

King George County
Board of Supervisors
October 17, 2023, Regular Meeting

The King George County Board of Supervisors (KGCBS) Meeting was called to order at 6:30 PM by Chairman Richard Granger in the Robert H. Combs Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George County, Virginia 22485.

Members Present: Chairman Richard Granger
Vice Chairman T.C. Collins
Cathy Binder
Ann Cupka
Jeffery Stonehill

County Administrator: Christopher Miller

County Attorney: Kelly Lackey

Assistant County Attorney Jessica Washington

Staff Present: Jaci Fish, Executive Assistant
Donna Hahn, Director of Finance
Derrick Mestler, Director of Human Resources
Nick Minor, Director of Economic and Development
Richard Stuart, KGCDSD Senior Planner

Constitutional Officers: Sheriff Chris Giles, Sheriff's Office
Judy Hart, Commissioner of the Revenue

CALL TO ORDER:

0:00:00.0 Chairman, Richard Granger: I call to order this meeting of the King George County Board of Supervisors. We will open with an invocation from Mrs. Cupka and then the Pledge of Allegiance by Mr. Miller. Please rise.

INVOCATION:

0:00:12.2 Ann Cupka: Let us pray. Dear Lord, thank you for bringing us together to conduct the business of our community this evening. We ask that you be in our hearts by granting us compassion and the strength to make difficult decisions for our community. We also ask that you be in our minds by granting us the wisdom to make the best decisions for our community this evening. In Jesus name we pray. Amen.

PLEDGE OF ALLEGIANCE:

ALL: "I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands: one Nation under God, indivisible, with Liberty and Justice for all".

0:01:00.6 Chairman, Richard Granger: Thank you Mrs. Cupka. Thank you Mr. Miller. Mr. Miller, do we have any amendments to the agenda?

AMENDMENTS to the AGENDA:

0:01:06.8 Chris Miller: No, sir.

0:01:12.8 Chairman, Richard Granger: Are you sure?

0:01:17.6 Kelly Lackey: We received a request from the applicant of Walnut Hill for a deferral to the November 14th meeting.

0:01:27.5 Chairman, Richard Granger: Could you explain what the reason for the deferral is?

0:01:31.4 Kelly Lackey: Yes. Walnut Hill has refined or added to their proffer statement, and according to the county zoning ordinance, if there are changes to the proffer statement that are submitted after the advertisement date, then the matter has to be deferred for re-advertisement.

MOTION TO DEFER CASE NUMBER 22-02-Z01 (5-0):

0:01:49.5 Chairman, Richard Granger: Thank you, Mrs. Lackey. In that case, I would entertain a motion to amend the agenda to defer for Case Number 22-02-Z01 conditional rezoning request by Walnut Hill Subdivision Development Corporation and NVR Incorporated for a public hearing on November 14th after re-advertisement.

0:02:07.9 Ann Cupka: So moved.

0:02:08.5 Jeffery Stonehill: Second.

0:02:12.4 Chairman, Richard Granger: We have a motion, and the motion is properly seconded. Do we have any further discussion? All in favor say aye.

0:02:14.9 Ann Cupka: Aye.

0:02:15.2 Cathy Binder: Aye.

0:02:15.2 Jeffery Stonehill: Aye.

0:02:15.2 Vice Chairman Collins: Aye.

0:02:15.5 Chairman, Richard Granger: Any opposed Chair votes aye motion carries.

0:02:18.7 Chris Miller: My apologies. Mr. Chair. I thought that would be handled at that item.

0:02:23.0 Chairman, Richard Granger: It's okay.

0:02:26.2 Chairman, Richard Granger: In that case, we'll move on to public comment. We'll be having a number of public hearings for which each have decided public hearing, speaking time later in the meeting when we get to those agenda items. Since many of you have attended this meeting for the purpose of speaking during the public hearing item for the proposed Walnut Hills rezoning, the public hearing on that matter has been deferred. You may use public comment, time to comment on the project, but there will be a future public hearing as well with an opportunity to speak on November 14th. So, anyone that would like to

speaking about the Walnut Hills subdivision could do that tonight. And on the 14th public comment will be limited to three minutes per person in order to afford everyone an opportunity to speak. And if comments relate to a particular public hearing item we'd ask that you please hold them until that time, so the floor is now open.

PUBLIC COMMENT:

0:03:11.5 Leslie Shelkey: Thank you. My name is Leslie Shelkey. I live in Walnut Hill. My parents bought a property there in 1960. Alan West, originally, was the original developer that bought that property. When Harry Burl died, he went bankrupt or whatnot, and then it was taken over by Gerald. I find it curious that this has been deferred since both Mr. Gerald and Mr. Hicks are standing in the back of the room. In 2019, the subdivision was shut down due to zoning ordinance, erosion problems, etcetera. They've still not been fixed. The property is a mess. It was a gorgeous, 130-acre farm. I, myself, personally, spent my childhood on that farm, sledding the hills working with Harry Burl, picking hay. And in the May Planning Commission meeting James Gerald personally said that this property had bad soil. It did not have bad soil. In fact, before they bought it, the land was leased to a farmer who was growing crops in the back, where they've now destroyed this land. They destroyed it by the way that they farmed it. By the way. They cleared the property. They went in with trenchers and diggers. There's now gullies. They burned this property so that the land is no longer usable. They've made no effort to fix it. They even bragged about it. They bragged about it, "move this dirt." Now they can't build on it. So, they want to, instead of putting down their 42 houses that were originally approved, they want to move to a hundred. And they keep coming back with proffer after proffer after proffer to make this more appealing to you. We're going to fix your water system. Well, that water system's been crap since the county bought it 30 years ago. Because that's when I left Presidential Lakes. Because I was told I was going to pay 15,000 to get on your septic system. No thanks. So, I left and went on my own public private septic. Sorry. Had to be done. So, they've ignored the people that actually live on Walnut Hill, which there are four homes, and we pass each other daily. There's one road we pass each other daily. We block in each other daily. We have FedEx, we have Amazon, we have UPS, we have nurses that go to two homes two homes. There's a lot of traffic on the road. There is a side road. If there's an accident on 301, all that traffic goes down Owens Drive. Then they get on their maps, and they come down our road and they get on that little side road. So, we're completely blocked in completely. If it's a holiday and there's an accident on 301, all that traffic goes down. You can't get off our road, you want to hundred homes down there. We'll never even get out, especially if there's a fire.

0:06:33.3 Anthony Staats: My name's Anthony Staats. I live at 9007 Clare Street. For a couple of things of public comments that I want to make tonight. First directed to Ms. Binder, can you give the Shiloh residents an update on the All Points Broadband, and how that is developing Shiloh residents would like to see. We knew it was going to come sometime soon, but they're stalling, and I want to know why. Now to Walnut Hill, this is really interesting, I read all 300 pages. The number of homes I've seen keeps going up and up and up every time they come back. I have a concern though, reading it says only 22 students out of this whole new division. I don't believe that for one second. And even so, even if it is only 22 students, Dr. Boyd, our county superintendent has already said it would put an enormous strain on our

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county. So that fails the sniff test right there. It fails automatically. We are at a breaking point as a county. We have to grow, it's inevitable. Everyone always says that, but it's about strategic growth and it's about waiting and seeing, okay, not this time, not next year, but the year after. We can't just keep growing and growing and growing because we're busting at the scenes. Three seats on a bus, three children to a seat on the buses. If you went to back to school night, if you've been in the school since then, we are at over capacity at the schools except one school. And we'll be over capacity then soon. Now finishing my public comments, I want to say this. Anything they keep promising. I don't know why the Board always believes these companies when they come before us. I think it's really interesting you saw this with Amazon, which is all, it's another thing. But anytime a company brings something before the Board, the Board just believes it. The Board just says, oh, 22 new students. Okay, that's the end of it. Walking away. No, no, no, no, no. Why don't we compare it with other divisions? Why don't we compare it to other buildings, and other massive, massive construction zones like that. We've seen before in this county that if you don't do your research, if you don't go in there and ask tough questions, you get left with the landfill agreement, that's an absolute mess. You get left with the Amazon agreement, which is going to be an absolute mess. And I want to bring to the Board's attention the illegal meeting of the Service Authority at the last meeting when you had two Service Authority meeting Members who were on the Board of Supervisors who are also on the Board of the Service Authority and a Service Authority member. I would like to ask the County Attorney to please explain what the penalties are for having an illegal meeting. And if so, I would like to know what was discussed in this legal meeting. Thank you.

0:09:13.7 Rose Payne: I'm short. I hope you can hear me. I'm Rose Payne. I live at 15123 Hazelnut Ln. I used to have a different address when the Board approved the 42 buildings, I worked with this group, changed my driveway, agreed to the easement for 42, not a hundred. Owens Drive is a small country road. It's not going to be widened because you've got homes on both sides. There's only one entrance in and out of that subdivision. I invite you to drive down Owens Drive, take a left on 624 and look at all the construction. Where do you think all the construction trucks come? It comes down Owens Drive. Go a little further. I'm next to Chatham Subdivision. Monmouth, Bayberry butts my farm. I'm the farm right next door. I just cannot imagine how you can approve, how this Board can look at one entrance and say it's okay for 800 and some vehicles. I think that's what they said would come out daily, but FedEx has already been in there today. Garbage disposal. Look at all the other traffic that's going to come in there. My concern is traffic. I'm not against growth. I'm also on county water, but that doesn't address the traffic. When we had the fatality up there on Owens Drive going across 206, VDOT considered a stoplight, which really would've been great. But now they put in turn, turn signals. You know who helps people go this way. Try to go this way because I have to go that way. I have another farm over in Shiloh. I had to wait to get across there tonight just to get up here. If you are there when the Dahlgren workers come home, forget it. You're going to sit there 5 or 10 minutes. I can come home and they're coming across both ways. Route 218, Owens Drive, then down Route 206, both ways. It's a nightmare. Please don't add to that. Listen to the people who live there. See for yourself. I've been there 60 plus years or more. And the traffic, you should have seen the traffic this morning. It was steady for two hours. Dahlgren workers go that way. I don't blame them. It's good because

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they get to go to B-Gate much quicker. But we have sheets gas truck coming through there. You've got everybody coming down Owens Drive, and then you're going to add a hundred buildings. It's insane. And you're not going to just have one person driving. Thank you for listening to me.

0:12:30.0 Jeh Hicks: I know Ms. Payne, and I'm a little taller than her. So, I'll raise this back up (microphone). Good evening Chairman, honorable Members of the Board. My name is Jeh Hicks and I rise humbly on behalf of Walnut Hill Development Corporation to announce our request for the deferral this evening. Thank you for the approval of that, of tonight's presentation and public hearing on Walnut Hill. We've worked on this project with great diligence across the many interested departments of King George County. Working with your capable Staff to deliver a final outcome for this partnership is a win-win for both of us. It has become apparent despite those efforts, there is additional work to be done. We heard the public, at the Planning Commission meeting, and we have held a meeting with the community. As such, we feel it is most prudent to ensure the best project possibly takes just a little more time, giving full deference to those remaining concerns and proving ourselves to be the best partner for King George County that we can be now and moving forward. Of course, some of the changes that we've been listening to and are willing to make require an amendment to the proffers, which invariably made tonight's deferral a reality and necessary. So, thank you for the support of the deferral and we look forward to talking to you again.

0:13:52.9 Gretchen Crook: Hello, I am Gretchen Crook and I live on Woodstock Road. I've been living in Dahlgren King George area for 25 years. We live five miles from Walnut Hill. I'm against townhouses. I understand from this neighbor of mine who I met recently who just spoke the first speaker that some single-family homes have been approved. What has been approved has been approved. I'm against the new agenda for townhouses, 75 of them. Decisions to change a rural community needs to be accepted by the residents in the immediate area. I feel like I should say that again, but I won't. I have asked God because I heard about this the first time when the first little flyer went up on that area. And my husband and I are very interested in our community, so we stopped to read it. Oh, okay. It's going to be on that date. So, I begin to pray. We're going to, we'll be out of town and come back from our trip. Oh, it's tonight. But in the meantime, I prayed. I have asked God to give me favor, and it is He who I always seek when I see changes that I see does not promote tranquility, quiet, godliness and dignity. Those four characteristics are in 1 Timothy Chapter 2. I pray that over everything, many things. And I think it's an appropriate scripture for Owens Road. I'm from New York. I never wanted to settle here, but my husband got a job, retired from the military here. He got a job. I said, okay, God, I will trust you. And what did he do? Since my husband retired from the military. I love it. I love this area. I love being close to the city. We can see National Reagan across the river. We're on the river. I love being close to Virginia Beach. I love the rural area, I love the base, but I don't like townhouses. Thank you very much.

0:16:44.9 Douglas Stevens: Good evening ladies and gentlemen. My name is Douglas Stevens. I live at 15299 Ballantrae Ave, in King George, Virginia. My property is at the very back, in back of this development that is being proposed for, to be built. I really would like you guys to

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come down and look, walk around in earnest to see what we have down there. And you will, and I believe you will come to the same assessment as I have. I am not against the original proposal of, it was around 42 homes. Personally, I think you could have a lot, you would get a lot more investment that way than you would by expanding to, say 100 town homes. My recommendation is this, Dahlgren is not going to get that big in regard to a military community. Fort Walker, however, is big on a transient level. You have Andrews Air Force base 30 miles away, which also would be part of a transient. You would transform our community into a transient community. There would be no permanent residents there. And which would be for limited investment and therefore limited opportunity for people to actually buy and sell or buy and put down permanent routes in King George County. When we originally found out about this idea, the big thing is you're going to, animal migration is going to come to my yard, okay? And if it's going to come to my yard, we got the deer's, the birds, the squirrels, the eagles, it's all going to come in my backyard. Am I going to be able to feed them? No. Then please subsidize me. If you're going to go through with this proposal. Also make me a farm. Classify me as a farm because I'm going to be coming for my exemption. Anyways. That being said, we have erosion issues, we have space issues, and we will have traffic issues. And with that, there is just no way we can proceed in this matter as it stands today. Thank you.

0:19:49.9 Ana Maria Lovell: Hi, my name is Ana Maria Lovell. I live in Presidential Lakes. I want to thank you for your service to the county and I hope that you make good decisions since you are part of this community. I also want to know when the annual fee for the decal will be eliminated completely since our taxes are higher. Also, I want to ask you why you didn't wait a little longer for the data center until the matter is better understood. We are worried about all the water and electric power that it will use. People in Caroline County worry about the water levels of the Rappahannock River since farms use the river water for the land. The water levels on the river have gotten so low that people can walk across by stepping on the exposed rocks. What happens if the data center can no longer get water from the river? They call their service. Will they use water from our public water system? There were still questions about how electric power use will affect the cost of electricity. Also, I read yesterday that some of the people running for the Board of Supervisors want to raise taxes and bring more low-cost housing to this county. It's a safe place to live. How will more low-income housing affect that? We need to start paying down the debt. We need to pay good salaries to our teachers, sheriffs, and fire rescue squad departments. We need to start building things and concentrate on the debt. In the '70s, '80s and the '90s the county had very little debt. We have great service from our Sheriff, and Fire and Rescue Squad departments. I also want to let you know that bringing in more people into the county will put more stress on our public services. I live close to the fire department. This Sunday they were very busy. I hear the sirens at least three times. I want to thank them for all the service. Also, I want to thank you for giving me the time to express my opinions. Thank you.

0:22:18.5 Chairman, Richard Granger: Mr. Dines, do we have anyone online that would like to give public comment?

0:22:27.0 Chris Dines: No, Mr. Chairman.

0:22:28.8 Chairman, Richard Granger: Anyone receive correspondence to be entered into the record? Ms. Binder?

0:22:33.7 Cathy Binder: (Supervisor Binder read Email Correspondence from Brien Gregan) Hold on one second. I just received this about 10 minutes ago. I was asked to read this into public comment because the person could not be available. Thank you for the discussions that this person has had with myself, Mr. Collins, and Mr. Granger about the implications of Service Authority absorption. I do appreciate your time. Question, if the Service Authority is absorbed by the county, would King George citizens be exposed to additional cloud computing cluster infrastructure grant matching funds for Amazon from memorandums of understanding with the Service Authority since the Service Authority will be part of King George County? On to economic development districts. I have sent a couple of emails regarding this. I asked that data centers be explicitly excluded from the technology and defense zone ordinances by adding a section to do so. There is no reason to further erode county revenue or need to incentivize data centers by including them in the technology or defense production zones. King George County's Fredericksburg regional alliance advertised rate of a \$1.25 per a hundred dollars for PP, it should be PPT tax is already extremely low and a very strong incentive. We already have 7.25 million square feet of data center approved and 7 million to follow with the second applicant. King George citizens pay 325 per hundred dollars for vehicles. Brein Gregan, Elm Court, Shiloh District. Thank you.

CHAIRMAN GRANGER CLOSED THE FLOOR FOR PUBLIC COMMENT

0:24:00.7 Chairman, Richard Granger: Did anyone else have any correspondence to be entered into the record? In that case, I will close public comment and we will move on to reports from Members of the Board. Ms. Binder.

Reports of Members of the Board:

0:24:17.1 Cathy Binder: Thank you very much. Thank you to everyone who came and spoke. I find it interesting tonight. This topic is on the agenda today. Hold on a second, folks, if you want to listen for a second, because I'm going to address your stuff. I always love it when I hear people talk and I hope they stay to listen to us so you can hear from us. No, that's okay. I wish you would stay. I love talking to folks. Today, I actually attended an educational summit on housing attainability. I guess a bigger conversation we have to have with the community is there is a need and a discussion in the state and all over the United States about workforce housing, affordable housing, whatever you want to call it. It has different names, different definitions. Unfortunately, even though we would love our community to stay away, it always has been as people look at housing in different ways, people look at families in different ways. Just absorbing the amount of information, I got for a full day's conference is a lot, but the big thing is communities have to look at different ways to give housing to folks, be it for seniors, be it for young folks, be it for those that are disabled. So, it's a further conversation that has come up and Walnut Hill seems to be at the front of the conversation because it's on our agenda right now. I would love to have conversation what I learned with you guys. It's not a comment, give and take, but I would love you to look me up online and I can give you a card. Oh, Okay.

0:25:58.3 Chairman Richard Granger: Ma'am.

0:26:01.5 Cathy Binder: Just leave it right there. That's okay.

0:26:04.9 Chairman Richard Granger: So, I'm sorry, ma'am.

0:26:06.3 Leslie Shelkey: I did this.

0:26:07.2 Cathy Binder: No, no, no. Hold on, ma'am.

0:26:09.0 Leslie Shelkey: Real Estate loans. So, I know where you're going with this. I'm going to give you my phone number.

0:26:14.6 Cathy Binder: I'll give you a card.

0:26:20.9 Leslie Shelkey: No problem.

0:26:20.9 Cathy Binder: I'll get it. Let me after my report, I'll give you a card. Sorry that I just, there are policies, rules, and agendas. I would appreciate it if we were not; I love to thank you. So anyway, lost my train of thought. We'll get back on that, but I'll give a report a little later. It was a lot to absorb in the conference, but it's something I've thought about having some town hall, more town halls after the election. because people are absorbing a lot with all the different people running for different offices and all. The conversation right now is after the election, I'm going to set up something in December so we could actually have a community conversation about all the many different challenges and in the different ideas, and in the different things that are going on in the state and ideas that are proposed to make us all better community. So, you'll be hearing that from me soon, sometime in December. I'd like to set up to actually have a conversation with the community because as people know, I like to talk. I like to talk to the community. I enjoy interacting with folks the next thing I want to bring up, and I lost my train of thought, so just bear with me for a moment. So, I serve on FAMPO, and I also serve, which is the Fredericksburg Area Metropolitan Planning Organization. A lot of acronyms. And Ms. Cupka and I serve on the George Washington Regional Commission. So why bring this up tonight? Because it came up on our meeting at FAMPO and I'm bring, I already talked to Chairman Granger about this is last year, and this has happened for several years. State delegates have brought forth creating a Fredericksburg Transportation Authority, whatever that name is. And we created an authority. Richmond has one. Hampton Roads has one, and so does Northern Virginia. We're in a donut hole. But with the way smart scale and VDOT funding is done, you have to have pools of money. And unfortunately, the locality match is getting higher and it's up to 20% in some of this. So, if you think of a big project, it could be 30, 40, \$50,000,000 coming up with a local match of 20%. That's a lot of money that we just don't have. So, a transportation authority of whatever name it is a way to come up with that pot of money. But unfortunately, we're in a region with Stafford, Fredericksburg, Spotsy folks that have a lot more money than us. So, this is an idea of some kind of tax to help have a kitty of money to be used for those kinds of projects. Now,

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what I'm bringing forth from to my colleagues because I'm going to need some Ms. Cupka and I need some feedback because it's coming up at our GWRC meeting on the following Monday. And right now, after folks get elected in November, they come up with legislative agendas or bills they would like to pass in the State House. Well, this stuff is already being worked on and unfortunately the bills in that are being written and we're having no say. And so, this, whatever they decide on by people that are, some of them aren't even our elected officials. One of them is an elected official of small little parcel up in Northern Stafford, and he's part of the push for this. So GWRC and their Staff in FAMPO have come up with a way to help craft legislation. So, we at least have a say. But I've told FAMPO yesterday, I can't come back and give you any recommendation from King George until I get consensus from my Board at least feedback. Because there are different tax options, there's different ratios for how much money would go to the different localities and whether we are even interested in this kind of thing. So, I will ask my colleagues if we get some feedback before Monday. So, and look at the material that I submitted to them from there were PowerPoint presentations that were given yesterday because unfortunately this is being forced on us. Once again, as always complain about a state mandate. We have no say in it is being proposed and forced on us. So at least if this happens, we have some say in how, what kind of tax they're talking about, extra on the sales tax, extra on a whole bunch of things. So, I would just ask my colleagues if Ms. Cupka and I could have some feedback if you would like to be part of the conversation for next Monday, because it is coming up. So, and if the public, if you would like to look at the information, you could go online to the FAMPO website or the George Washington Regional Commission website. And PowerPoint should be on there. And the meeting I went to today, I asked them if they could put their PowerPoints up there so you could read them and the video they shot of all the breakout sessions and the whole conference as a whole. So, if you'd like to watch hours of video, it's there for you to look at. I also want to bring up Mr. Staats brought up about All Points broadband as Mr. Granger and I said at our last meeting, we had gone on a tour with Mr. Innes and one of their biggest challenges is the Dominion Approving applications to put up new polls. And it slowed them down, but as I was just informed by Ms. Fish on November 14th Mr. Innes, from All Points broadband is supposed to be coming to our meeting to give us an update. So, anybody who would like to ask questions, please come, and give your public comment at our next meeting. I know it's going to be action packed, but please come and or reach out to me so I can ask the questions because I would love to ask the questions to them. It was asked also about data centers. I have asked all those questions, and I still haven't gotten all the answers, but I will tell you, I did see an article recently about the data center, the PGM, and how they're looking at the transmission lines and they're already starting to look at those transmission lines. Right now. The ones they have posted are coming from West Virginia, but we don't know where else they're coming from. There's a lot of points they could come into this county. So that's something we really need to be watching and a lot of it is going to be flushed out over in the spring and in the summer of next year. And then I will go last but not least, earlier we talked about the Service Authority, and I was very vocal in a way. I think we shouldn't be rushing, and we have to flush out a little bit more. I mentioned a Co-op that was just brought out to me today. I will do some research for the next meeting and come up and see what I find out. It's not a good idea but it's another option. This is all, but a lot of this is being spurred by Economic Development and I understand that because the customer shouldn't have to pay for all the economic development and whatever

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was done in the past is in the past, but we need to make sure we do it right. We have a timeline that we stick to. We have it figured out in a transition plan. The organization who's going to be on the Board, it all needs to be flushed out, but I don't want to make poor decisions like that were unfortunately made in the past that we got into this mess, and I want to make sure that the public knows that eventually the cost will be shared, and it just needs to. I wish we had more public input on that so we could explain it and have some town halls, but I don't think that's going to happen, but I just want to explain in this meeting why I voted no. Thank you.

0:33:20.9 Chairman, Richard Granger: Thank you Ms. Binder. Mr. Collins.

0:33:24.0 Vice Chairman, T.C. Collins: Good evening. Nice to see everyone out. Ms. Binder, you mentioned the word tax like nine times. So, I'm not for any taxes off the top for the rest of the information. Next I want to go to the Service Authority. So, the Service Authority about the county taking over the Service Authority. There's still a lot of unanswered questions that need to be answered and if you were at the Service Authority or you'll have the opportunity to see their Service Authority meeting when it's posted on the web you'll see that they want to do a transition before they even know what they're encumbering. So, there's still a lot of questions. So the folks that are in authority now, the way that it was presented is, is that the debt will stay with those people and any future debt will be with those people. So, the cost of, they call it economic development, but I call it Amazon, is on the backs of the Members of the Service Authority. They mentioned in the meeting about antennas and they're negotiating \$40,000 a year for fees from two antennas from two companies. I would like to see those, that money go towards the debt and not just spent in other ways. I'm very concerned about the Service Authority and what that means to the county residents. It's not working. Giving it to the county is not going to work. There are plans available. We still need to flush all that out. Walnut Hill, so what I'm worried about on Walnut Hill is the impacts. The impacts on the schools. So, there was a study done by the former superintendent that gave a number for these 42 houses of I think around 20 students. Well, 40 houses and 20 students don't make sense. And with 75 other houses, still not going to be 20. So, I reached out to the superintendent yesterday and I asked about this specifically. And he said, "Yes, the former superintendent did say that number, but that number is not accurate today." He advised me this evening that he had a meeting with Mr. Granger and Mr. Parker and that they had the numbers, and they will give them to us tonight. The numbers on how many students they're expected. I haven't received that from you. We were, I'm sorry go-ahead Mr.

0:36:16.5 Chairman, Richard Granger: I didn't have the meeting with Dr. Boyd and Mr. Parker.

0:36:20.3 Vice Chairman, T.C. Collins: That's what he told me. I can show you a text if you'd like later on. But anyhow.

0:36:26.7 Chairman, Richard Granger: Is that what he's referring to? Is he talking about the capacity for the?

0:36:35.3 Ann Cupka: Yes, you can have mine.

0:36:35.4 Vice Chairman, T.C. Collins: In the folder? Okay.

0:36:39.3 Chairman, Richard Granger: So, this was this presentation that Dr. Boyd had given a couple of weeks ago at, I believe Ms. Binder was there as well for that presentation.

0:36:45.0 Vice Chairman, T.C. Collins: Okay I wasn't. This is the numbers in enrollment capacity. So, what I'm asking is, how many students are they expecting from Walnut Hill at the 75 townhouses and 42 homes? So if you do the math that's going to be 2 or 300 students. So, the impact will be very steep on the schools. The other impacts are the Service Authority. I know that Walnut Hill has addressed some of the impacts for the Service Authority. I did want to ask Ms. Payne and Mr. Stevens to enter their property because I would like to go look at it, but they left. So, I didn't get permission. Mr. Pancotti can you get permission for me to enter onto their property with you to look at what their concerns are please? And I'm very curious, I'm not familiar with the 2019 Zoning Violations from Walnut Hill and they haven't been addressed. I would like to have more information on that Mr. Pancotti also please within the next couple days. Mr. Staats, I'm interested in the question you asked about the illegal meeting that was held. It just breezed over, and nothing mentioned. Ms. Lackey, do you have a comment on that illegal meeting of the Service Authority?

0:38:26.7 Kelly Lackey: Since there were some folks who didn't stick around for the end of the meeting or may not have watched through the meeting at the end of the last Board of Supervisors meeting, there was a disclosure made in the closed meeting certification. I'll go ahead and read that again here so that everybody is aware of what that, what that statement was. So, upon the motion to return to open meeting, there was a certification by vote that only public business matters lawfully exempted from open meeting requirements by Virginia Law and only such business matters as were identified in the motion meeting, the closed meeting were heard, discussed, or considered during the closed meeting with the following exception. Allen Parker, the Chairman of the Service Authority, was included in the initial discussion with representatives of the development prospect, particularly with regard to possible negotiation of additional water services infrastructure. When it was mentioned that two other Members of the Service Authority were present, although in their capacities as Supervisors, Mr. Parker was immediately excluded from the meeting and there was no deviation from the substance of matters stated in the Motion to convene Closed meeting, an internal discussion about the proposed local incentive package was continued after Mr. Parker was excused from the meeting. He was not included in that discussion. So that was the statement that was acknowledged and read into the record at the prior meeting.

0:39:45.8 Vice Chairman, T.C. Collins: So, if, my understanding is you can go into an illegal closed meeting as long as you come back and say, I just went into a legal closed meeting, is that what you're saying? Because the disclosure was done after the illegal meeting and the material that was presented during that illegal meeting would not be available for public to understand what happened and what the minutes of that.

0:40:12.6 Kelly Lackey: So, there are rules for closed meeting proceedings. It was a closed meeting of the Board of Supervisors. So, when it was an inadvertent, unintentional oversight that there was one member of the Service Authority present, and it was not realized at the time that that would be three of the five Members of the Service Authority. So as required by law, the Members of the Board of Supervisors with the exception of course of yourself, Mr. Collins certified that the closed meeting was correct, other than that one deviation, which was read in the record and stated as such.

0:40:47.7 Vice Chairman, T.C. Collins: So, let me ask a question. Is there, is there a penalty for going to an unlawful meeting?

0:40:55.7 Kelly Lackey: There are penalties for willful violations, which I do not believe was the case in this instance.

0:41:01.2 Vice Chairman, T.C. Collins: Okay. And that brings up, what makes it willful or unwilful?

0:41:08.7 Kelly Lackey: I cannot advise on legal advice contrary to the interest of the Board of Supervisors as a majority or to the Board of Directors of the Service Authority.

0:41:19.0 Vice Chairman, T.C. Collins: Okay. This brings me back around to what I've been talking about for some time about transparency about this Board and the Service Authority Board. If you notice how many meetings are conducted in closed session in regard to Amazon, because that's the only business that's been entertained and how many meetings are back there, and the public knows nothing about it. And then there was a meeting that was held willfully or unwilfully illegally, but that these things are acceptable for this Board and the Board of the Service Authority. It's not acceptable to me. I did not certify from that meeting, so I'd like to have some of these questions answered for the public. And I see there's another closed meeting for tonight for some of the same things. So, Amazon, they already got rezoned. There's the business interest of theirs for any incentive should be public. When you are giving away tax dollars to companies, then the public has a right to know what the government's doing. Just like if the government is using your tax money to buy property, you should know how much the property is and what's the governmental uses. So, we'll have a closed session about a piece of property tonight that I haven't had either one of those questions answered either. Why would it be a lawful closed meeting when those two items have not even been discussed? So again, I caution all the citizens to be involved to please speak louder about these transparency issues. I've spoken as loud as I can in as many ways as I can, but obviously it's not, it's not working out so well. So, we'll see what happens after November and we can make some changes to make that happen. Thank you.

0:43:41.6 Chairman, Richard Granger: Thank you, Mr. Collins. Ms. Cupka.

0:43:44.7 Ann Cupka: Thank you, Mr. Chair. Thank you to everyone who joined us here this evening to provide your public comment. So, with regard to the Walnut Hill matter, I did

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speaking with a representative of the developer yesterday and expressed my concerns regarding the possible impacts of the project. I am optimistic that the applicant has requested deferral, I hope that is in anticipation, as was stated for some revised proffers. We'll see if some of my concerns are alleviated by Ms. Lovelle, the vehicle license fee. So, the Commissioner of the Revenue's office briefed us at the last meeting. They're collecting data for us, so we're waiting, our financial system is a bit difficult to navigate. That's part of why we are upgrading it, but once we get some information from them, I'm sure the Board will contemplate what the next steps are, and we appreciate their work in collecting the data that we've requested. And then one other comment. So, the comment was made the 1960s and 1970s, the county was not in debt, and I just want to make sure everyone is aware. According to the Weldon Cooper Center for Research at the University of Virginia, in 1960, the Census indicated that King George County had 7,243 citizens. The 2020 census indicated that we now have 26,723 citizens. And unfortunately, over time, more people have moved here. I moved here myself almost 20 years ago, and the development of our infrastructure and investments in our community did not keep up with the population growth. And then moving on to my report, on Saturday, October 14th, I attended the King George Fall Festival Parade. I want to thank the committee for the wonderful job and everyone who braved the weather. To me, it looked like there were just as many folks out, whether at the high school, on the parade route, in the parade, as there has been in beautiful weather. Thanks to everyone for braving the weather, coming out, and celebrating our community. And it was especially great. I want to thank the committee for the increase in food vendors this year. I know in the past, there have been complaints about not enough food vendors offering food at the festival proper at the high school. That evening, I attended the Rappahannock Area YMCA 50th Anniversary Gala. And I believe Mr. Stonehill was there as well, and perhaps he'll make comment on his report. And so, it was the 50th Anniversary for the Rappahannock Area YMCA. It was the 20th Anniversary for the Spotsylvania County YMCA. It was the 15th Anniversary for our own King George County YMCA. And it was the 10th Anniversary for the Caroline County YMCA. So, I want to say congratulations to the YMCA. Yesterday, Monday, October 16th, I attended the Sheriff's Office re-accreditation. I want to thank the Sheriff and his entire Staff for their work. And I know the work continued today in reviewing the internal affairs files and so forth, the policies. It was impressive to see the variety of equipment our tax dollars supplemented by grant funding have brought to improve law enforcement services in our community. And then yesterday evening, I attended the Department of Social Services Administrative Board meeting. DSS is hosting their annual holiday program again this year. So please contact them if you would like to sponsor a family for Thanksgiving dinner and or Christmas. And then also another note from that meeting, the Fredericksburg Regional Food Bank is holding their second annual open house on Saturday, November 04 from 9:00 AM To 1:00 PM At their warehouse at 40 Central Road. And crisis assistance for heating will become available starting November 1st through March 15th. So, for those who need emergency heating assistance, you will find some information on both the state website and our local DSS website. Thank you very much, Mr. Chair.

0:48:36.2 Chairman, Richard Granger: Thank you, Mrs. Cupka. Mr. Stonehill.

0:48:40.6 Jeffrey Stonehill: Thank you, Mr. Chair, and thanks everybody for coming on out.

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Walnut Hill. So Walnut Hill has been going on for years and years and years and years and years. And it was, you know, unfortunately badly put together the first time. And now they're trying to figure out what to do with, what's the saying, how to put lipstick on a pig, you know, how are they going to fix the bad situation? So having it being in my district, I'm getting a lot of phone calls about it, emails, talking to a lot of people about it, and its traffic, traffic, traffic, traffic. I have driven Owens Drive, Dahlgren Road, that whole big square around that area for years and years and years. And let me tell you, I know what the traffic is like there. My greatest concern is the traffic on that road. It's bad now. I'm very concerned what it's going to be. School issues, I agree. I think the amount of folks that they say are going to come to the school is way off. You know, Service Authority issues, yes, it's going to be a lot of, you know, hookups and things that would be good for them. But there's still a lot of work to be done. And I have been in touch with the Walnut Hill groups, some of their people, weekly here for a while now. And I'm glad that they are going to hold off on it now to talk to more of the folks about it, you know, get some more information. And I'm glad that the folks came out and gave their public comments tonight so they could listen to it as well. They might be having another town hall meeting for people. It was just another idea that was kicked around to answer more questions. But tonight was good that they are going to hold off and, you know, look at their numbers and see what they can do. So, you know, I wish them the best of luck and we're going to try to make it work the best we can. And moving on to my report, I just wanted to also say thank you to everybody for Fall Festival. I was unfortunately not able to attend it because I had to work my other job. And the folks that I did talk to afterwards said it was one of the best festivals they've ever seen. I was told that even with the rain and everything, there was just a huge crowd, which was just great. Seems to be getting bigger and bigger every year. But just thanks for everybody that came out. Sheriff Giles, you, and your crew standing out in the rain. I remember how fun that was. So, I certainly appreciate everybody that came in to pull extra duty for that. As Mrs. Cupka said, we did go to the YMCA event, which was fantastic, and I want to see all of you out there next year for the event. It was a great event. For the 50th anniversary of the local, you know, the regional YMCA, it was just fantastic. Great showing, great music. The things that the Y does all the way around there, it's amazing. And I remember when our Y was not here, and the things that they do for King George alone, much less all the other regionals, are fantastic. Great event, and like I said, I want to see everybody out there next year. And That's all I have right now. Thank you.

0:52:42.3 Chairman, Richard Granger: Thank you, Mr. Stonehill. First of all, I'd like to say thank you to everyone who came out to provide a comment. Walnut Hill subdivision, as we said, we will be pushing that public hearing to the 14th, so I anticipate we'll see some familiar faces out again at the next meeting, but I do appreciate sticking around to give the comment tonight, and I do agree that I think there's definitely some concerns in regard to our infrastructure that we have in place in order to support an increase in density. Anytime you're, there's a request to increase density for more homes, that is obviously something that comes into play. We do have our capacity at all of our elementary schools, which means any new students come in, and that's definitely impactful, and that is a major consideration, obviously. What can we take on? So obviously we'll wait and see what, what's brought forth, but those are things I still think about, and those aren't going away right away. I know that

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obviously we're looking to build a new pre-school, we'll need a new elementary school in the near future as well, just to house the students. So those are things that we're looking to do, and it would make the opportunity for higher density residential more available in that situation, but there are definitely challenges right now that I think have a big impact to being able to move forward with those kinds of projects in general. On Saturday, October 14th, again, as my colleagues said, I would like to thank the Fall Festival, everyone involved in that, the Fall Festival Committee, the Sheriff's Department, the Fire and Rescue Department, a lot of people have to get together to make it work. It was a rainy day, and there were a lot of people out there and it making sure that it happened and that citizens could be safe and enjoy that time, and the parade was fantastic, even with the rain and great music and great food, and so just thank you to everyone that made that happen, and for all those who came out and enjoyed it, regardless of the fact that it was raining. So, thank you to all the citizens that came out. This past Monday, I attended an FRA meeting. There was an update on the tech transfer, so they've had a company come in and do an evaluation of patents. It sounds like they found about 24 base patents that sound like they could be possibly marketed for commercial use, and so those could be sent out, and those hopefully would help to draw in more economic development in our region, as maybe a business might look and say, hey, I'd like to get involved in trying to leverage a patent and be close to the base, so we'll see where that goes, but there's definitely that kind of opportunity, and then this morning I did have the opportunity to meet with Dr. Boyd and Mr. Bush (Shiloh District) from the School Board, so, there, we've had a couple discussions in the past, and tonight I'm bringing it up. I'm sorry I didn't have it as an action item or as a discussion item. The meeting happened today, and so it was a little bit last minute, but, so we currently have the payroll for the schools is that employee actually falls under the county, and there's some challenges in regards to logistics for the schools, because that individual has to then work with School Board employees, and then they're separated, and so there's challenges there, and so there is a request to see if this Board would be willing to move forward with moving that position so that a payroll person who does the payroll for the schools would then fall under the schools and be co-located with the schools so that it would ease that interaction and make that a little bit easier and facilitate that situation. I'm bringing that before my Board Members and my colleagues here to see if there's a willingness to have the Staff work with the school Board or the superintendent in order to see about making that work. I believe if we were to say we would move forward with that, the schools would have to, I think on Monday, then move forward as well with accepting that situation as well, and then I think we'd also look to maybe transfer the funds so that instead of being under the county, they fund under the schools, the salary wouldn't change, anything along those lines. I'm just asking my colleagues to see if they'd be willing to entertain that request from the schools.

0:56:43.2 Cathy Binder: I'm fine with that.

0:56:44.0 Chairman, Richard Granger: Okay.

0:56:45.0 Vice Chairman, T.C. Collins: Would the schools be taking on all the fringe benefits and so forth of that employee?

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0:56:52.5 Chairman, Richard Granger: Yes, everything, all costs would, it would just be transferred over. So, any funds that are going to cover that from the county side would then be transferred to the schools. And then as I said, the, it's not that the pay range or anything has changed, it's just moving it so that it falls under the schools for their authority.

0:57:13.0 Vice Chairman, T.C. Collins: Okay. While I have the mic, could I get, when the community meetings are in Bayberry so I could attend, please?

0:57:32.2 Chairman, Richard Granger: If you have the information come on up, you can, you can give the, it's okay. No, it's fine. Go ahead. If you don't, if you have it, feel free to share it.

0:57:39.7 Jeh Hicks: We do not have a date or time or location set, but we freely communicate with the planning department and the County Administrator, and we'll communicate with them to let you all know when that will occur.

0:57:50.1 Vice Chairman, T.C. Collins: So, thank you. I did not get that information from the County Administrator. So, could you send it to my email on my county email please?

0:57:56.7 Chris Miller: Mr. Chair, may I address something?

0:57:58.9 Chairman, Richard Granger: Go ahead, Mr. Miller.

0:58:00.3 Chris Miller: Mr. Collins, Ms. Fish sent an email to you and to all the other Board Members with the information. That information was sent this morning. So, I take offense at the comment that you don't receive information. That's your opinion.

0:58:22.3 Chairman, Richard Granger: So, this is my, this is actually my Board report. So we're going to end this now. Sir, thank you for that. If you do provide it for Staff though, we'll make sure all the Board Members get it. So, I appreciate it. Thank you.

0:58:33.2 Kelly Lackey: If I may, Mr. Chair, just interject. If there is interest on the part of Board Members in attending a community meeting, I request that you communicate with me or Ms. Fish so that we can avoid a reoccurrence of an unintentional public meeting of more than three or more Members.

0:58:50.6 Chairman, Richard Granger: Yes ma'am, that's a wise decision. Thank you, Ms. Lackey. Okay, so I'll ask Ms. Cupka as far as my request about the payroll employee position. Mr. Stonehill, okay, we have a majority that are in favor of it. Mr. Miller and Ms. Lackey, if you could work with the schools, assume on Monday that they would also agree to facilitate that. And I assume we'll have an action. And come back to amend our budget and move those dollars across and it'll just be an accounting thing. Mr. Bush, I will see you back there. So, yes sir, thank you. That is the end of my report. And so, we will move on to the consent agenda.

0:59:31.3 Vice Chairman, T.C. Collins: Mr. Chairman, before you go to the consent agenda.

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0:59:37.1 Chairman, Richard Granger: We're going to the consent agenda now at this point. So.

0:59:40.7 Vice Chairman, T.C. Collins: Ms. Lackey made a statement. I think I should have an opportunity to rebuttal it as a Board Member.

0:59:48.6 Chairman, Richard Granger: It's, she was just giving advice. So, we are moving on to the consent agenda at this time. It was my Board report. The Board report is done. We're going to move on to the consent agenda.

0:59:56.5 Ann Cupka: Mr. Chair, I move to adopt the consent agenda as presented.

0:59:56.5 Cathy Binder: Second.

1:00:00.5 Chairman, Richard Granger: If a motion properly seconded do we have any further discussion? All in favor say aye.

1:00:05.1 Ann Cupka: Aye.

1:00:05.2 Cathy Binder: Aye.

1:00:05.2 Jeffery Stonehill: Aye.

1:00:07.1 Chairman, Richard Granger: Any opposed? Chair votes aye. Motion carries. Constitutional officer, Ms. Hart.

CONSTITUTINAL OFFICER REPORTS:

1:00:18.3 Ms. Hart: Good evening Board Members, Mr. Miller, Ms. Lackey. Our September 2023 cigarette report from July of 2023 to present day. The sale is \$564,960 and the total packs of cigarettes sold 346,677.

1:00:46.5 Chairman, Richard Granger: Does anyone have any questions for Ms. Hart? Sorry.

1:00:51.6 Cathy Binder: Mr. Chair, can I just get the cumulative number again? I missed it.

1:00:56.4 Ms. Hart: Number sold.

1:00:58.5 Chairman, Richard Granger: Tax sold or dollar figure?

1:00:58.7 Cathy Binder: The tax figure. How much?

1:01:00.7 Ms. Hart: \$564,960.

1:01:05.8 Cathy Binder: Thank you.

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1:01:06.3 Jeffery Stonehill: Ms. Hart, is that, and that's from when?

1:01:11.4 Ms. Hart: September. We're still working in October.

1:01:12.6 Jeffery Stonehill: Gotcha. July through September.

1:01:18.8 Ms. Hart: July of 23, our new fiscal year through today. That's the number of sales.

1:01:27.6 Jeffery Stonehill: Okay, so it's the physical year this year.

1:01:28.3 Ms. Hart: Yes, the fiscal.

1:01:29.8 Chairman, Richard Granger: Okay, thank you.

1:01:30.8 Ms. Hart: You're welcome.

1:01:33.8 Chairman, Richard Granger: Thank you, Ms. Hart. Sheriff.

1:01:42.2 Sheriff Giles: Good evening, Mr. Chair, and Members of the Board. For my constitutional officer report, I'm happy to report that on September 11th, the seized cigarettes that we've had in our holding in our evidence room were destroyed. So, we no longer have those. On September 21st, 2023, Deanna Price from the Commissioner of the Revenue and Deputy Simon conducted inspections on stores selling cigarettes in King George County. All the stores except two were in compliance with the King George County cigarette tax ordinance. In previous inspections, two tobacco stores, the Tobacco Hut and Vape located at 7975 Kings Highway in King George, and the Tobacco Hut and Vape located at 4863 James Madison Parkway in Dahlgren were non-compliant in submitting the required inventory forms provided by the Commissioner of the Revenues office. As you know, this form is required to be submitted by the 20th of each month. Last month, Deputy Simon issued two summonses, one for each store under the County Code 14-207, which is titled report and records. The reports for each store were submitted shortly after the summons were issued for the month of July. However, both stores again failed to submit this form for the month of September. The clerk in the Tobacco Hut and the Vape spoke little English, but was able to call the owner, Thayer Sallee. Deanna spoke to Sallee and again asked for the paperwork. On September 25th, 2023, Deputy Simon reported that Deanna stated that Sallee did submit the paperwork and both stores were then in compliance. So, I do have one more report that I'd like to give, but before I move on to the next one, are there any questions in reference to cigarettes?

1:03:27.8 Chairman, Richard Granger: Anyone have any questions for Sheriff about the cigarettes? Go ahead, Sheriff.

1:03:34.1 Sheriff Giles: All right. First off, I'd like to thank Supervisor Cupka and Mr. Mestler for attending our accreditation yesterday. And as Supervisor Cupka stated in a report, yesterday the assessors from VLEPSC, which is the acronym for Virginia Law Enforcement

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Professional Standards Commission, arrived at the Sheriff's office to inspect over 180 folders with over 2,900 points of compliance to ensure that the Sheriff's office has been compliant for the past four years with VLEPSC. The team did tour the Sheriff's office and a static display where we displayed our special use vehicles. I'm proud to say that the assessor stated that the static display in the tour was the best they've been through. After the tour, the assessor sat down to review the 180 folders containing 2,900 points of compliance. And they didn't finish today, so they're going to be back tomorrow morning to finish. But I will say that we haven't had any returns and any questions that they had, we were able to fulfill their requests, so far so good. So, I hope I'm not jinxing myself, but we'll get through tomorrow as well. So, at this point in time, which completes my report. And do you have any questions I can try to answer?

1:04:44.1 Chairman, Richard Granger: Go ahead, Ms. Binder.

1:04:46.3 Cathy Binder: I don't have a question, but I had written this down to mention this next time, but I'm going to say so you're still here. I want to compliment your Staff because I was at a football game a couple of weeks ago and there was an incident. And the professionalism of your Staff and how they handled the incident, I made sure at the past football game, I went up and thanked them for their professionalism. So, I want to thank you personally and your Deputies for what they do, especially in tense situations where emotions are high. So, thank you very much.

1:05:14.2 Sheriff Giles: Thank you for those kind words, I very much appreciate it. I appreciate that, I'll pass it on.

1:05:20.7 Vice Chairman, T.C. Collins: So, Sheriff, I see on Facebook that you hired a Terrence J. Collins. There's no relation to me, but I'm sure you'd like to meet him.

1:05:30.2 Sheriff Giles: Well, he's in the Academy right now.

1:05:32.6 Vice Chairman, T.C. Collins: Okay, I'd like to meet him.

1:05:33.8 Sheriff Giles: So, when he gets done, I'll make sure you have a face-to-face conversation.

1:05:38.1 Chairman, Richard Granger: Thank you, Sheriff, appreciate you coming out.

1:05:40.4 Sheriff Giles: Thank you.

1:05:43.3 Chairman, Richard Granger: We have the Treasurer's Office next.

1:05:48.9 Treasurer Office: Good evening. I'll be reading the receipts and expenditures report for September 2023. The beginning balance \$40,481,409.03. Receipts \$22,009,239.44. Disbursements \$32,024,341.35. With an ending balance of \$30,466,307.12.

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1:06:26.4 Chairman, Richard Granger: Thank you. Did anyone have any questions? Thank you So much. Mr. Miller. Could you make sure that those get added to the minutes?

1:06:34.7 Chris Miller: Yes, sir.

1:06:35.5 Chairman, Richard Granger: Thank you. Ms. Lackey County Attorney's report.

1:06:41.3 Kelly Lackey: Yes, I have a couple brief items. Firstly, this week, the proceeds from the settlement concerning the Sedgwick Crossing litigation were received by the county. And then the second update I have just came in today from the attorney General's office. There were there were, there were sufficient funds to pay the legal fees associated with the third-round distributors opioid settlement. And so, there's going to be a disbursement of funds that were held in reserve for possible legal fee expenditures. So, the county should be receiving very near term and additional \$4,359.1. And that is all I have to report.

1:07:25.5 Chairman, Richard Granger: Anyone have any questions for Ms. Lackey? Mr. Collins?

1:07:30.4 Vice Chairman, T.C. Collins: Ms. Lackey, I want to clarify that when three or more Members of the Board of Supervisors meeting together to conduct business is, it has to be a called meeting. If three or more are meeting together and are not discussing county business, they're allowed to do that. Correct?

1:07:53.2 Kelly Lackey: Actually, there was a Virginia Supreme Court opinion that was recently issued that kind of disrupted the understanding of when a community meeting could turn into discussion of public business. And so, I'd be happy to report back confidentially to you all on the conclusions from that opinion.

1:08:13.4 Vice Chairman, T.C. Collins: Okay. I also would be curious of like the VACo meetings. How would they fit into that category also? Thank you.

1:08:25.1 Chairman, Richard Granger: Go ahead Ms. Cupka.

1:08:28.6 Ann Cupka: Thank you, Mr. Chair. Ms. Lackey, can we get an update? I asked two meetings ago with regard to the status of the noise ordinance, please?

1:08:40.1 Kelly Lackey: Yes. So, in the to-do list updates from last meeting there was a meeting with me with Assistant County Attorney Jessica Washington with Sheriff Giles and with the Community development Director, Mr. Pancotti. I would say two and a half, three weeks ago we met to discuss the internal draft and we received some comments. And Ms. Washington and I have been reviewing some additional ordinances for, for additions to that provision.

1:09:15.7 Ann Cupka: So then once a draft is ready, will that be sent then to the Sheriff for comments? Because that was the direction that we provided.

1:09:22.7 Kelly Lackey: Yes ma'am. So, he, the Sheriff Giles received a copy of the working draft. And so we have received some comments and so we're working through those, those comments to in fact possibly add some additional provisions.

1:09:36.3 Ann Cupka: Okay. Thank you. Yes, I continue to be contacted by citizens with regard to the status of the Noyce ordinance. So, thank you very much.

1:09:47.0 Chairman, Richard Granger: Anyone else have any questions for Ms. Lackey? Okay. We'll move on to the Dahlgren Heritage Museum 10th anniversary resolution. I will hand it over to Mrs. Bender to present this.

1:10:03.4 Cathy Binder: Thank you very much, chair. I was asked to come up with a resolution, as some of you might not know, but they're very vocal in the community and a great organization, the Dahlgren Heritage Museum as a Board member. Somebody serves on their committee, their museum committee as part of our role. And that's been me for the whole time. I've been on the Board, and I'm honored because I like history as everyone knows. So, with that they have their 10th Anniversary, and they have a special event on Saturday. They're going to have a lot of activities. Hopefully it doesn't rain out, but I want to read the resolution and I ask the Chair to put it on here so we could pass a resolution that we can hand, they can hand out and present in the museum, which we, we do for lots of folks. So here is the Resolution: Whereas collecting, preserving, and exhibiting the history traditions, heritage and culture of King George and its residents is a vital part of creating and sustaining a sense of community. Whereas Dahlgren is a prominent area in King George County, Virginia, and as such has provided significant contributions to local history. And whereas the Dahlgren Heritage Foundation identified the importance of sharing the stories of the Dahlgren community in 2010 and began the process of creating the Dahlgren Heritage Museum in 2012 until it opened in 2013. Whereas the Dahlgren Heritage Museum has been providing the King George community with education, outreach, recreation, resources, exhibits, artifacts, and more for 10 years. Whereas the museum has been successful in its efforts to increase engagement among the community, averaging 1000 visitors a year. Whereas the foundation has maintained quality partnerships with community organizations such as the University of Mary Washington to continue to bring quality information and research to the museum. And whereas it is appropriate to recognize the value of the Dahlgren Heritage Museum and the Dahlgren Heritage Foundation as added to King George County for its residents and its visitors. Now therefore be it resolved that on October 21st, 2023, the King George County Board of Supervisors hereby recognize and celebrate the outstanding accomplishments of the Dahlgren Heritage Foundation and applaud the Dahlgren Heritage Museum for providing meaningful contributions to King George County over the past 10 years, adopted hopefully today, but it will be presented on the 21st day of October 2023 during their celebration. And before I make the official motion, I just want to thank the Members of the Dahlgren Heritage Museum and the Foundation for the good work they've done. They give a lot of scholarship money out. They, they're kind of been there at the forefront of reimagining a museum online and they've done a lot of research and folks have taken tips in other areas for them, what they've done and they're still continuing to work.

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They continue to try to get, involve students to be part of their organization and learn archival research. And I'm very proud to be a Board Member, so I make a motion to adopt this resolution to be presented on Saturday.

1:13:00.8 Ann Cupka: Second.

1:13:02.7 Chairman, Richard Granger: We have a motion properly seconded to waive any further discussion. All in favor say aye.

1:13:05.6 Jeffrey Stonehill: Aye.

1:13:05.6 Cathy Binder: Aye.

1:13:05.6 Ann Cupka: Aye.

1:13:05.9 Vice Chairman T.C. Collins: Aye.

1:13:06.1 Chairman, Richard Granger: Any opposed chair votes. Aye. Motion carries.

1:13:08.7 Cathy Binder: Thank you.

1:13:09.3 Chairman, Richard Granger: Thank you Ms. Binder. Okay, we will move on to presentations Jazz in the Country After Action Report.

Jazz in the Country After Action Report:

1:13:20.8 Joan Waters: Good evening, Mr. Chair, and Board Members. My name is Joan Waters with Jazz in the company. I'm accompanied by my cohorts and crime fellow Board Members, Larry Robinson, and Randy Pryor. And to start things off, we have a short video of our fourth annual festival. That was held on August 26th.

1:13:43.0 – 1:16:20.7: A Jazz in the Country Recap Video was presented for the Boards Review.

1:16:48.7 Joan Waters: It was a great day. A great time. So, am I correct that you all have copies of the presentation? Alright, so the interest of time, I'll just pick out highlights to mention, our attendees are very diverse as well as our performers. From Virginia alone, there were about 15 towns that came out in Maryland, 20 and beyond. I didn't get to meet the person from California. I'm not sure who that person was. We're also in the local news, the Free Lance-Star every year supports us with articles in the paper. We went digital again this year, so we weren't killing any trees, so that was really convenient for everyone who participated. It's also on our website so it can be downloaded and viewed. We were grateful for Holiday Inn Express who supported us with discount for anyone connected with the festival. So, there were about 20 rooms that were utilized by Staff, by guests, and performers. Of course, we did press release early on to talk about our first ever free youth music workshop, which really was the top of the list of one of the projects we wanted to do. So, we

also have a short video highlighting that if you would.

1:19:39.1 – 1:22:35.6 An additional Jazz in the Country video was presented for the Boards Review.

1:22:35.6 Joan Waters: So, what was really great about putting the workshop together was that Paula in the midst of us negotiating her contract to perform, offered to do the youth music workshop. And it's something that she does, around the country. So, she drove down a few days early from New York to actually conduct it. The school was excited, the kids were excited. And it's just the first of many that we plan to hold. And actually, we'd like King George High School to have a jazz ensemble, so we are hoping we can get them to perform next year at the festival. So, moving on to marketing, as you know we continue to utilize more digital marketing, social media, as well as billboards. That is, it pictured in the top middle of the screen. So, we had four billboards this year. Last year we had two. So, we had two in Maryland and two also here in Virginia. We appreciate, support of Free Lance Star. We also use Recreation News, print and electronic, marketing, billboards, and signs. As I mentioned, community outreach. We try to take part in a lot of festivals here in Virginia, as well as Maryland and DC area. The next page shows the marketing targets that we worked our deals with Free Lance Star, who also ran a banner ad on their website, as well as articles and ads in their paper. So, this list on the left is some of the specific areas that we targeted and actually we increased that number. I think there's about 13 there. We increased that to 50 within a 50-mile radius of King George. So, we're getting the word out. And next to that is the website stats. So over 12,000 people visited our website just in the month of August. Now, if they would all show up. As always, top sources, that drive people to our website. People do Google searches for jazz festivals, outdoor festivals, jazz in the country, specifically, also visit King George website, Facebook, etcetera. So now the financial overview, the grant that we get from King George County enables us to utilize expanded and innovative marketing and social media research. We are learning a lot more as we go each year. So, comparing 2022 and this year, the marketing spends, this year was about \$4,000 more than last ticket sales, roughly the same 4, 5,000. Revenue was a tiny bit less. And I think part of that was because we had fewer retail vendors this year. So we are becoming the talk of the town. While word of mouth still tops the list in sharing information about the festival, all of the marketing, the radio ads, the social media, the roadside signs, and banners, all of those are ways that people find out about jazz in the country. And we still have people come and say, I've never heard of you. How is it? I've never heard from you. So, it's all good. We are planting seeds every year to expand that. And as our popularity, we steadily receive. We're already receiving requests from artists from all over the country who want to perform. And of course, those who come want to come back. Most important to us, besides encouraging tourism, we talk about a lot, on our website and in our marketing, but of course sharing about Mt. Bethel retreat centers, rich legacy, and their heritage here in King George. And when people come to the festival, we want them to feel at home. So we call them our jazz family when they're subscribed to our website. We do E-blast pretty often, especially in July and August, to keep them up to date on what's going on at Mt. Bethel, what's going on in King George and what jazz in the country is involved in. So, as always, our core marketing elements are the performer's number one. A lot of them have local following, and people look for some of their favorite jazz musicians to be

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there. Of course, the location right on the Potomac is a big draw. Hearing about Mt. Bethel Retreat Center is a big draw. People like to support a great cause. We draw all types, all ages of jazz enthusiasts. People who just love music on the water, those who just want a day to relax. And as we move forward, we will continue to network and engage more local community organizations, businesses, nonprofits, as well as reach out to those beyond. A lot of our sponsors have been outside of, the King George, Northern Virginia area. And of course, we will continue with the jazz music workshop every year. So even talking with the band director at the high school and the principal, we can draw in middle school as well next year. It does take a village. And we really, really realize that our success is due to the commitment and the community support from the community. And so, we list several here, and there's many, many more who love Jazz, who love King George, who love Mt. Bethel and just love, supporting a great cause. And at the center of why we do what we do is to preserve the legacy that a lot of people still don't know about. And that's Mt. Bethel Retreat Center. It's the right thing to do. We feel, excuse me, I have a little frog in my throat. We are never shy to thank those that partner with us as sponsors, as friends, as patrons, friends being those who do business with us, and a lot of those sponsor as in-kind gifts as well as discounts on services that they provide. Most importantly, we thank you for your support every year. We especially thank Nick Minor and his Staff, the tourism committee for their support and guidance. And we just look forward to our fifth anniversary next year. We have decided to move it from August to September because it won't be as hot. So mark your calendar from September 28th next year, and we will be at Mt. Bethel with more great music. So, we thank you again and if you have any questions, I'd be glad to answer.

1:30:39.9 Chairman, Richard Granger: Ms. Waters, thank you so much for coming out and providing the after-action report. I'd like the heat map. That's going to neat seeing where you were reaching especially, see there's it's on the West Coast some traction there with, at least from the advertisement point of view. Do you know how far away people came from?

1:30:55.7 Joan Waters: There were a few from Pennsylvania, of course, we had artists come and they brought their friends as well.

1:31:01.2 Chairman, Richard Granger: Okay.

1:31:01.7 Joan Waters: New Jersey. There were a handful. Most are in the local DMV area.

1:31:07.2 Chairman, Richard Granger: Certainly, reasonable, and understandable.

1:31:08.7 Joan Waters: Yes.

1:31:08.7 Chairman, Richard Granger: But I'm just curious to see if anyone from out that far away made the trip. That'd be pretty cool if they did.

1:31:15.1 Joan Waters: Yes.

1:31:15.1 Chairman, Richard Granger: But yes, no, I really appreciate the information and

coming in and sharing with the videos as well. Ms. Binder, did you have something?

1:31:22.3 Cathy Binder: Yes. You covered it already, but reaching out to the middle school and even maybe opening something up for elementary school students because I don't know, especially with COVID, we had some interest drop off in the Band program in our band program in the region as seen as like gold standard. So in an inspiration for these young folks to start an instrument and have another activity than just a cell phone. If we had some hands-on with some of these performers teaching and having a couple of instruments there so they could try things. Just throwing it out there because it seems like a great opportunity. Because I saw mostly kids that are in the marching band in that video.

1:32:01.0 Joan Waters: Yes.

1:32:01.0 Cathy Binder: So, opening up to more students might be a really nice, inspirational, get kids to pick up an instrument. Thank you.

1:32:08.9 Joan Waters: Thank you.

1:32:11.0 Chairman, Richard Granger: Mr. Stonehill.

1:32:13.0 Jeffrey Stonehill: Joan, Randy, Larry, thank you. You guys did a great job again. I wish you all the best in the future and I think September's a whole lot better. I know it's some hot jazz, but August hot jazz, that's pretty hot. Do you have any idea on numbers of tickets and actually people that came, maybe it's in here and I'm missing it.

1:32:39.5 Joan Waters: It isn't in here. We have health steady with around 300 people there. Of course, not counting performer friends who tagged along with them.

1:32:50.1 Jeffrey Stonehill: So, like 300 tickets.

1:32:50.2 Joan Waters: About 300. Similar to last year.

1:32:53.1 Jeffrey Stonehill: Gotcha.

1:32:53.6 Joan Waters: So, we want to get to 500.

1:32:57.8 Jeffrey Stonehill: We'll do that with a little cooler weather.

1:33:00.8 Joan Waters: I think so. I think so.

1:33:00.9 Jeffrey Stonehill: Okay. Yes, I just wanted to say thanks. Again, and you all just did a great job. Looking forward to seeing what you have up your sleeve for next year.

1:33:09.2 Joan Waters: Thank you. I want fireworks actually, but I don't know if we can get away with that.

1:33:14.3 Chairman, Richard Granger: Do you have any other questions for Ms. Waters? Okay. Thank you so much.

1:33:20.3 Joan Waters: Thank you again.

TRI-COUNTY CITY SWCD PRESENTATION:

1:33:22.8 Chairman, Richard Granger: Okay. We have a presentation from Tri-County City Soil and Water Conservation District now.

1:33:28.4 Madison Morgan: Howdy, howdy. How's everybody doing?

1:33:35.3 Chairman, Richard Granger: Good.

1:33:35.9 Madison Morgan: Sweet. My name's Madison Morgan. I'm with the Tri-County City Soil and Water Conservation District. My district services City of Fredericksburg, Spotsylvania Stafford, and King George. We're actually going to be celebrating our 80th anniversary coming up next year. Thanks to y'all's support and y'all's support. So, thank you guys so much. I just have our annual report to share with you guys. All this stuff is from FY23. Funny enough too, I'll add in just a real quick while we're waiting to get that up. We are a regulatory agency, or we're not a regulatory agency. We provide technical assistance information, educational programs, volunteer opportunities and newsletters to citizens on aspects of water quality, non-point source pollution and stream health. You'd be amazed the number of phone calls we get asking if we're a gym membership. So not sure where that comes out of things. So, to start off with our annual report, like I said before, we're not a regulatory agency. We provide technical assistance that aspect of things. Yes, I talked about this one really quickly. Sorry about that. These are our Board of Directors for King George County. We have one seat open. And our King George representative is Ms. Janet Gayle Harris. She's our treasurer. The way we operate under the supervision of the Board of Directors. They're elected unpaid officials. They all work unpaid again. Our district staff performs administrative, operational, technical, educational, and public relations tasks. Right now, we have four staff members. We're working to move our way up to six as our district has enlarged itself and got bigger. Our goals are, of course, the mission to provide leadership, educational, and technical programs to assist all resource users to conserve, sustain, and improve soil and water related resources. And the vision is to be recognized as the community leader in focusing action, establishing partnerships to achieve soil and water conservation. We accomplish these goals through the help of a multitude of organizations. This is just a small kind of tidbit of the amount of different programs and partners that we do have. Some of the main ones include Department of Forestry, DCR, (Department of Conservation and Recreation), Friends of the Rappahannock, George Washington Regional Commission, the Lake Anna Civic Association, NRCS (National Resource Conservation Service), the Potomac Watershed Roundtable, the Rappahannock River Roundtable, the USDA (United States Department of Agriculture), the Virginia Association of Soil and Water Conservation Districts, and the Farm Service Agency. Of course, we couldn't do this again without you all and you all. So that little number 17, the big green blimp up there, you can see

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King George at the hook. That's the area that we cover. This map displays 47 soil and water districts across the state. For 2023 stats, we've reached 476 area students. These are just school-age students, not including any of our adult programs. And to throw in, that is with functioning this year I started back in June. The other education coordinator was only there for a few months. So, this is going about eight months without someone with how our years have split up. King George had the 2023 scholarship winner with Miss Rebecca Miller. She's doing great in school, as well as our youth conservation camp attendees. We sent two students, one being from King George. So this is just a breakout of our locality contributions and other kind of contributions that we're getting from the state and then VCAP and our technical assistance. I would just like to thank you guys for your continued support and being our main supportive district. Y'all's support in rural development and keeping our land on our conservation efforts means a lot. And we thank you guys for that. So yes, as you can see, King George County is the biggest blurb with \$53,050. We are helping through personnel. We're helping the district with personnel for technical assistance. Our operations cost share payments, we've totaled out to \$924,791.42. Future cost share payments at \$557,690. And then our VCAP payments are coming in at \$31,200, totaling our fiscal year 2023 expenses at \$1,802,184.42. So, our King George stats, out of that total, you guys gave us \$53,000. We turned that back into investing in you all, of course, totaling out \$233,000. Little over that. Our biggest practice in this county is covering crops. We actually just wrapped up our last cover crop season that ended up, signups ended in October. So, we're getting out now, starting up with site visits to make sure all of our producers are following protocol. The Virginia Conservation Assistance Program is VCAP. For those of you who may not be familiar with it is an urban program. Homeowners can call us in if they have resource concerns, or if they think they have resource concerns. Right now, we are actually partnering with Friends of the Rappahannock to handle all of our VCAP concerns. So, you apply through us, and it goes to them, and then they come out and see if you do have the concern. And then it all gets wrapped up. King George's biggest VCAP project this past year was a living shoreline, and the district paid out \$30,000 to the homeowner, which is great. In just a little background, living shorelines are protected, stabilized, coastal edge, made of natural materials such as plants, sand, or rock. Unlike a concrete seawall or other hard structure, it doesn't really impede the growth of animals, and it doesn't affect our wildlife as much. Living shorelines grow over time. So, this is before installing that living shoreline project. As you can see, the seawall has collapsed. The homeowner was having issues every time it rained, or every time there was a storm that came along. Land was eroding. This is during our installation. And then after, you can see how everything was sloped out. And from what I've heard, the homeowner has had great success with not losing as much, well, not losing anything when we do get storms. So, the prior number of 400-some students, which was just, like I said, our school-aged children. In total, we've reached 539 citizens, so not 100 with our adult education programs. In 2023, the Virginia Clean Farm Award for our district went to Dr. Frank Moore from King George. He has worked to perform many of our BMP's (best management practices), including winter cover crops, precision nutrient management, and no-till practices. He's constantly experimenting with different cover crops and management practices. He's really doing a lot down there. I went out there not too long ago, and everything looks great, as well as plant and produce it's great. So please contact us. I appreciate you guys allowing me to come out and present, and I appreciate the growth that

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agriculture is seeing in the community as well as agritourism through all the different businesses. So, thank you guys.

1:42:13.1 Chairman, Richard Granger: Do you have any questions? Go ahead, Ms. Binder.

1:42:16.2 Cathy Binder: I just want to thank you. I haven't seen you in a long time. It's nice to see you again and it's always great class of 2018, to see a graduate find success and help bring, coming back to our community. We hear so many times about graduates leaving, and you came back and you're helping our community, especially in our agritourism. So, thank you very much.

1:42:37.5 Madison Morgan: Yes. Thank you.

1:42:39.1 Chairman, Richard Granger: Do you have any other questions? Thank you so much. I appreciate the briefer. Last of our presentations. We'll be moving on to public hearings. As I mentioned before, we are not going to be holding the Walnut Hills development subdivision public hearing, so we'll move on to 1015.

10-15 Department of Economic Development and tourism's public hearing to consider the adoption of ordinances, establishing locations and economic development incentives for defense production zones:

1:43:03.0 Chairman, Richard Granger: The King George County Board of Supervisors will now hold a public hearing that has been properly advertised, to receive public input regarding Department of Economic Development and tourism's public hearing to consider the adoption of ordinances, establishing locations and economic development incentives for defense production zones. And we'll first ask for the Staff report. And I will then open the floor for public comment. Public comment is limited three minutes per speaker to afford everyone an opportunity to speak. Please state your name and address before you comment. Upon completion of public comment, I will bring the matter back to the Board for consideration. The Board may or may not take action tonight depending on the information received during public comments. Mr. Minor, I believe you have the presentation beforehand.

1:43:42.2 Mr. Minor: Mr. Chair, so I have a quick report. I can give this the presentation over again. Do you have that? If not, I can just give the report out.

1:43:55.0 Chairman, Richard Granger: I know you've given it; I think five meetings in a row.

1:43:58.4 Mr. Minor: Right.

1:44:00.3 Chairman, Richard Granger: So.

1:44:00.6 Mr. Minor: I'll just read a quick summary. King George County is aggressively trying to attract defense production businesses that will support and compliment naval support facility, Dahlgren, and its tenants. King George has been a defense community for

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over a century, with the county's largest employer being the Department of Defense. King George has a unique opportunity to grow this industry sector with its existing workforce and infrastructure. At the July 11th, Board of Supervisors meeting the recommendation of additional provisions were requested to add further detail to potential conditions in which the Board of Supervisors can remove a defense production zone designation and a qualified business were a fallout of a compliance with the county's zoning ordinance, as well as additional circumstances that the county could recall incentives provided to the business during the incentive period. Those revisions were added to the ordinance with clear guidelines, with the support from the County Attorney's office. Additionally, at the request of the Board department had a town hall meeting on September the 14th to answer questions and additional, public concerns. There were no additional comments made at that town hall. So, I'm happy to take any questions in regard to the defense production zone.

1:45:00.7 Chairman, Richard Granger: Do you have any questions from Mr. Minor before we open the floor for public comment? Okay. Thank you Mr. Minor.

1:45:06.5 Nick Minor: Thank you.

PUBLIC COMMENT:

1:45:07.1 Chairman, Richard Granger: In that case, we will open the floor for public comment. At this time, this is for the development of incentives for technology production zones. Mr. Dines, do we have anyone online?

1:45:26.5 Chris Dines: No. Mr. Chairman.

1:45:33.5 Chairman, Richard Granger: I apologize. I did say Technology Production Zone. This is defense Production Zone. Ms. Cupka thank you for pointing that out. I did misspeak. So, this is for the defense production zones right now. I apologize. Floor is still open. Okay. And there was no one online. Did anyone have any correspondence in regard to this public hearing to be read in?

1:45:56.5 Cathy Binder: I read it earlier.

1:45:58.3 Chairman, Richard Granger: Okay. In that case, I'll close the floor for public comment. I'll bring it back to the Board for consideration.

CHAIRMAN GRANGER CLOSED THE FLOOR FOR PUBLIC COMMENT

1:46:05.8 Cathy Binder: Mr. Chair, I would like to have data center removed from this ordinance.

1:46:09.9 Chairman, Richard Granger: Alright, I'll ask my colleagues how they feel about that.

1:46:14.1 Vice Chairman, T.C. Collins: I agree.

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1:46:16.9 Chairman, Richard Granger: I'm not in favor with moving forward with it. The data centers wouldn't really even apply from a capital expenditure perspective. They're going to be way over this. They're just not going to fit into it. And, even if someone were, then they don't get it. There's nothing automatic about it. It's just something that can be made available if the Board chooses to. I just don't want to carve it up a whole bunch and add in all these extra things just for no reason really. That's just my take. I'll leave my other two colleagues to decide.

1:46:46.4 Cathy Binder: Mr. Chair, just to follow up when they're looking it up. I mention this, because attending state meetings and listening to people who are in the development and the business community, they'd like consistency. So, by putting it in there, we're telling people we're interested in that industry, potentially coming for these areas. And though we have some of the data, we already have one in one of those areas, but especially in the Shiloh area, I have heard from they're not really interested in data centers being incentivized in the Shiloh district, especially in the area where the intersection of 205 and 301. So, by having it in there, we're telling people we're interested. And I know at least I and Mr. Collins, we're not interested in entertaining that. So, I think we're not being honest with businesses that might look at this ordinance. Thank you.

1:47:36.6 Chairman, Richard Granger: Okay, Mr. Stonehill and Ms. Cupka.

1:47:43.5 Ann Cupka: I have a motion. I move to adopt an ordinance to amend Chapter 14, Taxation of the King George County Code by Adopting Provisions to Designate a Defense Production Zone, to incentivize private entities to invest in King George County in designated areas as presented.

1:48:07.4 Jeffrey Stonehill: Second.

1:48:09.0 Chairman, Richard Granger: We have a motion properly. Seconded. Do we have any further discussion? All in favor say aye.

1:48:17.2 Ann Cupka: Aye.

1:48:17.5 Jeffrey Stonehill: Aye.

1:48:17.5 Chairman, Richard Granger: Any opposed?

1:48:18.7 Cathy Binder: Nay.

1:48:19.2 Vice Chairman, T.C. Collins: Nay.

1:48:19.5 Chairman, Richard Granger: Chair votes. Aye. Motion carries. Move on to 10-16.

10-16 Department of Economic Development and Tourism's Public Hearing to consider the

adoption of ordinances, establishing locations and economic development incentives for defense production zones.

1:48:22.6 Chairman, Richard Granger: King George County Board of Supervisors will now hold a public hearing that has been properly advertised. Receive public input regarding Department of Economic Development and Tourism public hearing to consider the adoption of ordinances, establishing locations and economic development incentives for technology production zones. We'll first ask for the Staff report. I will then open the floor for public comment. Public comment is limited. Three minutes per speaker. In order to afford everyone an opportunity to speak, please state your name and address before you comment upon completion of public comment. I'll bring the matter back to the Board for consideration. The Board may or may not take action tonight depending on the information received during public comment. Mr. Minor, do you have anything further to provide as a Staff report? I know this is really kind of hand in hand with the defense incentives zone.

1:49:03.8 Mr. Minor: Same verbiage. Just add technology zone to it.

PUBLIC COMMENT:

1:49:07.4 Chairman, Richard Granger: Thank you. In that case, I'll open the floor for public comment upon 1016, which is the technology zone, the technology production zones. Mr. Dines is anyone to provide a public comment?

1:49:31.7 Chris Dines: No. Mr. Chairman.

1:49:32.9 Chairman, Richard Granger: Anyone receive any correspondence to enter into the record for this public hearing? Okay. In that matter, bring it back to the Board for consideration and discussion.

CHAIRMAN GRANGER CLOSED THE FLOOR FOR PUBLIC COMMENT

1:49:41.7 Cathy Binder: Mr. Chair, once again, I would ask that the data center be removed from this technology zone. We are not really listening to the public at all. And once again, incentivizing something we haven't even seen one yet and had the impact. So, I would appreciate it if we considered removing it.

1:50:00.7 Chairman, Richard Granger: Understood. Thank you Mrs. Binder. Does anyone else have any other comments? Any other discussion?

1:50:10.3 Ann Cupka: Mr. Chair a motion?

1:50:11.6 Chairman, Richard Granger: Yes, ma'am.

1:50:13.1 Ann Cupka: To adopt an ordinance to amend Chapter 14, taxation of the King George County Code by adopting provisions to designate technology zone to incentivize private entities to invest in King George County in designated areas as presented.

1:50:26.5 Jeffery Stonehill: Second.

1:50:27.3 Chairman Granger: We have a motion properly seconded. Do we have any further discussion? All in favor say aye.

1:50:35.1 Ann Cupka: Aye.

1:50:36.7 Jeffery Stonehill: Aye.

1:50:36.8 Chairman, Richard Granger: Any opposed.

1:50:37.8 Cathy Binder: Nay.

1:50:37.8 Vice Chairman T.C. Collins: Nay.

10-17 Ambulance Fee Structure

1:50:39.3 Chairman, Richard Granger: Chair votes. Aye. Motion carries. 10-17. Public hearing for ambulance fee structure. The King George County Board of Supervisors will now hold a public hearing that has been properly advertised to receive public input regarding Department of Fire Rescue and emergency Services, public hearing ambulance fee structure. We'll first ask for the Staff report, I will then open the floor for public comment. Public comment is limited to three minutes per speaker in order to afford everyone an opportunity to speak. Please state your name and address before you comment upon completion of public comment. I will bring the matter back to the Board for consideration. The Board may or may not take action tonight depending on the information received during public comment. Chief.

1:51:14.3 Chief Moody: Mr. Chairman and Members of the Board good evening to each of you. I've given you a little bit of this presentation before. I want to give you a brief overview in case there's any questions from the audience here. So, if you have any questions, please feel free to stop me and I'll try to give you an answer. This ambulance fee for service program was enacted back in 2007. Since 2007, we had one rate increase, which was in 2013. This year, January Medicare, the Centers for Medicare Services, I.e., the federal government provided an ambulance fee increase of 8.7%. The industry standard throughout the nation is to be 30 to 50% above the CMS (Medicare) fee schedule. We are currently at about 15% above the fee schedule. Additionally, there have been some changes in the operational procedures and workflows throughout the county. So, we've had some changes that went along with the ordinance and the fee for the rules and regulation manual that goes hand in hand with the ordinance. And let me make this point. There are no recommended changes to the ordinance that would impact the county's compassionate billing policy or soft billing practices. Insured county residents would continue to incur not out of count, no out-of-pocket expenses, or fees. Fees for uninsured county residents would be reduced from a full liability to a 25% liability. Uninsured non-residents would continue to be responsible for the entire balance, and we would change the policy based on the household median income of over \$101,000 in King George. So, here's the current rate structure in short King George is in the middle between

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our surrounding localities. The recommendation is to move to the fee structure that's shown in this slide. This would put us between 30 and 50%. So right at 40% of the Medicare rates. We would increase the transportation mileage from \$12 per mile to \$13 per mile, and also add a consumable fee for our oxygen and different types of supplies that we use. We believe that these rates, that the fee changes would generate about close to a half million dollars per year if our historical tracking is accurate. The implementation of this new fee structure, we would recommend that that would go into effect on January 1st of 2024. So, happy to answer any questions that the Board may have.

PUBLIC COMMENT:

1:54:34.0 Chairman, Richard Granger: Do we have any questions for Chief before we open the floor for public comment? Okay, thanks Chief. All right, we will open the floor now for the public comment for the Ambulance fee structure. Mr. Dines, is there anyone online who would like to provide public comment?

1:54:56.2 Chris Dines: No, Mr. Chairman.

1:54:57.6 Chairman, Richard Granger: Did anyone receive correspondence in regard to this public hearing to be entered in the record? Okay, in that case I will close public comment and we'll bring it back to the Board for consideration and discussion.

CHAIRMAN GRANGER CLOSED THE FLOOR FOR PUBLIC COMMENT

1:55:09.1 Jeffery Stonehill: Mr. Chair, I have a motion. I move to approve the revisions to the Ambulance fee for service ordinance rules and regulation.

1:55:27.4 Ann Cupka: Second.

1:55:28.3 Chairman, Richard Granger: We have a motion properly seconded. Do we have any further discussion? All in favor say aye.

1:55:33.6 Jeffrey Stonehill: Aye.

1:55:34.7 Ann Cupka: Aye.

1:55:34.8 Cathy Binder: Aye.

1:55:34.9 Vice Chairman T.C. Collins: Aye.

1:55:36.3 Chairman, Richard Granger: Any opposed? Chair votes aye. Motion carries. Chief, we have you for an action item as a follow-up to this one.

1:55:45.0 Chief David Moody: So, Mr. Chair, this action item would be to approve the rules and regulations where the fees are actually promulgated into. So, recommendation would be to approve the rules and regulations.

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1:55:58.4 Chairman, Richard Granger: Does anyone have any questions for Chief? Then I would entertain a motion to approve the rules and regulations as presented by Chief.

1:56:06.5 Ann Cupka: So moved.

1:56:08.3 Cathy Binder: Second.

1:56:08.8 Chairman, Richard Granger: I have a motion properly seconded. Do we have any further discussion? All in favor say aye.

1:56:14.2 Cathy Binder: Aye.

1:56:16.3 Ann Cupka: Aye.

1:56:16.4 Jeffery Stonehill: Aye.

1:56:16.4 Vice Chairman T.C. Collins: Aye.

1:56:17.5 Chairman, Richard Granger: Any opposed?

1:56:20.8 Vice Chairman, T.C. Collins: Aye. I was just late for it.

1:56:22.7 Chairman, Richard Granger: So, you're in favor? Okay. Chair votes aye. Motion carries. All were in favor of the motion. Okay. Thank you, Chief. Mr. Minor, I believe we have you next for the Department of Economic Development Tourism TAC application Sheetz-to-Sheetz trail run.

10-18 Sheetz to Sheetz Trail Run:

1:56:39.3 Mr. Minor: Yes, sir. Thank you, Mr. Chair. The Sheetz-to-Sheetz trail run is a unique and fun 14-mile charity race between King George Middle School Sheetz and the Dahlgren Sheetz on the Dahlgren Railroad Heritage Trail. This will be the seventh year the race has gone from a local event to a regional event drawing hundreds of runners both in and out of state. The race is currently capped at 350 runners and in 2022 it's sold out in 24 hours. Race Fund Adventures has requested \$2,987 for advertising, outreach, and course logistics. New this year, is the outreach program and scholarship program for younger and lower income runners. In an effort to increase the opportunity and diversity of the participants, they have recruited a strong cadre of ambassadors specifically to promote this effort. The traffic management grant from last year, which was not used will be used this year. And there is a contract in place with the new traffic management company. This grant will contribute to advertising, establishing four scholarships, covering the difference in the cost of the traffic management company, and improvement of the third aid station. After review, the TAC recommends that the BOS approve \$4,000 of funding, for the Sheetz-to-Sheetz trail run event. Staff agrees with TAC's recommendations. And just as a quick update, this will be our first application of the year. The current grant TAC fund that we have right now is \$64,646. The existing current fund balance is \$165,002.

1:58:06.4 Chairman, Richard Granger: Thank you, Mr. Minor. Does anyone have any questions for Mr. Minor about this application? Okay.

1:58:17.1 Ann Cupka: Mr. Chair, I have a motion.

1:58:17.6 Chairman, Richard Granger: Go ahead.

1:58:18.3 Ann Cupka: I move to approve the Sheetz-to-Sheetz Trail Run Care of race fund Adventures TAC application in the amount of \$4,000 from the TAC fund.

1:58:35.6 Cathy Binder: Second.

1:58:35.6 Chairman, Richard Granger: We have motion properly. Second. And do we have any further discussion? All in favor say aye.

1:58:38.6 Ann Cupka: Aye.

1:58:38.6 Cathy Binder: Aye.

1:58:38.6 Jeffery Stonehill: Aye.

1:58:38.6 Vice Chairman T.C. Collins: Aye.

1:58:41.8 Chairman, Richard Granger: Any opposed chair votes. Aye. Motion carries.

1:58:41.9 Chairman, Richard Granger: Thank you, Nick. Department of Finance, Awards of Goods and Services Agreement for the Replacement of County Enterprise Resource Planning ERP System. Ms. Cobb.

10-19 Department of Finance, Awards of Goods and Services Agreement for the Replacement of County Enterprise Resource Planning ERP System.

1:58:53.6 Lavita Cobb: Good evening, Mr. Chair and Members of the Board. I'm here this evening with something I think we've all been waiting for. During the FY21-22 CIP, the Board of Supervisors approved the replacement of the county's financial management software. And during the process, the cost of the system was estimated at \$701,410. This estimate was used for the appropriation of funds. The county entered into an agreement with Barry Dunn for Consulting Services, to assist the Staff with needs assessment and implementation excuse me of a new ERP. Barry Dunn has worked closely with the ERP replacement team and met with the Staff throughout the county to determine our needs. Based on the requirements gathered from the county, Barry Dunn assisted with the drafting of an RFP. Proposals were received and evaluated. Four companies were invited to provide demonstrations of their systems during a two-week period in April of 2023. After the completion of the demonstrations, the committee again evaluated the companies with input from other major stakeholders. Reference checks were completed on all four companies, and one final

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evaluation was completed, and Tyler Technologies was ranked the highest for overall county needs. The committee, with the assistance of Barry Dunn, began negotiations with Tyler Technologies, and these negotiations also included the County Attorney. A final not to exceed price has been provided to include the ERP, third-party software for human resources, and travel expenses. This total is \$941,210. Major reasons for the increase include the hours that would be required for implementation based on the county department's needs. That exceeds hours included in the estimate. Hourly rates also increased by \$15 per hour over the estimate in 2021. And then implementation hours increased by 1,176. So, with that, I'm requesting that the Board authorize the County Administrator to take the following actions, transfer \$239,800 from CIP projects construction to replace capital hardware and software line, issue a notice of award to Tyler Technologies in the amount of \$941,210, and authorize the execution of a goods and services agreement with Tyler Technologies in the amount of \$941,210, subject to approval as to form by the County Attorney.

2:01:29.6 Chairman, Richard Granger: Any questions for Ms. Cupka?

2:01:31.9 Cathy Binder: Yes.

2:01:32.0 Chairman, Richard Granger: Go ahead, Ms. Binder.

2:01:32.3 Cathy Binder: Thank you. I just want to, the public, that's a big number to throw out. And so, I know this, but the public might not know this. How old is that technology?

2:01:41.8 Lavita Cobb: It's historic. It's over 20 plus years old. It's to the point where our system, we can't toggle between fiscal years. We have a lot of issues. Everything is manual with this system.

2:01:55.4 Cathy Binder: I say that because one of the things that folks would like is more transparency and documents and stuff on our website, but this is one of our challenges because you have hard copies in your office of things because it is not easy to go from one database to another. And I know I have joked about your system that it looks like it comes from the 1984 film war games because that's kind of the symbol. So, the cost is high, but it's something we should have done a long time ago. And unfortunately, it is here now, but I think it will help us to do much better and more efficiently for our citizens, for our accounting and procedures and giving more information out.

2:02:32.0 Lavita Cobb: Yes, correct.

2:02:33.2 Chairman, Richard Granger: Any other questions for Ms. Cupka? Okay.

2:02:43.7 Ann Cupka: Mr. Chair, I have a motion I move to authorize the County Administrator to take the following actions to transfer \$239,800 from CIP projects construction to replace capital hardware software line, to issue a notice of award to Tyler Technologies in the amount of \$941,210, and to authorize the execution of a goods and services agreement with Tyler Technologies in the amount of \$941,210, subject to approval as

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to form by the County Attorney.

2:03:22.2 Cathy Binder: Second.

2:03:23.1 Chairman, Richard Granger: We have motion properly seconded. And do we have any further discussion? Go ahead, Mr. Collins.

2:03:28.7 Vice Chairman, T.C. Collins: So, my discussion point will be the \$200,000 more than the estimate. Again, another thing comes in at more than has been estimated. Again, we're spending more money than we have agreed to spend just taking it out of a different pot. Thank you.

2:03:45.5 Chairman, Richard Granger: Any other discussion? All in favor say aye.

2:03:53.0 Ann Cupka: Aye.

2:03:53.6 Cathy Binder: Aye.

2:03:54.1 Jeffery Stonehill: Aye.

2:03:54.4 Chairman, Richard Granger: Any opposed?

2:03:55.4 Vice Chairman, T.C. Collins: Nay.

2:03:55.6 Chairman, Richard Granger: Chair votes Aye. Motion carries. Thank you Ms. Cupka. County Administrator's report. Mr. Miller?

County Administrator's Report:

2:04:08.2 Chris Miller: Thank you, Mr. Chair. While we're mentioning that I'll go ahead and talk about the main item on here is that it is my recommendation. I believe I have talked with everybody. My recommendation that you appoint Mr. Richard Stuart as your Interim Community Development Director for the county and also the Interim Zoning Administrator for the County. And that would be effective on the 30th of October. Ms. Lackey had given us the guidance on the interim zoning administrator appointment and that he could serve in that role, even though he has not received yet his CZA he will start that process immediately and could then sit for a test here very soon. We then are going to utilize some existing third-party relationships that we have with consultants that could back up Mr. Stuart. And if necessary, if we run into a situation that requires that level of support for him we will have that. Mr. Mestler and Mr. Stuart have also interviewed a candidate and they are working through the hiring process to bring somebody to start as soon as next week. So that'll be a Senior Planner position. So, we're definitely being as responsive as we can to the situation. We wish Mr. Pancotti good luck. And we wish he would not have wanted to go west, young man, to Culpeper County or the Town of Culpepper. And we certainly are appreciative of his service to us, and we thank him for that. And I know I wish him good luck and his new endeavor but Mr. Stuart, as I indicated to you all had approached me about this idea. And I

admire him for that. And I definitely believe that he will have the support of the Board and he understands things. He understands King George County, obviously having lived here most of his life. So, I'm very much looking forward to him stepping into that role. And I would appreciate your support. Couple items, just to point out, you have some office closures. We pointed this out. I want the Service Authority November 7th to be election day, the offices are closed. November 10th is Veteran's Day, so the offices are closed. Then you have Thanksgiving holiday, the 23rd and the 24th, where the offices will be closed. Your next meeting because of election day is on the 14th at 6:30 PM here. I guess we're doing headliners now, is that correct, Ms. Fish? But for the agendas we have, Mr. Beal is planning to be here on the 14th. And I think that's always a good meeting when you have Mr. Beal here to present information. The other item that would be on there would be the folks from broadband, from All Points Broadband. They indicated that they would be there on the 14th. The other items, just to let you know, holiday luncheon is scheduled for the 13th of December at the King George Parks and Recreation Citizens Center. And Mr. Mestler, would you just brief the Board on the *Making a Difference Award* and when we're going to initiate all that and how that process will work?

Making a Difference Award

2:08:27.9 Mr. Mestler: Yes. We're coming up another time when we start seeking nominations for our Employee and our Citizens Awards. It worked out well last year to do that through, a link in a Google form. We are going to do that process. Again, nominations will open up for both the citizens and the employee award. We will then have a group of employees review the employee nominations and make a recommendation for that award. And then you guys will review the Citizens Award and make a recommendation to who gets that award. And we'll celebrate both of those awards on the 13th. That is the plan as it stands at the moment.

2:09:11.5 Ann Cupka: Mr. Chair. In years past, this was always initiative of the Board of Supervisors to select the recipient of both the Citizen Award and the Employee Award. I'm not sure how last year played out and where that didn't happen for both, but it needs to be the will of the Board because this has always historically been the Board's initiative. So, I'd like to hear what my colleagues think.

2:09:41.7 Vice Chairman, T.C. Collins: Ms. Cupka actually agree on something.

2:09:46.3 Ann Cupka: It happens occasionally.

2:09:48.3 Vice Chairman, T.C. Collins: Yes, ma'am. And I have a motion after this goes through.

2:09:53.7 Chairman, Richard Granger: Ms. Binder.

2:09:55.3 Cathy Binder: I agree.

2:09:56.7 Chairman, Richard Granger: I would agree as well. Mr. Stonehill. Okay.

2:10:00.5 Mr. Mestler: We'll take all nominations in, and then present them to you all to select.

2:10:07.2 Chairman, Richard Granger: Thank you.

2:10:07.9 Jeffrey Stonehill: Sir. Yes. Okay.

Motion to Award November 22, 2023, as an Additional Paid Holiday for KGC Staff:

2:10:09.3 Vice Chairman, T.C. Collins: Mr. Granger, please sir. I'd like to make a motion to award another holiday on the 24th, which would be the Friday of Thanksgiving, to the County Employees.

2:10:21.8 Mr. Miller: It is a holiday, Mr. Collins.

2:10:23.6 Vice Chairman, T.C. Collins: Okay. The 24th or 23rd is Wednesday?

2:10:26.0 Chris Miller: No, I believe the 23rd is Thursday. And then the Friday, Friday the 24th is also a holiday. Yes, sir. It's two days.

2:10:36.2 Vice Chairman, T.C. Collins: The day before would be a travel day, which would be the 20 what.

2:10:40.5 Cathy Binder: Second.

2:10:40.6 Vice Chairman, T.C. Collins: 22nd. My motion would be the 22nd. They'd have three days there for their family.

2:10:50.7 Cathy Binder: I'll second it.

2:10:51.8 Chairman, Richard Granger: So, the motion properly seconded. Do we have any discussion?

2:10:56.1 Ann Cupka: Yes, Mr. Chair. I would like to hear what the fiscal impact is on the taxpayers. And any departments that are required would still be required to provide services that day. At this point, without further information, I would not be willing to move forward at this time.

2:11:20.6 Chairman, Richard Granger: I think that's a fair consideration. It is not an insignificant amount of money that it would end up being in total. I wouldn't mind getting that information. We could have it as an action item on the 14th, or discussion item one of the two. But I'll leave it to my colleagues to continue discussion. We'll still vote obviously since we have a motion that's been properly seconded. Go ahead.

2:11:41.8 Cathy Binder: I was going to suggest that, put it on the 14th, but if not, if that's too

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quickly to revisit it in December to give that holiday an extra day for the holidays.

2:11:52.2 Chairman, Richard Granger: Okay. Was there any other discussion before we vote?

2:11:55.3 Vice Chairman, T.C. Collins: Mr. Chair?

2:11:56.0 Chairman, Richard Granger: Yes, sir.

2:11:57.5 Vice Chairman, T.C. Collins: I withdraw my motion temporarily until the, till the next meeting (November 14th).

2:12:03.4 Chairman, Richard Granger: Okay. Just to be clear, we'll provide you with a fiscal impact if you did have a holiday and then all of the employees that would have to work still.

2:12:13.0 Vice Chairman, T.C. Collins: They get a holiday.

2:12:15.1 Chairman, Richard Granger: Yes, sir.

2:12:15.5 Vice Chairman, T.C. Collins: Get there an added holiday to their holiday schedule.

2:12:17.7 Chairman, Richard Granger: We will bring it back for an item for you to consider on the 14th. Right.

2:12:20.3 Chairman, Richard Granger: Thank you.

2:12:21.7 Vice Chairman, T.C. Collins: We have such, dedicated employees. These are small things that we can do to be helpful to be with their family. Thank you.

2:12:29.1 Chairman, Richard Granger: Mr. Miller, did you have anything else for your report?

2:12:34.7 Chris Miller: No, sir.

2:12:35.7 Chairman, Richard Granger: Do you need us to make, a motion?

2:12:37.7 Chris Miller: I'm sorry. I will need a motion for Mr. Stuart to be named the interim zoning administrator and subdivision agent. Correct?

2:12:48.1 Ann Cupka: And that's effective October 30th?

2:12:50.3 Chris Miller: Yes, sir. Yes, ma'am.

2:12:52.8 Ann Cupka: Correct.

2:12:53.9 Chris Miller: Yes.

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2:12:54.4 Ann Cupka: I have a motion I move to appoint Mr. Richard Stuart, Jr. The interim Director of Community Development and the Interim zoning Administrator for the Department of Community Development, effective October 30th, 2023.

2:13:08.8 Cathy Binder: Seconded.

2:13:11.7 Chairman, Richard Granger: Motion properly Seconded. Do we have any further discussion? All in favor say aye.

2:13:15.2 Cathy Binder: Aye.

2:13:15.4 Jeffery Stonehill: Aye.

2:13:15.6 Ann Cupka: Aye.

2:13:15.9 Vice Chairman, T.C. Collins: Aye. Good luck.

2:13:16.7 Chairman, Richard Granger: Any opposed? Chair votes Aye. Motion carries. Congratulations Mr. Stuart.

2:13:21.4 Chairman, Richard Granger: Thank you.

2:13:21.9 Chairman, Richard Granger: Mr. Miller, do you have anything else? Okay. Ms. Binder, did you have something?

2:13:31.7 Cathy Binder: I just want before we start the closed session motion, I would just ask for some clarification on number two of the closed session. Can you put it in regular person speak Ms. Lackey.

2:13:48.0 Kelly Lackey: At the prior meeting there was consensus to approach the Rollins family concerning possible acquisition of the residual property adjoining the library. And, I have some discussion with regard to that possible acquisition.

2:14:05.7 Cathy Binder: I appreciate that. because I actually had a couple of residents reach out to ask more, I just wanted to make that, we all talk in legal speak, it's nice just so that the folks can hear that. Thank you very much for the clarifying language.

2:14:20.9 Ann Cupka: Mr. Chair. I have a motion.

2:14:22.7 Vice Chairman, T.C. Collins: I had a question for Ms. Lackey.

2:14:25.1 Chairman, Richard Granger: Go ahead.

2:14:26.2 Vice Chairman, T.C. Collins: Ms. Lackey. So, this piece of property, is there any governmental use to it?

2:14:34.1 Kelly Lackey: So, as you can see, the parcel either straddles or includes part of the right-of-way, but I'd refer to the discretion of the Board if ultimately this is an acquisition that the Board is interested in making. But in order to negotiate, I need to have a confidential and frank discussion with Board Members on expectations and direction with regard to possible terms for acquisition.

2:15:08.1 Vice Chairman, T.C. Collins: So, you can't answer that question in open session if it has any governmental use?

2:15:19.0 Kelly Lackey: You're seeing a GIS image on the screen, for those who are able to see the screen. The parcel in question is tax parcel 24-160C. As you can see, it does not appear to have development value as an independent standing parcel. According to what terms may be agreed to resolve the fact that this kind of remnant parcel exists as a privately owned parcel, my understanding is that this parcel came to be known in approximately 2008. Which was the time when parcels were consolidated for the library acquisition, and possibly based on surveyor errors in the past. There were prior acquisitions by the Board of Supervisors, but for whatever reason, this parcel appears to have remained at least under the records as a privately owned parcel.

2:16:29.5 Ann Cupka: Mr. Chair, I have a motion.

2:16:30.2 Chairman, Richard Granger: Go ahead.

CLOSED MEETING:

2:16:32.3 Ann Cupka: I move at the King George County Board of Supervisors convene in closed session for discussion of a proposed local incentive package for a major economic development project pursuant to the following authorities, One, Virginia code section 2.2-3711(A).6, for discussion and consideration of investment of public funds. Where competition or bargaining is involved wherefore made public initially, the financial interest of the county and the EDA would be affected. Two, Virginia code section 2.2-3711.A.3.9. For discussion of information subject to the exclusion by Virginia code section § 2.2-3705.6.3 for economic development arising from a proprietary business information provided pursuant to a promise of confidentiality and, or working papers or other information related to negotiation and bargaining concerning business citing or expansion for which disclosure would adversely affect the financial interest of the county. And three, Virginia Code Section 2.2-3711.8. For discussion of specific legal matters requiring the provision of legal advice. I also moved that the King George County Board of Supervisors convene in closed session for discussion or consideration of a compensation amount and terms for a possible acquisition of real property in the Route 3 corridor. Where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body pursuant to Virginia code section 2.2-3711.A.3. I invite the County Administrator, County Attorney, Assistant County Attorney and Director of Economic Development and Tourism as needed, because they are deemed necessary and, or their presence will reasonably aid the Board in its consideration of one or more of the topics to be discussed, pursuant to Virginia Code Section

2.2-3712.F.

2:18:35.0 Jeffery Stonehill: Seconded.

2:18:35.7 Chairman, Richard Granger: We have the motion properly seconded do we have any discussion. Yes, Mr. Collins.

2:18:40.1 Vice Chairman, T.C. Collins: So, the motion is to go in there for an incentive package. We're investing in public funds, where there's competition. My understanding is it's Amazon, so there's no competition. Also, proprietary business, there is no proprietary business that they have revealed to us or expect to reveal to us in any closed thing. As per as they affect the financial interest by going in there, we are adversely affecting the public interest. And then thirdly, or fifthly, whatever it is, the closed meeting for discussion of the property is not for any governmental use, I would have disagreed with that too. Thank you.

2:19:25.1 Chairman, Richard Granger: So, Mr. Collins, did you want to recuse yourself? At the last meeting, you stated you were going to enter into negotiations for this property. It's obviously your decision, you're the one that would be liable if you were to have a personal interest in something and then conduct business in it as well. So, I'll just leave it to you, how you want to handle it. Okay?

2:19:49.4 Ann Cupka: So, Mr. Chair, I'd like to state for the record from the minutes of the October 3, 2023, for Supervisors meeting, on page 41, the Board Member in question stated, "I'd like to buy that property myself, I've always wanted to buy it." The Board Member later stated on page 42, "I'm going to enter into negotiations too, so that's why I was asking for a motion. I could say nay, I didn't know it was available for sale."

2:20:26.7 Vice Chairman, T.C. Collins: Well, thank you, Ms. Cupka. Everybody else can read it too, I understand what it says, Ms. Lackey gave me a form that she decided that I should sign before I go in there, and I know exactly what I'm doing. And I don't need any of you all's advice on what to do. I'm a solely elected official, and I made the decision on my own. Thank you.

2:20:51.6 Chairman, Richard Granger: Okay. We have the motion properly seconded. Do we have any further discussion?

2:20:55.3 Cathy Binder: I just have one comment. And I just wanted to state my displeasure with the closed meeting always about the performance agreement, because I think these citizens should be aware of it and in the end, they should have all the information. And that's the only one I want to make a comment on. Thank you.

2:21:12.0 Chairman, Richard Granger: All in favor say aye.

2:21:14.2 Cathy Binder: Aye.

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2:21:14.2 Jeffery Stonehill: Aye.

2:21:14.6 Ann Cupka: Aye.

2:21:15.0 Chairman, Richard Granger: Any opposed?

2:21:16.7 Vice Chairman, T.C. Collins: Nay.

2:21:16.8 Chairman, Richard Granger: Chair votes Aye motion carries we're in closed session.

Return to Public Meeting:

3:11:53.7 Ann Cupka: I move that the King George County Board of Supervisors return to public meeting and certified by a vote that only public business matters lawfully exempted from open meeting requirements by Virginia law and only such business matters as were identified in the motion convening. The closed meeting was heard, discussed, or considered during the closed meeting.

3:12:15.9 Jeffery Stonehill: Second.

3:12:16.2 Chairman, Richard Granger: A motion properly seconded, we will certify by roll call Ms. Binder. So.

3:12:18.9 Cathy Binder: So certify.

3:12:19.1 Chairman, Richard Granger: Mr. Collins.

3:12:19.6 Vice Chairman, T.C. Collins: Not certify.

3:12:20.4 Chairman, Richard Grange: Mrs. Cupka.

3:12:21.4 Ann Cupka: So certify.

3:12:21.7 Chairman, Richard Granger: Mr. Stonehill.

3:12:21.9 Jeffrey Stonehill: So certify.

3:12:28.5 Chairman, Richard Granger: The chair. So certifies, we're back in open session. Do we have any other business to bring before Board?

OTHER BUSINESS:

3:12:32.2 Ann Cupka: I move to direct the County Attorney to confer with Chairman Granger to negotiate compensation and terms for acquisition of the Rollins Parcel subject to approval of any final agreement by the Board as a future action item.

3:12:51.3 Jeffery Stonehill: Second.

3:12:54.2 Chairman, Richard Granger: We have a motion properly. Second. Do we have any further discussion, Mr. Collins?

3:12:56.9 Vice Chairman, T.C. Collins: Because I was in there, you all didn't want to discuss- what you were in there for was for the discussion and consideration of compensation. So, you would not discuss the compensation because I was there. So, and then you're, you're letting Mr. Granger negotiate when, when, when Ms. Lackey has been talking to these folks, but all of a sudden now, Mr. Granger's going to be the negotiator so he can control the information as always. Thank you.

3:13:26.4 Chairman, Richard Granger: Do you have any further discussion?

3:13:34.8 Cathy Binder: Yes. I just wanted to throw it out, and I should have thought of it in there, is, to just have Ms. Lackey continue the negotiations and bring it back to the Board for a vote.

3:13:41.7 Chairman, Richard Granger: Okay. I'm amenable not being involved. It, I'm not going to hurt my feelings if, if we just want to let Ms. Lackey handle it and bring it to the Board with a recommendation.

3:13:55.5 Chairman, Richard Granger: All right, well we do have a motion properly. Seconded. Is there any further discussion? All in favor say aye.

3:14:01.1 Ann Cupka: Aye.

3:14:02.1 Jeffrey Stonehill: Aye.

3:14:02.8 Chairman, Richard Granger: Any opposed?

3:14:07.3 Cathy Binder: I say nay because I think it should just be Ms. Lackey.

3:14:07.3 Vice Chairman T.C. Collins: Nay

3:14:08.6 Chairman, Richard Granger: Chair Votes. Aye. Motion carries. Do we have any further business to bring before the Board?

ADJOURNMENT:

3:14:17.6 Jeffery Stonehill: Mr. Chair? I have a motion to adjourn until Tuesday, November 14th at six 30 here in the Boardroom.

3:14:28.5 Cathy Binder: Second.

3:14:30.2 Chairman, Richard Granger: We have motion and properly seconded. Do we have any further discussion? All in favor say aye.

3:14:30.3 Ann Cupka: Aye.

3:14:30.4 Cathy Binder: Aye.

3:14:30.4 Jeffery Stonehill: Aye.

3:14:30.4 Vice Chairman T.C. Collins: Aye.

3:14:33.9 Chairman, Richard Granger: The opposed chair votes. Aye. Motion carries we're adjourned.

DRAFT

From: [Jeffrey Stonehill](#)
To: [Jaclyn Fish](#)
Subject: FW: Statement on Walnut Hill Development Application
Date: Tuesday, October 17, 2023 7:03:13 PM

Please add this to comments from tonight

Jeffrey Stonehill
King George County Board of Supervisors
Dahlgren District
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King George, VA. 22485
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From: Bret Maffett <bmaffett@benelliusa.com>
Sent: Tuesday, October 17, 2023 4:55 PM
To: Jeffrey Stonehill <dahlgren@co.kinggeorge.state.va.us>; Ann C. Cupka <atlarge@co.kinggeorge.state.va.us>
Subject: Statement on Walnut Hill Development Application

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Good Evening Ms. Cupka, Mr. Stonehill,

I was really to be at the meeting tonight. King George has very much become my home the past six years, and I feel very strongly about how it gets developed going forward. I've watched too many other places I love get destroyed by rampant development the past 10+ years to stay silent. Unfortunately, I work 50 minutes away in Maryland, and I am stuck in a meeting that shows no signs of ending. I'd like to enter into the record the below statement that I was going to read tonight, and ideally have it read. I've timed it out a few times and it should clock in right at the allocated 3-minute mark. My address, for the record, is 14776 Peach Tree Ln., King George, VA. I live right next to Bob Vanetta.

Let me start by saying I recognize the predicament in which this county currently sits. Our tenuous financial position, both short and long term, is certainly not a secret to anyone who pays attention. Given this, I further understand that the prospect of an expanded tax base has a degree of appeal. I've been managing Profit and Loss balance sheets in the hundreds of millions of dollars for the bulk of my career. I get it, it's not lost on me.

But that's not what this project is really about. At least not what it should be about for us, the citizens of this County. The reality, is that this project is about whether we are prepared to leverage our finite, and rapidly depleting, County resources even further. I can easily expand on all the reasons why this project should be voted down; a comically pathetic

Proffer Statement, a traffic study that for anyone who actually lives here and traverses the 301/206 intersection daily knows isn't worth the paper it's printed on, and the fact that we, the citizens, are now being asked to cover a Corporate P&L debacle caused by a clear lack of due diligence on the part of the Developer. But I won't go into those further. Nor will I go into the fact that this project will generate maybe \$400k in annual revenues between real-estate and vehicle taxes, a figure hardly able to put a dent in the County's financial needs.

The only point that truly matters is our already overcrowded school system. The developers behind this project claim that it will somehow only add 1-17 kids to the school system; a statement that somehow has less credibility than their traffic study. A 75 Townhome development section, whether intended or not, WILL become a magnet for multi-generational housing. It's happened in and around DC, it's happened in Fredericksburg, it's happened in Southern MD, and it will happen here, despite what the developers tell us. That means a lot more students than 1-17. Even if it didn't, it doesn't matter. Potomac is already over capacity, and the Middle and High Schools are well on their way there. Actively and knowingly adding even one more student into the Dahlgren District is a clear abdication of your responsibility to manage this County for the betterment of its actual citizens. The reality is that this project, in no way, provides a tangible benefit to the current citizens of King George County. The ONLY entity who it benefits is the developers behind it and their financial bottom line.

So tonight I ask you, our Board of Supervisors to put the County first. Commit to establishing a clear, well thought-out, and financially stable path forward. It's not hard to envision a King George that grows responsibly with the 21st Century. I do it all the time; you want some ideas? You have my address on record, come stop by sometime. But this project isn't the future we need and I ask you to reject it outright. If they want to develop within current zoning, great. But make them pay for their financial mistake. Don't continue to leverage our Children's educational future over it.

I appreciate your assistance and support in getting this into the record. I'd also like to thank you for your service to the County. I was sorry to learn that both of you decided to step down at the end of your terms.

Much Obligated,
Bret



Bret Maffett
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