

February 13, 2025

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, FEBRUARY 13, 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
Jim Frydl, Director of Planning and Zoning
Dan Chipman, Director of Finance
Cooper Lane, Senior Accountant

RE: JOINT WORKSHOP WITH THE PLANNING COMMISSION TO DISCUSS THE CIP AND BUDGET PRIORITIES

Ms. Schafrik shared a presentation and explained that the Capital Improvements Program (CIP) is a planning document that is subject to change each year based on community needs. Adopting the CIP is not a commitment to specific projects or costs, but a tool for scheduling and planning capital projects. The CIP helps in planning for capital financing and addressing urgent facility needs, such as roof replacements. It is also crucial for applying for grants, as it demonstrates community approval and commitment to projects. Ms. Schafrik outlined the challenges, including completing large water and sewer projects, replacing outdated enterprise technology, and diversifying the revenue base. She suggested strengthening the CIP program through a capital sinking fund. Ms. Schafrik shared strategic priorities which include rural preservation, economic development, good governance, public safety, and infrastructure. She explained that the CIP links the long-range comprehensive plan, mid-term CIP, and short-term annual budget.

Mr. Frydl shared the master list of projects. The list includes items for consideration for the current budget, based on consent decrees, replacement costs, and other requirements. He explained that the list is not in prioritized order and that the Board would decide the priorities.

Mr. Ron Williams of the Planning Commission stated that the top priority should still be the water project, as it has been the top priority for the last three capital improvement plan cycles. He noted that the water project makes up \$105 million of the total \$112 million in projects. Regarding the other projects, Ron suggested that the courthouse renovations, including the HVAC, should be a high priority, as there may be consequences for not addressing those issues. He said that HVAC, roofing and paving seem to be common themes due to normal wear and tear. Mr. Williams questioned whether the heavy lift equipment at the maintenance facility is critical, as not having that equipment could lead to outsourcing repairs at a higher cost and longer turnaround times. They discussed the process for vehicle maintenance and outsourcing large repairs. Mr. Williams also asked about the bi-directional amplifiers for emergency services, noting the importance of effective communication, especially in buildings that can be challenging for signals.

Mr. McGuigan raised the issue of rural preservation, stating that it is the top strategic priority, but it does not seem to be reflected in the CIP projects. He suggested that the county should consider funding costs associated with easements and sponsoring transfer development rights programs to help preserve the rural areas. Mr. McGuigan noted that, unlike the other strategic priorities, rural preservation is expected to be self-funded, but he believes the county should be thinking about ways to actively support this priority. He expressed concern that the county is spending hundreds of millions of dollars on other projects but not doing anything to address the top strategic priority of rural preservation. Mr. McGuigan urged the group to consider ways to incorporate rural preservation efforts into the CIP, such as through dedicated funding or programs to incentivize conservation easements and transfer of development rights. Mr. Williams expressed support for the idea of exploring options for rural preservation, such as funding for easements and transfer of development rights programs, as it aligns with the strategic priority of rural preservation. Mr. Catalano suggested the creation of a small workgroup to start exploring possibilities and add a placeholder for it in the CIP.

There was discussion about the water and sewer projects and the consent decrees handed down from the State.

Mr. Williams spoke about the ERP replacement project. He stated that the ERP system is the system of record that the county operates on, and it has been kicked down the road for many years to the point that the hardware is about to become obsolete. He noted that the system will need to be replaced with a modern system, either on-premises or hosted in the cloud. Mr. Williams commented that the project costs for the ERP system replacement seem reasonable, given his experience in that area. He explained that with older, obsolete systems, the costs can quickly escalate, as the vendors no longer want to support the outdated technology. Ms. Schafrik provided some additional context, noting that the current system is an AS400 that the county has been using since the mid-1990s, which was already 10+ years old technology at that time. She acknowledged that it is time for the county to move to a more modern ERP system.

The group discussed the need to finish the remodel of the newly purchased building for Social Services and the remodel of the Sheriff's Office once they can occupy the space vacated by Social Services and the Extension Office. They discussed the Park Master Plan and the park

projects that fall under it. They also discussed the needed repairs of the tipping floor at the transfer station.

Mr. Frydl summarized the key points that the group agreed on as they move forward with the CIP and budget process:

1. The water project and related consent decrees/orders will remain a top priority on the list.
2. The deferred maintenance projects, such as the courthouse renovations and the tipping floor at the transfer station, will also be prioritized as they are either required or have significant consequences if not addressed.
3. The move of social services into the new building, along with the associated renovations to the sheriff's office space, will be included as a priority.
4. For the vehicle replacements, the school buses and Sheriff's vehicles will be kept on the list, as they have a well-established replacement schedule and process. The other specialized vehicles will be reviewed in more detail before including them.

Mr. Frydl committed to providing more information on the actual budget impact and financing strategy for the CIP projects, as the initial numbers may not directly translate to the annual operating budget. The group agreed to keep the CIP master list intact for now, as it allows the county to collect proffers and apply for grants, even if specific projects are not immediately funded.

RE: ADJOURN

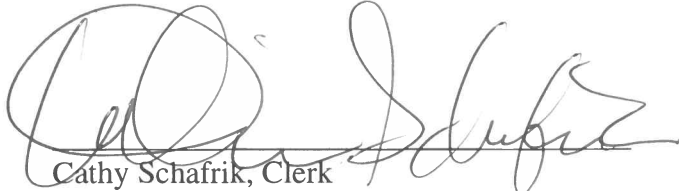
Upon motion by Tim Goolsby, second by Steve Catalano and unanimous roll call vote, the Board meeting was adjourned.

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