

April 17, 2018

At the special meeting of the Board of Supervisors of Prince Edward County, held at the Court House, thereof, on Tuesday, the 17th day of April, 2018; at 7:00 p.m., there were present:

Pattie Cooper-Jones

J. David Emert

Robert M. Jones

Odessa H. Pride

C. Robert Timmons, Jr.

Jerry R. Townsend

Jim R. Wilck

Also present: Wade Bartlett, County Administrator.

Chairman Cooper-Jones called the special meeting to order. Supervisor Townsend offered the invocation and led the Pledge of Allegiance.

In Re: Public Hearing – Amendment to the Zoning Ordinance

Chairman Cooper-Jones announced that this was the date and time scheduled for a public hearing on the amendment to the County Zoning Ordinance to allow Construction Camps in the I-1, General Industrial District by Special Use Permit. Notice of this hearing was advertised according to law in the Wednesday, April 4, 2018, and Wednesday, April 11, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Chairman Cooper-Jones opened the public hearing.

Mr. Wade Bartlett, County Administrator, said the Planning Commission conducted a Public Hearing at 6:00 p.m. and recommended to the Board of Supervisors the approval of the proposed amendment to the County Zoning Ordinance, adding a Special Use Permit process for “Construction Camps” in the I-1, General Industrial District, to allow temporary housing (i.e. recreational vehicles) for employees/labor drawn to the area by large extended construction projects.

Mr. Bartlett also suggests that the following definition of Construction Camp be added to Article VI 6-200.3C of the County Zoning Ordinance:

Construction Camps: Sites that provide temporary housing (i.e. recreational vehicles) for a large influx of employees/labor drawn to the area by large extended construction projects. These camps are meant to minimize the strain on local resources, limit social impacts on the community and allow control and order to be imposed on the occupants.

The workforce associated with the Atlantic Coast Pipeline coupled with the workers that will be employed on the renovation of Curry-Frazier residence halls and the new admissions building will place a strain on local housing resources. Many of the workers associated with the ACP project will bring Fifth wheelers and other recreational vehicles to reside in and will be looking for places to locate their recreational vehicles. Without established sites such as construction camps, the demand will create significant incentives for local landowners to allow the unsupervised use of their land.

There being no one further wishing to speak, Chairman Cooper-Jones closed the public hearing.

Supervisor Timmons said the text of the proposed definition suggests that housing will be provided, but instead the intention is to provide hook-ups for campers and suggested the wording be amended to “temporary recreational hook-ups.”

Supervisor Wilck asked if any children will be involved and living in these camps. Mr. Tim Tharpe said children may be on-site for visits but not on a permanent basis. Discussion followed.

Supervisor Wilck made a motion, seconded by Supervisor Timmons, to approve the proposed amendment to the County Zoning Ordinance, adding a Special Use Permit process for “Construction Camps” in the I-1, General Industrial District, to allow temporary sites and connections for recreational vehicles for employees/labor drawn to the area by large extended construction projects, and to add the definition of “Construction Camps” as follows:

Construction Camps: Sites that provide temporary sites and connections for recreational vehicles for a large influx of employees/labor drawn to the area by large extended construction projects. These camps are meant to minimize the strain on local resources, limit social impacts on the community and allow control and order to be imposed on the occupants.

The motion carried:

Aye:	Pattie Cooper-Jones	Nay: None
	J. David Emert	
	Robert M. Jones	
	Odessa H. Pride	
	C. Robert Timmons, Jr.	
	Jerry R. Townsend	
	Jim R. Wilck	

In Re: Public Hearing – Special Use Permit, Rock and Metal, LLC

Chairman Cooper-Jones announced that this was the date and time scheduled for a public hearing on the request from Rock and Metal, LLC for a Special Use Permit to operate a Construction Camp located at 300 SMI Way on property identified as Tax Map Parcel 023B01-V. This is an I-1, General Industrial District. Notice of this hearing was advertised according to law in the Wednesday, April 4, 2018, and Wednesday, April 11, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the County has received a special use permit application from Rock and Metal, LLC to permit the operation of a Construction Camp providing up to 30 camp sites located at 300 SMI Way, on Tax Map Parcel 023B-1-V, owned by SMI-Owen Steel Company, Inc. This use will be temporary, with a three-year sunset provision to run from the beginning of the construction period.

Mr. Bartlett stated the proposed facility will be required to use public water/sewer obtained from the Town of Farmville to each individual site to accommodate employees associated with a long-term construction project. All water/sewer infrastructure will be removed at the end of the three-year period.

The property is zoned I-1, General Industrial District. This use is allowed by Special Use Permit in the General Industrial District by Special Use Permit; the Planning Commission recommends approval.

Mr. Bartlett said staff recommends approval of the request. The camp will not be visible from any residential properties and there will be only limited visibility from an adjoining commercial activity which already has significant outside storage. The site is fenced and access will be controlled minimizing the impact to the public. Traffic will use SMI Way before entering Industrial Park Road (State Route 676), then travel to the signalized intersection with West Third Street. The traffic generated on Industrial Park Road and at the intersection of SMI Way and Industrial Park Road will be significantly less than existed when the former

Craddock Terry plant was in operation. The sites will be graveled and a storm water plan must be submitted and approved prior to final site plan approval.

Mr. Bartlett said security will be provided, the property is fenced and the entrance is gated; he added there may be flaggers present for traffic control. In addition, the following conditions are recommended:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approval
- Existing natural buffer along property lines not be disturbed or removed.
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be provided for trash.
- Quiet hours are maintained after 10 p.m.
- Security guard on-site.

Mr. Bartlett said the employees will leave the site at 6:00 a.m. and will not interfere with traffic; they will have to be on the work site at 7:00 a.m. He said they will work 12-hour days and will car-pool, usually four to a vehicle. If there is an issue with traffic in the mornings, a flagger will be provided.

Chairman Cooper-Jones opened the public hearing.

There being no one wishing to speak, Chairman Cooper-Jones closed the public hearing.

Supervisor Timmons said this site will have 20-30 sites with the adjoining site having up to 150 sites; he asked if this is realistic. Tim Tharpe said 30 sites would suffice for this parcel; the lots will be 40' wide and 60' deep.

Supervisor Wilck made a motion, seconded by Supervisor Townsend, to approve the Special Use Permit Application from Rock and Metal, LLC for a Special Use Permit to operate a Construction Camp with up to 30 sites, located at 300 SMI Way on property identified as Tax Map Parcel 023B-1-V, with the following conditions:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approval
- Existing natural buffer along property lines not be disturbed or removed.
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be provided for trash.
- Quiet hours are maintained after 10 p.m.
- Security guard on-site.

The motion carried:

Aye: Pattie Cooper-Jones
J. David Emert
Robert M. Jones
Odessa H. Pride
C. Robert Timmons, Jr.
Jerry R. Townsend
Jim R. Wilck

Nay: None

In Re: Public Hearing – Special Use Permit, Lapp and Associates, LLC

Chairman Cooper-Jones announced that this was the date and time scheduled for a Public Hearing on a request by Lapp Associates, LLC for a Special Use Permit to operate a Construction Camp located at 300 Industrial Park Road on property identified as Tax Map Parcel 023B-A-1. This is an I-1, General Industrial District. Notice of this hearing was advertised according to law in the Wednesday, April 4, 2018 and Wednesday, April 11, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the County has received a special use permit application from Lapp and Associates, Inc. to permit the operation of a Construction Camp providing up to 150 camp sites located at 300 Industrial Park Road, on Tax Map Parcel 023B-A-1, owned by Lapp and Associates, LLC. This use will be temporary, with a three-year sunset provision to run from the beginning of the construction period.

The proposed facility will be required to provide public water and sewer obtained from the Town of Farmville to each individual site to accommodate employees associated with a long-term construction project. All water/sewer infrastructure will be removed at the end of the three-year period.

The property is zoned I-1, General Industrial District. This use is allowed by Special Use Permit in the General Industrial District.

Mr. Bartlett said the Planning Commission and staff recommend approval of the request. The owner will develop the property in stages, expanding as demand dictates. Each stage will contain approximately 50 sites. The initial stage will be located on the South portion of the site adjacent to Fire Training Road. This area is approximately 12 feet below grade of the existing building. An existing buffer of evergreen trees will be maintained; the buffer coupled with the elevation differences and the existing building will shield the entire camp from view. The only adjacent residential property is located across Industrial Park Road and is approximately 800 feet to the nearest possible site which will be shielded by an existing tree line. Traffic

will use Fire Training Road to enter the property from an existing entrance, then proceed to the existing gravel area, across a new gravel road to the camp site. Vehicles would exit the site by reversing the flow described above, once on Fire Training Road they would proceed to Industrial Park Road. Discussion followed.

Chairman Cooper-Jones opened the public hearing.

There being no one wishing to speak, Chairman Cooper-Jones closed the public hearing.

Supervisor Jones made a motion, seconded by Supervisor Townsend, to approve the special use permit application to permit the operation of a Construction Camp providing up to 150 camp sites located at 300 Industrial Park Road, on Tax Map Parcel 023B-A-1, owned by Lapp and Associates, LLC, with the following conditions:

- Site Plan, Erosion & Sediment/Stormwater approval by staff
- VDOT Approval
- Existing natural buffer along property lines not be disturbed or removed.
- All lighting is glare-shielded from extending beyond the property lines.
- Facilities be provided for trash.
- Quiet hours are maintained after 10 p.m.

The motion carried:

Aye:	Pattie Cooper-Jones	Nay: None
	J. David Emert	
	Robert M. Jones	
	Odessa H. Pride	
	C. Robert Timmons, Jr.	
	Jerry R. Townsend	
	Jim R. Wilck	

In Re: Public Hearing - FY 19 County Budget, School Budget & CY 18 Tax Levies

Chairman Cooper-Jones announced that this was the date and time scheduled for a Public Hearing on the proposed FY19 County Budget, FY19 School Budget and the 2018 Tax Levies. Notice of this hearing was advertised according to law in the Friday, April 6, 2018 and Friday, April 13, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Mr. Bartlett said the State has not yet approved their budget; he said he met with Senator [Mark] Peake and Delegate [James] Edmunds who stated the budget may be passed by the end of April.

Dr. Barbara A. Johnson, Superintendent of the Prince Edward County Schools, reviewed the School's budget goals and priorities: Teacher's pay scale, continued development of STEM, and health insurance. She said their proposed budget is based on the Governor's proposed budget, which is most favorable to the schools); if the Senate or House budget is approved, these numbers change drastically.

Dr. Johnson stated the request for the preliminary school budget for the 2018-2019 year is \$25,499,726 for school operating funds which includes an additional \$348,407 from local operational funding. The Cafeteria Fund's budget is \$1,301,000 bringing the total school budgets to \$26,800,726. She said the numbers are based on the Governor's budget, the teacher pay scale, continued development of the STEM program, and the health insurance cost which has an increase of 25%. She said due to that increase, staff is being educated on other health insurance options.

Dr. Johnson said that after the first meeting with the Board of Supervisors, she and staff reviewed the budget line by line and found areas to change, cut or combine to reduce but maintain the integrity of the education standards. She said one area of concern in Prince Edward County is teacher turnover; she stated she knows currently of eight upcoming retirements to date, and one or two others that are leaving the district. Adjustments to the teacher pay scale need to be made overall. She said the STEM program is successful and has earned over \$10,000 in grant money; they have a full-time coordinator which will provide hands-on learning to students in K-12.

Dr. Johnson said they will continue to look at options for health insurance plans, and plan to issue an RFP and continue to educate staff on options.

Dr. Johnson thanked the Board and recognized all the support from the Board; she said the Board funds the Schools above and beyond what is required. She said she believes there is a solid infrastructure in Prince Edward County Public Schools and the students are becoming more active in the community. This year, students are currently working on a project with Habitat for Humanity.

Dr. Pride asked for clarification on the salary scales. Dr. Johnson said they will be working to amend the step increases.

Mrs. Cindy Wahrman, Director of Finance, stated the three scales - probationary, career and masters - will be kept, but currently, the probationary step 0 to step 9 is the same salary. Small step increases will

be included and these will be amended to provide more to those that have been there for a longer period of time.

Supervisor Wilck said the number of students has decreased from 2,600 down to 1,900; he asked if there are ways to reduce costs by blocking off a wing of the school or other ways to save money without damaging the school. He said Prince Edward County Schools have some of the lowest student to teacher ratios in the region.

Dr. Johnson said all space in the elementary school is used; the children were overcrowded before. She said there are mandates for teacher/student ratio for Pre-K through third grades have a 16 to one ratio, but they are looking at possibly raising class sizes at the high school. She said they are also looking at teaching positions; they were unable to fill a math teacher position and this position will not be filled. She said the staff is at the proper level and the space is at a comfortable level.

Supervisor Wilck said if, for example, they got rid of two teachers, the money saved could be used as a reward to get a teacher to fill a position that is difficult to fill.

Dr. Johnson said signing bonuses are offered for hard-to-fill positions; four teaching positions were already lost this year. Discussion followed.

Supervisor Pride asked if STEM means a need for an increase in new teachers. Dr. Johnson stated no new teachers are necessary for STEM; one person will be dedicated to STEM and will coordinate the program for all grades. She added Title I and IV can be used to fund this program.

Supervisor Timmons asked for clarification on the teacher salary scales. He said in comparing the costs spent per student at Prince Edward County Schools, they are substantially less at other surrounding localities' schools, but the teachers' salaries are more at the other localities; the money is going somewhere else.

Dr. Johnson said this is now a priority and she agrees wholeheartedly. She said they will be reviewing the staffing list, and smaller class sizes are not necessarily translated into better performance; discussion followed.

Mr. Bartlett said he is concerned that there is a reduction in the emphasis on Family Service or CSA, as the director's position is being downgraded to a coordinator.

Dr. Johnson said the Director of Exceptional Programs handles the CSA and will be maintained; the vacancy will be filled and is a coordinator position. Discussion followed.

Supervisor Emert asked how many high school classes have fewer than 20 students currently. Dr. Johnson said the number of students per class in the elementary is mandatory; in the high school, it is dependent upon scheduling and will not be known until the master schedule is prepared. She said the schools are fiscally responsible but are also responsible to the students, and they are not willing to compromise that.

In Re: Public Hearing – FY 19 County Budget & CY 18 Tax Levies

Chairman Cooper-Jones announced that this was the date and time scheduled for a public hearing on the proposed consolidated FY19 County and School Budget and 2018 Tax Levies. Notice of this hearing was advertised according to law in the Friday, April 6, 2018 and Friday, April 13, 2018 editions of THE FARMVILLE HERALD, a newspaper published in the County of Prince Edward.

Chairman Cooper-Jones said

“I am pleased to announce that there are no tax or fee increases included in the budget. Additionally, the recommended budget is balanced with no use of County Fund balances or reserves. In fact, as the proposed budget now stands, \$235,407 will be added to the County’s Cash Reserve. The proposed budget contains level funding for the Prince Edward County Public Schools, of \$8,440,984. This amount proves the importance the Board places on education. It is slightly more than 38% of the total General Fund budget, and is more than twice the amount the County provides to fund all of the Constitutional Offices, and is fourteen times the amount provided to Social Services. The decision by the Board last year to refinance much of the County’s debt is paying dividends this year. The amount of Debt Service is almost \$200,000 less than it is in the current fiscal year. There are six capital expenditure items in the proposed General Fund budget:

- *\$135,000 for three new SUVs for the Sheriff’s department*
- *\$75,000 for the final payment for the new Voting machines*
- *\$45,000 for an Animal Control vehicle*
- *\$42,000 for the purchase of a GIS System for the County; this will allow individuals to access the County’s real estate data remotely, or more importantly enhance our emergency response capability*
- *\$32,500 to replace old computers, printers and other office equipment*
- *\$15,000 to hire a company to redesign the County’s web site; it is envisioned the new site will contain more information, allow easier online payments, and allow citizens to complete and submit forms and applications online.*

“In the last few years, the County has seen an increase in revenues from various sources, but mainly from real estate and personal property. The County is growing and this growth has allowed the County to

absorb spending increases associated with insurance, fuel, and unfunded mandates. Some of the new and expanded businesses include Adams Construction, the new W.C. Newman concrete plant, the continued expansion of J. R. Tharpe Trucking in Rice, Power Secure, TriBoro Shelving and Racking, Luck Stone Quarry, and the new hotels located in Farmville. Economic growth is continuing and may well be accelerating. These new businesses are expanding our tax base and creating new jobs for our citizens. Finally, I want to thank all of our Constitutional Officers and County Department Directors for working with the County Administrator and Board of Supervisors in holding down costs while maintaining a high level of service for our citizens.”

Chairman Cooper-Jones opened the public hearing.

There being no one wishing to speak, Chairman Cooper-Jones closed the public hearing.

Chairman Cooper-Jones said the Board will meet Tuesday, April 24, 2018 at 7:00 p.m. for the adoption of the County and School Budgets and Tax Rates.

On motion of Supervisor Wilck, seconded by Supervisor Emert, and adopted by the following vote:

Aye:	Pattie Cooper-Jones	Nay:	None
	J. David Emert		
	Robert M. Jones		
	Odessa H. Pride		
	C. Robert Timmons, Jr.		
	Jerry R. Townsend		
	Jim R. Wilck		

the meeting was recessed at 8:15 p.m. until Tuesday, April 24, 2018 at 7:00 p.m.