

September 23, 2025
County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, SEPTEMBER 23, 2025, BEGINNING AT 4:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM

Present were: Marie Durrer, Vice Chair
Davis Lamb, Member
Tim Goolsby, Member
Steve Catalano, Chair
Francis McGuigan, Member

Staff present: Cathy Schafrik, County Administrator
Kim Morris, Deputy Clerk
Terry Beigie, Grant Writer
Kelley Kemp, County Attorney
Jim Frydl, Director of Planning and Zoning
Melissa Meador, Director of Emergency Services

RE: WORKSHOP REGARDING TEMPORARY WELLS

Mr. Herb White's presentation provided an in-depth overview of the development and operation of public water wells in Greene County, highlighting both their advantages and the significant challenges involved. He explained that wells help diversify the county's water supply, enhance water security, and serve as a backup during periods of peak demand or drought, thereby reducing reliance on surface water and minimizing contamination risks. However, he noted that Greene County's geology, characterized by hard rock formations, makes it difficult to find high-yield wells, and that successful wells must be located near existing water distribution systems and have access to three-phase power, which is not always available. Land ownership is also a critical consideration. Mr. White discussed two specific wells: Well #1 in Ruckersville, which was drilled in 2007 to a depth of 242 feet and yields 60 gallons per minute, and Well #2 at the county park, drilled in 2009 to a depth of 640 feet with a yield of 80 gallons per minute. The construction and connection costs for these wells are substantial, and only two out of ten wells drilled between 2006 and 2009 were successful, with others yielding little or no water or being on unsuitable land. He outlined the regulatory standards set by the Virginia Department of Health, which require a minimum yield and specific construction and testing protocols to ensure public safety and protect private wells. Mr. White recommended starting up Well #1 to monitor its long-term performance, constructing Well #2 once permits are re-approved, and considering a third well at the county reservoir site if needed. He emphasized that drilling is expensive and risky, with costs ranging from \$50,000 to \$75,000 per well regardless of success, and that water treatment can add further expenses if quality issues arise. Ultimately, he clarified that these wells are intended primarily as backup sources for peak demand days rather than as the main supply for all homes and businesses,

with the county's main water plant continuing to serve most customers. Mr. White concluded by stressing the importance of careful site selection, ongoing monitoring, and a realistic understanding of the limitations and costs associated with groundwater wells in the county.

Following Mr. White's presentation, the Board engaged in discussion about the practicalities and challenges of developing additional wells in Greene County. Board members asked clarifying questions about the minimum yield required for a well to be considered viable, the regulatory standards set by the Virginia Department of Health, and how these standards compare to the county's actual water usage and needs. There was considerable focus on the fact that wells are intended primarily as backup sources for peak demand days, rather than as the main supply for all homes and businesses, given the limited yields and the risk of wells running dry if overused. The Board also discussed the high costs and risks associated with drilling, including the possibility of drilling multiple dry holes, and debated whether it would be cost-effective to drill test wells before committing to full-scale development. Members expressed interest in using a variety of site selection methods and technologies to improve the chances of success, but also recognized the inherent uncertainties involved. Ultimately, the Board agreed on a cautious, phased approach: to proceed with bringing the two existing wells online, monitor their performance, and consider further drilling only as needed and as resources allow.

RE: CLOSED MEETING

Ms. Kemp read the proposed resolution for Closed Meeting.

WHEREAS, the Board of Supervisors of Greene County desires to discuss in Closed Meeting the following matter(s):

- Discussion, consideration, or interviews of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body concerning the Jefferson Area Board on Aging.
- Discussion concerning a prospective business or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community.
- Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel regarding a surplus funds from a tax sale.

WHEREAS, pursuant to: §2.2-3711 (A)(1), (A)(5) and (A)(8) of the Code of Virginia, such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Greene County does hereby authorize discussion of the aforesated matters in Closed Meeting.

Upon motion by Davis Lamb, second by Marie Durrer and unanimous roll call vote, the Board entered into Closed Meeting.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: OPEN MEETING

Upon motion by Davis Lamb, second by Marie Durrer and unanimous roll call vote, the Board returned to open meeting.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

By unanimous roll call vote, members certified that only public business matters lawfully exempted from the open meeting requirement and only such matters as identified by the motion to enter into closed meeting were discussed.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: APPOINTMENT OF LINDA COPELAND TO THE JABA ADVISORY COUNCIL

Upon motion by Marie Durrer, second by Tim Goolsby and unanimous roll call vote, the Board appointed Ms. Linda Copeland to the JABA Advisory Council to fill the unexpired term of Jeff Earney which will expire on August 31, 2026.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

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

RE: ADOPTION OF AGENDA

Upon motion by Marie Durrer, second by Tim Goolsby and unanimous roll call vote, the agenda was adopted as presented.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: RESOLUTION OF APPRECIATION FOR THE GREENE CARE CLINIC

Upon motion by Marie Durrer, second by Tim Goolsby and unanimous roll call vote, the Board approved the resolution as presented. (Attachment "A")

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: MATTERS FROM THE PUBLIC

Ms. Elizabeth Dellospidale addressed the Board to share her troubling experience with the Tiny Paws pet store in Ruckersville, Virginia. After purchasing a puppy from the store, she found that the animal was seriously ill, requiring extensive and costly veterinary care for an untreatable hereditary disease. Despite repeated attempts to contact the store, she was ignored until her attorney intervened. Through this ordeal, Ms. Dellospidale discovered that many other county residents had similar negative experiences with sick puppies and poor customer service from Tiny Paws. She urged the Board to revoke the store's operating license, arguing that its continued operation contributes to community distress and places additional strain on the already overburdened local animal shelter.

Mr. Corey Waters addressed the Board to reinforce concerns about the Tiny Paws pet store, echoing Elizabeth Dellospidale's experience and sharing additional accounts from other residents who purchased sick puppies from the store and received little or no support. Mr. Waters highlighted that these issues are not unique to Tiny Paws but are common in pet stores supplied by puppy mills, where dogs often suffer from genetic and hereditary conditions due to inadequate care. Mr. Waters also emphasized the broader problem of pet overpopulation, noting that

thousands of adoptable animals are euthanized in Virginia shelters each year while pet stores continue to sell animals from questionable sources. Citing examples from other counties and cities that have banned the sale of animals in pet stores, Corey urged the Board to take similar action in Greene County to protect both animals and residents.

RE: PUBLIC HEARING TO CONSIDER AN ORDINANCE REVISION TO AMEND CHAPTER 38, ARTICLES III AND IV OF THE CODE OF GREENE COUNTY TO BRING THE LOCAL ORDINANCE INTO COMPLIANCE WITH UPDATED STATE LAWS AND REGULATIONS

Mr. Leake presented an ordinance revision to the Board, explaining that the update would bring the county's regulations into compliance with the Virginia Erosion Control Stormwater Management Act as required by recent changes in state law. He noted that the ordinance had been reviewed by legal counsel and confirmed to be in line with state code. Mr. Leake made himself available to answer any questions from the Board regarding the proposed changes.

The public hearing was opened and closed with no comments.

Upon motion by Marie Durrer, second by Tim Goolsby and unanimous roll call vote, the Board approved the ordinance revisions as presented. (Attachment "B")

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: CONSENT AGENDA

Upon motion by Tim Goolsby, second by Davis Lamb and unanimous roll call vote, the Board approved consent agenda items except for e. Resolution to allow the County Administrator to ratify the proposal with WW Associates for the design of the Stanardsville Wastewater Improvements project for a lump sum of \$475,000 and to perform the necessary budget adjustments to allocate the funds to the proper line items as presented.

- a. Minutes of previous meeting
- b. Adoption of the amended Fiscal Management Policy originally adopted on February 27, 2018 (Attachment "C")
- c. Resolution to accept and appropriate \$150,000.00 for the FY26 NG911 PSAP grant for the E911 office (Attachment "D")
- d. Resolution to allow the County Administrator to ratify the contract with WW Associates for the water supply and treatment project, wastewater projects and other engineering projects as requested on an as-needed basis (Attachment "E")
- e. Resolution to allow the County Administrator to ratify the proposal with WW Associates for the design of the Stanardsville Wastewater Improvements project for a lump sum of \$475,000 and to perform the necessary budget adjustments to allocate the

funds to the proper line items (Attachment “F”)

f. Refund request from the Commissioner of Revenue of \$6,724.95 for a qualified disabled veteran (Attachment “G”)

g. Letter of support for the deployment of the UVA Mobile Primary Care Unit to Greene County, Virginia (Attachment “H”)

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

Upon motion by Marie Durrer, second by Tim Goolsby and affirmative roll call vote, the Board approved e. Resolution to allow the County Administrator to ratify the proposal with WW Associates for the design of the Stanardsville Wastewater Improvements project for a lump sum of \$475,000 and to perform the necessary budget adjustments to allocate the funds to the proper line items (Attachment “F”)

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	No
	Steve Catalano	-	Yes

Motion carried.

RE: RESOLUTION TO ALLOW THE COUNTY ADMINISTRATOR TO EXECUTE THE GRANT APPLICATION FOR THE DEPARTMENT OF CONSERVATION AND RECREATION VIRGIIA COMMUNITY FLOOD PREPAREDNESS FUND FOR THE DEVELOPMENT OF A COUNTY WIDE RESILIENCY PLAN

Ms. Beigie presented to the Board about the county’s application for a grant from the Virginia Community Flood Preparedness Fund. Ms. Beigie explained that the grant would provide \$125,000 to develop a countywide resiliency plan aimed at reducing the impact of flooding in vulnerable areas. The county is required to provide a local match of \$31,250, which can be met through in-kind staff time rather than cash. The Planning and Zoning staff will collaborate with the Thomas Jefferson Planning District Commission to create the plan, which will identify specific sites in need of mitigation. Once the plan is in place, the county will be eligible to apply for additional funding to conduct studies and implement solutions for flood-prone areas. Ms. Beigie emphasized that while the match is not a direct cash outlay, it is still a county obligation, and requested the Board’s permission to proceed with the grant application.

Upon motion by Tim Goolsby, second by Marie Durrer and unanimous roll call vote, the Board approved the resolution as presented. (Attachment “I”)

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

RE: DISCUSSION OF BOARD PRIORITIES TO INCLUDE IN THE TJPDC LEGISLATIVE PRIORITIES FOR 2026

Ms. Schafrik presented a comprehensive list of Board priorities, which she organized into categories including land use, quality of life, affordability, and infrastructure. She explained that the list was developed based on input from Board members and is intended to guide the county's advocacy efforts, particularly in collaboration with the Thomas Jefferson Planning District Commission and the Virginia Association of Counties (VACo). Ms. Schafrik highlighted that the priorities reflect common concerns among counties in the region, such as maintaining local control over land use decisions, addressing unfunded mandates, supporting affordable housing, and securing funding for critical infrastructure like water, sewer, and broadband. She also noted that the list would be used to track and respond to relevant state legislation, ensuring that the county's interests are represented in policy discussions.

The Board responded positively to Ms. Schafrik's presentation on Board Priorities, expressing general agreement with the categories and issues she outlined. Members noted that the list was comprehensive and accurately reflected both local and regional concerns, particularly the importance of maintaining local control over land use decisions and addressing challenges such as unfunded mandates and limited options for generating revenue. They discussed how these priorities align with those of other counties and emphasized the need to monitor state legislation and funding changes, especially in areas like education and social services. The Board appreciated Ms. Schafrik's efforts in compiling the priorities and agreed that the list would serve as a useful guide for advocacy and policy discussions moving forward.

RE: BOARD LIAISON REPORTS

Mr. Goolsby reported to the Board on the recent activities of the Planning Commission, highlighting their ongoing efforts to address agritourism regulations. He explained that the commission is working to clarify and simplify the rules, ensuring they are understandable and practical for everyone involved. Mr. Goolsby stressed the value of a collaborative, deliberative process, with stakeholders coming together to discuss and resolve issues rather than rushing to decisions. He expressed optimism that this approach would lead to solutions that benefit both the county and the broader community.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik reported on her recent attendance at a regional VACo meeting, noting that Greene County's priorities are widely shared by other counties in the region. She highlighted the success of the recent Clay Festival and provided information about several upcoming community events, including the fall arts and crafts market, the Tour de Greene charity cycling event, the

Greene Care Clinic fundraiser, the EMS five-year anniversary celebration, and Oktoberfest. Ms. Schafrik emphasized the value of these events for community engagement. She also gave a brief update on budget planning, mentioning the ongoing uncertainty around state and federal funding, and reassured the Board that staff are closely monitoring grants and mandates that could impact county operations.

RE: OTHER MATTERS FROM THE BOARD

Mr. McGuigan raised concerns about ongoing issues with the Standardsville water system and questioned why a previously planned \$14 million bond for improvements was no longer included in the county's current funding cycles. The discussion that followed involved clarifications from staff and other Board members about the decision-making process, with Ms. Schafrik and Mr. Hutka explaining that the Board had voted to prioritize the reservoir project and defer other water projects for the time being. They emphasized that the Standardsville water project is still on the county's list of priorities and is being considered for future grant funding, but that the Board had chosen to focus resources on one major project at a time to avoid overextending county finances.

RE: ADJOURN

Upon motion by Tim Goolsby, second by Francis McGuigan and unanimous roll call vote, the Board meeting was adjourned.

Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

Steve Catalano, Chair
Greene County Board of Supervisors

Cathy Schafrik, Clerk
Greene County Board of Supervisors