

January 23, 2007

County of Greene, Virginia

THE CONTINUED MEETING OF THE GREENE COUNTY BOARD OF SUPERVISORS WAS HELD ON TUESDAY, JANUARY 23, 2007 AT 5:30 P.M. IN THE COUNTY MEETING ROOM.

Present were: Steve Catalano, Chairman
Clarence Peyton, Vice Chairman
Jeri Allen, Member
Mickey Cox, Member
Patsy Morris, Member
Ray Clarke, County Attorney
Barry Clark, County Administrator
Patti Vogt, Deputy Clerk
Tracy Morris, Finance Director

RE: EXECUTIVE SESSION

Upon motion by Clarence Peyton and unanimous vote, the Board entered into Executive Session to discuss legal and personnel matters pursuant to Section 2.2-3711 Subsection (a, 1-7) of the Code of Virginia.

Contract Matters:

- Water and sewer

Land Acquisition:

- Water and sewer

Personnel:

- Information Technology/Administration
- Economic Development Authority

Various Appointments:

- Economic Development Authority
- Planning Commission
- Region Ten Community Services Board
- Rivanna River Basin Commission

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Patsy Morris	-	Yes

Motion carried.

Upon motion by Clarence Peyton and unanimous vote, the Board returned to Open Session.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Patsy Morris	-	Yes

Motion carried.

By unanimous vote, all members certified that only public business matters lawfully exempted from the Open Meeting requirement and only such matters as identified by the motion to enter into Executive Session were discussed.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Patsy Morris	-	Yes

Motion carried.

RE: CONTRACT – WELL ACCESS ROADS

Upon motion by Clarence Peyton and unanimous vote, the Board awarded the contract for well access roads for well numbers 1, 2 and 3 to Littleton & Associates, Inc., at a cost of \$50,000.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Patsy Morris	-	Yes

Motion carried.

RE: APPOINTMENTS

Upon motion by Jeri Allen and unanimous vote, the Board made the following appointments:

James River Alcohol Safety Action Program	-	Ray Dingledine
Jefferson Area Board for Aging Advisory Council	-	Jean Pearson
Region Ten Community Services Board	-	Pat Morris

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Patsy Morris	-	Yes

Motion carried.

RE: EMPLOYEE SERVICE AWARDS

The Chairman presented the following employee service awards.

Bonnie Gordon	-	Ten years
Scott Haas	-	Fifteen years
Jeanette Lambert	-	Twenty years
Virginia Morris	-	Thirty years

RE: REPORT ON INFORMATION TECHNOLOGY UPGRADES

Mr. Raul Figueroa, Information Technologist, was present to report on recommended upgrades which includes an exchange and tape backup at an estimated cost of \$26,061.40.

Mr. Figueroa also said a line between the Sheriff's Department and Commonwealth Attorney's Office would allow the two to access shared files.

The Chairman thanked Mr. Figuero for attending the meeting and noted the Board would consider the two recommendations during the upcoming budget process.

RE: AMEND EDU PURCHASE POLICIES – RAPIDAN WASTEWATER SYSTEM AND RUCKERSVILLE WATER SYSTEM

Mr. Herb White, WW Associates, reviewed the proposed amendments to the EDU purchase policies. Those amendments included:

- Change the time period for redemption by the County of unused EDU's from 4 years to 2 years.
- Clarification that the EDU's "run with the land". Should the property be sold, the EDU's remain with the land and should therefore be sold to the buyer.
- Added Section 9 - When a property is to be served by both water and sewer, water and sewer EDU's shall be purchased simultaneously as further defined in Section 16-17, Regulations Related to Water and Sewer Utilities, (revised 7/25/06) of the Greene County Zoning Ordinance. As a matter of further clarification, a water EDU will not be sold without a sewer EDU when the property is to be served by both water and sewer.

Upon motion by Jeri Allen and unanimous vote, the Board approved the amendments as proposed to the EDU Purchase Policies for the Rapidan Wastewater System and the Ruckersville Water System. (See Attachments "A" and "B")

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Patsy Morris	-	Yes

Motion carried.

RE: PUBLIC HEARING – AMEND EDU PURCHASE POLICIES FOR RAPIDAN WASTEWATER SYSTEM AND RUCKERSVILLE WATER SYSTEM – RATE FOR PURCHASE OF EDU’S

Mr. Herb White reviewed the proposed amendment to both policies in regards to the rate of purchase for an EDU. The proposal is to increase the rate from \$7,500 to \$10,000 effective January 24, 2007.

The proposed increase will fund water system improvements, a new reservoir, and a new water treatment plant. This increase will generate revenue, in advance, for the construction/finance of facilities.

Mr. White said the Rapidan Wastewater Treatment Plant has been completed and is operational. Sewer collection is still under construction. The Chesapeake Bay Act will require a treatment plant upgrade by 2010. The increase in rates will fund the required upgrade.

The Chairman opened the floor for public comment. There were no comments from the public.

Upon motion by Jeri Allen and unanimous vote, the Board approved the amendment as proposed to increase the price of EDU’s for the Rapidan Wastewater Treatment System and the Ruckersville Water System from \$7,500 to \$10,000 each. (See Attachments “A” and “B”)

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Patsy Morris	-	Yes

Motion carried.

RE: CAPITAL IMPROVEMENT PROGRAM

Mr. Bart Svoboda, Zoning Administrator, gave a brief overview of the process for the update of the Capital Improvement Program. He said most changes will be in target dates and increases in estimated costs as construction costs have increased.

Road projects, such as the proposed loop road, Preddy Creek Road, Route 29/Route 33 improvements, etc. should be included in the CIP. This will allow developers to proffer funds which could be used to obtain matching funds from VDOT.

The Thomas Jefferson Planning District Commission will be reviewing the UNJAM study. There is a grant available that would require a staff time match. The area on Route 29 from the county line north could be added to study.

The Chairman noted emergency services and communications also need to be reviewed. He suggested having this as an agenda item for discussion and would hope to have the revised CIP adopted prior to the budget process.

Board member Jeri Allen said there seemed to be a lot of confusion by departments regarding what could be included in the CIP. Mr. Svoboda said he has received responses from some but not all departments.

Vice Chairman Clarence Peyton said he would like to see the completion of the office space on the top floor of the Library Building included in the program. The School Board needs

more space and he felt the County should stop paying rent for office space. He noted the County is paying approximately \$20,000 per month for the Library/Senior Center Building.

The Chairman noted the Courthouse renovation project is included in the current CIP.

The Information Technology projects may not qualify for the proffer formula. The County auditors will be consulted as to the inclusion of project as it relates to the Freedom of Information Act

RE: BUDGET PROCESS

The Chairman reviewed a list of items from the previous budget process that still need to be resolved.

Vice Chairman Clarence Peyton said he was not aware of any business that offers benefits to part-time or temporary employees. This issue should be resolved prior to the budget session due to the impact any action will have on departments.

The Chairman explained that a pre-approved expenditure amount for emergency situations would greatly enhance operational efficiency.

The County Administrator is currently working on the consolidation of certain services with other agencies.

Mr. Clark, County Administrator, reviewed the lodging/meal tax rates. The maximum rate is 5%. If adopted, a certain percentage must be used towards tourism. Greene County is currently at 2%.

The Finance Director was instructed to prepare, for review by the Board, a spreadsheet on benefits for part-time employees; a proposal for an emergency operation fund; and a review of the transient occupancy tax and meals tax.

Board member Jeri Allen questioned the administrative review of internal departmental budgets. (i.e. Planning and Inspections) It was the consensus of the Board to allow internal departments to request a budget hearing if so desired.

The Chairman noted detailed information on self-supporting departments will be requested.

RE: MATTERS FROM THE PUBLIC

PREDDY CREEK ROAD

Ms. Andrea Wilkinson expressed concern about the impact traffic from the new Creek Side Subdivision will have on Preddy Creek Road. She suggested the County nominate Preddy Creek Road for designation as a project eligible for federal funds.

Mr. Rob Liberatore also expressed concern about the roads in this area of Ruckersville. He felt Preddy Creek Road should be the number one priority.

WATER AND SEWER EDUS

Mr. Lee Estes asked how many water and sewer edus have been sold and how many are left. The County Administrator will provide this information.

RE: CONSENT AGENDA

Upon motion by Jeri Allen and unanimous vote, the Board approved the following consent agenda:

- Minutes of January 9, 2007 meeting.
- Resolution to accept and appropriate \$40,000 in State funds from the Virginia Domestic Violence Victim Fund for the Commonwealth's Attorney Office. (See Attachment "C")

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Patsy Morris	-	Yes

Motion carried.

RE: OTHER MATTERS FROM THE BOARD

LIAISON FUNCTION REPORTS

Mr. Cox reported that the Planning Commission elected Graydon Lamb as Chairman and Davis Lamb as Vice Chairman.

Mr. Cox also recommended a member of the Planning Commission actually visit sites that are being considered by the Commission for rezone, special use permit, etc.

Mrs. Allen reported that the Piedmont Workforce Network Stanardsville One Stop Center, which is an information only center, has approximately 20 to 30 visitors a month.

Mrs. Allen also noted the RSA Board will not be meeting this month.

The TJPDC has a draft of the State of Housing Report which was prepared by the Center for Housing Research at VA Tech. The report includes information such as 4,800 people leave Greene County to work in Albemarle and Charlottesville. Greene County has 9.8% citizens over age 65 which is the lowest percentage in the planning district. Also, Greene County has the third highest median income range. In 2005, 38% of house sales in Greene County were under \$200,000.

Board member Patsy Morris said she would have a report from the Jefferson Area Board for Aging at the next Board meeting.

Vice Chairman Clarence Peyton said he had met with representatives of the Jefferson-Madison Regional Library to review their budget proposal for FY 2007-2008. He will also be meeting with the School Board and Economic Development Authority to review their budget proposals.

The Chairman said he will be attending an Emergency Services meeting later in the week.

LEASE FOR HISTORICAL SOCIETY

Mr. Ray Clarke, County Attorney, reviewed the proposed lease with the Greene County Historical Society for the Old Jail Building.

It was the consensus of the Board to change the term of the lease to ten years.

The Board will act on the revised lease after it is signed by the Historical Society.

The Board congratulated the Historical Society on the receipt of a \$9,000 grant from Columbia Gas.

ROADS

Mrs. Allen said it is being proposed that most counties would be required to include one or more urban development areas in their Comprehensive Plan by July 1 or the localities could lose half of their secondary road allocation. She felt the County may have met that requirement by virtue of the identification of the growth area in Ruckersville.

VDOT would be required to classify secondary roads within counties as either local collector roads or local subdivision roads. After July 1 VDOT will not accept any new local subdivision roads into the system.

ENVIRONMENTAL CHALLENGE FUND

Mrs. Allen said the Sheriff has made the County aware of an environmental challenge fund which has grants available from \$500 to \$5,000 for habitat restoration. The harvesting of timber at the Recreation Park may qualify. The Department of Game and Inland Fisheries would provide pines for replanting and also survey the area to make recommendation on wildlife habitat at no cost to the County.

It was the consensus of the Board to request the Department of Game and Inland Fisheries to review the site of clear cutting and make recommendations on replanting, habitation etc.

FREE CLINIC

Mrs. Allen noted the Free Clinic will soon be moving to the new Martha Jefferson Medical Facility.

RE: COUNTY ADMINISTRATOR'S REPORT

Mr. Barry Clark, County Administrator, reviewed the following.

Courthouse Renovation Project

- Demolition has begun.

Courthouse Security

- Met with representatives of Clark Security last Friday. Looked at security needs as a whole. Several options for Courthouse security were requested.

Emergency Communication – Backup Center

- Generator LP – Distributed list of bids received

Snow Removal

- Bid again next week

STAR Project

- Preliminary engineering is being completed for Phase I

Mayors and Chairs Meeting

- Next meeting on January 26.

RE: GENERATOR FOR BACKUP EMERGENCY COMMUNICATION CENTER

Mr. Clark reviewed the bids received for a generator for the backup emergency communication center. He explained the cost savings that will result from moving the center to the upper floor of the Old Jail (Historical Museum).

Sheriff Haas noted the generator will also provided emergency power to the communication equipment that is located on the tower at the site.

Upon motion by Clarence Peyton and unanimous vote, the Board authorized the County Administrator to expend up to \$7,300 for the purchase and installation of a generator at the Old Jail Building.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jeri Allen	-	Yes
	Mickey Cox	-	Yes
	Patsy Morris	-	Yes

Motion carried.

RE: RECESS

The Chairman called a five minute recess.

RE: WORKSHOP MEETING ON SIX YEAR PLAN FOR SECONDARY ROAD IMPROVEMENTS

Mr. Joel Denunzio, Residency Program Administrator, was present to review the draft of the Six Year Plan for Secondary Road Improvements.

VDOT recommends removing Dyke Road from the Six Year Plan as it is no longer eligible for federal funds. Matthew Mill Road is the only project on the Plan eligible for federal funding.

The Board authorized the reallocation of all previous funding for unpaved roads to the Mutton Hollow Road project. Funding available should be sufficient to cover necessary structural improvements to the bridges (three box culverts).

Ice House Road is scheduled for future allocations of unpaved road funds.

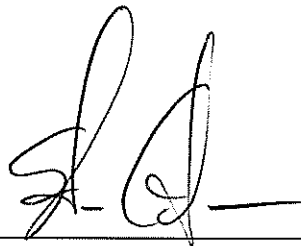
The conversion of the flashing light to a traffic signal at the intersection of Route 33 and Celt Road is included in the Plan.

Mr. Denunzio said Durette Ridge Road and Beasley Road are possible bridge projects. .

After further discussion, the Board scheduled the public hearing for consideration of the Six Year Plan for Secondary Road Improvements on Tuesday, February 27, 2007 at 7:30 p.m.

RE: ADJOURN MEETING

As there was no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to be 'S. Catalano', written over a horizontal line.

Steve Catalano, Chairman
Greene County Board of Supervisors

**RAPIDAN WASTEWATER SYSTEM
EDU PURCHASE POLICY - SEWER
September 28, 2004
(Revised January 10, 2006)
(Revised January 23, 2007)**

Greene County is proceeding with the construction of the Rapidan Wastewater System with the goal of providing sanitary sewer service to the Ruckersville area where economically feasible as determined by Greene County. The effective date of this of the initial purchase policy was September 28, 2004 as approved by the Greene County Board of Supervisors. Following the effective date of this policy, Greene County has been taking payments for the purchase of equivalent dwelling units (EDU's) for future users of the Rapidan Wastewater System.

The Rapidan Wastewater System is defined herein as the public sewer utilities and facilities in Greene County east of the elevated tank located on Route 33 in Quinque. Contact Rapidan Service Authority for connection to public sewer utilities west of the Quinque Tank.

The following stipulations apply for the purchase of these EDU's as revised dated January 23, 2007:

1. An equivalent dwelling unit (EDU) is defined as 200 gallons per day or as modified from time to time.
2. Effective January 24, 2007 the price of an EDU is \$10,000. Additional increases in price may occur as deemed necessary by the Board of Supervisors.
3. Greene County will honor the existing RASP requisition agreements. No additional EDU fees will be charged for EDU's previously purchased.
4. It is the responsibility of property owners to construct the required wastewater collection system on the subject properties and connect to the RSA conveyance system in accordance with the technical standards set forth by Rapidan Service Authority and to bear all associated costs. Greene County has the option of constructing gravity interceptors and conveyance system improvements to the individual properties as deemed economically feasible by Greene County. All constructed collection system lines, as well as conveyance appurtenances shall be provided with easements to RSA and ownership shall be dedicated to Rapidan Service Authority.
5. Monthly User charges for the use of the Rapidan Wastewater System will be established and billed to the individual property owners by Rapidan Service Authority.
6. Non-user charges may apply following the purchase of an EDU dependent upon adopted RSA policy. The cost of the non-user charges, if established, will be billed to the individual property owners by Rapidan Service Authority.
7. Greene County reserves the right to redeem any purchased EDU's after a 2-year period should the EDU not be used. The redemption price shall be the purchase price of the EDU at the time of purchase.

8. EDU's shall be assigned to specific properties and are not transferable. EDU's may be purchased only by the land owner of the specific property. The EDU's "run with the land". Should the property be sold, the EDU's remain with the land and should therefore be sold to the buyer.
9. *When a property is to be served by both water and sewer, water and sewer EDU's shall be purchased simultaneously as further defined in Section 16-17, Regulations Related to Water and Sewer Utilities, (Revised 7/25/06) of the Greene County Zoning Ordinance. As a matter of further clarification, a water EDU will not be sold without a sewer EDU when the property is to be served by both water and sewer.*
10. Property Owner shall comply with all existing ordinances of Greene County and RSA policies and procedures relating to connection to and use of the Rapidan Wastewater System.
11. Once the EDU fee has been paid to the County, the purchaser will present the executed EDU purchase form to RSA and request hookup in accordance with RSA policies and procedures.

**RUCKERSVILLE WATER SYSTEM
EDU PURCHASE POLICY – WATER
January, 2006
(Revised January 23, 2007)**

Greene County is proceeding with the construction of an upgrade to the Ruckersville Water System with the goal of providing long-term water service to the Ruckersville area where economically feasible as determined by Greene County. The effective date of the initial purchase policy was January 10, 2006 as approved by the Greene County Board of Supervisors. Effective immediately, Greene County is taking payments for the purchase of equivalent dwelling units (EDU's) for future users of the Ruckersville Water System.

The Ruckersville Water System is defined herein as the public water utilities in Greene County east of the elevated tank located on Route 33 in Quinque, as well as existing water storage tanks and distribution piping systems and appurtenances east of the Quinque elevated tank. Contact Rapidan Service Authority for connection to public water utilities west of the Quinque Tank.

The following stipulations apply for the purchase of water EDU's for the Ruckersville Water System:

1. An equivalent dwelling unit (EDU) is defined as 200 gallons per day or as modified from time to time.
2. Effective January 24, 2007, the price of an EDU is \$10,000. Additional increases in price may occur as deemed necessary by the Board of Supervisors.
3. It is the responsibility of property owners to construct the required water utilities on the subject properties and connect to the Ruckersville Water System in accordance with the technical standards set forth by Rapidan Service Authority and to bear all associated costs. Greene County has the option of constructing water utilities and to the individual properties as deemed economically feasible by Greene County. All constructed water utilities and appurtenances shall be provided with easements to RSA and ownership shall be dedicated to Rapidan Service Authority.
4. Monthly User charges for the use of the Ruckersville Water System will be established and billed to the individual property owners by Rapidan Service Authority.
5. Non-user charges *may* apply following the purchase of an EDU dependent upon adopted RSA policy. The cost of the non-user charges, if established, will be billed to the individual property owners by Rapidan Service Authority.
6. Greene County reserves the right to redeem any purchased EDU's after a 2-year period should the EDU not be used. The redemption price shall be the purchase price of the EDU at the time of purchase.
7. EDU's shall be assigned to specific properties and are not transferable. EDU's may be purchased only by the land owner of the specific property. The EDU's

“run with the land”. Should the property be sold, the EDU’s remain with the land and should therefore be sold to the buyer.

8. Property Owner shall comply with all existing ordinances of Greene County and RSA policies and procedures relating to connection to and use of the Ruckersville Water System.
9. *When a property is to be served by both water and sewer, water and sewer EDU’s shall be purchased simultaneously as further defined in Section 16-17, Regulations Related to Water and Sewer Utilities, (Revised 7/25/06) of the Greene County Zoning Ordinance. As a matter of further clarification, a water EDU will not be sold without a sewer EDU when the property is to be served by both water and sewer.*
10. Once the EDU fee has been paid to the County, the purchaser shall present the executed EDU purchase form to RSA, pay the associated fees, and request hookup in accordance with RSA policies and procedures.

**RESOLUTION TO ACCEPT AND APPROPRIATE FORTY
THOUSAND DOLLARS FOR THE VIRGINIA DOMESTIC
VIOLENCE VICTIM FUND GRANT**

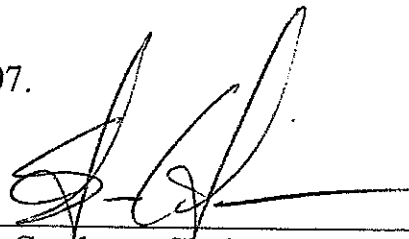
WHEREAS, the County of Greene has been awarded a grant from DCJS for a Virginia Domestic Violence Victim Fund; and

WHEREAS, the funds in the amount of forty thousand dollars (\$40,000) will need to be appropriated to the appropriate line item in the 2006-2007 budget of the County of Greene, Virginia.

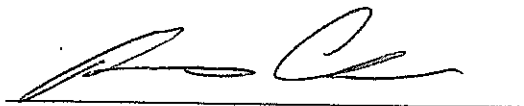
NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Greene, Virginia that forty thousand dollars (\$40,000) be appropriated to the 2006-2007 budget of the County of Greene.

BE IT FURTHER RESOLVED that the County Administrator of the County of Greene, Virginia is authorized to make the appropriate accounting adjustments in the budget to do all things necessary to give this resolution effect.

Adopted this 23rd day of January 2007.



Steve Catalano, Chairman



Barry Clark, Clerk