

BOARD OF SUPERVISORS
STAFFORD, VIRGINIA
MINUTES
Regular Meeting
December 19, 2017

Call to Order A regular meeting of the Stafford County Board of Supervisors was called to order by Paul V. Milde, III, Chairman, at 3:00 p.m., on Tuesday, December 19, 2017, in the Board Chambers, George L. Gordon, Jr., Government Center, 1300 Courthouse Road, Stafford, VA.

Roll Call The following members were present: Paul V. Milde, III, Chairman; Meg Bohmke, Vice Chairman; Jack R. Cavalier; Wendy E. Maurer; Laura A. Sellers; Gary F. Snellings, and Robert “Bob” Thomas, Jr.

Also in attendance were: Thomas C. Foley, County Administrator; Charles Shumate, County Attorney; Marcia C. Hollenberger, Chief Deputy Clerk; Cheryl D. Giles, Deputy Clerk; associated staff and other interested parties.

Mr. Snellings motioned, seconded by Ms. Bohmke, to adopt the agenda as presented with the addition of Item 27. Appoint Meg Bohmke as Interim Chairman for the Fredericksburg Area Metropolitan Planning Organization (FAMPO). (Note: Although approved as an addition to the agenda, it was not voted on and will be added to a future meeting agenda.)

The Voting Board tally was:

Yea:	(7)	Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay:	(0)	

Mr. Cavalier read a proclamation and presented Mr. Milde with a framed picture of Crow’s Nest in recognition of his service as the Aquia District Supervisor and to the citizens of Stafford County. Mr. Milde’s son, Travis, and his daughter, Bailey, were on hand to join their father as he accepted the proclamation and picture.

Sheriff David Decatur and (retired) Sheriff Charlie Jett presented a plaque and engraved travel mug to Mr. Milde on behalf of the Sheriff’s Office.

Mr. Milde read a proclamation and presented Ms. Sellers with a framed picture of Embrey Mill in recognition of her service as the Garrisonville District Supervisor and to the citizens of Stafford County.

Sheriff David Decatur and (retired) Sheriff Charlie Jett presented a plaque and engraved travel mug to Ms. Sellers on behalf of the Sheriff’s Office.

Mr. Milde and Mr. Michael Cannon, Chief Technology Officer, presented a proclamation to the recently retired Ms. Jane Y. Sutherland, recognizing her service as the County's Network Administrator. Ms. Sutherland's husband, Roger, and daughter, Maya, were also in attendance.

Sheriff David Decatur and (retired) Sheriff Charlie Jett presented a plaque and engraved travel mug to Ms. Sutherland on behalf of the Sheriff's Office.

Mr. Milde and Mr. Snellings recognized members of the Armed Services Commission, Working Group, and Staff Support Group. Plaques were handed out to each member in thanks for their hard work and effort put forth in the creation, design, and final build-out of the Memorial. The following people were recognized: Lt. General Ron Christmas, Delegate Mark Dudenhefer, Col. James Brown (his wife accepted on behalf of her late husband), Ms. Sandy Duckworth, (retired) Sheriff Charlie Jett, Ms. Sue Henderson, Mr. Mark Osborn, Mr. Billy Shelton, Ms. Liz Davis, Mr. Frank White, and staff support Kathy Fox, Shannon Howell, Randy Helwig, Anthony Toigo, Crystal Nicol, Katie Bailey, and Ed Wallis with the Stafford Regional Airport.

Mr. Lou Cannon, with the auditing firm of RSM US, LLP presented the FY2017 audit results to the Board. Mr. Robbie Bittner, Senior Manager of Engagement was also there for the presentation. Mr. Cannon noted that it was a clean opinion on both financial statements and compliance and complimented staff on the excellent job it did in responding to prior CAFR findings regarding small control deficiencies.

Mr. Keith Dayton, Regional Landfill Director, presented the results of the FY2017 R-Board audit and provided a financial update on the Rappahannock Regional Landfill. He noted that the highlights included current assets increased approximately \$1.4 million while total liabilities decreased approximately \$1.2 million, which was mainly the result of decreases to the landfill closure/post closure liability work to finish Cells B, C, and D. Mr. Dayton added that the R-Board had just over \$7 million in its investment fund and approximately \$1.5 million in the cask account for a reserve total of \$8.66 million. The auditor noted two findings, including an approximate \$30,000 in FY2017 revenues that were booked in FY2018; this entry was corrected. Secondly, the auditor recommended additional management controls related to cash handling at the Eskimo Hill Resident Service Center.

Presentations by the Public The following persons indicated a desire to address the Board:

Greg Gavan - Power Point presentation with photographs of signs that he believed to be illegal based on the County's 2016 sign ordinance, requested staff to remove signs and fine the developers in question.

Dana Brown - Spoke about the "supposed" need for a new high school, and the recent Colonial Forge HS redistricting; she said that the numbers were inaccurate based on the High School Master Schedule, which she FOIA'd from the Schools and got after many attempts

to derail her request. Ms. Brown said she would send a copy of the Master Schedule to all Board members. She said that many full time equivalent (FTE) teacher hours were being misused in classes with very low enrollment; it was unfair that some teachers only had a limited number of students daily while other teachers had many more students; she said that her complaints to the School Board have “fallen on deaf ears.”

Ed Tober - Regarding the lease assignment for the Gauntlet Golf Course, asked the Board to not underestimate the services provided there including for underprivileged, seniors, etc., and said it was a strong asset to the County.

Dan Morella - Homeowner at 111 Autumn Drive, spoke regarding his request for an extension to his Pump & Haul subsidy due to ongoing engineering work, delayed due to his being military and away on Temporary Deployment Yonder (TDY) with the military.

Board Member Presentations Board members spoke on related topics and asked that items as identified be removed from the Consent Agenda for discussion and separate vote:

Ms. Bohmke - Attended the Suicide Prevention Community Collaborative with Mr. Milde, which was very informative. The Collaborative is moving forward in the region and taking steps to reduce suicide rates. The word “ACT” stands for Acknowledge, Care, and Tell. She also attended the North Stafford HS Library ribbon cutting with Ms. Sellers. The new library is awesome and Ms. Bohmke encouraged all Board members to arrange a visit. She attended the Armed Services Memorial Donor reception at Belmont; it was a very special evening and thanked donors who gave their personal assets to build the Memorial; special thanks to Shannon Howell, Crystal Nicol, and Katie Bailey who did a phenomenal job with the video and every detail of the event. Mr. Milde and Ms. Bohmke attended the Commanders Brief at the Bowman Center, which was sponsored by the Chamber of Commerce and featured Captain Weeks who spoke about the architecture and engineering study being done at Dahlgren and the major loss of 175 high paying jobs that would be moved to Indian Head, Maryland. Members of the Government Military Affairs Council (GMAC) contacted Vice Admiral Moore at NAVSEA and Congressman Wittman regarding concerns about this move and the impact it would have on area residents working at Dahlgren.

Mr. Cavalier - Said he liked the reference to the “Great Wall” and talked about the 21 different Board members that he’s served with and that it had been a good ride. He noted that when he was first elected, he was the youngest on the Board and now he was the second oldest after Mr. Snellings. Mr. Cavalier said that Ms. Sellers was very intelligent, the same age as his oldest son, Andrew, and she was wise beyond her years. She always stood up for what was right and he hoped they remained friends; that any disagreements they had were never personal and he knew that Ms. Sellers had a bright future. In speaking about Mr. Milde, he said they were friends for a long time and that saying farewell was difficult but not permanent. Mr. Cavalier noted that they worked on a lot of projects together as their two districts were adjoining; the one thing not mentioned on Mr. Milde’s proclamation was the elimination of the

boat tax for which County residents were extremely grateful. At the end of his favorite movie, The Wizard of Oz, Dorothy clicks her ruby red slippers together three times and addresses the Tin Man, the Cowardly Lion, and the Scarecrow saying that she would miss the Scarecrow the most of all. Mr. Cavalier ended his comments thanking Mr. Milde.

Mrs. Maurer - Wished Mr. Milde and Ms. Sellers farewell and success in whatever they do next. She said that she attended the BACC holiday function; thanked volunteers who were unpaid and worked countless hours on behalf of the citizens of the County. Mrs. Maurer also attended the Joint CIP meetings where critical dialogue took place and not like what formerly took place in lobbying bombs across the street at the Schools. She thanked the Schools saying that they were not getting everything on their list but that the discussions were respectful and productive. Also attended the Armed Services Donor reception and thanked those who donated and participated on the Commission, Working Group, and Staff Support Group. Mrs. Maurer attended the Quantico Regional Executive Steering Committee (WRESC) with Mr. Milde; discussions about Public/Public Partnerships took place, which staff will present to the Board as the discussions progress. Provided an update on the Finance, Audit, and Budget (FAB) Committee meeting including the FY2017 audit report; debt capacity indices; and thanked Schools for working with County staff and providing responses in a timely manner. Mrs. Maurer wished everyone a Merry Christmas and a Happy New Year.

Mr. Milde - Told Mr. Cavalier that he felt the same way about him. Told Ms. Bohmke that he was a very different person now than on his first four years on the Board and that he, Cord Sterling, and Mark Dudenhefer were the only Republicans on the Board and added that Ms. Sellers was a good Democrat; the other Democrats were no longer on the Board. He said that he respected everyone on the Board and that staff was amazing. Mr. Milde said that Jeff Harvey (Director of Planning and Zoning) was his very favorite person on staff; he thanked Kathy Baker (Assistant Director of Planning and Zoning) for her work helping to make land conservation happen in the County. He attended Popcorn and Politics and said he did not understand why anyone would want to be on the General Assembly and be attacked by people that were supposed to be their friends. Mr. Milde attended a meeting of the Land Trust Conservation Board; PRTC, VRE, and the QRESC, which was an outgrowth of the Base Realignment and Closure (BRAC) efforts; he recommended always keeping open the lines of communication with Marine Corps Base Quantico. In speaking about the Transfer of Development Rights Program (TDR), he said that it was passed about two years ago and now there were seven applications for a total of 1100 acres and 400 units applied to be severed and placed into conservation easements. Some was on property on the interior of Crow's Nest, where the County was being sued over the developer's rights to build on 350 lots in that area. Now three-quarters of those lots may be retiring development rights, which may stop the lawsuits in addition to 130 acres adjacent to Crow's Nest across Accokeek Creek.

Ms. Sellers - Noted that it had been a really good four years and when she came on the Board, (former) County Administrator, Mr. Anthony J. Romanello, told her that she had to learn to count to four because four votes were needed to pass anything. Ms. Sellers

said that she really needed to learn to count to two because without a second, a motion died. She said that being the only Democrat on the Board was an uphill battle and she worked hard to overcome divisiveness but she enjoyed the last four years and made some very good friends and worked with some amazing people. She asked in what world would she become such good friends with someone 40 years her senior (referring to Mr. Snellings); she told Mr. Cavalier that she enjoyed their friendship. Ms. Sellers said that she was very proud of The Garrison and said that it may be the County's hope of getting Wegman's Grocery Store to locate there. She was very proud of the Rouse Center where her son plays soccer, baseball, and swims and, she said, it brings the community together; and she was also very proud of the new library at North Stafford HS. Ms. Sellers spoke about the opioid crisis and suicide prevention; she said that Human Services Director, Ms. Donna Krauss, was amazing in her ongoing work with the Children's Services Act (CSA). She said that she and the School Board had not had a great relationship but she hoped that they would take care of the teachers; that they can teach without "stuff." Ms. Sellers concluded her remarks saying that she just built a new house in Embrey Mill, which was just up the street. She wished everyone a Merry Christmas and Happy Holidays.

Mr. Snellings - Said farewell to Ms. Sellers and Mr. Milde and that he enjoyed working them. He worked with a total of 17 different people during his time on the Board. Mr. Snellings asked to pull Item #13 from the Consent Agenda.

Mr. Thomas - Discussed VRE's balanced budget; he will continue to serve until he is sworn in at the Capitol on January 10, 2018. Mr. Thomas pulled Items #7 and #10 from the Consent Agenda.

Report of the County Attorney – Mr. Shumate deferred his remarks.

Report of the County Administrator – Mr. Foley reminded the Board and the audience that the County offices would be closed on Friday, December 22nd, Monday, December 25th, Tuesday, December 26th and Monday, January 1st and Tuesday, January 2nd.

APPROVAL OF THE CONSENT AGENDA

Mrs. Maurer motioned, seconded by Ms. Bohmke, to accept the Consent Agenda with Items 7 and 10 pulled by Mr. Thomas, and Item 13 pulled by Mr. Snellings.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Item 4. Legislative; Approve the Minutes of the December 5, 2017 Work Session

Item 5. Finance and Budget; Approve the Expenditure Listing

Resolution R17-315 reads as follows:

A RESOLUTION TO APPROVE EXPENDITURE LISTING (EL)
DATED NOVEMBER 21, 2017 THROUGH DECEMBER 18, 2017

WHEREAS, the Board appropriated funds to be expended for the purchase of goods and services in accordance with an approved budget; and

WHEREAS, the payments appearing on the above-referenced Listing of Expenditures represent payment of \$100,000 and greater for the purchase of goods and/or services which are within the appropriated amounts;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017 that the above-mentioned EL be and hereby is approved.

Item 6. Community Engagement; Recognition of the Retirement of Speaker of the House, William J. Howell

Resolution R17-307 reads as follows:

A RESOLUTION TO RENAME THE ENGLAND RUN LIBRARY TO THE
WILLIAM J. HOWELL LIBRARY IN RECOGNITION OF HIS SERVICE
TOSTAFFORD COUNTY AND TO THE COMMONWEALTH OF VIRGINIA

WHEREAS, during his tenure in the Virginia House of Delegates, Speaker of the House William J. “Bill” Howell has been a champion for Stafford County on transportation, education, economic development, historic preservation, and other issues important to the County; and

WHEREAS, since he ran for delegate and was elected in 1988, Bill Howell was involved in many crucial decisions in the General Assembly, decisions that he always made while keeping the best interests of the citizens of Stafford County and the Commonwealth in mind; and

WHEREAS, Bill Howell has always been a servant of the people and could be counted on to personally address the needs of his constituents; and

WHEREAS, Bill Howell and his wife, Cessie, have been integral parts of the very fabric of the Stafford County community, willingly giving their time and effort toward the betterment of the community;

NOW, THEREFORE BE IT RESOLVED by the Stafford County Board of Supervisors on this 19th day of December, 2017, that in recognition and appreciation of Bill Howell’s service to Stafford County that it be and hereby does declare the England Run Library to now be known as the William J. Howell Library.

Item 7. Community Engagement; Proclamation Recognizing Paul V. Milde, III for his Service on the Board of Supervisors Mr. Thomas asked that this item be pulled from the Consent Agenda for discussion. He said that he developed a deep respect and admiration for Mr. Milde and that Mr. Milde knew zoning and land use forward and backward, including TDR and Purchase of Development Rights (PDR). He served with Mr. Milde on PRTC and VRE and

applied his bipartisan conservative principles, and served as Chairman of VRE two times. Mr. Thomas said that he respected that even if he and Mr. Milde were on opposite sides of an issue, it did not affect their ability to work on the next issue together.

Mr. Thomas motioned, seconded by Ms. Bohmke to adopt proposed Proclamation P17-40.

The Voting Board tally was:

Yea:	(6)	Bohmke, Cavalier, Milde, Sellers, Snellings, Thomas
Nay:	(0)	
Abstain:	(1)	Maurer

Mrs. Maurer said that she abstained as she felt that it was her best course of action.

Proclamation P17-40 reads as follows:

A PROCLAMATION RECOGNIZING AND COMMENDING PAUL V. MILDE, III, FOR OUTSTANDING SERVICE ON THE STAFFORD BOARD OF SUPERVISORS AND TO THE CITIZENS OF STAFFORD COUNTY

WHEREAS, Paul V. Milde, III, represented the citizens of the Aquia District from 2006 to 2017; and

WHEREAS, during his time on the Board of Supervisors, he was elected by his peers to serve as Chairman in 2017 and as Vice Chairman in 2010 and 2011; and

WHEREAS, Mr. Milde's crowning achievement is the establishment of the Crow's Nest Natural Area Preserve. He founded SaveCrowsNest.com before he was elected to the Board, with a goal of preserving the Crow's Nest peninsula in Stafford County. Upon becoming supervisor, he created an innovative funding strategy that allowed Stafford County to partner with the Commonwealth of Virginia to purchase and save Crow's Nest from development. Crow's Nest is now a Natural Area Preserve consisting of 3,000 acres with a diverse ecosystem and nesting grounds for migratory birds, hardwood forests, trails, and a kayak launch; and

WHEREAS, Mr. Milde has been a voice for saving open land and is a strong proponent of the County's Purchase of Development Rights Program, the Transfer of Development Rights Program, conservation easements, the establishment of parks and other land conservation practices that saved more than 10,000 acres from development in Stafford County. He also had an impact on land preservation state-wide in his role as appointed trustee on the Virginia Land Conservation Foundation; and

WHEREAS, Mr. Milde has been a staunch advocate for Stafford County and the region's transportation needs and solutions by serving on the Fredericksburg Area Metropolitan Planning Organization, as chairman three times; the Potomac and Rappahannock Transportation Commission; and the Virginia Railway Express, as chairman twice. During his time serving these organizations as well as on the Board of Supervisors, hundreds of millions of dollars were invested in transportation infrastructure in the area. The Falmouth Intersection was renovated, Route 17 was widened, funding was secured for the creation of a new Courthouse Road

Interchange off I-95, the widening of Courthouse Road, Hot Lanes were added to I-95, and Truslow Road, Mountain View Road, and Poplar Road were all improved as part of the Youth Driver Safety Study; and

WHEREAS, during Mr. Milde's tenure on the Board of Supervisors, the Board utilized the Public-Private Transportation Act to accelerate critical road projects and fully leverage State revenue sharing funding; and

WHEREAS, Mr. Milde worked tirelessly with his R-Board colleagues in assuring that the Rappahannock Regional Landfill is positioned to offer viable long-term solid waste services to the residents of the Stafford County and the City of Fredericksburg; and

WHEREAS, Mr. Milde served as Stafford's representative on the Quantico Growth Management Committee along with other area leaders. The Committee fostered regional cooperation on transportation, growth and land use around the Base; economic development; it assessed and made proactive plans regarding the Base Realignment and Closure recommendations; and created a closer relationship between local officials and Marine Corps Base Quantico. Mr. Milde also served on the Committee's successor, the Quantico Executive Regional Steering Committee; and

WHEREAS, Paul Milde never wavered in his support of the establishment and maintenance of the Stafford Civil War Park, which is now a well-attended park and historical resource in the County. He was also integral to the establishment of Government Island as a park, supporting its founder, Jane Conner, in her efforts; and

WHEREAS, Mr. Milde is a vigorous proponent of economic development. During his time on the Board, taxes were kept low, spending was limited, Stafford led the state in job growth, Stafford County earned two AAA bond ratings and multiple new businesses were opened, including Stafford Hospital; and

WHEREAS, Mr. Milde's love of animals prompted him to be instrumental in the funding and ongoing construction of the new Stafford Animal Shelter, a facility that will triple the shelter's capacity and make a more humane shelter; and

WHEREAS, Paul Milde is an active member of many community-based organizations including the Aquia Harbour Lions Club, the Stafford Rotary, Andrew Chapel Methodist Church, and he is a strong supporter of the Stafford SPCA; and

WHEREAS, Mr. Milde is the owner of a long-time Stafford County business, Closet Interiors Plus, Inc., contributing to Stafford's economy and providing jobs in the County;

NOW, THEREFORE, BE IT PROCLAIMED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that it be and hereby does recognize and commend Paul V. Milde, III, for his outstanding and dedicated service to Stafford County and its citizens.

Item 8. Community Engagement; Proclamation Recognizing Jane Y. Sutherland on her Retirement and for her Service to Stafford County

Proclamation P17-41 reads as follows:

A PROCLAMATION RECOGNIZING MRS. JANE Y. SUTHERLAND ON
HER RETIREMENT AND FOR HER SERVICE AND DEDICATION TO
THE CITIZENS OF STAFFORD COUNTY

WHEREAS, Jane Sutherland joined Stafford County in 1986 as a computer operator;
and

WHEREAS, Mrs. Sutherland is the longest tenured employee in the Information
Technology Department with over 31 years of service to the County; and

WHEREAS, Mrs. Sutherland earned a Bachelor of Science degree in Computer
Information Systems Management while working full-time for the County; and

WHEREAS, in 2007, Mrs. Sutherland was promoted to Network Manager and
continued to serve in this role until her retirement; and

WHEREAS, Mrs. Sutherland's primary responsibilities included network services
(managing, securing, and maintaining the local and wide-area network); managing the County's
internet, website, e-mail, and Voice Over Internet Protocol (VoIP) telephone services;
operations (desktop support for all hardware, software, and audio visual systems; and

WHEREAS, Mrs. Sutherland's work greatly contributed to Stafford County's
advancement in many areas of information technology services; and

WHEREAS, during Mrs. Sutherland's tenure with the County, she created the first
network for connecting PCs; developed a County-wide shared resources network for routing
and storing Board agenda materials on a secured network; and

WHEREAS, among the major systems she helped to implement are the first Computer-
Aided Dispatch/Records Management System; a County-wide document management imaging
system; the County's fiber network; a financial, payroll, and Utilities billing system; and a VoIP
telephone system; and

WHEREAS, in addition to Mrs. Sutherland's contribution to Information Technology,
she will always be remembered by her colleagues as a caring and compassionate leader and
helper to her fellow employees;

NOW, THEREFORE, BE IT PROCLAIMED by the Stafford County Board of
Supervisors on this the 19th day of December, 2017, that it be and hereby does recognize and
commend Mrs. Jane Sutherland on her retirement and for her service and dedication to the
employees and citizens of Stafford County.

Item 9. Proclamation Recognizing Human Trafficking Day, January 11, 2018

Proclamation P17-42 reads as follows:

A PROCLAMATION RECOGNIZING JANUARY 11, 2018, AS
NATIONAL HUMAN TRAFFICKING AWARENESS DAY

WHEREAS, human trafficking is one of the fastest growing crimes in the world, second only to drug trafficking; and

WHEREAS, the United States State Department estimates that there are two million women and children who are victims of human trafficking every year, with more than half of those persons being under the age of 16; and

WHEREAS, the average life expectancy of a child sex trafficking victim is seven-years-old; and

WHEREAS, victims of sex trafficking can be U.S. citizens, foreign nationals, women, men, children, and LGBTQ individuals; and

WHEREAS, sex trafficking is a form of modern slavery that exists in the United States and globally, with vulnerable populations targeted by traffickers, including runaway and homeless youth, victims of domestic violence, sexual assault, war, or social discrimination; and

WHEREAS, there are more slaves today than at any other time in human history, and the human trafficking industry generates \$150 billion annually; and

WHEREAS, Stafford County vehemently condemns this practice and continues to commit itself to the eradication of human trafficking through its policies and the work of its public safety personnel and courts;

NOW, THEREFORE, BE IT PROCLAIMED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that it be and hereby does recognize January 11, 2018, as National Human Trafficking Awareness Day.

Item 10. Community Engagement; Proclamation Recognizing Laura Sellers for her Service on the Board of Supervisors Mr. Thomas pulled this item and asked Ms. Bohmke to address the issue. Ms. Bohmke said that she got to know Ms. Sellers well as they attended the Board of Supervisors' Certification courses together, adding that they had no idea about the number of books they had to read and the amount of work the course took. She said that Ms. Sellers worked very hard and gave up time with her family to the benefit of the residents of the Garrisonville District and the County. Mr. Thomas talked about serving on the Community Policy and Management Team (CPMT) for a special segment of the population with underserved needs. He noted that Ms. Sellers had a special interest and passion for those and helped, with Ms. Donna Krauss, to get a bill drafted in Richmond regarding CSA. Ms. Bohmke motioned, seconded by Mr. Thomas to adopt proposed Proclamation P17-43.

The Voting Board tally was:

Yea:	(6)	Bohmke, Cavalier, Milde, Sellers, Snellings, Thomas
Nay:	(0)	
Abstain	(1)	Maurer

Mrs. Maurer said that she abstained as she felt that it was her best course of action.

Proclamation P17-43 reads as follows:

A PROCLAMATION RECOGNIZING AND COMMENDING LAURA SELLERS FOR OUTSTANDING SERVICE ON THE STAFFORD BOARD OF SUPERVISORS AND TO THE CITIZENS OF STAFFORD COUNTY

WHEREAS, Ms. Laura Sellers represented the residents of the Garrisonville District from 2014 to 2017 and was the youngest person ever elected as a supervisor at age 28; and

WHEREAS, Ms. Sellers is a graduate of North Stafford High School and received a Bachelor's Degree in Sociology from North Carolina State University and a Master's Degree in Social Work from The Catholic University of America; and

WHEREAS, during her time on the Board of Supervisors, she was elected by her fellow Board members to serve as Vice Chairman in 2015 and 2016; and

WHEREAS, Laura Sellers, by vocation and nature, has a heart for people; she exhibits that by encouraging relationships between her colleagues, fostering the advancement and progression of staff members, and using her status on the Board to reach out and assist citizens, especially those who were experiencing difficulties; and

WHEREAS, Ms. Sellers has been very supportive of efforts to implement the Children Services Act (CSA), resulting in Stafford being an innovative and forward thinking leader in the Commonwealth on CSA; and

WHEREAS, Laura Sellers has served on the Rappahannock Area Youth Services and Group Home Commission and the Jail Authority, with both organizations becoming financially stable under her tenure and leadership. She has represented Stafford County on the George Washington Regional Commission and the Fredericksburg Area Metropolitan Planning Organization, and served on the Board's Legislative Committee; and

WHEREAS, Ms. Sellers has been very supportive of the Stafford County Public Schools, making sure that teachers are paid for mandatory training, working with the development community to earn funds for the Schools; coordinating with the Schools to find ways to make neighborhoods safe and walkable for students and their families and finding money to fund the new Anne E. Moncure Elementary School without having to use as much in carry-over funds; and

WHEREAS, Ms. Sellers has been an integral part of many transportation projects that have improved the lives of Stafford's citizens including the Route 17 widening project, improvements along Winding Creek Road that will be done without public dollars and will help to position that road to be competitive in the Smart Scale process; the reinstatement of the Courthouse Road interchange project; the addition and extension of the Hot Lanes added to Interstate 95; and the installation of sidewalks along Mine Road and Parkway Boulevard; and

WHEREAS, Laura Sellers has been an advocate for saving open land, acting as a strong proponent of the County's Purchase of Development Rights Program, the Transfer of Development Rights Program, conservation easements, and the establishment of parks and other land conservation practices that saved more than 10,000 acres from development in Stafford County; and

WHEREAS, during her time on the Board, the Board approved The Garrison project, the largest private investment in North Stafford in a decade, a project that will bring a movie theater back to Stafford County; and

WHEREAS, Ms. Sellers worked to connect with her District, successfully engaging citizens and keeping them abreast of developments on the local level; and

WHEREAS, Laura Sellers has served the County and the region tirelessly in her work with mental health and helped secure the safety of our country in her work with national intelligence; and

NOW, THEREFORE, BE IT PROCLAIMED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that it be and hereby does recognize and commend Laura Sellers for her outstanding and dedicated service to Stafford County and its citizens.

Item 11. Community Engagement; Proclamation Recognizing Mr. Eric Herr for his Service on the Parks and Recreation Advisory Commission

Proclamation P17-45 reads as follows:

A PROCLAMATION RECOGNIZING AND COMMENDING ERIC HERR
FOR HIS SERVICE ON THE PARKS AND RECREATION ADVISORY
COMMISSION

WHEREAS, Mr. William “Eric” Herr is a retired United States Air Force officer, having served his country for 30 years; and

WHEREAS, beginning in 2010, Mr. Herr continued to serve his fellow citizens by volunteering on the Parks and Recreation Advisory Commission, and has been actively involved in local politics and with Stafford County Public Schools; and

WHEREAS, Mr. Herr has served as Chairman and Co-chairman on the Parks and Recreation Advisory Commission; and

WHEREAS, during Mr. Herr’s service on the Commission, Stafford County Parks, Recreation, and Community Facilities have grown tremendously including the opening of Chichester Park, a five-diamond baseball/softball field complex; Embrey Mill, an eight-field rectangular soccer field complex; the Jeff Rouse Swim and Sport Center with an indoor 50 meter pool; and many other improvements and efficiencies were added to County parks;

NOW, THEREFORE, BE IT PROCLAIMED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that it be and hereby does recognize and commend Mr. William “Eric” Herr for his outstanding and dedicated service to Stafford County, its citizens and Park patrons.

Item 12. Parks, Recreation, and Community Facilities; Authorize the County Administrator to Execute a Contract for Courthouse Security Upgrades

Resolution R17-303 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH JOHNSON CONTROLS, INC. FOR SECURITY UPGRADES AT THE STAFFORD COUNTY COURTHOUSE

WHEREAS, the National Center for State Courts (NCSC) evaluated security at the Stafford County Courthouse (Courthouse) and identified best practices to improve security; and

WHEREAS, the NCSC recommends that leadership in every court building strive to achieve best practices in all topic areas to provide a suitable level of security for all who work in or visit the court building; and

WHEREAS, the County may cooperatively procure the purchase and installation of security controls from Johnson Controls, Inc. through the Commonwealth of Virginia Contract #DEB20140310; and

WHEREAS, staff determined the proposed quote from Johnson Controls, Inc. for \$242,446 is reasonable for the scope of services desired; and

WHEREAS, funds are available in the FY2018 Cash Capital Infrastructure budget;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that the County Administrator be and he hereby is authorized to execute a contract with Johnson Controls, Inc. for the purchase and installation of security controls at the Stafford County Courthouse in an amount not to exceed Two Hundred Forty-two Thousand, Four Hundred Forty-six Dollars (\$242,446), unless amended by a duly-executed contract amendment.

Item 13. Parks, Recreation, and Community Facilities; Authorize the County Administrator to Reassign and Amend the Gauntlet Golf Course Lease Mr. Snellings asked that this item be pulled so that he could emphasize what a great golf course that was a Curtis Park.

Mr. Snellings motioned, seconded by Mrs. Maurer to adopt proposed Resolution R17-311.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Resolution R17-311 reads as follows:

A RESOLUTION CONSENTING TO THE ASSIGNMENT AND AUTHORIZING THE COUNTY ADMINISTRATOR TO AMEND THE LEASE FOR THE GOLF COURSE AT CURTIS MEMORIAL PARK LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Gauntlet Golf LC (Gauntlet) has operated The Gauntlet Golf Club (Golf Course) at Curtis Memorial Park since 2005 through the lease assignment of the existing 1993 Golf Course lease agreement with the County, authorized by the Board in Resolution R05-288 (Lease); and

WHEREAS, a term of nine years remains on the Lease with the option to renew for two additional six-year terms; and

WHEREAS, Gauntlet desires to assign the remaining term of the Lease to New Direction Golf Management Corporation (New Direction), headed by Mike Byrd, the current manager of the Golf Course; and

WHEREAS, Section 12 of the Lease requires the Board to consent to any assignment of the Lease; and

WHEREAS, as part of the assignment and in conformance with Section 7.2.A of the Lease, the Board consents and approves of New Direction's periodic use of water drawn from Curtis Lake for irrigation, so long as the use is not in violation of Exhibit C to the lease; and

WHEREAS, New Direction has requested Section 5 of the Lease be amended to allow New Direction to set all fees for the Golf Course without prior approval from the County, but subject to competitive, market-driven rates; and

WHEREAS, an amendment is also necessary to Section 11 of the Lease to reflect the County's current insurance requirements; and

WHEREAS, at its meeting on November 16, 2017, the Parks and Recreation Advisory Commission unanimously recommended approval of the assignment of the Lease to New Direction and the amendments to Sections 5 and 11 of the Lease; and

WHEREAS, the Board is confident that the assignment and amendments to the Lease are in the best interest of the County;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that it be and hereby does consent to the assignment of the Lease to operate and maintain the Golf Course at Curtis Memorial Park from Gauntlet Golf LC to New Direction Management Corporation, as Lessee; and

BE IT FURTHER RESOLVED that the County Administrator be and he hereby is authorized to execute the assignment of the Lease; and

BE IT STILL FURTHER RESOLVED that the County Administrator be and he hereby is authorized to amend Sections 5 and 11 of the Golf Course lease to allow the Lessee to set fees for the Golf Course without prior approval of the County, and to update the County's insurance requirements.

Item 14. Public Works; Petition VDOT to Include the Streets within Colonial Forge, Sections 2A, 2B, and 6A; and Woodcutters Road, Phases 2B and 3, into the Secondary System of State Highways

Resolution R17-308 reads as follows:

A RESOLUTION TO PETITION THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE THE STREETS WITHIN COLONIAL FORGE, SECTIONS 2A, 2B, AND 6A; AND WOODCUTTERS ROAD, SECTIONS 2B AND 3, INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS, LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, pursuant to Virginia Code § 33.2-705, the Board desires to petition the Virginia Department of Transportation (VDOT) to include Iron Master Drive, Principio Road, Plowshare Court, Tankard Road, and Ferrous Court in Sections 2A and 2B; and Millrace Road and Augustine Drive in Section 6A; and Woodcutters Road, Sections 2B and 3, all within the Colonial Forge Subdivision, which is located off the western side of Courthouse Road (SR-630), into the Secondary System of State Highways; and

WHEREAS, VDOT inspected Iron Master Drive, Principio Road, Plowshare Court, Tankard Road, Ferrous Court, Millrace Road, Augustine Drive, and Woodcutters Road, Sections 2B and 3, and found them satisfactory for acceptance into the Secondary System of State Highways;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December 2017, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following streets within Colonial Forge, Sections 2A, 2B, and 6A; and Woodcutters Road Phases 2B and 3, into the Secondary System of State Highways:

Street Name/ Route Number	Station	Length
Iron Master Drive (SR-2358)	From: Intersection of Woodcutters Road (SR-2350) To: Intersection of Principio Ct. (SR-2359) and Plowshare Ct. (SR-2362)	0.04 mi. ROW 56'
Iron Master Drive (SR-2358)	From: Inter. of Principio Ct. (SR-2359) and Plowshare Ct. (SR-2362) To: Intersection of Tankard Road (SR-2360)	0.11 mi. ROW 50'
Principio Court (SR-2359)	From: Intersection of Iron Master Drive (SR-2358) To: 0.04 mi. west of Iron Master Drive (SR-2358)	0.04 mi. ROW 50'
Plowshare Court (SR-2362)	From: Intersection of Iron Master Drive (SR-2358) To: 0.08 mi. east of Iron Master Drive (SR-2358)	0.08 mi. ROW 50'
Tankard Road (SR-2360)	From: Intersection of Iron Master Drive (SR-2358) To: Intersection of Ferrous Court (SR-2361)	0.10 mi. ROW 50'
Tankard Road (SR-2360)	From: Intersection of Ferrous Court (SR-2361) To: Intersection of Iron Master Drive (SR-2358)	0.08 mi. ROW 50'
Ferrous Court (SR-2361)	From: Intersection of Tankard Road (SR-2360) To: 0.04 mi. northwest of intersection of Tankard Road (SR-2360)	0.04 mi. ROW 50'
Iron Master Drive (SR-2358)	From: Intersection of Woodcutters Road (SR-2350) To: Intersection of Tankard Road (SR-2360)	0.06 mi. ROW 50'
Millrace Road (SR-2351)	From: Intersection of Farmview Drive (SR-2353) To: Intersection of Augustine Drive (SR-2357)	0.10 mi. ROW 59'

Millrace Road (SR-2351)	From: Intersection of Augustine Drive (SR-2357) To: 0.10 mi. east of intersection of Augustine Drive (SR-2357)	0.10 mi. ROW 59'
Augustine Drive (SR-2357)	From: Millrace Road (SR-2351) To: 0.06 mi. south of intersection of Millrace Road (SR-2351)	0.06 mi. ROW 51'
Woodcutters Road (SR-2350)	From: Intersection of Wagoneers Lane (SR-2354) To: Intersection of Iron Master Drive (SR-2358) (North)	0.23 mi. ROW 92'
Woodcutters Road (SR-2350)	From: Intersection of Iron Master Drive (SR-2358) (North) To: Intersection of Iron Master Drive (SR-2358) (South)	0.29 mi. ROW 92'

An unrestricted right-of-way, as indicated above, for these streets with necessary easements for cuts, fills, and drainage is guaranteed, as evidenced by Plat of Record entitled, Colonial Forge, Section 2A, recorded among the Land Records of Stafford County, Virginia in PM14000040 with Inst. LR140003666, recorded on March 19, 2014; Colonial Forge, Section 2B in PM140000167 with Inst. LR140017366, recorded on November 14, 2014; Colonial Forge, Section 6A, in PM120000259, with Inst. LR120025482, recorded on November 30, 2012; Colonial Forge, Woodcutters, Section 2B in PM140000139 with Inst. LR140014261, recorded on September 18, 2014; Colonial Forge Woodcutters, Section 3, in PM150000119 with Inst. LR150015523, recorded on September 2, 2015.

BE IT FURTHER RESOLVED that the County Administrator, or his designee, shall forward a copy of this Resolution to the developer, and to the VDOT Transportation and Land Use Director, Fredericksburg District.

Item 15. Public Works; Grant Relief of the Right-of-Way Dedication Requirement Along Fleet Road (SR-750) for Southern Classics Auto Repair

Resolution R17-290 reads as follows:

A RESOLUTION TO GRANT PARTIAL RELIEF FROM THE RIGHT-OF-WAY DEDICATION REQUIREMENT ALONG FLEET ROAD (SR-750) ON TAX MAP PARCEL NOS. 44-69C AND 44-69E, LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Stafford County Code Sec. 28-256 requires dedication of additional right-of-way to achieve at least a minimum of 50 feet, where a site development plan abuts a public street less than 50 feet in total width; and

WHEREAS, Stafford County Code Sec. 28-256 further requires developments to dedicate at least half of the necessary additional right-of-way abutting their property; and

WHEREAS, Southern Classics Auto Repair (Southern Classics) is located on Tax Map Parcel Nos. 44-69C and 44-69E, and proposes to construct a new building with expanded parking areas, which requires right-of-way dedication of 25 feet from the centerline along Fleet Road (SR-750); and

WHEREAS, one of Southern Classics' existing buildings is currently non-conforming as to the required front yard setback, due to the location of the existing building, and its proximity from the centerline of Fleet Road (SR-750); and

WHEREAS, dedication of the required amount of right-of-way along Fleet Road (SR-750) will exacerbate the non-conforming condition and create a new non-conforming condition with another existing building; and

WHEREAS, Stafford County Code Sec. 28-256(c)(1) allows the Board to grant relief from the requirement to dedicate right-of-way; and

WHEREAS, the Board has considered the request of Southern Classics and recommendations of staff, and believes that it is appropriate to grant some relief from the requirement to dedicate the entire 25 feet of right-of-way, and

WHEREAS, the Board believes that dedication of the existing 15 feet of prescriptive easement as right-of-way would be in the best interest of the County;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that it be and hereby does grant partial relief pursuant to Stafford County Code Sec. 28-256(c)(1) from the right-of-way dedication requirement on Tax Map Parcel Nos. 44-69C and 44-69E; and authorizes the dedication of fifteen (15) feet of right-of-way along Fleet Road (SR-750), in the location shown and in accordance with the site plan titled, "Site Plan - Exhibit Southern Classics TM 44-69C & 44-69E Falmouth-Hartwood Magisterial District, Stafford County, Virginia," dated October 5, 2017.

Item 16. Information Technology: Authorize the County Administrator to Execute a Contract for Replace of the County's Firewall and Edge Routers

Resolution R17-312 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH EPLUS TECHNOLOGY, INC., FOR THE REPLACEMENT/PURCHASE OF THE COUNTY'S FIREWALL AND EDGE ROUTER NETWORK EQUIPMENT

WHEREAS, the County's Firewall and Edge Router network equipment (Equipment) is at the end of its useful life; and

WHEREAS, the County may cooperatively procure new Equipment under a state contract through Virginia Association of State College and University Purchasing Professionals (VASCUPP) Contract #UCP-3491557JC with ePlus Technology, Inc. that also covers maintenance for five years; and

WHEREAS, County staff received the proposed contract and determined it to be reasonable for the scope of equipment and services desired; and

WHEREAS, funds for the Equipment are available in the FY2018 Information Technology Capital Improvement Program budget;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that the County Administrator be and he hereby is authorized to execute a contract with ePlus Technology, Inc., under the Virginia Association of State College and University Purchasing Professionals (VASSCUP) Contract #UCP-3491557JC, in an amount not to exceed Four Hundred Thirty-Two Thousand Nine Hundred Thirteen dollars (\$432,913), unless amended by a duly-executed contract amendment for the purchase of replacement Firewall and Edge Router network equipment, and maintenance for five years.

Item 17. Planning and Zoning; Refer to the Planning Commission Renaming of the Private Portion of Big Springs Lane

Resolution R17-320 reads as follows:

A RESOLUTION REFERRING AMENDMENTS TO THE ZONING ORDINANCE, INDEX OF OFFICIAL ROAD NAMES, TO THE PLANNING COMMISSION TO RENAME THE PRIVATE SEGMENT OF BIG SPRING LANE, LOCATED WITHIN THE AQUIA ELECTION DISTRICT

WHEREAS, the Board established a County-wide system for naming all roads, and numbering all principal buildings in the County; and

WHEREAS, Virginia Code § 15.2-2019 authorizes the Board to name roads; and

WHEREAS, Stafford County Code Sec. 28-142 incorporates the index of official road names into the Zoning Ordinance; and

WHEREAS, Big Spring Lane has a configuration in the form of two roads designated as a public and private segment resulting in the need to change the County's official index of road names; and

WHEREAS, development along the private segment has resulted in the need to change the official index of road names; and

WHEREAS, the Board desires to engage the public and other stakeholders in the process of amending the County's official index of road names; and

WHEREAS, the Board desires to refer the amendment to the Planning Commission to conduct a public hearing and make a recommendation;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that an amendment to the County's official index of road names to consider renaming the private portion of Big Spring Lane, pursuant to proposed Ordinance O18-04, be and it hereby is referred to the Planning Commission to hold a public hearing, and provide a recommendation.

Item 18. Planning and Zoning; Refer to the Planning Commission a Zoning Ordinance Amendment to the RBC Zoning District

Resolution R17-321 reads as follows:

A RESOLUTION TO REFER TO THE PLANNING COMMISSION AN ORDINANCE TO AMEND AND REORDANIN COUNTY CODE SEC. 28-35, TABLE 3.1 “DISTRICT USES AND STANDARDS”

WHEREAS, the RBC, Recreational Business Campus Zoning District allows for retirement housing and refers to Table 5.1 R-2 Cluster Regulations for minimum lot sizes and building setbacks; and

WHEREAS, at its meeting on March 20, 2012, the Board repealed Table 5.1 with the adoption of Ordinance O12-20; and

WHEREAS, the Board desires to consider these standards be re-incorporated into the RBC Zoning District requirements; and

WHEREAS, the Board desires to refer an amendment, pursuant to proposed Ordinance O18-05, to the Planning Commission for its review and recommendation;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that proposed Ordinance O18-05 amending Stafford County Code Sec. 28-35, Table 3.1. “District Uses and Standards,” be and it hereby is referred to the Planning Commission for its review, to hold a public hearing, and provide its recommendations.

Item 19. County Administration; Authorize the County Administrator to Advertise a Public Hearing to Consider Executing a Deed of Conveyance for the Germanna Community College Stafford Center

Resolution R17-206 reads as follows:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO ADVERTISE A PUBLIC HEARING TO CONSIDER CONVEYING TAX MAP PARCEL NO. 39-18 TO THE GERMANNA COMMUNITY COLLEGE EDUCATIONAL FOUNDATION, INC.

WHEREAS, HHHunt Corporation conveyed the County approximately 25.201 acres of land, Tax Map Parcel No. 39-18 (Property), for the purpose of establishing a Stafford Germanna Community College (GCC) Center (Center) within five years; and

WHEREAS, prior to establishing the Center, the State requires the Property be conveyed to GCC; and

WHEREAS, to facilitate the completion of the Center the Board desires to considering conveying the Property to Germanna Community College Educational Foundation, Inc. (GCC’s Foundation) with conditions; and

WHEREAS, a public hearing is required for the Board to consider conveying an interest in public property pursuant to Virginia Code § 15.2-1800 *et seq.*;

NOW, THEREFORE BE IT RESOLVED by the Stafford County Board of Supervisors on this 19th day of December, 2017, that the County Administrator be and he hereby is authorized to advertise a public hearing to consider the conveyance of Tax Map Parcel No. 39-18 for the establishment of a Stafford Germanna Community College Center.

Item 20. County Administration; Endorse the Virginia Association of Counties, Region 7, 2018 Legislative Program

Resolution R17-310 reads as follows:

A RESOLUTION TO ENDORSE THE VIRGINIA ASSOCIATION OF
COUNTIES REGION 7 2018 LEGISLATIVE PROGRAM

WHEREAS, the Board recognizes that Virginia and its local governments are partners in providing many services to its citizens; and

WHEREAS, the Virginia Association of Counties (VACo) Region 7 is the organized caucus of member-localities for North Central Virginia, including Stafford County and the Fredericksburg region; and

WHEREAS, Stafford County, through its designated representatives on the George Washington Regional Commission (GWRC), has contributed to the development of Region 7's annual legislative program and priority initiatives; and

WHEREAS, a formal endorsement of the VACo Region 7 2018 legislative program provides Stafford County's legislative delegation, liaisons, and member localities of Region 7 with a clear statement of the County's intent to support the Region's legislative positions and advocacy efforts, thereby maximizing Stafford's lobbying efforts through shared resources; and

WHEREAS, the Board is seeking enabling legislation and amendments to the Virginia State Code to accomplish Stafford County's legislative priorities, identified in a separately adopted legislative program (Resolution R17-245, adopted October 17, 2017) for the 2018 Virginia General Assembly session; and

WHEREAS, the Board reserves the right to adopt positions contrary to VACo Region 7 in the event such positions adversely affect Stafford County or contradict those expressed by the Board;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that it be and hereby does endorse the Virginia Association of Counties Region 7 2018 Legislative Program; and

BE IT FURTHER RESOLVED that the County Administrator, or his designee, will provide a copy of this Resolution to Region 7's representatives and to each member of the Stafford County legislative delegation.

Item 21. County Administration; Authorize Dates for the Board of Supervisors' January 2018 Meetings, Changed to the 2nd and 4th Tuesday in January; 1/9/18 (Organizational Meeting), and 1/23/18 (Regular Meeting)

NEW BUSINESS

Item 22. Public Works; Consider Granting Partial Relief from the Right-of-Way Dedication Requirement along White Oak Road on TMP 54-114Q Mr. Keith Dayton, Interim Director of Public Works, gave a presentation and answered Board members questions. He said that White Oak Animal Hospital submitted a site plan that included an additional 1500 s.f. building to provide pet boarding service and expanded parking with primary ingress/egress on a shared easement from Walsh Lane. VDOT wants the applicant to relocate its sign, at considerable cost to the owners. The owners requested relief from the right-of-way dedication requirement in the form of a five-foot offset in the vicinity of the existing sign. The remainder of the 10' right-of-way would be dedicated. Staff believes that a full right-of-way dedication of 10' places a significant, unexpected burden on the owners and recommends granting a waiver from full right-of-way dedication to provide a 5' offset in the vicinity of the existing monument sign. As this was a New Business item, it will be brought back to the Board for a vote as part of the January 9, 2018 Consent Agenda.

Item 23. Discuss Providing a Six-Month Extension of Subsidized Pump & Haul Services for the Discontinued Property at 111 Autumn Drive Mr. Jason Towery, Utilities Director, addressed this issue and answered Board members questions. In 2015, when the property owner purchased the house at 111 Autumn Drive, he had a letter (dated 2000) stating that it was part of the County's permanent Pump & Haul program. The property was allowed to remain on the County's Pump & Haul program, however, the subsidy ended and the property owner has requested that the Board extend the subsidy for an additional six months while design and construction is completed on a new system. Mrs. Maurer noted that in 2015 he was provided a document stating that he had subsidized Pump & Haul when the County no longer offered that. Mr. Towery said that the property owner when to the Health Department prior to closing on the house. Mrs. Maurer said that the property owner was given a false sense of security and should have been fully informed prior to his purchasing the house. Mr. Milde asked when the home owner was notified. Deputy County Administrator, Mr. Michael Smith, said that he did not have the specifics of when the owner was first notified but when he activated his account with Stafford Utilities, he would have been notified. Ms. Bohmke pointed out that water usage on this property was two to two and one-half times above the average water usage and asked if staff could work with the owner to reduce his water usage, and have a buy-in with the County as part of his Pump & Haul subsidy being extended for another six months. Because this item was on New Business, it will be brought back to the Board on January 9, 2018 as Unfinished Business for further discussion and possible vote on proposed Resolution R18-10.

Item 24. Discuss an Amended Agreement for the Use and Maintenance of a Public Right-Of-Way in Argyle Heights Mr. Dayton gave a presentation and answered Board members

questions. He noted that a portion of Kent Avenue has been a dedicated public right-of-way but unimproved and not in the State system for maintenance. The Board previously authorized execution of a right-of-way agreement to the owners of TMP 58A-1-51 and 58A-1-53. Provisions in the Agreement allowed the County to terminate the Agreement in the event the access road was not adequately maintained. The owners are now requesting right-of-way relief from the termination provision as it is hampering their ability to secure financing. Staff reviewed this request and a draft amendment to the agreement and is generally supportive. A public hearing would be required, pursuant to Virginia Code § 15.2-1800(B) prior to authorizing the amendment. Another option would be to abandon the public right-of-way, and convey the interest to the two property owners. That option involves deeming the right-of-way as no longer necessary for public use, posting a notice for 30 days, and conveying the property by resolution. Mr. Dayton said that depending on the desire of the Board, staff would advertise a public hearing and conduct a thorough review of the draft amendment to present to the Board at a future meeting. Mr. Dayton said that the right-of-way was not needed by the County to keep in its inventory. Mr. Thomas said there was no planned use for the existing right-of-way and the Board would not be voting on it that day, it would come back at a future meeting. Mr. Dayton said that the amended agreement was easy to pursue but he wished to make the Board aware of its other options. Mr. Milde said that abandoning the property cost the County less. Mr. Foley said that it was staff's recommendation to pursue that option but Mr. Dayton would check with the applicant and ask for public hearing authorization.

Mr. Gordon Jay, the applicant's representative, said that his client could not get a loan without action from the Board and they would prefer that it be sooner rather than later. He said that the amended agreement was the best way to go; that the lot was under construction and the owner needed to be able to obtain a final loan, and the builder would construct a nice roadway there. Ms. Jeannise Ewing, Assistant County Attorney, said that creating a permanent easement required a public hearing. If the Board granted authorization for a public hearing, it could be held on either January 9, 2018 or January 23, 2018. Mr. Thomas suggested an item on the January 9th consent agenda requesting authorization to hold a public hearing. Mr. Foley noted that the Board could authorize a public hearing right then.

Mr. Thomas motioned, seconded by Ms. Bohmke, to authorize a public hearing to further consider this matter.

The Voting Board tally was:

Yea:	(7)	Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay:	(0)	

At 5:15 p.m., the Chairman adjourned the afternoon session of the Board meeting. The Board then went into joint meeting with the School Board, which was held in the ABC Conference Room on the second floor of the Government Center; the subject of discussion was a review of the Oversight Committee's recommendations on the Joint Capital Improvement Program.

CALL TO ORDER

At 7:00 p.m. the Chairman reconvened the meeting.

Ms. Bohmke gave the Invocation. Cub Scouts from Pack 1410 led the Pledge of Allegiance to the Flag of the United States of America.

Mr. Thomas read a resolution to Speaker of the House, Bill Howell, renaming the England Run Library the William J. Howell Library. Ms. Cessie Howell was also there for the announcement of the renaming of the England Run Library. Mr. Howell thanked the Board and said that he appreciated working with County staff over the years and that he was honored to have the England Run Library named for him.

Sheriff David Decatur and (retired) Sheriff Charlie Jett presented a plaque to Mr. Howell saying that the plaque was not big enough to thank Mr. Howell for all he did for Stafford County. Mr. Howell said that Stafford County's law enforcement was the best and that he had a friend who worked for the FBI. During the time of the sniper incidents, his friend told him that Stafford County's law enforcement personnel were the finest in the area without a doubt.

A proclamation was presented by Mr. Snellings to Mr. Eric Herr for his service on the County's Parks and Recreation Advisory Commission. Mr. Snellings noted that Mr. Herr is a retired veteran and F15 pilot who was relocating to Texas and would be missed.

Mr. Donnie Tolson, President and CEO of Goodwill Industries, showed a video and gave a presentation to the Board on the effort of Goodwill Industries to provide employment to individuals with disabilities. GWI is opening a new store on Garrisonville Road near Furnace Road west of I-95.

Presentations by the Public The following individuals addressed the Board:

Timothy (last name inaudible)- Advocated for a noise wall at Chichester Park once the Fred Ex project is underway; VDOT said that it was a non-active area and did not qualify for a noise wall but one is definitely needed; suggested visiting Smith Lake Park with its noise barrier wall and asked the Board to encourage VDOT to reconsider.

Paul Waldowski - Dressed as the Grinch; said that in the 2020 Census there should be only six districts, not seven but three on each side of I-95. There should be an elected, not a selected Board chairman as only seven citizens get to vote, not the entire County as it should be to be fair; the Board should think objectively, not subjectively. God isn't giving any more land; there are sidewalks to nowhere; vertical parking garages are not

being constructed; the diverging diamond; the Board brags about its AAA bond rating but he can't get a water bill.

DeWayne McOsker - Came to thank Bob Thomas for knocking on his door and asking him if he was interested in running for the School Board. Mr. Thomas noted that he would be at the Board's January 9, 2018 meeting. Thanked Mr. Milde and Ms. Sellers for their service and thanked Mr. Thomas for his compassion and dedication to the 28th District and to Stafford County.

JOINT PUBLIC HEARINGS

Item 25. Planning and Zoning: Amend Proffer Conditions on 64 Acres to Allow for a Family Health Center/Medical Clinic in the B-2 Zoning District; and Amend a Conditional Use Permit to Allow for a Family Health Center/Medical Clinic in the B-2 Zoning District

Ms. Sellers motioned, seconded by Mrs. Maurer to waive the Board's Bylaws.

The Voting Board tally was:

Yea:	(7)	Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay:	(0)	

Mr. Tom Coen, Planning Commission Chairman, called the Planning Commission to order. Ms. Sherry Bailey called roll call. All members except for Mr. Apicella were present.

This item was introduced by Mr. Jeff Harvey and presented by Mr. Brian Geouge, Planner, and Mr. Mike Zuraf, Principal Planner. Mr. Geouge said that amended proffer conditions would facilitate the development of medical clinic uses in a different configuration than previously approved, and would permit a drive through on the East Campus of the Stafford Hospital property. Mr. Zuraf continued the discussion regarding the amended conditional use permit (CUP), which would allow an exception to the maximum height of a fence surrounding the proposed medical facility.

A summary of the proffer changes include use restrictions and GDP conformance; access limitation to the East Campus; increased traffic signalization at the intersection of Hospital Center Blvd. and Courthouse Road; architectural treatment guidelines; a drive-through facility for the medical facility; inter-parcel access relocation; adds 120,000 s.f. limit on medical clinic uses in the East Campus; retains a FRED bus stop on the East Campus (if the medical facility is not constructed); transfers medical conditions from the CUP to the proffer statement; and removes the original proffers that have been satisfied.

A summary of the CUP changes include removal of medical/dental clinics from the CUP; adds the exception to the height requirements for a fence; updates the tax map parcel numbers; removes satisfied and duplicate conditions; removes several conditions that apply

to medical/dental clinics, a use that no longer requires a CUP; and add several new conditions for the proposed security fencing.

Staff provided many positive findings regarding the proposed medical facility including that it is consistent with previous planned development of medical office uses on the East Campus; the proposed uses are compatible with and complimentary to the existing hospital; the Economic Development Strategic Action Plan supports the expansion of medical uses around the hospital; the proposed proffers would help minimize potential transportation network impacts; the amended proffers may result in a great contributions for the construction of a traffic signal at the intersection of Courthouse Road and Hospital Center Blvd.; the amended proffers would appropriately mitigate impacts on adjacent properties; and the proposed uses are compatible with the Courthouse Planning Area mixed-use designation. The only negative staff finding was that the proposed medical clinic was not consistent with the residential land use recommendations in the Small Area Plan element of the Comprehensive Plan.

Mr. Charles “Chief” Robbins, with CRAssociates, Inc., applicant, addressed the Board noting that CRA was a veteran-owned company with more than 40 years’ experience and with holdings in Prince William and Fairfax Counties. He said that Stafford County was the most central location for the proposed medical facility. Ms. Sellers asked if patients that have to go to Fort Belvoir could use the new Stafford facility. Mr. Robbins said that they could; that it was going to be a part of the Belvoir system but that 27% of Belvoir’s patients live closer to Stafford than to Fort Belvoir. The new medical center would employ 250 full and part-time employees and CRA plans to use local contractors, if possible, for construction of the facility. He said that the facility would be open Monday through Saturday, closed on Sundays and all federal holidays.

Mrs. Maurer spoke about the number of e-mails being sent in opposition of the proposed facility and asked if Mr. Robbins had any idea where they, the opposition, originated. Mr. Robbins said there had been no government comments. Mrs. Maurer asked if CRA had the ability to perform based on the Board’s vote that night. Mr. Robbins replied that they were ready to build and were hoping to get the bid “any day now.” He said that delaying the vote would make it impossible to perform as they were already trying to compress a two-to-three year project into twelve months.

Mr. Thomas noted that the name was Belvoir South and asked if there was a way to incorporate Stafford County into the name. Mr. Robbins assured Mr. Thomas that the name of Stafford would be in the name somehow. Ms. Bohmke asked how this facility was different from others. Mr. Robbins said that it had upgraded facilities, aligned with “Medical/Home” provisions for patient care. He said that the space, orientation, security (with 100% i.d. check) was in line or ahead of all Department of Defense (DoD) security standards.

Ms. Vanuch with the Planning Commission asked about the number of spaces in the proposed parking deck. Mr. Robbins said there would be 560 spaces to accommodate staff, patients, and overflow. Ms. Vanuch asked about valet parking. Mr. Robbins said there would be cart service to assist patients in getting from their vehicles into the facility, and it would be based on a call system located in the parking area.

Mr. English with the Planning Commission asked if medical emergencies would be referred to Stafford Hospital. Mr. Robbins said there would be an arrangement with Stafford Hospital to handle emergencies. Mr. English asked about long term suitability. Mr. Robbins replied that they anticipated 8 to 12% growth over 30 years, which indicated adequate space for that period of time. Mr. English asked about security at the facility. Mr. Robbins said that planned security complied with all security regulations. Visitors would be allowed into the facility so long as they were accompanying patients.

Ms. Bailey with the Planning Commission asked Mr. Robbins to explain the unmanned kiosks, and if back-ups were anticipated or planned for. Mr. Robbins said that the kiosks would be used for prescription refills only. Patients visiting the center would receive initial prescriptions in the facility and no back-ups were anticipated.

Mr. Snellings asked if the facility would be available to all Tri-Care eligible vets. Mr. Robbins said that they must enroll to be able to use the facility; that enrollment was voluntary but yes, once enrolled, Tri-Care eligible vets were able to use the facility. The Chairman opened the joint public hearing. The following persons indicated a desire to speak:

- | | | |
|-------------------------------|---------------------------|----------------|
| Phil Hornung | Myra Guido | Bridget Crosby |
| Adele Bertoldi | Brian Jenkins | Paul Waldowski |
| Andrew (last name inaudible) | Myers Crosby | |
| Timothy (last name inaudible) | Ray (last name inaudible) | |

Mr. Harvey offered the applicant's rebuttal saying that no new traffic study was needed because County Code required that if there were a change in zoning district, not for a change in proffers. Mr. Milde said that the proposed facility would account for far less traffic than the previously approved projects. Mr. Rhodes with the Planning Commission asked for the meaning of ITE. Mr. Harvey said that it was the Institute of Transportation Engineers whose guidelines were used throughout the country and was the basis for all traffic studies.

Regarding the riparian area, the temporary pump station already located on the site would be removed once the new pump station at Accokeek Creek was complete; revegetation was required to be within Chesapeake Bay guidelines, which were very specific about the variety of plants that must be used, it would not be all evergreens.

Regarding community impacts, Mr. Harvey said that Hospital Center Blvd. was constructed as a four lane divided road to accommodate full build out of the East and West Campus. The new I-95 interchange would align with Hospital Center Blvd., reducing traffic on Courthouse Road, which could trigger warrants and the new traffic signal at Courthouse Road and Hospital Center Blvd. would be installed when the funds were available and warrants met. He said that the County's noise ordinance would limit construction times and because there would be no blasting, damage from vibrations should be non-existent. Mr. Robbins said that it would increase health care options and access and provide care for specific disciplines and include minor, minor out-patient surgery with same day access to doctor's appointments. There would be an average of only two ambulance visits per month for transportation of a critical patient to the nearest hospital. The DoD has 12 levels of security and the proposed medical facility was rated to be at Level 2.

The Chairman closed the joint public hearing and turned the meeting over to the Planning Commission. Board members left the dais.

Mr. Coen asked Ms. Bailey to take a roll call vote on proposed Ordinance O17-45. All members voted in the affirmative (with Mr. Apicella being absent), and it passed by a vote of 6 – 0.

Mr. Coen asked Ms. Bailey to take a roll call vote on proposed Resolution R17-318. All members voted in the affirmative (with Mr. Apicella being absent), and it passed by a vote of 6 – 0.

Mr. Rhodes and Mr. Coen commented on the terrific staff work that was accomplished in a very abbreviated period of time and thanked them for their expertise and the excellent way the project was summarized.

At 9:09 p.m., the Planning Commission adjourned its participation in the joint public hearing and members of the Board of Supervisors returned to seats at the dais.

Ms. Sellers said that the proposed facility would be a great asset to Stafford County and change the whole quality of life for military and their families, particularly when the new interchange was completed.

Mr. Thomas said that he was stationed in Okinawa when his first child was born; his second child was born at Fort Belvoir. He noted that VRE took cars off the road and this new facility will help to further reduce traffic for those who would be traveling up to Belvoir, or Bethesda. Mr. Thomas said that supporting this venue was supporting veterans and their families.

Mrs. Maurer said that she was the wife of a retired Marine. She said that as a cancer patient, she had to travel to Leesburg or Reston to receive treatment and noted that medical care is critical to a person's quality of life and she hoped that CRA won the bid.

Mr. Snellings said that the amount of misinformation on Facebook the last ten days was not pleasant. He said he fully supported the new facility on behalf of the 38,000 military personnel and veterans in Stafford County and added that it would complement the County's Armed Services Memorial.

Mr. Cavalier noted that staff had to dig deep to find a negative to the project and said that sometimes the Comprehensive Plan, with its residential designation, was wrong. He spoke about the non-factual propaganda and said that was the risk that people ran by getting information off of social media sites like Facebook.

Ms. Bohmke echoed the comments of her colleagues and spoke about a neighbor, a veteran that had to travel to Richmond for treatment. She said she was very excited about the project.

Mr. Milde said he received over 400 e-mails and 99% of them were negative due to the misleading information distributed such as quoting 34,000 vehicle trips per day vs. 34,000 patients annually, etc. He met with Chief Robbins and at first thought the project was too good to believe.

Mr. Milde motioned, seconded by Ms. Sellers, to adopt proposed Ordinance O17-45.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Ordinance O17-45 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING PROFFERED CONDITIONS ON TAX MAP PARCEL NOS. 39P-A, 39P-B, 39P-C, 39P-1, 39P-1A, 39P-1B, 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, AND 39R-10, ZONED B-2, URBAN COMMERCIAL, LOCATED WITHIN THE AQUIA ELECTION DISTRICT

WHEREAS, Medicorp Properties Inc., (Applicant) submitted application RC17152031, requesting an amendment to proffered conditions on Tax Map Parcel Nos. 39P-A, 39P-B, 39P-C, 39P-1, 39P-1A, 39P-1B, 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, and 39R-10, zoned B-2, Urban Commercial, located within the Aquia Election District; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the requested proffer amendment is compatible with the surrounding land uses and meets the criteria for a rezoning in Stafford County Code Sec. 28-206; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of an ordinance to amend proffered conditions on the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained by amending the proffered conditions on Tax Map Parcel Nos. 39P-A, 39P-B, 39P-C, 39P-1, 39P-1A, 39P-1B, 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, and 39R-10, zoned B-2, Urban Commercial, as specified in the final proffer statement entitled "MEDICORP PROPERTIES, INC. PROFFER STATEMENT," dated November 21, 2017.

Mr. Milde motioned, seconded by Mrs. Maurer to adopt proposed Resolution R17-318.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Resolution R17-318 reads as follows:

A RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT PURSUANT TO APPLICATION CUP17152030 TO AMEND CONDITIONS TO ALLOW (1) A HOSPITAL USE IN THE B-2, URBAN COMMERCIAL ZONING DISTRICT AND HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT (HCOD), (2) AN EXCEPTION TO THE MAXIMUM HEIGHT REGULATIONS FOR STRUCTURES AND BUILDINGS IN THE B-2 ZONING DISTRICT, AND (3) AN EXCEPTION TO THE MAXIMUM HEIGHT ALLOWED FOR A FENCE IN THE B-2 ZONING DISTRICT, ALL ON TAX MAP PARCEL NOS. 39P-A, 39P-B, 39P-C, 39P-1, 39P-1A, 39P-1B, 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, AND 39R-10, LOCATED WITHIN THE AQUIA ELECTION DISTRICT

WHEREAS, Medicorp Properties Inc., (Applicant) submitted application CUP17152031 requesting a conditional use permit (CUP) to amend conditions to allow (1) a hospital use in the B-2, Urban Commercial Zoning District and Highway Corridor Overlay Zoning District (HCOD), (2) an exception to the maximum height regulations for structures and buildings in the B-2 Zoning District, and (3) an exception to the maximum height allowed for a fence in the B-2 Zoning District, all on Tax Map Parcel Nos. 39P-A, 39P-B, 39P-C, 39P-1, 39P-1A, 39P-1B, 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, and 39R-10, located within the Aquia Election District; and

WHEREAS, the Application was submitted pursuant to Stafford County Code, Sec. 28-35, Table 3.1, which permits the use in B-2, Urban Commercial Zoning District and Stafford County Code, Sec. 28-59(e), which permits the use in a Highway Corridor Overlay Zoning District, after a CUP is issued by the Board; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board has considered the criteria in Stafford County Code Sec. 28-185 and finds that the request meets the standards of the Zoning Ordinance for issuance of a CUP;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that a conditional use permit (CUP) pursuant to application CUP17152030 be and it hereby is approved with the following conditions:

General Conditions:

1. This CUP is for a hospital in a B-2, Urban Commercial Zoning District and a Highway Corridor Overlay Zoning District (HCOD), an exception to the maximum height allowed in a B-2 zoning district for the hospital, and an exception to the maximum height regulations for a fence, which conditions affect the following Tax Map Parcel Numbers: 39P-A, 39P-B, 39P-1 and 39P-1A (the "West Campus"), and 39P-C, 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, and 39R-10 (the "East Campus") (collectively, the "Property").
2. This CUP may be revoked or conditions modified for violations of the conditions or any applicable federal, state or local code, regulations, laws, or ordinances.

Maximum Building Height Condition:

3. The maximum height allowable for the hospital is 90 feet on the West Campus. No wall-mounted lighting shall be located higher than 35 feet on the hospital building.

Hospital Use Conditions:

4. The Applicant shall work with Stafford County to encourage hospital-related vehicle traffic to utilize the planned extension of Hospital Center Boulevard to the reconstructed Interstate 95 interchange at Exit 140, once completed, to minimize impacts to and disruptions from the Jefferson Davis Highway/Courthouse Road intersection. For office buildings located within the Property, Transportation Demand Management (TDM) strategies shall be utilized to attempt to reduce single occupant vehicular (SOV) traffic during peak periods.

Lessees/purchasers shall be advised of this TDM strategy. Strategies implemented shall include the following:

- a. TDM materials describing available transit information, car/van pooling formation, alternative work schedules, and the Fredericksburg Regional Transit (FRED) bus system shall be distributed to building occupants;
- b. Designated parking shall be identified for car pool/van pool use;
- c. Mass transit usage shall be encouraged and promoted through published transit service information made available in campus buildings;
- d. Bicycle racks and shower facilities shall be provided for the use of office employees; and
- e. The Applicant shall work with the County to file an emergency evacuation plan for the hospital.

5. A temporary pump station was constructed with the critical resource protection area (CRPA), as permitted, the Applicant shall submit to the Department of Planning and Zoning a

vegetation restoration plan consistent with Chesapeake Bay Act revegetation guidelines, and shall replant in accordance with such plan, to the extent permitted by the County, those portions of the CRPA which were disturbed due to the construction of the temporary pump station. This restoration plan will be implemented upon the removal of the temporary pump station. All utility facilities located in the CRPA area shall be set back as far as possible from the existing streambed. Any trails located within the CRPA area will utilize the utility easements to the extent practical to avoid unnecessary clearing and disturbance.

6. The helistop shall be used to transport patients to the hospital and from the hospital to other specialized medical facilities. There will be no refueling or permanently based flight operations at this helistop. The flight path for the helistop will be determined in conjunction with the Virginia Department of Aviation and the Federal Aviation Administration per Advisory Circular 150/5390 for the design of Heliports. The approach and take off pathway will be designed to avoid the hospital buildings and adjacent residences and will generally follow the adjacent Stafford Hospital Boulevard. The heliport shall have a concrete landing pad, painted graphics, ground lighting, and an illuminated windsock. The design will incorporate a clear zone of a minimum of 120 feet in diameter. The ground lighting shall be extinguished when not in use.

7. The day care center located on the West Campus shall be designed to primarily serve employees of the hospital and other ancillary and support uses related to the hospital.

Fence Height Conditions:

8. Security fencing may exceed the maximum height requirements on the East Campus, in the location as generally depicted on the Generalized Development Plan (GDP) entitled "Stafford Hospital Center Rezoning and Conditional Use Permit Amendment," dated August 31, 2017, as last revised November 15, 2017, and prepared by Bagby, Foroughi and Goodpasture, PLLC (the Revised GDP).

9. The height of any security fencing on the East Campus shall not exceed 10 feet.

10. The security fence will be constructed of aluminum, and will not include barbed or razor wire and will not be electrified.

11. The design of the security fencing on the East Campus shall be in general conformance with the architectural illustratives prepared by Tactic Inc., referenced as "Exhibit A" and provided by the Applicant as part of the application.

Item 26. County Administration; Consider Tax Exemption for Property Associated with a Health Care Clinic/Medical Facility to Serve Active Duty and Retired Military and their Families Mr. Mike Smith gave a presentation and answered Board members questions. Medicorp Properties, Inc., submitted a application to obtain property tax exemption by designation for the East Campus Parcels, which are part of a larger parcel of land obtained by Medicorp over ten years ago for development, construction, and operation of Stafford Hospital and other healthcare operations. Virginia Code § 58.1-3651 allows for tax exemption by classification or designation by ordinance adopted by the local governing body. Stafford County Code Sec. 23-14(a) also allows for tax exempt designation following the State Code. Medicorp is currently paying \$68,000 annually for the land; annual taxes which have been paid on the vacant lot since 2006 with little to no change in County services. They have agreed to enter into a service charge agreement to make payment to the County of \$75,000 annually with a 2% escalator. These payments would be used to cover services required by the increased use.

The Chairman opened the public hearing.

Andrew (last name inaudible)

Paul Waldowski

The Chairman closed the public hearing.

Mr. Milde motioned, seconded by Ms. Sellers to adopt proposed Ordinance O17-43.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Ordinance O17-43 reads as follows:

AN ORDINANCE TO DESIGNATE TAX MAP PARCEL NOS. 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, AND 39R-10; AND APPROXIMATELY 1.492 ACRES OF LAND IDENTIFIED AS GEORGE WASHINGTON AVENUE AND AN ASSOCIATED TURN LANE, (COLLECTIVELY, EAST CAMPUS PARCEL) LOCATED WITHIN THE AQUIA ELECTION DISTRICT, AS TAX EXEMPT WHILE BEING USED FOR A HEALTH CARE CLINIC TO SERVE ACTIVE DUTY AND RETIRED MILITARY MEMBERS AND THEIR FAMILIES

WHEREAS, Medicorp Properties, Inc. (MPI) has requested that the Board designate the East Campus Parcel associated with a health care clinic to serve active duty and retired military members and their families as tax exempt; and

WHEREAS, the Board has considered the factors for granting tax exemptions as required by Virginia Code § 58.1-3651 and Stafford County Code Sec. 23-14(a) and the Board hereby finds as follows:

1. *Whether the organization is exempt from taxation pursuant to § 501(c) of the Internal Revenue Code of 1954 (IRC).*

MPI is a Virginia nonstock corporation that is exempt from federal income taxation pursuant to IRC Section 501(c)(3) and a public charity pursuant to IRC Section 509(a)(3).

2. *Whether a current annual alcoholic beverage license for serving alcoholic beverages has been issued by the Virginia Department of Alcoholic Beverage Control Board to such organization, for use on such property.*

No alcoholic beverage control license has been issued to MPI by the Virginia

Alcoholic Beverage Control Board for use on the East Campus Parcel nor is it intended that one will be issued.

3. *Whether any director, officer, or employee of the organization is paid compensation in excess of a reasonable allowance for salaries or other compensation for personal services which such director, officer, or an employee actually renders.*

No director, officer or employee of MPI is paid in excess of reasonable compensation for services actually rendered. Mary Washington Healthcare (on behalf of MPI employees) contracts with Mercer LLC to provide employee compensation, benefit and wage survey information, benchmarks and consulting services to ensure that such compensation and benefits are consistent with ever-changing market values.

4. *Whether any part of the earnings of such organization inures to the benefit of any individual, and whether any significant portion of this services provided by such organization is generated by funds received by donations, contributions, or local, state, or federal grants. As used in this subsection, donations shall include providing personal services or the contribution of in-kind or other material services.*

No part of the earnings of MPI inures to the benefit of any individual. MPI is a Virginia non-stock corporation and has no owners or shareholders.

5. *Whether the organization provides services for the common good of the public.*

MPI promotes the availability and convenience of health care services for the general public by making medical office space available and otherwise providing property management services to support Stafford Hospital and certain other healthcare providers in Stafford County.

6. *Whether a substantial part of the activities of the organization involves carrying on propaganda, or otherwise attempting to influence legislation and whether the organization participates in, or intervenes in, any political campaign on behalf of any candidate for public office.*

MPI does not participate in activities to influence legislation and does not participate in any campaigning or political activities whatsoever.

7. *The revenue impact to the locality and its taxpayers of exempting the property.*

The positive revenue impact on Stafford County that results from exempting the East Campus Parcel would be significant. MPI paid \$86,878.50 in total for property taxes in 2016 on the East Campus Parcel even though the East Campus Parcel remained undeveloped.

; and

WHEREAS, MPI submitted a tax exempt designation application that met all requirements of Virginia Code § 58.1-3651 and Stafford County Code Sec. 23-14; and

WHEREAS, the Board desires to grant MPI's request;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that it be and hereby does grant an exemption from local taxation, which may be revoked in accordance with the provisions of law, pursuant to Section 6(a)(6) of Article X of the Constitution of Virginia and Section 58.1-3651 of the Code of Virginia (1950), as amended, for Tax Map Parcel Nos. 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, and 39R-10; and (ii) approximately 1.492 acres of land identified as George Washington Avenue and an associated turn lane, each identified as such and dedicated for public street purposes pursuant to a plat entitled "Plat of Subdivision - East Campus Stafford Hospital Center" by Mark D. Goodpasture, dated October 23, 2012, and recorded among the land records of Stafford County, Virginia as Plat Map No. PM130000211 with Instrument No. LR130026573; and

BE IT FURTHER ORDAINED that the exemption shall be contingent upon the continued use of the East Campus Parcel for the development, construction, ownership, and operation of an outpatient healthcare facility benefiting military personnel and their beneficiaries.

Mr. Milde motioned, seconded by Mrs. Maurer to adopt proposed Resolution R17-306.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Resolution R17-306 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A SERVICE CHARGE AGREEMENT WITH MEDICORP PROPERTIES, INC., FOR PAYMENTS IN LIEU OF TAXES

WHEREAS, Medicorp Properties, Inc. (MPI) has received a tax exemption designation for (i) Tax Map Parcel Nos. 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, and 39R-10; and (ii) approximately 1.492 acres of land identified as George Washington Avenue and an associated turn lane, each identified as such and dedicated for public street purposes pursuant to a plat entitled "Plat of Subdivision - East Campus Stafford Hospital Center" by Mark D. Goodpasture dated October 23, 2012, and recorded among the land records of Stafford County, Virginia on Plat Map No. PM130000211 with instrument No. LR130026573 (collectively, the East Campus Parcel); and

WHEREAS, the East Campus Parcel, which has been designated as tax exempt, are owned by MPI; and

WHEREAS, Mary Washington Healthcare and its subsidiary MPI, are each exempt from federal income taxation pursuant to Section 501(c)(3) of the Internal Revenue Code; and

WHEREAS, MPI has entered into a ground lease with CRAAssociates, Inc. (CRA) for the East Campus Parcel that has a maximum term of 30 years after it commences (Lease); and

WHEREAS, pursuant to the Lease, CRA will develop, construct, manage and maintain a building and other improvements on the East Campus Parcel (the Improvements and, collectively with the East Campus Parcel, the East Campus Property) for the sole purpose of CRA or its assigns to operate and manage an outpatient health care complex for military personnel and their beneficiaries pursuant to a contractual arrangement, including any applicable amendments or restatements, between CRA or its assigns and the federal government; and

WHEREAS, the County provides and incurs expenses in providing police, fire and other general government services to benefit the MPI Property; and

WHEREAS, the parties desire to memorialize the terms for MPI's payment of an annual service charge to the County in lieu of taxes (PILOT) pursuant to Virginia Code § 58.1-3400, *et. seq.*, and other applicable law; and

WHEREAS, MPI has offered a Service Charge Agreement ("Agreement") which includes an annual service charge by MPI to the County of \$75,000, at an annually compounding rate of 2% to account for inflation and the increase in costs for public services provided by the County;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of December, 2017, that it be and hereby does authorize the County Administrator, or his designee, to execute a Service Charge Agreement with Medicorp Properties, Inc. ("MPI") for a payment in lieu of taxes for Tax Map Parcel Nos. 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, and 39R-10; and 1.492 acres of land identified as George Washington Avenue and an associated turn lane, each identified as such and dedicated for public street purposes pursuant to a plat entitled "Plat of Subdivision - East Campus Stafford Hospital Center" by Mark D. Goodpasture dated October 23, 2012, and recorded among the land records of Stafford County, Virginia as Plat Map No. PM130000211 with Instrument No. LR130026573; and

BE IT FURTHER RESOLVED that the Service Charge Agreement shall include an annual service charge paid by MPI to the County of at least \$75,000, at an annually compounding rate of 2%, and any other such additional terms and provisions which are in the best interests of the County.

Following the votes, Mr. Foley recognized staff for its excellent presentation, including Jeff Harvey, Mike Zuraf, Brian Geouge, Mike Smith, and the County Attorney's office also for expediting the process so that this project could go forward if CRA wins the bid.

CLOSED MEETING

At 9:40 p.m., Ms. Bohmke motioned, seconded by Mrs. Maurer, to adopt proposed Resolution CM 17-20.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Resolution CM17-20 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for (1) consultation with legal counsel employed by the Board regarding a specific legal matter requiring the provision of legal advice by such counsel; and (2) discussion and consideration of the performance of a specific employee of the County; and

WHEREAS, pursuant to Virginia Code § 2.2-3711(A)(1) and (A)(8) such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors on this the 19th day of December, 2017, does hereby authorize discussion of the above matters in Closed Meeting.

Closed Meeting Certification.

At 10:02 p.m., Ms. Bohmke motioned, seconded by Mrs. Maurer , to adopt proposed Resolution CM 17-20(a).

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Maurer, Milde, Sellers, Snellings, Thomas
Nay: (0)

Resolution CM-20(a) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON DECEMBER 19, 2017

WHEREAS, the Board has, on this the 19th day of December, 2017, adjourned into a Closed Meeting in accordance with a formal vote of the Board and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Virginia Freedom of Information Act, as it became effective July 1, 1989, provides for certification that such Closed Meeting was conducted in conformity with law;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors does hereby certify, on this the 19th day of December, 2017, that to the best of each member's knowledge: (1) only public business matters lawfully exempted from open

meeting requirements under the Virginia Freedom of Information Act were discussed in the Closed Meeting to which this certification applies; and (2) only such public business matters as were identified in the Motion by which the said Closed Meeting was convened, were heard, discussed, or considered by the Board.

Adjournment At 10:03 p.m., the Chairman adjourned the December 19, 2017 meeting of the Stafford County Board of Supervisors.

Thomas C. Foley
County Administrator

Paul V. Milde, III
Chairman