

**APPROVED MINUTES  
KING WILLIAM COUNTY BOARD OF SUPERVISORS  
JOINT WORK SESSION MEETING WITH THE PLANNING COMMISSION AND ECONOMIC  
DEVELOPMENT AUTHORITY OF FEBRUARY 14, 2022**

A joint work session meeting of the Board of Supervisors of King William County, Virginia, with the Planning Commission and Economic Development Authority was held on the 14th day of February 2022, beginning at 7:00 p.m. in the Board Meeting Room of the County Administration Building and via Zoom.

**Agenda Item 1. CALL TO ORDER**

Chairman Moren called the meeting to order.

**Agenda Item 2. ROLL CALL**

The members of the Board of Supervisors were polled:

Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 1st District: William L. Hodges – Vice Chair	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 2nd District: Travis J. Moskalski	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Chairman	Aye

The members of the Economic Development Authority were polled:

Eugene L. Campbell, Jr. – Secretary/Treasurer	Present
Travis W. Longest	Absent
Jay Brown	Arrived Late
W. Brian Hodges	Absent
Kenneth A. Holderied	Arrived Late
Charles F. Piersa – Vice Chair	Present
C. Meade Rhoads, Jr. – Chairman	Present

The members of the Planning Commission were polled:

Mathew W. Sluder, 4th District – Vice Chair	Aye
Bonnie J. Hite, 2nd District	Aye
Donald M. Wagner, 5 <sup>th</sup> District	Aye
Stephen K. Greenwood, Board of Supervisors	Aye
John B. Breeden, 3 <sup>rd</sup> District – Chairman	Aye

**Agenda Item 3. REVIEW AND ADOPTION OF AMENDED MEETING AGENDA**

Supervisor Moskalski moved for the adoption of the amended agenda for this meeting as presented; Vice Chair Hodges seconded the motion. The Chairman called for any discussion. The members were polled:

Supervisor, 1st District: William L. Hodges – Vice Chair	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 2nd District: Travis J. Moskalski	Aye
Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Chairman	Aye

**Agenda Item 4. JOINT WORK SESSION MATTERS**

**4.a. King William High School Career Technical Education (CTE) Program – Ryllee Lankford, CTE Specialist and Andrew Perego, Assistant Principal**

Ms. Lankford described the programs available to Middle and High School students in King William County. Multiple programs are offered through the High School, Bridging Communities Career & Technical Center/Governor’s STEM Academy, and local business partners. An Emergency Medical Technician program is proposed for the 22-23 school year. There are currently 1,482 students enrolled in one or more CTE programs. Mr. Perego said a Comprehensive Local Needs Assessment will be completed to examine labor needs in the local community and needs in the school division.

Supervisor Garber asked how many programs are at the High School and how many have to leave the school. Ms. Lankford said only the Tech Ctr./Governor’s Academy, welding, and cosmetology students leave the school. She said the program is looking for more local business partners to offer programs.

Supervisor Garber asked if local businesses request what they want. Ms. Lankford said they have a co-op program and work with businesses where students are already employed. Sometimes they’ll get requests from businesses asking for students interested in an internship or summer job.

Supervisor Garber said someone from Nestle Purina asked what the Public Schools were doing regarding technical training. Ms. Lankford said they perform assessments to see if new programs and opportunities have a proven growth rate large enough for the CTE Program to invest money in.

EDA member Brown asked how they are interfacing with the Workforce Development Board. Ms. Lankford said this is the first year they’ve completed the assessment and they have an individual who comes in, Ms. Gray. Mr. Perego said they are still working to learn what’s out there. He said there used to be a push for college now it’s a push for developing the workforce. They are just getting started working with the WDB.

Vice Chair Hodges asked what grades participate in the program. Ms. Lankford said the official start is in 5<sup>th</sup> grade. In King William County, the program starts in 6<sup>th</sup> grade.

Supervisor Moskalski said they had a small engine student with them last summer through the Bridging Center who they since hired. He's been working with them for over a year now.

Chairman Moren asked if there were incentives for businesses and if background checks were performed. Ms. Lankford said she personally speaks with all interested businesses and vets them. She said students who intern for the businesses go through the same hiring process as any other employee. Mr. Perego said there is a lengthy process they go through to create school-business-work-based learning programs.

EDA Chairman Rhoads asked if some CTE programs were more utilized than others. Ms. Lankford said the agriculture program is big in King William County. The sports medicine program is growing. The CTE program utilization has been correlating with the areas of career growth in the state.

Planning Commission member Sluder asked if employers send people to the school to work with the students. Ms. Lankford said yes. It is their goal to expand those opportunities but it has been limited by COVID restrictions. She said some kids know what they want to do but she'd still like them to be exposed to a variety of options. She said they need the community's help to do this.

EDA member Campbell asked if they hold job fairs. Ms. Lankford said yes, but they've not been able to do them live due to COVID restrictions. They also have a job-shadowing program.

Planning Commission Chairman Breeden asked if there has been any growth in computer-related fields. Ms. Lankford said they are seeing more interest in the medical fields right now. There is about a 10% need for in-house computer learning.

Supervisor Moskalski said a recent MPPDC survey showed kids were leaving the area to pursue healthcare jobs and those over age 65 were also leaving the area because there is shortage of health care providers in the district.

Chairman Moren asked Ms. Lankford to describe the funding used to support this program. Ms. Lankford said they are primarily funded through Perkins and other state and federal grants based on needs. These funds cover equipment, organizations, and teacher professional development.

Chairman Moren asked the Planning Commission and Economic Development Authority to each assign a member to act as a liaison to the CTE program.

#### **4.b. Comprehensive Plan Update & Land Use Maps – Evie Slone, Hill Studio**

Ms. Slone went over the project timeline and said we are currently in the Draft Comprehensive Plan phase. She said the Comprehensive Plan is a guide for how the County invests public money, manages land use in the future, and uses the CIP for public facilities. She said the most in-depth portion of the Plan is the "King William County Today and Tomorrow" section. The Vision & Goals section contains the Vision - based on citizen and staff input and feedback, and the Goals are how the Vision will be implemented.

Public input is still being sought. Citizens can share their feedback by completing the Citizen Survey (link on the County website), emailing Sherry Graham, Director of Planning, at [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us), and attending/speaking at the Public Hearing scheduled for March 10<sup>th</sup> at 7pm in the County Administration Building Board Room. Copies of the Draft Plan are available from the public library and Planning Department and can be downloaded from the County website.

There is advice on Rural Corridor Preservation along Route 360 which includes setbacks and coordinated entrances to businesses. A roundabout is recommended at the intersection of Routes 360 and 30 and focused growth in the Central Garage area. A Courthouse Village is recommended which could possibly include a higher-education partner and farmer's market. The possibility of a public/private venture to redevelop Commerce Park was given as an example.

For all potential ventures, Ms. Slone said developing relationships with implementation partners was essential to make these things a reality.

Ms. Slone said Future Land Use is key to implementation of the Comprehensive Plan. The Plan defines four Character Districts. The northern-most part of the County, "King's Forest", is marked by hilly, forested, and rural areas. "Crossing" is the area encompassing Central Garage and the Route 360/30 intersection. This area focuses on businesses and residential growth. The "Legacy" area continues to the southeast and contains grand farms and farmhouses and the Historic Courthouse area. The final Character District is the Town of West Point.

Ms. Slone stressed that the Comprehensive Plan is a guide, not a mandate, to manage future growth in the County.

EDA member Campbell asked what defined rural residential growth and where it would be located. Ms. Slone said these are smaller subdivisions which are low density and would be located where utilities are available. Mr. Campbell said he couldn't envision hotels being part of the Central Garage area. Ms. Slone said she thinks it's a great opportunity because there is no lodging in this area. She said it would be a smaller boutique hotel and probably not a large chain. Hill Studio's economist recommends investigating that further as there is a certain type of hotel that will fit the County.

EDA member Campbell asked if they had a vision of what the Prestley Park building could be used for as it is a landmark and the first thing you see as you enter King William County on Route 360 heading east. Ms. Slone said this is one of the most exceptional and striking entrances she's seen to a locality. She said it could possibly be a restaurant or brewery. It depends on the issues the building has. She suggested speaking with the owners or potential future owners about the importance and historical significance of Prestley Park. She also suggested an architectural study to provide options for use which then could be used to solicit a developer. Supervisor Garber said it was renovated and wasn't structurally suitable for a brewery. He suggested maybe a farmer's market.

Supervisor Garber asked if the ideas for Parks & Rec would require acquiring additional property. Ms. Slone said yes, depending on the County's concept for how it might be expanded. Mr. Garber said the Recreation Commission has talked about the possibility of a satellite park in the Courthouse

area, perhaps with an amphitheater. Chairman Moren said the Recreation Commission should send these recommendations and ideas to Ms. Graham.

EDA member Brown asked what rural commercial is. Ms. Slone said this is the corner grocery store, Exxon on Rte. 30, Mom & Pop businesses, etc. She said the Planning Commission is interested in hearing from the EDA on ways to preserve the agricultural history of the County. She said subdivisions do not pay the bills and support services are needed in addition to subdivisions.

EDA Chairman Rhoads said density is important and asked about the demand for commerce-type of businesses. Ms. Sloan said their partner, Arnett Muldrow, looked at retail, not industrial. She suggested the consultant hired by the EDA, RKG Associates, look at those types of businesses such as small warehousing and manufacturing.

EDA Chairman Rhoads asked about retail leakage and said RKG has a different view than that expressed in the draft Plan. EDA member Brown said RKG is saying to focus on the Mangohick area due to its proximity to I-95 with things such as warehousing, manufacturing, light industry, and healthcare. As far as where things should go, RKG is saying Mangohick whereas the Comp Plan is showing the 360 corridor. Mr. Rhoads said RKG was showing retail leakage of \$170 million and, if we anticipate a 20% recapture, the only business to focus on is restaurants and keeping residential areas very dense.

Planning Commission member Sluder said there is also a significant leakage of commuters and workers. He said a joint venture with the schools is important to develop the workforce in order to get industries in the County to hire people from within the County first to keep them here.

EDA Chairman Rhoads said RKG recommends targeting businesses with less than 50 employees, possibly a meat processing plant. The EDA is hoping to get some specific actionable objectives for development.

Planning Commission Chairman Breeden said the future land use maps need to reflect the EDA's findings as well. Chairman Moren suggested a joint meeting between the EDA and Planning Commission, possibly at the EDA's March 9<sup>th</sup> meeting.

Chairman Moren asked the cutoff date for comments for the Comprehensive Plan. Ms. Slone said by the end of March. She said the land use maps continue to be tweaked. Chairman Moren said the EDA and Planning Commission need to be on the same page. Mr. Brown said RKG took Hill's numbers and went further into economic development.

EDA member Holderied said he likes the proposed landscaping and walking trail ideas along Route 360 and asked how other counties pay for this. Ms. Slone said there is some funding available through DHCD categorized for revitalization plans. She said Aylett might be eligible for this. David Hill said there are also programs available through VDOT.

EDA Chairman Rhoads asked how dense development needs to be to support walking trails, etc. Ms. Slone said there is a median density residential table and 6-12 dwelling units per acre would be the maximum for King William County. She said other amenities need to be there too, not just

residences. Mr. Hill said the sidewalk metric is ½ mile radius from residential areas. He said they are not interested in developing sidewalks no one will use. You must look more at the specific development and develop a walking plan to suit the district. Mr. Rhoads asked if there is an opportunity on Sharon Road by the schools. Mr. Hill said yes. Ms. Slone said sidewalk use is changing dramatically. The focus is changing from recreational and scenic walks to being able to walk to amenities like shopping and restaurants rather than driving. Planning Commission member Wagner said the Plan addresses residential, mixed-use areas which can make a community a destination. Chairman Moren suggested this could be addressed more in-depth at the joint EDA/PC meeting.

The Planning Commission and Economic Development Authority Boards adjourned at this time.

## **Agenda Item 5. WORK SESSION MATTERS**

### **5.a. Borrowing Prospects for School Capital Projects – James Sanderson, Davenport & Company**

Mr. Sanderson presented scenarios for borrowing to address critical capital projects identified by King William County Public Schools over the following several years. The scenarios presented demonstrated the fiscal impact of the financing of certain types of projects by the County and ways to strategically add debt.

For the Hamilton-Holmes Middle School Project, Mr. Sanderson said the Schools are looking at available grant funding.

Mr. Sanderson said the short-term interest rates may be going up soon. Chairman Moren asked if inflation factors into it. Mr. Sanderson said yes, as does the current situation in the Ukraine.

The figures presented assumed funding projects over time through VPSA (Virginia Public School Authority) borrowings. Chairman Moren asked if there were alternative funding sources. Mr. Sanderson said yes but VPSA will be the lowest interest rate you can get. He said we could go to others if the timing doesn't work with VPSA but the interest rates could be a bit higher.

Supervisor Greenwood asked if it might be wise to borrow more now at the lower interest rate. Mr. Sanderson said yes; however we can only borrow what we expect to spend within the next three years. The figures shown also assumed a 20-year borrowing term but it could be done for longer.

Supervisor Garber asked Dr. White if the schools were asking to replace the track at the High School before. Dr. White said no, that was not included in the previous presentation, however the current track is crumbling. He said it is not an immediate need. The track may be unusable in five years.

Supervisor Garber asked where the shared garage with the County is proposed to be located. Dr. White said behind the current courtyard possibly.

Dr. White said they are looking at state contracts for the needed HVAC repairs which could provide lower pricing and allow them to do more repairs for the same amount as the previous ABM quote.

He said they are on a tight timeline to be able to get it done this summer while schools are closed. He said they prefer not to do it while school is in session but it could be done if necessary.

Chairman Moren asked if the needed materials were available for the repairs. Dr. White said they are very hard to get and they may have to do the repairs themselves in order to get it done this summer.

Supervisor Garber asked if the 20-year bond was within the life cycle of the new HVAC units. Dr. White said they have a 20-25-year life cycle. Vice Chair Hodges said he thought it was 15 years .Dr. White said it is, but they stretched it with internal maintenance efforts. Vice Chair Hodges said this could not be relied on. Mr. Sanderson said a tax analysis had to be done to determine what can be borrowed and for how long based on the equipment's life cycle.

Supervisor Garber asked how old the track is. Kathy Morrison, School Board President, said it was installed in 2003.

Chairman Moren asked if the County has a credit rating. Mr. Sanderson said King William County does not have one; it is a debt profile rating. The rating looks at fund balance, debt to assessed value, and how quickly you repay debt. He said the County is in a good position with all of these factors.

Supervisor Moskalski asked about the County's own development and infrastructure needs. Mr. Sanderson said the utilities projects should pay for themselves however, we should be prepared for a situation where connection fees are not as high as they are now.

Supervisor Moskalski asked about the other things discussed tonight with the Comprehensive Plan. Mr. Sanderson said the same analysis can be done for those needs. Mr. Hudgins said the school projects would be paid out of the school division's budget and the County's out of the County's budget. He said both were looked at separately with Davenport. Mr. Sanderson said the \$2 million decrease in debt would allow us to fund approximately \$25 million in projects.

Vice Chair Hodges asked if a decision was needed tonight. Dr. White said the School Board has to vote at their meeting tomorrow. Mr. Sanderson said no action is required of the Board tonight other than allowing the School Board to submit the application to VPSA. There was no obligation to the County until after VPSA approval was given. A Public Hearing would then need to be held on March 28<sup>th</sup>.

Supervisor Garber asked what about the other projects not covered by the initial \$5 million. Dr. White said they are hoping to be able to get more projects done with the \$5 million by utilizing state contract pricing.

Supervisor Greenwood asked if they could apply for more through VPSA initially and then decide on the exact amount once the application is approved. Mr. Sanderson said borrowing at the lower interest rate could save about \$20,000/year in interest. He said the School Board has to put a dollar amount in the application and the County can decide the amount on March 28<sup>th</sup>.

The general consensus of the Board was for the School Board to apply for \$6 million and the County will make their final decision after the March 28<sup>th</sup> Public Hearing.

**5.b. Sheriff's Department Annual Report – Jeff Walton, Sheriff**

Sheriff Walton presented the Department's Annual Report. He gave an agency overview, went over the department's goals and objectives, and outlined major work plan initiatives completed in 2021 and planned for 2022. The agency received certification through the Virginia Law Enforcement Professional Standards Commission (VLEPCS). Three new deputies joined the force and two deputies graduated from the Rappahannock Criminal Justice Academy. He went over the department's community involvement and recapped activity reports for the year.

The biggest growth the department has seen is in Court Security and prisoner transport due to the increase in jury trials. Traffic summons decreased due to less deputies being on the streets. The video magistrate system was moved into the existing secure inmate holding area and all deputies have been outfitted with body worn cameras which activate whenever they are on a call and have public contact. Seven deputies were promoted to new assignments within the department.

Chairman Moren noted the Compensation Board says the department needs two more positions. Sheriff Walton said he's not sure if they're funded positions.

Vice Chair Hodges asked if they've gotten any applicants since the video has gone out. Sheriff Walton said Sgt. Upshaw made a recruitment video as they're having a hard time getting recruits and applicants. Chairman Moren asked if salary is a factor. Sheriff Walton said yes. Supervisor Garber asked if we are losing people to other localities. Sheriff Walton said yes; other localities have better career development opportunities. He also said law enforcement officers in general have gotten a bad rap and it's difficult to get applicants.

**5.c. Fire & EMS Department Update – Stacy Reaves, Fire Chief**

This agenda item was cancelled due to time constraints.

**5.d. Acceptable Use Policy – Travis Wolfe, Systems Engineer**

This agenda item was cancelled due to time constraints.

**5.e. Resolution 22-10 – Recognizing and Honoring February 2022 as Black History Month – Percy Ashcraft, County Administrator**

Vice Chair Hodges made a motion to adopt Resolution 22-10 - Recognizing and Honoring February 2022 as Black History Month; seconded by Supervisor Garber. The Chairman called for any discussion. The members were polled:

Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 2nd District: Travis J. Moskalski	Aye
Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 1st District: William L. Hodges – Vice Chair	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Chairman	Aye

## **RESOLUTION 22-10**

### **RECOGNIZING AND HONORING FEBRUARY 2022 AS BLACK HISTORY MONTH**

**WHEREAS**, in 1926, Black historian, author, journalist and founder of the Association for the Study of African American Life and History, Carter G. Woodson, launched “Negro History Week” with the purpose of bringing attention to the need for acknowledging and accurately representing Black history in schools; and

**WHEREAS**, Woodson once remarked, “If a race has no history, it has no worthwhile tradition, it becomes a negligible factor in the thought of the world, and it stands in danger of being exterminated”; and

**WHEREAS**, Black United Students and Black educators at Kent State University used the foundation laid by Woodson to found Black History Month on February 1, 1970, and six years later the month was officially recognized by the federal government during the nation’s bicentennial; and

**WHEREAS**, the Association for the Study of African American Life and History (ASALH), the founders of Black History Month, announced that the 2022 theme of Black History Month is “Black Health and Wellness,” exploring the legacy of Black scholars and medical practitioners in Western medicine, and considering the activities, rituals and initiatives that Black communities have done to be well.

**WHEREAS**, Black History Month is a time to recognize and honor the many people, events, and significant contributions of Black people to our community, nation, and world; and

**WHEREAS**, over 3,000 Black people live, work, and play in King William County and make significant contributions to our economy, arts and culture, science, education, and more;

**NOW THEREFORE, BE IT RESOLVED** that the King William County Board of Supervisors does hereby recognize and honor February 2022 as Black History Month.

**DONE** this 14th day of February, 2022.

**5.f. Appointment of Supervisor to the Planning Commission – Andrew McRoberts, County Attorney**

Mr. McRoberts provided information clarifying the statute regarding members of the Board of Supervisors serving on the Planning Commission. The statute says, “one member of the commission may be a member of the governing body of the locality ...” It also says the term of this appointment “shall be coextensive with the term of office to which he has been elected ...”

Supervisor Moskalski requested a Resolution be presented for Board consideration at the February 28, 2022 Regular Meeting to supersede the January resolution appointing Supervisor Greenwood to the Planning Commission with a December 31, 2022 term expiration date.

**Agenda Item 6. BOARD OF SUPERVISORS’ REQUESTS**

Supervisor Garber asked for updates on the Sweet Sue solar facility and information on the VMRC permitting process.

Supervisor Greenwood had no requests.

Supervisor Moskalski had no requests.

Vice Chair Hodges said he’d like to bring the Deputies currently in the Police Academy up to the full salary like firefighters.

Chairman Moren had no requests

**Agenda Item 7. CLOSED MEETING**

This agenda item was cancelled due to time constraints.

**Agenda Item 8. ADJOURN OR RECESS**

Supervisor Moskalski made a motion to adjourn the meeting; seconded by Supervisor Garber. The Chairman called for any discussion. The members were polled:

Supervisor, 2nd District: Travis J. Moskalski	Aye
Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 1st District: William L. Hodges – Vice Chair	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Chairman	Aye

COPY TESTE:

---

Edwin H. Moren, Jr., Vice Chair  
Board of Supervisors

---

Christine H. Branch  
Deputy Clerk to the Board of Supervisors