

BOARD OF SUPERVISORS
STAFFORD COUNTY, VIRGINIA,
MINUTES
REGULAR MEETING
APRIL 7, 2026

CALL TO ORDER – A regular meeting of the Stafford County Board of Supervisors was called to order by Deuntay Diggs, Chairman, at 5:00 p.m. on Tuesday, April 7, 2026 in the Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, Stafford VA.

ROLL CALL – The following members were present: Deuntay Diggs, Chairman; Maya P. Guy, Vice Chairwoman (participating remotely); Tinesha O. Allen; Pamela Yeung; Darrell E. English; Crystal Vanuch; Kecia S. Evans.

Also in attendance were William Ashton, County Administrator; Rysheda McClendon, County Attorney; Sukhi Purewal, Deputy Clerk; various staff members; and other interested parties.

Ms. Allen motioned, seconded by Ms. Evans, to allow Ms. Guy to participate remotely in the meeting.

The Voting Board tally was:

Yea: (7) Diggs, Guy, Evans, Yeung, Allen, English, Vanuch
No: (0)

INVOCATION

Mr. English led the invocation.

PLEDGE OF ALLEGIANCE

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

CHAIR REMARKS

Mr. Diggs said that as a reminder, they had a special called meeting scheduled for 7:00 p.m. this evening to hold the public hearing for the Fiscal Year (FY) 2027 Budget, Virginia Public Schools Authority (VPSA) bond issuance, and Calendar Year (CY) 2026 tax rates. He said that this meeting would conclude promptly at 7:00 p.m., and he asked the public to wait to share any comments related to those topics until that time.

Mr. Diggs said that Stafford County had been conducting biannual community surveys in 2022 and 2024. He said that it was now time once again for residents to share their opinions on Stafford County as a whole. He said that they invited the public to visit their website's front page, where they would find a story about the survey along with links to both the English and Spanish versions. He said that the County kindly requested that their citizens take a few minutes to complete the survey, which was open until April 14.

Mr. Diggs said that Stafford County Public Schools was also hosting a joint job fair, which would take place from 1:00 p.m. to 6:00 p.m. on April 15 at the Rowser Building. He said that this event would provide information on careers in local government and the benefits of a short commute. He said that for those interested, available job listings could be found online at staffordcounty.va.gov/jobs and staffordschools.schoolspring.com.

ADDITIONS - DELETIONS AND APPROVAL OF THE REGULAR AGENDA

ADD-ON TO ITEM #1; UPDATED BACKGROUND REPORT AND RESOLUTION R26-147 REGARDING BUDGET AND APPROPRIATE PRIOR YEAR FUND BALANCE RESERVE FUNDS HELD IN THE GENERAL FUND AND SET ASIDE FOR SCHOOLS EMERGENCY REPAIRS

ADD-ON TO ITEM #10; UPDATED APPLICATION FROM MR. STEVEN APICELLA FOR THE GEORGE WASHINGTON SEAT ON THE STAFFORD COUNTY BOARD OF ZONING APPEALS

ADD-ON TO PRESENTATIONS AND REPORT BY AGENCIES; POWERPOINT SLIDES UPLOADED TO THE PRESENTATION BY TASHIKA GRIFFITH, PRESIDENT OF GERMANNA COMMUNITY COLLEGE

Bill Ashton, County Administrator, said that they had three changes to the regular agenda. He said that they had an add-on to Item 1, an updated background report and resolution for R26-147 regarding budget and appropriations of prior year fund balance reserve funds held in the General Fund and set aside for the Schools' emergency repairs. He said that initially, the report only included North Stafford High School, but the back page mentioned Rock Hill Elementary, H.H. Poole Middle, Hampton Oaks Elementary, Ferry Farm Elementary, Park Ridge Elementary, and the Operations and Maintenance Office. He said that the staff report and resolution had been updated and were available in the packet.

Mr. Ashton said that they also had an add-on to Item 10, an updated application from Mr. Steven Apicella for the George Washington seat on the Stafford County Board of Zoning Appeals (BZA). He said that they also had an add-on to Presentations and Reports by Agencies to include PowerPoint slides uploaded by Tashika Griffith, the President of Germanna Community College.

Ms. Allen motioned, seconded by Ms. Evans, to approve the regular agenda as amended.

The Voting Board tally was:

Yea: (7) Diggs, Guy, Evans, Yeung, Allen, English, Vanuch

No: (0)

CONSENT AGENDA

ITEM 1. BUDGET AND MANAGEMENT; BUDGET AND APPROPRIATE PRIOR YEAR FUND BALANCE RESERVE FUNDS HELD IN THE GENERAL FUND AND SET ASIDE FOR SCHOOLS EMERGENCY REPAIRS; PROPOSED RESOLUTION R26-147

ITEM 2. BUDGET AND MANAGEMENT; BUDGET AND APPROPRIATE SCHOOLS FUNDING FOR HEALTH INSURANCE BENEFITS, WORKERS' COMPENSATION FUND, AND SCHOOLS' OPERATING FUND; PROPOSED RESOLUTION R26-148

ITEM 3. CAPITAL PROJECTS TRANSPORTATION; AUTHORIZE THE COUNTY ADMINISTRATOR TO ADVERTISE A PUBLIC HEARING TO CONSIDER AMENDING AND REORDAINING STAFFORD COUNTY CODE SEC. 15-56, "DESIGNATION OF RESTRICTED PARKING AREAS" TO ADD CERTAIN STREETS WITHIN LIBERTY KNOLLS SUBDIVISION AS RESTRICTED PARKING AREAS; PROPOSED RESOLUTION R26-138

ITEM 4. CAPITAL PROJECTS; AS THE GOVERNING BODY OF THE LAKE ARROWHEAD SANITARY DISTRICT, BUDGET AND APPROPRIATE SANITARY DISTRICT FUNDS TO REPAIR A SECTION OF BOUNDARY DRIVE WITHIN THE LAKE ARROWHEAD SANITARY DISTRICT BOUNDARIES; PROPOSED RESOLUTION R26-141

ITEM 5. COMMUNITY ENGAGEMENT; APPROVE A PROCLAMATION RECOGNIZING APRIL 12-18, 2026 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK; PROPOSED PROCLAMATION P26-06

ITEM 6. COMMUNITY ENGAGEMENT; APPROVE A PROCLAMATION RECOGNIZING THE WORK OF THE VIRGINIA BLACK CHAMBER OF COMMERCE IN ASSISTING STAFFORD COUNTY AND VIRGINIA; PROPOSED PROCLAMATION P26-31

ITEM 7. COMMUNITY ADMINISTRATION; AUTHORIZE THE CHAIRMAN TO EXECUTE A CHARTER AGREEMENT WITH THE BAY CONSORTIUM LOCAL WORKFORCE DEVELOPMENT AREA LOCALITIES FOR THE PURPOSE OF ADMINISTERING PROVISIONS OF THE FEDERAL WORKFORCE INNOVATION AND OPPORTUNITY ACT OF 2014; PROPOSED RESOLUTION R26-153

ITEM 8. COUNTY ADMINISTRATION; APPOINT MR. ANDREW GORDON TO THE MEMBER-AT-LARGE SEAT ON THE STAFFORD REGIONAL AIRPORT AUTHORITY FOR A TERM EXPIRING DECEMBER 31, 2029

ITEM 9. COUNTY ADMINISTRATION; APPOINT MR. RANJIT SINGH AS AN ALTERNATE MEMBER ON THE CHESAPEAKE BAY AND WETLANDS BOARDS FOR THE UNEXPIRED PORTION OF THE TERM ENDING DECEMBER 31, 2030

ITEM 10. COUNTY ADMINISTRATION; RECOMMEND THE APPOINTMENT OF MR. STEVEN APICELLA TO THE GEORGE WASHINGTON SEAT ON THE BOARD OF ZONING APPEALS FOR A TERM EXPIRING DECEMBER 31, 2030; PROPOSED RESOLUTION R26-108

ITEM 11. COUNTY ADMINISTRATION; APPOINT MR. DANIEL BYLER TO THE AQUIA DISTRICT SEAT REPRESENTING STAFFORD COUNTY ON THE FREDERICKSBURG AREA METROPOLITAN PLANNING ORGANIZATION'S CITIZENS TRANSPORTATION ADVISORY COMMITTEE (FAMPO/CTAC)

ITEM 12. COUNTY ADMINISTRATION; APPROVE THE FEBRUARY 17, 2026 BOARD OF SUPERVISORS MEETING MINUTES

ITEM 13. COUNTY ADMINISTRATION; APPROVE THE FEBRUARY 24, 2026 BOARD OF SUPERVISORS MEETING MINUTES

ITEM 14. COUNTY ADMINISTRATION; APPROVE THE MARCH 03, 2026 BOARD OF SUPERVISORS MEETING MINUTES

ITEM 15. COUNTY ADMINISTRATION; APPROVE THE MARCH 17, 2026 BOARD OF SUPERVISORS MEETING MINUTES

ITEM 16. DEVELOPMENT SERVICES; AUTHORIZE ADVERTISEMENT OF A PUBLIC HEARING TO CONSIDER AMENDING COUNTY CODE SEC. 11-16, "FEES" TO INCREASE FEES ASSOCIATED WITH THE ADMINISTRATION OF VIRGINIA EROSION AND STORMWATER MANAGEMENT PROGRAMS TO ALIGN WITH STATE CODE AND TO CONSIDERING REMOVING SIMILAR FEES FROM THE DEPARTMENT'S FEE SCHEDULE; PROPOSED RESOLUTION R26-116

ITEM 17. PARKS AND RECREATION; AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE A LEASE ADDENDUM WITH COSNER MANAGEMENT II, LLC FOR THE PROPERTY LOCATED AT 26 JACKSON STREET; PROPOSED RESOLUTION R26-135

ITEM 18. UTILITIES; AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE A WORK ORDER WITH MULLER, INC. FOR THE PRATT STREET WATERLINE REPLACEMENT; PROPOSED RESOLUTION R26-119

ITEM 19. UTILITIES; AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE A WORK ORDER WITH MULLER, INC. FOR THE HAMILTON STREET AND BURNSIDE AVENUE WATERLINE REPLACEMENT; PROPOSED RESOLUTION R26-120

Mr. Diggs asked if there were any items that Board members wished to pull from the consent agenda.

Mr. English asked to pull Item 8.

Ms. Vanuch asked to pull Item 1.

Ms. Allen motioned, seconded by Mr. English, to approve the consent agenda without Item 1 and Item 8.

The Voting Board tally was:

Yea: (7) Diggs, Guy, Evans, Yeung, Allen, English, Vanuch

No: (0)

Mr. Diggs asked if Ms. Vanuch would like to speak to Item 1.

Ms. Vanuch asked Ms. Light if this item was appropriating all of the leftover fund balance, or if there was more to come later.

Andrea Light, Chief Financial Officer, said that this was not the Schools' individual fund balance. She said that approximately two years ago, the Board had allocated \$3.5 million for school emergency repairs.

Ms. Vanuch motioned, seconded by Ms. Allen, to approve Proposed Resolution R26-147.

The Voting Board tally was:

Yea: (7) Diggs, Guy, Evans, Yeung, Allen, English, Vanuch
No: (0)

Mr. Diggs asked if Mr. English would like to speak to Item 8.

Mr. English said that he did not support the nomination, which was why he pulled this item.

Ms. Allen motioned, seconded by Ms. Evans, to appoint Mr. Andrew Gordon to the Member-At-Large seat on the Stafford Regional Airport Authority for a Term Expiring December 31, 2029.

The Voting Board tally was:

Yea: (6) Diggs, Guy, Evans, Yeung, Allen, Vanuch
No: (1) English

PRESENTATIONS

A PRESENTATION OF A PROCLAMATION RECOGNIZING APRIL 12-18, 2026 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

Mr. Diggs presented the Proclamation Recognizing April 12-18, 2026 as National Public Safety Telecommunicators Week.

Public Safety staff members accepted the proclamation.

PRESENTATIONS BY THE PUBLIC

Mr. Diggs read the rules of procedure for public comment.

1. Christopher Kerns, Hartwood District, said that they had discussed this previously on December 16, 2025, and he was bringing up again the ongoing water issue at Clark Patton Road. He said that his wife, April, had dedicated countless hours to researching and talking with the community, but they were not getting anywhere. He said that they were a small community that strived together, and one elderly gentlemen had sold his burial plots to dig a well. He said that he did not know how much more they could emphasize the issue. He said that the water was a County problem, but their street did not have the problems until Westlake came in. He said that the County's efforts to honor local emergency services were

commendable, but he had been involved with the Stafford Rescue Squad in 1994, and he had left due to the shift from volunteer to paid fire services.

Mr. Kerns said that he had returned to Stafford County because his family cherished the small-town community, especially in the Hartwood District, where his mother still resided and his family was based. He said that they loved Stafford County, but they needed a resolution to this issue. He said that they required guidance on their options, as they were currently faced with a difficult decision: either pay \$25,000 to dig a well or try to live without running water. He said that notably, there was a County water hydrant at the top of the street meant to service the Westlake subdivision, but there was no water in it. He said that it should be marked as unusable. He said that he did not understand why they were continuing to have this conversation. He said that the County needed to find a resolution.

2. April Kerns, Hartwood District, said that she spoke to the Board on December 16, 2025, representing the entire street of Clark Patton, which comprised over 30 homes that were either dry or had insufficient water. She said that citizens initially appeared before this Board on December 16, 2025, because they had no water. She said that they appreciated the County's temporary relief in December via water drops, but it did not provide a lasting solution. She said that this situation should not have occurred to them, and it should not come at the expense of the people who lived there. She said that they had repeatedly reached out through calls and messages, only to be met with silence or shifting answers. She said that they had been told many things, but nothing had remained consistent. She said that there had been no real solution delivered. She said that the lack of follow-through had made it difficult for them to trust that their concerns had been taken seriously by this Board.

Ms. Kerns said that this was not about politics. She said that these were their homes, their families, and their daily lives. Regardless of how each of them came to sit on this Board, they were elected to represent and help their community, and that included the residents of Clark Patton Road. She said that they had tried to be patient and follow the proper chain of command; however, this had gone on for over a year. She said that they had done their homework, gathered their facts, and obtained professional opinions. She said that they had learned that state and federal resources were available, yet they were left wondering if the County was truly advocating for them. She said that they were being taxed as if they had full, reliable services, yet they did not have adequate water. She said that it was not fair and not right. She asked the Board members to imagine having to plan their days around whether they could do laundry, shower, or even flush the toilet. She asked them to imagine limiting guests because they did not have enough water.

Ms. Kerns said that furthermore, the Chesapeake Bay Act required new septic systems while they had alarms going off daily on Clark Patton. She said that they were not asking for special treatment; they were asking for help and a partnership. She said that they wanted the County to work with them to fix this problem, not push them aside or leave them feeling that legal action was their only option. She said that these residents had been here, these were their homes, and they would continue to stand up for them. She said that this was not about budgets or development decisions; it was about people and doing what was right. She said that they were asking clearly and respectfully for a plan, a real timeline, and real

accountability. She said that Clark Patton needed their help, and she asked what the County would do to help them.

3. Jeff Eastland, Rock Hil District, said that he would like to briefly weigh in on the Buc-ee's application. He said that when considering a commercial interest, the County must weigh the benefits, such as tax revenue, and balance them against other factors, such as whether it aligns with the County's vision, what the impacts will be on neighboring communities, neighborhoods, and citizens, and how those impacts will be mitigated. He said that in this case, the application fails on all counts. He said that he had studied the Buc-ee's application for months, just like he had with data centers, and it reminded him of data centers because it was a large corporation coming in to exploit the County's resources for their own gain. He said that environmentally, he considered it a fossil fuel nightmare, and he would send an updated science and fact-based email when the time comes.

Mr. Eastland said that suffice to say, with 120 gas pumps, 833 parking spaces, and 25,000 more cars a day, it was a disaster. He said that the transportation study commissioned by Kimley-Horn, which was hand-picked by Buc-ee's, was incomplete and raised more questions than it answered. He said that small businesses had consistently shown that they were the ones that suffered when a Buc-ee's came in, not large businesses. He said that property values decreased by as much as 25% in areas surrounding Buc-ee's, and residents were already moving out of Austin Ridge. He said that one resident told him that he could not afford a \$200,000 loss, so he was gone. He said that the Better Business Bureau had also rated Buc-ee's poorly, giving 33 out of 38 locations an F for poor customer service, rudeness, lack of transparency, and lack of response to complaints.

Mr. Eastland said that he would also like to point out that they once had a large service travel center in the County, called Servicetown, which was a nightmare. It was a truck stop and an all-night gas station and restaurant, and it was plagued by juvenile runaways, sex trafficking, and drug dealing. He said that he knew firsthand the numerous issues that originated from that truck stop because of his work as a probation officer in the 1970s and 1980s. He said that on Christmas Eve in 1977, a 17-year-old on probation was shot and killed in a drug deal at Servicetown. He said that with a gigantic, 24/7 travel center, it was not surprising that something like that would happen.

4. Elena Prokos, Rock Hill District, said that she was here to touch on a few things regarding data centers. As she reviewed the currently submitted generalized development plans (GDP), she had noticed that developers continually wanted to make changes. She said that she wanted to ensure she was aware of what was happening and kept track of the updates. She said that she was exhausted, so she could only imagine the Supervisors were feeling. She said that she would like to share three areas of concern she had about data center applications that were not necessarily in order of importance. She said that firstly, proximity to homes was a significant issue. She said that they all knew that data centers could cause noise and pollution, and even substations were close to many homes, which could lead to health concerns, particularly for those living in modest homes like Blaisdell, who may be more susceptible to health issues due to their proximity to the data center.

Ms. Prokos said that this was an example of environmental injustice. She said that secondly, she was concerned about the close environmental impacts, especially regarding mature forest preservation. She said that it took approximately 50 years for an oak tree to grow, and these trees were crucial for wildlife in their area. She said that additionally, the use of native versus invasive plantings was a concern, as pine trees could take around 10 years to reach the size of a Christmas tree and did nothing to improve the aesthetics of the land. She said that lastly, she was worried about cultural and historical resources. She said that one application involved building on top of a historical site, which would require a thorough process to determine its significance. She had spoken with Ms. Kotting, who had outlined the steps that would need to be taken to address this issue. She said that she was particularly concerned about relocating cemeteries.

5. Gordon Raine, Hartwood District, said that he would be celebrating 83 years in Stafford County this June, having been born and raised here. He said that he was here to support his neighbors who had lost access to their wells. He said that although he was fortunate that his well had not yet run dry, his family and he had taken significant steps to conserve water, including taking short showers, reducing laundry, and not washing vehicles. He said that Mr. and Ms. Kerns, who lived across the road from him, had lost their well. He said that two houses down was Mrs. Walker's residence, her well had also gone dry. He said that in total, about 12 other wells on their road had lost access to water. He said that they did not experience any issues with their water supply until the trees and land clearing, as well as the underground work, began on the Westlake subdivision. He said that at the last meeting, the County had provided temporary water supplies for those who had lost their wells, but this was only a temporary fix. He said that the citizens needed to know that the proposed water lines and connections would be implemented as planned.
6. Liz Lane, Riverside Center for the Performing Arts Board, said that she had served on their board since their transition to a 501(c)3. She said that professionally, she had spent the past 20 years as a Big Four management consultant with supporting federal agencies. She said that many of the Supervisors may know her husband, Ian Lane, from his years as a tenor with the United States Army Chorus and from his extensive performances at the Riverside Center, where he had appeared in 42 shows over the last 13 years. She said that when their family moved to Fredericksburg from northern Virginia, they were seeking a slightly slower pace, but a place full of opportunity. She said that what drew them here was the region's growth potential, and what kept them here was Riverside. She said that Riverside had become essential to their family's life and represented exactly the kind of cultural and economic catalyst that strengthened communities like theirs, where they now proudly raised their two teenage sons.

Ms. Lane said that as Patrick A'Hearn had shared in his recent updates in the last two meetings, Riverside's mission aligned directly with Stafford County's economic development priorities. She said that Stafford was becoming a regional hub for the arts, culture, tourism, and diverse workforce opportunities. She said that Riverside was already helping to fuel that momentum. She said that one of the clearest signs of this alignment was the incredible response to their transition to a nonprofit. She said that one of the earliest initiatives was the creation of the Riverside Volunteer Guild, designed to give residents meaningful, hands-on opportunities to become part of the arts. She said that today, they had about 60 fully

onboarded volunteers and more joined every week. She said that they supported front-of-the-house operations, backstage and in the wings, the costume shop, and their summer camps, and educational programming.

Ms. Lane said that their enthusiasm told them something very important: Stafford was hungry for opportunities to connect, contribute, and be part of something creative. She said that this volunteer turnout wasn't just inspiring; it was economically smart. She said that volunteers allowed Riverside to expand programs without increasing overhead. She said they freed up staff to focus on strategic work, increased their capacity for events, and elevated the guest experience in ways that would be cost-prohibitive with paid labor alone. She said that their time and talent were a powerful force multiplier, strengthening Riverside's long-term sustainability and community impact. Riverside's commitment was to expanding workforce pathways in the creative and technical arts. She said that last year's summer camp had filled all 40 available slots and had an 80-child wait list. She said that in closing, she wanted to reiterate Mr. A'Hearn's recommendation from the last time he spoke: they were asking for a clear next step to form a joint working group with the County in the next 90 days to explore feasibility, funding opportunities, and alignment with the County's priorities.

7. Michael Parkyn, Garrisonville District, said that last night, when he pondered whether Stafford was nearing its envisioned future, he was reminded of the Abilene paradox, a management story about the best of intent and the worst of results in a small Texas town. He said that good plans would inform Stafford officials if they strayed from their route and provide guidance on how to adjust course to reach their vision, their Abilene. He said that a weak plan, on the other hand, may lead them to Buffalo Gap, a town with a population of 500, where they may not even realize how they got there. He said that based on the comments he had heard tonight, he feared they might be headed toward Buffalo Gap. He said that recently, their Planning Commission had reviewed a proposal for a Chipotle restaurant at the site of US Route 17. He said that staff had recommended approval because the proposal met all requirements and was accompanied by a thorough analysis that erred on the high side of potential impact. He said that however, the Commission had nearly rejected it due to traffic concerns.

Mr. Parkyn said that at their next meeting, the same Commission had approved a plan to co-locate four gas stations next to an existing gas station, despite staff not recommending approval. He said the proposal was incomplete, failing to meet zoning requirements and underestimating the project's impact on Courthouse Road traffic. He said that some Commissioners who had voted against the Chipotle proposal had actually supported the four-station project, Buc-ee's, which seemed like a square peg in a round hole. He said that the Commission should have the right people with the right skills, working closely with staff to create better plans; but apparently some Commissioners were aspiring politicians who were only taking baby steps to a higher office. He said that others were there due to personal relationships with supervisors. He said that the Supervisors appointed these Commissioners, which meant the Board was ultimately responsible for the results.

Mr. Parkyn said that some of them may have tuned him out, but before they dismissed his concerns, he encouraged the Board to ask themselves if Stafford had made any progress toward achieving its visions since the Strategic Plan had been adopted in 2018. He said that

the honest answer was no. He urged the Board to stop the Buc-ee's proposal while they still could, to stop selecting Commissioners based on patronage or politics, and to fix their plans and start using them to navigate this mess they were in. He said that those of them stuck in the bus called Stafford would remember this trip and its drivers for a long, long time.

8. Nancy Rueter, Garrisonville District, said that she would like to draw an analogy for the Board using a shoe horn. She said that one may find the perfect pair of shoes, and upon discovering they were a size too small, use a shoe horn to force them on. She said that they could rationalize wearing a painful pair of too-small shoes, or they could have explored other options, like the shoes on the shelf that might have been a better fit. She said that this was similar to the Buc-ee's application. She said that it appeared to be the perfect solution for generating tax revenue, funding schools, and improving roads. She said that many people would visit Stafford and spend money, making it a rational choice. She said that however, she wanted to request that the Board reject the Buc-ee's application because this location just did not fit.

Ms. Rueter said that the majority of the community had expressed opposition to Buc-ee's, citing concerns about traffic congestion, which would impact students traveling to school, commuters going to work, hospital staff, and emergency vehicles. She said that the Buc-ee's organization had yet to present a clear and accurate traffic impact study. She said that the facility would generate oil leaks that would contaminate the Chesapeake watershed. She said that the gas fumes from the storage tank would also affect the air quality. She asked if an accurate environmental study had been conducted. She said that noise and light pollution could disrupt sleep patterns for neighbors, and the value of homes in the area could be negatively impacted.

Ms. Rueter said that she had spoken with neighbors who feared this development, and some had expressed a willingness to relocate. She said that there was another option on the shelf, the Stafford Sports Resort. She said that it would bring in revenue, provide sports facilities, restaurants, entertainment venues, and hotel rooms for out-of-town guests. She implored the Board to thoroughly research the benefits of this proposal before shoehorning Buc-ee's into their neighborhood. She asked the Board to say no to Buc-ee's.

9. Kristin Maxson, Falmouth District, said that according to Utilities, \$315 million was specified for revenue sharing, with \$307 million being potential sharing. She said that this figure pertained to the work session on March 24, which was noted on page 68 of the 98-page document. She said that what was confusing was that the public had observed a significant amount of money being allocated towards Utilities, with debt fees in Utilities potentially reaching as high as 10%. She said that the \$63 million specified for Utilities raised questions about whether this was a separate figure from the revenue-sharing amount. She said that the public was unclear about this discrepancy. She said that on March 26, a proposal for an armed service memorial was presented, which also accounted for the payment of County debt associated with the acquisition, design, and construction of County projects, as noted on page 6 of 10. She said that however, the resolution number for this proposal was not provided.

Ms. Maxson said that during the March 26th work session, at approximately 58 minutes into the video, it was stated that the Destination Stafford was no longer included because it did not include the courthouse. She said that this lack of transparency was concerning, as it was costing Stafford. She said that she would not discuss the budget, but she would say that it contained numerous money sum transfers. She said that the question was, why were there so many transfers? She said that for instance, Schools transfers were made to public day schools, then to Capital Projects, then to 3R, and finally to the Capital Projects Fund.

Ms. Maxson said Schools debt service was transferred to the Debt Service Fund, County debt service was transferred to the Debt Service Fund, and non-departmental transfers were made to Capital Project Fund. She said that a mixed-use fund sharing might also be combined. She said that if the schools were wondering why there was so little left for operational use, they may want to investigate these financial transfer controls further. She said that transfers had a significant impact on taxpayers, and this could be seen on page 6 of 43. She said that Stafford County may not be required to disclose the cap funding figures for property tax exemptions, which played a significant role in the County's budget and affected the budget they saw today.

10. Jennifer Stratton, Garrisonville District, said that she respectfully requested that the Planning Commission's recent approval of Buc-ee's request for zoning reclassification and conditional use permit (CUP) be invalidated, and the removal of the four yes-voting Commissioners for failing to uphold the Stafford County Comprehensive Plan and statutory duties. She said that the legal basis for this request was found in Virginia Code 15.2 Sections 2223, 2283, 2212, and 2213, which required all land use decisions to be made in accordance with the Comprehensive Plan and the public interest. She said that the relevant Comprehensive Plan policies included violations of transportation, land use, resource protection, and community facilities and design policies.

Ms. Stratton said that under Virginia Code 15.2-221.21, the four Commissioners may be removed for non-feasance, neglect of duty, and malfeasance or misfeasance based on their failure to ensure compliance with the Comprehensive Plan, failure to evaluate transportation and environmental impacts, failure to uphold fiduciary duties and act in the public interest, and the failure to maintain ethical standards required by Virginia law. She said that she requested that the Planning Commission invalidate the recommendations for the approval of Buc-ee's zoning, reclassification, and CUP applications and initiate the removal process for the four Commissioners who voted in favor of the recommendation.

Ms. Stratton also requested that the Board direct staff to conduct an independent review of said applications for compliance with the Comprehensive Plan and Virginia law. She said that the Comprehensive Plan was the legally required foundation for all land use decisions in Stafford County. She said that the Board must take corrective action to protect the interests of Stafford County residents and uphold the rule of law. She said that this was respectfully submitted by 206 Stafford County residents residing in the Aquia, Falmouth, Garrisonville, George Washington, Hartwood, and Rock Hill Districts.

11. Joanna Witmer, Garrisonville District, said that she was there to share her perspective regarding the proposed Buc-ee's development in comparison to the potential sports coliseum

project. She said that while some had highlighted the benefits of Buc-ee's, notably that it was not a data center and it was not a housing development, it was a project that would bring in 200 jobs, \$2 to \$4 million in tax revenue, and brisket that everyone seemed to love. She said that she firmly believed that the sports coliseum offered a far superior opportunity for Stafford County. She said that according to a recent article by Northern Virginia, the sports coliseum would feature a 250,000 square foot world-class facility, including Olympic-sized swimming pools, dining options, multiple sports fields, and a 10,000 seat arena for graduations and concerts. She said that when comparing the two projects, the advantages of the coliseum were clear.

Ms. Witmer said that first, the coliseum was expected to create 300 to 500 permanent jobs, significantly more than the 200 that Buc-ee's would create. She said that the coliseum would provide employment and coaching opportunities for local high school students, unlike Buc-ee's, where one had to be over the age of 18 to work. She said that second, according to the news article, the coliseum could generate \$25 million in annual tax revenue, significantly higher than the \$2 to \$4 million projected for Buc-ee's. She said that furthermore, research suggested that Buc-ee's could decrease nearby home values by a 5 to 10 percent, whereas the coliseum would likely increase property values. She said that to break down this number, between Austin Ridge and Embrey Mill, there were approximately 2,600 homes. She said that if one took the average property tax loss of \$500 a year multiplied by that number, one would get \$1.3 million.

Ms. Witmer said that third, in terms of community impact, Buc-ee's was a Texas-owned gas station, so the local hangout would be a gas station, whereas the coliseum would be a locally owned and operated venue providing a dedicated sports space for youth sports, arts, community gatherings, and graduation celebrations. She said that it would be wonderful to have a venue where one could celebrate their children's achievements without having to limit the celebration due to venue capacity. She said that fourth, they had heard the outcry about the traffic concerns. She said that Virginia Department of Transportation (VDOT) and the Planning staff had already recommended denial of the Buc-ee's application due to anticipated traffic impact.

Ms. Witmer said that in contrast, the coliseum would not experience the same level of traffic, and people would already be coming from Stafford, and those coming from outside the County would be staying for a good portion of the day and not coming and going. She said that the sports coliseum represented a better option for the community and quality of life. She said that given that the developers had indicated they had a backup plan for other locations, she urged the Board not to let Stafford miss out on a significant opportunity by allowing the Buc-ee's approval to go through. She said that they had other options.

12. Alane Callander, Falmouth District, said that she was here tonight to comment on the Patowomeck Indian Tribe. She said that a local couple, described as historians, had spoken here numerous times to question the authenticity of the Tribe, which, after concerted effort, had gained formal recognition by the Commonwealth of Virginia. She said that as an interested citizen who had personally known individuals claiming Patowomeck descent, she would like to share her perspective. She said that their evidence of the existence of the Tribe on land now known as Stafford County, was simple. The evidence included stories passed

down through generations and DNA analysis submitted to a specialized organization. She said that the historians who seemed to take pleasure in dismissing the Tribe's legitimacy claimed that sufficient evidence had not been submitted and that those claiming Indian heritage were merely white people.

Ms. Callander said that however, historians knew that many historical records had been destroyed during the wars that had impacted their area. She said that the fact that current-day Patawomeck appeared to be predominantly white, with one friend measuring 6% Native American, was not surprising. She said that through war and assimilation, many native women bore the offspring of European settlers. She said that stories and customs of the Indians had been passed down through the generations. She said that the survival of this culture was similar to the Scots wearing kilts for special occasions or Greeks hosting festivals.

Ms. Callander said that in America, they honored their roots, but she acknowledged some people wanted to eliminate diversity. She said that they all knew that Europeans settled here and tried to wipe out Indian culture across what was now known as the United States. She said that eventually, American leaders returned tribal lands to American Indians and made other accommodations. She said that she thought that was an appropriate approach, and they should certainly honor the Patawomecks, the first residents of Stafford.

13. Julia Lewis, Falmouth District, said that she would like to discuss the coliseum, which appeared to be Plan B for the Buc-ee's site. She said that according to an article in the newspaper, the proposed development would include Olympic-sized pools, convertible courts, sand volleyball areas, an indoor climbing wall, an outdoor soccer field, an outdoor football field, a 10,000-seat arena, and fitness amenities. She said that it was worth noting that a hotel was also planned, which raised questions about parking. She said that if 833 parking spaces were too much for a Buc-ee's, she wondered what would be necessary for a 10,000-seat arena. She said that the coliseum's target audience was children, and it would host indoor and outdoor children's sports tournaments. She said that however, this raised concerns about safety, particularly for young children who would need to cross busy roads to access nearby amenities.

Ms. Lewis said that for example, children might jaywalk across Austin Ridge to get to the Wawa or cross eight lanes of Courthouse Road to stay at the proposed hotel, which was located across the street from the Market of Austin Ridge and adjacent to the Wawa. She said that this has been a long-held vision of Mr. Hakimyar, and she invited the Board to review his LinkedIn page and watch his videos. She said that he did not have significant investors, despite his claims. She said that in fact, he had visited New York City multiple times in search of funding, only to return empty-handed. She said that he had even suggested that people invest their 401k money in his Coliseum, which could lead to a significant loss of retirement savings.

Ms. Lewis said that the availability of the B-2 zoned land for Buc-ee's was due to a developer who rezoned and cleared the land, but was unable to complete the project due to financial constraints. She said that this was not an uncommon issue in Stafford County, as seen with the Harris Teeter development. She said that given Mr. Hakimyars' lack of experience in

building large-scale projects, he was not equipped to build this coliseum. She said that if there was not so much resistance to Buc-ee's, the coliseum would never have been a topic of conversation. She said that she was appalled at the anti-Buc-ee's group was calling for the Planning Commissioners to be recalled. She said that she was supportive of the Planning Commission and hoped the Board would support them as well.

14. Will King, representing Uncage Rappahannock Regional Jail (RRJ), said that he had recently witnessed some disturbing events, particularly the arrest of two citizens who were positive forces in their community. He said that he did not want to focus on their specific circumstances, but rather on the broader issue of incarceration. He said that when people were locked up in jail, it was not just the individual who committed the crime; many were not even convicted. She said that regardless, the cost to their families was substantial. He said that a single phone call per day could cost upwards of \$90 per month, and commissary charges could increase retail costs by three to five times. He said that this burden was often borne by families who were already struggling financially. He said that as a result, many individuals were punished not only for their crimes but also for the financial hardship they inflicted on their loved ones.

Mr. King asked: what value did this have to their society? He said that when he considered the cost of a phone call to a friend, he wondered if that cost burden somehow made him a more helpful and productive member of society. He requested the Board to consider the possibility of reforming their pre-trial system, which currently involved locking people up during the process. He said that by reforming the pre-trial process, they may be able to reduce the number of people incarcerated and alleviate the financial burden on families.

15. J.W. Swain, George Washington District, said that he wanted to bring up Virginia Beach and Spotsylvania Courthouse for the Board's consideration. He said that he understood the controversy associated with developing a downtown Stafford, but he thought it was a great idea. He said that Virginia Beach had the same problem years ago, where they had a beach but did not have a downtown area. He said that this was something they needed to think through. She said that his personal idea for a downtown Stafford would include legal offices, medical offices, and other necessary businesses. He said that to place a Buc-ee's in the middle of all of that totally destroyed any kind of concept for a downtown Stafford, especially in that location.

Mr. Swain said that he considered the proposed location a very urban area, while most other Buc-ee's were located in more rural areas. He said that he had visited Buc-ee's in Missouri and noticed how far removed it was from other people. He said that looking at the intersection at the courthouse, he did not think it would be conducive to a Buc-ee's. He said that he thought with the hospital so close by, there was a need for medical and law offices nearby. He said that looking at Spotsylvania, they had restaurants and apartments that made it a very nice complex. He said that he encouraged the Board to look at that development and Virginia Beach to consider the possibilities outside of a Buc-ee's where it was not needed.

Mr. Swain said that furthermore, the traffic from Buc-ee's was the last thing commuters wanted when coming home on a Friday afternoon. He said that for the sake of time, he would like to clarify if there were any additional speakers. He said that if so, please proceed to the

center after the current speaker finished. He said that if you wished to speak, please do so now, and he would allow you to speak one after the other.

16. Rick MacGregor*, Aquia District, said that Patowomeck documentation had been found, according to a Resolution 454 sponsored by Delegate Josh Cole and others. He said that the Resolution stated that extensive genealogical and historical research documented the continuous presence of the Patowomeck descendants in Stafford County and surrounding areas. He said that the Board had been waiting for almost a year for these documents, having requested them in May of last year. He said that he would like to know how they were obtained by the writers of the resolution. He said that he would like to ask them to share their findings with them; perhaps they had more influence than they did. He said that he would like to request that they provide him with a copy of the documents, and he would also like to have a copy for the Historical Society. He said that the Historical Society had sent a letter to Honorable Eugene Vindman in February stating their position against this group, citing the lack of documentation.

Mr. MacGregor said that the Civil War did not remove Indian records from their County records. He said that there were numerous records, and he was not sure where Mrs. Callander was from, but he had lived in the County his entire life, as had his father, grandfather, and great-grandfather. He said that his family's history dated back to the 1600s, and he was related to many of the individuals claiming to be Native Americans. He said that he had grown up with them, attended church with them, and worked alongside them. He said that he was confident that they were not Native Americans. He said that any real Indian who was part of a tribe that had actually suffered was not supportive of people who pretended to be an Indian. He said that regarding DNA, he had African DNA, but he did not identify as African American. He said that he would like to know why this group insisted that these individuals, who were actually white, needed to receive benefits and recognition as Native Americans.

Mr. MacGregor said that he would also like to know who found these records and why the General Assembly felt compelled to issue a commendation for this group after they presented their evidence and the Historical Society's findings, which clearly stated that these individuals were not Native Americans. He said that he still had a \$10,000 check for whomever could furnish these records. He said that the Historical Society had compiled their substantial findings on their website which detailed the reasons why these were not real Indians. He said that he would like to submit his evidence to further convince people of this fact.

17. Jerrilyn Eby MacGregor*, Rock Hill District, said that for approximately 60 years, Buffy Sainte-Marie enjoyed a star-studded career as a Native singer-songwriter. She said that in truth, she was of Italian descent; she was not Native at all. She said that for six decades, she lied about her heritage and cheated legitimate Native artists out of awards, money, and prestige. She said that there were many individuals like her who had perpetrated similar frauds. She said that it only took one dedicated researcher and one birth certificate to expose her. She said that as of tonight, she would have provided the Board with nearly 300 County, state, and federal documents pertaining to key members of the Patowomeck Indian Tribe of Virginia (PITV). She said that not a single one of these individuals had Indian ancestry.

Ms. MacGregor said that they were all white, and they had been white for the last three-plus centuries. She said that 140 records across seven generations proved Dennis Harding, Assistant Chief's family to have been white back to at least 1760. She said that this was a verifiable fact, and nothing could change it. She said that at a recent General Assembly meeting, Delegate Cole issued a commendation to the PITV. She said that the statement, in part, reads, "extensive genealogical and historical research documents the continued presence of the Patawomeck descendants." She asked Delegate Cole received the documents the County had requested 10 months ago. She said that if so, Mr. MacGregor's offer of a \$10,000 reward for these records still stands.

Ms. MacGregor asked if Delegate Cole commended the Patawomeck Tribe just because they said they were Indians. She said that this was the problem she had been presenting to the Board. She said that they claimed to be Indians, but they provided no concrete proof; they claimed to have records proving it, but these records were nowhere to be found. She said that the PITV was a group of white people pretending to be Indians, and they were defrauding legitimate Native Americans. She said that as Stafford's governing body, the Board had the authority and responsibility to address this issue. She asked if they were willing to ignore this fraud simply because PITV members were their friends, coworkers, in-laws, or next-door neighbors, or child's sports coach. She said that she was also concerned that they may be willing to turn a blind eye to legitimate Native American concerns and the interests of the Stafford community of Stafford, rather than addressing this issue.

18. Caitlin Goodale-Porter said that as a military veteran and JD, she often came to this Board to discuss military issues. She said that Stafford had a significant number of veteran families, with a high concentration of families utilizing the Virginia Military Survivors Independence Education Program. She was concerned that the recent news from Richmond may lead to the funding for that program to be reduced. She said that on the federal side, she was pleased to report that after four years of work, a large, multinational law firm had agreed to provide pro bono legal support to the children of military veteran couples. She said that this was a significant development, and she would like to highlight its importance. She said that what was often misunderstood was that military couples did not receive compounded benefits for their children's education. She said that given their proximity to Washington, D.C., she believed they could greatly benefit from a local veterans' commission.

Ms. Goodale-Porter said that she had recently had the opportunity to address the Prince William County Veterans Commission, and while they had been receptive, she believed they could do more. She said that she was prepared to help families navigate the complexities of educational benefits, including those for veterans' own compensation, which had been wrongly taken back by Veterans Affairs (VA) for many years. She said that the law, as stated in *Osman v. Peake*, was clear: one plus one equals two. Unfortunately, this had not been honored in good faith, and they needed Staffordians to join the movement to ensure this case was upheld. She said that the character of their country depended on it. She said that in some cases, Gold Star widows who were veterans in their own right were being told to repay the VA for educational benefits they had already received, with recoupment letters that could be devastating. She urged the Board to help her stand up for the truth and honor the service of their military families.

19. Scott Forest, Rock Hill District, said that he had been a resident of Stafford County for 36 years. He said that with regard to Buc-ee's, he did not care for the business in general, but he would like to note that on every gas pump, Buc-ee's posted the salaries of their employees. He said that unfortunately, he did not see comparable salaries in Stafford County. He said that his neighbors lived in a bedroom community and traveled north to get jobs that paid well. He said that this was an opportunity to bring other people's money into Stafford. He said that there may be "Not In My Back Yard (NIMBY)" group that opposed the development, but they needed more than real estate taxes on homes in Stafford.

Mr. Forest said that they needed good jobs. He said that he hoped the Board would look at Buc-ee's and say that maybe it was a great thing for their County. He said that as to whether Buc-ee's would mess up their roads in Stafford, he would note that I-95 had always been a mess and probably always will be. He said that the visitors to Buc-ee's would not be congesting the roads within Stafford, as they were just exiting the interstate and then getting back on. He said that the County should take that money and provide the good jobs Buc-ee's would provide, as they would be the only ones except for medical jobs and County government.

REPORTS BY BOARD MEMBERS

Dr. Yeung – stated that, even in these globally uncertain times, particularly due to war, her focus remained clear. She said that, as a local leader, her responsibility was to her residents, their families, neighbors, and communities. She said that she strove to create long-term communities that she cared about, and every decision she made should reflect thoughtful stewardship, fiscal responsibility, and a commitment to the people who called Stafford home. She said that this standard would continue to guide her actions. She said that she also wanted to share a personal concern. She said that one of their community members, Mr. John Allen, who had served their Hampton Oaks community with dedication, was currently in a critical condition. She said that he was in a coma and was not expected to recover. She asked everyone to keep his family in their thoughts and prayers during this incredibly difficult time. She said that his kindness and dedication did not go unnoticed.

Mr. English – expressed his gratitude to Fire Rescue for inviting them to their banquet on Saturday. He said that they presented several awards and did an outstanding job. He said that he would like to extend his thanks to them for that.

Ms. Evans – stated that as she heard constituents express their concerns, she wanted to reflect on the responsibility they carried as a Board. She said that their decisions were not just for today, but also for the future of Stafford County, shaping the lives of generations to come. She said that smart economic growth must remain at the forefront of their vision. She said that when done correctly, growth was not just about expansion, but about achieving balance. She said that this involved attracting quality businesses, supporting local entrepreneurs, strengthening their tax base, and preserving the character of their community while enhancing the quality of life for their residents. She said that she firmly believed that they must remain intentional in their approach, ensuring that growth and budgeting worked in harmony, that their infrastructure kept pace with development, and that their schools, public safety, and core services were not only maintained but strengthened.

Ms. Evans said that they must plan not just for today's needs, but also for tomorrow's opportunities. She asked that they continue to lead with civility, work with purpose, and make decisions that reflected both the needs of today and the promise of tomorrow. She said that if they stayed focused, disciplined, and united, Stafford County would not only grow, but thrive. She said that she wanted to give a shout-out to Eagle Scout Troop 199. She said that she recently attended their awards ceremony and wanted to congratulate them.

Ms. Guy –stated that Supervisor English had previously mentioned the Fire and Rescue Awards, and she wanted to reiterate that it was phenomenal. She said that it was her first time attending, and she was truly impressed. She said that everyone knew these individuals were heroes, but it was more than that. She said that they were making a real difference in their community and they were truly amazing people. She said that she wanted to express her admiration publicly and say how she was in awe throughout the evening. She said that she was incredibly proud to be a part of the Stafford community, and she was grateful to have had the opportunity to meet these heroes.

Ms. Vanuch – stated that she wanted to make a public service announcement regarding the sports coliseum proposal. She said that recently, the media had been writing about this, and she thought it was essential that the public understood that no coliseum was being proposed to Stafford County government. She said that there was no agreement with any land, no site plan had been presented, and nothing was moving forward. She said that she had also heard from constituents that this individual spearheading the proposal was asking for funding from people. She said that she urged them not to give this individual money, as there were no plans to implement this in Stafford. She said that to her, this appeared to be a derailment campaign aimed at stopping Buc-ee's and selling their constituents a false bill of goods.

Ms. Vanuch said that she wanted to emphasize the importance of having factual information about what was actually happening. She said that if this investor were legitimate, they would have a letter of intent with the developer, multiple sites, and a clear plan. She said that this individual had nothing to offer, and she wanted to ensure that people understood this. She said that she hoped the media also covered this story, as she did not want to see their residents defrauded by someone.

Mr. Diggs – stated that he fully supported Ms. Vanuch's comments. He said that he did not want the public to be taken advantage of. He said that he had also heard some of the conversations during his meetings over the last week. He said that he certainly wanted a sports complex and similar developments to come to Stafford, so if his constituents did not hear it from him, he would ask that they take that into consideration. He said that he also attended the Fire and Rescue award ceremony and would like to extend his gratitude to Chief Cardello and his staff, as well as all the paid and volunteer firefighters who did incredible work to serve the community. He said that he also held a town hall, and he was impressed by the number of constituents from all over the County who attended. He said that he was expecting to primarily discuss taxes, but constituents mostly wanted to talk about Buc-ee's, which he listened to but did not engage with. He said that the other topic of discussion was data centers.

Mr. Diggs said that his takeaway was that constituents truly understood the challenges the Board faced, and they wanted to ensure the Board understood the pressure on families in the

community. He said that he wanted to give a shout-out to his Chief of Staff, Ms. Minor, who showed remarkable dedication and commitment despite having a blowout on the interstate. He said that her willingness to engage and continue working, even after being told to go home, was truly admirable. He said that finally, he would like to bring up the upcoming Mental Health Matters 5K and Fun Run, organized by the Schools, which would take place on Saturday, May 16 at 8:30 a.m. He encouraged everyone to attend, as mental health awareness was crucial, particularly for the youth and adults. He said that they had seen a concerning number of suicides in the community over the last year, and it was essential that they prioritize mental health.

REPORT OF THE COUNTY ATTORNEY

Rysheda McClendon, County Attorney, said that she had no report this evening.

REPORT OF THE COUNTY ADMINISTRATOR

Bill Ashton, County Administrator, said that he had no report this evening.

PRESENTATIONS AND REPORTS BY AGENCIES

COMPREHENSIVE PLAN UPDATE REPORT, PRESENTED BY BRIAN GEOUGE

Brian Geouge, Assistant Director of Planning and Zoning, said that he would provide the Board with an update on the five-year update to the Comprehensive Plan. He said that for background, the Comprehensive Plan document served as a guide to development in the County over a 20-year horizon. He said that although the plan established recommendations that did not have the same enforcement ability as County Code, it could have a significant impact on how future growth was directed and managed, and could help shape the overall character of the County.

Mr. Geouge said that compliance with the plan was a significant consideration for any land use case that the Planning Commission and Board considered. He said that the plan itself was organized into six key elements, and there were other associated elements of the Comp Plan that were also part of this update. He said that the five-year evaluation and update to the plan was a mandate of State Code, and their last update was in 2021. He said that the overarching purpose of the Comp Plan was to effectively manage growth, which meant acknowledging that growth would occur and balancing many different priorities to ensure that the growth was responsible, considerate of public needs, and met the desired vision of the County.

Mr. Geouge said that he had included an overview of the timeline for this Comp Plan update process. He said that in February, the Planning Commission formally initiated the update process and established a subcommittee. He said over the past couple of months, they had been working on soliciting and incorporating input from various departments and other agencies, as well as compiling background data. He said that they had held three subcommittee meetings thus far, and they had a fourth one scheduled for the next Wednesday.

Mr. Geouge said that there had been good progress on updates to Chapters 1 through 3, and they were now beginning the review of Chapters 5 and 6, while Transportation staff was drafting updates to Chapter 4. He said that staff recognized that public input was a vital part of this process, so in April, they would be releasing a public survey, which would run for a couple of

weeks, and they would follow that up with community meetings, probably two meetings, one in the north and one in the south, sometime in May.

Mr. Geouge said that they would compile and analyze the findings of the public input. He said that in June, they would come back to the Board again with another update, and they would be able to report on the public input received. He said that they planned to finalize a draft to present to the full commission by August. In September, they would present the draft to the board with the hopes of initiating the public hearing process, which would run through October through December, hopefully for adoption by the end of the year.

Mr. Geouge said that this was an ambitious timeframe with a lot of work to complete over the next few months. He said that to ensure they were realistically able to cover those updates in the given timeframe, they were mindful of the scope of the update. He said that another component of this update was to relaunch the plan in a fully digital format. He said that their current plan as a PDF was 366 pages and not exactly user-friendly to find what one was looking for.

Mr. Geouge said that in partnership with their GIS department and Community Engagement staff, they were currently working towards relaunching and fully digital to include interactive mapping and search features. He said that they were targeting completion of this by 2027. He said that next, he would briefly cover one of the key foundational elements of the plan, which was the Future Land Use Plan. He said that the Land Use Plan establishes the Urban Services Area (USA) where public water and sewer services are available, targeted growth areas, suburban areas, and agricultural rural areas.

Mr. Geouge said that the Comprehensive Plan establishes recommendations for the distribution of residential growth, with 50% for the Targeted Development Areas (TDA), 30% for suburban areas, and 20% for rural areas. He said that he would also review the updates that had occurred in the past five years. He said that in 2023, they introduced recommendations for solar facilities. He said that also in 2023, they introduced an update for data centers, which was just revised last year. He said that they also had a project-specific amendment with the Stafford Technology Campus (STC), which expanded the central Stafford TDA. He said that pending amendments included electric transmission recommendations and three applications related to development proposals that included amendments to the Comp Plan.

Mr. Geouge said that they also had some State Code amendments since the last update, including an addition in 2023 that encouraged localities to consider resilience strategies, an update in 2025 clarifying language related to tiny homes, and a bill currently pending in the General Assembly that would require localities to consider adopting an environmental justice strategy.

Mr. Geouge said that he would discuss the background data and trends being evaluated with this update, starting with population projections. He said that according to the University of Virginia's Weldon Cooper Center for public service, the population of Stafford County as of July 1 of last year was 168,519, with projections out to 2045 and beyond, reaching 225,000 by 2045, representing a 57,000 population gain over 20 years, or approximately 2,800 people per year, or 920 units per year.

Mr. Geouge said that the population projections from Weldon Cooper are relatively linear. He said that along with these projections, they must consider their targets for residential growth in the County. He said that they had examined their permit information from the past five years, and their current Comprehensive Plan projection from 2021 to 2025 was approximately 850 units per year, or 4,200 units total.

Mr. Geouge said that in contrast, their actual numbers from those years average 633 units per year, or 3,100 units total. He said that notably, since 2021, there had been a steady decline in occupancy permits issued in the County, although he did not expect this trend to continue, given that they had approximately 5,000 units already in the pipeline waiting to be built.

Mr. Geouge said that regarding the location of growth, over the past five years, the location of growth had not aligned with their Comprehensive Plan objectives. He said that their agricultural rural target was 20%, but their actual was 30%. He said that they were also below their target in Targeted Development Areas, with the pipeline units falling short by about half. He said that for the pipeline units, they were doing a bit better in the TDAs but essentially the same in the agricultural/rural areas.

Mr. Geouge said that for commercial growth, their Comprehensive Plan estimates 1 million square feet per year, which they have averaged around 1.15 million over the past five years. He said that while they were generally in line with their estimates, they needed to review land use designations to reflect project approvals. He said that another key component of this update was reviewing population statistics, growth projections, public facility needs, and ensuring these were updated. He said that they also aimed to align this with other planning efforts, such as the Transportation Master Plan, FAMPO River Crossing studies, the Water and Sewer Master Plan, and the Economic Development Strategic Plan.

Mr. Geouge said that regarding housing, they were aware that affordability was a national issue and a major theme of the 2026 General Assembly session. He said that the Comprehensive Plan played a crucial role in supporting housing development and directing growth. He said that to address this, they were exploring new policies to encourage development in TDAs.

Mr. Geouge said that regarding housing affordability, they were also reviewing the Workforce and Affordable Housing Ad Hoc Committee report, which included recommendations such as monetary contribution evaluations for affordable housing. He said that they had been working on preliminary edits to the land use designations within the TDAs, primarily reflecting actual approvals. He said that for example, the Austin Ridge Logistics Center in Courthouse TDA had necessitated changes, as did Belmont Park for the Berea TDA. He said that they were adjusting these changes.

Mr. Geouge said that however, they were also evaluating capacities based on these changes to ensure sufficient capacity to meet their 20-year growth projection and beyond. He said that to summarize, a survey would be released next week, community meetings were scheduled for May, and subcommittee discussions would continue based on public feedback. He said that they would conclude department and agency input by May and provide the Board with an update in June. He said that they aimed to present the PC draft to the Board by September and initiate hearings.

Mr. Geouge said that PC and Board hearings and adoption were scheduled for December. He said that for those interested, they had a website set up at StaffordCountyVA.gov/compplanupdate, where they posted upcoming meetings, meeting materials, ways to get engaged, and general information on the project. He said that if the Supervisors had comments or suggestions, he would be glad to relay those back to the subcommittee.

A PRESENTATION BY TASHIKA GRIFFITH, PRESIDENT OF GERMANNA COMMUNITY COLLEGE

Tashika Griffith, President of Germanna Community College, said that she first wanted to thank the County for the investment they had already made in Germanna. She said that she was here today to provide a brief overview of the impact that this funding had on students at Stafford. She said that Germanna, they offered over 70 degree certificates and workforce credentials, and they were proud to provide these at a third of the cost of four-year institutions.

Ms. Griffith said that their top transfer partners were four-year institutions with whom they had strong partnerships. She said that they served over 14,000 students annually, with 70% of those students being part-time. She said that their student population was predominantly female, and they were working to increase the number of male students. She said that 78% of their students were under the age of 24, which spoke to their success in partnering with local high schools and offering dual enrollment and early college programs.

Ms. Griffith said that she would like to highlight their partnership with Stafford County, which was evident in their student demographics. She said that within the County, they had over 4,000 students, with 61% pursuing academic degrees, 30% in dual enrollment, and 9% in workforce development. She said that they were committed to working with local businesses and the superintendent to identify in-demand courses and credentials for their students.

Ms. Griffith said that they worked very closely with Stafford County high schools, and many Stafford students pursued business, healthcare, and cybersecurity careers through Germanna. She said that they were very proud of their embedded career advisors within Stafford and Brooke High Schools, and they were looking to expand this initiative. She said that she always reminded their students that, regardless of their future plans, they started at Germanna, and they provided them with the opportunity to pursue their goals.

Ms. Griffith said that she wanted to express her gratitude for the significant investment that Stafford County made in funding for the college and thank them for making an impact. She said that as part of Future Forward, they would continue to work closely with their high schools. She said that they were aware that a new high school was set to open this fall, and she was committed to working with Dr. Smith to maintain and enhance their partnerships.

Ms. Allen said that she knew Dr. Griffith would lead Germanna into the next era of educational excellence, and she looked forward to working with her and the Germanna team to serve their community. She said that as a nurse, she could attest that Germanna's nursing program produced excellent, highly-skilled, competent nurses, without the financial burden of student debt.

Mr. English asked if Germanna had an HVAC technician program at the high school.

Dr. Griffith said that they offered it at the college. She said that they were looking to expand their workforce opportunities and credentials, specifically for HVAC, electric, and fiber optics. She said that they were currently exploring the option of offering those and other fast and upscale skills and credentials at Stafford.

Mr. Diggs said that he greatly appreciated Dr. Griffith's presentation. He said that he looked forward to working with her in the future.

ACTION ITEMS

ITEM 20. DEVELOPMENT SERVICES; CONSIDER (1) AUTHORIZING EXECUTION OF A NEIGHBORHOOD STORMWATER INFRASTRUCTURE GRANT AND MAINTENANCE AGREEMENT WITH THE MANORS OF PARK RIDGE HOMEOWNERS' ASSOCIATION, INC., SUSAN L. SISK, AND FLOREE WILLIAMS; (2) BUDGETING AND APPROPRIATING PRIOR YEAREND FUND BALANCE FOR THE NEIGHBORHOOD STORMWATER INFRASTRUCTURE GRANT PROGRAM (PROGRAM); AND (3) UPDATING PROGRAM POLICIES AND CONSIDERATIONS; PROPOSED RESOLUTION R26-39

Paul Santay, Director of Development Services, said that this item was a continuation from the January 20 meeting regarding the Blossomwood project and proposed Resolution R26-39. He said that this Resolution was threefold: it involved the Board's consideration of the revised grant and maintenance agreement, the budgeting and appropriation of \$100,000, and the clarification of the grant program for the Board to consider future projects for one-time specialized funding. He said that at the January 20 meeting, the Board had directed staff to create additional milestones in the agreement.

Mr. Santay said that if they recalled, those milestones included that not all of the funding would be distributed to the homeowners association (HOA) immediately, with the HOA receiving 10% of the funding initially after the agreement's execution. He said that following subsequent 30-day and 60-day periods, the HOA would be required to receive bids, which would then be reviewed by the County. He said that if a bid came under budget, additional money would be distributed to the HOA after the fact. He said that with Supervisor Vanuch's's recommendations, they had included this provision in the agreement, thanks to Ms. McClendon's office.

Dr. Yeung thanked Ms. Vanuch for recommending the milestones, Ms. Allen, and former Supervisor Shelton for creating this program and providing accessibility to the residents. She said that previously, it required a match, but now it was much more attainable to homeowners. She said that the updates allowed all their citizens to address major issues, particularly long-standing ones. She said that she thanked staff for bringing this item forward.

Dr. Yeung motioned, seconded by Ms. Evans, to approve proposed Resolution R26-39.

The Voting Board tally was:

Yea: (7) Diggs, Guy, Evans, Yeung, Allen, English, Vanuch
No: (0)

ITEM 21. FINANCE; CONSIDER APPROVING THE ISSUANCE, SALE AND AWARD OF REFUNDING BOND VIRGINIA RESOURCES AUTHORITY (VRA) SERIES 2015D, AND SETTING FORTH THE FORM, DETAILS, AND PROVISIONS FOR THE PAYMENT THEREOF IF THE MARKET CONDITIONS DO NOT DETERIORATE TO BELOW 3% SAVINGS ON THE REFUNDING; PROPOSED RESOLUTION R26-104

Andrea Light, Chief Financial Officer, said that the staff was seeking the Board's approval to issue tax-exempt refunding bonds to refund the maturities of the Series 2015D. She said that these bonds were for Utilities funds. She said that the currently estimated net present value of savings was approximately \$205,000, which would be refunded. She said that the final maturity of the original bond would not be extended. She said that the staff was requesting the Board's approval, and they would monitor the situation to ensure that the refunded amount did not fall below 3% of the refunded par value.

Dr. Yeung asked, if market conditions shifted and the savings fell below the 3% threshold, would staff return to the Board before proceeding?

Ms. Light said that they could return to the Board. She said that the Resolution permitted them to do anything exceeding 3%. She said that if the Board wished to be informed if this did not occur, they could certainly collaborate with Mr. Ashton and provide that update.

Dr. Yeung motioned, seconded by Ms. Allen, to approve proposed Resolution R26-104.

The Voting Board tally was:

Yea: (7) Diggs, Guy, Evans, Yeung, Allen, English, Vanuch
No: (0)

ITEM 22. FINANCE; CONSIDER AUTHORIZING ISSUANCE OF GENERAL OBLIGATION SCHOOL BONDS TO BE SOLD TO THE VIRGINIA PUBLIC SCHOOL AUTHORITY (VPSA) TO SUPPORT THE CONSTRUCTION OF APPROVED CAPITAL PROJECTS FOR SCHOOLS; PROPOSED RESOLUTION R26-106

Ms. Vanuch motioned, seconded by Ms. Allen, to approve proposed Resolution R26-106.

Dr. Yeung said that she did not support all of the individual school projects, but the Board had approved them, so she would be voting in support of this item.

The Voting Board tally was:

Yea: (7) Diggs, Guy, Evans, Yeung, Allen, English, Vanuch
No: (0)

ITEM 23. CAPITAL PROJECTS TRANSPORTATION; AUTHORIZE THE COUNTY ADMINISTRATOR TO ADVERTISE A JOINT PUBLIC HEARING WITH VDOT TO CONSIDER THE PROPOSED FISCAL YEARS 2026-2032 SECONDARY SIX-YEAR PROGRAM (SSYP); PROPOSED RESOLUTION R26-139

Matthew Lehane, Transportation Planning and Funding Manager, said that the draft had been finalized, and they would be holding a public hearing at the next meeting in April.

Dr. Yeung motioned, seconded by Ms. Allen, to approve proposed Resolution R26-139.

Ms. Allen asked if Mr. Lehane could speak to Widewater Road and the need for a long-term fix for the issues there.

Mr. Lehane said that the curve along Decatur Road had no shoulder and a steep drop-off. He said that the issue was that VDOT believed the area was a wetland and it was not in their right-of-way, which made it difficult to simply add a small amount of pavement. He said that according to VDOT, a more extensive project would be required, which could potentially be undertaken through the Secondary Six-Year Plan (SSYP). He said that for now, they could place a placeholder in the plan and work with VDOT to continue the process, with the goal of determining the actual cost and project scope in future months and years.

Ms. Allen said that there was only one road to reach certain parts of Widewater, so if there was ever an accident that blocked the road, emergency vehicles and school buses could not pass through. She said that a potential solution was to widen the shoulder and use the right-of-way for access, but as Mr. Lehane mentioned, there was a resource protection area (RPA) there. She said that in order to find a solution, they must go through a process of examining what the feasibility would look like. She requested Board support to add this project and have staff create options for the Board to consider.

Ms. Vanuch said that the SSYP projects were typically smaller and less expensive compared to other transportation projects. She said that it sounded like Widewater Road was going to be a bigger project, so it likely did not belong on the SSYP.

Mr. Lehane said that they did not know the cost of the Widewater Road project at this stage. He said that it could be anywhere between \$100,000 or \$5 million.

Mr. Diggs said that there was Board consensus to bring Widewater Road improvements back as a separate item.

The Voting Board tally was:

Yea: (7) Diggs, Guy, Evans, Yeung, Allen, English, Vanuch

No: (0)

ADJOURNMENT

The Board adjourned its meeting at 6:51 p.m.



William H. Ashton, II
County Administrator