

AT A MEETING OF THE MIDDLESEX COUNTY BOARD OF SUPERVISORS HELD ON
TUESDAY, OCTOBER 5, 2021, IN THE BOARD ROOM OF THE HISTORIC
COURTHOUSE, SALUDA, VIRGINIA:

Present: Wayne H. Jessie, Sr., Jamaica District
Peter W. Mansfield, Saluda District
Reginald A. Williams, Sr., Harmony Village District
Lud H. Kimbrough, III, Pinetop District
John B. Koontz, Jr., Hartfield District

Matthew L. Walker, County Administrator
Betty S. Muncy, Assistant County Administrator
Ann Marie Ricardi, Assistant County Administrator
Heather W. Lewis, County Attorney
Susan C. Traner, Deputy Clerk

CALL TO ORDER

Chairman Jessie called the meeting to order at 3:00 p.m.

ROLL CALL

Attendance was taken by Ms. Muncy with the following roll call: Supervisor Williams – Present; Supervisor Koontz – Present; Supervisor Mansfield – Present; Supervisor Kimbrough – Present; and Chairman Jessie – Present. There was a quorum.

Supervisor Williams led the group in prayer; Mr. Walker led in the Pledge of Allegiance.

CONSENT AGENDA

A motion to approve the Consent Agenda, as presented, was made by Supervisor Koontz, seconded by Supervisor Williams, and carried by the following roll call: Supervisor Koontz – Aye; Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; Supervisor Williams – Aye; and Chairman Jessie – Aye.

The Consent Agenda included approval of minutes from the September 7, 2021 Regular meeting; disbursements dated September 8, 2021 – October 5, 2021, numbered 98454 – 98584 totaling \$330,655.10; and payroll dated September 15, 2021, numbered 98429 – 98453, totaling \$499,902.40.

PUBLIC COMMENT

Chairman Jessie opened the public comment period at 3:02 p.m.

Robert Jackson said that the Middlesex County Sheriff's Office is one of the few in Virginia that does not have body cameras. Polls taken in the United States show that most

people and police officers support the use of body cameras. Body cameras record interactions with the public and minimize complaints about police officers' behavior and the unnecessary use of force. The footage provides evidence of decisions made by police officers in highly intense situations and protects against false accusation, claims of misconduct, or abuse. He believes Middlesex County should invest in body cameras. He said that in 2014, the County Administrator said that the water system would not cost the taxpayers a penny. Seven years later, he said the cost has gone from not a penny to between \$25-\$29 million. He said that he believes that taxpayers will see a significant increase in their taxes next year. He said that he had heard that the connection fee was going from \$5,000 to \$7,500. He said that based on the number of households reported and the cost per household for the water, something does not add up. He believes the taxpayers deserve transparency.

Annette Greenwood said she was representing the Middlesex County Veterans Day Committee and asked for the Board of Supervisors' support for the event being held November 11, 2021, at 11:00 a.m. They would like to hold the event at the Historic Courthouse courtyard. In 1991, a memorial was donated by the Urbanna Masonic Lodge and placed in the courtyard. She asked, on behalf of Middlesex County citizens and veterans, that the Board spend time reflecting on the inscription at the base of the memorial.

Russ Perkinson addressed the Board about information that was in the Board packet regarding the Planning Director's recommendation that DEQ review Erosion and Sediment (E&S) control plans for solar farm projects. He highly supports that recommendation. The biggest financial resources in the County are the two rivers and he believes that the County should do its best to protect them. He said solar farms can be an environmental problem unless they are managed properly with adequate E&S control plans and stormwater management.

Chairman Jessie closed the public comment period at 3:08 p.m.

CONSTITUTIONAL OFFICERS

Kathy Thrift, Treasurer, was unable to attend the meeting.

Mae Burke Diggs, Commissioner of the Revenue, responded to a question from Supervisor Koontz regarding the Transient Occupancy Tax. He mentioned that the 2021 tax collection rate was almost, to the penny, the same as 2020, and asked if it was from one collection, or an aggregate of small collections. Ms. Diggs said it was an aggregate of small collections and was merely a coincidence that the numbers were almost the same.

Supervisor Kimbrough asked if out-of-county contractors were supposed to register with the County. Ms. Diggs said state requirements dictate that if a contractor's gross receipts for the year will be more than \$25,000, they are required to file for a business license in the County.

AGENCY AND STAFF REPORTS

VDOT:

Ron Peaks, Assistant Residency Administrator, introduced Lee McKnight, the new Residency Administrator for the Saluda Residency. Mr. McKnight said the Route 17 bridge construction over Dragon Run had been completed. The bridge replacement project on Route 625, Barricks Mill Road, had been delayed due to steel fabrication issues caused by the pandemic. He said paving was being done on Routes 17, 33 and 3 as well as on secondary roads. He said a speed limit study was done on Route 626 with counters and speed devices. The data has been collected and it is being analyzed. Hopefully, the report will be received within 30 days. A speed limit study was also conducted on Route 3 from Route 626 to the bridge. A reduction in speed limit was not warranted based on the data collected. He said that mowing on primary and secondary roads was underway.

Supervisor Kimbrough said he wanted to make Mr. McKnight aware that there are many roadside drains (drop inlets) that had collapsed and were failing in Deltaville. He said they are supposed to be repaired after the water system is installed.

Schools:

Dr. Tracy Seitz, Superintendent, addressed the Board regarding a supplement and a transfer. Ms. Karen Murray, Finance Director, was also present. Dr. Seitz said that Budget Supplement Request FY2022-14 included three different items. The first item was a donation in the amount of \$2,700 from the RCC Education Foundation in support of equity in dual enrollment courses. A K-12 Innovation Grant was received for the second year in a row for \$50,000. The grant focuses on career development, student-centered learning, workplace learning that promotes workforce needs, and transition to post-secondary experiences for students. The third grant is an Albuterol Grant in the amount of \$247.55. The school is now required to have albuterol on campus for student use for any student who may be experiencing an attack.

Budget Transfer Request FY2022-03, in the amount of \$4,125, was for reallocation of ESSER II grant funds between Division-Wide Purchased Services and Maintenance Purchased Services.

A motion to approve Budget Supplement Request FY2022-14 and Budget Transfer Request FY2022-03 was made by Supervisor Koontz, seconded by Supervisor Mansfield, and carried by the following roll call: Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; Supervisor Williams – Aye; Supervisor Koontz – Aye; and Chairman Jessie – Aye.

FROM:	AMOUNT:	TO:	AMOUNT:
3-071-018990-3000	(\$2,700.00)		
3-071-024043-1000	(\$50,000.00)		
3-071-024088-3000	(\$247.55)		
		Various Accounts	\$52,947.55
4-071-061310-3002-900-100	(\$4,125.00)	4-071-064200-3002-900	\$4,125.00

Dr. Seitz discussed the RFP that was issued for the master plan renovation for Middlesex High School. A pre-bid meeting was held, and four firms attended. Three firms submitted proposals but then one of them backed out. The remaining two firms made presentations to the executive team, and they are in the process of making a decision. It is anticipated that a recommendation will be made to the School Board at the upcoming meeting on Monday night. The selected firm will need to collect a tremendous amount of data and conduct site visits. They will conduct visioning meetings where multiple community members are brought in, including School Board members, Board of Supervisors members, students, parents, community leaders and philanthropic organizations in the County. Dr. Seitz said it would be approximately a six-month process.

Dr. Seitz said that Middlesex had partnered with Mathews County Public Schools and West Point Public Schools, as well as with WestRock Corporation in West Point and RCC, for a CTE High School Innovation grant in the amount of \$250,000. The grant would be used to implement career pathways that combine high school, college, business, and work industry and to create plans and course opportunities for freshmen in high school that would carry them through graduation and beyond with industry certification and an Associate Degree that leads them into a workforce for which they are trained. West Point Public Schools is the fiscal agent for the partnership.

Supervisor Koontz asked if the funds to cover the cost of the RFP were in the budget. Dr. Seitz replied that the school's CIP budgeted \$75,000 for this project.

Supervisor Williams asked if the CTE High School Innovation grant training would be conducted in Middlesex or elsewhere. Dr. Seitz said that had not been determined yet. It is possible that some of the training could be held in Middlesex and virtually attended by other schools. RCC could hold the training and send it out virtually to all the schools. She said it is too early in the process to know the details.

Planning Director Update:

Dave Kretz, Director of Planning and Zoning, said that he had spoken with Curt Smith of the Planning District Commission (PDC) regarding the Mill Creek boat landing. The County's application is still under consideration for a grant.

Mr. Kretz said that the Planning Commission had initiated a Comprehensive Plan review and update. He said this would be a good time to expand some business districts for future land use. He said it is a process that will take the better part of a year.

Mr. Kretz said that CIP request forms had been sent to all department heads. He hopes to have all requests to the Planning Commission in December so the Board can take action during the first part of next year. The CIP Committee will begin evaluating the CIP in November.

The All-Hazards Mitigation Plan (AHMP) is close to completion. Mr. Kretz and David Layman, Emergency Services Coordinator, are the County representatives working with Jackie Rickards (PDC) on the AHMP.

Mr. Kretz said that currently, his department reviews the E&S component of a submitted plan for a solar facility, while DEQ reviews the stormwater management. He believes DEQ would prefer to do it all since they have better coordination within themselves. DEQ would review the E&S component for solar facilities only and the County would continue to review the E&S plans for other sites. He recommends allowing DEQ to review the E&S component for solar facilities, which would free up time within his department. This would not affect any ordinance, but he would prefer action from the Board allowing DEQ's review of E&S plans for solar facilities, agreeing to transfer the responsibility to DEQ.

A motion to allow DEQ to review the Erosion and Settlement control plans for solar facilities larger than five megawatts was made by Supervisor Koontz, seconded by Supervisor Kimbrough, and carried by the following roll call: Supervisor Kimbrough – Aye; Supervisor Williams – Aye; Supervisor Koontz – Aye; Supervisor Mansfield – Aye; and Chairman Jessie – Aye.

Mr. Kretz said that when Sun Tribe Solar submitted their Special Exception request, 2019-05, and went through the process for land use approval, they never submitted a formal determination for the Small Utility Scale Solar facility located on Tax Map No. 38-139 to determine that it was in substantial conformance with the Comprehensive Plan pursuant to Virginia Code Section 15.2-2232. Special Exception 2019-05 was previously approved by the Board, so the determination received authorization by virtue of that approval. The Planning Commission received a formal Comprehensive Plan Substantial Accord Request, C2021-02, from Sun Tribe Solar, for a determination that this was compliant with the Comprehensive Plan. The 1,000-foot setback and all other requirements were adhered to. The Planning Commission held a public hearing at their September 9, 2021 meeting. After going through the public hearing process, the Planning Commission confirmed that the request was in substantial accord with the Comprehensive Plan. Mr. Kretz said he was simply notifying the Board of the facts to let them know the request was compliant with the Comprehensive Plan pursuant to Virginia Code Section 15.2-2232.

Broadband Authority Update:

Kevin Gentry, Executive Director, addressed the Board regarding the four-county VATI grant that was won last year. Currently, there are no delays or material shortages, and it is anticipated that some of the communities involved could be connected as early as the first quarter of next year. On September 14, 2021, a new proposal was submitted to VATI to work with All Points Broadband and Dominion Energy to run approximately 138 miles of fiber broadband to areas of the County where there is no service. A social media campaign is being conducted to determine exactly who does and does not have service. A short survey is being conducted that asks about service locations. The county libraries have also been coached to help patrons with the survey and Dr. Seitz sent the survey to everyone in the school system. Brochures have also been placed in local churches in an effort to reach everyone. Mr. Gentry discussed the Line Extension Customer Assistance Program (LECAP), saying that it is a \$16 million project that would support the extension of existing broadband networks to low- to moderate-income residents. The customer would

work with their ISP, and the Broadband Authority plans to stay in touch with area incumbent providers to help with getting connections made.

Mr. Walker suggested using direct mail, such as a postcard, to reach residents to ensure a response.

REGULAR AGENDA ITEMS

Citizen Appointments:

Ms. Muncy said that an application had been received from William Widhelm for the Board of Equalization, Pinetop District.

A motion to approve William Widhelm for the Board of Equalization, Pinetop District, was made by Supervisor Kimbrough, seconded by Supervisor Williams, and carried by the following roll call: Supervisor Williams – Aye; Supervisor Koontz – Aye; Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; and Chairman Jessie – Aye.

Appointee:	Board, Commission or Authority:	Term Expires:
William Widhelm	Board of Equalization	12/31/2022

VACo Voting Credentials:

Mr. Walker said that the annual VACo conference is still being held in November, so VACo has requested voting credentials for the County’s delegate. After discussions with the Board members, it was agreed that Chairman Jessie would be the County’s voting delegate and Supervisor Kimbrough would serve as alternate delegate.

A motion to approve Chairman Jessie as the voting delegate for Middlesex County and Supervisor Kimbrough as the alternate delegate for the 2021 annual VACo conference was made by Supervisor Koontz, seconded by Supervisor Williams, and carried by the following roll call: Supervisor Koontz – Aye; Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; Supervisor Williams – Aye; and Chairman Jessie – Aye.

2020 Census and Redistricting:

Mr. Walker said the census data was received by staff on September 15, 2021. The County’s population, per the census, is 10,625, so the population did not decrease very much. However, the population per district has changed and will most likely cause the County to have to redistrict. Pinetop grew by 11 people and Harmony Village shrank by 125 people. The deviation percentages may cause the County to have to redistrict. The County should try to achieve an average district size of 2,125; however, Pinetop is 6.45% over that and Harmony Village is 5.46% under that, causing a deviation larger than 10%. Ideally, each district would be under 5% in order to comply with the one-person, one-vote standard set by the Supreme Court for election districts. He said that there have been substantial changes to elections in the past General Assembly, most of which deals with precincts. The redistricting will not affect the election this year. The new districts would begin with the next election next year. A Virginia statute requires that redistricting be completed and submitted

to the Attorney General for review by December 31, 2021. Mr. Walker recommended a work session for the Board for discussion and review of the districts. The Board agreed, by consensus, to meet for a work session on November 4, 2021, at 9:00 a.m.

911 Radio Project Financing Amendment:

Mr. Walker said TD Equipment had requested an amendment to the agreement between them and the County. When the radio system was originally financed, the County also financed the amount of money to pay for the maintenance program and all of the software upgrades that would be needed on an annual basis to that radio system, with the money being held in escrow and paid out over the course of the loan. TD Equipment has asked the County to take possession of those funds and eliminate the escrow account. Mr. Walker said he had asked Ms. Ricardi to prepare a set-aside reserve for that money to be used for completion of maintenance and software upgrades. Ms. Ricardi said the Board would need to approve the commitment resolution to reserve the money being returned from TD Equipment to pay for maintenance and software upgrades for years 4-10 and the Chairman would need authorization to sign the accompanying two amendments to the original lease agreement.

A motion to approve the TD Equipment commitment resolution and authorize the Chairman to sign the two accompanying amendments was made by Supervisor Williams, seconded by Supervisor Koontz, and carried by the following roll call: Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; Supervisor Williams – Aye; Supervisor Koontz – Aye; and Chairman Jessie – Aye.

RESOLUTION
R-2021-011

- WHEREAS,** in 2016, the Board of Supervisors entered into an agreement with TD Equipment Finance Inc to finance certain radio equipment and the related annual maintenance; and
- WHEREAS,** the original financing arrangement included funding to pay the Harris Corporation annual radio service maintenance agreement in the amount of \$1,235,621.50 for years 4-10; and
- WHEREAS,** TD Equipment Finance Inc. has determined that the maintenance agreement needs to be the responsibility of the County, and \$1,191,508.03 of the original loan (the escrow balance) need to be reallocated, returning \$550,911.73 to the County, and applying \$640,596.30 to the debt service to reduce the annual payment; and
- WHEREAS,** this reallocated amount needs to be reserved and committed to the payment of the remaining years of annual radio service as was intended in the original financing, in the amount of an average of \$176,517 per year for years 4-10.

NOW, THEREFORE, BE IT RESOLVED

- Section 1** The returned escrow amount of \$550,911.73 shall be committed to paying the annual radio service maintenance for years 4-10 in accordance with the original contract with Harris.
- Section 2** The annual difference between the original debt service payment and the revised debt service payment shall also be used to pay the radio service maintenance agreement with Harris as shown in Attachment A.
- Section 3** This resolution shall take effect immediately upon adoption.

Board of Supervisors, Middlesex County, VA:

Lud H. Kimbrough, III	Aye
Peter W. Mansfield	Aye
Wayne H. Jessie, Sr.	Aye
Reginald A. Williams, Sr.	Aye
John B. Koontz, Jr.	Aye

Adopted at the regular meeting of the Middlesex County Board of Supervisors held on October 5, 2021.

A Copy Teste:



Matthew Walker, Clerk

ADMINISTRATOR REPORTS

Ms. Ricardi asked the Board to authorize disposal of two surplus items. The first item is a homemade boat trailer that was used by the Sheriff's Office that has limited value. The Sheriff's Office has replaced it with a new one. She will try to sell the boat trailer on Govdeals.com. The second item is the old AS400 (I-Series) which was purchased in 2015. It was replaced this year. This particular equipment has no value, and a technology company can properly dispose of it. Stonewall Technologies had previously approached the County to dispose of it.

A motion to authorize two items as surplus, the boat trailer and the old AS400 equipment, to either be sold or disposed of, was made by Supervisor Koontz, seconded by Supervisor Mansfield, and carried by the following roll call: Supervisor Kimbrough – Aye; Supervisor Williams – Aye; Supervisor Koontz – Aye; Supervisor Mansfield – Aye; and Chairman Jessie – Aye.

Ms. Ricardi said that the Cooks Corner renovation project is going as planned.

COUNTY ATTORNEY UPDATE

Ms. Lewis stressed that the redistricting was under a tight deadline. She advised the Board that she had no other updates for them at this time.

UNFINISHED/NEW BUSINESS

Unfinished Business:

No Unfinished Business was discussed by the Board.

New Business:

Supervisor Koontz said that he has been working with a group of concerned citizens and members of various departments, such as the Sheriff's Office and Social Services, as well as industry experts in mental health and health care. They are calling themselves "We Are Not Alone". COVID has exacerbated mental health issues within the County. A seminar will be held on January 26, 2022, at St. Clare Walker Middle School. It will

generate continuing education credits for law enforcement that might attend from all over the region as well as for Social Services employees.

MATTERS PRESENTED BY THE BOARD

Board Members reported on their activities and meetings since the last regular meeting on September 7, 2021.

CLOSED SESSION

A motion to convene in a closed session pursuant to the Code of Virginia, Sections 2.2-3711(A)(3) and (A)(8), for the purpose of discussion and consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position and/or negotiating strategy of the Board of Supervisors; and, for specific consultation with legal counsel employed or retained by the Board regarding specific legal matters related to the acquisition of said real property for the said public purpose, was made by Supervisor Williams, seconded by Supervisor Kimbrough, and carried by the following roll call: Supervisor Williams – Aye; Supervisor Koontz – Aye; Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; and Chairman Jessie – Aye.

RETURN TO OPEN SESSION

A motion to return from closed session, with the following statement, was made by Supervisor Koontz, seconded by Supervisor Mansfield, and carried by the following roll call: Supervisor Koontz – Aye; Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; Supervisor Williams – Aye; and Chairman Jessie – Aye.

To the best of the members' knowledge, only public business matters lawfully exempted in the motion by which the closed session was called were considered or discussed in the closed session.

No action was taken by the Board on any items discussed in the Closed Session.

RECESS

A motion to recess until 7:00 p.m. was made by Supervisor Koontz, seconded by Supervisor Mansfield, and carried by the following roll call: Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; Supervisor Williams – Aye; Supervisor Koontz – Aye; and Chairman Jessie – Aye.

RECONVENE

The meeting reconvened at 7:00 p.m. Supervisor Koontz was unable to attend the evening session for the public hearing.

PUBLIC HEARINGS

HRSD Pump Station Deed of Conveyance and Easements:

Mr. Walker introduced Jeremiah Burford, HRSD, who advised the Board that over the next few months, he would be transitioning off of some of the Middlesex HRSD projects. Mr. Burford introduced Steve Turner, who will be the new project coordinator. Mr. Burford gave a brief sewer project update.

Heather Lewis, County Attorney, reviewed the Deed of Conveyance and Easements to HRSD for the County’s sewer project in Cooks Corner. The property is approximately a half-acre, identified as Tax Map No. 27-122A, which will be subdivided and conveyed to HRSD for the construction of a pump station which will be used to provide sewer to portions of Middlesex County. The pump station will be behind the Kidd Building in Cooks Corner. She said that a resolution had been prepared that would authorize the Chairman to sign the appropriate legal documents conveying the property.

The public comment period for the public hearing on the Deed of Conveyance and Easements to HRSD was opened at 7:03 p.m.

No speakers addressed the Board.

The public comment period for the public hearing was closed at 7:04 p.m.

A motion to approve the resolution and authorize the Chairman to sign the appropriate legal documents conveying the property to HRSD was made by Supervisor Mansfield, seconded by Supervisor Kimbrough, and carried 4-0 by the following roll call: Supervisor Kimbrough – Aye; Supervisor Williams – Aye; Supervisor Mansfield – Aye; and Chairman Jessie – Aye.

RESOLUTION
R-2021-012

At a meeting of the Middlesex County Board of Supervisors held on October 5, 2021, at 7:00 p.m.: On a motion duly made by Supervisor Mansfield, and seconded by Supervisor Kimbrough, the following Resolution was adopted by the following vote:

Wayne H. Jessie, Sr.	Aye
Peter W. Mansfield	Aye
John B. Koontz, Jr.	Absent
Lud H. Kimbrough, III	Aye
Reginald A. Williams, Sr.	Aye

**A RESOLUTION TO AUTHORIZE THE CONVEYANCE OF CERTAIN REAL PROPERTY TO HAMPTON ROADS
SANITATION DISTRICT**

WHEREAS, the Middlesex County Board of Supervisors (the “Board”) have been informed that the County owns certain property located within the County and more specifically identified as Tax Map 27-122A, located at 2840 General Puller Highway, Saluda, Virginia (the “Parcel”); and

WHEREAS, the Board has determined that it would be a benefit and economical enhancement to the County if public sewer was made available to its residents and is working with HRSD to accomplish this task; and

WHEREAS, HRSD, in cooperation with the Board, has identified this Parcel as its desired location for a pump station for the operation and maintenance of a public sewage and water treatment system to serve the residents of Middlesex County; and

WHEREAS, a public hearing was held pursuant to Virginia Code Section 15.2-1800 on October 5, 2021, at 7:00 p.m.; and

WHEREAS, the Board is of the opinion that the conveyance of the Parcel should be authorized.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Middlesex County Board of Supervisors this 5th day of October 2021, that conveyance of the County-owned property herein described to HRSD is hereby authorized, with all the necessary easements and access, and the Chairman, or his designee, is hereby authorized to execute a General Warranty Deed conveying the Parcel from the County to HRSD.

A Copy Teste:



Matt Walker, County Administrator

Major Site Plan #2021-04:

Dave Kretz, Director of Planning and Zoning, reviewed Major Site Plan #2021-04, submitted by Koontz Bryant Johnson Williams on behalf of MHC Bethpage, LLC. The site plan requests approval to construct accessory uses consisting of a pool and an on-site store as part of their campground expansion project. The property is identified as Tax Map #19-41, 679 Brown's Lane, Urbanna, Virginia. It is zoned as Waterfront Commercial.

He reviewed the design concept and the layout of the campground, showing the location of the pool and the store in relation to the rest of the campground. He reviewed the landscaping plan, saying that the opaque screening will be retained for the campground as a whole. The landscaping in front of these facilities will be standard landscaping which will be more decorative and enhancing rather than trying to hide it. A meeting was held to review the site plan and comments were supplied to the applicant. The applicant addressed those comments before the Planning Commission meeting was held. He reviewed some of the specifics of the project, including a photometric plan that meets the ordinance requirements. Conditional approval has already been issued by several agencies. Staff recommends approval of Major Site Plan #2021-04 conditioned on all outside agencies giving final approval and authorization. The Planning Commission voted 9-0, with one absent and one abstention, recommending approval as submitted, conditioned on outside agencies' approval.

Mark Williams, a representative of Koontz Bryant Johnson Williams, the engineering firm that prepared the site plan, addressed the Board, saying he would answer any questions the Board may have. Chairman Jessie asked if ELS was still planning on donating land for a rescue squad building.

Greg Davis, attorney for Equity Lifestyle System, Bethpage Camp, responded to Chairman Jessie, saying he had been working with Chief Jordan on that project. An agreement is being worked out, along with issues such as campground signage not blocking the rescue squad signage. He said that Chief Jordan now has the final proposed contract for signature.

The public comment period for the public hearing on Major Site Plan #2021-04 was opened at 7:17 p.m.

Meriwether Putney addressed the Board regarding two concerns. He is concerned about how the lighting will affect the residential homes across the street from the site. He is also concerned about the screening, saying he does not want it to look like the solar farm in Hartfield, with the shrubs covering basically nothing.

The public comment period for the public hearing was closed at 7:18 p.m.

Mr. Williams responded to Mr. Putney's concerns, saying that the proposed lighting is full cut-off lighting, meaning there is no light pollution in the vertical plane going up into the sky. The lighting levels for this site are zero before it gets to the right-of-way line at the front property line. As far as the screening goes, there is a 20-foot right-of-way dedication with an additional 20 feet. Accommodations had to be made for roadway improvements so the screening will be set back further.

Supervisor Mansfield asked for some assurance that the screening would actually cover the area now and not in 2028. He mentioned the solar farm in Hartfield, saying that the solar farm was at least five years old, and the screening did not even begin to cover it. Mr. Williams said he assumes the caliper of the trees in the campground plan are larger than those used in the solar farm. More mature trees will provide a better screening. He said that ELS, his client, is concerned with screening also, making sure that the trees that are initially planted are mature. He said that the proposed grades at the site actually go down several feet which will provide a natural look of screening as well. Mr. Davis added that the landscape plan was incredibly detailed and prepared with an independent landscape architect. If the plantings did not survive or were not planted to the proper caliper or the desired buffering was not achieved, it would be considered a zoning violation which the County could enforce.

A motion to approve Major Site Plan #2021-04 was made by Supervisor Mansfield, seconded by Supervisor Kimbrough, and carried 4-0 by the following roll call: Supervisor Williams – Aye; Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; and Chairman Jessie – Aye.

PUBLIC COMMENTS

Chairman Jessie opened the public comment period at 7:24 p.m.

Meriwether Putney addressed the Board regarding the proposed Topping Sewer Project, Phase One. He said that he hoped this project did not end up like the water

situation, with the budget going up three times as much as the original budget. He wanted to know the estimated cost to the taxpayers for the additional pipe going to the campground, the pump station, and the piece of property that the Board is planning to give HRSD for that pump station. He also asked how it was going to be funded. He asked if individuals along that line would be allowed to connect to it. He asked if the Board planned on mandating that residents hook up to the water system and/or sewer system.

Katie Carnes said citizens had contacted her about not being able to attend the meetings due to the time it was held. She said she had learned that during a candidate forum in 2017, Supervisor Koontz said that one of the first things he was going to do was talk to the Board and attempt to change the time for the meetings to foster the community voice. At the first meeting that Supervisor Koontz attended, he actually seconded the vote to keep the schedule at 3:00 p.m. She said that working people could not attend 3:00 p.m. meetings. She said she contacted surrounding counties, and she found that four counties and one city started their meetings at either 6:00 p.m. or 7:00 p.m. She asked the Board to consider changing the meeting time to later in the day so the community could attend if they wanted to.

Chairman Jessie closed the public comment period at 7:30 p.m.

ADJOURN

A motion to adjourn until the next regular meeting scheduled for Wednesday, November 3, 2021, at 3:00 p.m. was made by Supervisor Williams, seconded by Supervisor Kimbrough, and carried 4-0 by the following roll call: Supervisor Mansfield – Aye; Supervisor Kimbrough – Aye; Supervisor Williams – Aye; and Chairman Jessie – Aye.

Wayne H. Jessie, Sr., Chairman
Board of Supervisors