

March 25, 2025

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, MARCH 25, 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
Francis McGuigan, Member
Steve Catalano, Chair

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

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 Water and Sewer Department, County Administration, the Planning Commission, and Agricultural and Forest District 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 aforesated matters in Closed Meeting.

Upon motion by Marie Durrer, second by Davis Lamb 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 Marie Durrer, second by Davis Lamb 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 DUSTIN CLAY TO THE AGRICULTURAL AND FORESTAL DISTRICT COMMITTEE

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board appointed Dustin Clay 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: APPOINTMENT OF LAURIE CHAPMAN TO THE AGRICULTURAL AND FORESTAL DISTRICT COMMITTEE

Upon motion by Marie Durrer, second by Davis Lamb and unanimous roll call vote, the Board appointed Laurie Chapman 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

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: MATTERS FROM THE PUBLIC

Ms. Jennifer Murphy said that Ms. Susan Bramley and Ms. Ellen Thurnau ceded their time to her. Ms. Murphy, a retired teacher with 37 years of experience, spoke about the Dolly Parton Imagination Library (DPIL) in Greene County. She highlighted the program's success in providing free monthly books to children from birth to age 5. She said that they have sent out 2,200 books since October 2022 and that there are currently 537 children enrolled. There is the potential to enroll 820 children in the county which would be important as reading scores in Greene County are low with a 62% third-grade pass rate and 43% of new kindergarteners are at risk for reading failure. Ms. Murphy requested the Board of Supervisors support the program with a \$375 monthly donation (approximately \$4,500 annually) to help fund books for an additional 283 children. She emphasized that this amount is just 1/10 of a beginning teacher's salary and could provide twelve books per child for a year.

Mr. Don Pamenter, a long-time Greene County resident and community volunteer, spoke about the county's water supply challenges and economic development. He explained that he has

been involved in various county organizations like Economic Development Authority, Stanardsville Area Revitalization, and Greene County Historical Society. He previously signed the first \$10 million loan for the county. He spoke about the county's ongoing failure to address serious water supply issues identified as far back as 2008. He highlighted lost economic opportunities due to water infrastructure problems, including a major yogurt manufacturing facility that did not locate in Greene County and another significant hospitality center project that chose a different county. He argued that drilling wells is not a practical long-term solution, as aquifers do not replenish quickly. He urged the Board of Supervisors to make critical decisions about water infrastructure now, rather than continuing to defer the issue to future boards.

Mr. Wayne Mann spoke about the challenges with Wilhoits Mill Road, a dirt road primarily used by Greene County residents but controlled by Orange County. He explained that the road crosses multiple county lines (Greene, Orange, and Madison Counties) and most property owners on the Greene County side support road paving. He said there are safety concerns with the road. Some sections are only nineteen feet wide and school buses cannot drive down the road. It has narrow turns and wash boarded surfaces and significant dust problems affecting residents' health. Mr. Mann presented a petition and documentation about road dust dangers, highlighting that most Orange County residents he spoke with supported paving the road. Only one property owner on the Orange County side appears to oppose paving. He requested the Board's help in creating a liaison process with Orange County to address the road's paving, emphasizing the high number of Greene County taxpayers who use this road and the safety concerns for residents.

Mr. Bill Martin Bill Martin spoke in support of the White Run Reservoir project. He acknowledged the significant effort by board members in advancing the reservoir project over the years. He highlighted current water supply concerns saying that the county is above 80% warning level on Rapidan River draws during cool months of December through April. He said that immediate water needs exist, not just for future growth and urged the board to take a position on the reservoir project. He urged them to develop a comprehensive plan, create a financial strategy and establish a timeline for the community to understand the project's progression. Mr. Martin emphasized that the project has been in development for many years, with multiple boards making incremental progress. He called on the current board to move forward and provide clarity about the water supply project's future, particularly during the current budget cycle.

Ms. Liz Palmer Liz Palmer, who has extensive experience with water supply planning in Albemarle County, spoke in support of moving forward with the water supply project. She has 25+ years of experience in water supply planning and has served on multiple water and sewer authorities in Albemarle County. She shared insights from Albemarle County's water infrastructure development and acknowledged that Albemarle's water system is much larger; ten times Greene County's size. She described their own challenging water infrastructure journey and emphasized that they spent many years and significant money resolving water supply issues. She said that they signed a cost allocation agreement in 2011 for their reservoir and currently have a functional water system with ongoing improvements. She encouraged Greene County to move

forward with their water project as she believes the board wants to protect the community's health and safety. She urged the board to make a decision and commit to the water infrastructure project.

Mr. Fred Turck spoke about the potential financial implications of the water supply project, particularly regarding bonds. He requested transparency about the true cost of the project and challenged the narrative that the project will not cost taxpayers extra. He shared a critical perspective on bonding, quoting that bonding can be a "backdoor way to fleece taxpayers." He highlighted that bond repayment often results in increased fees, levies and budget reallocations and argued that these financial mechanisms extract money from taxpayers without direct tax increase transparency. He urged the board to be honest about the project's actual costs. He expressed personal support for the project, understanding he may pay for it even as a non-water system user, but he called for the board to provide a clear explanation of what taxpayers can expect financially.

RE: CONSENT AGENDA

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

- a. Minutes of previous meetings
- b. Resolution to allow the County Administrator to approve the FEMA Hazard Mitigation Performance grant application for a generator for wastewater Pump Station 11 (Attachment "A")
- c. Resolution to support the FY 2026 Congressional Community Project Funding application for six bi-directional amplifiers for the six Greene County Public Schools (Attachment "B")
- d. Resolution to support the FY 2026 Congressional Community Project Funding application for improvements to the Stanardsville area water infrastructure (Attachment "C")
- e. Resolution to promote Share the Air; a tobacco-free and vape-free environment at the Greene County Parks and Recreation facilities (Attachment "D")
- f. Resolution to ratify the consensus at the meeting on March 18, 2025, to advertise the proposed FY 2026 budget (Attachment "E")

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

Motion carried.

RE: BOND ANTICIPATION NOTE REFINANCE

Ms. Schafrik provided a history of the county's bond anticipation notes related to the White Run Reservoir project. She said that the first bond anticipation note in 2019 was \$9.4 million for compensatory mitigation credits, the second note in 2019 was \$2.1 million for engineering design. In 2020, the Board consolidated these into a \$12 million note for land acquisition. In 2022, the

Board refinanced again to pay for paving Vista Heights Road. The current bond has a final maturity date of July 15, 2025. The county needs to refinance \$14.3 million before this date. Ms. Schafrik suggested bringing in Courtney Rogers from Davenport to discuss refinancing options and noted that current cost estimates are based on previous similar projects and engineering studies. She acknowledged that actual costs may vary once bids are received. Ms. Schafrik provided rough cost estimates for different project components such as the intake, including the pump at approximately \$9 million and the raw water line estimated around \$8 million. She told the Board that she was seeking direction on how to approach the refinancing and potential project funding.

Mr. Catalano said that the most important immediate action is to refinance the \$14.3 million. He said that the county absolutely does not want to write a check to pay off the entire amount. He said that the Board would like Courtney Rogers from Davenport to come prepared to discuss refinancing options and he requested a concise presentation unlike the previous lengthy PowerPoint presentations. He suggested that if specific projects are identified during the refinancing process, the county could explore additional funding options and stressed the urgency of meeting the deadline to maintain the county's borrowing credibility.

RE: WATER SUPPLY DISCUSSION

Mr. Catalano said that he and Mr. McGuigan each had topics relating to the water supply that they wished to discuss. He said that the main objective of this discussion is to obtain Board consensus to direct staff to provide revised information on the cost of priorities. He said that this discussion should be the framework for a path forward on the water project.

Mr. Francis McGuigan presented an alternative to the reservoir project focused on groundwater solutions. He explained that the current estimated project costs of \$127 million by 2030 and the existing county debt of \$595 million make the county's financial situation potentially "fiscally unstable." He said that the advantages to using groundwater are that groundwater is less contaminated than surface water, there are no pesticides or PFAs, it is cheaper to process and is more resistant to drought. He said that, nationwide, 50% of drinking water comes from groundwater and that Fairfax County uses 90% well water for 1.6 million people. His proposed solution is to drill up to 10 wells to 900 feet in depth. He said that we currently have two wells that can produce 124,000 gallons per day and eight additional wells could support 2,700 homes. He said that it would cost approximately \$21,000 per well. He suggested exploring three wells initially to test their yield. Mr. McGuigan explained that the projected housing growth to 2050 would mean 2,400 new accounts and our current water consumption: 675-700 gallons per day for 3,000 accounts. Mr. McGuigan advocated a groundwater-based approach as a more cost-effective alternative to the reservoir project.

Mr. Catalano's comments on the water supply discussion centered on a phased approach to the project. He explained that a phasing Strategy spreads risk, construction costs, and money over multiple economic periods which more easily allows the board to manage risks and pivot in real time. It would also enable adjusting fees and policies as the project progresses to provide flexibility to respond to unforeseen events. Mr. Catalano said that the first phase would be the reservoir and intake. He said that he would like to explore mechanically lowering the dam initially, with potential to raise it later. He said that we would need to secure all easements immediately and

conduct a cost-benefit analysis for upgrading the old treatment plant and adding a line back to old treatment plant. He said the Board should review and update county ordinances related to hookups and infrastructure and engage development and business communities. Mr. Catalano said that the estimated project cost would be \$30-35 million. He said that he believes the county cannot afford the full original project. He also suggested drilling wells as a short-term solution to bridge the gap over the next 4-5 years until the project is completed. He said that he wants to re-engage WW Associates for all technical aspects and cost estimates. He explained that the overall goal is to create a practical, affordable approach to water infrastructure improvements and develop a clear plan with specific phases and timelines to help minimize upfront costs while maintaining future expansion potential.

It was the consensus of the Board that staff should work with Herb White to update the project's specifications and costs as described by Mr. Catalano.

RE: BOARD LIAISON REPORTS

There were no reports.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik said the deadline to schedule a hearing with the Board of Equalization is Friday, March 28th. She said that the final Budget Town Hall will be held on Thursday, March 27th at 6 PM at the Stanardsville Volunteer Fire Station. She said that the public hearing on budget and tax rates will be held on April 22nd and that the budget adoption will be on May 13th. She said that the Board had reduced the real estate tax rate from 71 to 69 cents per \$100 assessed value and that the personal property tax rate reduced from \$4.50 to \$4.00. She explained that the Election office annex is undergoing water damage repairs which will be completed before early voting begins. She said that the Maintenance crew is clearing debris from the old EMS building. Ms. Schafrik also said that she planned a comprehensive facilities review for this calendar year. She said that the Water and Sewer department moved back to the old RSA building and that Emergency Services launched an auxiliary EMS program. Lastly, she said that the new railings have been installed in front of the County Administration building.

RE: OTHER ITEMS FROM THE BOARD

Mr. McGuigan said that he would like the Board to try to come up with the funding requested for the reading program.

RE: ADJOURN

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

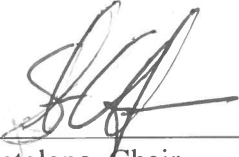
Recorded vote:	Marie Durrer	-	Yes
	Davis Lamb	-	Yes
	Tim Goolsby	-	Yes
	Francis McGuigan	-	Yes
	Steve Catalano	-	Yes

Motion carried.

Board of Supervisors

March 25, 2025

Sheet 8

A handwritten signature in black ink, appearing to read 'SC', written over a horizontal line.

Steve Catalano, Chair
Greene County Board of Supervisors

A handwritten signature in black ink, appearing to read 'Cathy Schafrik', written over a horizontal line.

Cathy Schafrik, Clerk
Greene County Board of Supervisors

**RESOLUTION TO AUTHORIZE COUNTY
ADMINISTRATOR TO EXECUTE THE
HAZARD MITIGATION PERFORMANCE
GRANT APPLICATION**

WHEREAS, Tropical Storm Helene hit the Commonwealth of Virginia from September 25, 2024-October 3, 2024; and

WHEREAS, Governor Glenn Youngkin requested an expedited major disaster declaration on September 30, 2024; and

WHEREAS, President Joe Biden declared the Commonwealth of Virginia a Major Disaster on October 1, 2024; and

WHEREAS, Greene County was identified in the Federal Disaster Declaration 4831 due to Tropical Storm Helene; and

WHEREAS, the Federal declaration opens the grant funds for the Hazard Mitigation Performance Grant; and

WHEREAS, the grant allows for the purchase of generators for critical facilities; and

WHEREAS, Greene County has identified the need for a generator for wastewater Pump Station 11; and

WHEREAS, water and wastewater facilities are considered critical facilities; and

WHEREAS, the grant will require a 5% match that will need to be allocated by the Board of Supervisors if it is awarded.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that the County Administrator is authorized to execute the Hazard Mitigation Performance Grant, and if awarded, the County Administrator is permitted to execute the grant agreement and any reimbursement forms or other necessary documents to complete the project.

Adopted this 25th day of March, 2025.

Motion: Marie Durrer

Second: Tim Goolsby

Recorded Vote:

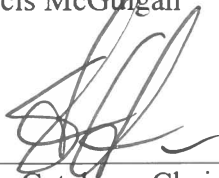
Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

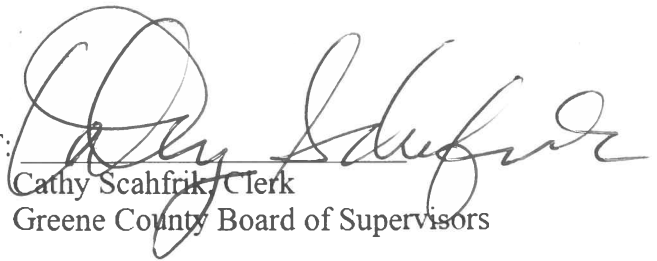
Davis Lamb Yes

Francis McGuigan Yes



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Scahrik, Clerk
Greene County Board of Supervisors

RESOLUTION OF BOARD OF SUPERVISORS' SUPPORT FOR THE APPLICATION FOR THE FY26 COMMUNITY PROJECT FUNDING

WHEREAS, Greene County recently invested more than \$5 million in a new public safety radio project; and

WHEREAS, the new radio system provides more than 95% coverage through the County 95% of the time; and

WHEREAS, signal coverage within the public schools remains between 70-80%, hindering first-responders within those buildings; and

WHEREAS, the County has identified the need to install six (6) Bi-Directional Amplifiers for each of the public school buildings; and

WHEREAS, the cost of the project is estimated at \$800,100.00; and

WHEREAS, neither the Department of Emergency Services nor the Sheriff's Office have the funding available for this project within the Fiscal Year 2026 budget; and

WHEREAS, Senators Mark Warner and Tim Kaine are accepting applications for Fiscal Year 2026 Community Project Funding; and

WHEREAS, the purpose of Community Project Funding is to ensure direct, local engagement as part of the Federal appropriations process; and

WHEREAS, projects must have a Federal nexus tied to a Federal authorization law; and

WHEREAS, this project request falls into the Community Oriented Policing Services (COPS) Technology and Equipment appropriation; and

WHEREAS, if awarded the project funding, it will require no match in funding from the County.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia this project has support from the Board and the community at large and an application may be submitted.

BE IT FURTHER RESOLVED by the Board of Supervisors of the County of Greene, Virginia, that the County Administrator may submit the application for this project.

Adopted this 25th day of March, 2025.

Motion: Marie Durrer

Second: Tim Goolsby

Recorded Vote:

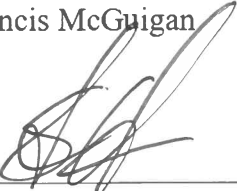
Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

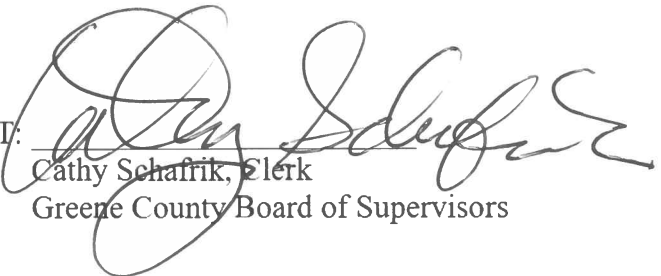
Davis Lamb Yes

Francis McGuigan Yes



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors

RESOLUTION OF BOARD OF SUPERVISORS' SUPPORT FOR THE APPLICATION FOR THE FY26 COMMUNITY PROJECT FUNDING

WHEREAS, the original water infrastructure for the Town of Stanardsville was constructed by the Civilian Conservation Corps (CCC) in the 1930s; and

WHEREAS, a large portion of the Town and County surrounding the Town rely on this aging network for service; and

WHEREAS, water model scenarios developed during the water project study showed that the existing transmission main system cannot provide simultaneous drinking water and adequate fire flow to several locations along the U.S. Route 33 West corridor in Greene County and the Town of Stanardsville; and

WHEREAS, the County has identified replacement of the undersized transmission mains with new 12-inch pipe along U.S. Route 33 Business and into the Town of Stanardsville as necessary to improve drinking water and fire flow for the region; and

WHEREAS, the County has identified the construction of a 12-inch main along the U.S. Route 33 Bypass to loop back into the County to the west of the Town of Stanardsville to fix the problem of the single point of failure in the current design; and

WHEREAS, Congressman Eugene Vindman's Office is accepting applications for Fiscal Year 2026 Community Project Funding; and

WHEREAS, the purpose of Community Project Funding is to ensure direct, local engagement as part of the Federal appropriations process; and

WHEREAS, projects must have a Federal nexus tied to a Federal authorization law; and

WHEREAS, this project request falls into the State and Tribal Assistance Grants appropriation; and

WHEREAS, if awarded the project funding, it will require a 20% match in funding by the County.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia this project has support from the Board and the community at large and an application may be submitted.

BE IT FURTHER RESOLVED by the Board of Supervisors of the County of Greene, Virginia, that the County Administrator may submit the application for this project.

Adopted this 25th day of March, 2025.

Motion: Marie Durrer
Second: Tim Goolsby

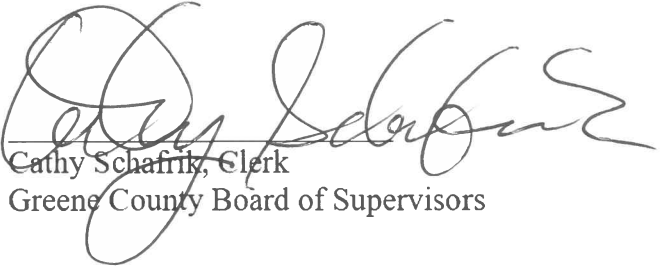
Recorded Vote:

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



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors

**Resolution to Promote Share the Air; a Tobacco-Free and Vape-Free Environment at the
Greene County Parks and Recreation Facilities**

WHEREAS, tobacco products are the most littered item nationwide, accounting for nearly 40% of all litter; and

WHEREAS, exposure to secondhand smoke from tobacco and e-cigarettes poses significant health risks, particularly to children and individuals with respiratory conditions; and

WHEREAS, tobacco and e-cigarette litter presents a danger to young children, as ingestion of cigarette butts or nicotine liquid can cause serious health issues, including death; and

WHEREAS, heavy nicotine use can prime adolescent brains for future substance use, with long-term health consequences; and

WHEREAS, Greene County is committed to providing 100% tobacco-free and vape-free parklands, park facilities, and open public spaces to ensure a clean, healthy, and safe environment for all Virginians;

NOW, THEREFORE, BE IT RESOLVED, that Greene County will implement measures to eliminate tobacco and e-cigarette use in all outdoor public spaces, including parks and open facilities; and

BE IT FURTHER RESOLVED, that Greene County is dedicated to fostering health equity by promoting a community norm where tobacco and e-cigarette use is not accepted in public spaces, ensuring the safety and well-being of all residents and visitors.

ADOPTED this 25th day of March 2025.

Motion: Marie Durrer

Second: Tim Goolsby

Recorded Vote:

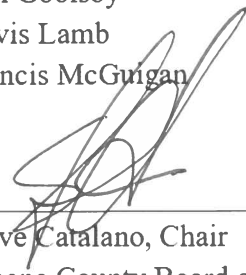
Steve Catalano Yes

Marie C. Durrer Yes

Tim Goolsby Yes

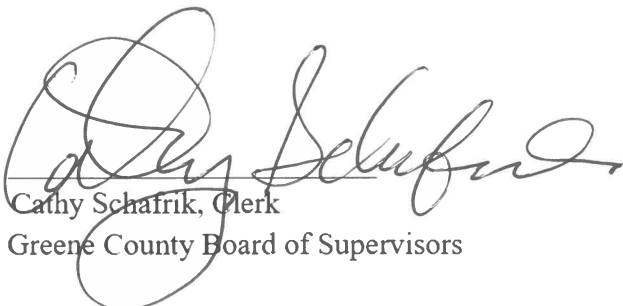
Davis Lamb Yes

Francis McGuigan Yes



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors

**RESOLUTION TO AUTHORIZE THE ADVERTISING OF THE PROPOSED
BUDGET FOR FISCAL YEAR 2026**

WHEREAS, the Board of Supervisors has discussed the budget for Fiscal Year 2026 during their budget workshop and;

WHEREAS, the Board of Supervisors came to the consensus to authorize the advertisement of the proposed Fiscal Year 2026 budget at their meeting on March 18, 2025.

THEREFORE, BE IT RESOLVED, that the Greene County Board of Supervisors hereby authorizes the County Administrator to advertise the proposed budget for Fiscal Year 2026 and to do all things necessary to give this resolution effect.

Adopted this 25th day of March 2025.

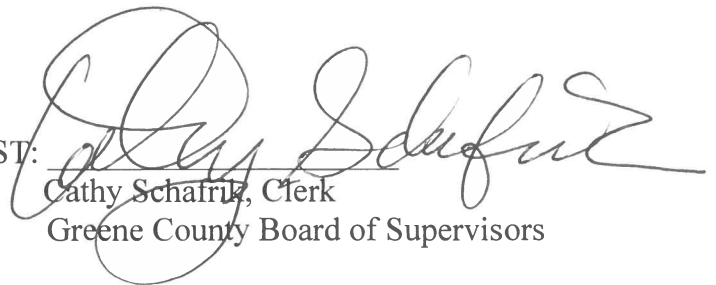
Motion: Marie Durrer
Second: Tim Goolsby

Recorded Vote:

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



Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST: 

Cathy Schaffrik, Clerk
Greene County Board of Supervisors