

BOARD OF SUPERVISORS
STAFFORD, VIRGINIA
MINUTES
Annual Planning Meeting
February 1 – 2, 2019

Airlie Conference Center
Warrenton, VA

Call to Order The Annual Planning Meeting of the Stafford County Board of Supervisors was called to order by Gary Snellings, Chairman, at 12:45 p.m. on Friday, February 1, 2019 at the Airlie Conference Center, 7078 Airlie Road, Warrenton, VA.

Roll Call The following members were present: Gary Snellings, Chairman; Mark Dudenhefer, Vice Chairman; Meg Bohmke; Jack Cavalier; Thomas Coen; Wendy Maurer; and Cindy Shelton. Also in attendance were: Thomas Foley, County Administrator; Rysheda McClendon, County Attorney; Deputy County Administrators, Fred Presley and Michael Smith; and associated staff.

CLOSED MEETING

At 12:50 p.m., Mr. Dudenhefer motioned, seconded by Mrs. Maurer, to adopt proposed Resolution CM19-03.

The verbal vote was:

Yea (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings
Nay (0)

Resolution CM19-03 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for consultation with legal counsel employed by the Board regarding closed session, which is a specific legal matter requiring the provision of legal advice by such counsel; and

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

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors that on this the 1st day of February, 2019, that it be and hereby does authorize discussion of the above matter in Closed Meeting.

At 1:20 p.m., Mr. Dudenhefer motioned, seconded by Ms. Bohmke, to adopt proposed Resolution CM19-03(c).

The verbal vote was:

Yea (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings
Nay (0)

Resolution CM19-03(c) reads as follows:

RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD
COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON
FEBRUARY 1, 2019

WHEREAS, the Board has, on this the 1st day of February, 2019, 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 1st day of February, 2019, 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.

Strategic Plan Mr. Foley provided an update on Strategic Plan priorities focusing on the outcomes and status of first year priorities including software available to track priorities. He asked for input on priorities and outcomes; there were no requests for changes although Mrs. Maurer did express concerns about the Public Safety Training Center. Mr. Dudenhefer raised concern about staff capacity and asked if some items should be pushed back. Mr. Foley noted that there were many items on the list that were not being done in Year One.

Mr. Dudenhefer said that staff should do what it does well; whatever priorities were selected in Year One should be done in steps and the projects managed systematically. Mr. Foley noted that what could be accomplished in Year One had been defined to ensure a successful outcome. Ms. Bohmke expressed her concerns that once these things got on a list, the community then had expectations. Some items were in the design phase and they should be discussed with the County's regional partners. She cited the Public Safety Training Center as an example. Mrs. Maurer said that she believed that recruitment of Public Safety staff, reduction of turnover, and an assessment of current buildings should be more important than the Training Center. She said that the context should be on the matrix to spell out what is being done in Year One so that the public understands what the County is trying to accomplish. Mr. Coen said that while he understood what was being done, the verbiage should be amended to state (on the chart) the priority level and context of the priority.

Mr. Snellings agreed with Mrs. Maurer about highlighting recruitment as a part of the overall study; he said that the problem with the Fire Stations was that the County did not own the buildings. Therefore, if/when they shut down, the County could be kicked out of the building. He said he was not completely sold on the idea of a training center just for Stafford but that a regional building would be good. He questioned if the County should own the Stations and said if the County was making the mortgage payment, its name should be on the title.

Mr. Cavalier said that the County should make sure if/when it helps the volunteer stations, or spends money on them, the County's name was on the lease or the deed or there was some provision for demonstrating the County's commitment (financial or otherwise) to the repair of the volunteer stations.

Mr. Foley noted that the volunteer stations were in poor shape. The assessment is going to show what is needed. However, before the County put money into the buildings, they should be co-titled. Many of the volunteer stations have money in accounts while the County pays for all the equipment, etc. Mr. Coen agreed that there had to be continued discussion about the possibilities and how to move forward as there was a liability to the County if the buildings were sold. Mr. Dudenhefer told Mr. Foley to do what he does (and what staff does) very well and to not be spread too thin. Ms. Bohmke said that in Falmouth, the County was not paying. Mr. Foley said he would check into that.

Ms. Bohmke said that since many Board members were not convinced of the need of a training center, staff should communicate that to the Sheriff and Fire Chief so they did not expect it to be a solely Stafford center (or issue). Mr. Foley said he believed they got the message at the recent Public Safety Committee meeting but talks would continue.

Mr. Foley provided clarification that the Year One priority list was to provide lead time to accomplish the three-year priorities of which there were phases that were outlined on the matrix. He said that many of the priorities would take multiple years to accomplish and require multiple steps that would be spread out over the three-year period.

Other Major Projects/Priorities Mr. Foley reviewed other major projects and priorities including the Courthouse expansion; school capacity projection methodology; the 2020 census and redistricting; evaluation of the reuse of Moncure Elementary School; Children's Services Act (CSA); and High Performance Organizations (HPO).

Ms. Bohmke asked if there was anyone that understood the Schools' methodology and design capacity v. program capacity. Mrs. Maurer noted that the Board should adopt a strategy to use for the Capital Improvement Program (CIP) as there were multiple components to be determined. She said that program capacity numbers changed every year; that it was a fluctuating number that impacts the way the County allocates funds for the CIP.

Mr. Snellings noted that there were School Board members who were concerned about their consultant working on the methodology. Mr. Foley said the answer was, "No," staff did not understand the School Board's methodology and was trying to work with them; it was a priority because of proffers, the CIP, etc. that were dependent on it. He said the Board needed to vote on the capacity issue and have an understanding and approval of the method of student projection numbers. Mr. Foley said that Stafford just passed Prince William County on the rate of growth and Stafford's student generation rate was faster. He said that staff would bring a methodology to the Board for approval.

Mr. Cavalier said that the Board discussed using design capacity. However, the School Board changed the capacity for elementary schools so the only way the Board could make design capacity work was when the building was first constructed and having a baseline, making additions/subtractions and tracking the flow through the years.

The question was asked what the County would do if the School Board backed out of redistricting. Mr. Snellings replied, "They committed." Mr. Foley said he was awaiting information from Superintendent, Dr. Kizner, on documentation of the formal adoption of the new program capacity for elementary schools that just took place at the School Board's most recent meeting.

Growth Management Planning and Zoning Director, Mr. Jeff Harvey, and Principal Planner, Mr. Mike Zuraf, gave a presentation and discussed the Healthy Growth priority. Mr. Snellings noted that the slide said "approved," which needed to be changed because the public thought the current Board approved it when some of the items were previously approved. Mrs. Maurer said since the Board allowed zoning to remain the same, it was responsible for the zoning so it was responsible for all of it.

Ms. Shelton asked how many of the approved 8000 lots were there for a long time and would not be built. Mr. Coen asked how many areas of the map were approved in the 1980's and 1990's. Mr. Dudenhefer said there were no areas outside the Urban Services Area (USA) that were asking for reclassifications, which skewed the numbers. Mrs. Maurer agreed saying that by-right was hindering the County in its rural areas. Mr. Coen asked how many of the things being developed were under Board approval. There were 2000 current projects that could be subdivided into three-acre parcels. Mr. Foley said that staff was working on a decision of what the Board could influence.

Mr. Cavalier said that based on the chart, it appeared that the County had 12,717 units approved in the County, which presented the wrong picture to the average person (even to Board members), and somehow active projects had to be broken out and separated from plans that were just sitting and would never get built. Mrs. Maurer suggested having the Community and Economic Development Committee (CEDC) explore closing out stale

projects; those that have not had any movement. In speaking about rural area details and how the County gpt people to develop within the rural areas to meet State guidelines, she said there were mechanisms that could be put into place.

Mr. Snellings said that he would like to see a better definition of affordable housing. The FAR did a study on home prices within the region and a report on the region was discussed at GWRC. Mr. Coen asked what the County could do that other localities have done and added that Stafford seemed to be slim in some available strategies based on what other localities were doing. He asked about promoting infilling or was it just a word in the Comprehensive Plan; he added that promoting was an action and should have something behind it, and policy or regulations that promotes infilling.

Public Engagement Regarding public participation, Mr. Harvey talked about the engagement process. Mr. Dudenhefer asked who was defined as a stakeholder and added that there was one group that would be very motivated to come in and discuss this but another group (the commuter group) would not be motivated. Mr. Snellings talked about placing a 30-60 day timeline on the Planning Commission and for them to get this back before the Board in September. He said it also depended on the recommendation to the Planning Commission from the Board and what discussions needed to occur. He noted that the Board could not make land-use decisions after November due to the election. Impacts of rural growth areas should be separated from building within the USA; there needed to be an impartial engagement process to educate everyone equally. A consultant should proceed with developing the education piece, which would be impartial since the consultant would be collecting and getting the information to the public.

Communication Strategies Mr. Foley provided a path that the County would follow to educate the public on what can be done to influence the areas that could be influenced and to not place blame on what happened in the past. He said that roundtables would be a good place for education and questions; that they would be held in both the north and south area of the County with two components – to educate each of the stakeholders then to educate the input; and would be followed up with an education/discussion in large open sessions.

Ms. Bohmke said that the high schools would have room for the large open sessions. Mr. Dudenhefer wanted to ensure that the County has a clear path moving forward on how the process would work. Mr. Foley said staff was working on a SOP so the County could move forward meeting all legal regulations. Mrs. Maurer spoke about notice requirements and her experience with the Annual Planning Meeting. She said she would provide the statute to the Board for notice requirements that she received from Ms. McClendon.

Downtown Stafford Mr. Harvey gave a presentation where he provided an update and multiple examples of uses. There was a discussion about preferences on parking with a consensus on shared parking with suggested restrictions on parking for residents. Ms. Shelton requested a cost analysis on the VDOT spot and asked if it would go in the RFP; she also would like to include SMART parking. Mrs. Maurer asked about limiting the hours of parking and how that would affect the residents; she noted that if the County was not involved, it may not have the authority to regulate parking. Ms. Bohmke spoke about shared parking and asked if the County negotiated shared parking with the Pence project. A question was asked if the County could include a SMART library and if the Board had any input on the GDP. All were in agreement with zoning densities and the GDP.

SMART County Chief Technology Officer, Mr. Michael Cannon, gave a presentation. The Board approved moving forward and exploring what CIT can offer the County through the project.

The February 1, 2019 meeting adjourned and was reconvened at 8:30 a.m. on Saturday, February 2, 2019. The Chairman called roll (all members were present).

Transportation Project Manager, Mr. Keith Dayton gave a presentation and provided an update on the road study. There was a discussion about the roads that were removed from the priority list and why they were moved; why Route 17 was moved to the wedge list and the rationale for the 39 projects on the wedge list. Mrs. Maurer expressed concern that Winding Creek Road was moved to the wedge list due to the intersection. Mr. Dayton replied that the intersection would be done with the Shelton Shop Road project; that wedge improvements could help other projects but added that it was up to the Board.

Ms. Shelton said she would like to look into public private partnership opportunities; that VDOT's costs increased by 40% and within the PPTA, if the County controlled who did the work (rather than VDOT), the County may be able to better control costs. There was a discussion about financial policies and the County's AAA bond rating(s) with regard to doing a bond referendum. Mr. Dudenhefer asked if the County could change its debt policies to get the allowable capacity without risking the AAA rating. Mr. Snellings asked if that would drop the County back to a AA rating. Mr. Foley said that Chief Financial Officer, Maria Perrotte, would look into it.

Mrs. Maurer spoke about changing County debt by changing the new high school, new elementary school, and Courthouse in the CIP. Mr. Foley said the CIP could be adjusted and staff would get additional information from the County's financial advisor. Members of the Board expressed concern about the costs of current CIP projects and asked if the County could drop school or the Courthouse prices. Mr. Foley repeated that staff would work with

the County's financial advisors. Ms. Shelton questioned if the County needed skills rather than hiring a consultant.

Ms. Bohmke said that it was bleak that the Board had to make those choices based on its priorities in the CIP due to the County's debt capacity. Ms. Shelton said she was tired of the County's high debt (credit cards). Ms. Bohmke said it was difficult when Stafford was a growing community. Mr. Foley said that the decision ahead for the Board was if it was willing to take on the money for transportation, even if it was not a bond; it did not bind future Boards but it did provide funding for transportation.

Mr. Dayton went on to provide an update on the wedge widening projects including that 37 or 39 projects could be improved. Richard's Ferry Road and White Oak Road came off the list because White Oak Road was already widened and Richard's Ferry Road was not suitable for wedge widening. Mr. Dayton said that VDOT was very interested in working on the wedge projects in the County. Board members were committed to move forward but over a period of years so that roads in each district were addressed.

Mr. Dudenhefer reminded the Board that it had to be committed to a multi-year project so that every district got some work done and did not stop at year one. He asked if the County could tell VDOT which roads. Mr. Dayton replied that they would be based on condition and VDOT's assessment but the County could use cape sealing, which would help. Mr. Smith said staff would come back to the Board for approval of the roads on the wedge widening program. There was consensus to move forward and bring back a program and funding plan.

Board Concerns

Cindy Shelton – Route 1 STAR Study for sidewalks along Route 1 over Aquia Creek; also Garrisonville Road over I-95 for the purpose of providing multi-modal access including a pedestrian bridge from Austin Run to gain access to shopping, etc. She said she would like it to be SMART sensitive and use tourist dollars due to Government Island.

Meg Bohmke – Stormwater issues, Leeland Station East; a brand new area with houses receiving discharge from setbacks that was causing flooding; the soils were always wet causing sump pumps to run constantly and causing damage to foundations, etc. She said there were Code sections that could be changed to help homeowners and she was concerned about the homeowners not understanding they had a stormwater facility they were responsible for. Ms. Bohmke said that NACo is in Washington, D.C. and suggested sending Anthony Toigo; she added that the west was controlling so much of what was happening.

Wendy Maurer – Asked if there was a study for stormwater management, had it been completed, and if there were things that could be done piecemeal now. Mr. Smith noted that this would be a part of the Stormwater Comprehensive Priority Study. Staff would provide additional information to the Board and it was part of the first year priorities. Mr. Foley said this was an area where staff would have a work plan by May as this had to be looked at strategically, as a whole system and have a comprehensive approach, but it could include some short-term steps that could be taken that would detract from the overall scope and goal of the project.

Tom Coen – Concerned about getting accurate information on Schools' construction; getting information from Schools seemed to be a flawed process. He asked what the Board's options were to enforce and impact the process. Regarding the Ferry Farm Elementary School project, the Board requested a breakdown of how much of the \$10.8 Million was going towards health and safety and what the rest was going towards. It was noted that the Schools wanted \$1.9 Million to be appropriated towards health and safety; as of today, the Board had not received the documentation and because of that, the item was pushed from its February 5th agenda to the February 19th agenda. Mr. Cavalier said that the Board needed to put its foot down and refuse to approve the Schools' CIP until the School Board provided the requested information. Ms. Bohmke said the Board tried the same thing last year; that things did not seem to change. She said that staff needed to get more information from the Schools by telling them exactly what the Board needed. Mr. Foley said that staff would be working to put more detailed policies in place and to get timely responses to Board requests.

Mr. Coen said that the County was not asking the Schools to do anything that the Board did not ask its staff to do; that it was a systemic issue with the School Board and school staff. Mrs. Maurer said there were facility assessments done; the facilities assessment said it was good but the Board kept hearing that things were in bad shape. She said the County needed to cross reference the assessments with the Schools' requests and align funding and budgets to address what was in the facilities assessment.

Mr. Cavalier said he would like to see a list of what was needed and the costs for Fredericksburg Christian School (FCS); that the Schools' said they needed a bathroom for each classroom but there were shared bathrooms at Melchers. He said that the County had given Schools plenty of money for teachers but they used it on construction projects instead. Ms. Bohmke said she wanted accountability but that the students could not be used as pawns. Mr. Snellings said that Schools had to be transparent. Ms. Bohmke said it all went back to the leadership of the School Board and the Superintendent. Mr. Foley said that staff was trying to work through the issues with the new Superintendent.

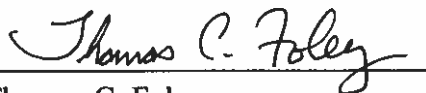
Mr. Snellings asked that an item be added to the Chair/Vice Chair meeting regarding the ages of children added to the pre-school students (infants were included in the Head Start program as was noted in a memo dated 1/14/19 from the Schools announcing this addition to the Head Start program).

Mark Dudenhefer – Talked about things not included in the transportation study such as new roads, which may have to be considered.

Jack Cavalier – Spoke about hiring retired deputies to sit in schools; he was opposed to anyone carrying a gun in an elementary school; he would like an update on Tuesday's Board meeting from the Legislative Liaison or Anthony Toigo. He said that Democrats were against anyone having a gun and wanted an update on those bills before the General Assembly. Mr. Dudenhefer said the Legislative Committee got an update each week and Anthony (Toigo) could provide an update to the Board.

Cindy Shelton – Forecasting agricultural opportunities in Stafford; Marijuana as a new cash crop for the future and looking into the future as the pressure comes forward now that 13 states allow it. She said if it were to be approved, the County should be able to reap the benefits so it needs to be prepared and looking at other counties to see how the Board feels about growing marijuana if it is allowed by the State. Ms. Shelton also asked if the Board was interested in regulating hydroplantic growing in attics and basements. The Board consensus was that this was not permitted by State Code so staff should not spend time researching this.

Adjournment The Chairman meeting adjourned at approximately 12:00 Noon on Saturday, February 2, 2019.



Thomas C. Foley
County Administrator



Gary Snellings
Chairman

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