Staff Briefing, Monday, September 22, 2025, 1:30 PM Government Center Main Board Room

ROLE CALL:

Gerald Garber, Chairman
Jeffrey Slaven
Pam Carter
Michael Shull
Scott Seaton
Carolyn Bragg
Timothy K. Fitzgerald County Administrator
Jennifer M. Whetzel, Deputy County Administrator
Doug Wolfe, Director of Community Development
Julia Hensley, Planner II
Nicole Price, County Attorney

Butch Wells, Vice Chair

ABSENT:

VIRGINIA: At an adjourned meeting of the Augusta County Board of Supervisors held on Monday, September 22, 2025, at 1:30 PM at the Government Center Main Board Room, and in the 250th year of the Commonwealth...

1. **VDOT**

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VDOT ROADS

Don Komara, Residency Administrator, discussed the VDOT status report of September 22, 2025.

The Board accepted the report as information.

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2. **Fire-Rescue**

Greg Schacht, Fire Chief, discussed the Fire and Rescue year-end report.

The Board accepted the monthly report as information.

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3. **All Points Broadband**

Tom Innes with All Points Broadband presented the Board with an update on the broadband project.

The Board accepted as information.

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4. **Shenandoah Valley Partnership**

Jay Langston, Executive Director of the Shenandoah Valley Partnership, gave a presentation on the Regional Industrial Facility Authority (RIFA). He discussed organizing a Shenandoah Valley wide regional industrial facility authority (RIFA) and the County's interest in participating.

The Board accepted as information.

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5. **Mill Place Commerce Park - VA Business Ready Sites Program Grant Application**

Phil Martin, Director of Augusta Water, discussed the Mill Place Commerce Park-VA Ready Site Program Grant Application and the suggested projects, along with discussion on the match opportunities.

The Board authorized placing on the Wednesday, September 24, 2025 regular meeting agenda.

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6. **Government Center Complex**

Candy Hensley, Assistant County Administrator, presented to the Board of Supervisors, renderings of the Augusta County Complex entrance sign.

The Board accepted as information.

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7. Natural Chimneys Park/Campground-Restroom Additions

Timothy Fitzgerald, County Administrator, discussed additions to Natural Chimneys Park/Campground restrooms to provide ADA compliant facilities in the amount of $114,708.86, which includes a 10% contingency with Neilson Construction. Neilson Construction has a cooperative contract in place with Albemarle County which includes the language that allows other localities to use that contract. It is suggested to use the cooperative contract with Albemarle County and move forward with the project with Neilson Construction. Mr. Fitzgerald suggested doing a fifty/fifty split between North River Infrastructure and the County's Tourism account.

The Board directed staff to hold for a later meeting and to consider re-bidding the project.

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8. Quarterly Financial Report

Misty Cook, Director of Finance, discussed the following:

a. Quarterly Financial Report

The Board accepted as information.

b. Infrastructure adds/deletes

The Board authorized placing on the Wednesday, September 24, 2025 regular meeting agenda.

c. School Board year end fund balance.

Mr. Fitzgerald stated that in past years, the School Board applies all of their fund balance into their School Debt Service CIP fund. This year they had $824,749.00 in the fund balance. The School Board has requested $550,000.00 be applied to their Debt Service CIP fund and the remaining $274,749.00 be placed into the School Capital Improvement Fund to use to build the first phase of the Buffalo Gap High School softball field. The plan is to get the field built and into a playable condition to be able to relocate from their existing field. They will continue with the project at a later time with additional funding from their capital budget, build the scoreboards, press boxes and dugouts. The $274,749.00 will cover the building of the field and get it into playing condition.

The Board would like more information on how the money is being spent and requests this item be held for a later meeting.

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9. **Planning Commission/Public Hearing**

Julia Hensley, Planner II, discussed a request to rezone from General Industrial with proffers to General Agriculture with proffers approximately 1.476 acres of a 102.84 acre parcel owned by Crosco Company located off Keezletown Road in Mount Sidney in the North River District. The Planning Commission recommends approval.

The Board authorized placing on the Wednesday, September 24, 2025 regular meeting agenda.

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10. **Matters to Be Presented by Staff**

Jennifer Whetzel, Deputy County Administrator, discussed the Legislative Services Contract. The RFP has been put out for our Legislative Services contract. The current contract with Eldon James ends this fiscal year. Two proposals have been received and there needs to be two Board members to serve on the committee to review the proposals and conduct the interviews with the candidates.

Mr. Garber stated that Ms. Bragg and Mr. Wells will serve on the committee.

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11. **Matters to Be Presented by the Board**

Mr. Shull asked for a radio project update.

Ms. Whetzel stated that they have been doing coverage testing and at this point they are evaluating the results.

Ms. Bragg asked about the contractual employees for ECC.

Ms. Whetzel stated that there are currently two contractual employees and ECC is in the process of finding replacements for them.

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12. **Closed Session**

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

(1) the real property exemption under Virginia Code § 2.2-3711(A)(3)
[discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body]:

a. Augusta County Courthouse-6 E. Johnson St. Staunton

(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]:

a. Proposed Office space, flex space, storage facilities, manufacturing facilities, utility and mixed use development.

Mr. Slaven will not go into closed session due to time restraint with a previous commitment.

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

Motion carried.

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

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

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, Shull, Bragg, Seaton and Carter
Nays: None
Absent: Wells and Slaven

Motion carried.

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

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Minutes approved by the Board on Wednesday, October 8, 2025. The signed minutes can be reviewed in the County Administrator's Office.

Chairman County Administrator