERVISORS MEETING MINUTES

ITEM 2. COUNTY ADMINISTRATION; APPROVE JUNE 10, 2024 BOARD OF SUPERVISORS SPECIAL MEETING MINUTES

ITEM 3. COUNTY ADMINISTRATION; RECEIVE CENTRAL RAPPAHANNOCK REGIONAL LIBRARY'S QUARTERLY REPORT

ITEM 4. COUNTY ADMINISTRATION; APPOINT MR. COURTNEY VAN BUREN TO THE DIVERSITY ADVISORY COALITION REPRESENTING THE GARRISONVILLE ELECTION DISTRICT FOR A TERM ENDING DECEMBER 31, 2024

ITEM 5. COUNTY ADMINISTRATION; R24-197; AUTHORIZE THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH ADVANCED MEDIA SERVICES LLC FOR BROADCASTING EQUIPMENT AND AV SERVICES

ITEM 6. BOARD OF SUPERVISORS; ADOPT AMENDED "POLICY GOVERNING ELECTRONIC PARTICIPATION BY MEMBERS IN BOARD AND BOARD COMMITTEE MEETINGS" FOR CALENDAR YEAR 2024

ITEM 7. BOARD OF SUPERVISORS; APPOINT MS. MONICA HAILEY TO THE ECONOMIC DEVELOPMENT AUTHORITY REPRESENTING THE GARRISONVILLE DISTRICT FOR A TERM ENDING JUNE 4, 2028

Ms. Vanuch requested to pull Item 7 to be considered under Unfinished Business.

ITEM 8. BUDGET AND MANAGEMENT; R24-194; BUDGET AND APPROPRIATE THE COMMONWEALTH GOVERNOR'S SCHOOL FUND FOR FISCAL YEAR 2025

ITEM 9. COMMUNITY ENGAGEMENT; P24-08; PROCLAMATION HONORING AND RECOGNIZING THE JUNETEENTH HOLIDAY

ITEM 10. COMMUNITY ENGAGEMENT; P24-28; PROCLAMATION HONORING AND RECOGNIZING SERGEANT ANTHONY MCCALL AND HOPE'S LEGACY FOR THEIR ACTIONS IN SAVING HORSES

Item 10 was presented during the regular meeting.

ITEM 11. COMMUNITY ENGAGEMENT; P24-29; PROCLAMATION HONORING AND RECOGNIZING DRINKING WATER AND WASTEWATER PROFESSIONALS

ITEM 12. DEVELOPMENT SERVICES; R24-193; PETITION VDOT TO INCLUDE STRATTON LANE AND FURROW STREET WITHIN THE ESTATES AT ROCKY PEN SECTION 2 SUBDIVISION INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS

ITEM 13. FINANCE; R24-195; APPROVE THE ISSUANCE, SALE AND AWARD OF REFUNDING BOND VRA SERIES 2024B, AND SETTING FORTH THE FORM, DETAILS AND PROVISIONS FOR THE PAYMENT THEREOF IF THE MARKET CONDITIONS DO NOT DETERIORATE TO BELOW 3% SAVINGS ON THE REFUNDING

ITEM 14. FINANCE; R24-196; AUTHORIZE INTERIM COUNTY ADMINISTRATOR TO EXECUTE MASTER LEASE AGREEMENT WITH BANC OF AMERICA PUBLIC CAPITAL CORP FOR FINANCING OF EQUIPMENT PURCHASES

ITEM 15. UTILITIES; R24-178; AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE CONTRACT RENEWALS AND APPROVE EXPENDITURES FOR WATER AND WASTEWATER TREATMENT CHEMICALS

ITEM 16. SHERIFF; R24-200; AUTHORIZE THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE AN AMENDMENT TO THE TOWER LEASE AGREEMENT WITH SBA TOWERS, INC. FOR A PORTION OF A TOWER SITE LOCATED AT 3001 RICHMOND HIGHWAY (ALSO KNOWN AS BANKS)

UNFINISHED BUSINESS

BOARD OF SUPERVISORS; APPOINT MS. MONICA HAILEY TO THE ECONOMIC DEVELOPMENT AUTHORITY REPRESENTING THE GARRISONVILLE DISTRICT FOR A TERM ENDING JUNE 4, 2028

Ms. Vanuch said that she pulled Item 7 because they had discussed it in closed session. She said that although the discussion was not recorded, it seemed that the Board direction was not unanimous on the decision. She said that she believed it should have come back under unfinished business on the agenda.

Dr. Yeung motioned, seconded by Ms. Allen, to adopt Item 7, appointing Ms. Monica Hailey to the Economic Development Authority representing the Garrisonville District for a term ending June 4, 2028.

Dr. Yeung said that Ms. Hailey was an esteemed member of their community and resided in Embrey Mill. She said that she worked as a front desk employee at a company that served as a

community builder and provided homes for veterans. She said that the company she was employed with actively participated in the Boots Program, which offered occupational opportunities to students and collaborated with schools and CTE programs for technical education. She said that this program annually celebrated providing a home to a veteran as part of their community give back initiative.

Dr. Yeung said that Ms. Hailey had gained real estate experience from Italy but was not a licensed realtor in the United States. She said that her diverse background would add value to the EDA, particularly in terms of gender and international exposure. She said that Ms. Hailey was married to military personnel who served their country. She said that such individuals took an oath to serve, so there may not be a conflict of interest working for the DoD or military contractor while serving on the EDA. She asked that the Board vote in favor of appointing Ms. Hailey to serve on the EDA.

Ms. Vanuch said that there were concerns about potential conflicts on the EDA. She said that the Board had worked hard to appoint local business owners or individuals deeply involved in the community. She said that the EDA's primary focus should be delivering results for Stafford residents and businesses. She said she had reservations about appointing someone who worked for a major private builder in the County, particularly given their role in the permitting department and the correlation between permits and work on the EDA. She said she could not support this individual's appointment to the EDA due to her belief that it did not align with the mission and direction of the EDA to serve the community effectively.

Ms. Gary said that given all the challenges faced with the EDA, she believed this was not a good fit. She said that although she acknowledged that the individual in question was intelligent and capable, she thought another option might work out better. She said that the decision was based on the goodness of fit and addressing some issues related to the EDA. She said that she would not be supporting the appointment.

The Voting Board tally was:

Yea: (1) Yeung

Nay: (5) Allen, Bohmke, English, Gary, Vanuch

Absent: (1) Diggs

NEW BUSINESS

ITEM 17. BUDGET; R24-202; CONSIDER BUDGETING AND APPROPRIATING ADDITIONAL STATE REVENUES TO THE SCHOOLS OPERATING FUND FOR FY2025

Andrea Light, Chief Director of Financial Services, said that the scheduled school staff presentation had been postponed due to the School Board's ongoing deliberations on the allocation of additional state funds, which amounted to \$2.9 million. She said that once the School Board finalized their decision, school staff would return to address any specific questions regarding fund usage. She said that the Board had two appropriation options: either appropriate all or none of the funding. She said that if no appropriation was made, it would result in less County funding for the schools and maintain their current budget status.

Ms. Bohmke said that given the current situation, as they were in the process of having a special called meeting, she was unsure if it only focused on this particular item or if there were other items on the agenda. She said that the School Board did not want to deem the matter time sensitive since they were making changes.

Ms. Light said that it was not time sensitive.

Mr. Meadows said he could confirm Ms. Light's response. He said that there had been a significant amount of correspondence exchanged between the parties, and they had mentioned that they would not regard it as time-sensitive and preferred to engage in further discussion.

CLOSED MEETING

At 4:45 p.m., Ms. Allen motioned, seconded by Ms. Vanuch, to adopt Resolution CM24-17 to authorize closed session.

The Voting Board tally was:

Yea: (6) Allen, Bohmke, English, Gary, Vanuch, Yeung

Nay: (0)

Absent: (1) Diggs

Resolution CM24-17 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for discussion concerning recruitment for the County Administrator position and related employment matters; and

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

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 18th day of June, 2024, that it be and hereby does authorize discussion of the above matters in Closed Meeting.

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

At 7:00 p.m., Ms. Allen motioned, seconded by Ms. Vanuch, to adopt Resolution CM24-17(C) to certify the closed meeting.

The Voting Board tally was:

Yea: (6) Allen, Bohmke, English, Gary, Vanuch, Yeung

Nay: (0)

Absent: (1) Diggs

Resolution CM24-17 (C) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE
STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED
MEETING ON JUNE 18, 2024

WHEREAS, the Board has, on this the 18th day of June, 2024, 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 18th day of June, 2024, 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.

At 7:00 p.m. Chair Bohmke called the evening session to order. Mr. English gave the invocation. Ms. Allen led the Board in reciting the Pledge of Allegiance to the Flag of the United States of America.

PRESENTATIONS

PRESENTATION OF A PROCLAMATION RECOGNIZING MAY 6-12, 2024, AS NATIONAL NURSES WEEK

Ms. Allen read the proclamation.

Ms. Allen thanked the nurses present tonight to accept the proclamation, who were also her mentors in different capacities. She said that they were among the longest-serving nurses at Stafford Hospital, providing crucial support during COVID-19, and they represented the best of their profession. She said that their leadership, kindness, and everyday acts made them an asset to the community. She thanked them for choosing nursing as their profession and for serving their County.

PRESENTATIONS BY THE PUBLIC

1. Richard Sisco, 14 Grace Court, Stafford, VA 22556 said that he was a member of the Fredericksburg Walking Club. Mr. Sisco said that he understood the Cannon Golf Course was being considered as a potential walking area for their club. He said that it would be perfect because the golf course already has trails and golf carts available, along with some historic significance within the park.

Mr. Sisco said that the property also has a building that could be rented out for additional activities such as baseball or other sports due to the vast acreage. He said that connecting this area with Lake Mooney and existing trails would make it even more attractive for visitors. He said that it was a shame that they might lose that.

Mr. Sisco said that traffic congestion is a common issue in their area, and as land continues to be developed, they lose valuable spaces that could become parks or recreational areas. He said that parks are money generators because people visit them for open spaces. He said that the more parks there are, the better it is for everyone. He said that his walking group goes out on a weekly basis, with larger groups of 40 to 50 people joining every other week.

Mr. Sisco said that on holidays, they have over 100 visitors, including people coming from places like Baltimore and Philadelphia who take the train and stay at local hotels. He said that it could be a significant money-making operation. He said that he is passionate about this cause because he helps develop the walks for their group. He said that also, they cannot afford to lose land.

Mr. Sisco said that he lived in an upstate New York development that was a former prison turned into a park system, which has now become a profitable venture with breweries, a medical marijuana nursery, soccer fields, and lacrosse fields. He said that this was achieved on just 250 acres within five years, generating more revenue than expected.

Mr. Sisco said that the County has the opportunity to replicate this success, which is why they are here tonight. He said that they have to understand that once the land is gone, it is gone for good. He said that if developed, increased traffic will hinder emergency services from reaching their destinations, especially on busy nights like Fridays.

2. Russell Stegemoller, 358 Embrey Mill Road, Stafford, VA said that he was present tonight to make a brief statement unrelated to any matter before the Board now or in the future. He said that his comment aimed to address the Board as an entity. He said that he had attended numerous meetings of the Stafford County Board of Supervisors and completed citizens' training, which comprised classes from emergency services, this Board, Treasury, and other various Stafford government agencies. He said that the training was well-conducted, professional, and he learned a great deal from it, which he appreciated.

Mr. Stegemoller said that he had been a member of a zoning board in other locations where he had lived and was a retired professional military officer as well. He said that with that in mind, he wanted to comment on this Board specifically. He said that over the past several months, while attending meetings, he observed some Board members using personal devices while the public was speaking. He said that he could only assume it was for personal reasons since the Board had been convened for business at that point in time.

Mr. Stegemoller said that he noticed the complete lack of attention from Board members. He said that he saw Board members engaging in conversations and giggling while other residents were at this very podium, trying to voice their concerns. He said that the actions he observed did not give a professional impression to the Stafford residents who voted for the Board members to represent their interests.

Mr. Stegemoller said that these actions suggested that the residents' opinions and concerns did not matter and potentially made the residents question if the Board members listened and understood their concerns for the community and what was best for their constituents. He said that he hoped in the future, they could be more attentive and do better by the residents and their constituents and the people who put them in the positions they currently hold.

3. Cindy Simpson, 60 Brush Everard Court, Stafford, VA said that her address was in Austin Ridge. She said that her home did not back up directly to the proposed Buc-ee's location, but

she felt it was her obligation to speak against the proposed development. She said that she moved to Austin Ridge with her husband in 1999 after his retirement from the Marine Corps and has been a resident of Stafford County for 25 years.

Ms. Simpson said that her children attended Stafford County Public Schools and one of her children returned to teach at her alma mater after earning her master's degree in education. She said that she and her husband endured the commute north for many years and she worked as a realtor selling homes in the community she loved, as well as volunteering in local schools and organizations. Ms. Simpson said that as a resident of the area for 25 years, she had witnessed the growth in the area, both positive and negative, and emphasized the importance of smart and considerate development.

Ms. Simpson said that she was concerned about the ongoing congestion around I-95 and how adding Buc-ee's would worsen the problem. She said that the application for a conditional use permit came as a surprise to her and many others in the community, who felt blindsided by the idea of such a large and unnecessary development at that location. Ms. Simpson said that daily congestion was a problem faced by everyone as the population of the County grew, leading to increased traffic. She said that however, with careful planning, this issue could be managed effectively.

Ms. Simpson said that the addition of Buc-ee's, a travel center featuring 834 parking spaces, 120 gas pumps, a 75,000 square-foot convenience store, 24-hour operations, and an expected influx of 20,000 vehicles daily, would result in over 2,100 hours of additional traffic. She said that even more congestion should be anticipated. She said that the proposed development would bring no significant value to Stafford. She said that after making concessions and distributing taxes, it is unlikely that there would be a substantial financial benefit. She said that instead, increased congestion on local roads, such as 610, Austin Ridge, Mine Road, Courthouse Road, and smaller neighborhood streets, can be expected.

Ms. Simpson said that this development would also have environmental impacts, safety issues like straining emergency services, and an increase in crime due to proximity to I-95. She said that home values are likely to decrease as residents move out, tired of the congestion, noise, light pollution, and more. She said that what the County needs and what their constituents have repeatedly requested are parks and developments that enhance the quality of their lives, not ones that add to frustrations. She said that they should focus on creating vibrant community spaces that keep their residents and their spending within the County.

4. Darla Stencavage, 12 Booth Court, Stafford, VA 22554 said that she came here tonight to support the Rally for the Parks and again asked them to say no to Buc-ee's and consider a denial of their application as soon as possible. She said that however, she first needed to provide an

apology for any miscommunication on her part during her last public comments. She said that effective communication requires that the same message that is sent from the speaker is received and perceived in accordance with the speaker's intent.

Ms. Stencavage said that obviously, her last speech was not perceived in the manner she intended, so she wanted to convey her deepest and sincere apology for not making it clear that she was speaking about creating a beloved community and that any of their current injustices pale in comparison that Dr. King fought against, but that did not mean they do not exist. She said that it saddened her deeply that some thought that she was diminishing those struggles. She said that to provide context to why it hurt her, her great-grandfather was wrongfully convicted for bank robbery.

Ms. Stencavage said that she wondered about whether he received a fair trial because of his Cherokee name and dark skin, and the fact that it was only 80 years after his ancestors had been forcibly removed from their land. She said that this experience made her reflect on the sacrifices of her Cherokee, Erie, and first-generation white ancestors. She said that she felt the need to respect and honor their struggles by speaking out against any form of injustice. She explained that her goal is to build a beloved community where everyone can live together harmoniously.

Ms. Stencavage said that for this reason, she deeply apologizes if her words unintentionally diminished the injustices faced by anyone. She said that it is crucial not to minimize these struggles and that her intention was to highlight the importance of the beloved community as the ultimate goal for all their campaigns and efforts. She said that they could better plan and implement effective ways to continually move them towards the creation of that in Stafford County.

5. Joe Brito, 544 West Rocky Run Road, Stafford, VA said that he wanted to emphasize an exciting and tremendous opportunity to not only preserve historic land but to showcase the region's history and provide more entertainment choices for Stafford citizens. He said that he represented 5,500 people who signed a petition to transform the Cannon Ridge Golf Course into a regional park.

Mr. Brito said that he presented to them Stafford's hidden treasure: a historic waterfall that many residents were unaware of. He said that despite living in the area all their lives, many individuals still did not know this waterfall existed. He said that it was located on 1,000 acres of public land; however, there was no public access to it, with developers controlling access exclusively for their subdivisions.

Mr. Brito said that he believed that public land should have public access. He said that the County had approximately eight miles of public land along the Rappahannock River, but there was still no public access to it. Mr. Brito said that in the photograph provided, he was pictured in the top left and the image showed how significant the waterfall is. He said that the waterfall could be best accessed by acquiring the closed Cannon Ridge Golf Course.

Mr. Brito said that the golf course featured seven miles of paved trail, a clubhouse, 150 parking spaces, a small lake, and a large maintenance garage. He said that acquiring it with state and federal grant money would provide an instant park. He said that the golf course was rich in history, featuring the Union Army encampment at Green Bank Farm. He said that 23 historic sites had been identified on the property, including prehistoric Native American encampments, early American farmsteads, and multiple Civil War sites.

Mr. Brito said that the Union balloon launch originated from this location, as well as the beginning of the historic mud march. He said that Union General Burnside ordered the troops to march upstream and cross at Banks Ford to avoid alerting the Confederates. He said that however, heavy rainfall caused issues for the 100,000 troops, 20,000 horses, mules, wagons, and cannons. He said that they tilled the soil and became stuck in the mud, ultimately making an encampment at Banks Ford.

6. Elizabeth Shilts, 37 Serene Hills Drive, Fredericksburg, VA 22406, said that she was present to talk about two things. She said that the first was the waterfall, which was beautiful. She said that her family had had picnics there, and she was sure a couple of people in the room had visited there as well. She said that everyone thought they should get a playground there so kids could play and see the beautiful nature of the waterfall. She said that the other topic she would like to discuss was Lake Mooney. She said that it was a beautiful spot with the lake, benches, and bathrooms. She said that she believed the site could benefit from additional playground equipment, so that kids could play while their parents enjoyed the scenery.
7. Charlotte Shilts, 37 Serene Hills Drive, Fredericksburg, VA 22406, said that she was here to talk about the waterfall. She said that it was beautiful and she was sure that some of them had been there. She said that she and her family had had a picnic there, and she believed they should put a playset there so kids can play while the adults enjoyed the waterfall. She said that they could have picnics there as well.
8. Matthew Shilts, 37 Serene Hills Drive, Fredericksburg, VA 22406, said that his family were huge supporters of local parks. He said that as a stay-at-home dad of four, they frequently visit the parks in their area. He said that they were familiar with most of the local parks, as well as regional, state, and national parks. He said that recently, on Father's Day, he and his family went to Shenandoah National Park to hike the 1.2-mile trail to Lewis Falls.

Mr. Shilts said that however, upon arrival, they found only a trickle of water at the falls, so they decided it was not worth completing the hike. He said that the trail to the waterfall is easily accessible; with some modifications, it could be ADA compliant. He said that there is a city-owned parking lot near the water treatment facility that provides easy access to the top of the falls.

Mr. Shilts thanked Mr. Brito for his efforts so far; they needed more people like him. He said that as a community, they must work together and seek support from everyone, including the park owner, Mr. Silver. He said that he did not have to give them the land, but he could sell it to them. He said that as a Board, they should humbly plead with him for his cooperation. He said that once they gain his support, the rest of the process will be easier.

9. Jody Lockmiller, 65 Walnut Grove Drive, said that she lived near the golf course. She said that she had been in the area for nearly 30 years, so she remembered when the old farm was back there. She said that she used to enjoy hiking on those trails upon her arrival due to her love for walking. She said that for a long time, there were not enough trails in the vicinity, forcing people to walk on hazardous side streets with constant car traffic.

Ms. Lockmiller said that she currently almost hit people trying to walk on the secondary roads. She said that they needed the trails. She said that for all the decades she has been here, she has observed numerous new parks and trails being developed, which she found commendable because they are now interconnected. She said that she has personally explored several of them, like other families in the area.

Ms. Lockmiller said that she would love to see further development in that region. She said that she discovered those falls approximately 15 years ago before Celebrate blocked them up; however, she still visits them occasionally as they are a beautiful and lesser-known spot. She said that it resembles Shenandoah and offers an alternative to Culpeper without needing to travel far, along with the numerous utility trails in the area. She said that maintaining the region would not be excessively expensive.

Ms. Lockmiller said that she is unsure of the golf course's actual owner, but there are already plenty of golf courses nearby and a scarcity of park areas. She said that the idea of transforming it into a revenue-generating site by hosting corporate events or holding a renaissance fair is feasible since it is a large facility with prior experience in accommodating such gatherings. She said that all that is required is proper utilization of what currently exists.

10. Cornelia Rutherford said that she is founder and CEO of Out of the Woodwork Productions. She said that her company had produced the Virginia Renaissance Fair for 24 seasons but was

not responsible for the previous fair on Route 3, mentioning being fired in the fourth year which left her feeling angry. She said that Out of the Woodwork is a 501 nonprofit organization that prioritizes education.

Ms. Rutherford said that the Virginia Renaissance Fair is just one aspect of their work; they also conduct school shows and camps throughout the Mid-Atlantic region. She said that despite facing challenges, such as a rainy weekend with muddy conditions, she said that they managed to welcome over 40,000 guests across five weekends last season.

Ms. Rutherford said that on average, her company generates gate receipts between \$56,000 and \$60,000 per day. She said that every penny earned is reinvested back into the company. She said that their staff consists entirely of volunteers, including cast and crew members. She said that they return year after year to make this magical event happen. She said that for the past 24 years, her team has been located in Spotsylvania County. She said that their current site is no longer sufficient for their needs.

Ms. Rutherford said that they are currently on the Lake Anna Winery property, but it has become too small for them. She said that she was very familiar with Cannon Ridge. She said that it is a beautiful piece of land that would be perfect for their fair event. She said that what truly makes Cannon Ridge an ideal location is not just its beauty, but also the impact that the Virginia Renaissance Fair has on Stafford County. She said that every year, during five weekends, they fill every hotel within a 15-mile radius.

Ms. Rutherford said that visitors come from far and wide to attend their event, and they spend their time exploring Fredericksburg, Lake Anna, and other local attractions like Central Park and shopping centers in Massaponax. She said that Joe Brito approached her about the possibility of moving their event to Cannon Ridge, which she greatly appreciated. She said that her team would be thrilled to relocate their beloved event there and even expand its reach.

11. Dell Robinson, 1575 Courthouse Road, said that he was a member of Champions FC, a youth sports program in Stafford County that served over 350 children. He said that as an active-duty Marine, a graduate of the United States Naval Academy, and a product of a low-income family, he said that he strongly believed in providing opportunities for kids to participate in sports in order to keep them off the streets and give them the opportunity to grow into the people they should be. He said that he would like to discuss two topics, focusing on a process to give more access to kids in the County.

Mr. Robinson said that there were over 700 kids on Stafford County Parks and Recs' waitlist each year. He said that these children came from diverse backgrounds and financial situations, yet they could not participate in sports due to the high fees charged by the County, which were

ten times higher than what the County paid. He said that as a 501(c)3 organization, Champions FC could not offer the same level of access as the County. He said that however, they all served the same community, the same child who needed access to sports for education, safety, and a better future.

Mr. Robinson requested that the Board take into consideration the median income of the County and utilize its resources to provide sports to kids at a more reasonable rate. He said that he would first ask that the County conduct a comprehensive review of the percentage of low-income families compared to fees for fields. He said that the \$90 fee per player in Stafford County Parks and Rec was too high. He said that there were 750 kids annually on the waitlist who could not play these sports due to County fees. He said that he would also ask for clear guidance and criteria to become an affiliated partner league.

Mr. Robinson said that as a Marine, he was used to dealing with confusing situations, but he believed that there was no process currently in place for becoming a partner league; it was about who someone knew and submission timing. He said that government officials should establish clear guidelines and processes to meet the same needs for children getting off the streets and playing sports. He said that this also promoted a healthy lifestyle as 27% of Stafford County children aged 7-18 have an unhealthy lifestyle or BMI. He said that he believed that providing sports opportunities can help address these issues.

12. Emily Shilts, 37 Serene Hills Drive, Fredericksburg, VA 22406, said that she wanted to discuss the park Mr. Brito was proposing. She said that she recently visited the Skyline Drive and spent a lot of money there on food and gas. She said that there was no way that a park like that in Stafford would not make money, so it was a no-brainer for the County to pursue it. She said that it would be a shame for the history of the site to be lost, because once it was gone it would be paved over and lost forever. She said that she hoped they would take advantage of this golden opportunity and protect the land by making it a park.

13. Bonnie Smith, Hartwood Road, thanked Mr. Brito for his valuable work he does for the County. She said that she and Ben Dye used to be able to ride their horses from the southern end of Stafford County all the way to Route 610 where he lives. She said that now, she has to leave the County to ride on trails. She said that she was very thankful for Phelps Wildlife Management Area in Fauquier County, which was only 15 minutes away from her, and she rode there twice per week. She said that she would love a place in Stafford County to ride trails.

Ms. Smith said that Phelps had many areas of the wildlife management area that did not allow horseback riding, and they could take them away whenever they wanted to. She said that in

fact, they did take it away for a month or so in the fall during deer hunting season. She said that she is grateful for Phelps being close to her, but there are many horses and riders in Stafford who have no place to trail ride. She said that all they require is dirt for paths, so she would love to see something like that happen at Cannon Ridge.

14. Kristen Maxson, 1816 Richmond Highway, Stafford VA said that she appreciated the enthusiasm for trails. She said that they all enjoyed walking them, and there were trails to the west that brought their country together from east to west and north to south, built by hardworking people. She said that she wanted to thank Cheryl for her public support of the presence of public speakers. She said that she was a very special person who was beloved by everyone. She said that she knew of a hill suitable for winery rows to produce the best grapes.

Ms. Maxson said that open land should not be considered as an ultimate moneymaker. She said that there are reasons that have been studied. She said that to communicate to the landowners, in June 2019, there was a commitment made to commit to the users and homeowners, as noted in the minutes. She said that some things are best in reason. She thanked everyone for their words, whether diminished or not. She said that they appreciate it. She apologized if anyone lost and were innocent.

Ms. Maxson said that minutes do not capture everything. She requested everyone listen to the real-time discussion. She said that the second speaker at 3:00 p.m. today spoke about concerns of representing the public here in Stafford. She said that a democracy ensures safety for the public who peacefully present their concerns, wishes, and thanks to Stafford staff and country to the true USA boundary under which they were born and raised. She said that America is built upon their freedoms and respect, always in the best recipe, and always thank the veteran.

Ms. Maxson said that they should please ask for opinions online or offline. She said that offline opinions are very important. She said that if there is a difficulty with freedom of speech, it should not be confused with staff and their country's spirit. She said that perhaps artificial intelligence has no true boundaries of protecting the public, which they face. She said that it is a logistical wall of data overloads and addictions to data, bots, robocalls, and mistaken identity. She said that some only feel served, but this alternative is a natural response.

PUBLIC HEARINGS

ITEM 18. PLANNING AND ZONING; R24-165; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO EXCEED THE MAXIMUM HEIGHT LIMITATION WITH A HEIGHT OF UP TO FIFTY-SEVEN (57) FEET FOR AN ELEMENTARY SCHOOL BUILDING ON A PORTION OF TAX MAP PARCEL NO. 36-37B (PROJECT KNOWN AS STAFFORD COUNTY PUBLIC SCHOOLS - ELEMENTARY SCHOOL #18)

Mr. Meadows said that Planning staff would provide one presentation that covered both public hearings tonight.

Evelyn Keith, Planner II, said that she would be presenting Item 18 on the agenda, which was a conditional use permit for a request to exceed the maximum height limitation with a height of up to 57 feet for an elementary school building in the A1 agricultural zoning district. She said that Stafford County School Board was the applicant, and the site was located on Tax Map Parcel 36-37B within the Hartwood District. She said that Jeff Harvey would represent the applicant this evening.

Ms. Keith said that the property was outlined in blue on the displayed zoning map and was zoned A1. She said that the new elementary school building was proposed on the east portion of the property, while High School #6 was proposed on the west portion. She said that the site was located on the south side of Truslow Road across from the intersection of Summer Breeze Lane. She said that surrounding zoning districts were A1 to the north and west, R1 Suburban Residential to the east, and B2 Urban Commercial to the south.

Ms. Keith said that the overall property consisted of approximately 127 acres, with the elementary school site being around 35 acres, which had been zoned A1 since before 1978 and was not subject to proffers. She said that displayed on the slide was an aerial view that depicted the existing conditions, revealing an undeveloped and wooded site.

Ms. Keith said that Falls Run perennial stream runs through the southern boundary of the property. She said that nearby uses included residential dwellings in the Willows neighborhood to the north. She said that Cardinal Forest neighborhood and other residential detached dwellings were located to the east, while undeveloped commercial properties lie to the south. She said that the next image was a street view along Truslow Road.

Ms. Keith said that the general development plan (GDP) depicted the site layout for the new elementary school, and the future extension of Stafford Plaza Drive would connect to Warrenton Road. She said that the elementary school building was estimated to be around 131,000 square feet in size and designed to accommodate up to 1,070 students. She said that two entrances were proposed off of the future Stafford Plaza Drive into the elementary school: one in the northern part and another in the southern part. She said that a street buffer was proposed along Truslow Road and Stafford Plaza Drive.

Ms. Keith said that transitional buffers were proposed to the south and east sides of the site. She said that existing trees would be preserved on the east and north side of the site. She said that a

detailed landscape view would be provided on the site plan. She said that specifically where one could see the squiggly lines on the east side, there was the abutting Cardinal Forest subdivision, and some of them would be saved to the north, which abutted Truslow Road. She said that the next slide showed a closer view of the site layout. She said that the red circle represented distances from the school building to the property lines, and the blue represented building elevations. She said that the overall plan showed an elevation of 348 feet at grade for the base of the school building.

Ms. Keith said that the increase in height up to 57 feet at the roof access stairwell was an addition of 22 feet from the maximum height of 35 feet permissible in the A1 zoning district. She said that the 47-foot height of the three-story academic wing was 12 feet above the maximum height, which was the bulk of the building. She said that the next image showed a bird's-eye view of the school complex. She said that the building would be faced with brick and include metal wall panels and numerous windows. She said that's staff noted that the proposed building conformed with several of the architectural guidelines of the neighborhood design standards plan.

Ms. Keith said that the comprehensive plan identified the property as suburban future land use designation and within the urban services area. She said that staff listed a few of the proposed conditions which will help offset any potential negative impacts. She said that development of the site shall occur generally as shown on the GDP, require the maximum height of the school building to be no greater than 47 feet, with the exception of the roof access stairwell, which should not exceed 57 feet.

Ms. Keith said that a minimum setback of 200 feet from Truslow Road, 100 feet from Stafford Plaza Drive, and 100 feet from the property line of Tax Map 36-30-1, and minimum setback of 350 feet from parcels in Cardinal Forest subdivision should be required. She said that also required was that mounted lights on the school building must not exceed 35 feet in height from ground level, which was the maximum allowed in the A1 zoning district. She stated that the existing vegetation on the east and north side of the site should be preserved as identified on the GDP as the proposed tree save area.

Ms. Keith said that staff found that the positive features or aspects of this application were that the proposed use was generally consistent with land use recommendations and the comprehensive plan, the proposed increase in height would be mitigated by building setbacks, limitations on building lighting, building design features, and landscaping, and the proposed conditions would help ensure any negative impacts were mitigated. She said that no negative impacts were noted. She said that staff was supportive of the project and recommended approval of the application with conditions pursuant to Resolution 24-165. She said that on May 22, 2024, the Planning Commission voted 6-1 to recommend approval of the application.

Ms. Baker said that she would be giving the presentation regarding the second special use permit requested this evening. She said that the schools had a similar design and size, but they were two different properties requested by the applicant. She said that this item was a conditional use permit for exceeding the maximum height for a school building in the A1 zoning district. She said that the property, which was 89 acres in size, was located in the Aquia District, and the School Board was the applicant. She said that the location was on the west side of Courthouse Road between Spartan Drive and Black Hawk Drive.

Ms. Baker pointed out that this site was home to both Brook Point High School and Stafford Middle School, with surrounding properties generally being A1 single-family residences. She said that to the west of the site, there was an open space parcel associated with the Spartan Oaks subdivision. She said the existing entrances off Black Hawk Drive for the high school and Spartan Drive access to the middle school, which had their own access points. She said that there was a connector road between the two schools.

Ms. Baker said that the zoning of the property, as well as the space and properties, was all A1. She said that the site layout plan with the high school in one location and the proposed elementary school in another. She said that Black Hawk Drive would be the access to the elementary school as well as continuing access to Brook Point High School. She said that the image provided showed the connector road to Stafford Middle School and then the stadium and other associated courts and fields. She said that the slide showed the aerial overview, which provided a better view of where the elementary school site was located.

Ms. Baker said that there would be some shared parking resources and additional parking for the elementary school to the south of the building, constructed over what were currently tennis courts. She said that those tennis courts would be relocated further behind practice field number three. She said that circled on the map was what would be the primary entrance, which would be retained as the primary entrance serving the high school now. She said that future land use was suburban and within the urban services area where schools and other public facilities were recommended.

Ms. Baker said that as noted in the conditional use permit, the height would exceed the current height limit of 35 feet in A1, with this one going up to 57 feet. She said that this was really just the height limit being increased. She said that this was a roof stairwell access located interior to the building. She said that the majority of the building would be around 47 feet in height. She said that the front rendering showed the east elevation, and the little small red circle indicated the area of that stairwell access.

Ms. Baker said that with the building elevations, the rooftop access was almost 57 feet, which was not really visible in the building. She said that the academic wing could be seen to the left, which

was just under 47 feet, and the gym itself was just under 43 feet in height. She said that the next slide showed a different view highlighting that roof access point at 57 feet. She said that the next slide was a site plan exhibit depicting that one of the homes along Black Hawk Drive could be seen to the far left of the top.

Ms. Baker said that the school's construction site sat about 20 feet lower than the elevation along Black Hawk Drive, similar in height to the existing high school. She said that the almost 20 feet increase would be offset by the lower elevation where the school would be located. She said that a few other photos were provided. She said that the view on the left was from Black Hawk Drive, looking towards the school site. She said that there was also a view from the existing parking lot looking south toward Black Hawk Drive and one of the existing residences.

Ms. Baker said that the next slide showed the distances to the closest residences. She said that from the southeast corner of the school building, it was about 70 feet to the property line and about 260 feet to that nearest home. She said that looking the other direction, it was about 390 feet to the next closest homes. She said that the distance from the property line to those homes to the southwest was slightly greater. She said that the provided rendering demonstrated the transparent view and how it would appear with fully grown buffer plants.

Ms. Baker said that there would be a 35-foot retained buffer along the entire property line, as well as supplemental plantings in the designated circles according to the landscape manual. She said that the proposed conditions were similar to those mentioned earlier by Ms. Keith, except for the maximum height of the school, which should not surpass 48 feet, with the exception of the roof access stairwell, which must be no more than 57 feet. She said that the building would be situated in that general area on the site plan. She said that the school structure must maintain a minimum distance of 70 feet from the property line of the neighboring residences on Blackhawk Drive.

Ms. Baker said that building-mounted lights should not exceed 35 feet above ground level. She said that staff recommended approving resolution R24-167 with these conditions specified. She said that during the meeting on May 22, the Planning Commission voted 6-1 in favor of recommending approval. She said that the Planning Commission also recommended approval for the determination of compliance with the comprehensive plan. She said that this information was forwarded as required by state code. She said that the Board had the option to override that decision if a majority of the Board chose to vote that way.

Mr. English asked if it was required that they notify the nearby residents of the proposed heights.

Ms. Baker said that yes, they had notified all residences within 500 feet of the property lines.

Mr. English asked if there would be any significant noise impacts from the rooftops of the school, such as air conditioners.

Ms. Baker said that the school representative could address mechanical equipment that would be installed on the buildings.

Mr. English asked if it was known why a member of the Planning Commission voted against recommending approval.

Ms. Baker said that the Commission had discussions in particular about this application due to comprehensive plan compliance review as part of the application. She said that they discussed the potential traffic impacts, which she knew that the schools had been working with in collaboration with VDOT so that any impacts from Black Hawk onto Courthouse would be offset.

Mr. English asked where the closest house was to the school.

Ms. Baker said that the closest one was 70 feet to the property line from the southeast, and the others would be around 320 feet.

Mr. English asked if there would be a buffer between them.

Ms. Baker said yes.

Ms. Allen asked what other schools in the County had residences near their property lines.

Ms. Baker said that she did not know off the top of her head, but she could research that information.

Ms. Allen said that she was looking for context in order to compare this situation with an existing situation that may be similar.

Ms. Gary said that she wanted to address some points regarding the site, specifically the one on Black Hawk with the elementary school in her district. She said that she was aware that the middle school there had houses directly across the street from it. She said that residents could walk across their street and be in the schoolyard. She said that regarding noise concerns on Spartan Drive, those who lived there are already neighbors to a high school football field where numerous events take place, including football games and graduations. She said that she believed there would be no noise concerns, as she had not heard any complaints from residents so far.

Ms. Bohmke asked if the applicant would like to address the Board.

Jeff Harvey said that he was representing Stafford County Public Schools tonight. He said that there were two conditional use permit applications pending before the Board for Elementary School 18 and Elementary School 19. He said that Ms. Keith and Ms. Baker had presented these applications earlier, and they did an excellent job. He thanked the Board for allowing them to consolidate the presentation, which helped save time as everyone was tired from a long day.

Mr. Harvey said that both Elementary School 18 and 19 were part of the Capital Improvement Plan that the Board was familiar with. He said that these schools had funding and were under site plan and building permit review. He said that they were far along in the process. He said that both would be three-story buildings, each measuring 131,000 square feet, designed to accommodate 1,070 students.

Mr. Harvey said that both schools had been found compliant with the comprehensive plan and their proposed locations. He said that as Ms. Keith and Ms. Baker had pointed out earlier, there was a need for additional building height for the A1 zoning category. He said that the A1 zoning category primarily catered to agricultural and residential areas. He said that residential construction usually had ceiling heights of 8 to 10 feet, while non-residential constructions required taller ceiling heights due to various sprinkler systems, alarm systems, conduit, and HVAC equipment in buildings with high occupancy loads.

Mr. Harvey said that this necessitated the conditional use permit for the third story on the school building as well as the stairwell that accessed the roof. He said that there were sightline exhibits in both staff reports to show how existing tree cover and additional vegetation in the case of Elementary School 19 would help effectively screen these schools from adjacent neighbors.

Mr. Harvey said that the site plan for Elementary School 18, which Ms. Keith had shown earlier, demonstrated it being on a campus with High School #6. He also said that Elementary School 19 would be on a campus with Brook Point High School and Stafford Middle School. He said that the next slide showed an aerial view of Elementary School 18 and the tree cover to be retained. He said that this limited clearing and grading, as they were committed with the school's development to keep ample tree cover to screen the school, especially regarding the Cardinal Forest neighborhood.

Mr. Harvey said that provided was another view of the existing tree canopy. He said that regarding the previous question, the minimum buffer requirement was 35 feet; however, in many cases, the buffer would be wider depending on the orientation of property lines relative to site development.

He said that Stafford High School, Moncure Elementary School, and High School #6 are examples of three-story school buildings currently in the County.

Mr. Harvey said that they proposed Elementary School 18 and 19 using the same building design for these two projects, which will serve as a prototype for the School Board. He said that they found that three-story construction is more cost-effective and has operational efficiencies. He said that regarding the overall conditional use permit under the zoning ordinance, there are standards of issuance that the Board of Supervisors must find to grant a conditional use permit. He said that Stafford County Schools believe both applications meet these standards of issuance because they will not change the character or pattern of development; in both cases they are school campuses.

Mr. Harvey said that the use permit is permitted by right and will not adversely impact adjacent properties. He said that the location height of the buildings will not hinder the development or value of adjacent properties. He said that it will not adversely affect the health safety of residents or employees, nor be detrimental to public welfare or injurious to property or improvements in the neighborhood. He said that it meets the purposes and intent of the comprehensive plan in the zoning ordinance.

Ms. Allen asked if the increase in height was for operational uses and cost efficiencies, but would not increase the capacity. She said that she saw Jason nodding his head.

Ms. Bohmke asked if Ms. Baker had that additional information requested earlier.

Ms. Baker said that she had a few examples. She said that Stafford Elementary School was approximately 65 feet from the homes adjacent to its right. She said that the distance to the closest home was about 100 feet to the actual structure. She said that another property, Colonial Forge, had a property line at the road which was 80 feet away. She said that Anthony Burns had a distance of 290 feet to the actual house.

Ms. Bohmke opened the public hearing. She asked if any members of the public wished to address this item.

1. Kristen Maxson, 1816 Richmond Highway, Stafford, VA said that this was the school near the airport. She said that she wished that these schools were named so it was easier for the public to differentiate between them. She said that the tax map 26-37B might not be unique, as there were two identical copies of this tax map for the 36-acre parcel on the Stafford GIS. She said that she was confused due to the name of the school. She said that perhaps the two lots have not been consolidated and the information is in the GIS, but no information comes forth when clicking on it.

Ms. Maxson said that the two parcels are distinctly different. She said that the proffer statement lists adjoining owners, but they are not included in the application page numbers. She said that this does not ensure neighbors are contacted throughout the life of the application process. She said that these were on pages 254 through 260 of today's agenda, which consisted of 416 pages. She said that they wanted to read the pages of what they were voting for today. She said that they are missing a Board member here today whose heart was in the right place. She said that they should be focused on who they were voting for.

Ms. Maxson said that she was honored to see his absence for the reasons felt. She said that the school had a meeting today, and this was a school issue. She said that there was also a meeting scheduled for them, followed by voting. She said that the school asked the Board of Supervisors not to have a meeting during their meeting time. She said that however, now they had voting on top of that. She said that nobody was really listening to anybody with the time schedule.

2. David Fauth, 18 Antietam Loop, Stafford VA, said that he resided in the Aquia District. He said that he was present to discuss Elementary School 18 and would keep his remarks on point. He said that when he read the Planning Commission minutes, Ms. Sellers voted against recommending approval of the application. He said that her focus was on Truslow Road and the impacts of traffic on the two-lane Truslow Road, rather than the building's height. He said that as long as the proffers and restrictions were met, the application should be approved and moved forward.

Ms. Bohmke asked if there were any other members of the public who wished to speak on this item. Seeing none, she closed the public hearing and the matter rested with the Board. She said that before proceeding, she would like to address the comment made by Ms. Maxson. She said that their Board meeting was scheduled tonight because it was part of their meeting schedule of the first and third Tuesday of every month. She said that the School Board called a special meeting to be held tonight, which was not part of their regularly scheduled meetings on the second and fourth Tuesdays of the month. She said that the School Board had to make some important decisions on financial decisions and scheduled that meeting for earlier today.

Mr. English motioned, seconded by Dr. Yeung, to adopt Resolution R24-165.

Dr. Yeung said that this elementary school had been planned for multiple years by the School Board. She said that during her tenure on the School Board, they had discussion land acquisition, condemnation, and relocation. She said that they considered land acquisition, condemnation, and relocation. She said that they considered the critical resource protection buffer along Falls Run's stream channel, which was 100 feet wide and slopes towards it.

Dr. Yeung said that there were building setbacks and landscaping as part of their mitigation plan. She said that Commissioner Sellers was particularly concerned about road safety, and she agreed that they needed to address this issue. She said that the roads for Elementary School 18 were already in place, but it was important to ensure they had plans for safety on these roads and considering transportation impact. She said that she was supportive of Elementary School 18.

The Voting Board tally was:

Yea: (6) Allen, Bohmke, English, Gary, Vanuch, Yeung

Nay: (0)

Absent: (1) Diggs

ITEM 19. PLANNING AND ZONING; R24-167; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO EXCEED THE MAXIMUM HEIGHT LIMITATION WITH A HEIGHT OF UP TO FIFTY-SEVEN (57) FEET FOR AN ELEMENTARY SCHOOL BUILDING IN THE A-1, AGRICULTURAL ZONING DISTRICT ON TAX MAP PARCEL NO. 39-76B (PROJECT KNOWN AS STAFFORD COUNTY PUBLIC SCHOOLS - ELEMENTARY SCHOOL #19)

Ms. Bohmke opened the public hearing. She asked if there were any members of the public who wished to speak on this item.

1. Lori Thayer, 61 Black Hawk Drive, said that she was located directly across from Brook Point High School. She said that every morning and afternoon, she watched the traffic come in, which was extensive. She said that she often could not leave her home because of the traffic and parked cars. She said that they often had cars throwing trash onto her yard. She said that it was already a problem, so to add the elementary school traffic pattern through there, she could not imagine anything other than a massive traffic jam.
2. Kristen Maxson, 1816 Richmond Highway, Stafford, VA thanked Mr. Harvey for his work prior to this study because of the work he has presented to them. She said that there was a Board member absent who should be here because it was a voting day, and typically in the last year for voting day, the Board canceled here. She said that so many people are volunteering, so it is a general courtesy, but the courtesies have changed. She said that regarding tax map 39-76B, as she understands it, it is duplicated in the GIS as approximately 250 acres.

Ms. Maxson said that she hopes she is correct, given the amount of information presented with a 416-page document. She said that additionally, there is one shape being the entrance, which is about an acre and serves as an egress. She said that this is Brook High School. She said that the Brook students went through a lot prior to COVID. She said that she had a chance to talk

to a student, and the students have great spirit there. She said that when they develop something, there is a response to that development that degrades the area until they develop it.

Ms. Maxson said that they were suffering from that. She said that this egress, which is given the same acreage as the full acreage of 250 acres in the GIS, Stafford, is actually a small acreage of about an acre. She said that these egresses can be valued more than the property itself due to logistics tied to the egress. She said that they were a nice gift from one to another in friendship, and she understood that.

Ms. Maxson said that when the public clicks on that link, no information is available through this GIS link. She said that the CUP states that it is 89.64 acres, which does not match up. She said that under utilities on page 324 of 416, the decommissioning of middle school pump A-57 constructs an 8-inch gravity main near the old Potomac Church Road to service this school. She asked how this impacts Stafford public. She said that on page 324 of 416 indicates that the Facility Master Plan is six years old and may be outdated for the public as of February 15, 2018. She said that they have been trying to search for the new revision.

Ms. Bohmke asked if the applicant would like to provide any rebuttal.

Jason Towery said that he was representing Stafford Schools. He said that he believed this was a great project that was sorely needed in Stafford County. He said that it was approved in the CIP and funded by the Board. He said that there had been controversy over it, but at the end of the day, they are hopeful they can get these seats for the kids that are needed. He said that they are on track and on budget for this project. He said that they had recently sent out bids for construction for 18 and planned to send out the bids for 19 within two to three weeks. He said that the documents were ready to be submitted for bidding. He said that they were in the process of cutting contracts to relocate tennis courts during the summer, with groundbreaking scheduled for October.

Mr. Towery said that there are a lot of moving pieces and both were fast-moving projects, but they are very excited about presenting the applications before the Board that night. He said that in terms of traffic concerns, they had been working closely with VDOT and had just confirmed everything over the phone two days prior. He said that he documented this agreement in an email with VDOT. He said that they had addressed two minor pieces of information that needed coordination, and now they were in full concurrence. He said that Stafford Schools would support any additional traffic improvements around their facilities and were more than willing to partner with VDOT on such initiatives.

Mr. English asked how the potential traffic issues would be addressed.

Mr. Towery said that their proposal involved constructing a connecting loop road behind Brook Point High School and utilizing the interconnecting road between Brook Point and Stafford Middle, which was currently underused. He said that they had been working with VDOT on traffic patterns for this area. He said that they conducted additional analysis to examine that situation.

Mr. Towery said that they believed that this new configuration would significantly reduce delays on Courthouse Road in the mornings, which were currently up to 17 minutes during high school rush hour. He said that the study showed that it would be reduced to three to five minutes. He said that this was a substantial improvement. He said that although there would still be peak traffic times, such as game days at the stadium, they were confident that their new patterns and additional connecting road would help alleviate some of these issues.

Mr. English asked how the construction of the new school would affect congestion on the roads.

Mr. Towery said that it was early on in the schedule to create the connecting road behind there. He said that they needed to wait. He said that they would ideally break ground in October, according to their schedule. He said that by the summer of next year, they would make that connection and then redo the parking in front. He said that the impact on that area would be immediate at that point.

Ms. Gary said that she was glad to hear there would be such significant improvement with the traffic issues once the work was completed. She asked for clarification that the CUP was for the increased height, which was a difference of 12 feet, with the exception of the roof access stairwell, which was a difference of about 20 feet. She asked if it was about 12 feet.

Mr. Towery said that the same thing applied to both applications. He said that they considered removing the roof access portion but decided it would be better for long-term maintenance. He said that the vast majority of the buildings required the 12-foot exemption. He said that regarding Mr. English's earlier question about potential rooftop AC units, they removed them from both facilities and placed them in a maintenance yard to benefit their operations and maintenance while also mitigating some impacts.

Ms. Allen asked what the effects of not passing this application would have on construction costs.

Mr. Towery said that their biggest concern regarding the project's delay tonight was twofold. He said that firstly, if the tennis courts were not constructed during warmer months due to material requirements, this could have considerable impacts on the Brook Point School community and their goal of making the process as seamless as possible. He said that secondly, depending on the length of the delay, they might face litigation issues with successful bidders. He said that they were

already operating on a tight schedule, and delays would be problematic. He said that financially and logistically, they hoped for support to continue moving forward and maintain their costs and timeline.

Dr. Yeung asked if VDOT still required a permit for something.

Ms. Baker said that the Virginia Department of Transportation had been reviewing the site plans for both schools, so their comments were concerning the site plan. She said that the comprehensive plan compliance review for the CUP did not necessitate a TIA; however, the schools had recently finished a TIA to tackle any traffic issues through the site plan.

Dr. Yeung said that because Courthouse Road was not a new road and was already built, VDOT could not require them to make any changes. She said that she understood Commissioner Sellers concerns regarding the roads.

Ms. Baker said that VDOT must provide their approval on the site plan because the entrances to the school are located on a public road. She said that Black Hawk Drive is a public road, and therefore they still need permits in order to have the site plan and building constructed. She said that the site plan necessitates VDOT's approval.

Dr. Yeung asked if there were safety concerns.

Ms. Baker said that the concerns were about the delays in traffic, which mainly caused backups on Blackhawk Road where it was exiting Courthouse. She said that however, as Mr. Towery mentioned, they had been collaborating with VDOT to establish a traffic pattern to facilitate the movement of vehicles and avoid conflicts.

Ms. Baker said that due to their bus loops and student traffic entering at various locations, noting that the schools could discuss this matter in more detail since she had not been deeply involved in the site plan review, they were considering using the other connector road during different times, such as having staggered times for the elementary school and high school. She said that this approach aimed to alleviate traffic congestion, with delay times being somewhat reduced by limiting access points.

Ms. Vanuch asked if the costs for the road design changes were included in the current budget for these school projects.

Mr. Towery said that the cost to construct the connection behind Brook Point was part of the budget. He said that they had discussed this connection publicly multiple times, and these costs were factored into the information provided over the past year and during the CIP process.

Ms. Bohmke said that there was a gray area regarding improvements made to Courthouse Road because VDOT and Richmond could not mandate the County to provide improvements to the road because there was an existing entrance to the school. She asked if they had proposed internal road improvements instead of the Courthouse Road improvements, or if they would have to do those in addition.

Mr. Towery said that last year around September, they had discussed with VDOT about the changes in patterns they were introducing internally to the site, including the access road at the back and the interconnecting road. He said that VDOT raised concerns regarding Courthouse Road improvements in late March. He said that they were open to discussing these improvements further.

Mr. Towery said that at that time, they communicated to VDOT that their plans were almost complete, but if they wanted to consider long-term changes, they would be happy to discuss it more. He said that some of these improvements could potentially provide cost savings. He said that they would definitely support looking at Courthouse Road improvements, especially considering the traffic impacts and delays from the elementary school are equal or less than what was happening from the high school currently. He said that the added turn lanes on Courthouse Road would be currently beneficial.

Ms. Gary asked if the increase in height for the building was not to increase capacity but was for cost savings.

Mr. Towery said yes, last May they decided on the three-story prototype for the school for a few reasons. He said that primarily, land was not becoming any cheaper or more available in Stafford County, so they wanted to ensure this prototype could be used on whatever site became available.

Ms. Gary asked if the CUP before the Board was regarding the height of the building and was unrelated to traffic concerns.

Mr. Towery said that was correct.

Ms. Gary said that if supervisors had concerns regarding the proposal before the Board today, she would like Mr. Diggs to be present so they could discuss those issues as a full Board. She said that

it would be unfortunate if they delayed providing seats for 1,070 children who risked being put into their overcrowded schools.

Ms. Allen said that she wanted to confirm that the Board had previously heard from the Superintendent and from Mr. Towery that there was a plan in place to utilize the internal route between the schools.

Ms. Gary motioned, seconded by Ms. Allen, to approve R24-167.

Ms. Vanuch made a substitute motion, seconded by Dr. Yeung, to defer the matter to August 20, 2024.

Ms. Gary asked Mr. Towery what effects the deferral would have on this project.

Mr. Towery said that they are planning to put it out for bid in approximately three weeks. He said that this might cause a two-month delay in the project. He said that postponing the groundbreaking at this stage would be problematic, as breaking ground in October instead of December has a significantly different timeline in Virginia due to weather conditions. He said that ideally, they wanted to complete most of the work while the weather is still reasonable. He said that the delay could have ripple effects if it were to occur.

Ms. Bohmke said that Mr. Diggs had requested the Board defer this item until August so he could be present to vote on it.

Ms. Gary said that she found it disgusting that they were postponing the decision when they had already approved one school with all the necessary facilities. She said that there were over a thousand children in need of seats in another part of town. She said that this issue was not about politics or pleasing constituents for re-election; it was solely about the welfare of children.

Ms. Gary asked how they could expect people to want to live, work, and play in the County if they did not even take care of their own kids. She said that it was a big deal. She said that she was disgusted right now. She said that she would vote to defer it, but it was disgusting. She said that this was why they could not keep people across the street or in here. She asked that the Board members reflect on themselves.

The Voting Board tally was:

Yea: (5) Bohmke, English, Gary, Vanuch, Yeung

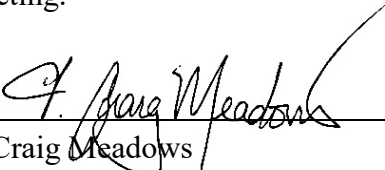
Nay: (1) Allen

Absent: (1) Diggs

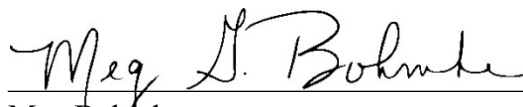
Ms. McClendon said that the Board continued the process of selecting the next County Administrator. She said that the Board had reached the stage where they were conducting interviews with potential candidates. She said that in accordance with Virginia Code Section 2.2-3712, over the next 15 days, the Board intends to meet and may do so without prior notice at an undisclosed location. She said that in entering a closed meeting for the sole and exclusive purpose of interviewing candidates for the County Administrator position. She requested that the Clerk please note this announcement in the minutes for today's meeting.

ADJOURNMENT

At 8:59 p.m., Chair Bohmke adjourned the June 18, 2024 Stafford County Board of Supervisor's meeting.



F. Craig Meadows
Interim County Administrator



Meg Bohmke
Chairman

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#88]
Date: Saturday, June 15, 2024 8:55:39 PM

Name * Cindy Simpson

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Stafford, VA 22554
United States

Email * vagirl5875@gmail.com

Election District Garrisonville

Topic (please see the Public Hearings page for specific topics coming up) * Buc-ee's

Online Comments: *

Hello, my name is Cindy Simpson, and I live on Brush Everard Court in Austin Ridge. For those of you who know the area, you know that I won't back up to the proposed Buc-ee's, but I feel it is my obligation as a resident of this neighborhood, and a neighbor to others who will be affected directly, to speak out.

As a resident of Stafford County for 25 years, I have witnessed the county's growth, both positive and negative. While growth is inevitable, it is crucial that Stafford County's development is smart and considerate of the community's needs. The continued congestion around I-95 is already a significant frustration for residents, and adding Buc-ee's to this already congested area exacerbates the problem.

The county has several parcels of land in North Stafford that have remained undeveloped for years, such as Aquia Town Center, The Garrison, and the parcels on Austin Ridge/Courthouse Road. Instead of filling these spaces with storage units, vape shops, nail salons, and gas stations (to include the Buc-ee's travel center with 120 gas pumps and 20,000+ vehicles per day), residents are asking for restaurants, theaters, and entertainment options that currently drive our residents to neighboring counties, resulting in a substantial loss of revenue for Stafford County.

Buc-ee's, despite its appeal to some, does not align with the needs or desires of our community. Its introduction would bring increased congestion, light pollution, potential environmental concerns, heightened traffic in residential areas, and numerous safety issues. This development feels forced on us without any consideration for the local community's impact.

I urge you to halt the push for Buc-ee's and prioritize the smart planning that Stafford County residents are asking for. We need developments that enhance our quality of life, not ones that add to our frustrations. Let's focus on creating a vibrant community space that keeps our residents and their spending within the county.

Thank you.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#87]
Date: Saturday, June 15, 2024 5:04:37 PM

Name * Vincent Tchong

Address * ☐ 132 Regents Ln
Stafford, VA 22554
United States

Email * c0ntag10usazn@msn.com

Topic (please see the Public Hearings page for specific topics coming up) * Crosswalks

Online Comments: * Please add two crosswalks to the intersection of Rt. 1 and Hospital Center Blvd. so that pedestrians can cross safely and legally to Taco Bell and 7-Eleven. Thank you

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#86]
Date: Friday, June 14, 2024 7:31:57 PM

Name *	Ignacio Esteban
Address *	☐ 10 Dallhan Ct STAFFORD, VA 22554 United States
Email *	IgnacioEsteban@Outlook.com
Election District	Garrisonville
Topic (please see the Public Hearings page for specific topics coming up) *	Well planned economic development with more parks and no Buc-ees in Stafford – THE BUC STOPS HERE!! NO BUC-ees in Stafford!!

Online Comments: *

Stafford County needs a balance of healthy, well planned economic development with more parks that are family friendly and less congested and undesirable development. My petition is now close to 1,500 signatures and will reach 2,000 by August not wanting Buc-ees off exit #140 (<https://chng.it/SbydMtPnG>). The consensus in the county is that many of us do not want this kind of business in our backyards for all the reasons we have stated in prior BoS meetings and with emails to our elected officials. The county needs to cater to the residents of Stafford who pay real estate taxes and not to the motorist on I-95 who don't care about the communities that live here. We say yes to more parks, more family friendly developments and NO to Buc-ees and other undesirable businesses that will destroy the quality of life in the area. Lets make Stafford something special and not an eye sore full of low end shopping and businesses in a community that so much potential. THE BUC STOPS HERE!! NO BUC-EES in STAFFORD with bigger family friendly parks all over the county.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#85]
Date: Monday, June 3, 2024 7:49:17 PM

Name *	Roxann Eline
Address *	☐ 524 Apricot St. Stafford, Va 22554 United States
Email *	varoxy4u@gmail.com
Election District	Garrisonville
Topic (please see the Public Hearings page for specific topics coming up) *	Buccee's
Online Comments: *	This should not be built so close to a populated residential area. It will impact all of Stafford with increased traffic. I don't want to live in a pit stop. Bring something that will entertain our community and not add chaos to our lives. We can do better than this option.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#84]
Date: Monday, June 3, 2024 3:17:10 PM

Name * Dee Luckman

Address * ☐ Tavern Road
Stafford, VA 22554
United States

Email * deebeeg@earthlink.net

Election District Garrisonville

Topic (please see the Public Hearings page for specific topics coming up) * No Buc-ees in Stafford County

Online Comments: *

Good afternoon. I am writing to express my concerns about the potential Buc-ees being built in my neighborhood. Two of 3 proposed exits go directly up the middle of our neighborhood. Austin Ridge Drive. Our neighborhood, as well as Embrey Mill, would be devastatingly affected. We are a very active community. Families walking with their kids, their dogs or running. And people walk to get groceries at Publix. Or to meet friends to eat. This would cease with 20,000 minimum extra cars a day. We have an elementary school off of Austin Ridge Drive. The turnoff is about half a mile from the proposed site. Kids cross this street to go to school. On foot and on their bikes. It is already a huge safety issue just to cross the street. Austin Ridge Drive is already used as a cut through for many speeders. Who frequently pass in the turning lane. Why in the world would anyone think this location is a smart idea? Several people have already lost their lives on Austin Ridge Drive. And I can guarantee if it was in your backyard you would be concerned also. Not to mention the other schools within 2 miles.

Let's talk about the monstrosity. 74,000 square feet, over 800 parking spaces, 120 gas pumps. Like we really need more gas pumps in the area. No we don't! And the health risks that have now been discovered by living close to gas stations is real. Buc-Wes is tacky! As are the huge billboards that will be in our county leading up to the exit. Potty time! Potty like a rock star! How embarrassing for our county.

Tax payers deserve better. We deserve a place where there is a community feel and we can get out and do things with our neighbors. There are so many commercial options that would make Stafford a place people want to live and raise their family.

Buc-ees locations are know for huge backups at the exits. Our exit has the emergency room. Let that sink in.

Thank you

Dee Luckman

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#83]
Date: Monday, June 3, 2024 12:58:30 PM

Name * Judy Welch

Address * ☐ 10 Banner Spring Circle
Stafford, VA 22554
United States

Email * jbehrens21@yahoo.com

Election District Garrisonville

Topic (please see the Public Hearings page for specific topics coming up) * Bucc-ee's

Online Comments: *

We are all tired of hearing about and talking about Bucc-ee's, but yet here we are, and it's only just begun.

Most of the existing Bucc-ee's are much smaller than what is being proposed here. I sent you all an email with google map overviews for each of the Bucc-ee's that I could find on the east side of the US. None of those, east of the Mississippi were abutting a neighborhood. I did find 3 that were close to a school and neighborhoods in TX. I did not look to see whether the neighborhood or Bucc-ee's came first, but none of these stores are anywhere close to the size of the proposal here, and none were in areas that are really comparable to Stafford.

We have a Wawa, a Sheetz, and a 7-11 within a mile. Why do we need another 120 pumps? That's overkill.

Why have we given up on finding something fun for our residents to do here IN Stafford, and allowing Stafford to be a pit-stop with a pretty ugly beaver bow on it?

Why have we decided that the end of a neighborhood is the appropriate place for this monstrous proposal?

Embrey Mill has been advertised as Eat Work Play. We have adopted that. We walk and bike to the fields, we walk to Abner's, the Bistro, Cinnaholic and Manhattan, etc. Our kids do also and although we have an ever increasing speeding problem on Mine Rd and Austin Ridge Drive, we feel fairly safe doing so here. In Austin Ridge, our neighborhood is split by Austin Ridge Drive. Many of our amenities are on the opposite side of AR Drive as the residents. Our kids cross this street daily. We walk our dogs across this street daily. We hike the paths daily. The proposal shows a right out only from the last exit for Bucc-ee's. Why in GOD'S name would someone think it's a good idea to put people that don't know that we cross this street daily, right through our neighborhood.

Bucc-ee's says they pay 16-19/hour. These are low level jobs that we already seem to have trouble filling at the shops in Embrey Mill.

The CUP shows NO COMMUNITY and NO ENVIRONMENTAL IMPACT!! Let's say that again. NO IMPACT!

VDOT has reported that that intersection will fail within 5 years without the Bucc-ee's.

20k cars a day, 2174 per hour has no impact? I personally think that number is low. 95 is an artery as far as roads go, for east coast travel. 20,000 of added cars traveling where my kids walk and ride their bikes is excessive and has a direct impact.

35k gallons of water per day? Several neighbors have noted low water pressure in the last month with nothing going on in the county to justify the change. What will the added 35k gallons do to the water pressure.

Sewage of 23k gallons a day. I think that's enough said right there.

You think the lighting for 74,000 sq foot building, 600 parking spaces and 120 gas pumps has no light pollution impact on our community?

They proposed to add 1 lane to Courthouse Rd and 1 turn lane to AR Drive up to the Bucc-ee's. 1 lane is NOT sufficient for 2174 cars per hour.

This project belongs on it's own exit off of 95, where you get off, get your gas, and get right back on- preferably in the middle of the highway, between the north and southbound lanes so NONE of our residents are impacted. This is not for the residents. This is for out of state drivers.

Thank you.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#82]
Date: Sunday, June 2, 2024 12:16:55 PM

Name * Kristi Lee

Address * ☐ 185 Verbena Drive
Stafford, VA 22554
United States

Email * krs299@aol.com

Election District Aquia

Topic (please see the Public Hearings page for specific topics coming up) * Buc-ees

Online Comments: *

I am writing to share my extreme opposition to the location of the proposed Buc-ees. This location is not acceptable for a monstrosity of a gas station. Bordering two large subdivisions that are geared toward young families, is just asking for danger and a lower quality of living for Stafford residents. A main entrance to Embrey Mill is across the street from this proposed location, and at least one attempted child abduction has already occurred in this area. Bringing in 20,000 cars a day is asking for dangerous living conditions. How can we let our kids out to play with so many people in our backyard? How can busses get to students and schools in a timely manner, when Stafford already struggles with traffic and getting students to school and home on time? The loudness, the lights, the chemicals, all SO close to our homes is wrong!! Traffic in that area will be a disaster. The amount of water a Buc-ees uses per month is astronomical. The police presence will need to be multiplied to ensure our Stafford citizens are safe, yet they still cannot monitor 20,000 vehicles a day.

Please, PLEASE find another location for this glorified truck stop and put our children first. Stafford residents deserve better than this. No one wants to live with a Buc-ees in their backyard.

PEASE LISTEN to our concerns and STOP BUC-EES from taking over our family community.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#81]
Date: Sunday, June 2, 2024 9:57:20 AM

Name * Jess Marcon Zabecki

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Stafford , VA 22554
United States

Email * marcon_jessica@yahoo.com

Election District Garrisonville

Topic (please see the Public Hearings page for specific topics coming up) * Economic Development—Buc-ceeds

Online Comments: *

Buc-ceed's is not the kind of economic development we need in stafford. The costs to our way of life, reduction in our property values, and the improvements to our infrastructure far outweigh the revenue you can expect from the largest gas station in the world. Your support for Buc-ceed's doesn't signal your intent to improve Stafford, it is a signal you care to make us another pit stop on 95. I'm especially concerned about the impacts to our natural resources—specifically water and clean air. I've already emailed the BoS a white paper outlining the risk our area is already under. Adding the burden of water required by Buc-ceeds and the additional emissions in our areas threaten our health. Additionally, the taxpayer will pay for needed improvements to our water system. This is not the community your residents have long asked you for.
