

July 23, 2024

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, JULY 23, 2024,
BEGINNING AT 4:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING
MEETING ROOM

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

Absent was: Marie Durrer, Chair

Staff present: Cathy Schafrik, County Administrator
 Kim Morris, Deputy Clerk
 Jim Frydl, Director of Planning & Zoning
 Kelley Kemp, County Attorney
 David Hundelt, Interim Director of Water & Sewer
 Alan Yost, Director of Economic Development & Tourism

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.
- Consultation with legal counsel pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, specifically an appeal of a BZA decision.

WHEREAS, pursuant to: §2.2-3711(A)(1) and (A)(7) 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 Tim Goolsby, second by Francis McGuigan and unanimous roll call vote, the Board entered into Closed Meeting.

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

Motion carried.

RE: OPEN MEETING

Mr. Lamb announced that Ms. Durrer was not present at this evening's meeting due to illness.

Upon motion by Steve Catalano, second by Francis McGuigan and unanimous roll call vote, the Board returned to open meeting.

Recorded vote:	Marie Durrer	-	Absent
	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: 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 Steve Catalano, second by Tim Goolsby and unanimous roll call vote, the agenda was adopted as presented.

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

Motion carried.

RE: MATTERS FROM THE PUBLIC

Ms. Gwen Baker suggested that Greene County look into creating a tourism app like the one used in Louisa County, which would be less expensive than maintaining kiosks and provide better analytics. She also recommended that Greene County invest in sports tourism, as it is a fast-growing sector in the tourism industry and proposed that Greene County establish a tourism zone to participate in the tourism development financing program. She did not agree with spending \$100,000 on bathrooms at Greene Commons and said that should be handled through their management company. She stated that Greene County should consider creating a dedicated Tourism Director role instead of having one person handle both Economic Development and Tourism and recommended expanding and diversifying the membership of the Tourism Council to bring in more fresh ideas.

Mr. Don Pamenter expressed appreciation for the support the Tourism Council has provided to the Greene Commons group and the Farmers Market and said that the Black Fair festival was a great success, with many visitors from outside of Greene County attending. He noted that it is disappointing there is no allocation of funds to the Greene County Historical Museum in the current budget, as the museum provides valuable services to visitors researching their family history. He also thanked the Tourism Council members, Alan Yost, and the volunteers for their contributions to tourism in Greene County.

RE: MONTHLY WATER AND SEWER UPDATE

Mr. Dave Hundelt said that Greene County is currently experiencing severe drought conditions, with a third of the county in extreme drought. Voluntary water restrictions are in place and mandatory restrictions may be implemented if the dry weather continues. He said that we are continuing to make progress on various water and sewer projects, including proposals for the Standardsville water mains and elevated tank projects, the Standardsville sewer rerouting project, the alum treatment at the Rapidan WWTP project and the lead and copper rule lead line inventory project. The water utility is working to improve its billing and meter reading processes, including moving to a consistent 30–31-day billing cycle and prioritizing meter replacements for older, harder-to-read meters. The water utility is also increasing pressure on delinquent customers, including issuing door hangers, and considering implementing late fees and cut offs, in order to

improve revenue collection. The water utility is proposing to change the sewer rates for customers with County owned and maintained grinder pumps and lateral systems, as the current rates do not adequately cover the county's maintenance responsibilities for those systems.

RE: TOURISM COUNCIL TOT RECOMMENDATIONS

Several members of the Tourism Council were present to share their recommendations for use of the TOT funds with the Board.

Mr. David Fowley explained that the Tourism Council is advocating for outdoor activities and access to parks and natural areas in Greene County, including potentially purchasing land or securing access along the border of Shenandoah National Park. The council is also proposing to use carryover tourism funds to install information kiosks throughout the county, which would provide brochures and information to visitors. The council is requesting that any remaining carryover tourism funds be set aside to support potential future tourism-related asset purchases or development opportunities.

Ms. Julie Winslow said that the Tourism Council is made up of volunteers from various tourism-related industries in Greene County, including restaurants, lodging, venues, and outdoor recreation organizations. The council works closely with groups like the Blue Ridge Heritage Project and the STAR organization to promote tourism in the county. She said that the Tourism Council is dedicated to supporting and promoting tourism in Greene County through their volunteer efforts.

Mr. Whit Ledford said he has experience in the tourism industry, having previously owned and operated the Lafayette Hotel in Greene County and has several Airbnb on their 60-acre farm. He highlighted the significant economic impact of tourism in Greene County, noting that tourism revenues have grown from around \$3 million in fiscal year 2015 to over \$10 million currently. Ledford stated that while the COVID-19 pandemic hit the tourism industry hard, the sector has rebounded strongly in recent years. He noted that of the \$31 million total economic impact of tourism in Greene County, only \$300,000 of the \$1.6 million in local taxes generated went towards tourism-related initiatives, suggesting there is room to dedicate more funding to support the industry.

Mr. Alan Yost said that he researched how other localities, such as Albemarle/Charlottesville and Clark County, allocate their transient occupancy tax (TOT) funds. He found that Albemarle/Charlottesville dedicates 1.4 cents of their 8-cent TOT to parks and recreation, while Clark County dedicates all of its TOT revenue to the general fund. Mr. Yost explained the history behind the Tourism Council's carryover funds, noting that they have been conservative in their budget projections to account for uncertainties, such as the impact of the COVID-19 pandemic on tourism and also that the Finance Office and the Tourism records were not matching, so current staff has worked through those books for a more precise total.

Ms. Tina Deane said that she cannot keep brochures stocked at the kiosk located at Lydia Mountain Lodge, indicating a high demand from visitors for this type of information. She expressed support for the Tourism Council's proposal to install information kiosks throughout the county, as she has seen the success of a similar kiosk at her own business. Deane noted that the kiosks provide a valuable resource for visitors to learn about and plan their activities in Greene County, even if they do not end up visiting the specific location where the kiosk is located.

Mr. Roy Dye said that the Greene Commons facility, which includes a pavilion and stage, was built through a grant awarded to the Town of Standardsville, at no cost to the county. The county then leased the property to the Greene Commons group to manage the facility. Dye stated that the lack of permanent bathroom facilities at Greene Commons is hindering its use by community groups, churches, and other organizations, as they are reluctant to rent the space without access to restrooms. The Greene Commons group has raised funds to help pay for the construction of a bathroom facility, but the additional costs for stormwater engineering and other infrastructure have made the project too expensive for the group to complete on their own. Dye requested that the county use carryover tourism funds to contribute \$100,000 towards the construction of the bathroom facilities at Greene Commons, which would benefit both the local community and visitors to the venue.

It was the consensus of the Board and the Tourism Council that they should hold a workshop so they can sit down and discuss and align goals for the use of the TOT funds.

RE: CONSENT AGENDA

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

- a. Minutes of previous meetings
- b. Resolution to authorize the Chair to sign a letter of support of a new Regional Housing Needs Assessment and Strategy Report to the TJPDC (Attachment "A")
- c. Resolution to authorize the County Administrator to sign the Multijurisdictional Memorandum of Agreement to apply for a Digital Inclusion Planning Grant with the Virginia DHCD (Attachment "B")
- d. Resolution to appropriate \$51,757.50 from proffer funds to purchase nutrient credits and engineering for the Emergency Medical Services Building Project and Vehicle Maintenance Facility School Bus Parking Lot Project (Attachment "C")

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

Motion carried.

RE: BOARD LIAISON REPORTS

Mr. Lamb said that he attended Water and Sewer Committee meetings and interviews.

Ms. Schafrik noted that there was an ESAB meeting last week.

RE: COUNTY ADMINISTRATOR'S UPDATE

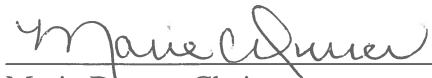
Ms. Schafrik said that Greene County is currently experiencing severe drought conditions, with a third of the county in extreme drought. Voluntary water restrictions are in place, and mandatory restrictions may be implemented if the dry weather continues. The county is promoting a federal program that provides working capital loans for small businesses, agricultural cooperatives, and nonprofits impacted by the drought and excessive heat. The deadline to apply is August 12. The County has successfully recruited a new permanent Water and Sewer Director, Tom Hutka, who has a background in civil engineering, water resources, and finance, as well as experience managing large capital projects.

RE: ADJOURN

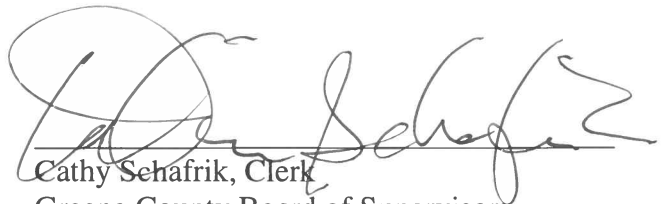
Upon motion by Steve Catalano, second by Francis McGuigan and unanimous roll call vote, the Board meeting was adjourned.

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

Motion carried.



Marie Durrer, Chair
Greene County Board of Supervisors



Cathy Schafrik, Clerk
Greene County Board of Supervisors



BOARD OF SUPERVISORS
POST OFFICE BOX 358
SPRINGDALE, VIRGINIA 22973
TELEPHONE: 434-985-5201

July 23, 2024

Thomas Jefferson Planning District Commission (TJPDC)
401 E. Water Street
Charlottesville, VA 22902

Dear Commissioners of the TJPDC,

I am writing on behalf of Greene County to express our strong support for the development of a new Regional Housing Needs Assessment and Strategy Report. We understand the importance of this project in identifying and addressing the housing needs within our community and the wider region.

Greene County is committed to collaborating with TJPDC in applying for the necessary funding to carry out this vital work. We recognize the value of partnering with the Virginia Center for Housing Research (VCHR) to develop a comprehensive Housing Needs Assessment. This partnership will ensure that the assessment is thorough, data-driven, includes a high level of consultation with our citizens, and is tailored to the unique needs of our region.

The insights gained from this assessment will be instrumental in guiding our future housing policies and strategies. It will help us to identify current and projected housing needs, prioritize areas for development, and create a more inclusive housing environment for all residents.

We firmly believe that this initiative will significantly contribute to the well-being and prosperity of our community. Greene County is eager to support TJPDC in this endeavor and looks forward to the positive impact it will have on our region.

Thank you for your attention and consideration. Please feel free to contact me if you require any further information or assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Marie C. Durrer".

Marie C. Durrer
Chair, Greene County
Board of Supervisors

DRAFT July 9, 2024

**MULTI-JURISDICTIONAL MEMORANDUM OF AGREEMENT TO APPLY
FOR A VIRGINIA DHCD BLOCK GRANT PROGRAM PLANNING GRANT**

1. The parties to this Agreement are the County of Albemarle, Virginia (Albemarle); the County of Nelson, Virginia (Nelson); the County of Louisa, Virginia (Louisa); the County of Fluvanna, Virginia (Fluvanna); the County of Greene, Virginia (Greene); and the City of Charlottesville, Virginia (Charlottesville); all political subdivisions of the Commonwealth of Virginia (collectively “the Parties”).
2. The parties hereto are eligible and authorized under Virginia Code § 2.2-5400 *et seq.* to participate in the Virginia Community Development Block Grant Program administered by the Virginia Department of Housing and Community Development (DHCD).
3. The Virginia Community Development Block Grant Program Planning Grant program (Planning Grant) is designed to aid in developing clearly articulated strategies for addressing communities’ greatest community development needs following meaningful citizen participation. Planning Grants are available for needs analysis and prioritization, preliminary design, and strategy development activities in preparation for a future Community Improvement Grant application.
4. The Parties intend to collaborate in planning and strategizing in an effort to submit a competitive and successful application for DHCD-managed Federal digital inclusion grant funding (Digital Inclusion Grant), which is intended to extend broadband infrastructure to remaining unserved locations without a funded solution for connectivity and to design programs to meaningfully address broadband affordability and adoption.
5. The purpose of this Memorandum of Agreement (MOA) is to establish the Parties’ joint commitment to participate fully in the planning and development needed to submit a grant proposal, letter of intent to apply, and grant application in 2024 for a Digital Inclusion Grant. This MOA outlines in general the Parties’ responsibilities.
6. The Parties recognize the critical need to expand and improve broadband access to unserved and underserved locations and to community institutions. They intend to work together to develop a grant proposal to serve all participating localities.
7. The Albemarle County Broadband Accessibility and Affordability Office will serve as the primary, lead applicant for this multi-jurisdictional coalition. The Parties will enter a multi-jurisdiction grant application for project areas to be identified.

Participation in this Agreement is non-exclusive, meaning each Party is at liberty to participate in separate grant applications and programs to benefit its jurisdiction.

8. Albemarle, by and through its Broadband Accessibility and Affordability Office, is responsible for the following:
 - a. Serve as the primary applicant and point of contact between the DHCD and all other Parties for Planning Grant application purposes;
 - b. Serve as the procurement agent for obtaining an appropriate consultant's services upon receipt of a Planning Grant award;
 - c. Administer the finances associated with a Planning Grant award and submit required financial reports to the DHCD and other Parties; and
 - d. Manage the consultant in satisfying the requirements for a successful Planning Grant application, which will include amongst other requirements the meaningful engagement with and participation of each Party's citizenry.
9. All Parties are responsible for the following:
 - a. Share local data and information needed to complete a Planning Grant application;
 - b. Upon receipt of a Planning Grant award, engage with local community members and broadband service provider stakeholders as suggested by the consultant to assist in research needed to complete a Planning Grant application;
 - c. Upon receipt of a Planning Grant award, facilitate local community member meetings with the consultant;
 - d. Otherwise, cooperate to submit a Digital Inclusion Grant proposal, letter of intent, and complete application, making decisions on roles and responsibilities where necessary to facilitate a timely and effective submission of necessary information; and
 - e. Enter into an Operational Agreement when required to govern the management of a Digital Inclusion Grant award

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Agreement effective as to each Party as of the date of the execution.

County of Albemarle, Virginia

Jeffrey Richardson
County Executive

Date

County of Nelson, Virginia

Candace McGarry
County Administrator

Date

County of Louisa, Virginia

Christian Goodwin
County Administrator

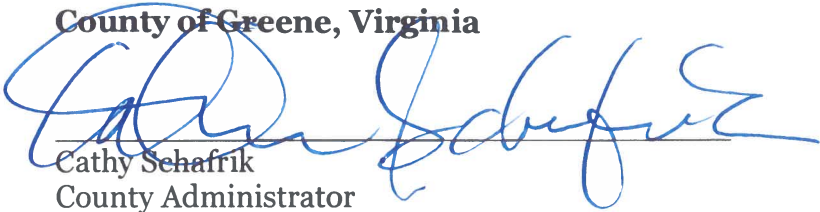
Date

County of Fluvanna, Virginia

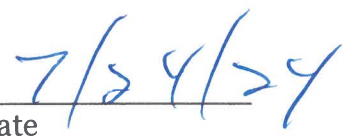
Eric M. Dahl
County Administrator

Date

County of Greene, Virginia



Cathy Schafrik
County Administrator



Date

City of Charlottesville, Virginia

Samuel Sanders, Jr.
City Manager

Date

**RESOLUTION TO APPROPRIATE FIFTY-ONE THOUSAND SEVEN
HUNDRED FIFTY-SEVEN DOLLARS AND FIFTY CENTS FROM
PROFFER FUNDS TO PURCHASE NUTRIENT CREDITS AND PAY FOR
ENGINEERING TO CLOSE OUT CAPITAL PROJECTS**

WHEREAS, the Code of Virginia §15.2-2303.3 allows localities to accept voluntary cash proffers from landowners petitioning for a zoning change; and

WHEREAS, Greene County has received cash proffers from landowners; and

WHEREAS, Greene County must pay for Chesapeake Bay Nutrient Credits for the Emergency Medical Services Building Project and for the Vehicle Maintenance Facility School Bus Parking Lot Project; and

WHEREAS, Greene County must pay for the as-built engineering for the Vehicle Maintenance Facility School Bus Parking Lot Project; and

WHEREAS, the credits must be purchased, and engineering invoice paid to close out the capital projects; and

WHEREAS, Greene County may use proffer funds for these expenses; and

WHEREAS, the funds in the amount of fifty-one thousand seven hundred fifty-seven dollars and fifty cents (\$51,757.50) need to be appropriated to the correct line item in the 2024-2025 budget of the County of Greene, Virginia.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that fifty-one thousand seven hundred fifty-seven dollars and fifty cents (\$51,757.50) be appropriated to the 2024-2025 budget of the County of Greene from proffer funds.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to all things necessary to give his resolution effect and sign the bank documents for the nutrient credits.

Adopted this 23rd day of July, 2024.

Motion: Steve Catalano
Second: Tim Goolsby

Recorded Vote:

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



Marie C. Durrer, Chair
Greene County Board of Supervisors

ATTEST:



Cathy Schafrik, Clerk
Greene County Board of Supervisors