

Regular Meeting, Wednesday, February 26, 2014, 7:00 p.m. Government Center, Verona, VA.

PRESENT: Larry J. Wills, Chairman  
Michael L. Shull, Vice-Chairman  
David A. Karaffa  
Jeffrey A. Moore  
Marshall W. Pattie  
Tracy C. Pyles, Jr.  
South River Magisterial District - Vacant  
Timmy Fitzgerald, Director of Community Development  
Jennifer M. Whetzel, Director of Finance  
Patrick J. Morgan, County Attorney  
Patrick J. Coffield, County Administrator  
Rita R. Austin, CMC, Executive Secretary

VIRGINIA: At a regular meeting of the Augusta County Board of Supervisors held on Wednesday, February 26, 2014, at 7:00 p.m., at the Government Center, Verona, Virginia, and in the 238<sup>th</sup> year of the Commonwealth....

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Chairman Wills welcomed the citizens present.

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Alexis Painter, a senior from the Buffalo Gap High School, led us with the Pledge of Allegiance. Alexis is the Senior Class President of Buffalo Gap High School and is actively involved in the Student Council, National Honor Society and the Bison Spirit Club. She will be attending Christopher Newport University next year with a major in Biology and plans to pursue a career in Pediatrics.

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Tracy C. Pyles, Jr., Supervisor for the Pastures District, delivered invocation.

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**DAVID R. BEYELER . RESOLUTION**

Mr. Shull moved, seconded by Mr. Moore, that the Board adopt the following resolution:

**RESOLUTION**

**WHEREAS**, the County of Augusta, in consideration of the long and dedicated service of David R. Beyeler who passed this life and went to his heavenly reward on February 12, 2014; and

**WHEREAS**, the Board of Supervisors wishes to express their love, esteem, admiration and appreciation for their beloved fellow supervisor; and

**WHEREAS**, David began his career on the Augusta County Board of Supervisors in 1976 and served for 16 years representing the citizens of the South River District; and

**WHEREAS**, David felt a calling to come back to public service in 2004 and began another 10 years of service until his death providing leadership and experience to the Board ; and

**WHEREAS**, David effectively and efficiently represented his constituents in the South River Magisterial District of Augusta County; giving of his talents and time listening to their concerns, endeavoring to resolve their problems and having their interests uppermost in his mind while making all decisions in which he participated; and his actions were performed in a statesmanlike manner for all concerned; and

**WHEREAS**, David was the Senior member of the Augusta County Board of Supervisors, having served twenty-six years as a member of this august governing body; being elected two times by his fellow colleagues on the Board to serve as Vice-Chairman and two times as Chairman; and

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**DAVID R. BEYELER . RESOLUTION (contd)**

**WHEREAS**, David was either elected or appointed by his fellow Board members to serve on various committees, boards, commissions, etc., most notably Agricultural & Forestal Advisory Committee, Audit Committee, Budget Committee, Central Shenandoah Planning District Committee, Comprehensive Plan Ad Hoc Committee, County Complex Ad Hoc Committee, District Home Board, Economic Development Committee, Emergency Management Director, Emergency Services and Fire Committee, Flood Damage Repairs Committee, Governance Committee, Jail Contract Negotiations Committee, Landfill-Solid Waste Committee, Legislative Committee, Library Board Committee, Local Emergency Planning Commission, Ordinance Review Committee, Property Committee, Augusta County Service Authority, Shenandoah Valley Partnership, Urban Service Overlay Committee, Upper James River Basin Committee, Valley Community Services Board, VACo Finance Committee, Valley Program for Aging Services, Route 340 Water Sewer Problem Committee, Waynesboro Consolidation Committee among the many various and different elections/appointments; and

**WHEREAS**, David was a loving husband and father; as well as faithful and active in his church; and

**WHEREAS**, David, as a farmer and dairyman, understood the farmer's plight and served the agricultural community of Augusta County at both the County and the State level; and

**WHEREAS**, David will be sorely missed by his colleagues on the Augusta County Board of Supervisors, the employees and staff of the County and its affiliated agencies; and all who served with, and were served by him.

**NOW, THEREFORE, BE IT RESOLVED**, that the Augusta County Board of Supervisors, mindful of the service, devotion, dedication, loyalty, dignity, and untiring efforts of David R. Beyeler to his community, to Augusta County, to the Commonwealth of Virginia and to his fellow colleagues on the Board, does hereby express their humble and heartfelt thanks and appreciation which he so richly deserves.

**BE IT FURTHER RESOLVED** that this resolution be spread in the official minute book of the Augusta County Board of Supervisors and a copy be delivered to his wonderful wife of 53 years, Elizabeth (Libby) Phillippe Beyeler.

Vote was as follows:            Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles

                                     Nays: None

Motion carried.

Mrs. Beyeler thanked the Board for the resolution and expressed how honored and touched she was. She added that Mr. Beyeler ~~loved~~ Augusta County and worked hard for the people and with the people+. She said that the best way to honor her husband's memory was by doing all they could do to ~~keep~~ the County a great place to live+.

Mr. Pattie had served with Mr. Beyeler on the Central Shenandoah Planning District Commission and presented to Ms. Beyeler a certificate from the Commission ~~for~~ outstanding leadership and notable service+to the Planning District Commission and to the people of the District during his term as Commissioner from May 2007 through January 2014.

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**MATTERS TO BE PRESENTED BY THE PUBLIC**

Roosevelt Rowe expressed a concern of the cost for the Mill Place Water Tank. He said that he owned property throughout the County and was concerned of the increase of the Service Authority fees, noting that his fees increased \$2,000 over a seven-year period. He owned rental property of mobile homes where renters were unable to pay those types of increases; therefore, putting a greater burden on him.

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MATTERS TO BE PRESENTED BY THE PUBLIC (contd)

Chairman Wills invited Mr. Rowe to remain at the meeting to listen to discussion of the Mill Place Water Tank. He also invited him to attend the next Service Authority meeting.

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BLUE RIDGE COMMUNITY COLLEGE UPDATE

The Board received a presentation by Blue Ridge Community College President regarding College activities.

Dr. John Downey, President of Blue Ridge Community College (BRCC), expressed his appreciation of the Board for its ongoing support and dedication over the years for the funding and the Augusta County representatives provided for the Blue Ridge Community College Board (Dr. Bruce Bowman and Lynn Dively). A packet of information with statistics about the impact BRCC has on Augusta County residents was provided to the Board. As President of BRCC, Dr. Downey tries to concentrate on the role BRCC plays with economic development. He said it is a pleasure to work with Amanda Glover, Economic Development Director, as well as Dennis Burnett, with the Shenandoah Valley Partnership (SVP). A number of new programs have begun at a time when many colleges are closing down career and technical programs. An example of programs locally include Aviation Maintenance Technology and Mechatronics (mixture of mechanics and electronics). They are in negotiations to initiate a program called Gluing and Dye-cutting that will meet the needs of the local packaging industry. They are also starting a Welding and Machining program trying to work in partnerships with the two technical centers in the region. An English, as a second language, program has been created. Enrollment has surprised BRCC with five sections. He noted the Career Approach Program where BRCC is working in partnership with school divisions. Placing a Career Coach, who is a Community College employee, in the high schools help young people decide what they would like to do and to inform them of the pathway. BRCC has received funding from the General Assembly to support the Technology Intensive Manufacturing Services Center, where a person has been hired, who has the expertise in that field, to run the equipment in the new building. He added that they are making a concerted effort to reach out to the agricultural community. They feel it important, as farmers diversify in what they do, to start small businesses on their farms. There is a need for Agri-Economics and Agri-Business type of courses. They are gathering a group of leaders from the agricultural community and asking them what services BRCC could provide. Hopefully, by next fall, those classes will be offered. On the construction side, BRCC continue to have a number of new buildings: Recreation and Fitness Center, which is paid by student fees, will be opening within two or three weeks. Funding has already been received for construction of an addition to the Health-Student Center, which is the center which houses all the student services, admissions, records, counseling, and financial aide. He noted that this particular building was built in the early 70s and had not expanded according to the growth of the college. He said there would also be a chemistry classroom included in that building to expand the College's Science offerings as well as general purpose classrooms. BRCC has also been authorized for the drawing of a Phase of a Bio-Sciences building that will help with the economic development in the region.

Mr. Karaffa added that Blue Ridge Community College has changed his life.

Chairman Wills, on behalf of the Board, thanked Blue Ridge Community College for what you do for our students, our young people in the locality, and, also, what you do for us in economic development and recruitment. Your facility really makes an impression. We certainly appreciate what you have done in your leadership to make sure that you all continue forward in trying to serve the industries in this area and equip our students so that they can have jobs in this community.

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BLUE RIDGE COMMUNITY COLLEGE UPDATE (cont'd)

Dr. Bowman expressed his pride in the Community College.

Patrick J. Coffield, County Administrator, noted that the State Code is specific as to the local government responsibility. He added that Augusta County's funding program is based on a population count and, currently, provides a 10-year program, with \$84,000 yearly. Five communities participate in this as a regional program.

Dr. Downey added that his other colleagues are jealous because of the great plan worked out here and how you can count on that money over a 10-year period. In exchange for that, they are jealous of the number of buildings we have been able to acquire for the benefit of the students and benefit of the community. I have seen how that Technology Center has attracted businesses to this region because we have a plan that allows us to build those facilities and then fund the site work thanks to you.

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BUDGET SURVEY

The Board received a presentation of results to date.

Jennifer M. Whetzel, Director of Finance, advised that, in January, the Board had reviewed questions for the annual Budget Survey, which was posted on the website by the first of February. A news release noted that a presentation would be provided at tonight's meeting. Ms. Whetzel provided a PowerPoint presentation with the following highlights:

**Budget Schedule**

Department Requests to County Administrator 2/3/14-2/14/14		
Board of Supervisors Work Sessions		3/24/14 (morning) & 3/26/14
Advertise Tax Increase	58.1-3321	4/9/14
Advertise Budget	15.2-2506	4/9/14
Public Hearing	15.2-2506	4/16/14 <i>Special Meeting</i>
Adopt Budget	15.2-2503	4/30/14 or 5/07/14 <i>Special Meeting</i>

**Flow of Information**

Departments	County Administrator	Board of Supervisors	Finance	Public
Final Product				

**Coordination**

Schools are still working on their budget; Regional Agencies have submitted their requests. General Assembly will be providing information regarding revenues.

**Survey Results TO DATE**

- É 239 completed (last year 700 completed)
- É 90% are County residents
- É 55% have lived in County over 20 years

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**BUDGET SURVEY** (contd)

- É 29% currently have children in school
- É 84% pay RE and PP tax
- É 46% would be opposed to RE tax increase
- É 53% would be opposed to PP tax increase

**Questions asked:**

**1. How would you rate the quality of life in Augusta County?**

**Response:** 85% say quality of life is good or excellent

**2. Compared to five years ago, how has the quality of life changed?**

**Response:** Most said about the same; somewhat better

**3. List of priorities, within the budget, based on weighted averages:**

**Response:** 1) Rescue; 2) Fire Services; 3) Sheriff; 4) Education

Ms. Whetzel explained that weighted average totals ranged from 8.97 to 8.7.

**4. In the 2014 budget survey, responses noted that Public Safety was a high priority among respondents. Rank by importance.**

**Response:** 1) Paid Firefighters; 2) Deputies; 3) EMTs; and 4) Volunteer firefighters

Ms. Whetzel explained that weighted average totals ranged from 3.63 to 3.11.

**5. In the 2014 budget survey, responses noted that education was a high priority among respondents.**

**Response:** 1) Career and Technical; 2) Teacher Student Ratios; 3) Technology Upgrades; and 4) Employee Compensation

Ms. Whetzel explained that weighted average totals ranged from 7.84 to 7.5.

**6. In terms of Economic Development, what types of jobs would the community be interested in?**

**Response:** 1) Technology based; 2) Manufacturing; and 3) Professional Services

**7. In setting spending priorities, which of the services would they least like to see cuts made to?**

**Response:** 1) Education (50%); 2) Public Safety (38%)

**8. When thinking about the services offered by Augusta County, compared to tax rates, do you feel you're getting your money's worth?**

**Response:** Somewhat satisfied or strongly satisfied (68%)

**9. The County will face a 2015 budget shortfall if all current programs are continued at current levels with current tax rates. Which of the options below do you feel is the best way to a 2015 budget shortfall?**

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**BUDGET SURVEY** (contd)

**Response:** 1) 33% noted New revenues; 2) 22% noted 75% New revenues/25% Expenditure reduction; and 3) 21% noted 50% New revenues/50% Expenditure reduction.

**10. What new revenues would you support?**

**Response:** 1) User Fees (65%); 2) Real Estate (63%); and 3) Personal Property (52%)

**11. How satisfied are you with communication between the County and its residents?**

**Response:** Somewhat to very satisfied (60%)

**12. Which capital projects are the highest priorities?**

**Response: Weighted average:**

- ó School infrastructure 3.76
- ó School technology 3.74
- ó Saving for future capital replacements 3.32
- ó Matching funds for road improvements 2.65
- ó County courthouse 1.53

**13. A decision will be made by Emergency Management when a heating or cooling center is needed during an emergency. Please identify the nearest heating/cooling center closest to your home.**

**Response:** 222 people (or 93%) responded to this question.

Ms. Whetzel offered to e-mail the PowerPoint to anyone who wished to have it.

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**RURAL RUSTIC ROADS**

The Board considered resolution for 2014 project: Point Lookout Road (Route 870 (Middle River District).

Mr. Coffield advised that this had been discussed at the Staff Briefing on Monday. He said that this has been previously funded and will begin this summer. He noted a provision in the resolution, %any such road must be located in a low-density development area and have no more than 1,500 vehicles per day . . . that this road may be paved with minimal improvements+. He noted the main purpose of this surface treatment is to make it passable and reduce dust.

Chairman Wills added that this section connected between two roads already paved and recommended approval.

Mr. Karaffa moved, seconded by Mr. Pattie, that the Board adopt the following resolution:

**RESOLUTION**

**WHEREAS**, Section 33.1-70.1 of the *Code of Virginia*, permits the hard surfacing of certain unpaved roads deemed to qualify for designation as a Rural Rustic Road; and

**WHEREAS**, any such road must be located in a low-density development area and have no more than 1,500 vehicles per day; and

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**RURAL RUSTIC ROADS (cont'd)**

**WHEREAS**, the Board of Supervisors of Augusta County, Virginia (Board) desires to consider whether Route 870 (Point Lookout Road), From: Route 615 To: Route 616 should be designated a Rural Rustic Road; and

**WHEREAS**, the Board is unaware of pending development that will significantly affect the existing traffic on this road; and

**WHEREAS**, the public has been made aware that this road may be paved with minimal improvements; and

**WHEREAS**, the Board believes that this road should be so designated due to its qualifying characteristics; and

**WHEREAS**, this road is in the Board's six-year plan for improvements to the secondary system of state highways.

**NOW, THEREFORE, BE IT RESOLVED**, the Board hereby designates this road a Rural Rustic Road, and requests that the Local Manager for the Virginia Department of Transportation concur in this designation.

**BE IT FURTHER RESOLVED**, the Board requests that this road be hard surfaced and, to the fullest extent prudent, be improved within the existing right-of-way and ditch-lines to preserve as much as possible the adjacent trees, vegetation, side slopes, and rural rustic character along the road in their current state.

**BE IT FURTHER RESOLVED**, that a certified copy of this resolution be forwarded to the Local Manager for the Virginia Department of Transportation.

Vote was as follows: Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles

Nays: None

Motion carried.

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**MILL PLACE WATER TANK**

The Board considered authorization to proceed with final design and bidding.

Amanda Glover, Economic Development Director, provided a PowerPoint presentation with the following highlights:

**Enabling the continuation of development in Mill Place Commerce Park**

**Presentation Outline:**

- ▶ Need for Water Tank
- ▶ Review of Preliminary Engineering Report
- ▶ Staff Recommendation
- ▶ Cost & Financing
- ▶ Cost Recovery
- ▶ Timeline

**Need for Water Tank:**

- ▶ 1992 water purchase agreement with the City of Staunton does not provide for fire flow protection or storage

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#### MILL PLACE WATER TANK (cont'd)

- ▶ To date, City of Staunton has cooperatively provided water for fire flow protection but current and future development in Mill Place Commerce Park and Augusta Marketplace is dependent upon storage in the ACSA system
- ▶ We have developed an interim solution for Shamrock facility . but it is not %best case scenario+
- ▶ We can run tests, but given the City controls the system, ACSA cannot say that the system can provide the flow beyond that moment (from the City of Staunton water supply alone)
- ▶ City is not likely to provide written confirmation of ability to meet the County ordinance (2-hour flow test)

#### **Review of Preliminary Engineering Report (PER)**

- ▶ On October 9, 2013, Board authorized staff to proceed with design and development of cost estimates for the Mill Place Water Tank project.
- ▶ Peed & Bortz, L.L.C completed the Preliminary Engineering Report (PER) on January 16, 2014.
- ▶ Augusta County staff and Augusta County Service Authority staff have met on several occasions to review the analysis and develop a collective staff recommendation for future steps.

PER reviewed and modeled three system layouts. Staff recommended Exhibit 3- Alternative 1A, which was included in the Board packet (and displayed for the Board). The layout indicated the water tank location in Mill Place Commerce Park adjacent to the Shamrock site. All the system layouts also connect to the City line and to the existing County line. This particular layout establishes a loop and extends to Augusta Marketplace, which would allow development to occur. Ms. Glover noted that this alternative provides fire flow protection of approximately 1,600 gpm at the I-81 Exit 225 for the two existing hotels; to Mill Place Commerce Park, without which future development is significantly limited; and to Augusta Marketplace so that development may begin. The on-site costs would be covered by the developer, but this alternative provides more than 2,000 gallons per minute for two hours as the developer requested. This alternative provides for the best cost recovery scenario meaning that the parcels that are touched with this project would actually generate the revenues to cover the debt service for the cost of the tank and the system layout.

Ms. Glover displayed the other two alternatives that were considered noting the differences.

#### **Financing (based on preliminary estimates)**

- ▶ Virginia Resources Authority Loan
- ▶ Preliminary Costs of \$4,647,348
- ▶ Loan Amortization Schedule (4%, 20-year fixed)
- ▶ Annual Payments = \$341,224.18

The Mill Place Water Tank Potential Costs Recover Parcels was displayed (shaded in blue), which could be eligible for a TIF. She noted that this aerial excluded anything that is currently in a Tax Increment Financing agreement with the County or an existing development. It is expected that, through development, revenue generated on these properties could cover this debt service payment in approximately five to seven years.



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MILL PLACE WATER TANK (cont'd)

**Proposed Project Schedule (from PER)**

Begin Environmental Assessment	03/01/2014
Begin Tank & Pipe Final Design	03/01/2014
Complete Environmental Assessment	05/01/2014
Submit Funding Application	05/01/2014
Complete Tank Design	05/01/2014
Complete Pipe Design	07/15/2014
Obtain all Easements	08/01/2014
Advertise Tank & Pipe Construction Contract	08/01/2014
Open Bids	09/01/2014
Loan Closing/Award Construction Contracts	11/01/2014
Complete Construction	11/01/2015

Ms. Glover noted that, while the current schedule is 18 months, if it is delayed several months, this schedule does not shift, and the project could actually take longer.

Ms. Glover explained that she is asking that the Board consider tonight authorization to proceed with design and bid for this project at a cost of approximately \$362,000. She noted that the Board has already authorized the PER that was completed at a cost of \$21,000. After bid opening, Ms. Glover said she would return to the Board with recommendations.

Based on discussion at the Staff Briefing on Monday, staff, which includes the Service Authority, as well as County staff, has reviewed different ways of approaching the project. She understood the Board's immediate interest to be in the ~~based~~ project+ (which was high-lighted in red) which would include construction of the water tank and extension to the City line. This component of the project would primarily allow for the continuation of development in Mill Place Commerce Park. Staff has reviewed different options for the design and bid of the project so as to construct the project in different components. This would allow the Board to select only a portion of a project if the Board so desired.

Mr. Pyles asked if this fire flow improved Staunton property. Ms. Glover said this solely serves the Augusta County system.

Mr. Pattie asked for clarification of the cost recovered parcels. Ms. Glover said that included development that was expected in the next five years. That does not include anything that is currently under construction. It includes all new development. In the case of Mill Place, it would include property being sold for a project. In Augusta Marketplace, it would have to be new development. She reiterated that this was contingent upon future development.

Mr. Shull asked if the improved fire flow benefited other places other than Mill Place Commerce Park. Ms. Glover said it would improve fire flow protection for the current hotels. She said that these hotels are, currently, served at about 300 gpm, which is less than your average residence in Augusta County. This project would allow them to have approximately 1,600 gpm of fire flow protection. Mr. Shull asked if Hardee's was protected.

William Monroe, of the Augusta County Service Authority, explained that the Service Authority has an interconnection with another PRV located near Hardee's. If there is a pressure drop at the 612 side of the system, flow can come through to this area; therefore, it would provide the extra storage volume to that system.

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### MILL PLACE WATER TANK (cont'd)

Chairman Wills understood, that with the current design, there is one connection to an existing County line that could be utilized to fill this tank and also be available if there were problems elsewhere. Mr. Monroe said that was correct. The base project shows the connection to the main from the Verona tank, which is served by the Berry Farm system, and then there would be a secondary connection to the City system. Therefore, there would be two supplies for the tank.

Chairman Wills asked if the tank goes in, would the normal water flow directly to customers in the Park or would water go into the tank and from there, to customers in the Park? Mr. Monroe said it would go through the tank and serve the Park.

Mr. Karaffa moved, seconded by Mr. Moore, that the Board authorize to proceed with final design and bidding at a cost of \$362,000, which has already been designated from the Beverley Manor Infrastructure Account.

Mr. Karaffa felt that the tank would be an important draw for development in the area. The tank is vitally necessary for us to continue to develop that Park.

Mr. Pattie said that the tank is not an imminent need. The development at the site now isn't sufficient to pay for the tank.

Mr. Pyles stated that the cost of the tank is just an investment we need to do. It's the cost of doing business. Mr. Pyles also addressed Mr. Rowe's concerns by explaining that the increases of stormwater treatment and sewage had little to do with Augusta County and everything to do with Chesapeake Bay. We had to invest over \$88 million in less than a 10-year period to come into compliance with that act. This all was improved treatment. As a Board, we saw this coming, so we did do a gradual increase every year for 8 or 9 years to bring us up to the level that we needed to be. Once we got to the right level, we have been flat for a couple of years, now, and the expectation is that we will try to keep it under control with that. Mr. Pyles added that, with Shamrock, they will be adding to the revenue. Overall, there will be more money coming back to the Service Authority, which will help maintain the rates.

Mr. Shull said the additional fire protection would protect the homes in the area.

Mr. Moore asked Mr. Monroe if a larger than 500,000 gallon tank was needed. The design engineering for the tank itself looks at projected demands, in addition to the fire flow. A prior 2010 study advised a 400,000 gallon tank, but the estimated need was revisited and determined a 500,000 gallon tank would be appropriate.

Mr. Shull asked if the service line from Staunton was 16 inches. Mr. Monroe said it was but he did not know how far back that went. There have been some major improvements made around the 262 Loop; it may be 12 inches in Greenhills Industrial Park. Mr. Shull asked if the water line went on down to McQuay. Mr. Monroe said that McQuay is served off a line that comes along the railroad track. That line serves the Government Center and goes up to a control valve near Edwards Trucking and then beyond there, it enters a new pressure zone that comes out on Route 612. Staunton water passes through to that area through a different 14-inch main.

Mr. Pyles stated that the Board has instituted the fire flow requirement for the safety of the citizens, but it was also economically driven by ISO. He asked Ms. Glover if it has ever been reviewed as to how much a company might save by having that kind of fire flow as protection, insurance-wise versus not having it. Ms. Glover said that, to her knowledge, this had not been evaluated, but Shamrock would be able to provide this cost comparative because it will be going into operation without the tank and then will have a

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MILL PLACE WATER TANK (cont'd)

benchmark to compare at a later time if the Board proceeds with installation and construction of the tank. Ms. Glover added that, when completing requests for proposals, a common question is the Park's ISO rating. She noted that the current rating is 5. Mr. Pyles asked Ms. Glover to confer with Fire Chief Holloway to determine what the ISO rating would be if the tank was installed. He suggested that Staunton be encouraged to join with Augusta County in the construction of the water tank.

Vote was as follows: Yeas: Karaffa, Shull, Wills, Moore and Pyles

Nays: Pattie

Motion carried.

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GOVERNMENT CENTER USAGE POLICY

The Board considered staff report.

Mr. Coffield said that about a month ago, they had received a request for the use of the Government Center which caused the question of whether it was a governmental or non-profit for the Board's guidance. He had briefed the Board at the Staff Briefing on Monday of the current policy and fees.

Mr. Karaffa, as a member of the Property Committee, felt that the Government Center should be open for non-commercial community organizations. He felt that the organization should pay for additional expenses incurred.

Chairman Wills expressed concern about large events on the property on the weekends. He felt it more appropriate for such events to be held at the Augusta Expo. He did not agree with changing the policy.

Mr. Moore felt that the Government Center was suitable for a large event, but suggested that the organization provide for upkeep maintenance.

Mr. Pyles felt that the current policy worked well. He said that the Government Center really wasn't set up to be a Convention Center and that the event should be considered as a case-by-case decision.

Chairman Wills said that two items should be considered:

- 1) General usage . Do we want to refer back to the Property Committee for review?
- 2) What do we want to do with this one particular request?

Mr. Karaffa moved, seconded by Mr. Moore, that the Board approve the request. He suggested that an advanced deposit be made to cover trash pickup. He also suggested that outside facilities be furnished.

Vote was as follows: Yeas: Karaffa and Moore

Nays: Pattie, Shull, Wills and Pyles

Motion failed.

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GOVERNMENT CENTER USAGE POLICY (cont'd)

Mr. Pyles moved, seconded by Mr. Pattie, that the Board maintain the existing policy.

Mr. Karaffa stated that Verona struggles for a site for larger activities.

Vote was as follows: Yeas: Pattie, Shull, Wills and Pyles

Nays: Moore and Karaffa

Motion carried.

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AUDIT CONTRACT

The Board considered award of three-year financial and compliance audit contract.

Ms. Whetzel reported that, on Thursday, January 9, 2014, sealed proposals were received from four qualified firms for financial and compliance auditing services for the County, Middle River Regional Jail, the Augusta County Economic Development Authority and School Activity Funds for the Augusta County Schools. A committee, consisting of Messrs. Pattie and Wills, was selected to evaluate the responding proposals. Two firms were selected for interviews for February 7, 2014. A contract is being negotiated with the top ranked firm. If the Board approves, the County would award the contract to PB Mares, LLP, of Harrisonburg, Virginia. The audit fees are in line with past fees. Also, included in the RFP was the Clerk's Office; however, at this time, they have chosen to keep their audit with the auditor of Public Accounts. Finally, the schools are also considering in bringing in two smaller audits that they have under this contract.

Mr. Pattie moved, seconded by Mr. Shull, that the Board approve the contract for financial audit to PB Mares, LLP.

Mr. Karaffa asked if this was the lowest bid. Ms. Whetzel explained that, with the Request for Proposal, there is different criteria to be graded upon and noted that they are in line with the grading scale.

Vote was as follows: Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles

Nays: None

Motion carried.

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FISHERSVILLE BALLFIELD

The Board considered proposal for ballfield access/retaining wall.

Funding Sources:

Wayne Infrastructure Account	#80000-8017-87	\$ 7,958.50
Beverly Manor Infrastructure Account	#80000-8011-70	<u>\$ 7,958.50</u>
		\$15,917.00

Timmy Fitzgerald, Director of Community Development, reported that this had been discussed at the Staff Briefing on Monday. Staff has received bids for reconstruction of a failing retaining wall at the Fishersville Library ballfield which has caused a safety concern. The project will replace the failing timber retaining wall with a segmented block retaining wall in a slightly different configuration. In addition, the plan will re-grade the eroding slopes and relocation of a portion of the outfield fence to move it forward to the 200qregulation depth from home plate. The low bid was from Moffett Paving & Excavating, Inc. in an amount of \$10,670, with an additional cost of fence

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FISHERSVILLE BALLFIELD (cont'd)

replacement in the amount of \$1,800, padding at \$2,000, with a 10% Contingency at \$1,447, totaling \$15,917.

Mr. Moore said there were a number of students from his district who participate at this ballfield and felt that it did need some repair. They do a great job of maintaining that facility and providing a service for that age group.

Mr. Moore moved, seconded by Mr. Karaffa, that the Board approve the request, subject to actual money spent.

Chairman Wills clarified that this property is Augusta County property, not private property.

Mr. Pyles clarified the motion that should the project come in less than what was stated, that would be a savings to the County.

Vote was as follows:           Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles  
  Nays: None

Motion carried.

\* \* \* \* \*

PRESTON L. YANCEY FIRE COMPANY

The Board considered contribution to assist with parking lot paving project.

Funding Sources:		
Wayne Infrastructure Account	#80000-8017-88	\$ 5,860
Beverley Manor Infrastructure Account	#80000-8011-71	\$ 5,860
		<u>\$11,720</u>

Mr. Fitzgerald advised that this had been discussed at Monday's Staff Briefing. He noted that the Volunteers have had some fund-raisers for this project. He has met with Wendell Coleman, President of the Preston L. Yancey Station, and worked on the design. The low bidder on the project was Moffett Paving & Excavating, in an amount of \$50,720. Along with that project, there was an additional cost of matting in the estimated amount of \$1,000. The Volunteers have asked the County for a contribution to help with the project.

Mr. Moore clarified that the Volunteers raised \$46,990 this year; of that, they are allocating \$40,000 for this project and have asked the County for support for the difference (\$11,720) so that they can move forward with the project.

Mr. Moore moved, seconded by Mr. Karaffa, that the Board approve the request in amount not to exceed \$11,720, based on actual receipts.

Mr. Karaffa and Mr. Shull commended Mr. Coleman and the Volunteers in doing an excellent job in fund-raising.

Vote was as follows:           Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles  
  Nays: None

Motion carried.

\* \* \* \* \*

February 26, 2014, at 7:00 p.m.

WAIVERS/VARIANCES

Mr. Fitzgerald advised that this request came before staff yesterday. In keeping with the Board's direction, waivers are to be brought before the Board for consideration upon receipt of the request. Fort Defiance Sportsman's Club and Augusta County School Board are proposing a new concession/restroom building at the northeast corner of the existing football field. A site plan was displayed. A request has been made for a fire flow waiver, pursuant to Section 24-2(E) of the Augusta County Code, with the following conditions:

1. The facility is not used continuously.
2. During periods of maximum facility occupancy (e.g. football games) rescue squad personnel and sheriff deputies are present to quickly report any potential fire incidents and assist in any evacuation measures that may become necessary.
3. Adequate separation distances are maintained to adjacent structures.
4. Interior cooking facilities will utilize a range hood with integral fire suppression capacity.
5. During periods of maximum facility occupancy, grilling will be done outside the building.

Mr. Pattie moved, seconded by Mr. Shull, that the Board approve the waiver.

Chairman Wills explained that there is a subdivision which houses set higher than where the hydrant is located. Part of the fire flow requirement is that, when you do the fire flow test, you cannot drop the water pressure in those houses to a certain point. He has been assured by the Service Authority that, should a fire break out in any of those facilities in that School Complex, there is adequate water.

Mr. Pyles added that these types of waiver requests will continue. There is a benefit that comes from it. All the things that those folks noted for fire suppression that would not have come up otherwise. They are aware of this situation and taking steps to do better.

Vote was as follows: Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles

Nays: None

Motion carried.

\* \* \* \* \*

CONSENT AGENDA

Mr. Karaffa moved, seconded by Mr. Shull, that the Board approve the consent agenda as follows:

MINUTES

Approved minutes of the following meetings:

- Regular Meeting, Wednesday, February 12, 2014

INTERSTATE BUSINESS PARK/WESTGATE

Considered re-assignment of TIF.

Vote was as follows: Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles

Nays: None

Motion carried.

February 26, 2014, at 7:00 p.m.

\* \* \* \* \*

MATTERS TO BE PRESENTED BY THE BOARD

The Board discussed the following issues:

Mr. Pyles: Preston L. Yancey - County Policy much more generous than what was done tonight (75/25). We might want to get rid of that policy.+

Mr. Moore: Preston L. Yancey . Volunteers have taken a bad situation and gotten involved; I commend them on that.+

Chairman Wills:

- 1. State Budget . Keep an eye on it! Several things in that budget that affect Augusta County greatly.+
- 2. Board of Supervisors Calendar . March 10<sup>th</sup> and 11<sup>th</sup> . interviews tentatively scheduled at 7:00 p.m.

Mr. Karaffa: South River District citizens . Mr. Karaffa is available to assist in any way.

Mr. Shull: South River District issues . Mr. Shull is available to assist.

\* \* \* \* \*

MATTERS TO BE PRESENTED BY STAFF

Staff discussed the following:

- 1. Spring Clean-Up Event . Because of a tire grinder not being available, the number of tires to be collected may be limited to 6 (instead of 12). Additionally, looking at eliminating accepting tractor trailer tires for free and to only accept tires at the Landfill.

\* \* \* \* \*

CHAIRMAN APPOINTMENTS

Chairman Wills has recommended the following appointments (replacement of vacant position):

- 1. Ordinance Committee: Jeffrey Moore
- 2. Property Committee: Michael Shull
- 3. Audit Committee: Larry Wills

Mr. Karaffa moved, seconded by Mr. Pyles, that the Board approve the appointment recommendations.

Vote was as follows: Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles

Nays: None

Motion carried.

\* \* \* \* \*

CLOSED SESSION

On motion of Mr. Shull, seconded by Mr. Moore, 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 (a) prospective candidates for employment, or (b) assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific employees]:

February 26, 2014, at 7:00 p.m.

CLOSED SESSION (cont'd)

A) Boards and Commissions

**(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) Economic Development Pending Prospect(s)

**(3) the real property exemption under Virginia Code § 2.2-3711(A)(3)**

[discussion of the acquisition for a public purpose, or disposition, of real property]:

A) Mill Place

B) Middle River Regional Jail

**(4) the legal counsel exemption under Virginia Code § 2.2-3711(A)(7)**

[consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, and consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, as permitted under subsection (A) (7)]:

A) Greenville Sewer

On motion of Mr. Moore, seconded by Mr. Shull, the Board came out of closed Session.

Vote was as follows: Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles

Nays: None

Motion carried.

\* \* \* \* \*

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:

AYE: Pattie, Karaffa, Wills, Moore, Shull and Pyles

NAY: None

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



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February 26, 2014, at 7:00 p.m.

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ADJOURNMENT

There being no other business to come before the Board, Mr. Moore moved, seconded by Mr. Shull, the Board adjourned subject to call of the Chairman to March 10, 2014.

Vote was as follows:        Yeas: Pattie, Karaffa, Shull, Wills, Moore and Pyles

                                 Nays: None

Motion carried.

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Chairman

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County Administrator