

January 28, 2025

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, JANUARY 28, 2025, BEGINNING AT 4:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM

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

Staff present: Cathy Schafrik, County Administrator  
Kim Morris, Deputy Clerk  
Kelley Kemp, County Attorney  
Jim Frydl, Director of Planning and Zoning  
Melissa Meador, Director of Emergency Services  
Dan Chipman, Director of Finance

RE: REVIEW REGARDING THE WATER SYSTEM FINANCIAL MODEL

Ms. Schafrik introduced Dr. Sheryl Bailey. She said that Dr. Bailey has nearly 30 years of experience in administration and finance, as a senior executive in state and local government, and in the private sector. Dr. Bailey has overseen enterprise-wide administrative services for complex statewide functions and consolidated county government and public-school operations, including directing several landmark initiatives that transformed operations and significantly enhanced outcomes, efficiency and effectiveness. Her extensive finance experience includes directing Virginia's municipal bond bank, overseeing 2.6 billion in total bond transactions and funding for multiple diverse state bond pools in just over four years and directing a public finance division for a national municipal advisory firm as a licensed Series 50 Municipal Advisor. She has directed complex municipal debt and capital management programs and the financial policy and planning of several regional authorities and major jurisdictions. She has a proven record of directing broad-based strategic planning as a foundation for substantial growth and operational advancement. Dr. Bailey also has leading edge experience at the forefront of public policy initiatives with national, state and local government, and has presented a policy briefing on Capitol Hill on the federal tax policy of municipal securities and financing infrastructure.

Dr. Bailey began by thanking the Board and introducing the team from Virginia Tech Institute for Policy and Governance that conducted the analysis. She outlined the purpose of their

review, which was to focus on the housing start estimates underlying the water and sewer financial model related to the water reservoir project. Dr. Bailey clarified that their analysis did not include reviewing the financing plan or financial analysis, as that was conducted by the county's registered municipal advisor, Davenport and Company. She provided background on Virginia Tech IPG and the qualifications of her team, which includes several PhDs, economists, and a graduate assistant. Regarding their methodology, Dr. Bailey explained that they reviewed the history and planning documents related to the water reservoir project, visited the site, and examined the water and sewer financial model provided by Davenport. They also analyzed relevant national, state, regional, and local demographic and economic data. In their findings, Dr. Bailey highlighted several key points:

1. The county has made a significant investment over 22 years to secure a water reservoir in accordance with state requirements following the 2002 drought.
2. The county is positioned to proceed with the water reservoir project and address water supply needs with the approval of bond issuance.
3. Even without growth, the documents indicate there are reliability issues and deferred maintenance needs in the current water and sewer system.
4. Water is a pivotal resource for health, safety, economic vitality, and quality of life in the community. Public safety is also an important consideration.
5. The lead time for water infrastructure projects is very long, as evidenced by examples in the Richmond area and other regional projects.

Dr. Bailey then discussed demographic and economic trends, noting that the county's population growth has exceeded the state average since 2000. She also highlighted the strong economic growth in the county and the region, as well as the competitive position of the county's housing market.

Regarding the water and sewer model, Dr. Bailey explained that it is conservative and prudent, as it only includes a portion of the residential projects with current activity and excludes commercial and non-residential projects. She noted that this provides a buffer and insurance within the model.

Finally, Dr. Bailey discussed revenue streams and financial considerations, emphasizing the importance of a balanced approach and local self-determination in setting the financial model and approach. She also mentioned potential headwinds and tailwinds that could impact the financial outlook.

Dr. Bailey answered questions from the Board. They thanked her for her presentation.

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, discipline, or

resignation of specific public officers, appointees, or employees of any public body concerning the Agricultural and Forestal District Advisory Committee.

WHEREAS, pursuant to: §2.2-3711 (A)(1) 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 aforestated 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 ROBERT BURKHOLDER AND DAVID COX TO THE AGRICULTURAL AND FORESTAL DISTRICT COMMITTEE

Upon motion by Davis Lamb, second by Marie Durrer and unanimous roll call vote, the Board appointed Mr. Robert Burkholder and Mr. David Cox to the Agricultural and Forestal District Committee.

|                |                  |   |     |
|----------------|------------------|---|-----|
| 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

Mr. Catalano said that the agenda would be amended to include a presentation by Mr. McGuigan under Presentations.

Upon motion by Marie Durrer, second by Francis McGuigan and unanimous roll call vote, the agenda was adopted as amended.

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

Motion carried.

RE: MATTERS FROM THE PUBLIC

Mr. Bill Zutt began by commending the Board for getting the report from Virginia Tech to evaluate the new home start projections underlying the financing of the reservoir project. However, he stated that he was unable to find the water and sewer model referenced in the report, suggesting it may not actually exist. Despite the lengthy report, Zutt identified two publicly available figures that he believes are critical to evaluating the project:

1. The population projection for Greene County between now and 2050, which is approximately 5,945 more people.
2. The average household size in Greene County is 2.66 people.

Based on these figures, Zutt calculated that the number of housing starts needed to accommodate the predicted population annually is 83 units. He noted that the county currently has nearly 3,600 units in the pipeline, which is far more than would be needed over the next 25 years. Mr. Zutt stated that unless there is a dramatic change in the population or household size projections, the county does not need the level of housing starts currently planned for. He questioned how the EDU fees would need to be structured to pay off the reservoir debt, given the apparent oversupply of housing.

Mr. Scott Mingledorf ceded his three minutes to Mr. Ken Copeland.

Mr. Ken Copeland began by stating that when incorporating the Virginia Tech population forecast and average persons per housing unit into the county's water and sewer capital project funding plan model, the results are drastically different than what has been presented to date. Specifically, Copeland's analysis shows the county faces a \$33 million shortfall by 2034, rather than the \$6.1 million surplus projected in the county's model. Copeland explained that the county's funding plan model relies on flawed housing start estimates. Using the Virginia Tech report's validated population and household size projections, Copeland calculated an expected 2,350 new housing units between 2030 and 2050, or an average of 87 per year. Copeland presented a graph illustrating the discrepancy between the county's housing start estimates and the more sustainable levels suggested by the Virginia Tech data. He noted the county's estimates would result in total housing units far exceeding what the population can support. Applying the 87 housing units per year based on the Virginia Tech data to the county's funding model results in a \$33 million shortfall by 2034 and a \$43 million shortfall over the 30-year debt service. Copeland stated that even heroic assumptions of housing starts 55% above the Virginia Tech projections would still result in a \$22 million shortfall in the near term. He concluded that the county must develop a realistic, data-driven funding plan for the water and sewer project.

Mr. James Higgins began by reminding the Board that at the previous meeting in November, he had asked the board to consider raising the EDU (Equivalent Dwelling Unit) fees to \$15,000 each for water and sewer. The Board had declined his proposal at that time. Higgins noted that the Virginia Tech study now advocates raising the EDU fees to \$18,000 each. He pointed out that this is a substantial increase from the \$15,000 he had previously suggested. Higgins explained that when the EDU fees were last raised in 2007, they represented about 10% of the price of a home. However, with the median home price in Green County now at \$450,000, the current EDU fees of \$10,000 each only represent about 4% of the home price. Higgins acknowledged that the Virginia Tech study qualifies the \$18,000 EDU fee recommendation by noting it may push developers to build in less dense rural areas, where the costs would be substantially higher. In conclusion, Higgins urged the Board to revisit the idea of increasing the EDU fees, even if not to the full \$18,000 amount recommended in the Virginia Tech study. He argued that the fees need to be raised from the current level to better reflect the increased costs of the water reservoir project.

Mr. Roger Schweikart expressed concern about the water and sewer efforts the county is undertaking, as well as the numbers and proposals that have been presented. He stated that he looks forward to studying the information further, particularly the impact on seniors. Schweikart also noted that on his way to the meeting, he observed significant traffic issues on Route 29, stating that the traffic has become comparable to what one would see in Chicago. He mentioned that it took him much longer to get to the meeting, even with taking shortcuts, due to the congestion. Schweikart questioned why the American flag outside the building was still at half-staff and noted that there was no Virginia or Greene County flag displayed.

Ms. Joanne Burkholder began by expressing her concern about the condition of the Library and Senior Center in the county. She stated that she has noticed that the natural vegetation around the library, which was intended to be a river sage planting, appears to have become overgrown and potentially poses a fire risk. Burkholder emphasized that if someone was smoking or doing something else near the overgrown vegetation, it could potentially lead to the Library and Senior Center being destroyed by fire. She urged the board to take action, such as having someone go down there with a weed eater to cut down the vegetation. Burkholder stated that she had previously spoken to the Board about this issue, but nothing had been done to address it. She expressed her love and respect for the Board members but insisted that something needs to be done to prevent the potential loss of the library and senior center.

Mr. Gary Lowe began by commending the Board for finally putting together a comprehensive report that lays out the situation the county has inherited by taking over the Rapidan Service Authority's water and sewer system. He stated that the report details the penalties and deadlines the county is facing to complete the necessary projects. Lowe recalled that in 2008, the county had applied for \$11 million in federal "shovel ready" funding to fix the water and sewer infrastructure, but did not receive it. He noted that the costs have now grown to over \$20 million just to fix the water system. Lowe emphasized that the county cannot continue to delay and put its head in the sand. He stated that the county needs to take the plan that has been developed and start implementing it, utilizing the available financing vehicles to pay for the necessary improvements. Lowe expressed concern about the potential for another water shortage like the one experienced last summer, stating that the county needs to get the reservoir built and the infrastructure maintained, regardless of projected growth. He urged the Board to move forward with the project in an orderly fashion to avoid huge, outrageous bills for residents.

Mr. Scott Winslow began by stating that it is interesting to him that the county continues to debate its water and sewer needs, as the county has grappled with this issue and debated and delayed the project for decades. Winslow noted that the county has already spent significant amounts of money and time towards building a reservoir, previously referred to as a water impoundment project, in order to meet the county's needs. He stated that it has been more than 20 years, and the county is now at the end of the process. Winslow mentioned that the county has received studies from Davenport and Virginia Tech, both of which support the assumptions regarding projected housing starts and how to pay for the project. He stated that Dr. Bailey's presentation earlier indicated there are many significant buffers built into the model. Winslow

expressed that these studies tell him there is more than enough growth coming to Greene County to support the financial model developed by the Water and Sewer department, and that the user fees will cover the obligations. Winslow warned that bad things happen when localities neglect basic infrastructure like water and sewer, using the example of the City of Los Angeles currently dealing with such issues. He urged the Board not to delay the project any longer, as it is a matter of public safety as well as a state requirement.

Ms. Jennifer Lewis-Fowler reminded the Board that this is an election year. She noted that the paperwork deadline for candidates running for local offices, such as the Board of Supervisors, is June 17th in order to be on the November ballot. Ms. Lewis-Fowler stated that in addition to the local Board of Supervisors' seats, there are also School Board positions for Midway and Standardville that will be on the ballot. At the state level, Lewis-Fowler mentioned that the November ballot will include the positions of Governor, Lieutenant Governor, Attorney General, and the member of the House of Delegates. Lewis-Fowler informed the Board that she has the necessary paperwork available in her office and encouraged anyone interested in running for these local or state offices to stop by and pick up a candidate packet.

Mr. Mike Traber began by stating that he is providing public comment on behalf of his colleague, Bill Martin, and that he fully supports the comments that will be presented. Traber outlined several points for the Board to consider regarding their commitment to the White Run Pump Storage River Project. The need for a reservoir was laid out in great detail by the Rapidan Service Authority in 2000, and the Board at the time spearheaded efforts to locate and purchase real estate for the project. Every Board since then has worked towards making the reservoir a reality, and the county has invested over \$17 million in direct costs, with total costs over \$31 million. The engineering studies are complete, and all permits from state and federal agencies have been obtained, setting the table for this board to take the final steps. Mr. Traber urged the Board to make a public commitment to the White Run Reservoir project, purchase the necessary bonds to finance it, and determine how to use multiple revenue streams to meet the bond obligations. Mr. Traber acknowledged the difficulty of these decisions for the Board but expressed trust in their ability to complete this critical project for the county.

Mr. Paul Risk began by stating that he is glad so many citizens have spoken up and spoken well about the water and sewer project, as they have been eloquent and provided helpful figures and data. Risk acknowledged that the water and sewer project is likely the biggest infrastructure project Greene County has ever seen, and he understands that many people may be apprehensive about what it means for the county now and over the next 30-50 years. However, Risk expressed that he is more apprehensive about what it would mean if the county does not move forward with this project. He stated that the county has a wonderful, comprehensive plan for Ruckersville and the surrounding area, and this project is necessary to make it happen. Risk emphasized that the county must make this project happen in order to continue being a wonderful place to raise families and prosper. He believes this is the only plan that has come forward to make that a reality. In conclusion, Risk urged the board to do what is necessary to make this project happen, stating that the county needs to put on its "big boy pants" and get it done.

Mr. Fred Turck began by acknowledging that his comments may sound counterintuitive to many people but stated that he probably knows more about the use of fire for vegetative management than most anyone in the county. Regarding the overgrown vegetation around the library, Turck explained that the native grasses are either fire adapted or fire dependent. He suggested that the county contact the fire department to conduct a "cool burn" in the winter months to top kill the vegetation without killing the roots. Turck explained that this type of prescribed burn would make the vegetation look bad for a little while, but it would regrow in the spring and be just as lush as before. He used the example of farmers burning off their pastures to illustrate the effectiveness of this approach. Turck argued that by doing a controlled burn under the guidance of the fire department, the county could remove a lot of the vegetation that could potentially catch fire while ensuring it is unlikely to spread out of control.

RE: PROCLAMATION OF RECOGNITION FOR GLEN COLLIER FOR HIS YEARS OF SERVICE WITH GREENE COUNTY

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board adopted the proclamation as presented.

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

Motion carried.

Ms. Durrer presented Mr. Collier with a proclamation that highlighted his outstanding leadership, noting that his legacy will continue to inspire others. It stated that Collier's commitment, dedication, and contributions have been invaluable to the county. The proclamation resolved that the Board of Supervisors expresses its sincere appreciation and gratitude to Glen Collier for his exemplary service and leadership over the past 27 years. The Board and audience applauded Collier's recognition, celebrating his significant contributions to the county over his 27-year tenure.

Ms. Schafrik recognized that in addition to honoring Glen Collier, she also wanted to specifically acknowledge Ms. Bunny Swanson as the new Animal Shelter Manager. Ms. Schafrik stated that she told Mr. Collier that Swanson's appointment is a sign of good management, as Collier was able to build up a strong bench of talent within the organization. Ms. Schafrik noted that Swanson has been with the Animal Shelter since 2016 and expressed excitement about the evolution of the Animal Shelter and said that she looks forward to the great things they will accomplish under Swanson's new leadership.

RE: PRESENTATION BY SUPERVISOR MCGUIGAN

Mr. McGuigan began by stating he wanted to look at the population, housing projections, and the effects on revenue from the Virginia Tech presentation. Mr. McGuigan noted that the

Greene County population in 2021 was 21,370, and is projected to be 27,315 in 2050, a delta of 5,945 people. He also stated the average household size in Greene County has been 2.62 people per household for the last 20 years. Based on these figures, he calculated that there would only be 2,269 homes needed, not the 3,548 homes the county is projecting. He used an analogy of a restaurant having 35 reservations but only 20 people showing up. Mr. McGuigan then presented data on the county's historical housing start projections, noting they have been grossly overestimated compared to the actual results. He argued this pattern is likely to continue. Using the Rapidan Service Authority's data on actual new water accounts over the past 20 years, McGuigan created a histogram showing the wide variation and skewed distribution of housing starts, with a peak around 90 units per year. He calculated the probability of hitting the county's projected 135 housing starts per year is only 4%, versus a 70% probability if using the 87 units per year based on the Virginia Tech data. He concluded that the water and sewer model will likely project deficits most years, requiring the shortfall to be made up through real estate taxes, potentially leading to significant tax increases. Overall, Mr. McGuigan expressed serious concerns about the accuracy of the housing start projections underlying the financial model for the water and sewer project.

RE: RUCKERSVILLE VOLUNTEER FIRE DEPARTMENT EMS LICENSE

Ms. Meador explained that in order for volunteer fire departments to respond to certain EMS calls, they must obtain a license through the Virginia Department of Health Office of EMS. Currently, two of the three fire departments in Greene County have this license, while the Dyke Volunteer Fire Department is working to obtain it. Ms. Meador stated that the Ruckersville Volunteer Fire Company has requested to forfeit their EMS license and come under the Greene County EMS license instead. Ms. Meador indicated that the county supports this request, as it would provide several advantages. It would ensure a consistent standard of care, as Ruckersville Volunteer Fire would be required to meet Greene County EMS's policies and procedures. It would allow the county to ensure Ruckersville Volunteer Fire meets all training and licensing requirements, as well as data compliance. Ruckersville Volunteer Fire would fall under the county's quality management program and be held to the same standards as Greene County EMS employees. It would better integrate Ruckersville Volunteer Fire with the county's EMS operations, and it would relieve Ruckersville Volunteer Fire of the administrative burden, allowing them to focus on responding to calls. Meador noted there are some potential downsides, such as an increased workload for the county, but stated the benefits outweigh the drawbacks. Ms. Meador requested the Board's support in this arrangement and asked if she and the County Administrator could be authorized to negotiate and sign the necessary Memorandum of Understanding with Ruckersville Volunteer Fire. The Board expressed support for the proposal.

RE: AUDIT CLARIFICATIONS

Mr. Chipman began by stating that after Matthew McLearen's presentation from RFCA two weeks ago, there may be some lingering questions, and he wanted to provide some clarifications. Mr. Chipman first addressed the \$3.2 million that was transferred from the debt service fund to the water and sewer funds. He clarified that there was no money taken from the general fund prior to the county taking over the water and sewer services from the Rapidan Service

Authority (RSA). The debt service fund was used to track funds committed for debt service payments related to the VRA water and sewer debt and/or capital projects. Mr. Chipman explained that as of June 30, 2022, the balance of the debt service fund was \$3.2 million. From July 1, 2022 through June 30, 2024, there was no activity reported in the debt service fund, so the remaining \$3.2 million was transferred to the water and sewer funds to be used for their previously committed purpose. Regarding the fund balance growth, Chipman clarified that of the \$6.9 million increase, \$3.9 million was for restricted and committed funds, while the other \$3.041 million was for unrestricted funds. He wanted to break down the restricted versus unrestricted portions to provide more clarity. Finally, Mr. Chipman addressed the statement that the county's revenues decreased by \$10 million when comparing fiscal year 2024 to fiscal year 2023. He explained that this was due to a one-time accounting entry related to the capital acquired from the RSA, which was recorded as revenue. Chipman noted that when looking at the individual fund tables, the county's revenues are actually increasing year-over-year. Mr. Chipman concluded by stating these were the key points he wanted to clarify based on the audit presentation and any lingering questions the board may have had.

The Board thanked Mr. Chipman for the clarification.

RE: CONSENT AGENDA

Upon motion by Tim Goolsby, second by Davis Lamb and unanimous roll call vote, the Board approved the consent agenda.

- a. Minutes of previous meetings
- b. Resolution to accept and appropriate \$138,999.00 for the BRIC Capability and Capacity Building grant for Building Inspections (Attachment "A")
- c. Resolution to accept and appropriate \$24,996.16 for the Department of Forestry's Forest Sustainability Fund grant for Parks and Recreation (Attachment "B")
- d. Refund request by the Commissioner of Revenue in the amount of \$26,707.61 for a qualified disabled veteran (Attachment "C")
- e. Refund request by the Commissioner of Revenue in the amount of \$16,475.79 for a qualified disabled veteran (Attachment "D")
- f. Resolution to guarantee the performance of Vista Heights Drive to become part of the Secondary System of State Highways for a period of one year from the date of the acceptance of the referenced street by VDOT into the Secondary System of State Highways (Attachment "E")

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

Motion carried.

RE: BOARD LIAISON REPORTS

Mr. Lamb said that he, Ms. Schafrik and Mr. Hutka, as well as Mr. Catalano, attended Local Government Day in Richmond. He said they met with Senators and Delegates and discussed the needs of the county in regard to the water and sewer projects.

Ms. Durrer said that she attended the Board of Zoning Appeals meeting for their organizational meeting.

Mr. Goolsby said that he attended the Planning Commission meeting for their organizational meeting.

Mr. McGuigan said that he attended the School Board meeting for their budget workshop. He said that they are looking at a 7% increase, mostly fueled by health insurance.

Mr. Catalano said that they were not able to hold the last Emergency Services meeting some members were sick. He said that Local Government Day in Richmond was very enjoyable and that he looks forward to attending again.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik said that the county website has a section for public comment Q&A, where staff will post follow-up information on unique individual issues raised during public comment. She stated they will work to ensure the website is up to date with these public comment follow-ups. She announced that the next meeting will include a joint workshop with the Planning Commission to discuss capital projects and budget priorities. She explained that this is the kickoff to the next budget season. Ms. Schafrik shared that the county is in a reassessment year, and they are awaiting the final results from the assessor, Pearson. She expects the assessment letters to be sent out in mid-February, about two weeks after the county receives the final results. She said that the county is setting up a dedicated phone line and online scheduling to handle citizen inquiries about the reassessments. Ms. Schafrik stated they will be incorporating more texture and information around the budget requests, including performance measures and organizational charts. These changes are based on feedback received on last year's Citizens Guide, which was well received. Ms. Schafrik mentioned the Board's recent trip to Richmond to meet with state legislators, which she said went well and said that she had received positive feedback. She also provided an update on the county's efforts to address the overgrown vegetation around the library, noting the challenges of maintaining those types of natural plantings.

RE: OTHER ITEMS FROM THE BOARD

Mr. McGuigan expressed serious concerns that the Board may be passing on a disaster to the next two decades of people in the county. He felt the population and housing start projections presented in the Virginia Tech report completely backed up the analysis he had provided earlier. McGuigan stated that the Virginia Tech report supported his projection of 2,269 housing units, which is significantly lower than the 3,500 units the county's model is based on. He questioned how the user fees could possibly cover the debt service with such a large discrepancy. Referencing the audit, Mr. McGuigan noted there was a \$1.6 million loss in user fee revenue in fiscal year 2023, and the department had requested increases totaling \$400,000 on top of the original \$3.6 million budget. He argued this calls into question the ability of user fees to support the debt service. Mr. McGuigan emphasized the need to use the Weldon Cooper population projections as the basis, rather than the county's higher housing start estimates. He stated that a 50% difference in housing starts is a huge gap that cannot be ignored. Mr. McGuigan urged the Board to address

the probability that 95% of the time, over 25 years, the county will not be able to make the debt payments based on the current model. He argued this risk needs to be seriously considered. He concluded by stating the Board needs to act quickly to set the EDU fees at the appropriate level, as waiting will only result in higher fees being required to offset the long-term deficits.

Mr. Catalano acknowledged that the concerns raised by McGuigan are part of the overall consideration as the water and sewer project evolves. He stated that the Board will have to work through flushing out all the details and information. Catalano noted that in real business, there are no guarantees for the future, and the Board will have to make a calculated gamble that this project is good for the business of the county. He said the Board is doing its best to arrive at some scientific basis for the decisions. Mr. Catalano suggested that the pace of discussion on this issue will likely pick up, potentially intertwining it with the upcoming budget process. He expressed a desire to look at some of the numbers in the context of the potential budget impacts. Mr. Catalano reiterated his support for phasing the project, as it would allow the county to get started and ease into any potential issues that may arise, rather than waiting for a perfect plan.

Mr. Goolsby congratulated Mr. Cox and Mr. Burkholder on their appointments to the Agricultural and Forestal District Committee and thanked them for their willingness to serve.

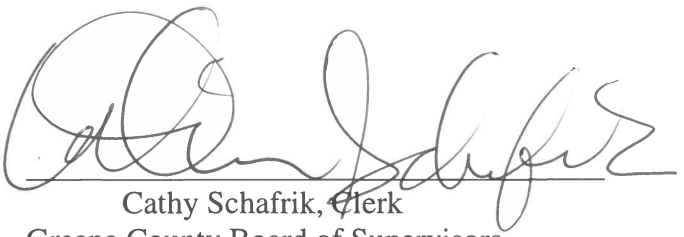
RE: ADJOURN

Upon motion by Tim Goolsby, second by Steve Catalano 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.

  
Marie Durrer, Vice Chair  
Greene County Board of Supervisors

  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors

**RESOLUTION TO ACCEPT AND APPROPRIATE  
ONE HUNDRED THIRTY-EIGHT NINE HUNDRED  
NINETY-NINE DOLLARS FOR THE BRIC CAPABILITY AND  
CAPACITY BUILDING GRANT**

WHEREAS, the Virginia Department of Emergency Management has awarded Greene County funding through the Fiscal Year 2022 cycle of the FEMA Building Resilient Infrastructure and Communities (BRIC) competitive grant program; and

WHEREAS, the funds in the amount of one hundred thirty-eight nine hundred ninety-nine dollars (\$138,999.00) need to be accepted and appropriated to the correct line item in the 2024-2025 budget of the County of Greene, Virginia.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Greene, Virginia that one hundred thirty-eight nine hundred ninety-nine dollars (\$138,999.00) be appropriated to the 2024-2025 budget of the County of Greene.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 28th day of January, 2025.

Motion: Marie Durrer

Second: Tim Goolsby

Recorded Vote:

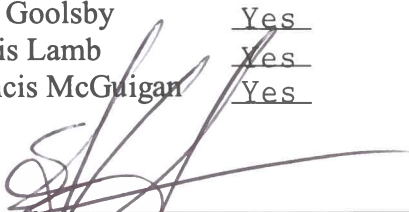
Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

Davis Lamb Yes

Francis McGuigan Yes

  
\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors

**RESOLUTION TO ACCEPT AND APPROPRIATE  
TWENTY-FOUR THOUSAND NINE HUNDRED NINETY-SIX  
DOLLARS AND SIXTEEN CENTS FOR THE VIRGINIA DEPARTMENT  
OF FORESTRY'S FOREST SUSTAINABILITY FUND ALLOCATION**

WHEREAS, the Virginia Department Forestry has awarded the County of Greene funding through its Forest Sustainability Fund; and

WHEREAS, the funds in the amount of twenty-four thousand nine hundred ninety-six dollars and sixteen cents (\$24,996.16) need to be accepted and appropriated to the correct line item in the 2024-2025 budget of the County of Greene, Virginia.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Greene, Virginia that twenty-four thousand nine hundred ninety-six dollars and sixteen cents (\$24,996.16) be appropriated to the 2024-2025 budget of the County of Greene.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 28th day of January, 2025.

Motion: Marie Durrer

Second: Tim Goolsby

Recorded Vote:

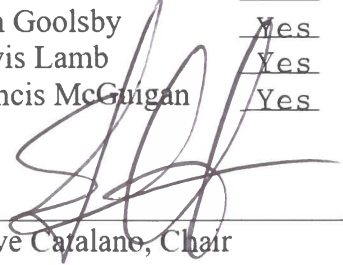
Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

Davis Lamb Yes

Francis McGuigan Yes

  
\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors

## Greene County Commissioner's Office

P. O. Box 438  
Stanardsville, VA 22973-0438

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Phone 434-985-5211  
Fax 434-985-5283

**Date:** January 22, 2025

**TO:** Greene County Board of Supervisors

**FROM:** Kimberly Tate, Commissioner of the Revenue

**RE:** Refund Request of \$26,707.61 for qualified disabled veteran

Taxpayer submitted qualifying paperwork as a disabled veteran which initiated an abatement for 2011-2024 real estate taxes as well as personal property taxes 2021-2024. This resulted in an overpayment of \$26,707.61 for which a refund is due.

## Greene County Commissioner's Office

P. O. Box 438  
Stanardsville, VA 22973-0438

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Phone 434-985-5211  
Fax 434-985-5283

**Date:** January 22, 2025

**TO:** Greene County Board of Supervisors

**FROM:** Kimberly Tate, Commissioner of the Revenue

**RE:** Refund Request of \$16,475.79 for qualified disabled veteran

Taxpayer submitted qualifying paperwork as a disabled veteran which initiated an abatement for 2016-2024 real estate taxes as well as personal property taxes. This resulted in an overpayment of \$16,475.79 for which a refund is due.



**WHEREAS**, Vista Heights Drive (RT 1031) has been extended 0.606 Mi West terminating in a Cul-de-sac, and

**WHEREAS**, the RT 1031 improvements have been inspected and are satisfactory and eligible to be accepted as part of the secondary system of state highways, and

**WHEREAS**, the Greene County Board of Supervisors adopted a resolution for the acceptance of these streets at their meeting on January 14, 2025,

**NOW THEREFORE, BE IT RESOLVED**, this Board guarantees the performance of the street(s) requested herein to become part of the Secondary System of State Highways for a period of one year from the date of the acceptance of the referenced street(s) by VDOT into the Secondary System of State Highways. This Board will completely reimburse all costs incurred by VDOT, up to \$39,000.00, to repair any faults in the workmanship or materials of the referenced street(s) and related drainage facilities as determined exclusively by VDOT.

**BE IT FINALLY RESOLVED**, a certified copy of this resolution be forwarded to the Virginia Department of Transportation.

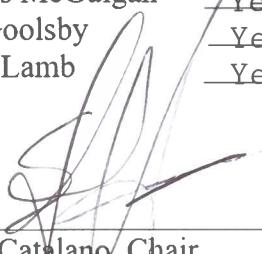
**Adopted this 28<sup>th</sup> day of January, 2025.**

Motion: Marie Durrer

Second: Tim Goolsby

Recorded Vote:

|                  |            |
|------------------|------------|
| Marie C. Durrer  | <u>Yes</u> |
| Steve Catalano   | <u>Yes</u> |
| Francis McGuigan | <u>Yes</u> |
| Tim Goolsby      | <u>Yes</u> |
| Davis Lamb       | <u>Yes</u> |

  
\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors