

# LANCASTER COUNTY PLANNING COMMISSION

## Minutes

**March 18, 2010**

The regularly scheduled meeting of the Lancaster County Planning Commission was called to order at 7:00 p.m. in the General District Courtroom of the Lancaster County Courthouse, Lancaster, Virginia.

Present were David Jones, Chairman, Tara Booth, Steve Sorensen, Robert Smart, Ty Brent, and David Chupp.

Also present were Butch Jenkins, Board of Supervisors Representative, Don Gill, Planning/Land Use Director, Audrey Thomasson, Rappahannock Record, Susan Sciabbarassi, Superintendent of Lancaster County Public Schools, Scott Hudson, Director of Emergency Services, Mosby West, Charles Costello and others.

Mr. Jones asked if there were any corrections or additions to the minutes of the February 18, 2010 regular meeting.

Mr. Jones moved to approve the February 18, 2010 minutes as submitted. **VOTE: 6-0.**

### CONSIDERATION ITEM

#### **CAPITAL IMPROVEMENT BUDGET (CIB) – FY 2011-2015**

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

Mr. Gill stated that last month's discussion was continued pending additional information on another replacement option for the emergency shelter generator at the middle school and the school system's possible performance contract, which was to include several of the items the school system requested in the CIB.

Mr. Gill stated that the members of the Commission had just been given four attachments with additional information concerning: 1) the emergency shelter use since 1999, 2) a letter from Mosby West, the consulting engineer, concerning the replacement option for the emergency shelter generator without air conditioning capability at the middle school, 3) a revised school system CIB with the performance contract items identified, and 4) a revised CIB summary cost sheet removing the performance contract items.

Mr. Gill stated that the CIB would need to be docketed for public hearing once the review is complete.

Mr. Jones asked if anyone on the Commission had any questions of Mr. West.

Mr. Chupp asked Mr. West about the possibility of just air conditioning one room at the shelter for the sick and elderly.

Mr. West stated that he had looked into air conditioning either the gym or the cafeteria at the middle school. He stated that the gym is not air-conditioned and the cafeteria gets its air conditioning from a chiller, which would tremendously increase the size requirement of the generator.

Mr. Chupp asked if just a classroom were used, would the chiller still be needed.

Mr. West answered yes.

Mr. Jenkins stated that normally, there are not critically ill people at the shelter and that it is usually a short stay.

Mr. Gill stated that he and Mr. Hudson had talked about it and if the 275 KW generator would power the outlets, then fans could be used to move air around.

Mr. Jones stated that portable air conditioners like the hospital uses are an option as well.

Mr. Jones asked Mr. West about the \$79,000 figure for the 275 KW generator and if that included engineering.

Mr. West stated that it did not. He also stated that it did not include the installation costs, which were approximately \$40,000.

Mr. Chupp asked Mr. West why the installation costs were so expensive.

Mr. West stated that there would be new transfer switches, trenching, larger wires, use of a crane and other things.

Mr. Jones asked Mr. West if the gym, cafeteria, bathrooms and one of the chillers could be powered with a 275 KW generator.

Mr. West stated that the 275 KW generator could not run a chiller.

Mr. Gill asked Mr. West if the 275 KW generator would power the gym and cafeteria and provide emergency lighting in the other wings of the school.

Mr. West stated yes.

Mr. Chupp stated that he thought an engineering study would be useful for assessing the generator needs for all of the county schools.

Mr. Gill asked if a portable generator would satisfy the emergency shelter's needs.

Mr. West stated that there are big portable generators.

Mr. Jones asked if there were portable 275 KW generators.

Mr. West stated yes.

Mr. Jones stated that a portable generator of that size could almost solve all of the generator issues for all of the schools.

Mr. Brent asked about repairing the current generator and also having a portable generator. He asked if two generators could be run at the same site.

Mr. West stated that it could result in synchronization problems, but it is possible.

Mr. Jones asked Mr. Gill what the cost of repairing the current generator was.

Mr. Gill stated that there was an estimate provided last month to repair the generator that is there for approximately \$16,000. He further stated that there were three estimates to replace that inoperable generator with a similar size one ranging from \$31,000 to \$35,000 depending on the type of fuel used to power the generator. Mr. Gill also stated that the current generator was undersized, in that it did not provide all of the lighting needed.

Mr. Jenkins stated that the current generator is old.

Mr. Gill stated that he thought the generator was at least twenty years old.

Mr. Jones stated that he didn't think it was reasonable to fix the old one for \$16,000, when a new one could be purchased for \$33,000.

Mr. Smart asked if the heating furnace would be operable with the generator.

Mr. West stated yes.

Mr. Smart asked if the 275 KW generator would provide some limited air conditioning for those who medically required it.

Mr. West answered yes.

Mr. Jones asked Ms. Sciabbarassi about the two remaining items on her list.

Ms. Sciabbarassi stated that the first item, the bus garage parking lot would save time and fuel. She further added that the high school has no windows and when the electricity goes off the school is completely dark, so they are asking for a generator to light the hallways and bathrooms.

Mr. Chupp asked if the bus garage parking lot would be paved.

Ms. Sciabbarassi stated that it would be a gravel lot.

Mr. Gill stated that the reason the price of the parking lot is so high is because the Chesapeake Bay Preservation Act requires that any lot that has more than sixteen percent impervious cover provide stormwater management. He further stated that because the packed gravel is considered impervious and it would cover more than sixteen percent of the lot, stormwater capturing and filtering would be required, which would drive the cost up.

Mr. Chupp asked if fabric would have to be put under the gravel.

Mr. Gill stated that the requirement could be accomplished in several different ways, such as a bio-retention bed, stormwater basin, infiltration trenches or dry wells to name a few. He further stated that it had to be a structural BMP (Best Management Practice), which will capture the stormwater and filter it for release to the nearest receiving channel. Mr. Gill stated that this is state law that the county is required to enforce.

Mr. Jones stated that, in his opinion, he thought the school system needed other things besides a \$93,000 parking lot.

Mr. Jones stated that he thought it was wonderful that the performance contract came through and nine items had been removed from the Capital Improvement Budget, but he thought considering the economic situation at the present time, there were more pressing items to be considered for the schools.

Mr. Jenkins stated that when the lot was given to the school system by the Board of Supervisors, he didn't think a parking lot would be anywhere near that cost.

Mr. Jones stated that he would like to see the fire alarm system at the primary school moved up from 2012, because he personally thinks that is more important than a parking lot.

Mr. Smart stated that he agreed, because the school cannot operate without the fire alarm system.

Mr. Jones asked about the commercial dishwasher for the sheriff's department.

Mr. Gill stated that Sergeant Haywood's documents concerning the dishwasher were in the Commission members' packets.

Mr. Jones asked if anyone had a comment on the dishwasher.

Mr. Jenkins stated that he had no idea that a commercial dishwasher cost that much, but thinks the current one has run its useful life.

Mr. Jones stated that he thought the Social Service building's carpet was also in need of replacement.

Mr. Gill asked Ms. Sciabbarassi if she had re-prioritized the items for the schools since the performance contract removed nine of those items.

Ms. Sciabbarassi stated no.

Mr. Brent asked who would be doing the work on the old jail and clerk's office.

Mr. Jenkins stated that bids would be obtained from qualified contractors, who are knowledgeable in working with historical structures.

Mr. Jones stated that he thought the Capital Improvement Budget items for FY 2011 should be prioritized as follows: 1) the commercial dishwasher for the sheriff's department, 2) the 275 KW generator for the emergency shelter at the middle school, 3) replace the fire alarm system at the primary school, 4) replace the carpet at the Social Services building, and 5) repair the old jail and clerk's office.

Mr. Smart asked Mr. Jones about the cost of the generator.

Mr. Jones stated that he thought the 275 KW generator would do everything that the emergency shelter would need and a dollar figure should be determined for it as well. He stated that he thought \$125,000 would take care of all of the expenses discussed for the generator.

Mr. Gill asked Mr. Jones if he suggested moving the diesel generator for the high school to 2012.

Mr. Jones answered yes.

Mr. Smart asked Ms. Sciabbarassi how long it takes the water pressure to go down at the high school after the power is lost.

Ms. Sciabbarassi stated that she thought it was about two hours.

Mr. Jenkins stated that while the biggest need is to keep the water going, the generator that is being suggested for the high school would also take care of emergency lighting.

Mr. Jones stated that he thought more study should go into seeing whether a less expensive, portable generator might do what is needed for the high school.

Mr. West stated that the generator at the high school would power the sewage pumps, sump pump, and all of the emergency lighting. He further stated that the same scenario was suggested for the requested generator at the primary school.

Mr. Jones asked Mr. West if he knew if the new school in Northumberland County had an emergency generator.

Mr. West stated that he did not know.

Mr. Jenkins stated that there is a need for emergency lighting, but he had been in many buildings where battery powered boxes on the wall go on when the power goes out.

Mr. West stated that there are battery units there, but they need to be replaced.

Ms. Sciabarassi stated that the safety of the children was the priority and when the lights go out, it is very dark. She further stated that the goal is to have the children stay in school for a while if the power is going to be coming back on soon, but the battery units go out too quickly.

Mr. Jones stated that he isn't saying the generator is not needed, he just thinks more study should be done to see if there is an easier, more efficient and economical way to accomplish the emergency lighting and water pressure needs. He stated that there are many commercial buildings with no back up generators, such as department stores.

Mr. Smart stated that the generator would do a number of things, such as run the sump pump to keep the band room dry, preserve the food in the refrigerators and freezers and provide safety of egress.

Mrs. Booth asked if the consensus was to move the generator for the high school to 2012.

Mr. Jones stated that the high school generator could stay in 2011, if that is what the Commission wants. He stated that there are options, like using the battery-powered units. He further stated that he would like to see a generator for every school, but that is not feasible at this time.

Mr. Jones asked if the Commission was in consensus with the Capital Improvement Budget items for FY 2011 being prioritized as follows: 1) the commercial dishwasher for the sheriff's department, 2) the 275 KW generator for the emergency

shelter at the middle school at \$125,000, 3) the fire alarm system at the primary school, 4) the carpet at the Social Services building, 5) the old jail and clerk's office repairs, and 6) the high school generator.

Mr. Brent stated that he would like more information about the high school generator. He stated that he would like to see some other options and asked if a notation could be added to the CIB to that effect.

Mr. Chupp agreed.

Mr. Jones stated that the Board of Supervisors would discuss options.

Mr. Jenkins stated that the need to keep the water pressure up when the power is lost makes it a worthy project, but there might be alternatives that aren't as costly.

Mr. Gill asked the Commission if the bus garage parking lot was going to be moved to 2012.

The members of the Commission agreed.

Mr. Jones asked if the Commission was in consensus with the items as they have been prioritized.

The members of the Commission agreed.

Mr. Gill asked the Commission members if they wanted to leave the other items in later years the way they were listed.

The members of the Commission agreed.

Mr. Jones made a motion to forward the Capital Improvement Budget, as revised, to public hearing next month. **VOTE: 6-0.**

### **OTHER BUSINESS**

Mr. Gill stated that there might be a rezoning application next month as well.

Mr. Gill also stated that FEMA has issued new flood insurance rate maps, which will require the flood plain overlay district ordinance to be revised. He stated that this revision would come before the Planning Commission in the coming months.

**ADJOURNMENT**

The March 18, 2010 regular meeting of the Lancaster County Planning Commission was adjourned at 8:05 p.m.