

March 8, 2016

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, MARCH 8, 2016 BEGINNING AT 6:30 P.M. IN THE COUNTY MEETING ROOM.

Present were: Bill Martin, Chairman  
Michelle Flynn, Vice Chairman  
David Cox, Member  
Jim Frydl, Member  
Dale Herring, Member

Staff present: John C. Barkley, County Administrator  
Ray Clarke, County Attorney  
Patti Vogt, Deputy Clerk

RE: WORKSHOP – WHITE RUN RESERVIOR PROJECT

Mr. Barkley opened the workshop with a few brief comments about the White Run Reservoir Project. This discussion is to set a foundation to move forward and gain perspective of options for financing the project. Property acquisition for the project is substantially complete.

Mr. Herb White and Mr. David Jenson, both of WW Associates, Mr. Joe Mason, Davenport and Company and Mr. David Hyder, Burton and Associates, were present.

Mr. White gave a brief overview of the goals and projects for water and wastewater in Greene County. A pumped storage reservoir project is proposed to supply the County and Town of Stanardsville with a reliable water supply to year 2050 which will be consistent with the Regional Water Supply Plan. Existing water sources, projected water demand, statement of need, pump storage target were also reviewed. Brief overview of White Run Reservoir which will be 125 flooded acres, dam 1,460 feet long and 75 feet high, 900 mg storage with 3.5 mgd safe yield based on estimated withdrawal rules. Next was an overview of applications/permits, design of reservoir, proposed infrastructure and raw water intake

Mr. Joe Mason discussed the comprehensive financial review and reservoir project analysis including: credit rating overview, financial review, existing debt and the reservoir project. The financial review is designed to provide an assessment of the County's financial capacity on a once-in-a-generation project such as the reservoir. The estimated cost of the White Run Reservoir project is in the \$45-\$65 million range.

Mr. David Hyder proceeded to review rate comparisons and maximum affordability limit. Looking at an average of \$67 per month water and sewer bill for single family residence in Greene County. Includes \$10 facility fee.

Mr. Mason briefly reviewed the County's outstanding debt. (\$38.5 million), debt capacity and affordability. Mr. Hyder spoke on potential structures for the reservoir project, available revenue from facility fees and an enterprise fund.

Mr. Martin suggested members forward questions to Mr. Barkley to address with the team.

RE: RECESS

The Chairman called a five minute recess.

RE: PUBLIC MEETING

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

RE: MATTERS FROM THE PUBLIC

None

RE: CAPITAL IMPROVEMENT PROGRAM UPDATE

Mr. Bart Svoboda, Director of Community Development, and Mr. Jay Willer, Chairman of the Planning Commission, were present to discuss the Capital Improvement Program. Mr. Brent Wilson was also present.

Mr. Willer said the CIP can be a valuable planning tool and briefly reviewed the process. The current plan is not accurate as information is old or projects have been completed. It is more of a capital needs inventory.

Mr. Frydl noted there has been some confusion in the past and input needs improvement to create a useful tool the Board can use.

Mrs. Flynn asked if the forms are available electronically. Mr. Willer said not at this time but plans are to make forms available.

Mr. Cox felt this is a good starting point.

Mr. Herring questioned the time frame to get the CIP before the Board.

Mr. Barkley said it is incumbent upon staff to lead this process and provide the Planning Commission with needed information. Goal is to get in front of the FY 18 budget with smooth transition from the CIP to the budget. Organization is key and this is a step in the right direction.

Mr. Martin asked if a one page guide on key questions could be prepared. Questions include who maintains, who decides, time line, name.

Mr. Frydl felt the CIP is implementable but the County is missing the key to make it a real plan, find financing, have reasonable ways to evaluate and have financial data to make decisions. Referring to a finance report received, Mr. Frydl said it indicates departments have spent about 13% less than budgeted amounts to date but there's not much to compare it to. No analytical data. Mr. Barkley is working on providing needed financial data.

RE: RESOLUTION – STANARDSVILLE DOWNTOWN REVITALIZATION GRANT

The Chairman read the proposed resolution.

Mr. Cox asked who is responsible for maintaining the finished product, referring to the streetscape project and a handrail that needs repair. He noted nothing was done about water and sewer lines in the Town. Mr. Pamenter said repair of the handrail will be up to the Town if the person who hit it does not accept responsibility. Water lines go down the center of the street and could be replaced without major disruption to any part of the streetscape project.

Mr. Herring noted the Thomas Jefferson Planning District Commission also wrote a letter of support for this project.

Upon motion by Michelle Flynn and unanimous vote, the Board approved the resolution as presented with correction noted. (See Attachment "A")

Recorded vote:	Bill Martin	-	Yes
	Michelle Flynn	-	Yes
	David Cox	-	Yes
	Jim Frydl	-	Yes
	Dale Herring	-	Yes

Motion carried.

RE: CONSENT AGENDA

Upon motion by David Cox and unanimous vote, the Board approved the minutes of the February 23, 2016 meeting as presented.

Recorded vote:	Bill Martin	-	Yes
	Michelle Flynn	-	Yes
	David Cox	-	Yes
	Jim Frydl	-	Yes
	Dale Herring	-	Yes

Motion carried.

RE: COUNTY ADMINISTRATOR'S REPORT

See Attachment "B" for County Administrator's Report.

RE: OTHER MATTERS FROM BOARD MEMBERS

Mr. Herring attended a recent meeting of the Thomas Jefferson Planning District Commission. Topics discussed included the Rural Transportation Work Program (RTP) corridor study and the Rideshare Program.

Mr. Herring agreed with Mrs. Flynn's previous comment regarding department reports and useful information. (i.e. Enrichment Program report - would be useful to have actual number of children at each location.)

Mrs. Flynn said she hopes budget information can be provided in a more efficient electronic document next year. Mr. Barkley is working on the process.

Mr. Martin said he and Mr. Frydl will be attending a meeting of the Central Virginia Regional Jail on Thursday night.

Mr. Martin noted the transient lodging bill was not approved by the State legislature.

Board of Supervisors  
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RE: ADJOURN MEETING

The meeting ended at 8:43 p.m. The next scheduled meeting of the Board of Supervisors will be on Tuesday, March 8, 2016 in the County Meeting Room.

A handwritten signature in black ink, reading "William Bryan Martin". The signature is written in a cursive style with a horizontal line underneath it.

William Bryan Martin, Chairman  
Greene County Board of Supervisors

**RESOLUTION**

**SUPPORTING THE TOWN OF STANARDSVILLE'S GRANT APPLICATION  
FOR A DOWNTOWN REVITALIZATION PROJECT  
AND  
ENDORISING THE CONCEPT OF A PERFORMANCE PAVILION AND  
FARMERS MARKET ON GREENE COUNTY PROPERTY**

**WHEREAS**, the Town of Stanardsville and Stanardsville Area Revitalization (\*STAR\*) have identified revitalizing Downtown Stanardsville as a priority community need to be addressed as soon as possible; and

**WHEREAS**, the Town of Stanardsville is preparing a 2016 Community Development Block Grant application for a Downtown Revitalization Project for up to \$800,000 to the Virginia Department of Housing and Community Development (VDHCD) by March 23, 2016; and

**WHEREAS**, the Town of Stanardsville applied for and received a FY 2016 Planning Grant in the amount of \$35,000 from VDHCD to undertake a study of Downtown Stanardsville and develop an *Economic Restructuring Plan*; to identify physical needs and priority economic revitalization projects; and to develop a proposed improvement program, budget, and CDBG grant application; and

**WHEREAS**, the Town of Stanardsville has conducted public meetings; assembled a Project Management Team including both Town of Stanardsville and County of Greene leaders to provide guidance to the planning of the Downtown Project; has conducted physical inventory and business surveys as required and is in the process of soliciting commercial property owners' participation in certain project activities; and has completed conceptual plans for a Performance Pavilion and Farmers Market that will enhance economic opportunities for downtown businesses and residents, increase Downtown Stanardsville tourism, and improve the quality of life for Stanardsville and Greene County residents; and

**WHEREAS**, on February 9, 2016, Craig Wilson of Community Planning Partners, on behalf of the Town of Stanardsville, presented information on the Downtown Revitalization Project to the Board of Supervisors and requested its approval of the conceptual plans and siting of a proposed Performance Pavilion and Farmers Market on the undeveloped portion of the Greene County Administration Building property, including its concurrence that the Stanardsville Downtown Revitalization Project Area should extend beyond the Town boundaries to include land lying within the County of Greene; and

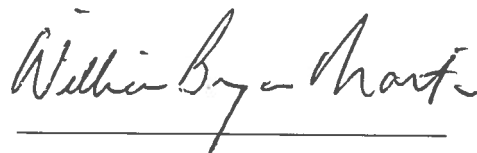
**WHEREAS**, there is no financial obligation imposed on the County of Greene for this Downtown Revitalization Project and any financial support it may wish to provide would be entirely voluntary.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Greene, Virginia that:

1. The County of Greene hereby concurs that revitalization of Downtown Stanardsville is a priority community need and wholeheartedly supports the Town's application for a Community Improvement Grant to address those needs through the Virginia Community Development Block Grant Program to be submitted by March 23, 2016; and
2. The County of Greene hereby concurs that the Stanardsville Downtown Revitalization Project Area should extend to include land outside of the Town of Stanardsville lying within the County of Greene, including the County of Greene Administration Building property, Spotswood Trail/Main Street from Celt Road to Monroe Drive, and the properties adjoining the 8300 block of Spotswood Trail on the north side; and
3. The County of Greene hereby endorses the conceptual plans and siting of the proposed Performance Pavilion and Farmers Market on the undeveloped portion of the Greene County Administration Building property, subject to review by the Board of Supervisors once funding and final plans are in place; to the negotiation of a Memorandum of Agreement between the Town of Stanardsville and the County of Greene delineating the final disposition of the facilities and all operational, maintenance, and legal responsibilities; and to the normal County of Greene development, site, and construction review and approval process.

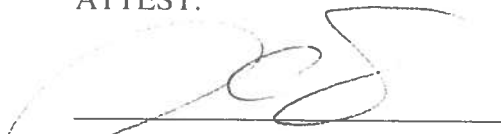
Adopted in Open Meeting this 8<sup>th</sup> day of March, 2016.

COUNTY OF GREENE



William Bryan Martin, Chairman  
Greene County Board of Supervisors

ATTEST:



John C. Barkley, Clerk



## County Administrator's Report

March 8, 2016

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- **Budget/Finance** – The FY 17 proposed budget has been distributed and staff level budget review meetings have been completed. The Board of Supervisors budget workshop is scheduled for March 14 at 3 PM, followed by advertisement, public hearing, and Board adoption in April/May.
- **White Run Reservoir Impoundment Project** – Following the water/sewer workshop and Board discussion on March 8, staff will begin the preliminary engineering and financing process, including working towards an initial agreement for DEQ required wetlands and stream bank mitigation work.
- **Proffer Legislation SB 549** – Despite heavy lobbying by the two most influential local government organizations in the state, the Governor has now signed SB 549. This bill was requested by the Home Builders of Virginia, whose rationale for the bill was that localities were overreaching with both cash and noncash proffers. The bill severely restricts the ability of localities and developers to cooperate, negotiate, and adequately mitigate the impacts of rezoning and development both on and off-site. It creates a presumption that a proffer shall be deemed unreasonable unless it addresses an impact that is specifically attributable to a proposed new residential development or other new residential use applied for. Staff sent a letter to the Governor's office along with several other jurisdictions regarding the bill's potentially adverse impact on the local rezoning process for residential development.
- **Central Virginia Regional Jail** – Staff has now received 2 invoices from the CVRJ, for medical claims that have exceed the appropriated amount of "Anthem-Inmate Medical" costs, pursuant to the County's Jail Authority Agreement (*Section E*), which provides for the reimbursement of medical costs over and beyond the estimated/appropriated amount for FY 2016. The cost will be paid from the contingency budget line item.
- **County Administrator Evaluation** – The updated evaluation document has been drafted according to suggestions made by Board members. The document will be distributed to the Board members the week of March 8.
- **Stanardsville Downtown Revitalization Grant** – With a grant deadline of March 23, Grant Team representatives met with DHCD officials to further discuss the proposed project area map and will be amending the grant request to include a request for \$300,000 in interior housing rehabilitation work in addition to the façade improvements,

pedestrian amenities, and the pavilion/farmers market concept on the grounds of the Greene County Administration building.

- **Rappahannock Electric Company** – Staff met with REC officials to discuss ways to improve the aesthetics of the Ruckersville area along the Route 29 corridor, and we are now working on mapping the current transmission area to explore the possibility of setting back the location of power lines off of the Rt. 29 corridor.
- **Traffic Patrols on Designated Private Roads** – With no further General Assembly action pending, a draft amendment to the County Code allowing for communities of 25 or more property owners by petition to request traffic enforcement on private roads will be advertised and a Board of Supervisors public hearing scheduled in May.
- **Greene County/Stanardsville Water Supply Plan** - Staff met with DEQ officials to begin the process of updating the County/Town water supply plan, which is due to be updated every 5 years as part of the state-wide review process.
- **Website Domain** – Staff is working with our website consultants to complete the domain registration process. DOT.GOV now requires a different format for the official authorization letter, and the wording has changed extensively. An updated authorization letter has now been signed and submitted by email, which should complete the process and keep the website launch moving.
- **GO Virginia** - The program is funded at \$38.4 million, designated in FY 17 for organizational and capacity building activities and workforce gap analyses; and in FY 18 for grants to regional councils on a competitive basis supporting regional cooperation on private-sector growth, job creation, and career readiness.
- **Board of Elections/Registrar** – The Board of Elections staff conducted the Presidential primaries on March 1 with no major problems reported.
- **Inquiry re: Private Road Improvements** – Staff responded to an inquiry from a resident of the Golden Hills subdivision regarding the responsibility for improvements to private roads.
- **FOIA Request** – Staff received a FOIA request for information re: County contracts with RSA.