Regular Meeting, Wednesday, December 11, 2024, 7:00 p.m., Government Center, Verona, VA.

PRESENT: Jeffrey Slaven, Chairman
Pam Carter, Vice-Chair
Michael Shull
Butch Wells
Gerald Garber
Carolyn Bragg
Scott Seaton
Timothy K. Fitzgerald, County Administrator
Jennifer M. Whetzel, Deputy County Administrator
Nicole Price, Assistant County Attorney
Doug Wolfe, Director of Community Development
Julia Hensley, Planner II
Angie Michael, Executive Assistant

VIRGINIA: At an adjourned meeting of the Augusta County Board of Supervisors held on Monday, November 25, 2024, at 7:00 p.m., at the Government Center, Verona, Virginia, and in the 249th year of the Commonwealth....

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Chairman Slaven welcomed those present at the meeting.

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Doug Layman of Fishersville, led the Board in the Pledge of Allegiance:

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Mr. Lilly with the Encounter Discipleship Network, delivered the invocation.

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MILL PLACE SITE READY GRANT
The Board considered the Mill Place Commerce Park-VA Business Ready Sites Program Grant Application.

Rebekah Castle, Director of Economic Development, stated that Economic Development staff would like to apply for a Virginia Economic Development Partnership Virginia Business Ready Sites Program site development grant in order to make Mill Place Commerce Park more competitive. The State program offers a one to one match for site development projects. Staff is proposing an application focused on grading a 26.5-acre pad-ready site in Mill Place beside the DASCOM Americas site, which would accommodate a 300,000 plus or minus square foot building. This could allow a prospective company the option of that square footage or a smaller building with the capacity to expand on the same site. The estimated cost to develop the pad ready site would be $5,033,521.35. If the grant is received, the county's portion is estimated to be $2,516,760.68 which would be paid through the Economic Development Capital account. The County supported legislation last year to allow the opportunity to apply. Previously, the code required publicly owned sites to be one hundred acres or more to apply for this program and now sites of fifty acres or less are eligible. The Park has

MILL PLACE SITE READY GRANT

been successful, but the remaining sites require significant grading that deters interest due to extending project timelines. If a pad ready site is developed, the Park's tier ranking will be elevated from four to five, which is the highest ranking in the state's tier ranking system indicating the site's increased ability to meet prospective company timelines.

Ms. Bragg asked if this negates other possibilities of purchasing a different site in a different location.

Ms. Castle responded by saying it does not negate it, but it would have to be planned for.

Ms. Carter asked how many negotiations have been lost due to this site not being pad ready.

Ms. Castle stated that she asked the Shenandoah Valley Partnership to look up the number of leads that were asking for this amount of acreage or square footage building and they came up with twenty-three project leads over the past three years.

Mr. Shull questioned how much was in the Economic Development Capital Account.

Mr. Fitzgerald commented that there was approximately $2.5 million. This project would almost deplete the funds in the account.

Dr. Seaton asked what kind of industry would have to go in that site in order to get the money back?

Ms. Castle stated that she would have to do some math based on capital investment and the machinery and tools and real estate that would be paid. They also look to get the highest return on investment when offering the property.

Mr. Fitzgerald pointed out that goals in the Economic Development Strategic Plan include looking into doing pad ready sites for future economic development.

The Board discussed at length the possibilities and risks with this project.

Ms. Bragg moved, seconded by Mr. Wells, that the Board allow staff to apply for the Virginia Economic Development Partnership grant and include a Letter of Support from the Chairman.

Vote was as follows:	Yeas:	Slaven, Carter, Shull, Garber, Wells, Bragg and Seaton
	Nays:	None

Motion carried.

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AUDIT PRESENTATION

The Board received a presentation from PB Mares, Inc.

Betsy Hedrick and Andrea Nichols from PB Mares issued an unmodified opinion on the County's Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024. They met with the Audit Committee and discussed the results of the audit, other required audit communications and the management letter.

December 11, 2024, at 7:00 p.m.

AUDIT PRESENTATION (CONT'D)
Andrea Nichols recognized the Finance Department for their hard work they put into this audit.

The Board accepted the presentation as information.

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BROADBAND UPDATE
The Board received an update by All Points Broadband.

Ms. Whetzel reviewed the VATI 2022 Regional Grant and the timeline relative to this update and changes in the climate of broadband since the grant was awarded.

Tom Innes presented the Board with an updated presentation on the VATI 2022 and Regional broadband project.

The Board accepted the presentation as information.

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VARIANCE REQUEST
The Board considered a variance to §21-7 of the subdivision ordinance.

Doug Wolfe, Director of Community Development, stated that Saylor Coffey of 1461 Love Road in Lyndhurst would like to separate their family cemetery on its own lot. The County's subdivision ordinance would require approval for a drain field for this request. According to staff assessment, a drain field may not be needed. Staff recommends approval of a variance request to create the lot without the health department approval. They would still get the VDOT approval for the lot and they do have frontage on Love Road. Staff askes that the motion includes a note on the plat indicating that no occupied dwelling would be built.

Ms. Bragg moved, seconded by Mr. Shull, that the Board approve the variance request as presented and note that no occupied dwelling would be built.

Vote was as follows:	Yeas:	Slaven, Carter, Shull, Garber, Wells, Bragg and Seaton
	Nays:	None

Motion carried.

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FISHERSVILLE LIBRARY PROPERTY IMPROVEMENTS
The Board considered the proposed improvements to the Fishersville Library Property in the amount of $107,265.00.

Funding Source:	Wayne P&R Infrastructure	$82,939.55
	Beverley Manor Infrastructure	$24,325.45

December 11, 2024, at 7:00 p.m.

FISHERSVILLE LIBRARY PROPERTY IMPROVEMENTS (CONT'D)
Mr. Fitzgerald stated that this is brought back to the Board from a previous discussion. Since the last Board meeting there have been several email conversations exchanged between the Library and the Fishersville Baseball Softball League concerning the project. There are two citizens that have signed up to speak specifically to this issue.

Kathleen Cavender, President of the Friends of the Augusta County Library Foundation, commented on the proposed plan for the Fishersville Library parcel. The Library Foundation and the Augusta County Library would like to work with the Fishersville Baseball Softball League. She urged the Board to establish a planning or working group to consolidate the brainpower to employ a civil engineer or use county staff to devise a development plan for the property. The group could include members of the Library Board, the Foundation, the FBSL and the County. Ms. Cavender presented a proposed layout of the project to the Board.

Matt Thorne, President of the Fishersville Baseball Softball League, since the original packet of information was sent to the Board, a number of changes have taken place. The League partnered with Blue Ridge Christian Church Outreach Ministry. The Outreach Ministry completed some much-needed improvements and through fundraising efforts, the funds have been raised for a new batting cage structure.

Mr. Fitzgerald verified that the request includes concrete for the upper and lower dugouts and concession area, LED lights on the lower fields, metal bleachers at the upper field and a play set to replace the outdated one for a total of $107,265.00.

Mr. Fitzgerald stated that Dr. Seaton had $82,939.55 in his Parks & Rec infrastructure account and $259,500.03 in his infrastructure account. He also stated that Mr. Wells had $379,464.24 in his infrastructure account and Parks & Rec infrastructure has a total of $163,597.21.

Dr. Seaton verified that he could use his infrastructure money for any improvements needed on the property behind the library.

Mr. Fitzgerald stated that he could use his infrastructure for funding.

Mr. Slaven questioned if this project committed the County into an ongoing responsibility to maintain, replace and fund the park from here out since this is county money?

Mr. Fitzgerald stated that the County has a lease agreement with the league. Under the lease agreement, the league is responsible for the maintenance of the property. If the lease agreement would not exist, then the County would be responsible. Mr. Fitzgerald also pointed out that the playground the league is replacing is not the playground that the library is concerned about.

Dr. Seaton moved, seconded by Mr. Shull, that the Board approve the funding request of $107,265.00 from the Wayne Parks & Rec Infrastructure ($82,939.55) and Beverley Manor Infrastructure ($24,325.45) for the Fishersville Baseball and Softball League.

Vote was as follows: Yeas: Slaven, Carter, Shull, Garber, Wells, Bragg and Seaton
Nays: None

Motion carried.

Ms. Carter requested that bids be presented for projects in the future.

December 11, 2024, at 7:00 p.m.

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CONSENT AGENDA
Ms. Carter moved, seconded by Mr. Shull that the Board approve the Consent Agenda as follows:

CLAIMS
Consider claims paid since November 1, 2024.

Vote was as follows:	Yeas:	Slaven, Carter, Shull, Garber, Wells, Bragg and Seaton
	Nays:	None

Motion carried.

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MATTERS TO BE PRESENTED BY THE PUBLIC
John Nalberczinski, 85 Briar Creek Circle, Weyers Cave, voiced concerns and issues regarding the reassessment process.

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MATTERS TO BE PRESENTED BY STAFF
The following was discussed:

1) Mr. Fitzgerald stated that the two seated Judges for the County have made a request to change the interior layout of their courtroom to where the jury box would be in front of the Judge. This is classified as the Jeffersonian model and number of the court houses on the western part of the state tend to have jury boxes in the front. This request is for the Circuit Court rooms only and will require redesign work. Skanska and the County's preliminary estimate is $50,000.00 to change both courtrooms. This amount would include a change order for redesign and a change order for construction. This amount is available in the contingency budget.

Mr. Garber moved, seconded by Mr. Wells, that the Board approve the jury box redesign in the new courthouse in the amount of $50,000.00.

Vote was as follows:	Yeas:	Slaven, Garber, Wells, and Bragg
	Nays:	Shull, Carter and Seaton

Motion carried.

2) Mr. Fitzgerald provided the Board with a courthouse progress report.

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MATTERS TO BE PRESENTED BY THE BOARD
Dr. Seaton moved, seconded by Mr. Garber, that the Board approve a funding request from the Wayne Infrastructure account for Doom's Volunteer Fire Department for pagers, chargers, batteries and a programmer, in the amount of $4,353.62.

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MATTERS TO BE PRESENTED BY THE BOARD (CONT'D)

Vote was as follows: Yeas: Slaven, Carter, Shull, Garber, Wells, Bragg and Seaton
Nays: None

Motion carried.

Mr. Shull stated that the Board needs to be better informed of County-wide events and meetings.

Mr. Shull moved, seconded by Ms. Carter, that the Board direct Staff to inform all Board members of meetings and County-wide events.

Vote was as follows: Yeas: Slaven, Carter, Shull, Garber, Bragg and Seaton
Nays: Wells

Motion carried.

Ms. Carter pointed out that there has been discussion regarding hunting on County property.

Mr. Fitzgerald stated that after discussion with Board members he is inclined to not file charges against the individual. This has not been an issue in the past. The tenant of the property assumed hunting was allowed at the property. There has been conversation with the School Board and not hunting on school property.

Mr. Slaven asked each Board member individually their opinion. It was consensus of the Board to not prosecute the individual and allow the tenant and his family to hunt.

Ms. Carter requests that no letter of support be created for All Points unless the Board has discussed it and considered it.

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CLOSED SESSION

On motion of Ms. Carter, seconded by Mr. Shull, the Board went into closed session pursuant to:

(1) **the personnel exemption under Virginia Code § 2.2-3711(A)(1)** [discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body]:

a. Boards and Commissions: Planning Commission, Ag Industry Board, Recycling, Library and Parks & Recreation Commission

(2) **the economic development exemption under Virginia Code § 2.2-3711(A)(5)** [discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of its interest in locating or expanding its facilities in the county]:

December 11, 2024, at 7:00 p.m.

CLOSED SESSION (CONT'D)
a. Proposed Office space, flex space, storage facilities, manufacturing facilities, utility and mixed-use development.

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On motion of Mr. Shull, seconded by Mr. Garber, the Board came out of Closed Session.

Vote was as follows: Yeas: Garber, Wells, Shull, Carter, Slaven, Bragg and Seaton
Nays: None

Motion carried

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The Chairman advised that each member is required to certify that to the best of their knowledge during the closed session only the following was discussed:

1. Public business matters lawfully exempted from statutory open meeting requirements, and

2. Only such public business matters identified in the motion to convene the executive session.

The Chairman asked if there is any Board member who cannot so certify.

Hearing none, the Chairman called upon the County Administrator/ Clerk of the Board to call the roll noting members of the Board who approve the certification shall answer AYE and those who cannot shall answer NAY.

Roll Call Vote was as follows:

Yeas: Garber, Wells, Shull, Carter, Slaven, Bragg and Seaton
Nays: None

Motion carried

The Chairman authorized the County Administrator/Clerk of the Board to record this certification in the minutes.

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BOARDS AND COMMISSION APPOINTMENTS
Ms. Bragg moved, seconded by Mr. Garber, that the Board appoint Martin Seibken to serve a term on the Recycling Committee.

Vote was as follows: Yeas: Slaven, Carter, Shull, Garber, Wells, Bragg and Seaton
Nays: None

Motion carried.

December 11, 2024, at 7:00 p.m.

BOARDS AND COMMISSION APPOINTMENTS (CONT'D)
Ms. Bragg moved, seconded by Mr. Shull, that the Board appoint Shannon Lucas to serve an unexpired term on the Planning Commission to expire June 30, 2028.

Vote was as follows: Yeas: Slaven, Carter, Shull, Garber, Wells, Bragg and Seaton
Nays: None

Motion carried.

Ms. Carter moved, seconded by Mr. Shull, that the Board appoint Larry Curry to serve on the Parks & Recreation Commission.

Vote was as follows: Yeas: Slaven, Carter, Shull, Garber, Wells, Bragg and Seaton
Nays: None

Motion carried.

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ADJOURNMENT
Mr. Shull, seconded by Dr. Seaton, moved that the Board adjourn the meeting.

Vote was as follows: Yeas: Slaven, Carter, Shull, Garber, Wells, Bragg and Seaton
Nays: None

Motion carried.

Chairman

County Administrator

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