

VIRGINIA:

A special meeting of the Lancaster County Board of Supervisors was held in the Administrative Building Board/Commission Meeting Room of said county on Tuesday, August 22, 2017.

- Members Present: William R. Lee, Chair
Ernest W. Palin, Jr., Vice Chair
F. W. Jenkins, Jr., Board Member
Jason D. Bellows, Board Member
B. Wally Beauchamp, Board Member
- Staff Present: Frank A. Pleva, County Administrator
Don G. Gill, Planning and Land Use Director
Crystal Whay, Building/Land Use Secretary

Mr. Lee called the meeting to order at 5:30 p.m.

Work Session on Emergency Medical Services/Emergency Operations Center Facility- Guernsey Tingle Architects

Mr. Lee asked Thomas Tingle of Guernsey Tingle to give the Board an update on the proposed EMS/EOC building.

Mr. Tingle stated that after the last meeting earlier in the month, his firm has evaluated and compared the Norris property site to the courthouse site or the Gill plan to give credit where credit is due. He stated that they have also evaluated a few options for the Emergency Operations Center portion of the project. He stated that they will present three options. He stated that the options are to keep the EOC in the new EMS building, have the EOC in the basement of the Administrative Building or have the EOC on the main floor of the Administrative Building. He stated that the costs are still budget estimates, but thought that they had enough information to give good comparisons.

Amanda Running of Guernsey Tingle referred to the original site, the Norris property, and stated that the estimated site work was approximately \$750,000. She stated that a different option had been presented, which would move the building to the center of the property, and significantly cut costs, reducing the site work estimate to around \$350,000.

Ms. Running stated that the second option or Gill site, which is next to the new courthouse, could have potential cost savings such as being able to tie into the existing septic system and stormwater system, so there would be no need for any major landscaping since the parcel is fairly cleared already. She stated that another advantage would be the savings of time and money since no further review would be needed from either VDOT or DEQ. She stated that a couple of considerations for the second option are limited visibility for emergency traffic leaving either of the entrances and the need for an addition of a sprinkler system. She stated that the estimated site work cost for the second option would be around \$75,000 or ten percent of the original site costs at the Norris property.

Mr. Lee asked why a sprinkler system would be needed in a building by the new courthouse as opposed to a building on the Norris property.

Ms. Running replied that the proposed building on the Norris property would have been on a private well system and would not have the adequate capacity to handle a sprinkler system so Virginia code does not require one if other requirements can be met. She stated that a structure that is built on the new courthouse property would have access to a public well system and therefore, would have to have a sprinkler system.

Mr. Palin referred to the limited visibility at the entrances and asked if it could be corrected.

Ms. Running replied yes, it could be looked at. She stated that there is vegetation at one entrance and a hill at the other, so it is something to consider.

Mr. Tingle stated that when you are entering a main highway, you want to have good visibility. He stated that the issue could be worked out, possibly with signals.

Mr. Gill stated that the existing VDOT entrances serve law enforcement on a daily basis, who also respond to emergency situations, so he did not see that as a problem.

Andrew Cronan of Guernsey Tingle stated that he wanted to show the Board the three options for the building plans, which included the EMS/EOC together in one new structure and two options of having the EOC either in the basement or main floor of the Administrative Building. He stated that, if the EOC was to go somewhere else other than the EMS building, it would decrease the square footage of the EMS building by approximately 1000 square feet. He stated that the challenge of incorporating the EOC in the Administrative Building was unknown factors. He stated that the EOC has to be space created to survive difficult weather conditions.

Mr. Cronan referred to the basement area of the Administrative Building and stated that it is currently used by the Sheriff's Department, so in emergency situations their operations would be interrupted. He stated that the area is low, so there is a concern about stormwater. He stated that there are unprotected windows on the exterior and even

though the bottom level is block, there is a second level above the area that would need to be considered. He stated that a generator and other upgrades would be needed as well.

Mr. Cronan referred to the main level of the Administrative Building or option two and stated that there were the same issues as the basement, such as structural, HVAC and information technology concerns. He stated that the nice thing about option two is that there is a kitchen, restrooms and a conference area already there. He stated that the estimated cost for the EMS building only, if the EOC was located somewhere in the Administrative Building, is approximately \$1.6 million dollars.

Mr. Cronan referred to the third option of having the EMS/EOC together in one new building and stated that the benefit would be having something that is designed to work together and would meet current standards. He stated that it would remove the risks of the unknowns of an older building and there would be no disruption in County services. He stated that the cost of the EMS/EOC building together would be approximately \$1.8 million dollars.

Mr. Bellows asked what the square footage was for the new facility.

Mr. Cronan replied that the EMS building only would be around 4600 square feet and if the EMS and EOC were combined, the square footage would be approximately 5600.

Mr. Jenkins stated that a large portion of that would be the vehicle bay.

Mr. Cronan stated that the bay is significant.

Mr. Palin stated that after looking at the comparisons, it looks like it would be cheaper to have the EMS and EOC combined in one building.

Mr. Lee asked what the price increase would be for a metal roof on the new building.

Mr. Cronan replied that the price for a metal roof is about five dollars a square foot.

Mr. Palin stated that he thought a metal roof, over time, would pay for itself.

Mr. Bellows stated that it was a tremendous savings in site costs for the building to be next to the new courthouse.

Mr. Gill asked if they were designing the new structure to a certain hurricane category strength.

Mr. Cronan replied that normal construction for a building like what is proposed would be for it to withstand a category two storm.

Mr. Gill asked if it was a requirement for an EOC.

Mr. Cronan replied that it did not add hugely to the cost.

Mr. Tingle stated it was an essential facility.

Mr. Gill stated that the proposed facility would be at ninety feet above sea level and nowhere near the water.

Mr. Bellows stated that the White Stone Volunteer Fire Department is building a new facility for about \$1.6 million. He asked Mr. Gill how much the Upper Lancaster Volunteer Fire Department spent on their new building.

Mr. Gill replied that the facility in Lively was built in 2008 for less than \$800,000, but that was a 10,000 square foot metal building.

Mr. Bellows asked what the current situation was with the EMS Department's office.

Chief McGregor replied that the maternity center was sold at auction earlier in the month. He stated that Randall Kipp purchased the building and the County is working with him to negotiate a lease for the second floor and hopefully will have something for the Board to review at its regular meeting.

Mr. Pleva stated that he thought the new owner would like for the EMS Department to stay there because it is a reliable tenant. He stated that they are working out the details of a lease at the present time.

Mr. Palin stated that, in his opinion, the best site for the proposed building is here on the new courthouse property.

Mr. Lee stated that he thought that was the consensus of the Board.

Mr. Palin stated that the estimates show that it would be cheaper for the EOC to be in the new EMS building, but that should still be up for some additional discussion.

Mr. Beauchamp suggested that Sheriff McCranie, who was present, tell the Board his thoughts on the EOC potentially being in some of his offices.

Sheriff McCranie stated that having the EOC in the basement would be a concern because his department has limited space. He stated that the basement space is used by the road deputies and undercover operations, where confidential briefings and business is conducted. He stated that it would be an interruption to his department if the EOC was placed in that area.

Mr. Lee asked Sheriff McCranie if any of his deputies have ever said anything about the visibility coming out of the courthouse entrances.

Sheriff McCranie replied no sir.

Mr. Lee stated that the Board had some decisions to make, but one of the decisions had been made concerning the site. He stated that he thought everyone would agree that the site of the proposed building should be next to the courthouse. He stated that his preference, after looking at the estimates, would be that the EOC be in the new EMS building. He stated that the costs are less compared to renovating an older building.

Charlie Costello, a District 2 citizen, stated that if the EOC was on the main floor of the Administrative Building, the advantage would be that there would be a generator installed, so everytime the electricity goes out, the administration would still be able to function.

Mr. Bellows stated that he thought a generator for the Administrative Building could be bought for less than \$125,000 regardless of where the EOC goes.

Mr. Beauchamp stated that he thought the EOC should be in the EMS building.

Mr. Jenkins stated that it was surprising that there was not a bigger savings with having the EOC in the Administrative Building.

Mr. Lee asked Mr. Tingle if he anticipated the building estimates changing at all.

Mr. Tingle replied that they did not know where the bidding climate was at the present time, but general contractors are busy. He stated that the climate is different than when the new courthouse was built. He stated that the closer they get to bidding time, the better idea they will have about actual costs.

Mr. Lee made a motion that the proposed EMS/EOC facility be built on the parcel by the new courthouse.

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye
	Jason D. Bellows	Aye
	B. Wally Beauchamp	Aye

Update on the Dominion Energy Application Regarding Electric Transmission Line #65 Rebuild Across the Rappahannock River

Mr. Lee asked Mr. Bellows to give an update.

Mr. Bellows stated that the hearing examiner, Alexander Skirpan, released his report on Monday and backed all of the County's key points that have been made. He stated that it was a great next step in the process. He referred to the estimates and stated that Mr. Skirpan did not find them to be credible and thought the Commission should direct Dominion to provide turn-key bids for appropriately sized underground alternatives.

Mr. Bellows referred to the view shed and stated that Mr. Skirpan backed the County's argument that it would be negatively impacted by the proposed towers. He referred to public boating safety and stated that Mr. Skirpan agrees that the towers and associated fender system would negatively impact boaters. He stated that, finally, the most compelling piece was that the County's Comprehensive Plan fully backs the efforts made to preserve and protect the view shed. He stated that these findings are good news for the County because if decisions are based on the Comprehensive Plan, the decisions can be backed in the court system as well.

Mr. Bellows stated that the ultimate decision is with the Virginia State Corporation Commission, but he sees Mr. Skirpan's report as a positive thing and in the favor of the County.

Mr. Beauchamp stated that he thought the Board should thank and compliment Mr. Bellows for his hard work on the towers issue. He stated that the sad part is that the SCC does not have to follow Mr. Skirpan's recommendations, but he hopes they do.

Mr. Bellows thanked his fellow Board members for their support.

Other Business

Mr. Jenkins stated that he had several constituent requests concerning the public being given a chance to vote on the proposed school capital project in a referendum. He stated that he has asked Mr. Pleva to do some research on the matter and asked him to explain.

Mr. Pleva stated that there are very few things, under the code, that can be put on a ballot. He stated that when there is a proposed method of finance, such as a general obligation bond, the referendum may be used. He stated that it is used to sometimes gauge the amount of support or opposition for a topic. He stated that if the general obligation bond failed, the County could still find alternate financing with the USDA, Virginia Resource Authority or other organizations that do not have referendum requirements. He stated that they would probably be looking at the fall of 2018 before the issue could get on the ballot, but he had not spoken with the Registrar, Susan Jett, to confirm that.

Mr. Bellows asked if a referendum were to fail wouldn't that jeopardize the financing from others.

Mr. Pleva replied not necessarily. He stated that it might cost the County more in interest rates to borrow.

Mr. Lee asked Mr. Jenkins if he was concerned about whether the public support was there for the school capital project.

Mr. Jenkins replied yes. He stated that they were talking about a very large amount of money with a long-term financial consequence. He stated that some of his constituents had concerns about it.

Mr. Lee stated that it is a valid concern.

Mr. Bellows stated that there are still a lot of steps in this process and plenty of time to receive public input.

Mr. Lee stated that he would like for Mr. Pleva to see how much lead time is needed if the Board decides to go with a referendum.

CLOSED MEETING

Motion was made by Mr. Lee to enter into closed meeting to discuss matters exempt from the open meeting requirements of the Virginia Freedom of Information Act. The subject matter to be discussed in the closed meeting is Real Property, § 2.2-3711.A.3 of the Code of Virginia, 1950, as amended. The subject and purpose falls within the following exemption under § 2.2-3711.A.3 (discussion and consideration of the acquisition of real property for a public purpose –proposed school capital project-where discussion in open meeting would adversely affect the bargaining position or negotiating strategy of the public body.)

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye
	Jason D. Bellows	Aye
	B. Wally Beauchamp	Aye

RECONVENE

Motion was made by Mr. Bellows to reconvene the open meeting.

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye
	F. W. Jenkins, Jr.	Aye
	Jason D. Bellows	Aye
	B. Wally Beauchamp	Aye

CERTIFICATION

WHEREAS, the Lancaster County Board of Supervisors convened in a closed meeting on August 22, 2017 pursuant to an affirmative recorded vote on the motion to close the meeting to discuss Real Property, § 2.2-3711A. 3 of the Virginia Freedom of Information Act;

WHEREAS, § 2.2-3712 of the Code of Virginia requires a certification by the board of supervisors that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE BE IT RESOLVED that the Lancaster County Board of Supervisors hereby certifies that, to the best of each member’s knowledge, (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were heard, discussed or considered in the closed meeting to which this certification applies and (2) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting to which this certification applies.

Motion was made by Mr. Palin to certify the closed meeting.

Before a vote is taken on this resolution, is there any member who believes that there was a departure from the requirements of number 1 and number 2 above? If so, identify yourself and state the substance of the matter and why in your judgment it was a departure. There was no comment.

Hearing no further comment, Mr. Lee called the question. A roll call vote was taken:

ROLL CALL

VOTE:	William R. Lee	Aye
	Ernest W. Palin, Jr.	Aye

F. W. Jenkins, Jr. Aye

Jason D. Bellows Aye

B. Wally Beauchamp Aye

This certification resolution is adopted.

No action taken on the closed meeting matters.

ADJOURNMENT

Motion was made by Mr. Bellows to adjourn.

VOTE: William R. Lee Aye

Ernest W. Palin, Jr. Aye

F. W. Jenkins, Jr. Aye

Jason D. Bellows Aye

B. Wally Beauchamp Aye