

January 28, 2014

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, JANUARY 28, 2014 AT 5:30 P.M. IN THE COUNTY MEETING ROOM.

Present were:            Jim Frydl, Chairman  
                              Eddie Deane, Member  
                              Davis Lamb, Member  
                              Bill Martin, Member  
                              John C. Barkley, County Administrator  
                              Ray Clarke, County Attorney  
                              Patti Vogt, Deputy Clerk

Absent:                    David Cox, Vice Chairman

RE:    WORKSHOP MEETING WITH SCHOOL BOARD

Members of the Greene County School Board and staff present included: Sharon Mack, Jason Collier, Troy Harlow, Leah Paladino, and Andrea Whitmarsh.

Mr. Frydl said the schools are the single largest department in the County and for that fact alone, the goals and funding priorities deserve full and thoughtful attention. Somehow the process has gotten to a situation where the decision about the largest department in the County is made at 11:30 at night on the last day. Mr. Frydl felt this is a little backwards. He felt the School budget should be considered and focused on early in the process. It is important to have meaningful discussion now and not wait until the end of the process.

This is the beginning of the process and specific numbers are not available. Focus should be on identifying and prioritizing budget needs. All elected officials are tasked to work together to find the best solution for the community as a whole.

The Comprehensive Plan addresses education because of the impact it exerts on quality of life, economic development, and the way Greene County grows and changes in the future. Various studies show that school spending has a positive effect on home prices.

The goal is to understand priorities and develop "marching orders" as a group on how to address or prioritize those as additional details come in from Richmond and regarding local revenue projections.

Mr. Frydl noted priorities on the general government side include: managing the reserve level to safeguard taxpayers and provide for contingencies; debt for the Ruckersville Sewer Plant is a critical budget requirement (\$2 million annually which is offset by new connections but connections do not meet original plan so funding for debt is from general fund); some costs associated with purchase of land for reservoir project; the Board would like to consider pay raises and/or cost of living increases for staff if conditions permit; finish paying the required 3% VRS pay raise matching mandate. This will actually be cheaper in the long run versus paying 1%

over the next three years; and the County's telephone system needs updating at a projected cost of approximately \$200,000.

Mr. Frydl said indications are that revenues will remain relatively flat.

Mrs. Sharon Mack, Chairman of School Board, reviewed the "Rebuild Your School" budget approach which starts at zero and includes what is needed. Areas include: detailed staffing plan; material and supply needs; capital and maintenance need with data-based justifications for all.

The impact of the local composite index (LCI) has been a major factor. Since 2010, the LCI has increased, resulting in drastically decreasing the amount of money the Schools receive from the State. This is shifting fiscal responsibility from the State to the County. The County absorbed some of the decrease in State funds but cuts had to be made. The overall budget has increased 1.2%. The budget, less VRS impact, has gone down .8%. Enrollment increased 9.5% and staffing has decreased 6.2%. A 2% growth in enrollment is anticipated.

Three tiers of consideration are stabilization, recovery and progress.

Stabilization includes enrollment driven needs such as staffing, furniture, increased health insurance costs, and infrastructure (i.e. network/phone/radio communications; WMHS cafeteria project and debt retirement.)

Recovery includes recovering from recent cuts affecting operating budgets in area of teacher/staff computers; classroom supplies, copies, software, professional development and staffing.

Progress includes program improvements regarding staffing and the School Resource Officer position at Ruckersville Elementary School.

Compensation is included under stabilization, recovery and progress. The 1% requirement for VRS pass-along (3% remaining) must be addressed. Administrator salaries are being evaluated as well. Teacher salaries, as well as benefits, are falling behind. Teachers received a salary increase of 4.25% in FY 09; 3% in FY12; and zero increase since then.

School Board Member Jason Collier noted that years 5 thru 10 "kills" us each year. The Schools loose some experienced teachers around year 20.

Mrs. Mack said their goal is to attract and retain quality teachers. Mrs. Whitmarsh noted teachers achieve continuing contract at year five.

The discussion turned to the VRS pass-along and whether it would be better to do 1% for the next 3 years or the entire 3% at one time. Mr. Martin asked which teachers would prefer: 3% now or 1% and a salary increase. Mrs. Whitmarsh said perspective employees will look at the salary scale. Mr. Lamb felt covering the 3% incrementally is better for cash flow. Mr. Frydl felt that approach will cost more in the long run. He felt it would be much cheaper to do 3% at one time because the County is only paying for incremental difference in payroll taxes. The total 3% at one time will impact salaries and will cost the County less than 1% for VRS and a 1% pay raise.

Mrs. Whitmarsh felt teachers want an increase in their take home pay which they have not had for some time.

Mrs. Mack felt it made more sense to give a 3% increase to cover VRS and then additional money for a raise. Mr. Lamb noted an increase could push employees into a higher tax bracket. Mr. Frydl said his preference would be to give 3% VRS and some increment beyond that if funding allows. Mr. Harlow agreed with the 3% VRS but felt the incremental above that needs a lot more discussion.

Mr. Barkley said the County will be gradually working into a three tier salary adjustment philosophy. VRS, COLA based on consumer price index and a merit/performance based pool.

Mrs. Paladino asked if staff could calculate the cost difference between the two approaches.

It was the consensus that addressing the compensation of teachers is a priority in this budget.

The discussion moved on to infrastructure needs such as the cafeteria project at the high school. Scheduling is being affected by size of cafeteria and is driving how class schedules are set up. Mr. Collier said they still have some creativity left on how to squeeze students in.

Mr. Deane commented that with enrollment increasing and staff decreasing, the Board has to figure out a way to generate more funding. This can't continue but the Board can't allocate funding it doesn't have.

Mrs. Mack said attracting new business and growing current businesses are the keys to economic success as a community. Schools are a big part of attracting businesses and are a good investment. We can see where we want to go but how do we get there?

Mrs. Mack asked what the process is going to be like this year. What does transparency mean? How are we going to work together as elected government officials? How do we help each other to do our jobs?

Mr. Deane felt this workshop is a good start with the information provided by the Schools. The more we know, the more power we have.

Mr. Frydl suggested the County Administrator and School Superintendent meet to keep numbers updated on a continuous basis.

Mrs. Mack commented that the goal is to start off the budget season on the right foot. Some community members perceive that the two boards are headed in different directions. We are all part of the same community and want the same things for our community.

Mr. Frydl said the salary issue is not going to go away in one year and Mr. Martin agreed. He felt the Boards should talk and work together to find answers.

Mr. Lamb asked if there has been any news from Richmond. Mrs. Whitmarsh said she had not received an update but understands that no change is expected. The information so far has been positive.

Mr. Frydl said the reserve had been built to a level beyond what was necessary because all departments including the Schools spend very conservatively. Growing the reserve is not a need or priority.

Mrs. Mack said one goal established by the School Board is to try to work with the Board of Supervisors to establish a process regarding unexpended School fund balance. One thought was to put that money in capital projects for the Schools.

Mr. Frydl said the Schools have the most physical property of any department and there is no capital plan to fund projects. Money rolled into a capital fund could allow Schools to pay cash for smaller things and to offset payments on larger things. It makes sense to get guidelines and policy in place.

The workshop meeting was adjourned.

RE: PUBLIC MEETING

The Chairman opened the meeting with the Pledge of Allegiance followed by a moment of silence.

RE: PUBLIC HEARING – REZONE – DEAN FAMILY, LLC

Mr. Bart Svoboda, Zoning Administrator, reviewed the request from Dean Family, LLC to rezone:

- 2.1 acres of a 7.35 acre tract from A-1, Agriculture, to B-3, Business,
- 3.1 acres of the same 7.35 acre tract from B-1, Business, to B-3, Business, and
- 0.3 acre of a 2.024 acre tract from B-1 Business, to B-3 Business,

all of which are located on Seminole Trail and identified on County Tax Maps as 60C-(A)-42 and 42C. (RZ#13-004)

The applicant requests to rezone the properties to B-3 in order to increase the marketability of the property by increasing the possible uses. Adjacent parcels along Route 29 north and south are currently zoned B-3. Public water and sewer are available. During the future site plan review, access easements shall be placed as needed to adjacent parcels as required by the Zoning Ordinance. Interconnectivity will provide access to the proposed parallel road (future development of StoneRidge Drive) that will be developed on parcels west of the requested rezone.

The Chairman opened the floor for public comment. Mr. David Holtzman, Land Use Officer for Piedmont Environmental Council, said his role, in part, is to help the County protect rural areas by encouraging quality development in the growth areas. This property is in an area designated for mixed use village center in the Comprehensive Plan. Certainly appropriate place for B-3 zoning. Adjacent to area for proposed road that could take pressure off Route 29.

Mr. Holtzman suggested the County look at possible disconnect between what the Comprehensive Plan says about mixed use and what the applicant proposes. Comprehensive Plan talks about sidewalks, trees, short building setbacks and short blocks, all details of mixed use development that do matter a lot. The applicant has not indicated that any of these will be done. This is an opportunity to ask developer to show that they will meet standards in the Comprehensive Plan. Maybe the best way to eliminate the disconnect would be to write the standards into the Zoning Ordinance.

The public hearing was closed.

Mr. Martin questioned interconnectivity. Mr. Svoboda said interconnectivity is required by the Ordinance.

Mr. Frydl said some of the issues mentioned by Mr. Holtzman will be addressed in site plan requirements. He felt a top priority should be high-density village type zoning for these areas noting the current PUD designation has a minimum lot size of 10 acres.

Upon motion by Davis Lamb and affirmative vote, the Board approved the request from Dean Family, LLC to rezone:

- 2.1 acres of a 7.35 acre tract from A-1, Agriculture, to B-3, Business,
- 3.1 acres of the same 7.35 acre tract from B-1, Business, to B-3, Business, and
- 0.3 acre of a 2.024 acre tract from B-1 Business, to B-3 Business,

all of which are located on Seminole Trail and identified on County Tax Maps as 60C-(A)-42 and 42C. (RZ#13-004)

Recorded vote:	Jim Frydl	-	Yes
	David Cox	-	Absent
	Eddie Deane	-	Yes
	Davis Lamb	-	Yes
	Bill Martin	-	Yes

Motion carried.

RE: REGION TEN COMMUNITY SERVICES BOARD

Mr. Robert Johnson, Executive Director of Region Ten, Mrs. Vicki Strauss, local representative, Ms. Shannon Wright, Director of Greene County Clinic, and Ms. Denise Cary, client, were present to address the Board.

Mrs. Strauss said Region Ten has 670 employees agency wide and served more than 6,700 individuals. For every dollar of local funds received, Region Ten generated \$22.96 from other sources which is an excellent return on investment.

Three services are operating at a deficit: medical services which provides psychiatry services; emergency services which includes crisis intervention; and case management for the seriously mental ill population and those with intellectual disabilities. These services are central and critical to the safety of all communities. Region Ten is asking the Board of Supervisors to consider additional funding that is targeted to one of these three priorities in the coming year.

Ms. Shannon Wright, Greene County Director, said she has been with Region Ten for 16 years and started in Greene in October. The Schools are very supportive of services provided and Region Ten has a great partnership with the Department of Social Services, the Sheriff's Department and the court services unit. They are looking forward to their new facility.

Ms. Denise Cary, client of Region Ten, shared her personal story. She was diagnosed with manic depression now known as bipolar disorder. She described services provided to her by Region Ten where she has been a patient for over 15 years. Region Ten is a vital part of lives in Greene County.

Mr. Johnson said Region Ten offers services that save lives and will be pushing to provide integrated care next year. Integrated care will bring primary care into the office and provide a "one stop shop" for clients.

Mr. Frydl asked how much money it would take to make an impact; what would that impact be and would those funds be used in Greene. Mr. Johnson said Region Ten would appreciate any additional dollars specified to a target area.

RE: VDOT QUARTERLY MEETING

Mr. Joel Denunzio, VDOT Resident Administrator, reported the following:

- Route 607, intersection improvements at Route 29 - ad date this June
- Route 630, Rosebrook Road – Rural Rustic Unpaved Road Project – ad date January, 2019
- Route 642, Simms Road – Rural Rustic Unpaved Road Project – ad date April, 2020
- Route 624, Beazley Road Bridge – replacement over Blue Run – ad date December, 2022
- Guardrail repair - Route 33 west – safety improvements – require rebuilding of shoulder
- Speed study on Route 33 at Route 1106, Greencroft Boulevard – did pavement markings at site – estimate to improve site distance to west
- Maintenance activities – snow removal, shoulder repair, patch work, cleaning culverts, etc.

Mr. Lamb said he has had a complaint from a citizen on Bull Yearling Road that the school bus won't travel the road because it is in such bad shape. Mr. Denunzio will follow-up with Mr. Svoboda.

Mr. Lamb also questioned traffic calming measures. Complaint about speeding through development where there is 25 mph speed limit. Mr. Denunzio said the process is actually a partnership between VDOT, the County and the community. Reviewed process which starts with the County submitting a request based on petition from neighborhood. VDOT would assist with speed study. Children at play signs are the responsibility of the County.

Mr. David Mack, Mr. Clint Swanson, Mr. Marcus Erlandson, and Mr. Gerry Corridon, all residents of Mt. Olivet Road, were present to request assistance with issues on the road. There is terrible drainage problem and VDOT has done some work to alleviate the problem but it has not helped. Ten newer homes are located on this road with the possibility of one more. Conditions are pretty severe.

Mr. Deane noted he received a petition from the residents in Mutton Hollow requesting the road be paved. This will be discussed further during the process for the review of the Six Year Plan.

RE: AWARD CONTRACT – REASSESSMENT

Upon motion by Davis Lamb and affirmative vote, the Board awarded the contract for the reassessment of real property to Pearson’s Appraisal Service, Inc.

Recorded vote:	Jim Frydl	-	Yes
	David Cox	-	Absent
	Eddie Deane	-	Yes
	Davis Lamb	-	Yes
	Bill Martin	-	Yes

Motion carried.

RE: MATTERS FROM THE PUBLIC

Mr. David Holtzman said the Piedmont Environmental Council just recently published a book entitled “For the Love of the Land” and gave a copy to the County.

RE: CONSENT AGENDA

Upon motion by Davis Lamb and affirmative vote, the Board approved the minutes of the January 14, 2014 meeting as presented.

Recorded vote:	Jim Frydl	-	Yes
	David Cox	-	Absent
	Eddie Deane	-	Yes
	Davis Lamb	-	Yes
	Bill Martin	-	Yes

Motion carried.

RE: COUNTY ADMINISTRATOR REPORT

See Attachment “A” for County Administrator Report.

RE: OTHER MATTERS FROM BOARD MEMBERS

Mr. Deane commented that the SNAP enrollment has peaked and is slowly decreasing.

Mr. Frydl thanked Mrs. Sharon Mack and Mrs. Andrea Whitmarsh for their time, preparation and cooperation at the joint workshop.

Board of Supervisors  
January 28, 2014  
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RE: ADJOURNED MEETING

The meeting was adjourned at 8:46 p.m. The next scheduled meeting of the Board of Supervisors will be on Tuesday, February 11, 2014.

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Jim Frydl, Chairman  
Greene County Board of Supervisors

## County of Greene County Administrator's Update

January 28, 2013 Board of Supervisors Meeting

### 1) Personnel

- a. 1/28 Department of Economic Development - Office Manager
  - i. The office manager position was advertised in December and interviews were conducted in January. A candidate has been recommended by the Director and an offer of employment has been made to the current temporary office manager, Kim Hall. Ms. Hall has performed very capably amidst an anxious time as a temporary office manager during the department's transition to a new director. We look forward to welcoming Ms. Hall to the Greene County team on a full time basis.

### 2) Organizational Changes for Greene County Board and Staff

- a. 1/28 The County organizational structure has been reviewed and updated, with one major change being that the Erosion and Sediment Control Supervisor position (Dan Ratzliff) has been relocated from the Building Inspections Department to the Planning and Zoning Department. One major reason for this is the need to align the E&S function with Planning/Zoning to better manage the anticipated stormwater management program mandates scheduled to take effect July 1, 2014. An updated organizational chart will be posted on the County website when finalized.

#### b. Board Liaison Assignments

At the annual organizational meeting held 1/14/14, the Board approved the following liaison functions for its membership:

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#### LIAISON FUNCTIONS OF BOARD MEMBERS - 2014

##### Jim Frydl (Chairman)

- Rapidan Service Authority
- Rivanna River Basin Commission
- School Board
- Workforce Development Board

##### David Cox (Vice Chairman)

- Culpeper Soil and Water Conservation District
- Workforce Development Board (alternate)



Eddie Deane

- Jefferson Area Board for Aging
- Parks and Recreation Board
- Rivanna River Basin Commission
- Social Services Board

Davis Lamb

- Agricultural & Forestal District Advisory Committee
- Board of Zoning Appeals
- Central Virginia Regional Jail Board
- Planning Commission

Bill Martin

- Economic Development Authority Board
- Stanardsville Town Council
- Thomas Jefferson Planning District Commission

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3) Recreation and Parks

- a. 1/28 Staff is researching the various State and Federal requirements for handicapped accessibility at the Greene County Community Park, including provisions for parking space size and location and the possibility of a paved path connecting the Greene Community Park parking lot to the soccer fields to assist with wheelchair access.

4) Reservoir/Impoundment Project

- a. 1/28 Discussion continues of the stream and wetland credits that will be needed for the reservoir project. The Coffin property has agreed to the terms of a contract purchase. This is a critical piece to the overall reservoir impoundment project. While the contract amount is in excess of the appraised value, the County Engineer believes it is fair. Staff is working on an updated spreadsheet showing properties purchased to date, to be shared with the Board.

5) Greene County Website

- a. 1/28 This is a priority project for County staff and the EDA where staff is reviewing the County website and formulating recommendations for improvements, to include Board members' suggestions on how to better serve citizens and businesses via the website. Staff believes strongly that the County website can be used as a tool to provide better information and services with greater efficiency.

- 6) Stormwater Requirements
  - a. 1/28 Planning and Zoning staff continue to prepare for the new State mandated stormwater program requirements. Currently State law requires a public hearing and adoption of the new program by April 2014, to be effective July 1. Various bills, however, have been introduced in the current General Assembly session that would delay and/or change program requirements. One of which allows for certain smaller (MS-4) jurisdictions to have the Department of Environmental Quality perform stormwater functions on their behalf. Staff has concerns with DEQ's ability to handle the additional FTE required to manage the program should this be considered. Staff continues to attend training sponsored by Virginia DCR.
  
- 7) Central Virginia Regional Jail Expansion
  - a. 1/28 CVRJ expansion plans will require a one-time capital contribution from each jurisdiction in the CVRJ region. The preliminary cost estimate is \$150,000 - \$165,000 for Greene County.
  
- 8) Weeds and Grass Ordinance – Petition by Four Seasons
  - a. 1/28 A high grass and weeds ordinance amendment has been requested by Four Seasons residents based on a recent brush fire that occurred in an area of undeveloped lots at Four Seasons. In response, staff has researched the issue and concluded it would be difficult to enforce such a regulatory measure given the expansive amount of open space and the rural/agricultural heritage of the County. Therefore no such amendments to the zoning ordinance or general code of ordinances are recommended at this time. Staff has reported this to the Four Seasons Homeowners Association.
  
- 9) Greene County Grant Applications
  - a. Current Grant Applications
    - i. Shop with a Cop
    - ii. Local Emergency Planning
    - iii. Hazard Mitigation
    - iv. OJP Bulletproof Vest
    - v. Federal Cops School Resource Officer
    - vi. Smart Policing Initiative
    - vii. Wireless Public Safety Answering Point (PSAP) Grant'
    - viii. State Funded School Resource Officer (local match) – Ruckersville Elementary

10) Greene County Rescue Squad

- a. 1/28 County staff continues to work with UVA-Medic 5 on operational and capital planning issues that will accompany the transition to a County-managed rescue operation. All current volunteers that meet certification requirements will be welcome to serve in the future.

11) Greene County Board and Commission Vacancies

- a. 1/28 Staff has advertised all County board and commission vacancies in the Greene County Record and will coordinate interviews with all candidates for appointments with the Board of Supervisors, beginning February 11.

12) FY 2015 Budget

- a. 1/28 Staff level discussions continue on operational and capital needs, benefit costs, VRS rates, disability coverage, and staff salaries. Capital budget requests will be reviewed by the Planning Commission and forwarded to the Board.
- b. Financial Report as of December 2013 - Preliminary numbers indicate overall expenditures well below 50% at the mid-year interval, with general and financial administration reporting at 39% of annual expenditure targets. Overall, County expenditures are at 43% as of December 31, 2013.

13) 2013-14 Re Assessments

- a. 1/28 Staff drafted a request for proposals (RFP) in accordance with the County policy requiring re-assessments every two years and advertised the RFP in November. Bids have been received by two companies, Blue Ridge Mass Appraisals and Pearson Appraisal Company. Staff recommends selection of Pearson Appraisal Company due to the relative cost savings that would be realized, institutional knowledge that Pearson's has acquired through prior work in Greene County, and the familiarity and continuity of service, staffing, software, and equipment.

14) Equivalent Dwelling Unit (EDU) Fee Policy

- a. 1/28 A draft commercial meter based rate structure has been drafted and provided to the Board of Supervisors, to be considered during the budget development process for FY 2015. Staff also recommends consideration of a user surcharge, to be dedicated to the reservoir project. This would require coordination with the Rapidan Service Authority.

15) VDOT Truck Ban

- a. 1/28 VDOT has recommended denial of the Town of Stanardsville request for a truck ban on Main Street. The denial was based on anticipated logistical

problems at the intersection of Madison Road and Route 33. The Board has since rescinded the original resolution.

16) Economic Development

- a. 1/28 Staff attended the December Greene County Chamber of Commerce meeting at the Blue Ridge Café, where Alan Yost was the featured speaker. County staff re-affirmed the County's dual focus on bringing in new business to the County and developing incentives for existing businesses to expand.

17) H.B. 1144 - Traffic Enforcement on Private Roads

- a. 1/28 In response to a request by a citizen petition from the residents of Farm Country Estates (39 lots), Delegate Bell has introduced legislation to allow for Greene County to adopt ordinances designating private roads within developments with 25 or more lots as highways for law enforcement purposes. Current State law allows for law enforcement only on private roads with 100 or more lots. Each such designation in the County would be subject to Board approval.

18) Greene County Public Schools – Bomb Threats

- a. 1/28 County Government and School officials met to discuss the recent bomb threat incidents and to develop strategies to improve the County's policies for management and communications both internally and externally during these events. A committee comprised of officials from local law enforcement, emergency operations, and schools will continue to discuss the issue and develop recommendations for improvement.

19) Telephone System Upgrade

- a. 1/28 In response to several telephone system problems experienced over the past year, staff has begun to research our options for an upgrade of the County telephone system, including discussions with local telecommunications companies. Preliminary indications are that the expense for the installation and delivery of a Voice Over (IP) Internet Protocol system will cost approximately \$175,000.00, including installation of upgraded fiber and equipment.

20) Information Technology

- a. 1/28 The County's computer system is operating well with no major problems to report. Shenandoah Technology Service has been on-site an average of once per week to troubleshoot problems and provide routine maintenance, security and software upgrades for County agencies.