Regular Meeting, Wednesday, October 8, 2025, 7:00 PM Government Center Main Board Room

ROLL CALL:

Gerald Garber
Jeffrey Slaven
Michael Shull
Carolyn Bragg
Scott Seaton
Pam Carter
Butch Wells
Timothy K. Fitzgerald County Administrator
Jennifer M. Whetzel, Deputy County Administrator
Nicole Price, County Attorney
Angie Michael, Executive Assistant

VIRGINIA: At an adjourned meeting of the Augusta County Board of Supervisors held on Wednesday, October 8, 2025, at 7:00 PM at the Government Center Main Board Room, and in the 250th year of the Commonwealth...

Chairman Garber welcomed those present at the meeting.

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The following students from Wilson Memorial High School Stinger Squad led the Board of Supervisors in the Pledge of Allegiance:

Katie Lawhorn is a senior and is the Vice President of the Stinger Squad.

Kaia Clennon is a senior and is the Activities Coordinator for the Stinger Squad. Ms. Clennon stated that the Stinger Squad is an organization created to help freshmen feel more secure in their journey in high school.

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Michael Shull, Riverheads District, delivered the invocation.

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1. **Augusta County Government Center**

The Board considered awarding contract to Young's Mechanical Solutions, LLC for the Augusta County Government Center north chiller replacement in the amount of

$694,950.00

Jennifer Whetzel, Deputy County Administrator, stated that a chiller on the Government Center needs to be replaced. One bid was received from Young's Mechanical Solutions, LLC. The bid was reviewed and determined to be a responsive and responsible bidder. There were adjustments made for rerouting electrical to reduce the bid. The final bid was in the amount of $694,950.00. The funding will come from the Maintenance depreciation savings in the capital fund.
Mr. Shull questioned if there were any other bids.

Ms. Whetzel stated that there was only one bid. It is a competitive process. The company that made this bid did not know how many bidders there would be so they put in a competitive price based on their analysis of the project. Other vendors had the opportunity to bid also.

Ms. Bragg moved, seconded by Mr. Wells, that the Board approve awarding contract to Young's Mechanical Solutions, LLC in the amount of $694,950.00.

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

Motion carried.

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2. **Natural Chimneys Park/Campground-Restroom Additions**

The Board considered additions to Natural Chimneys Park/Campground restrooms to provide ADA compliant facilities in the amount of $90,000.00.

Funding Source:	North River Infrastructure	$45,000.00
	Beverley Manor Infrastructure	$45,000.00

Timothy Fitzgerald, County Administrator, stated that since the previous discussion at the September 22, 2025 Staff Briefing meeting, there have been conversations with the County's Facilities Maintenance Department and it was determined that a portion of the work could be done in house. After reviewing the project, it was determined that $90,000.00 would adequately cover the cost of the project. There are portions of the project that will go through the County's normal procurement process; such as masonry and ground plumbing. Through the normal procurement process, the masonry work, ground plumbing and some of the flooring will be put out for bids.

Mr. Slaven stated that several years ago, North River Infrastructure dollars were used to improve the restrooms and bathhouses. There is an ADA compliant restroom on-site, however it is located in the Visitors Center and is not accessible after business hours. This is a service that needs to be provided for those that visit the campground.

Mr. Wells questioned Nicole Price, County Attorney, if there would be legal ramifications for the County doing this work in house.

Ms. Price stated that Virginia Law does allow for the County to act as its own contractor. Rusty Sprouse the County's Director of Facilities Maintenance, has stated that it is estimated that approximately eighty-five percent of the work can be done in house. The remainder of the work would be required to be competitively procured under the Procurement Act. She also pointed out that the roof replacement portion was not a part of the original scope of work for the bidding process and was not included in the bids. That part of the project would be a capital expenditure that will be done at the time of construction for the restroom additions. By utilizing County staff, the work will be completed more quickly and will allow for completion prior to the start of camping season. This saves the County money and is a fiscally responsible way to complete the project and the reason State code allows this. There are provisions in the State code that allow the County to do providing the additional needed sub-contractors are properly license for the work they will be completing and it is done using the proper method of procurement under the Procurement Act.
Mr. Slaven moved, seconded by Mr. Wells, that the Board approve the additions to the Natural Chimneys Park/Campground restroom facilities.

Ms. Carter questioned how Mr. Sprouse was able to determine a cost for the project without it being put out for bids.

Mr. Fitzgerald stated that because it has been bid out previously, that gives a good idea of how much it would cost.

Mr. Shull requested to see the State code that allows this. He would like to see the bidding process be done for this project to get an exact cost for the project.

Mr. Slaven stated that with having the capability to get the project completed in time for the next camping season, he would like to get started on it.

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

Motion carried.

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3. **Consent Agenda**

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

MINUTES:
Consider minutes from the following meeting:

- Regular Meeting, Wednesday, August 27, 2025
- Regular Meeting, Wednesday, September 10, 2025
- Staff Briefing, Monday, September 22, 2025
- Regular Meeting, Wednesday, September 24, 2025

CLAIMS:
Consider claims paid since September 1, 2025

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

Motion carried.

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(END OF CONSENT AGENDA)

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4. **Matters to Be Presented by the Public**

Wendell Coleman, Po Box 71, Fishersville, spoke on behalf of Tinkling Springs Presbyterian Church in opposition of the proposed changes in the Future Land Use designation in the Comprehensive Plan. The parcel located southwest of the church is currently requesting to be rezoned by 127 Investments, LLC. The property is currently zoned Single Family Residential and Agriculture. The proposed change would be Community Mixed Use, which would provide for Multi-Family Residential with a density of six to sixteen dwellings per acre and up to forty percent of the land retail and office uses. The church would be negatively impacted by noise, dust and increased traffic created by the increased density of a multifamily residential development and permitted uses.

Doug Wolfe, Director of Community Development, stated that in the final draft that will go to public hearing for the Planning Commission shows a change to that particular property.

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

1. Donald Smith, Sheriff, discussed the Domestic Violence Grant application. Sheriff Smith stated that this is a one time grant for up to $500,000.00 and would allow him to hire two domestic violence staff members to handle domestic violence in the County. Currently, the Sheriff's Office has one staff member that handles domestic violence that is shared with the City of Staunton. The County tasks Victim Witness with being in court with the victim and each case. The number of caseloads that are generated between the County and the City of Staunton makes this challenging. With the courthouse moving to Verona, it will create even more of a challenge for one domestic violence staff member to efficiently serve both Augusta County and the city. The grant would likely pay the salaries of the two new positions for approximately two and half years. Budgeting would need to be discussed after that time. Once the grant funds of $500,000.00 are depleted, the salaries for the two positions would be approximately $240,000.00 per year.

Dr. Seaton moved, seconded by Ms. Bragg, that the Board approve submitting application for the Domestic Violence Grant.

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

Motion carried.

1. Nicole Price, County Attorney, stated that the Commissioner of the Revenue has certified that there are two tax payers who are Veterans that have overpaid their local taxes and are due a refund. Pursuant to Virginia code section 58.1-3981, the County attorney has reviewed the documentation and consents that such assessments were erroneous; because the refund due each taxpayer exceeds $10,000.00, the Board of Supervisors is being asked to direct the Treasurer of Augusta County to issue the appropriate refund to each taxpayer. The first refund request is for $20,854.66 to Tracy Argabright and the second refund request is for $16,478.15 to Michael Clatterbuck.

Dr. Seaton moved, seconded by Mr. Shull, that the Board approve the tax refund to Tracy Argabright in the amount of $20,854.66.

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

Nays: None

Motion carried.

Dr. Seaton moved, seconded by Mr. Shull, that the Board approve the tax refund to Michael Clatterbuck in amount of $16,478.15.

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

Nays: None

Motion carried.

2. Mr. Fitzgerald stated that the Veterans Memorial Group has been working to put together the Veterans Memorial that will be located at the Government Center. There are two plaques hanging on the current courthouse that have the names of deceased Veterans in the County. The group has requested to have those plaques removed and to allow them to be incorporated into their memorial and have them as part of the display. Maintenance has reviewed the plaques and determined they could be easily removed.

The Board agreed for the plaques to be removed and made a part of the memorial at the Government Center.

3. Mr. Fitzgerald stated that the I81 project at Weyers Cave has seen a significant number of accidents. The speed limit has been reduced to sixty miles per hour through the work zone, however speed continues to be a problem. At the suggestion from VDOT, the County has the ability to install speed cameras in the work zone. This is an enforcement measure to help reduce the speed through work zone areas. The camera would take a picture of the license plate and it send the owner a bill for $100.00 and that funding would come back to the locality. It is not considered a ticket, but more of a civil fine. It would be contracted through a third party. The third party would provide the necessary signage and do all of the billing.

The Board's consensus was to not move forward with installing cameras on I81.

4. Mr. Fitzgerald stated that the second Board of Supervisors meeting in November is scheduled for the week of Thanksgiving on November 25th. In previous years, that meeting has been moved to Monday after the Staff Briefing. The

Staff Briefing would be in the afternoon, dinner would be provided and then move into the regular meeting. Mr. Fitzgerald asked for Board direction if this was something they wanted to do for the upcoming November meeting.

The Board agreed to move the regular meeting that is scheduled for Tuesday, November
25th to be held on Monday, November 24th.

5. Mr. Fitzgerald stated that VACo is requesting a voting delegate be appointed for the upcoming VACo Conference in November. It is his recommendation that Carolyn Bragg be the voting delegate for Augusta County.

The Board agreed for Ms. Bragg to act as the voting delegate for Augusta County.

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

Mr. Shull voiced concerns regarding development within the County. The number of homes being developed in subdivisions needs to be evaluated.

Mr. Slaven stated that he would like Staff to look into moving Lady Justice from the current courthouse to the new courthouse.

Mr. Fitzgerald stated that because the Courthouse is in a Historic District, the County may be required to go before the Historic Committee in the City of Staunton to obtain a Certificate of Appropriateness. If that is denied, we would have to go through the appeal process with the City Council. He can get the necessary people involved in the conversation and determine what it would take. Mr. Fitzgerald stated that he would gather information and bring it back to the Board of Supervisors at the October Staff Briefing.

Mr. Shull requested that information regarding the Veterans Memorial be placed on the website.

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7. **Closed Session**

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

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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]:

1. Boards and Commissions: Library Board, Building Board of Appeals and Planning 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]:

1. Proposed commercial space and mixed-use development near the City of Waynesboro.

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

Motion carried.

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

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

Vote was as follows: Yeas: Garber, Wells, Slaven, Bragg, Shull, Seaton and Carter
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 COMMISSIONS
Dr. Seaton moved, seconded by Ms. Bragg, that the Board re-appoint Thomas Roes to serve a term on the Building Board of Appeals. Effective November 1, 2025 and to expire October 31, 2030.

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

Motion carried.

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8. **Adjournment**

Mr. Wells moved, seconded by Mr. Shull, that the Board adjourn the meeting.

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

Motion carried.

Minutes approved by the Board on Monday, November 24, 2025. The signed minutes can be reviewed in the County Administrator's Office.

Chairman	County Administrator