

January 25, 2011

County of Greene, Virginia

THE CONTINUED MEETING OF THE GREENE COUNTY BOARD OF SUPERVISORS WAS HELD ON TUESDAY, JANUARY 25, 2011 AT 7:00 P.M. IN THE PERFORMING ARTS CENTER AT WILLIAM MONROE HIGH SCHOOL.

Present were: Steve Catalano, Chairman  
Clarence Peyton, Vice Chairman  
Jim Frydl, Member  
Carl Schmitt, Member  
Mike Skeens, Member  
Ray Clarke, County Attorney  
Barry Clark, County Administrator  
Patti Vogt, Deputy Clerk  
Tracy Morris, Finance Director

RE: PUBLIC HEARING - SCHOOL FACILITIES PROJECT

Mrs. Michelle Flynn, Chairman of the School Board, briefly reviewed the proposed project. Steering Committee members were Ernie Inzana, Jim Frydl, Clarence Peyton, David Jeck, Michelle Flynn, Katie Brunelle, Bob Burkholder, and Darcy Higgins. The Committee selected SHW Group as architect. Mr. Bill Bradley, of SHW Group, was also present. A committee comprised of Bob Burkholder, Darcy Higgins, Michelle Flynn, Jim Frydl, David Jeck and Katie Brunelle then proceeded with the process.

Mrs. Flynn said the total figure includes project costs and construction costs. Project costs of \$814,600 include fees and contingency funds. Construction costs include the base bid and alternates. The components of the base project are interconnected in that when one component is "touched" it leads to work on another component.

Dr. David Jeck, Superintendent, reviewed the base bid and alternates that the Steering Committee determined are essential to the project. Low bid was received from Breakell, Inc. in the amount of \$3.8 million. The base bid does not include alternates. Project costs are estimated at \$814,600 for a total project cost of \$4.6 million.

Proposed project alternates included as follows. (Steering Committee recommendations are in bold type.)

- 1. All work south of visitor bleachers (add) \$228,483**
2. Variation o home bleacher foundations (deduct)
- 3. Softball/baseball bleachers (add) \$65,897**
- 4. Softball/baseball dugouts and field storage (add) \$131,816**
5. Softball/baseball netting (add)

6. Upgrade track surface to polyurethane (add)
7. Track equipment (add)
8. Landscaping (deduct)
9. **Clock (deduct) -\$29,428**
10. **Press box cladding, bathroom upgrades (add) \$70,182**
11. **Performing arts center seating and curtains (add) (129,685**
12. Davis Bacon Act compliance (add)
13. Scoreboard (add)
14. **Gym floor (add) \$102,270**

The total base bid plus alternates and project costs equals \$5,299,488.

Proposed financing is through Virginia Public School Authority (VPSA). The application is due March 11 with the bond sale agreement on April 1. Actual rates are determined by the market at the time of sale. The rate in May, 2010 was 3.69% and in October, 2010 was 2.98%. Debt retirement for fiscal years 2011/2012 is \$374,556. The project can be financed for 20 or 25 year term.

Dr. Jeck said this is a good time to do the project. Interest rates are low, construction costs are low, and favorable financing is available. He asked the Board to consider funding the project in its entirety.

Mr. Skeens asked if it is certain the loan is going to be confirmed. Dr. Jeck said the School is entitled to the money and the project qualifies for VPSA funding. He said "it's a lock".

The Chairman opened the floor for public comment.

Bill Cave – one daughter graduated and another daughter in 11<sup>th</sup> grade - track is disaster/liability issue - supports entire plan - facilities are embarrassing

Bill Field – two children - President of Booster Club - facilities are embarrassing – project has been well planned out – great architect firm – really good plan – provide children with safe environment to compete and not be embarrassed by school

Mark Sanford – thanks for time and effort put into this – need has been demonstrated/ documented and seldom disputed – there is no increase in budget – interest rates low, cost of materials is low and bids are competitive – opportunity is there to do something very special – Board of Supervisors has opportunity to say to our kids "you are important and you are valued" - hoped the members would have the courage to do the right thing

Joanne Burkholder – spoke on history of athletic facilities – no students in school system at this time – feels the County has opportunity to improve facilities

Kendall Tata – new teacher at WMHS - cares about future of Greene County and more importantly, the students and athletes in the school system – statistics show that good schools and high expectations of children create an environment for success – good schools and high expectations require acceptable facilities for student achievement – safety should be in forefront of every school facility – outdoor facilities are shameful – want students to be proud of school and County – this project will enhance all four schools

Wendy Williamson – Board has great deal of power and responsibility to mold our community – consider fully funding project – this is direct reflection of the County's commitment to its youth and future

Stephanie Hammer – parent of a Performing Arts student – also a teacher at Middle School – would hate to see project get separated into different parts and Performing Arts students

miss out on improvements they deserve – does not make sense to do only part of the project – support project in its entirety

Neil Williamson - speaking as citizen – there are times for strategic investment and the \$5.3 million community infrastructure project is strategic investment – will benefit the students of Greene County schools, benefit other community users of facilities and enhance the economic development position of the County - committee reduced size of project – does not include everything that needs to be done – scope and costs are appropriate at \$5.3 million – urged Board to support this community investment

Mike Carman – relocated to the County in 2009 – two children – neither are athletes – prior to relocating he interviewed high schools in area including Western Albemarle, Albemarle, Monticello and Greene – was “underwhelmed” by brick and mortar here but walked out the door knowing the school had professional educators and good intentions for students – this investment is good intention realized – very much supports

Craig Luther – adaptive physical education teacher – also cross country co-coach, track coach – spectator of athletes may be the highest level of participation some of his students are able to achieve – cannot navigate track, access some facilities (home baseball game) or use lavatory facilities – if we do not move ahead with this project, we will be settling for mediocrity

Ernie Inzana – four children – officiates football games – it is no secret that we have among the worst facilities of the 33 high schools - asked Board members to think: what do you want facility to look like?

Todd Hawkins – three children – officiates football games – WMHS facilities are in the bottom three and that is being charitable – approve all of it and add tennis courts – now is the time to do as much as we can – not being extravagant

Linda Thompson – thanks for putting us in the position where you are able to vote yes – this is a well researched, well documented project – will be watching your vote so I’ll know how to vote at the next election

Margaret Ramsey – two children who attended schools – people aren’t questioning improvements but rather what and how much - take into consideration the cost of mobilization – approve whole project – asking for a Chevy not a Cadillac – get what kids need - safe facilities they can be proud of

Pauline Hovey – one son who graduates next year – all have agreed that the project is necessary – question is when, what and how much - doesn’t make sense to separate project – opportunity for low interest loan – this is the right time to do the whole project – this will not affect tax rate – we have good reserves

Robbie Morris – President of Chamber of Commerce and member of Economic Development Authority - three children with another on the way - schools are first thing prospective companies look at - supports project in its entirety

Lee Anne Polier – moved here in September – one of the first thing she looked at was schools – was told by realtors to not go to Greene County – moved here and has been very impressed – facilities are important to them – current facilities do not represent who the County is – supports the project

Jackie Sutton – two kids in system - teacher at Primary School – military family – moved 14 times and 5 schools – academically, this is one of best schools she has ever taught in – facilities are the worst out of 4 states and 1 foreign country – bottom of the barrel – military families will be looking at schools – improve facilities

Kirstine Sigloh – parent and representative of Greene Education Foundation – urged the Board to move forward with project in its entirety – very detailed project – financially feasible project – safety issues must be addressed – this would allow the recruitment and retainment of quality teachers and staff – continue a good partnership with Parks and Rec – huge attraction for newcomers – potential for revenue by hosting district level events, summer camps, etc. – do project now and do it all

Jon Rocha – teacher at Middle School – same facilities as when he graduated from WMHS in 1992 – it is responsibility to provide safe environment and place to have pride in - it would not be fair or responsible if we “band aid” this – the time is right

Nancy Rodland – former teacher in system - schools are the primary meeting places for community events and need to be safe, accommodating, presentable and show pride – willing to pay higher taxes for project – vote for entire project

Calvin Powell – born and raised here – went to school here back in 60’s – asked the Board to think hard on this decision – everyone who spoke has been in support of this project – as elected officials, the Board’s obligation is to support people – people have spoken – 100% supports project so far – Board has no choice but to vote for the project

Michelle Flynn – her husband tends to be conservative and has put her through the wringer – in his mind, it would not make sense to not fully fund this project at this time – given interest rates, given due diligence and given the fact that the project is so desperately needed - Mr. Luther serves one of her sons - proud mother of twin 9 year old boys – scared her son will not see where he is walking and trip on a crack in track or on bleachers – he is unable to see well – urged the Board to approve this project in its entirety – went to school here – facilities not much better now than then

Mike Jamerson – principal at WMHS – positive impact this project will have is immeasurable – approve project in its entirety

Katie Brunelle – recapped comments – 25 people spoke in support - comments about liability and safety and facilities are embarrassing – ADA compliance – safety is a must – School works in partnership with Parks and Rec – please support this project as a whole

As there were no further comments, the Chairman closed the public hearing.

Mr. Clarence Peyton said the athletic facilities have deteriorated over the past several years and conditions certainly justify some makeover. He questions how much money the County can afford to allocate to the project and still meet existing financial commitments/obligations without raising taxes. He listed obligations that included: \$41 million sewer plant debt; \$10 million + annually for educational funding; library building; police, fire, rescue; and courthouse renovation bills. The County will face some major financial challenges during this period of economic uncertainty. Real property values anticipated to decrease by 4.5% county-wide which could result in lost revenue of more than \$500,000. The sluggish economy continues to create serious issues for county residents with lost jobs, home foreclosures, repossessed automobiles and could possibly adversely affect County’s collection rate. Can expect to see reduced revenues based on composite index. He asked, considering all that, can the Board count on the School’s budget to mirror the County budget in requesting flat funding until a noticeable improvement in local revenues is realized? More important concern is associated costs with increased student enrollment and increased funding obligations to VRS while State funding continues to decline. He asked if the Schools would expect State funding shortfalls to be

filled by local revenues. Need to be mindful of long standing bench mark for school funding - that it should not exceed 60% of County operating budget. This proposal should be placed in Capital Improvement Plan (CIP) and be defined as a project for repair, maintenance and replacement of existing facilities. As such, it would certainly take precedence over all other projects. Requests for addition to Ruckersville Elementary, expansion of High School cafeteria, other school and county projects would mandate a tax increase or go undone.

Mr. Peyton felt the County should get all we can afford the first attempt and satisfy the most urgent, needed improvements. He noted the first amount talked about was \$2.5 million which has increased to an astounding \$5.3 million project. The cost is prohibitive. He recommended the project be adjusted downward to meet cost justification based on affordability and the Committee should revisit the project from a financial standpoint to provide details of loan arrangement. What is short and long term impact on County debt service, revenue stream and will project necessitate tax increase? Also take into account future scheduled school projects, aforementioned questions, and county budget. He would hope that the proposal gets revised to address specific required facility improvements and not be forced into an all or nothing situation.

Mr. Schmitt said, in trying to assess something like this, you really have to look at all the factors. The need is unquestioned. We have old, hodge-podge, no integrated design, bottom of the heap sort of facilities and certainly can do better. These facilities are not just school facilities, they are community facilities. We know what ought to be done. There are no unknown risks. We know what we're doing. This project is not "gold plated". These are basic fundamental kinds of facilities that, at least, bring them up to an acceptable level. Financing is as good as we'll probably ever get. Timing is good with debt reduction that can pay for loan. There is nothing magic about the debt reduction number. Debt is debt. We don't like it, would rather not have, and want to get rid of it. There will never be better time to take on this project and fix the facilities. We have a window to deal with these particular problems before we get inundated with other projects that will need to be done due to population growth.

Mr. Schmitt said his view of things is the glass is half full. The Board has been extremely frugal due to poor economy and loss of state funding. The economy is doing better but not yet out of the woods. The County's unemployment rate in November was 5.3%. The County is seeing very positive results from business income and our reserves are up. State revenue projections are a great guessing game. The Board has to make decisions based on what we think might happen. There are some positive signals and we have some things going for us such as \$500,000 remaining from the Jobs Bill that is in reserve and can be used to help cushion any reductions from State. The composite index could be modified to the detriment of the County but we will be compensated for 80 additional students. We have a good chance that this won't be as difficult a budget year as it has in the past. Mr. Schmitt thought that past frugality coupled with other positive income indicators has positioned the County to make infrastructure investments that are long overdue, this project being one of them. The County can afford it and the project is well defined and low risk. He recommended approval of this project.

Mr. Frydl served on the Steering Committee. The project is limited by the geography on site. Beginning to move dirt on the site and current codes leads to other issues and results in the base bid. If you arbitrarily try to stop at certain points, you're spending money that is unnecessary and wasting tax payer money. The project must be completed at some point. The costs associated with trying to piece together a smaller project are prohibitive.

Mr. Frydl said he supports the project as it is county facilities and school facilities. It is the core responsibility of government to provide those facilities. We're not talking about extravagant facilities. We're talking about basic facilities that meet building code, ADA compliance, basic standards for athletic performance, and safety. There is an economic development tie. There are studies that link grades with athletic participation. He noted students taking physical education also use track and facilities.

Mr. Frydl said the Economic Development Authority (EDA) has companies looking to locate in the County and there are negative reactions to school facilities. Companies want to locate where employees want to locate. He felt this project does bring in the factor of community pride. While it is scary economic times, the State projections for economic growth are positive for the first time in three years. The cost of money is cheap right now and the cost will fit into existing budget being used.

Mr. Frydl said, because of the fiscal responsibility of previous boards, and partially because we did not have a real good feel as to how much money we had, we are learning now specifically how much money we do have. The County Administrator received an email confirmation from the auditor that at the end of budget cycle 2009 we had 20% cash reserve. That number has increased to 24 - 26% cash reserve. Prudent accountants recommend a 10% reserve; conservatives around 15%. The County is above and beyond that. Mr. Frydl said we actually have the money to look at this and other capital projects and decide whether we'll just skip the finance charges altogether and pay cash. We have that ability. He felt this is an important fact that needed to be brought up and supports the entire project.

Mr. Skeens said he has supported part of this project from the beginning and still supports part of it. Safety is a real big issue/concern. He said he did not have a problem with the base bid, which covers baseball/softball fields and everything originally discussed including the \$800,000 in project costs. Mr. Skeens suggested the Board be allowed to have two or three months to make sure the Treasurer can find that the County does have the money people have been telling him. He said he would like to have that time to really find out for sure. The new Treasurer will be taking over in a few days and the Board should know for sure if they can support the entire project. It may be possible that the County could pay cash for the rest of the project.

Mr. Catalano said he appreciates the transparency of the process and felt the Steering Committee was a great idea and isolated the specifics of the project that everyone was concerned with. All Board members received numerous phone calls on both sides of the issue. Everyone – agrees that something needs to be done. There are ADA compliance and other issues at the facilities which haven't changed a whole lot since he attended school there.

Mr. Catalano said his biggest concern hasn't changed. The presentation is made that this project is budget neutral and retired debt service will cover the loan. His number one concern is that savings in retired debt service could become a hedge against assault from the Commonwealth of Virginia. The General Assembly will do everything they can to duck their responsibilities to their mandates. Mr. Catalano said he is concerned about the "hedge" because of last year's budget. He was horrified at the discussion of furloughs/layoffs and other things dealt with in regards to the school budget. He worked really hard to cut internal things to try to meet as much of the request that the School Board had last year and doesn't want to go there again. The Board made huge cuts to try to keep everything intact.

The Governor's proposed budget for this year will receive lots of cuts. Contributions to VRS and State cuts are being discussed. The General Assembly and Commonwealth of Virginia are at war with localities. The retired debt service can insulate the taxpayer and school system from these interruptions which would enhance the education experience for students who don't need to be affected by the ups and downs. That money keeps a little bit of stability if we can't make up any State shortfalls. Mr. Catalano said his position is not from lack of vision or commitment but rather the reality in which we have had to operate to keep the County solvent. He agreed that the facilities enhance the package of Greene County and something needs to be done. It is the Board's job to determine what is affordable and how it fits in the overall financial picture of County. He said he did not believe, at this time, that using most or all of that retired debt service in one shot for 20 years is the best solution with budget season right around the corner.

Mr. Schmitt noted the loan application is due March 11 and the requested amount can be adjusted up to April 1. The Board will have a budget workshop on March 9 and finalize the budget on the 21<sup>st</sup> due to advertising requirements. At least a majority of the Board is in favor of proceeding with the base project. He suggested the Board give the Schools authorization to put in a request for \$5.3 million with the understanding that all they're going to get tonight is \$4.6 million. This would give the Board time to assess the situation and decide to hold at that amount or proceed with the whole project.

Mr. Skeens said it will cost more for the contractor to come back with equipment to complete earth moving work. Mr. Schmitt said that work only involves the south bleacher project and asked if the contractor will be mobilized by the end of March. Mr. Bill Bradley, SHW Group, said the contractor won't be on site moving dirt by the end of March. He noted bids will expire on March 13. Mr. Schmitt suggested it might be possible to get an extension for the remaining part of the project if the decision is made by the 21<sup>st</sup>. Mr. Bradley agreed that was a possibility but noted the bid for work in the auditorium would be affected and the contractor would be under no obligation to extend the deadline. Mr. Schmitt then suggested the total for the project be increased to \$4.7 million at this time.

Mr. Skeens said he was still a little leery about the County's money situation and really wanted to have time to make sure the Board has the right information.

Mr. Frydl asked when the fund balance for FY 2010 will be reconciled by the auditors. The County Administrator said the auditors should have everything wrapped up by the end of February. Mr. Frydl felt it is pretty clear we haven't lost any money from the 20% cash reserve of \$9.7 million in 2009 and semi-apparent that we've gained some.

Mr. Catalano felt it was a bit irresponsible to throw that number around because of the water and sewer funds included. Mr. Frydl said water and sewer funds were not included in that amount. They are in a separate fund and referred to the email received from the auditors. Mr. Catalano said he was not privy to this information as he did not receive the email.

Mr. Schmitt said the Board can decide at the second March meeting at which time more will be known about the school funding situation.

Mr. Peyton asked if the loan will be allocated to General Fund and then back to the project. How does money flow? Mrs. Kim Powell said the Schools will pay the bill and the money will then be refunded by VPSA. It usually takes less than a business day for the process. Mrs. Powell said she has recently sent requisitions to SNAP before the bill is paid. There will

not be any problems with cash flow. Mr. Peyton said the last report he had from the auditors indicated the County had a cash flow of \$1.1 million.

Mr. Frydl said if the auditor was wrong about the \$9.7 million figure then the firm should be fired. Mr. Peyton said he was not concerned about the performance of the auditor. He noted the school's monthly payroll is in excess of \$1 million. It would be a big hit if two postings were missed.

Mr. Frydl said it is a fact that at the end of FY 2009 the County had \$9.7 million reserve. It can be confirmed there has been no money misappropriated and some money was "found" that hadn't been accounted for. The County Administrator said it was his understanding that revenues have been reconciled and expenses are being reviewed.

Upon motion by Carl Schmitt and unanimous vote, the Board approved the school facilities project in the amount of \$4.7 million and authorized the Schools to apply to VPSA for a loan up to \$5.3 million. The final decision on the balance of the project is to be made at the March 21 Board meeting.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jim Frydl	-	Yes
	Carl Schmitt	-	Yes
	Mike Skeens	-	Yes

Motion carried.

**RE: RECESS**

The Chairman noted the meeting would be continued at the County Administration Building in the County Meeting Room.

The meeting reconvened in the County Meeting Room at 9:37 p.m.

**RE: EXECUTIVE SESSION**

Upon motion by Carl Schmitt 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
- Maintenance of Facilities

**Land Acquisition:**

- Water and Sewer

**Various Appointments:**

- Thomas Jefferson EMS Council

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jim Frydl	-	Yes
	Carl Schmitt	-	Yes
	Mike Skeens	-	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
	Jim Frydl	-	Yes
	Carl Schmitt	-	Yes
	Mike Skeens	-	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
	Jim Frydl	-	Yes
	Carl Schmitt	-	Yes
	Mike Skeens	-	Yes

Motion carried.

**RE: APPOINTMENT TO THOMAS JEFFERSON EMS COUNCIL**

Upon motion by Carl Schmitt and unanimous vote, the Board appointed Bob Townsend and Jimmy Shifflett to the Thomas Jefferson EMS Council.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jim Frydl	-	Yes
	Carl Schmitt	-	Yes
	Mike Skeens	-	Yes

Motion carried.

**RE: AWARD CLEANING CONTRACT**

Upon motion by Mike Skeens and unanimous vote, the Board awarded the cleaning contract to Ragsdale Commercial Cleaning for \$52,000 effective immediately.

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jim Frydl	-	Yes
	Carl Schmitt	-	Yes
	Mike Skeens	-	Yes

Motion carried.

**RE: CONSENT AGENDA**

Upon motion by Mike Skeens and unanimous vote, the Board approved the following item on the consent agenda:

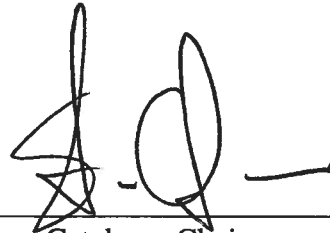
- Resolution to accept and appropriate \$40,000 from the Virginia Domestic Violence Fund Grant for the Commonwealth Attorney Office. No local match required. (See Attachment "A")

Recorded vote:	Steve Catalano	-	Yes
	Clarence Peyton	-	Yes
	Jim Frydl	-	Yes
	Carl Schmitt	-	Yes
	Mike Skeens	-	Yes

Motion carried.

RE: ADJOURN MEETING

The meeting was adjourned at 10:46 p.m. The next meeting of the Board will be on February 8, 2011.



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Steve Catalano, Chairman  
Greene County Board of Supervisors

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

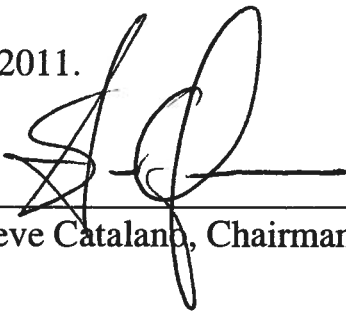
WHEREAS, the County of Greene has been awarded a grant from DCJS for a Virginia Domestic Violence Victim Fund; and

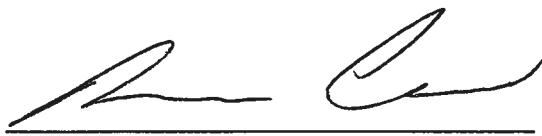
WHEREAS, the funds in the amount of forty thousand dollars (\$40,000) will need to be appropriated to the appropriate line item in the 2010-2011 budget of the County of Greene, Virginia.

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 2010-2011 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 25th day of January, 2011.

  
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Steve Catalano, Chairman

  
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Barry Clark, Clerk