

Northumberland County Planning Commission
May 5, 2022
Minutes

The special meeting of the Northumberland County Planning Commission was held on May 5, 2021 at 5:30 p.m. in person at the Northumberland Courts Building and using Zoom (telephonic meeting) with the following attendance:

Chris Cralle	Present	Garfield Parker	Present
Vivian Diggs	Present	Roger McKinley	Absent
Alfred Fisher	Present	Heidi Wilkins-Corey	Present
Ed King	Present	Charles Williams	Absent
Richard Haynie	Present	Patrick O'Brien	Present

Others in attendance:
Stuart McKenzie (County Planner)

RE: CALL TO ORDER

The meeting was called to order by Chairman Fisher.

Mr. Fisher Stated that he would dispense with the regular procedure (the invocation and pledge of allegiance) and get right into the meeting.

RE: AGENDA

Mr. Fisher dispensed the approval of the agenda.

RE: MINUTES2

There were no minutes to review, this being a special meeting.

RE: COMMISSIONERS' COMMENTS

There were no Commission member comments.

RE: STAFF MEMBERS' COMMENTS

Staff did not have any comments.

RE: CITIZENS' COMMENTS

There were no citizens comments.

RE: PUBLIC HEARINGS

Mr. McKenzie stated that the Public Hearing scheduled is for the 2023-2028 Capital Improvement Plan, as formulated by the Planning Commission sub-committee, the Capital Improvement Plan Committee, which was headed by Chairman Fisher, and included Mr. O'Brien and Mr. Parker.

Mr. Fisher opened the Public Hearing at 5:31 pm. There were no citizens in attendance, thus no one signed in to speak. There were no citizens in the virtual world (Zoom Meeting) either. Mr. Fisher closed the public hearing at 5:35 pm, with no citizen input.

The following discussion ensued after the public hearing. Mr. O'Brien stated that at the previous nights (5-4-22) Board of Supervisors meeting, the School Board also requested funding for replacing the well at the Elementary School. Mr. Fisher asked if there was any mention of a DEQ grant at the BOS meeting. Mr. O'Brien stated that one of the school board staff mentioned the possibility of a DEQ grant. Mr. McKenzie stated that DEQ changed the standards for public wells and now requires grouting to reduce the chance of water being transferred between aquifers, and the thought is that since DEQ changed the standard, that DEQ would award a grant to help the county comply with the new well standard. Mr. McKenzie stated that the Elementary School well has a deadline of 2025 to be corrected and the Middle/High School well has a deadline of 2029 to be corrected. Mr. McKenzie also mentioned that there has been discussion regarding drilling one new well to serve both schools as a cost saving measure. However, doing that, you would lose some redundancy, and if the single well failed, you would have two schools that would have to close, due to no potable water available for use.

Mr. McKenzie continued with the projects that were approved by the Capital Improvement Committee, and stated that the Committee approved two of the three requested school buses for the School Board. Mr. McKenzie explained that the School Board requested 2 seventy-seven passenger school buses and one special education bus, with each bus costing 100,000. The committee chose to fund two buses, and leave it up to the School Board as to whether they wanted to buy two seventy-seven passenger buses or one seventy-seven passenger bus and one special education bus, as the committee only approved \$200,000 to be spent on two buses.

Mr. McKenzie began explaining the next project slated for funding for was the School Board's bus maintenance garage roof replacement. Mr. McKenzie stated that the roof was leaking into the work area, and that the roof needed replacing before the leaking water ruined the insulation in the walls of the building. Mr. McKenzie explained that the School Board requested \$88,550 to replace the school roof, but the CIP Committee chose to grant them \$100,000, as the cost of materials and labor have been increasing as of late.

Mr. McKenzie moved onto the next project approved by the CIP Committee, that is \$150,000 for building maintenance for the county administration building. Mr. McKenzie said that the old courthouse building has windows that leak, plaster repairs needed, painting needed and there was discussion of paving some parking lots around the courthouse.

Mr. McKenzie then moved on to last project approved by the CIP Committee, the Sanitary District project to replace a generator at the Reedville pump station, and

upgrades to the pump at the post office station for \$96,500. Mr. McKenzie stated that the existing generator is at the end of its useful life (40 years old), and replacing the pump and adding remote operation controls at the Post Office pump station.

Mr. McKenzie then summarized the CIP Committee approved projects, the \$110,000 set aside for the elementary school well, plus the \$200,000 for the buses, plus the \$100,000 for the bus garage, plus \$150,000 for the maintenance on the county administration building, plus the \$100,000 for the school bus garage roof, plus the \$96,500 for the generator at the Reedville pump station, you end up with \$656,500 in total for this year CIP expenditures. Mr. McKenzie stated that the total in the Capital Improvement Fund on January 26, 2022 was \$750,932, and subtracting this years CIP funding of \$656,500 leaves \$94,435 in the CIP fund. Mr. McKenzie relayed that the CIP Committee discussed whether the BOS will allocate funding this year to build up the CIP fund, but nothing was decided, and there was also some discussion that a couple of the CIP approved projects may be eligible to be funded by ARPA funds, although that has yet to be determined if the projects are eligible. Chairman Fisher stated that the CIP Committee was encouraged by staff to not spend out the entire CIP Fund, as there is no dedicated funding allotted to the fund. In fact, he stated that next year, he has no idea how many projects will be able to be funded, since there likely will be no more federal money allocated to local governments. Mr. McKenzie stated that this concluded the 2023 Capital Improvement Plan as presented by the CIP Committee for this public hearing. Mr. McKenzie stated that once the Planning Commission takes action on the CIP, then it will head to another Public Hearing at the Board of Supervisors meeting where the Board can accept what the Planning Commission recommends or make revisions, additions or deletions, as they see fit, and then move forward with the County Budget.

Chairman Fisher asked if Mr. McKenzie notified the Sheriffs Office, the School Board and the Sanitary District of this public hearing, and Mr. McKenzie stated he did not, but that they could read the public notice in the Northumberland Echo or the Rappahannock Record newspaper last week. Mr. McKenzie stated that the 2023 CIP Plan is still a draft plan until the Board of Supervisors acts on it, and the Planning Commission is only offering their recommendation to the Board of Supervisors. Mr. McKenzie stated that once the Board acts on it, it will become the CIP plan for the county.

Mr. Fisher asked Mr. Haynie if he had any comments, and Mr. Haynie stated that the CIP Committee went through all the projects, and wanted to leave some funding for next year and make the best of what we have right now.

Mr. Fisher asked for Commission members comments. Mr. O'Brien stated that the School Board well project funding in the CIP paralleled another request that the School Board made to the Board of Supervisors at last night's Board of Supervisors special meeting. Mr. Haynie stated he would have to look at his notes, and he knows that there are two wells that are needed by the School Board, and that the School Board knew before drilling one of the wells that DEQ was changing its standards regarding grouting of wells and that the well would have to be replaced in five to seven years. Mr. Haynie thought it was the newest well, the high school well was the well that had a notation on the DEQ permit that it would need to be replaced. Mr. O'Brien asked if the Board knew, Mr. Haynie replied the School system knew, but the Board of Supervisor's did not. Mr.

Haynie did not know why, at the time of construction, the School Board did not require the contractor to grout between the aquifer strata layers and save all this money and time in having to replace the well. Mr. McKenzie asked, do we know that name that the DEQ well permit is in, is it the School Board or the County. Mr. Haynie stated it was in the School Boards name. Mr. Haynie stated he was not sure the School Board understood the permit language, but DEQ changed their public well grouting standards the year after the School Board's well permit was approved. Mr. Cralle asked if we knew how many bids the School Board received on the well project, and Mr. Haynie stated he did not know, but speculated two or three, since that is required by the county procurement policy. Mr. Haynie hopes the School Board can get some grant money to help pay for the two well replacements. Mr. Cralle stated that the \$440,000 price tag for the two wells is not a bid, but an estimate. Mr. Haynie said yes. Mr. Haynie stated that any amount of grant money would be welcome to ease the burden on the county. Mr. O'Brien stated that the School Board has been very aggressive seeking grant funding recently, Mr. Haynie stated he is very pleased with that. Mr. O'Brien asked the chairman if the \$110,000 well set aside money in the CIP could be modified by the Board of Supervisors, and Mr. Fisher stated yes, the Planning Commission is suggesting adoption as is, but the Board could reduce, add or eliminate anything they do not want to fund.

Mr. King made a motion to recommend adoption of the Capital Improvement Plan to the Board of Supervisors, Mr. Cralle seconded the motion and the vote was as follows:

Chris Cralle	Aye	Garfield Parker	Aye
Vivian Diggs	Aye	Roger McKinley	Absent
Alfred Fisher	Aye	Heidi Wilkins-Corey	Aye
Ed King	Aye	Charles Williams	Absent
Richard Haynie	n/a	Patrick O'Brien	Aye

RE: WORK SESSION ITEMS

There were no work session items scheduled.

RE: DISCUSSION ITEMS

There were no discussion items scheduled.

RE: BOARD OF SUPERVISORS REPORT

There was no Board of Supervisors report given.

RE: PUBLIC COMMENTS

There were no public comments.

RE: ADJOURNMENT

Mr. Fisher thanked the members for taking the time and effort to come to this meeting to conduct county business and wished all a safe journey home. The meeting was adjourned at 5:50 pm.