

VIRGINIA:

A meeting of the Lancaster County Board of Supervisors was held in the Administrative Building Board/Commission Meeting Room of said county on Thursday, November 16, 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, Assistant County Administrator and
Planning/Land Use Director
Crystal Whay, Building/Land Use Assistant

Mr. Lee called the meeting to order at 7:00 p.m.

Mr. Lee congratulated Mr. Bellows on his appointment to the Board of Directors of the Virginia Association of Counties as a representative from Region Two.

PUBLIC INPUT

George Bott, a District 1 citizen, stated that he was happy to be back in his role as a citizen and looking forward to working with the new Board. He referred to the upcoming presentation from Northern Neck Electric Cooperative and stated that he was a co-op member and attended the annual meeting last August. He stated that the rate increase was discussed at the meeting and it seems reasonable and customary to him. He stated that Greg White, the CEO of Northern Neck Electric Cooperative, and his staff are conducting a feasibility study to bring broadband to members' homes. He asked for the Board's support of the co-op.

PRESENTATION

1. Northern Neck Electric Cooperative Rate Increase

Greg White, the President and CEO of Northern Neck Electric Cooperative, stated that the last general increase was in 2008. He stated that the Northern Neck Electric Cooperative serves counties from Stafford to Lancaster and by early 2018, they

will have 19,000 meters on the system. He stated that they have filed for an increase of almost 5 ½ percent and expect that increase to generate an additional \$1.8 million dollars in revenue. He stated that their kilowatt sales have become flat and in some areas have decreased. He stated that they still have peak demand, especially during extreme weather events like the polar vortex or very hot days, so the system must still be able to meet those demands.

Mr. White stated that the co-op is over eighty years old, so some of the lines still in use are very old. He stated that they have a rehabilitation program, which routinely replaces poles and other equipment. He stated that another factor for the rate increase was the “once in a generation” addition to the general plant that was completed in 2016.

Mr. White stated that the co-op is owned by its members and any revenues in excess of the costs are returned to the members. He explained the system of retiring capital credits to the members. He stated that if the next two months go as forecasted, there will be an operating loss of \$900,000, so it is necessary for them to file for the rate increase.

VIRGINIA DEPARTMENT OF TRANSPORTATION

None.

PUBLIC HEARING

1. Application for Special Exception – Bradley and Jenifer Walker

Mr. Lee asked Mr. Gill to present the issue.

Mr. Gill stated that the issue was an application for Special Exception by Bradley and Jenifer Walker to expand/enlarge an existing authorized non-conforming structure on a 1.98-acre parcel described as Tax Map #35-20. He stated that the property is zoned R-1, Residential General and is located at 1082 Ocran Road in District 3.

Mr. Gill stated that the structure on this parcel existed prior to the effective date of the Lancaster County Zoning Ordinance and therefore is an authorized non-conforming structure. He stated that Article 12-4-1 allows for the expansion/enlargement of existing non-conforming structures with a special exception, if the setbacks of the applicable zoning district can be met.

Mr. Gill stated that the applicants wish to enlarge the existing dwelling by adding a 6 feet taller second story addition as depicted on the building sketch. He stated that the enlarged dwelling will not encroach further into the existing non-conforming 23.6’ eastern sideyard, so no variance is required from the Board of Zoning Appeals. He stated that the enlarged dwelling will conform to all other setback requirements of the R-1, Residential General District as well as the Chesapeake Bay Preservation Act, since there is no increase in impervious cover and no closer encroachment within the

Resource Protection Area. He stated that the sole reason for this special exception request is that the existing authorized non-conforming structure is being enlarged with a 6-foot taller second story addition. He stated that many similar sized authorized non-conforming lots and structures exist in this neighborhood. He stated that the parcel's existing water and septic system will accommodate the enlarged home.

Mr. Gill stated that adjoining property owners had been notified and advertising conducted as required by law. He stated that to date, he had heard from one adjoining property owner who wanted additional information, but they had no objections to the application.

Mr. Lee opened the public hearing.

There was no public input.

Mr. Lee closed the public hearing.

Mr. Bellows made a motion to approve the application for Special Exception for Bradley and Jenifer Walker.

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

CONSENSUS DOCKET

Motion was made by Mr. Beauchamp to approve the Consensus Docket and recommendations as follows:

1. Minutes for the October 26th Regular Meeting

Recommendation: Approve minutes as submitted

2. Abstract of Votes – General Election for Governor, Lieutenant Governor, Attorney General, House of Delegates, Board of Supervisors (District 1 and District 5), School Board (District 1 and District 5) and a Special Election for Commissioner of Revenue held on November 7, 2017

Recommendation: Approve abstracts as submitted

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

CONSIDERATION DOCKET

The Board considered the following items on its Consideration Docket:

1. Approval of November 2017 Salaries and Invoice Listings

Mr. Pleva stated that Betty Stevens, the Accounts Payable employee, is in the hospital and hopes to be out by Saturday. He stated that the Board will receive the salary and invoice details as soon as possible.

The consensus of the Board was to authorize the payment of the outstanding invoices and payroll.

2. Award of Contract for the CY 2018 General Reassessment of Real Property Effective January 1, 2019

Mr. Lee asked Mr. Pleva to present the issue.

Mr. Pleva stated that the County was due to start a general reassessment of properties in calendar year 2018 with the values becoming effective January 1, 2019. He stated that they put out a request for proposals and in response, the County received three proposals. He stated that the firms who responded were Pearson Appraisals from Richmond, Blue Ridge Mass Appraisals from Staunton, and Wampler-Eanes from Daleville. He stated that a committee was formed which included Chairman Lee, Assistant County Administrator Don Gill, Commissioner of Revenue Marlon Savoy, former Commissioner of Revenue Sonny Thomas and himself to interview representatives from the three firms. He stated that the consensus of the committee was to recommend to award the contract to Wampler-Eanes. He stated that one of the reasons was that they have probably done more work for smaller counties like Lancaster. He stated that all of the firms quoted a price of approximately \$13 per parcel. He stated that Wampler-Eanes was approximately \$7,000 more than the lowest bidder, which was Pearson Appraisals.

Mr. Pleva stated that there is also a “not to exceed” price of \$212,000. He stated that the committee would like for Wampler-Eanes to be under contract before the end of the year so they can begin their market studies. He stated that the Circuit Court judge will appoint a five-member Board of Equalization to hear citizens’ appeals.

Mr. Jenkins asked if Wampler-Eanes was the highest bidder.

Mr. Pleva replied yes, but all of the firms quoted approximately \$13 per parcel.

Mr. Beauchamp made a motion to follow the recommendation of the committee and award the contract for the County’s general reassessment to Wampler-Eanes.

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

BOARD REPORTS

Mr. Bellows made a motion to appoint Donna Anderson to the Social Services Board.

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

COUNTY ADMINISTRATOR

Mr. Pleva stated that he had included in the Board’s mail, a copy of an email that he had received from the Army Corps of Engineers concerning the dredging project on Greenvale Creek. He stated that if the Board had any comments to share, please let him know, so he could respond as soon as possible to the Corps of Engineers.

CLOSED SESSION

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 Legal Matters, § 2.2-3711.A.7 of the Code of Virginia, 1950, *as amended*. The subject and purpose falls within the following exemption under § 2.2-3711.A.7 (for briefings by staff members pertaining to actual or probable litigation regarding the State Corporation Commission application submitted by Dominion Virginia Power, where such briefings in open meeting would adversely affect the negotiating or litigating posture 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 November 16, 2017 pursuant to an affirmative recorded vote on the motion to close the meeting to discuss Legal Matters, § 2.2-3711.A.7 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. Jenkins to adjourn the meeting to Wednesday, December 6th at 5:00 p.m. for a work session to review and consider bids for the proposed EMS/EOC Facility with the project architect, Guernsey Tingle.

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

Jason D. Bellows Aye

B. Wally Beauchamp Aye