

BOARD OF SUPERVISORS
STAFFORD COUNTY, VIRGINIA
MINUTES
REGULAR MEETING
October 15, 2024

CALL TO ORDER – A regular meeting of the Stafford County Board of Supervisors was called to order by Meg Bohmke, Chairman, at 5:00 p.m. on Tuesday, October 15, 2024 in Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, Stafford VA.

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

Absent was Supervisor Monica L. Gary.

Also in attendance were Bill Ashton, County Administrator; Rysheda McClendon, County Attorney; Tifferney Williams, Assistant Deputy Clerk; various staff members; and other interested parties.

INVOCATION

Mr. English led the invocation.

PLEDGE OF ALLEGIANCE

Ms. Vanuch led the Board in the Pledge of Allegiance to the Flag of the United States of America.

CHAIR REMARKS

Ms. Bohmke said that as a reminder, today was designated as a B-day in their new meeting schedule. She said that today, they would conduct all their regular business and would not hold public hearings. She said that therefore, there were no public hearings scheduled for tonight. She said that public presentations will begin promptly at 6:30 p.m. She said that they can visit their website at www.staffordcountyva.gov for full details on their meeting schedule.

Ms. Bohmke said that on behalf of the Board, she would like to express her deepest condolences and support for the people of southwestern Virginia, western North Carolina, east Tennessee, Georgia, and Florida, who have endured the devastating effects of these two recent hurricanes. She said that September was designated as Emergency Preparedness Month, and she urged everyone to take advantage of the resources and tips available on their website and on FEMA's website at

ready.gov. She said that these storms served as a stark reminder of the importance of being prepared, and she encouraged everyone to stock up on non-perishable food, water, medications, and other essential items to last for a couple of days.

Ms. Bohmke said that as a final reminder, today was the last day to register to vote or make changes to existing voter registration. She said that the Voter Registrar's Office was now closed for the day, but they could still register online until 11:59 p.m. at staffordcountyva.gov/voter-registration. She said that October 25 was the last day to request an absentee ballot by mail, and early voting would run through November 2. She said that she would like to reiterate that early voting was not available at this location, but it was available at the Registrar's new office, located at 124 Old Potomac Church Road, Suite 205, which was just a short drive from here, on the other side of Hospital Center Boulevard.

PRESENTATIONS

BAND TOGETHER TO FIGHT HUNGER – DRUM MAJORS PRESENTATION

Ms. Bohmke presented the Proclamation for Band Together to Fight Hunger to Deirdra Hazeley, Coordinator of Visual and Performing arts for Stafford County Public Schools.

Ms. Hazeley accepted the proclamation. She said that she was speaking on behalf of Deborah Pickeral, Coordinator of this year's Band Together to Fight Hunger. She said that she was proud to share the names of the drum majors of their five high school bands for the 14th Annual Band Together to Fight Hunger. She said that the County band leadership included Roxi Fund and Ian Jagger Hartmann, drum majors at Brooke Point High School, Richard Kleen, drum major at Colonial Forge High School, Elyse Lohemyer, drum major at Mountain View High School, Nicholas Gramenopoulos, drum major at North Stafford High School, and Akorfa Ackuayi, Nathan Marx, and David Ortiz, drum majors at Stafford High School. She said that their drum majors had a special message for them and their community.

Roxi Fund said that it was her pleasure to cordially invite each of them to join them on Monday, November 4 at 7:00 p.m. for the 14th Annual Band Together to Fight Hunger. She said that gates will open at 5:30 p.m., allowing them ample time to drop off their donations and enjoy dinner while they wait for the performances to begin at 7:00 p.m. Ms. Fund said that they hoped they were all planning to attend and join them. She said that in the event of inclement weather, this event will be rescheduled for Monday, November 11th. She said that Band Together to Fight Hunger was an exciting showcase of talented musicians from their five high schools. Ms. Fund said that this was the only event during the year where, in under two hours, one can see all five high school marching bands perform in concert and give back to their community at the same time.

Ian Jagger Hartmann said that their event supported the Fredericksburg Regional Food Bank, which served the Counties of Stafford, Spotsylvania, Caroline, King George, Locust Grove, and the City of Fredericksburg, where many of their fellow students, faculty, and support staff resided. He said that non-perishable food donations and monetary donations were gladly accepted. He said that monetary donations could be made by mailing a check to Band Together at Mountain View High School or through their online donation page, which could be found on their social media pages. He said that they were active on Facebook, Instagram, and X. Mr. Jagger Hartmann said that over the past 13 years, they had distributed over 350,000 meals to their community. He said that this year, their goal was to provide 50,000 meals for the citizens in their area.

Nicholas Gramenopoulos said that the Fredericksburg Regional Food Bank served as the central storehouse for collected food and produce, which were then distributed to local food pantries and other community programs. He said that these items were crucial for their neighbors in need, including parents who had lost work or experienced reduced hours, children going to bed with empty stomachs, and retired seniors struggling to afford groceries. Mr. Gramenopoulos said that they could make a difference by banding together as a community to fight hunger. He said that in 2023, the food bank collected and distributed over 5.8 million pounds of food to those in need.

Mr. Gramenopoulos said that during the third quarter alone, the food bank distributed 2,311,217 pounds of food, serving over 24,000 of their neighbors. He said that notably, 30% of this number were first-time participants. He said that by partnering with the food bank, they could gain valuable insights into the needs of their community and reach more people in need through their extensive network of partnerships and business connections. He said that it was truly remarkable that they could have such a profound impact on the lives of so many adults and children in their surrounding areas by providing support for just one night.

Nathan Marx said that following their on-field presentation to the Fredericksburg Regional Food Bank, attendees would witness the grand finale as all five of their marching bands came together to fight hunger. He said that approximately 400 high school band students would be playing together on the field, which would be pretty amazing. Mr. Marx said that this event was one of the highlights of their season. He said that the need in their community was very real. He said that they hoped that they would join them in this campaign to fight food insecurity in their community by making a monetary donation and contributing non-perishable food items. Mr. Marx thanked the Board for their time this evening and for their continued commitment to their band programs. He said that they looked forward to seeing them on Monday, November 4 at 7:00 p.m. at Mountain View High School.

PRESENTATION OF A PROCLAMATION RECOGNIZING OCTOBER 24, 2024 AS WORLD POLIO DAY IN STAFFORD COUNTY

Ms. Bohmke presented the Proclamation Recognizing October 24, 2024 as World Polio Day in Stafford County to Andrea Hornung, President of North Stafford Rotary Club, and James Larounis, President of Stafford Rotary Club. She said that additionally, she welcomed Donna and Jake Almborg, Rene Laws, Past District Governor, Kristy Freeman, Roberta Schreiber, Taneisha Reese, and their own Paul Milde and Tisha Johnson Crump.

Rene Laws said that she had heard many people say that polio had been eradicated and that they did not understand why they were still talking about it because it did not exist. She said that polio still existed in the world, and it was a pressing concern. She said that they had seen firsthand how quickly it could spread, as evidenced by a recent incident where a plane landed from a country with polio cases, and the situation was quickly contained. She said that she was reminded of the progress they had made, including the fact that people who used to live in iron lungs were now a rarity. She said that the late Dr. Sabin, who played a crucial role in developing the polio vaccine, had recently been honored.

She said that learning about his work and the efforts of others who had contributed to the fight against polio taught them about humanity. She said that this was why they were committed to eradicating polio until it was gone from their planet. She said that she encouraged everyone to research, donate, and get involved in this effort, as it saved countless lives and had the potential to benefit them all. She said that she thanked the Board for their support and for proclaiming World Polio Day; it was a highlight of her year, and she was grateful for the importance they placed on this issue.

Roberta Schreiber said that she would like to share a personal anecdote. She said that her mother was born in 1920, and she was told that she was a very beautiful baby. She said that the Whitman candy company, which some of them may remember, featured a baby on the front of their candy boxes. She said that they had decided that they wanted her mother's picture there. She said that when the photographers came to her grandparents' house to take pictures of her mother, it was too dark. She said that in 1920, they did not have the luxury of floodlights. She said that they wanted to take her mother outside to get better pictures in the sun, but her grandmother refused, citing concerns about polio in the neighborhood. She said that as a result, her mother's picture never ended up on the candy box. She said that however, this experience was a direct consequence of the polio epidemic, even though she never contracted the disease.

PRESENTATION OF A PROCLAMATION TO RECOGNIZE OCTOBER 6-12, 2024 AS FIRE PREVENTION WEEK

Ms. Bohmke presented the Proclamation to Recognize October 6-12, 2024 as Fire Prevention Week.

Fire Chief Joseph Cardello accepted the proclamation. He said that there had been several instances in the past few years where they had responded to a fire call, and smoke alarms had alerted the residents, allowing them to evacuate safely before they arrived. He said that smoke alarms were an effective tool, and if anyone needed assistance with installing them in their home, they would be happy to provide that service. He said that they would be holding an Open House at Berea Station 12 on Sebring Drive this Saturday from 10:00 a.m. to 1:00 p.m. He said that they would be having another next Saturday at Garrisonville Station 14 from 10:00 a.m. to 1:00 p.m.

ADDITIONS – DELETIONS AND APPROVAL OF THE REGULAR AGENDA

Mr. Ashton said that on Item 6, Human Resources, Consider Updates to the County's Salary Administration Policy to Enhance Recruitment and Retention Including Authorizing a Public Hearing for Select Policy Recommendations, they had changes before the Board including a draft salary administration policy and a redlined copy of the policy.

Ms. Allen motioned, seconded by Mr. Diggs, to adopt the agenda as presented.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

WORK SESSION ITEMS

ITEM 1. CAPITAL PROJECTS TRANSPORTATION; COURTHOUSE TARGETED DEVELOPMENT AREA TRANSPORTATION STUDY

Matthew Lehane, Transportation Planning and Funding Manager for Stafford County, said that today he would discuss the Courthouse Targeted Development Area Transportation Study. He said that to begin, he would outline the purpose and need of this study. He said that the purpose was to analyze transportation conditions within the targeted development area. He said that since the early 2000s, Stafford County had experienced rapid growth, including the completion of significant transportation infrastructure worth over \$200 million.

Mr. Lehane said that based on approved development, they anticipated a substantial increase in transportation needs. He said that therefore, they were examining both current development, as well as future conditions based on the comprehensive plan. He said that the TDA was slated to have over 5,000 new residential units and over 5 million new commercial square footage, according to the comprehensive plan. He said that the goal was to achieve smart growth, reduce the impacts and necessary infrastructure improvements, and minimize urban sprawl. He said that however, there was still potential for transportation needs.

Mr. Lehane said that to address this, they were studying existing conditions, exploring several scenarios for new roadways and additional upgrades. He said that initial thoughts suggested that they may need to consider new roadways south of Courthouse Road, as well as the Mine Road extension. He said that transportation improvements would be significant and may still require substantial contributions from the County. He said that ultimately, their goal was to examine the potential for transportation needs, current conditions, and future conditions, and then incorporate these findings into the comprehensive plan and the associated transportation master plan, which served as their guiding document for transportation in this County.

Ms. Vanuch asked if they had already initiated this review.

Mr. Lehane said yes, they had initiated the study and conducted some initial analysis on potential scenarios.

Ms. Vanuch asked when this came to the Board to move forward.

Mr. Lehane said that it did not come to the Board to move forward; it went through County Administration.

Ms. Vanuch asked if the residential numbers provided were approaching 10,000 dwelling units, including downtown Stafford.

Mr. Lehane said that the total number was 5,000, and the 3,190, 750, and 1,500 made up that 5,000. He said that yes, it included downtown Stafford. He said that the 3,190 multi-family was a majority of downtown Stafford.

Ms. Vanuch said that the Board had made a concerted effort not to move forward with any plans for downtown Stafford, leaving them without a clear direction. She said that she was confused as to why they were embarking on a study to plan for additional dwelling unit growth when the Board had not taken any action to pursue this direction.

Mr. Lehane said that he understood. He said that to address this, they conducted two different scenarios of analysis. He said that the first scenario focused on the developments that had already been approved. He said that if the Board did not approve any additional development and no new by-right development came in, these were the needs that they may still have. He said that their analysis showed that there would still be a need for these facilities, despite the current developments. He said that the second tier of analysis was based on the comprehensive plan, future conditions, and further out. He said that if they followed the comprehensive plan, it was possible that they may still need these facilities in the future.

Ms. Vanuch asked how much this would cost.

Mr. Lehane said that the current scope of work was \$196,000.

Dr. Yeung asked when the study was approved by the County.

Mr. Lehane said that the study was initiated through Capital Projects with County Administration earlier this year, specifically in February.

Dr. Yeung asked if the Chair was made aware.

Mr. Lehane said that no, he did not have any conversations with the Chair about it.

Dr. Yeung asked if there was a connection with 1 and 11.

Mr. Lehane said that regarding Item 11 on the agenda, he would like to clarify that there was no direct connection between the two. He said that Item 11 would be a similar study. He said that they would be examining the potential improvements necessary for the development that had already been approved in that area. He said that in this case, Item 11 would involve a USDOT grant to conduct a study and preliminary engineering on various improvements within the central Stafford, Centreport Parkway targeted development area. He said that this concept was similar, but applied to a different area.

Dr. Yeung said that she had a question regarding the recent occurrence that prompted this study. She said that however, it appeared that the study was actually approved earlier this year. She asked if Mr. Lehane could clarify what issue or problem prompted the initiation of this study. She said that specifically, she was curious about what led to the creation of this study, given that they had previously spent 18 months working on the master plan transportation study, and they had already sent numerous revisions to the Planning Commission, the Board, and back down again. She asked what was the catalyst for this new study.

Mr. Lehane said that the Transportation Master Plan provided a general high-level overview of Stafford County's transportation efforts and identified potential needs. He said that the master plan examined transportation studies from various angles, offering multiple ways to address existing congestion. He said that this study took a more detailed look at the transportation plan, building upon the master plan's overview.

Mr. Lehane said that the master plan had considered the County's overall development and growth, using the FAMPO Travel to Man model to estimate growth rates approved by FAMPO. He said that this study further refined the analysis by using a subset of the FAMPO model, creating its own growth rates based on past Board approvals and potential growth rates for the comprehensive plan through 2050. He said that this document served as a more detailed analysis, which could be used as a starting point for future studies and projects in this area.

Dr. Yeung said that she was concerned that they were not allowing time for the new County Administrator to get a handle on everything. She said that the Vice Chair was always concerned about transportation as a topic, and there were three individuals and two alternates for FAMPO who attended the meetings and knew FAMPO had a plan that included Stafford County. She said that Mr. English served on GWRC and the Mine Road area in Hartwood as well. She said that she was concerned that they were piecemealing all of these studies. She said that they needed to take a step back here.

Dr. Yeung said that Brooke Elementary School should have a TIA because they could not get a permit approved for the site plan. She said that they were jumping ahead on some things. She said that they had a lot of work on their plate right now, including a bridge study, RTA study, and Mr. English's Mine Road extension. She said that she understood there were proffers for one of the projects. She asked if they could see an overview of the current businesses as they related to proffers. She said that she would like to see a comprehensive plan of all businesses, all proffers, all TIAs, but now she was hearing they needed another study.

Ms. Allen said that she would like to clarify her understanding of the situation. She said that when this was initially presented to them, it was explained that the master plan was intended to provide a general overview of the county's needs, rather than this specific TDA. She said that Mr. Lehane mentioned that staff would then come back to them with specific targeted areas that would require further studies, as the master plan did not provide detailed information.

Ms. Allen said that she recalled that Board members had raised targeted questions for specific areas, and staff stated that they would present plans to address those areas, which would involve consulting with external firms to gather the necessary data. She said that she was a bit confused,

as staff had stated this before. She said that she would like to request that, regardless of the housing situation, they consider including the regional impact for this region. She said that specifically, she would like to see the I-95 spillover impact highlighted, as it would always be a factor, regardless of the commercial or dwelling choices they made.

Mr. English asked if this was a plan that could change.

Mr. Lehané said that was correct. He said that the goal was to present a comprehensive overview of what had already been approved, taking into account those approvals, the associated development, and the traffic impacts, and determining what they needed to do. He said that in short, they had one bridge over I-95, which was Courthouse Road, and it was already struggling to handle the traffic volume. He said that he had observed this firsthand when he stopped at Austin Ridge for lunch and witnessed the traffic congestion all the way back to the diverging diamond. He said that their discussion today was centered on acknowledging these needs and exploring potential solutions.

Ms. Vanuch asked how this study was addressing the existing work on Route 1, including the realignment, widening, and lane changes that had already been undertaken on Courthouse Road.

Mr. Lehané said that as this study progressed, there were two levels of analysis involved. He said that that was more of an intersection-level type of project, whereas the work that had been completed up to this point was a high-level capacity analysis, which examined the overall capacity of the roads and traffic patterns. He said that in contrast, the future work would be that more detailed intersection analysis, focusing on the level of service and traffic flow. He said that for example, the image on the upper right of the slide showed the level of service for the intersection of Route 1 and Courthouse Road, which would be taken into account when making improvements in future years.

Ms. Vanuch asked if the study was taking into account the three schools that would be on Courthouse Road in the future.

Mr. Lehané said that in a general sense, yes, the study considered the number of residences and jobs within each zone, as well as job growth through 2035 and 2050. He said that the study would likely capture the growth of schools, although he would need to verify the specific information.

Ms. Vanuch asked how it would affect the cost and minimize the project if they were to narrow the scope to just cover the transportation needs of what had already been approved.

Mr. Lehane said that in terms of cost, he would have to ask a consultant what the number of hours were associated with each analysis for approved development and future development. He said that in terms of the study, they would still be able to give results for the approved development.

Ms. Vanuch said that she would recommend that the Board move forward with the known and take the controversy about downtown Stafford out of it. She said that they had put out multiple RFIs and had not gotten anything competitive back. She said that the Board was divided on the amount of residential development they want to see there. She said that the study was not a bad idea, but it should be limited to the scope of what they already knew in terms of impacts and how they would plan for them.

Dr. Yeung said that she did not have a problem with a limited scope. She said that her concern was that they had a growing number of businesses, including the current ones, and they had previously acknowledged their impact. She said that what she was hearing now was that they did not fully understand the extent of their impact. She said that they needed to circle back on the studies performed to ensure they were talking about I-95 and not some other road.

Dr. Yeung said that it was a very busy area, and instead of looking east-west, they needed to look north-south. She said that these studies needed to be updated with the current data and current projects so they could determine whether or not they could support any more development. She said that the studies of FAMPO, GWRC, and master traffic plan work should be included.

Ms. Allen asked how long this study would be good for if they completed it as presented.

Mr. Lehane said that if new approvals altered the amount of traffic generation, it could impact the study's results, but this depended on the specific project. He said that currently, the data was valid for a 10-year period, until 2035, for all currently approved projects in the area. He said that this meant that potentially another decade would pass before a comprehensive review was conducted. He said that the validity of this data depended on future projects, transportation conditions, and a multitude of other factors.

Ms. Bohmke said that as she reviewed this, her focus was on the roads, particularly the spillover onto their secondary roads, including Route 1, which extended all the way to the Falmouth Bridge. She said that while some people may take the alternative route around Brooke Road, it was not a viable option. She said that in her opinion, Mine Road was a crucial major road that they needed to prioritize, as it provided a direct connection and would help alleviate traffic.

Ms. Bohmke said that they would be considering the road widening off Truslow Road and other roads for improvement. She said that Cord Sterling had mentioned that the additional two lanes on

Courthouse Road would eventually be needed all the way out to Shelton Shop. She asked if this whole area around the diverging diamond, even taking out the 3,000 units for downtown Stafford, was more of a priority than the road from Amy Clay to Shelton Shop.

Mr. Lehane said that as of right now, with the current development and approvals in this courthouse area, yes.

Ms. Bohmke asked what types of development were approved for the area.

Mr. Lehane said that currently approved developments included Austin Ridge Logistics, which spanned approximately 2 million square feet, and potentially up to 4 million square feet of commercial general development. He said that there were approximately 300 units in Fountain Park. He said that the majority of the development in this area was focused on commercial projects, such as Burns Corner and Embrey Mill commercial.

Ms. Bohmke asked how teleworking and the lack of riders on the train were impacting this study and if the consultant had taken it into account. She asked how this trend was impacting this work.

Mr. Lehane said that to provide some context, Ian Ollis of FAMPO had previously mentioned that their Travel to Man model did not adequately account for transit. He said that although they had made some adjustments to the model, he was unsure about its effectiveness. He said that as a result, they were still utilizing the older model for this study, and it did not accurately reflect the impact of transit from VRE. He said that specifically, the difference between 50,000 and 10,000 per month in VRE ridership did not have a significant impact on the model.

Ms. Bohmke asked if the transit piece of people driving up to Washington, D.C. once per week rather than taking the train was not overlaid in this study.

Mr. Lehane said that it was a small proportion, potentially 1.5%, but did not make a significant statistical difference in the model.

Ms. Bohmke said that she supported Ms. Vanuch's proposal of focusing on what they currently had approved. She said that they had so few transportation dollars for what their needs were. She said that anywhere that they could cut expenses to address their current issues was important to her.

Mr. Lehane said that if it was the Board's will to limit the project to the current development scenario, staff could accommodate that.

Ms. Allen said that she completely disagreed. She said that they would be paying double to do the same thing in a few years. She said that it did not make sense to her to do that.

Mr. Diggs said that he disagreed as well. He said that their job was to plan for the future and things would get more expensive as they pushed them out.

Ms. Bohmke confirmed there was consensus from the Board to move forward with a more limited scope.

Ms. Vanuch asked if, before they commissioned these studies, they could inform the Board so they did not get so many questions about it. She said that there were many unknowns regarding downtown Stafford and the potential Buc-ee's development in the area, so they may need another traffic study to determine those impacts.

Mr. Diggs asked if potential development or businesses not be included when thinking ahead.

Mr. Lehane said that what was assumed to date specifically on that parcel of land was that there was a certain number of commercial square footage that was similar in density to other developments in the area, such as Embrey Mill commercial and Burns Corner. He said that it would probably be a similar amount of vehicles per day based on the zoning of the land.

Mr. Diggs asked if staff was taking into consideration potential impacts of a future development as it was current scoped out.

Mr. Lehane apologized for misspeaking. He said that they were taking into consideration the current zoning of that land, which was commercial.

Mr. Diggs said that he agreed that they should be doing that. He said that they should also be considering what else could potentially come in and what the impacts would be to traffic. He said that they should be planning ahead. He asked if they knew how much it would save them to narrow the scope.

Mr. Lehane said that he did not know at this time.

Ms. Bohmke said that he would find out.

Mr. Lehane said that staff would return to the Board in a few months once they were done with the narrowed scope of the currently approved developments and potential transportation needs for that scope of work.

ITEM 2. BOARD OF SUPERVISORS; R24-267; CONSIDER ADOPTING AMENDED BY-LAWS AND RULES OF PROCEDURE

Ms. Bohmke said that because they were missing one Board member this afternoon, she recommended the Board not take any action on this item this evening. She said that it would be best to have all Board members present to act on this item. She confirmed there was consensus from the Board to move this item to their next meeting.

Dr. Yeung asked if the heading for Section 4.6 page 15 could read “Partners and Agencies” rather than only “Agencies.”

Ms. Vanuch said that Dr. Yeung should confer with Mr. Ashton about that issue.

PRESENTATIONS/REPORTS BY DEPARTMENTS

ITEM 3. BUDGET AND MANAGEMENT; FY2025 FIRST QUARTER FINANCIAL REVIEW

Andrea Light, Chief Director of Financial Services, said that she would provide a brief first quarter update. She said that due to the limited information received in the first quarter, this update would be concise. She said that the general fund revenues were typical of this time of year, with accruals that went back to the prior year. She said that they were anticipating being within 1% of their operating budget as they looked at revenue collections. She said that in the Fiscal Year 25, they had adopted a budget that utilized \$23 million in fund balance for one-time costs. She said that they still anticipated spending down some of their fund balance. She said that they continued to see increases in tax relief, and they would discuss sales tax on the next slide, which may bring some positive news.

Ms. Light said that it was early in the year, but their projection indicated that departments would be at or under budget. She said that vacancy savings remained above budget, and they were monitoring health insurance costs, which were above budget at the end of Fiscal Year 24. She said that when they published this update, they only had one month of sales tax data, but today they had seen their second month, August. She said that it was exciting, as they had finally received revenues in sales tax above the same period, surpassing last year's 2% increase. She said that other funds, such as transportation and utilities, were tracking within budget.

Ms. Light said that she would like to mention that they had been working towards a VPSA standalone for the schools, borrowing approximately \$50 million for high school and other construction projects. She said that the Board was aware, but she would say for the public that they

had met with two of the three rating agencies. She said that they anticipated annual standalone borrowings and expected this to save them about \$30,000 per year by doing just two of the three and reducing staff time considerably. She said that they anticipated receiving updated ratings next week, and their conversations with S&P and Moody's had been very positive so far.

Ms. Light said that they seemed to appreciate what they had discussed, so they were looking forward to receiving those ratings. She said that given that it was still early in the year, they were continuing to review revenues for any potential variances. She said that they were also optimistic about sales tax trends starting to improve. She said that they were monitoring health insurance vacancy savings. She said that their next update would be at the mid-year, scheduled for the second meeting in January. She said that they can also find their monthly reports under the finance section on their website.

Ms. Allen asked if the anticipated \$7 million had been adjusted down.

Ms. Light said not yet. She said that to clarify, tax relief continued to grow at a rate that exceeded their initial projections in their Fiscal Year 24 budget. She said that the additional amount was approximately \$7 million more than what their budget had allocated. She said that as a result, they anticipated a budget difference going into Fiscal Year 25. She said that considering their overall revenues and collections, they still expected to be within 1% of their budget.

Ms. Bohmke asked if Ms. Light could explain what tax relief was.

Ms. Light said that Stafford County offered two forms of tax relief. She said that the first was at the Board's discretion, specifically for elderly and disabled individuals, to provide assistance to those who may need it on a fixed income. She said that the second was mandated by the state, an unfunded mandate, requiring that localities could not collect real estate tax or personal property tax on the first vehicle for 100% disabled veterans.

Ms. Bohmke said that that provision had been in place since 2010, when a constitutional amendment was on the ballot. She asked if they had withdrawn the funds from their stabilization fund at this point in time.

Ms. Light said that at the end of Fiscal Year 24, they allocated an additional \$5 million to the Revenue Stabilization Fund. She said that this investment would help bridge the gap of the \$7 million shortfall, assuming some of their revenue projections did not materialize as expected. She said that by doing so, the Board now had the opportunity to utilize these funds to address potential shortfalls.

Ms. Bohmke asked what the rating agencies' comments were regarding their tax relief and its increase over the last three to five years.

Ms. Light said that they briefly discussed their tax relief, but did not delve into the specifics of what that entailed. She said that the discussion focused more on their budget practices and sales tax. She said that they inquired about whether they were experiencing similar trends to those observed nationwide with sales tax. She said that they did touch on setting aside funds and implementing revenue stabilization measures, which they viewed as a prudent and forward-thinking approach, acknowledging the potential for future downturns.

Ms. Vanuch asked if Ms. Light could please remind her of the current total veterans tax relief number, as well as the budgeted amount, and the total elderly tax relief number, as well as the budgeted amount.

Ms. Light said that currently, they were at approximately \$21.5 million in total tax reliefs, using round numbers. She said that of that amount, \$2.5 million was allocated to elderly and disabled individuals, and \$19 million was dedicated to 100% disabled tax relief. She said that they had budgeted \$16.5 million for tax relief in Fiscal Year 2025. She said that they anticipated that this number would continue to grow, likely up to \$25 million.

Ms. Bohmke asked if the \$21.5 million was inclusive of personal property taxes for 100% disabled veterans.

Ms. Light said no; it only referred to real estate. She said that anecdotally, discussions with the Commissioner of Revenue indicated that it was another couple of million dollars in personal property tax relief.

Ms. Vanuch said that she was curious about how much of the \$16.5 million for tax relief was actually set aside, as this was only the second year they had implemented the elderly tax relief. She said that she would like to know the comparison between the previous year's amount and the current year's amount, as well as the growth in that amount over time.

Ms. Light said that she would have to review those numbers and follow up with the Board on that.

Ms. Vanuch said that she recalled they had only budgeted about \$500,000 for that, but Ms. Light mentioned it was approximately \$2.5 million. She said that she would appreciate it if Ms. Light could follow up via email with that information. She said that it was important they budget for that and consider the overall financial impact.

Dr. Yeung asked if they could receive an update from the schools regarding the current status of the school budget.

Ms. Bohmke said that Interim Superintendent Chris Fulmer mentioned that they were nearing the end of their search for a permanent superintendent. She said that the Board expressed the desire for a mid-year report from the schools, focusing on the initiatives they were undertaking. She said that he agreed to provide this report in January, potentially with the new superintendent. She said that Mr. Ashton was present during their conversation.

Mr. Ashton said that that was correct. He said that he would be meeting with Mr. Fulmer next Tuesday, so he would follow up.

Ms. Bohmke said that she believed it would be a good thing for them to do every year so the Board could receive updates on transportation and other items they were doing, in addition to what they already covered in their three-on-three meetings.

Dr. Yeung said that it was important for the public to know the potential issues regarding roads and increased traffic. She said that she would like to know what that delay would be as it related to the new schools and if it would require additional funding.

Ms. Allen said that she had one request, which they briefly discussed at the end of last year's budget season. She said that she believed they had already taken steps to address this, but to ensure it was part of the process, she proposed that Ms. Light and Mr. Mayausky work together to estimate potential tax relief for the upcoming fiscal year. She said that she was confident that with some effort, he could gather numbers that would help them get close to a solution, given the significant difference between the current and proposed tax relief amounts.

Ms. Light said that to make informed projections, they needed to examine historical data. She said that they began their analysis in August, reviewing real estate projections. She said that she had previously informed Mr. Diggs that they had already initiated the budget process, examining their revenue streams. She said that they also brought in subject matter experts from across the County to provide valuable insights and inform their process. She said that at the end of the day, there was not much control they had over the outcome.

Ms. Allen asked if the state had a database to track the information. She said that the difference was almost \$0.025.

Ms. Vanuch said that Congress had passed the PACT Act, and she believed they were seeing the consequences of its implementation. She said that as a result, they were experiencing significant

increases. She said that the expansion of service connection ability had particularly benefited many individuals. She said that therefore, it was no surprise that many people were now applying for this tax incentive. She said that this year, in particular, had seen a surge in applications, with many individuals finally receiving approval. She said that once approved, they received prorated amounts back to the date of their initial claim.

Ms. Vanuch said that for example, if someone had filed for Agent Orange benefits five years ago and was now awarded under the PACT Act, they would receive a five-year refund from the commission. She said that this complexity made it challenging for Commissioner Mayausky to analyze the situation. She said that one potential solution could be reaching out to the government affairs team at Veteran Affairs to establish a liaison who could help them understand the number of active claims among their residents. She said that this information could aid in more accurate budgeting, allowing them to build it into their annual budget. She said that since the claims were public, they may be able to use that information.

Ms. Light said that she would certainly look into it.

ITEM 4. FIRE AND RESCUE; R24-316; CONSIDER AUTHORIZING EXECUTION OF A LEASE AGREEMENT TO LEASE A WET BOAT SLIP AT HOPE SPRINGS MARINA, LOCATED AT 4 HOPE SPRINGS LANE

Joseph Cardello, Fire Chief, said that the item before them was a request for approval of a lease agreement at Hope Springs Marina. He said that as they were aware, they had recently taken delivery of their new fire boat a couple of months ago. He said that it was now nearly ready for deployment and they required a suitable location to house it. He said that they had negotiated a 10-year lease with two five-year renewals, which were available to them. He said that the base rent was \$3,000 per year, with a 3% annual escalation. He said that the agreement also included language that would allow them to purchase and install their own boat lift, should they need to relocate in the future.

Ms. Vanuch motioned, seconded by Dr. Yeung, to approve Resolution R24-316, Authorizing the County Administrator to Execute a Lease Agreement with Hope Springs Land Company LLC to Secure a Wet Boat Slip at Hope Springs Marina for the Department of Fire, Rescue, and Emergency Services.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

ITEM 5. SHERIFF; R24-324; CONSIDER AUTHORIZING THE EXECUTION OF THE GRANT AGREEMENT TO ACCEPT THE FY2024 COPS TECHNOLOGY AND EQUIPMENT PROGRAM GRANT AWARD “EMERGENCY POLICE DISPATCH” FOR THE PURPOSES OF PURCHASING THE EMERGENCY POLICE DISPATCH SYSTEM

Jason Dembowski, Major with the Sheriff’s Department, said that he would discuss proposed Resolution R24-324, which was to accept this grant. He said that as the Board was aware, they previously approved them to apply for this grant, utilizing congressional directed spending funds to purchase emergency police dispatching. He said that they had already established partnerships with Fire and Rescue for emergency medical and emergency fire services. He said that this program built upon that foundation, enabling scripted responses to ensure critical life-saving and investigative information was collected, and the appropriate resources were dispatched for each type of call. He said that given their prior approval, they were now seeking the Board’s approval to accept the grant.

Dr. Yeung motioned, seconded by Ms. Vanuch, to approve Resolution R24-324, Authorizing the Execution of the Grant Agreement to Accept the FY2024 COPS Technology and Equipment Program Grant Award “Emergency Police Dispatch” for the Purposes of Purchasing the Emergency Police Dispatch System.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

ITEM 6. HUMAN RESOURCES; R24-293; CONSIDER UPDATES TO THE COUNTY’S SALARY ADMINISTRATION POLICY TO ENHANCE RECRUITMENT AND RETENTION INCLUDING AUTHORIZING A PUBLIC HEARING FOR SELECT POLICY RECOMMENDATIONS

Shannon Wagner, Director of Human Resources, said that she would like to express her gratitude to each of the Board members for meeting with the County Administrator and staff over the past few weeks to discuss some of the recommendations related to their Salary Administration Policy. She said that before the Board today was R24-293, which proposed a public hearing to consider three bonus or stipend recommendations that emerged from those meetings.

Ms. Wagner said that these three items were a sign-on bonus, a biannual pay stipend, and an employee referral bonus. She said that as part of the add-on folder at the dais, they would find an

updated redlined and clean version of the policy, which served as Exhibit A to Ordinance 24-24 and would be the subject of the public hearing. She asked them to please note that after the public hearing, the Board may decide to lower or eliminate any of these options prior to approval in November, but it would not be possible to increase them.

Dr. Yeung motioned, seconded by Ms. Allen, to approve Resolution R24-293, Authorizing the Public Hearing for Select Policy Recommendations.

Ms. Vanuch said that she wanted to make a comment to ensure that community members, as well as staff, understood the context of these proposed changes. She said that it was essential that the public was aware that they would be revising the policy and that these were the most extensive options available. She said that they could then refine and adjust the policy to minimize budget impacts, potentially reducing stipends or bonuses if necessary. She said that the Board had already held two-on-two meetings with staff to discuss and mitigate some of the budgetary concerns.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

ITEM 7. PARKS, RECREATION, FACILITIES AND TOURISM; R24-319 CONSIDER AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A WORK ORDER WITH CENTENNIAL CONTRACTORS ENTERPRISES, INC. TO PROVIDE AND INSTALL A GENERATOR FOR THE COUNTY'S DISASTER RECEPTION CENTER AT THE COURTHOUSE COMMUNITY CENTER

Brion Southall, Director of Parks, Recreation, Facilities, and Tourism, said that the Board approved American Rescue Plan funding for generators to be installed at two locations, and this item was for the second location at the Courthouse Community Center.

Ms. Vanuch motioned, seconded by Ms. Allen, to approve Resolution R24-319, Authorizing the County Administrator to Execute a Work Order with Centennial Contractors Enterprises, Inc. to Provide and Install a Generator for the County's Disaster Reception Center at the Courthouse Community Center.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

ITEM 8. PLANNING AND ZONING; R24-321; CONSIDER REQUESTS TO GRANT TIME LIMIT EXTENSIONS FOR VARIOUS ZONING RECLASSIFICATION AND CONDITIONAL USE PERMIT APPLICATIONS (PROJECT KNOWN AS MUSSELMAN ROAD WAREHOUSE, ATTAIN AT STAFFORD AND THE ARBORS AT STAFFORD)

Mike Zuraf, Director of Planning and Zoning, said that the Planning Commission had previously granted extension requests to exceed the 12-month time limit for these applications, extending the deadline for Musselman Road and Attain to October 24, and for the Arbors at Stafford projects to November 12. He said that consequently, the 18-month time limit for the applications would now pass before they were ready for consideration by the Board. He said that the applicant was now requesting an extension of the time limits for these applications.

Mr. Zuraf said that for the Musselman and Attain projects, the applicant was seeking a six-month extension to April 24, 2025. He said that for the Arbors project, the applicant was requesting a six-month extension to May 12, 2025. He said that staff believed the applicant had diligently pursued the applications in good faith and had requested the time extensions to provide the Planning Commission and the Board with adequate time to consider these applications. He said that staff supported the adoption of Resolution R24-321.

Dr. Yeung asked why these applications required the time limit extensions since 2022.

Mr. Zuraf said that what they typically did in the background before presenting their recommendations to the Planning Commission and Board involved working out numerous details regarding proffers, conditions, and other requirements. He said that there was also a significant amount of back-and-forth communication with applicants. He said that for example, with the Musselman Road project, they had to navigate issues related to coordination with VDOT due to the proposed use and potential impacts on the roadway. He said that this process was time-consuming. He said that their current staffing challenges had contributed to delays in moving these projects forward at a pace that was previously possible.

Dr. Yeung asked if they were not giving the applicant enough time to complete the necessary work, or if the applicant was not providing their work to County staff in a timely manner.

Mr. Zuraf said that it could be a combination of factors. He said that unfortunately, these delays resulted in extensions.

Mr. Diggs motioned, seconded by Ms. Allen to approve Resolution R24-321, Granting Time Limit Extensions for Various Zoning Reclassification and Conditional use Permit Applications (Projects Known as Musselman Road Warehouse, Attain at Stafford and the Arbors at Stafford).

Ms. Bohmke said that she wanted to acknowledge that they were aware of the staffing issues and that she was in favor of these time extensions.

Ms. Vanuch asked if there was tangible evidence of staff causing the delays rather than the applicant.

Mr. Zuraf said that he would have to review the applications and other information to determine that.

Ms. Vanuch said that she could not support this time extension until she knew for certain it was due to staffing and not due to the applicant. She said that the state code required the time limits for a reason, and it may become harder on staff to continue to grant these time extensions because they had to do more back-and-forth. She said that the developers needed to come in with the right proffers and criteria during the first round to make it easier on staff. She said that if Mr. Zuraf could come back and show her that they were understaffed and there were tangible reasons for the delay, then she would be in favor of the extension. She asked if they could also provide the amount of residential dwelling units they were adding.

Mr. Zuraf said that it was included in the background report.

Ms. Vanuch said that it would be easier to see in the presentation.

The Voting Board tally was:

Yea: (4) Allen, Bohmke, Diggs, English

No: (2) Vanuch, Yeung

Absent: (1) Gary

ITEM 9. CAPITAL PROJECTS; R24-312; CONSIDER AUTHORIZING EXECUTION OF A GRANT AGREEMENT WITH THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION TO ACCEPT AN EMERGENCY MANAGEMENT PERFORMANCE GRANT PROGRAM – AMERICAN RESCUE PLAN ACT GRANT AWARD, AND TO BUDGET AND APPROPRIATE FUNDS FOR THE LAKE ARROWHEAD SERVICE DISTRICT (LASD) DAM SPILLWAY IMPROVEMENT PROJECT

Bryon Counsell, Chief Director of Infrastructure, said that the Board was authorized to execute a grant agreement with the Department of Conservation and Recreation (DCR) on behalf of the Lake Arrowhead Service District. He said that a service district had been established at Lake Arrowhead several years ago to complete a dam improvement project, which had been mandated by new state legislation passed in the early 2010s. He said that staff, under the Board's direction, had applied for a grant with DCR.

Mr. Counsell said that they had been awarded the grant this year, after having been unsuccessful last year. He said that the grant was contingent on the matching amount of funds provided by the Board's approved loan to the service district. He said that this agreement outlined the details, allowing them to apply those funds and receive reimbursement for up to \$500,000 for the project.

Ms. Vanuch said that one thing she would have liked to know ahead of time was that they actually received the grant award. She said that she would also like to know if they were planning to issue a press release regarding this matter. She said that she was also curious to know if they had informed the Service District Authority Board of the details of this situation.

Mr. Counsell said that he was unsure about the press release. He said that he did not have the answer to that question, but the Advisory Committee was aware of it, and he believed they had issued a notice regarding the award of the grant.

Ms. Vanuch said that she had not seen any information on that topic, so she was wondering if Ms. Light could look into it further. She said that once they had, they could share that information with the public, as she received inquiries about it on a weekly basis. She said that she was fairly certain that there had been no public information released regarding their current status with this award.

Ms. Vanuch motioned, seconded by Dr. Yeung, to approve Resolution R24-312.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

PRESENTATIONS BY THE PUBLIC

1. Wayne Kaufman, Garrisonville District, said that last Tuesday, he worked as a greeter at early voting, but he found that there were no available restrooms. He said that the Registrar's Office explained that, due to state law, access to restrooms during voting was not permitted. He said

that he contacted Dr. Yeung's office for assistance and spoke with Chandra Gore, who asked him to send an email requesting help. He said that he sent the email, suggesting that portable toilets be placed in the parking lot as a solution.

Mr. Kaufman said that today, he received a response from Dr. Yeung's office, which reiterated that access to restrooms was not allowed by state law during voting and that the Registrar's Office had no obligation to provide restroom facilities for campaign workers. He said that, as someone with medical issues, he required frequent access to restrooms. He said that the suggestion from the Registrar's Office and later from Dr. Yeung's office was that they should leave the site and drive to a gas station or hospital to use their restrooms, which was not feasible given the time constraints.

Mr. Kaufman said that he believed that any County office should have ADA-accessible restrooms available during normal business hours, including voting days when state law imposed additional restrictions. He said that he had spoken with other volunteers, and he was not the only one who would benefit from on-site access to restrooms. He said that it should be noted that this issue affected not only campaign workers but also individuals registering to vote in the Registrar's Office. He asked the Board to find a solution that would work within existing laws and conditions to provide basic accommodations to their constituents.

2. Nancy Rueter, Garrisonville District, asked the Board to reflect with her on the last time they went to a gas station or convenience store. She asked if it was for gas, food, drinks, or to use an ATM. She asked if they remembered where they parked or which pump they used. She asked if they paid attention to any other activities going on in the area, or the people or the vehicles. She asked if they were like her, and parked and got their items before quickly moving onto doing the many things they had to get done that day. She said that she did not pay attention to these things and she frequented the same gas station with ten pumps, and she usually got the same things. She said that she was also connected to the community.

Ms. Rueter asked how this was connected to their decision about Buc-ee's. She said that if she was not paying attention to the activity at her five-pump gas station, she wondered why anyone who comes off I-95 would pay attention at a 125-pump gas station. She said that it was important to them because all of them were concerned about the health and safety of those who lived in Stafford and those who visited. She said that other presenters had alerted them to the possibility of destructive activities such as illegal drug sales and human trafficking that could happen when no one was watching. She asked who was keeping their community safe from possible criminal activities at Buc-ee's.

Ms. Rueter said that surveillance cameras might be a part of Buc-ee's' plan, but she wondered how many people would be monitoring them. She said that her guess would be that there was one person watching multiple screens. She said that they could not expect their Sheriff's Department to do the patrolling 24/7, but the Board could keep them safe. She said that they all had a vested interest in keeping Stafford safe and prosperous, which was why they served. She requested the Board to not allow Buc-ee's to come and turn their community into an opportunity for criminal behaviors to happen here.

3. Caitlin Goodale-Porter, Garrisonville District, said that she was here for a third time. She said that she first wanted to thank staff members for working with her on veterans' issues over the past couple of months. She said that it had been a gratifying experience. She said that she wanted to let them know that she was concerned regarding the Veterans Day Event. She said that she agreed with not having a ceremony that felt like Memorial Day, and she appreciated that part, but when she asked questions last week, she was told that the target audience was the community and not veterans.

Ms. Goodale-Porter said that it was important to remember that veterans are part of the community, and that was one of the reasons she liked living in Stafford. She said that they felt valued and heard here because a large portion of the community had served in uniform. She said that she agreed that the property tax issue was a real one, and they would like to be part of the solution, but they had to actually come together and have discussions, not just do social media walls. She asked them to please bear this in mind. She said that on that note, she brought some graphic training aids.

Ms. Goodale-Porter said that they would not do the ceremony like Memorial Day, and that was fine, but she also did not want them to forget the people who needed care and concern even after they had hung up their uniform. She said that some of them were no longer with them. She said that the Hello Girls were the first military members who served in uniform during World War I, and they still needed to get legislation passed, they were missing five votes in Congress, and there were five Virginia Congressmembers who had not co-sponsored this legislation. She said that both of their U.S. Senators had done so, and Abigail Spanberger had done so locally, but they still needed help. She asked them to please let Rob Whitman and Jen Kiggins know. She said that they could do better in Virginia if they bear that in mind.

Ms. Goodale-Porter said that also, the Governor's task force would be in Richmond this Thursday for VMS. She said that they were finally meeting after three months of cancellations, and the JLARC report issues last Monday was extremely concerning to their community. She said that it fixated on sustainability with one comment in 115 pages about whether they should honor their thanks to the veterans and deceased servicemembers who made this program

possible for family members. She said that it had them concerned. She said that there was a lot of good spirit in Virginia about servicemembers, but they were not quite hitting the mark.

4. Peter Stencavage, Garrisonville District, said that yes, they should care about high levels of insulin in their bodies, because insulin does not just lower blood sugar; it affects other systems. He said that an analogy he recently read stated that it is like importing 20,000 workers to fix a broken power plant in a city. He said that the city cannot run efficiently without electricity. He said that no power means hospitals shut down, computers are shut down, businesses are forced to close for days. He said that the priority is to fix the emergency without considering the negative effects of 20,000 workers.

Mr. Stencavage said that however, those workers will have a significant impact on the city, including overcrowded roads, increased pollution, increased crime, and additional demands on first responders. He said that in a similar manner, he believed they needed to carefully consider the effects of bringing a Buc-ee's to Stafford County. He said that while Buc-ee's would generate tax revenue, other, more community-oriented businesses could also do so. He said that what Buc-ee's would bring was approximately 21,000 cars a day to a congested area.

Mr. Stencavage said that with those additional vehicles, there would be overcrowded roads, increased pollution, increased crime, slower first responder times, and increased first responder costs, initially through overtime and then by increasing the tax rate to pay for additional first responders. He said that in the analogy, city officials were not considering the impact of 20,000 power plant repairmen. He said that they were focused on fixing the problem, full steam ahead. He said that however, when it came to Buc-ee's, this was a time to take a step back, carefully consider the negative aspects, and ask themselves if this was the type of business they wanted to bring to their community.

5. Darla Stencavage, Garrisonville District, said that as an adoptive parent, she had a deep understanding of the adoption process, which could be a long and arduous journey. She said that while the specifics of the process may vary depending on the location and circumstances, the core principle of matching was crucial. She said that the matching process in adoption was vital because it ensured that the parents and child were a good fit, with the parents fully understanding the child's needs and being prepared to meet them.

Ms. Stencavage said that adoption officials had to verify that the child had the characteristics necessary to thrive under the parents' care. She said that collaboration among all parties was essential to achieve the best long-term, healthy outcome for everyone involved. She said that although the intentions of all parties may be noble, it was imperative that the match was thoroughly scrutinized from every angle before being finalized. She said that the County social

worker could not rush to place a child solely to expedite the process, and parents could not simply desire a child without considering the best environment for them. She said that all potential family members had to align for the long term.

Ms. Stencavage said that similarly, Stafford County officials had to carefully evaluate the long-term fit when making rezoning and conditional use permit changes within the County. She said that despite their well-intentioned desire to find a solution for the empty lot, the proposed CUP for Buc-ee's was not a good fit for Stafford County. She said that upon thorough examination, it became clear that Stafford County was not the ideal location for this project. She said that therefore, she was here tonight to respectfully urge the Board not to adopt the CUP for the proposed Buc-ee's, in the best interest of the families of Stafford County.

6. Kristin Maxson, Hartwood District, said that today, October 15, 2024 was Alpha B Day for the Board of Supervisors. She said that today's first speaker, concerning there were no bathrooms at the voting area, was very questionable. She said that the Board voted in 2023 to rent space for the voting area, which was already a questionable decision. She said that she found it puzzling that a voting area would be rented instead of utilizing a fully public-owned Stafford building with public-owned infrastructure. She said that it was her understanding that there was a federal law requiring the presence of required bathrooms in a voting area. She said that she thought this was an oversight that warranted further examination. She said that she appreciated the Board's efforts and did not intend to criticize. She said that however, she believed this was an overthought that was not adequately considered.

Ms. Maxson said that she thanked the third speaker, veterans and families, and their words had been shared. She would like to share some historical facts. She said that according to the comprehensive plan, the cost of acquiring and developing parkland was \$470,000 per acre in 2009, as noted on pages 297 and 313 of 360. She said that this was when the public voted for park bonds. She said that in 2010, the cost of constructing a library was \$672 per person, which translated to approximately \$87 million for a library serving a population of 130,000. She asked how the TDA could storm away with building design with the taxpayers' dollars.

Ms. Maxson said that specifically, the September 17, 2024, agenda item mentioned government central service complex concept development updates, which called for the acquisition of utilities and central services complex on either 25 or 90 acres. She said that it was also worth noting that the County already owned large parcels of land at no cost to taxpayers. She said that today, Stafford was presenting the TDA with targeted developing areas, including 10,000 projected living units in downtown, which was previously taken from the public under the law of eminent domain. She said that this area was originally private property and should be public.

7. Steve Schwartz, Aquia District, said that he was the Stafford County Republican Party Committee Chairman. He said that he would like to discuss the issue with the early voting site. He said that he would like to start by saying that he was a fan of Buc-ee's, an iconic business that generated revenue from out-of-state visitors and reduced the County's tax burden on homeowners, but besides that, he was here to focus on the early voting issue. He said that his concern was multifaceted, including the choke point, stairwell management, and parking issues. He said that the root cause of the problem, in his opinion, was the lengthy 45-day voting period, which had burdened the courthouse and surrounding public government offices with traffic from voters and greeters.

Mr. Schwartz said that a shorter voting period would alleviate this burden, particularly since the courthouse was a better location with bathrooms before entering the ballot area. He said that several volunteers had expressed this concern to him, including a recent response to a resident who volunteered with their committee. He said that Ms. Chandra with the Board of Registrars had stated to a concerned poll greeter that campaign workers were required to remain 40 feet from the entrance of the polling place at all times, and this regulation applies to other polling places, locations used in election day such as schools or churches. He said that he did not believe that Chandra understands this rule.

Mr. Schwartz said that he believed this rule was more specific in that campaign workers were prohibited from engaging in politics, wearing partisan clothing or messaging, or discussing politics within that 40-foot line. He said that it did not mean that they could enter a building, because they did that in the courthouse all the time when they needed to use the bathroom. He said that therefore, if a building were to have a bathroom inside and before the ballot area, that would be okay. He said that he was not sure why Ms. Chandra would be confused on this issue, as long as he did not politic. He said that this community, along with most of northern Virginia, was a veteran-heavy community.

Mr. Schwartz said that it was also home to a large constituent of older and often-disabled veterans who were retired. He said that he was thankful that many of these veterans in this community had a strong desire to continue doing something useful for the community. He said that many of them served as volunteers during early voting, greeting voters for their respective parties. He said that given that they paid for public services through their taxes, which had increased significantly every year, he believed it was reasonable to expect a proper place to vote and serve the public in a proper volunteer capacity.

Mr. Schwartz said that older, less mobile residents of Stafford should not have received such an impersonal message from Chandra. He said that she further told this constituent that because

the building was rented and not publicly owned, he should kindly visit the local 7-Eleven nearby at the hospital. He said that he was not here to stir controversy. He said that he was simply asking them to consider a small portion of their burdened budget to contract a portable ADA toilet if they could not select a proper building to facilitate early voting.

8. Howard Rudat, Rock Hill District, said that he was the Chair of the Stafford Democratic Committee. He said that a situation was dire when the Stafford County Democratic and Republican Committee Chairs came together to provide public comments on the same evening, and they were in agreement. He said that Stafford County would have been hard-pressed to have chosen a worse location for early voting. He said that the location posed significant risks and dangers to every person on site. He said that regarding basic services, there were no public restrooms for candidates or volunteers, as stated. He said that voters did have access to a single stall restroom, but it provided minimal privacy and was located in the actual voting area, and they could only use it after they voted.

Mr. Rudat said that the voting site was on the second floor, down a narrow hall, with only one set of stairs to enter and one to exit, and just one small elevator that served voters both coming and going, creating bottlenecks and a hazardous situation if an emergency were to occur. He said that the early voting was also located in the same building as a physical therapy office, where patients with temporary handicap placards were taking up many of the available handicapped parking spaces throughout the day. He said that the parking lot was a nightmare to navigate, with multiple near-fender benders and horns blaring every day.

Mr. Rudat said that party volunteers had to interact with voters in the parking lot because there was nowhere else to hand out sample ballots or campaign information. He said that curbside voting did not have its own dedicated area, and those wishing to curbside vote faced tight turns and two-way traffic flow, making it difficult to navigate for people who needed this service. He said that there was no better location on site. He said that, furthermore, the busiest times for voting coincided with the busiest time for the daycare center located in the same parking lot, further compounding the risk to drivers and pedestrians. He said that getting to the early voting site also posed its own challenges and risks.

Mr. Rudat said that there were no signs on Route 1 pointing to early voting, whereas the Registrar's Office had large feather signs on Route 1 for the June primary. He said that, however, the Stafford Zoning Office had informed the Registrar that feather signs were not permitted in Stafford County, and they had been subsequently removed. He said that he personally observed 37 feather signs on his way to this meeting tonight, all located on Route 1. He said that the voting sign at the hospital intersection was small and blended in with the

vegetation, making it difficult to see. He said that if a voter chose to enter or exit via Route 1, they were in a construction area with unmarked lanes.

Mr. Rudat said that if they opted for the safer option and entered and exited at the traffic light at the hospital intersection, they were directed onto Old Potomac Church Road, which was rapidly deteriorating due to the heavy construction traffic from the data center. He said that many of these issues could be addressed before early voting ended. He said that without immediate action, Stafford County would have failed in its duty to provide a safe location for early voting. He said that there was a silver lining; Anna Hash, her team, and the election officials were doing everything they could to ensure a free and fair election in Stafford.

9. Cherie Smith, 18 Booth Court, said that she was not in favor of Buc-ee's. She said that she lives approximately 1,000 feet away from the proposed location, and did not anticipate any tax revenue benefits for herself. She said that in fact, the presence of Buc-ee's would negatively impact her property value. She said that she would like to address the health concerns surrounding the potential environmental impact of the large, 120-gas pump facility. She said that it was important to understand that underneath the ground was the issue. She said that on top of the ground was all the usage, but underneath were all the containment units for the gasoline. She said that they also had to have an escape vent, and if one looked at the plan, the escape vent was very large.

Ms. Smith said that it allowed for the escape of hazardous gases, such as benzene, into the atmosphere in order to prevent explosion. She said that she pulled an article from the Clean Air Council, which referenced a study conducted by the University of Pittsburgh, which investigated the health concerns associated with living near a gasoline station. She said that the study found that a child living within a mile of a gasoline station was approximately five to seven times more likely to develop cancer compared to a child living five miles away. She said that furthermore, the study indicated that the larger the gasoline station, the greater the risk of developing different types of cancers.

Ms. Smith said that additionally, the study found that living within a mile of a gasoline station can also increase the risk of asthma by four to five times than those living five miles away. She said that it also noted that mothers living within ten miles of a gasoline station are at a higher risk of having low birth weight newborns. She said that based on these findings, the study recommended that gasoline stations be located at least 3,000 feet to 9,000 feet to 16,000 feet away from residential areas, with the larger the facility, the greater the distance required. She said that there was no way to avoid the benzene escaping from the ground, so these distances were essential to avoid toxic exposure to the hazardous gas.

ITEM 10. CAPITAL PROJECTS; R24-313; CONSIDER BUDGETING AND APPROPRIATING GRANT FUNDS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION FOR AN EMERGENCY MANAGEMENT PERFORMANCE GRANT PROGRAM – AMERICAN RESCUE PLAN ACT GRANT FOR THE LAKE CARROLL SERVICE DISTRICT (LCSD) DAM SPILLWAY IMPROVEMENT PROJECT

Bryon Counsell, Chief Director of Infrastructure, said that this was a grant award for the Lake Carroll Service District. He said that unlike the previous grant for Lake Arrowhead, there was no grant agreement in place because the funds were being channeled differently. He said that this was to budget and appropriate the funds as they became available, with the goal of securing reimbursement. He said that this process was similar to the one used for the Lake Arrowhead; the Lake Carroll Service District was established to assist the Property Owners Association with a dam safety project, as mandated by legislation in the 2010s.

Mr. Counsell said that the Board had directed staff to identify and apply for a grant, which they had done, and were notified of the award earlier this year. He said that this grant was being used to appropriate and budget funds to support that project. He said that the unique aspect of this project was the extremely tight funding, with costs and funding levels nearly equal. He said that as a result, there was no guarantee that this project could move forward. He said that nevertheless, to proceed, they must budget and appropriate the funds, conduct an advertisement for construction, compare bids, and determine the costs to see if they could move forward with the project.

Mr. Diggs motioned, seconded by Ms. Allen, to approve Resolution R24-313 Budgeting and Appropriating Grant Funds from the Virginia Department of Conservation and Recreation for an Emergency Management Performance Grant Program – American Rescue Plan Act Grant for the Lake Carroll Service District (LCSD) Dam Spillway Improvement Project.

Mr. Diggs said that in light of the recent storms that affected North Carolina and Florida, and considering the dams and other infrastructure they were evaluating, he had a strong interest in moving forward with this project. He said that if the dam were to fail, Route 3 would be at risk of being washed out, and homes below the dam would be severely impacted. He said that there were a couple of homes in that area, and the concern about the dam's age and current situation was significant. He said that while progress was being made, he believed it was essential that they find a way to complete this project, regardless of the funding method.

Dr. Yeung asked if there was a timeline for the funding period, since it was an American Rescue Plan Act Grant.

Mr. Counsell said that the funding for the project was coming from the Department of Conservation and Recreation.

Mike Morris, Deputy County Administrator, said that the funds in questions were state ARPA funding. He said that they had been given to the state by the federal government and were being utilized for this specific grant program.

Ms. Bohmke asked what the expiration date was for the state's ARPA funds.

Mr. Morris said that the project would have to be done by the end of 2026, or they would have to give the money back.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

ITEM 11. CAPITAL PROJECTS TRANSPORTATION; R24-223; PROVIDE RECOMMENDATIONS AND COMMENTS FROM THE PLANNING COMMISSION AND VDOT REGARDING PROPOSED COMP PLAN AMENDMENTS FOR THE TRANSPORTATION MASTER PLAN AND IMPACT FEES AND CONSIDER AUTHORIZING ADVERTISEMENT FOR PUBLIC HEARINGS ON THE COMP PLAN AMENDMENTS AND TRANSPORTATION IMPACT FEE ORDINANCE AMENDMENTS

Matthew Lehane, Transportation Planning and Funding Manager, said that he would discuss the authorization for public hearing for the Transportation Master Plan and the Transportation Impact Fees. He said that as previously authorized at the July 2 Board meeting, the Board had approved comprehensive plan amendments for both the Transportation Master Plan and the Transportation Impact Fees, and ordinance amendments for the Transportation Impact Fees, which had been sent to the Transportation Impact Fees Advisory Committee and the comprehensive plan had been sent to the Planning Commission. He said that the Planning Commission had recommended approval on August 28, and VDOT had also provided comments in September on the comprehensive plan amendments.

Mr. Lehane said that at the September 17 Board meeting, the Board had extended the Transportation Impact Fees Advisory Committee's deadline to November 4. He said that therefore, for discussion and approval today was proposed Resolution R24-223, which was to authorize the public hearing for both the comprehensive plan amendments and the Transportation Impact Fees ordinance. He said that assuming approval, this will be scheduled for November 19. He said that

the Transportation Impact Fees Advisory Committee had not yet made their recommendations, which would be received by November 4. He said that once they received those, he would send them to the Board as well, and he would also provide them at the public hearing.

Dr. Yeung said that she was trying to figure out how they arrived at the impact cost. She said that according to the text, the impact cost was calculated based on the volume of roadways.

Mr. Lehané said that the Transportation Impact Fee numbers were derived from a study, which is the second-to-last attachment in their packet for this item. He said that these numbers were not calculated by staff, but rather by one of their on-call consultants. He said that to derive the numbers, the consultant took projects from the Transportation Master Plan, pulled them into a Transportation Impact Fee model, and calculated the potential needs for those projects based on future growth projections. He said that the consultant then added credits to account for past development, past needs, and to ensure that the projects could only be funded for future growth. He said that the proposed fee amounts were outlined in the packet and could be viewed on the screen.

Dr. Yeung said that she was bringing this up because she had read that it mentioned road trips, which led her to revisit the elementary school trips, as they were not being accounted for in this calculation. She said that she was unsure if the fee was accurate, and she wanted to know if there was room for adjustment once they determined the actual numbers.

Mr. Lehané said that the fee was also generated in part by the Institute of Transformation Engineers' trip rates for certain types of development. He said that residential units had an average trip rate, where each unit was estimated to generate a certain number of trips, which was one factor in how these numbers were derived.

Ms. Vanuch motioned, seconded by Ms. Allen, to approve Resolution R24-223, Authorizing the County Administrator to Advertise a Public Hearing to Consider Adopting Proposed Amendments to the "Stafford County Virginia Comprehensive Plan 2016-2036, 2021 5-Year Update," Adopted November 16, 2021, As Last Revised (Com Plan), to Adopt the Transportation Master Plan as an Appendix and Amend Chapter 4, "Transportation," and to Consider Proposed Amendments to Stafford County Code Chapter 13.5, "Impact Fees" Regarding Transportation Impact Fees.

Ms. Vanuch said that they had advertised these amounts, and then they would have the public hearing. She said that it was similar to other processes, where the amounts could only decrease or remain the same. She said that staff had done an incredible job in gathering this data, as this was one of the few ways they could secure funding to offset new growth in the County through transportation impact fees. She said that it was crucial that they did this correctly and held

developers accountable from this perspective. She said that she would like to see this move forward as quickly as possible.

Dr. Yeung said that under Section 2.4, it outlines a summary and conclusion. She said that to verify if the roadway improvement plan was correct, it must meet the requirements of Article 8. She said that, according to Article 8, certain conditions must be met before proceeding with this plan. She said that her question was whether they were ensuring that all necessary steps were taken. She said that the document stated that before accepting a roadway improvement plan, they must show a schedule. She said that she reviewed the schedule, and it appeared that the column labeled "source" was not being used as intended. She said that she thought it would be beneficial to add a separate column specifically labeled "schedule" to clarify whether it was completed. She said that this would help ensure that the necessary information was presented in a clear and organized manner.

Mr. Lehané said they would be tracking the projects once they were completed.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

ITEM 12. CAPITAL PROJECTS TRANSPORTATION; R24-325, R24-327; DISCUSS AND CONSIDER APPROVING (1) FISCAL YEAR 2025 REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY (RAISE) GRANT APPLICATION(S) AND (2) FY2026 WEDGE WIDENING PROJECT(S)

Matthew Lehané, Transportation Planning and Funding Manager, said that the FY25 RAISE Grant was expected to have applications due approximately four months after they received the notice of funding opportunity. He said that since they had not received that notice yet, they anticipated the deadline to be late January or early February. He said that they had reviewed several projects for consideration, including Enon Road. He said that although they had previously applied for this project and did not receive funding, it was currently fully funded. He said that their goal was to offset the local impact in terms of funding for the project, and at this time, staff did not recommend reapplying.

Mr. Lehané said that Onville Road was another project they considered. He said that they currently had a \$5.8 million shortfall, but through VDOT revenue sharing and additional grant opportunities, staff believed they could reduce this shortfall by at least half, potentially more, bringing it down to a more manageable number. He said that they may also be able to add local funding to the project, and project costs could decrease. He said that therefore, staff did not recommend

reapplying for this project. He said that the Stefaniga/Mountain View Roundabout was another project brought up last week. He said that it appeared they would have a deficit of potentially upwards of \$2.5 million, as they had just received their 30% engineer's estimate.

Mr. Lehané said that they were still working through this process, but this would be the other project under their envelope that they had a deficit on. He said that at this time, staff did not recommend applying for this project solely because it was in a rural area, not a historically disadvantaged community, and it was primarily a safety project. He said that they believed there were additional ways to lower the impact of the shortfall on this project, and they would discuss this further sometime next year. He said that when reviewing their roadway projects, they had a couple of opportunities, but staff did not think these were the best options at this time.

Mr. Lehané said that moving down the list, they had two planning engineering studies. He said that as they had discussed earlier today, in relation to the Centreport Parkway or Central Stafford Targeted Development Area, they were examining the current and future growth of this area. He said that when he referred to 14 million square feet, he was talking about the approved developments in this area, with half of that being the Stafford Technology Campus Data Center. He said that they were also looking at approximately 1,000 homes that had been approved, with some of those having been approved since the 1990s and potentially coming online in the next few years.

Mr. Lehané said that the goal was to assess the current development and identify the transportation needs in this larger area. He said that he could name seven to nine studies that had been conducted in this area on specific roadways or projects. He said that what they aimed to do was compile these results into a single study, create a phased approach to transportation improvements, and develop a financial plan. He said that they were likely to invest around \$500 million in potential transportation improvements in the near future in this area.

Mr. Lehané said that their objective was to conduct this study and also perform 30% engineering. He said that regarding Stefaniga/Mountain View, it was an older project from 2020 and did not have any newer inflation factors or contingency factors on it. He said that they just had a conceptual planning level cost estimate on that project. He said that today, they now had a project in progress but had a shortfall because they were now at 30% engineering. He said that they wanted to start doing engineering on projects before getting to an actual application so that they had a more detailed analysis on the scope of the project and the cost. He said that this was part of the goal here.

Mr. Lehané said that the cost of this study and associated engineering was likely to be under \$5 million. He said that staff also recommended a RAISE application for this project. He said that

another project they considered was sidewalk connectivity, where they would conduct engineering for multiple sidewalk projects simultaneously. He said that the master plan suggested more than 30 projects throughout the County. He said that after discussing this with a grants consultant, it appeared that a Safe Streets for All grant next spring could be a more suitable option for this project as well. He said that in this case, they would focus on engineering for 10 to 15 projects, following a similar approach to the Centreport Parkway item.

Ms. Allen said that Onville Road would definitely meet the equity piece for the RAISE grant. She said that she believed it would be worth applying for, and then they could reallocate those funds towards the Stefaniga project.

Mr. Lehane said that it would certainly score better under the equity piece than Enon Road and Stefaniga/Mountain View. He said that however, according to the USDOT, this area was not considered a historically disadvantaged community. He said that Stafford County did not have many census tracts that met this designation. He said that as a result, it was challenging for them to apply and receive a significant number of points under the equity criteria, since Stafford County was not classified as a historically disadvantaged community. He said that while it was better than the other two options, it was not the best compared to other projects. He said that in the last round of RAISE, approximately 70% to 80% of projects were located in historically disadvantaged communities.

Ms. Bohmke asked if they had no roadways that would qualify for those equity funds.

Mr. Lehane said that there may be some in the Aquia District around Brooke Road. He said that he was not completely certain.

Ms. Bohmke asked if Mr. Lehane could provide more information to the Board on that matter.

Mr. Lehane said yes. He said that there was a map he could provide with that information.

Ms. Bohmke asked if the road projects being reviewed included Chatham Bridge.

Mr. Lehane said that they had already started engineering on that project, which they had begun earlier this year, approximately a month ago. He said that with this project, they would not be doing 30% engineering, but they could explore opportunities to apply for funding to complete 100% engineering, or even move forward with the project immediately. He said that there were certainly possibilities to consider. He said that this project, along with the Mine Road and Green Spring projects, served as test cases for their engineering process. He said that they were the initial phase of trying to do engineering on projects before they submitted a grant application.

Mr. Lehane said that for example, Enon Road was a project that had taken years to secure funding, whereas with the Chatham project, they were able to move quickly. He said that they presented the project to the Board last spring and received approval. He said that they then immediately began engineering work, with plans to apply for TAP funds next year. He said that by the time they submitted their application, they hoped to be in the right-of-way and potentially moving into construction within a four-year timeframe, rather than the ten-year timeline experienced with Enon Road.

Dr. Yeung asked if there was a list of the 30 sidewalk projects.

Mr. Lehane said yes. He said that it was included in the transportation master plan.

Dr. Yeung motioned, seconded by Mr. Diggs, to approve Resolution R24-325, Authorizing the County Administrator to Apply for Fiscal Year (FY) 2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Funding from the United States Department of Transportation, incorporating staff's recommendation.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

Mr. Lehane said that he would like to note that they would revisit the Safe Streets for All grant in January or February of next year. He said that moving forward to FY26 wedge widening, last year, the Board had approved the Stefaniga Road project for FY25. He said that they were currently working with VDOT, and they had agreed to undertake this project in the next calendar year. He said that in the spring of 2024, the Board had supported an application with GWRC for Safe Streets for All, which was for wedge widening on Poplar, Joshua, and Truslow Roads.

Mr. Lehane said that although the application was unsuccessful, the Board had allocated approximately \$3 million for this project, with half coming from the Secondary Six-Year Plan (SSYP) and the other half from their wedge widening funding. He said that this meant they had approximately \$3 million available for future year wedge widening projects, depending on how the Board would like to look at the SSYP. He said that for FY26, staff recommended moving forward with the Truslow Road project, which would cost approximately \$1.25 million, as estimated by VDOT.

Mr. Lehane said that they were currently re-verifying this cost estimate. He said that additionally, they recommended wedge widening Woodstock Lane, which would be paired with the Route 1/Telegraph/Woodstock improvements currently out to bid. He said that this would cost approximately \$150,000, and they would work to verify this cost estimate. He said that the remaining SSYP funding could be reassigned next year by the Board to other initiatives or used on the other section of Truslow Road, between Route 1 and Enon Road. He said that the cost provided by VDOT earlier this year was approximately \$1.5 million.

Ms. Vanuch said that for Poplar and Joshua, she believed they had previously discussed ranking them based on the Sheriff's Office's assessment, which was part of their initial goal to fund and prioritize roads with the worst safety issues, particularly for young drivers. She said that this led to Stefaniga ranking first, followed by Poplar and Joshua, and then Truslow, which was not as highly ranked at the time due to the upcoming high school opening. She said that however, with the increased number of high school students expected to drive on it, they had prioritized Truslow Road. She said that she was having trouble understanding why Poplar and Joshua seemed to have been overlooked in this process and they were focusing only on Truslow Road with the SSYP funds.

Mr. Lehane said that they were looking at Truslow Road in relation to the timeline for the high school and wanted to get that done prior to the school opening. He said that this would entail completing the repaving and additional pavement on either side of the roadway. He said that they would look to prioritize Poplar Road and Joshua Road in FY27 or FY28, as per the Board's recommendations.

Ms. Vanuch said that they had to get to Truslow from Poplar, so it would make more sense to continue on with that plan to address the most unsafe roads. She said that the order in that case would be Poplar, Joshua, and then Truslow.

Mr. Lehane said that it was certainly something the Board could consider. He said that several sections of Poplar were just repaved, and VDOT would rather not repave and wedge-widen those same sections. He said that while they would recommend to push it out to a future year, it did not preclude them entirely from doing so.

Ms. Vanuch said that they had talked about doing wedge-widening in conjunction with the paving projects, which was why Poplar was supposed to move forward; however, they did not receive the grant, which was a problem. She said that she was not convinced about why they should choose just Truslow if they were not paving it over the roads they knew to be unsafe.

Mr. Lehane said that the Board could reprioritize it, but specifically regarding Truslow Road, they were prioritizing it due to High School 6 and the number of vehicles that would be traveling on that specific road as opposed to Poplar Road. He said that they did not know what the school zones would be yet, but what had been presented so far indicated there would not be much traffic coming from the northern sections of Poplar Road. He said that however, that could certainly change. He said that they did not know exactly what it would be at this point in time.

Ms. Vanuch asked where they would be doing wedge widening on Poplar Road.

Mr. Lehane said that it would be on the sections that had not been recently repaved.

Ms. Vanuch said that she felt torn because they knew of accidents on Poplar every day, so she had a hard time prioritizing Truslow over Poplar.

Mr. English said that Truslow needed to stay on there because they all knew it would be a problem. He said that they needed to fix it sooner than later. He said that he agreed there were issues on all of those roads, but whatever they could do for Truslow right now they needed to do.

Ms. Bohmke said that she believed that they also needed to consider the expansion of Truslow Road between Route 1 and Enon. She said that this stretch received a significant amount of traffic, particularly from residents on Southgate, and it paralleled Route 17. She said that it was a two-lane secondary road without any wedge widening.

Ms. Allen asked if any feedback had been received regarding the denial.

Mr. Lehane said that initially, they simply stated the projects that were selected, and if an applicant was not on that list, they would send an email stating that they were not selected. He said that following this process, they had the opportunity to schedule a debrief, as they had done with the Enon RAISE grant. He said that to his knowledge, these debriefs had not yet taken place, so they did not currently know why Enon had not scored well or why this application had not scored well at this time.

Ms. Vanuch said that this was a different grant; it was SSYP and not the RAISE Grant.

Mr. Lehane said that the Board could prioritize this project using SSYP funds, which was at the Board's discretion. He said that they also had \$1.5 million in their FY26 and prior year Wedge Widening Fund, which was solely funded by Stafford County.

Ms. Allen said that Mr. Bates had mentioned that Telegraph Road needed to be repaved; it was past its age and had a lot of potholes. She asked how soon that road could get on the schedule so it could be tied in with the widening.

Mr. Lehane said that it might be on next year's schedule, so it might have already been missed in the FY25 schedule, but he would check back with VDOT to see where it was. He said that Telegraph likely could not be wedge-widened with this program due to the ditches on the side of the road. He said that they would need to work with one of their consultants, develop a plan, and see what right-of-way was necessary to actually wedge widen it. He said that they would have to do that miniature study before bringing it back to the Board to discuss what options they could pursue.

Ms. Allen said that she would be in favor of including Woodstock. She said that Woodstock was the first exit buses could take to get to Route 1 to pick up children or depart. She said that when taking the route from Woodstock to Route 1, buses often had to use the outer lane to make the turn, and there was no shoulder in the ditches or anything. She said that \$150,000 to widen that road was a no-brainer.

Ms. Bohmke said that Truslow Road was really important. She said that they had previously discussed this when the high school had proposed building on that site, and the primary concern at the Planning Commission level had been Truslow Road. She said that regardless of whose district it fell under, she thought it was essential that they utilized the available funds. She said that she believed they should move forward with it on Truslow Road.

Ms. Vanuch asked if they had \$1.5 million in wedge-widening funding for this year that had not been appropriated.

Mr. Lehane said that regarding the second bullet point on the slide, the indented bullet beneath it indicated that they had allocated \$3 million in funding for Safe Streets for All, broken down into \$1.5 million from the SSYP, which the County controlled, and \$1.5 million from their own funds, which they also controlled. He said that this meant they had \$3 million available for allocation to a project. He said that currently, staff recommended allocating only \$1.5 million to these two projects. He said that however, he would note that the SSYP funding could be reassigned to other needs next year. He said that if they returned with SSYP funding next year, there would be no additional funding available for anything new. He said that to Ms. Vanuch's point, yes; they could do wedge widening with that funding. He said that in short, they had \$3 million but staff only recommended using \$1.5 million.

Ms. Vanuch asked how much it would cost to do that section of Poplar Road, considering high school students would be driving on Poplar Road to get to Truslow Road.

Mr. Lehane said that he would recommend they revisit this topic again in November. He said that he would verify the sections of the road with VDOT to determine what could and could not be wedge-widened, as well as the projected costs.

Ms. Vanuch asked if Mr. English was amenable to that.

Mr. English said that Truslow needed anything they could provide. He said that he was willing to hear that information from Mr. Lehane.

Mr. English motioned, seconded by Dr. Yeung, to approve Resolution R24-327, Approving Safety/Wedge-Widening Projects for Fiscal Year 2026, specifically for Truslow Road and Woodstock Road.

Dr. Yeung said that any funding that could be put towards improving transportation on Truslow Road for the new high school was essential.

Ms. Allen asked if it was correct that if they were to use the remaining \$1.5 million mentioned by Ms. Vanuch, they would have no funds available for future SSYP widening projects or other projects.

Mr. Lehane said yes.

Ms. Allen asked if projects recommended next year based on conditions or VDOT's schedule would not be funded.

Mr. Lehane said that they would be allocating \$1 million in FY27 funding next year. He said that to clarify, currently they had \$1.5 million in the SSYP fund, which the Board had assigned to the three Safe Streets for All projects. He said that this funding was from the previous year and was reflected in the SSYP for those projects. He said that when they revisited the SSYP in the spring, if they followed the recommended allocation, the Board would have \$1.5 million available in the SSYP, which could be reassigned to other needs or prioritized for future wedge widening projects.

Mr. Lehane said that if they allocated the funds now to specific projects, such as Poplar Road, Joshua, or the extended section of Truslow, by the time they reached the spring, there may only be a few hundred thousand dollars available for near-term projects in the SSYP. He said that next fall,

the \$1 million allocated to wedge widening would still be available for future use, as allocated in the CIP every year.

Ms. Bohmke asked if \$1.5 million was designated for Route 1 to Enon Road, and the other \$1.5 million would be allocated to Joshua Road or Poplar Road.

Mr. Lehane said that there would be \$1.5 million allocated to staff's recommendation, and the Board had the option to allocate the other \$1.5 million to any other projects they would like to.

Dr. Yeung asked if staff would return with the remaining balance after the work on Truslow Road was completed.

Mr. Lehane said that yes, staff would return with that information if possible for the November 7 Board meeting, and if not, it would be November 19. He said that VDOT told them they had until Thanksgiving.

Dr. Yeung asked if they would ask VDOT if they were planning for a specific project, and if they could potentially repurpose the funds for another project.

Mr. Lehane said that they would come back with the information requested for Poplar Road.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

Ms. Allen asked if staff could also provide an estimate of the potential costs if VDOT decided not to widen that section when they returned in November.

Mr. English asked if they could address the issue of restrooms at the early voting site. He asked if staff could provide them with a cost of getting something done.

Ms. Vanuch asked if they could amend the agenda to allow Board comments prior to the closed meeting.

Ms. Bohmke confirmed there was consensus from the Board to change the agenda to move Board comments to before the closed meeting.

REPORTS BY BOARD MEMBERS

Mr. Diggs – stated that he had nothing to report this evening.

Mr. English – asked if staff could return in the next couple of days to resolve the issue of restrooms at the Registrar's Office during early voting. He said that Stafford Fair would be taking place this weekend at Mary Washington on 17th Street.

Ms. Vanuch – stated that she supported Mr. English's inquiry on the early voting site. She said that she also wanted to look into election day voting opportunities, as it was a topic brought up during last year's election. She said that there was a way to work around it, but it would be helpful if Mr. Ashton could email the Registrar to obtain this information in writing. She said that last year, campaigns were allowed to have a certain number of volunteers, known as poll watchers, inside the polling area.

Ms. Vanuch said that this allowed their campaign to sign off on their volunteers being able to enter the polls as poll watchers, which helped them assist voters with using the restroom on election day. She said that if they could obtain guidance from the Registrar's Office on the number of volunteers allowed per polling place, it could provide some immediate relief, especially for early voting. She said that if they could inquire with the Registrar about the voting volunteers for both the Republican and Democratic campaigns, it might be the quickest way to address this issue. She said that she would like to follow up on Mr. English's comment about the early voting site, specifically regarding the location of the restroom.

Ms. Vanuch said that the Registrar's Office had chosen this building for the early voting site, and if it was not feasible for voters to use the restroom due to its location, she would support exploring a cost estimate for installing porta-potties at the site. She said that she had experience with this, and it was not only uncomfortable but also difficult to find volunteers who were willing to leave the site to use the restroom. She said that it was unfair to expect them to do so. She said that in the short term, she believed they could work with the campaigns to do those sign-offs.

Dr. Yeung – stated that she would like to address the bathroom situation. She said that Mr. Kaufman had previously contacted her office, and her Chief of Staff had forwarded his concerns to Anthony Toigo, their legislative assistant. She said that Mr. Toigo had been tasked with investigating the issue and determining the best course of action regarding what they could do about the bathroom. She said that upon reviewing the email she received, it was confirmed that the building was privately owned and the Registrar's Office was renting the facility.

Dr. Yeung said that the Board had previously approved the relocation of the Registrar's Office to the privately owned site near the former Germanna Campus last year. She said that it was noted

that the building does not have a public restroom available. She said that she spoke with the Registrar and confirmed with Mr. Kaufman that campaign workers, including Mr. Kaufman, were required to remain 40 feet away from the entrance of the polling place at all times.

Dr. Yeung said that the same regulation applied to other polling places and locations and was used on election day. She said that according to state code, the Registrar has no obligation to provide restroom facilities for campaign workers. She said that her Chief of Staff had forwarded this information to Mr. Kaufman, and she would provide any additional information to him as it became available. She said that she would wait for Mr. Toigo to provide further information so that they could determine a solution. She said that she would be in favor of installing a porta-potty if necessary.

Dr. Yeung said that on October 2, they had conducted a tour of Germanna, the new building in Griffis-Widewater, where Germanna planned to establish schools, including nursing and cybersecurity programs. She said that she was not certain about the nursing program, but cybersecurity was a certainty. She said that on October 8, she had been invited to Senator Tim Kaine's office to meet with the council, focusing on foreign students and English as a second language learners. She said that the meeting had been productive.

Dr. Yeung said that as she continued to investigate this concern and the issues surrounding inadequate support, she would bring it to the attention of the entire Board. She said that on October 9, she had attended a regional housing meeting, which aimed to address workforce housing for teachers, first responders, and other individuals.

Dr. Yeung said that she had also participated in a ribbon-cutting ceremony at Port Oyster Restaurant, observing the restaurant to determine if it could be a viable addition to Stafford County. She said that she had also attended the Office of Youth meeting, which supported vulnerable students facing challenges at home and in school, ensuring their safety and well-being. She said that some colleagues and she had attended the Dahlgren Community Event, celebrating the 244th anniversary of the U.S. Navy's Sailors and Civilians Celebration. She said that she had extended her congratulations to the organizers and appreciated the community event, which had been excellent.

Ms. Allen – thanked the Deputy Clerk for working with them and hoped she was having a productive learning experience despite the chaotic environment. She said that she felt it was essential to bring up a matter that had been concerning her since last year, especially with the upcoming budget process. She said that she believed it was crucial that they bring this to the Board's and community's attention.

Ms. Allen said that while the school division often received criticism for its budget and requests, she strongly believed that its maintenance budget should not be questioned. She said that last Thursday, at Shirley Heim, the school's HVAC unit malfunctioned, causing a motor directly under her child's locker to fail. She said that the entire school was shut down for several hours, and most students did not get dismissed until after 5:30 p.m. She said that she wanted to commend Principal Hills and his staff for keeping students calm, safe, and getting them home in a timely manner.

Ms. Allen said that the process was particularly impressive, given the emotional demands of middle schoolers. She thanked the administration as well as transportation for the very structured bus process to get kids home on time. She said that she was able to pick up her child, but many parents, especially those working late or commuting, could not make it back on time. She said that she would like to acknowledge the schools' efforts to make the process as smooth as possible. She said that what troubled her was that the unit likely had not been serviced since Shirley Heim opened, approximately 17 or 18 years ago.

Ms. Allen said that this was not an isolated incident, as they had had consecutive middle schools and schools experience building maintenance issues, including last year's near miss at Rodney Thompson Middle, as well as Drew and Hartwood. She said that it was a dereliction of duty, not necessarily on this Board, but to be underfunding their maintenance for their schools over the past two decades, to her, it was unconscionable. She said that they were literally putting children at risk every day they walked into their buildings. She said that it was the one place they should feel safe, the one place that parents entrusted their kids for six to eight hours a day, to have a safe space to learn, so they could grow up and be productive members of their society.

Ms. Allen said that instead, now, when they walk into their buildings, they have to wonder if their bathroom will flood, if their ceiling will cave, if they will get burned, or if their school will catch on fire. She said that these are things that, in this world, children do not need to worry about. She said that she hoped, with the upcoming budget process, that the Board of Supervisors would thoroughly examine and address the need to adequately fund building maintenance. She said that they could not simply give them scotch tape to hold together buildings that were no longer meant to be held up. She said that they could not build schools at the rate they were building them and then neglect to maintain them for 15 years. She said that this did not make sense.

Ms. Allen said that she did not want any of them to have to endure a child being physically injured in their schools in order for them to start adequately funding their maintenance programs. She said that this was not about her personally funding large requests. She said that it was about the Board and the School Board working together to develop a collective, collaborative plan to adequately fund their buildings, so they could tackle issues instead of becoming potential nightmares.

Ms. Bohmke – congratulated Kiera Halstead on achieving her Eagle Scout Award. She said that she had the opportunity to attend her Court of Honor ceremony two Sundays ago at the American Legion Post 290, where Kiera demonstrated her dedication by building well-constructed picnic tables under the large shelter. She said that this morning, she welcomed a group of county and city tourism specialists, museum leaders, and national parks representatives to Historic Belmont and Gary Melcher's studio, where they were hosting a summit focused on exploring and enhancing the region's Black history.

Ms. Bohmke said that the summit was facilitated by Dr. Gayla Sims, Vice President of Programs and Interpretation at the Fredericksburg Area Museum. She said that two Stafford County employees participating in the summit, and they will be sharing their insights and ideas with staff. She said that although she was only there to welcome them to Stafford, she was pleased to learn about the progress they will be bringing back to the Board. She said that she also shared their own accomplishments in Stafford County, which she was sure many of them are already aware of. She said that she would like to remind everyone that their joint schools meeting will take place next Thursday, October 24, at 5:00 p.m. in the Board chambers.

CLOSED MEETING

At 7:47 p.m., Ms. Allen motioned, seconded by Dr. Yeung, to adopt Resolution CM24-28 to authorize closed session.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

Resolution CM24-28 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for (1) discussion of plans to protect public safety as it relates to specific cybersecurity threats or vulnerabilities in briefings by staff members concerning actions taken to respond to such matters, and discussion of such information subject to exclusion from the Freedom of Information Act pursuant to Virginia Code 2.2-3705.2, records related to public safety where discussion in an open meeting would jeopardize the security of any facility, building, structure, information technology systems, or software program used by the County, and (2) consultation with legal counsel regarding acquisition of proffered property which is a specific legal matter requiring a provision of legal advice by such counsel; and

WHEREAS, pursuant to Virginia Code § 2.2-3711 (A)(3), (A)(8) and (A)(19) such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of October, 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 8:27 p.m., Ms. Allen motioned, seconded by Dr. Yeung, to adopt Resolution CM24-28(C) to certify the closed meeting.

The Voting Board tally was:

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

No: (0)

Absent: (1) Gary

Resolution CM24-28 (C) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE
STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED
MEETING ON OCTOBER 15, 2024

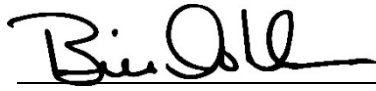
WHEREAS, the Board has, on this the 15th day of October, 2024, adjourned into a Closed Meeting in accordance with a formal vote of the Board and in accordance with the provisions of the Virginia Freedom of Information Act; and

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

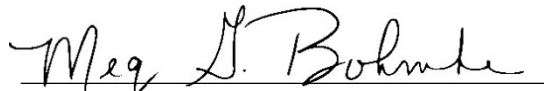
NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors does hereby certify, on this the 15th day of October, 2024, that to the best of each member's knowledge (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information 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.

ADJOURNMENT

At 8:27 p.m., Chair Bohmke adjourned the October 15, 2024, Stafford County Board of Supervisor's meeting.

A handwritten signature in black ink, appearing to read "Bill Ashton", written over a horizontal line.

William Ashton, II
County Administrator

A handwritten signature in black ink, appearing to read "Meg L. Bohmke", written over a horizontal line.

Meg Bohmke
Chairman

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#); [Tifferney A. Williams](#)
Subject: Public Comment Form [#95]
Date: Tuesday, October 1, 2024 3:02:46 PM

Name * Cindy Simpson

Address * ☐ 60 Brush Everard Court
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: *

The proposal to build a Buc-ee's in Stafford raises significant concerns, particularly given the already challenging traffic conditions in the DMV area. Here's a clear summary of the key issues:

1. **Increased Congestion**: Buc-ee's is expected to draw over 20,000 vehicles daily, worsening traffic on local roads like Austin Ridge Drive, Mine Road, and Courthouse Road. This increase could lead to longer commute times and heightened frustration for residents.
2. **Safety Risks**: The influx of visitors could elevate the risk of accidents, especially in areas that lack sufficient infrastructure for pedestrians and cyclists, creating hazardous conditions for everyone.
3. **Emergency Response Delays**: Heightened congestion can impede emergency vehicles, potentially delaying critical responses during medical and fire emergencies, which could endanger lives.
4. **Impact on School Transportation**: Increased traffic may disrupt school bus routes, affecting schedules and compromising student safety, leading to further complications throughout the school day.
5. **Interstate Traffic Bottlenecks**: Buc-ee's locations have a history of causing traffic jams at nearby exits, which could further congest I-95, worsening both local and regional traffic problems.

Given these concerns, it is crucial for you, our local officials, to prioritize the safety and quality of life for residents directly impacted by this decision. With over 3,000 homes affected, a thoughtful approach would be to disapprove Buc-ee's Conditional Use Permit (CUP) and plans to build at this location. This decision is essential for maintaining the well-being of the entire North Stafford community.
