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[00:02:47] Good afternoon, and welcome to the afternoon session of the November 19th Board of Supervisors meeting. Madam Clerk. Mr. Chair, the first item on the agenda is approval of minutes for the October 22nd and November 12th Board of Supervisors meetings. Can I get a motion?

[00:03:03] So moved. All in favor? Aye. Item 2, request to postpone agenda items and additions, deletions, or changes in the order of presentation. Staff has one request. We would like to add Item 13A2, Appointment to the Capital Region Airport Commission.

[00:03:21] That is all we have. Board members, can I get a motion to approve the agenda? Motion to approve the amended agenda. All in favor? Aye. Item 3, Everyday Excellence, Dr. Casey. Well, good afternoon, members of the board, the public that's here and the public that's watching.

[00:03:44] Again, we try and start every meeting off in recognizing our employees who really are our truest and best asset and serving the needs of the public every day, and today is no exception. So if I could have HR Director Mary Martin Selby come on up to the front with Caleb Kelleher, our employee wellness coordinator.

[00:04:07] Caleb is someone I've known for quite some time, and I just want to applaud the efforts made in really taking our workforce to the next level. As you know, we get many accolades of our workforce, and the employees themselves through surveys warrant the USA Top Workplace Award.

[00:04:27] And I'm sorry, I'm distracted for our wellness coordinator being injured, so I wasn't expecting. So the camera angle can just go a little higher for the public. But anyhow, there are many things that Kayla has done in, again, engaging our workforce and being participatory.

[00:04:50] There's many ways in which people can stay in mental and physical shape, and Mary will be reflecting on some of that as part of her annual update later. But just as one example, more than 100 employees actually participated in the Markell corporate run this year, and for many that I've talked to, they just found that just such an inspiring moment of just togetherness amongst workers.

[00:05:11] many of them who may not have met or known each other prior to that. So with that said, Ms. Martin Selby. Thank you, Dr. Casey. While Caleb is here today to be recognized, there's been a slight change in plans, and Caleb is aware.

[00:05:29] We certainly appreciate the work that Caleb's done to advance the county's wellness initiative, and we look forward to honoring them at a later date. Today, however, we wish to recognize an individual whose steady daily commitment has profoundly shaped the culture and well-being of Chesterfield County's workforce.

[00:05:51] Over the past nine years, this person has led and supported initiatives that quietly but powerfully improve the lives of our employees. They have championed efforts that foster a positive work culture, including enhanced leave benefits, such as 40 hours of paid leave for all new employees at the time of hire, paid parental leave and expanded bereavement leave, professional growth opportunities, including career development for almost all frontline employees.

[00:06:23] And then there are the small but meaningful gestures. Opening the former executive parking lot to all staff on a first-come, first-served basis. Personally welcoming new employees at nearly every new employee orientation. Leading the effort to open a new fitness center for county employees.

[00:06:46] Showing up for employees and their families during times of illness and loss. Taken together, these actions have made a lasting difference, not for individuals, but for the spirit of our organization. Last month's employee engagement survey offered external validation of these efforts. An independent reviewer told us they had not seen results like ours among comparable organizations this year. And while many workplaces are seeing declining engagement,

[00:07:20] ours is improving. Employees report feeling valued, treated fairly, and deeply connected to the purpose of their work. They also share that communication from county leadership is clear, consistent, and supportive. These results did not happen by chance. They reflect the leadership of someone who makes the right connections, hires thoughtfully, encourages innovation, and keeps people at the center of every decision. His leadership is reflected in three simple,

[00:07:54] consistent phrases he offers to those who work with him. Number one, is there anything I can do for you. Number two, we will figure it out together. And number three, take care of yourself. These words embody a willingness to listen, a commitment to partnership, and a genuine concern for employee well-being. He understands both his role and his responsibility to people.

[00:08:22] Because this leader has created a safe environment where people feel empowered to take creative risks, we are stepping slightly off script today to honor someone who does not receive recognition often in this way. And if for some reason this presentation doesn't land the way that it was intended, Mr. Chair, members of the board, please know that Matt Harris instructed me to do this. Dr. Joe Casey, your steady leadership, deep compassion, and unwavering commitment to our

[00:09:01] employees have been catalysts for excellence across our organization. In recognition of your tireless dedication and the profound positive impact you've made on Chesterfield County's workforce. The deputy county administrators, our human resources staff, and the 4,500-plus county employees are honored to return the Everyday Excellence Award you created to highlight others and present it to you today. There's no one more deserving of the November 2025 Everyday excellence recognition, especially as we enter a season of gratitude. Dr. Casey, we are truly

[00:09:39] thankful for your leadership and support. And while there's not usually a gift associated with everyday excellence, we all put our money together and we got you something. It's a small token of our appreciation and to help you commemorate this occasion. Caleb, if you could do the honors.

[00:10:06] Did we get you?

[00:10:29] Does this mean we need to retake the picture? I think communications and media, they've worked all of that out. If I was good as I should be, I would have known you would have done this. I'm speechless.

[00:10:46] Thank you. Is it because Caleb is injured? No. Actually, Dr. Casey, as we were working on our annual report presentation, We really felt like everything we were writing about, it reflects you and your leadership, and you were behind.

[00:11:08] We said your fingerprints are all over it, so it seemed appropriate to recognize you in this way today. Well, if we run out of time, members of the board, we don't have to do our annual report then. That's right. Thank you all. Mr. Chair.

[00:11:28] Go ahead. Well, I think it's appropriate to comment. I mean, we comment for everybody else's everyday excellence. Why wouldn't we comment about yours? So I think Mary brought it to our attention, and you brought it to our attention recently, that we just got another employee satisfaction survey that is, we won first place.

[00:11:50] Is that still embargoed, or can I talk about it? You just did, so now it's not embargoed. I didn't say what it was from, but... That's true. It actually, for disclosure, the notoriety, and thanks to Mary, and really the 4,500 employees, With the increase in it astounds the national organization for such a large organization that they sense is always disconnected nationally.

[00:12:16] So when I was, I'm not trying to be disparaging against previous county administrators, because I liked them and I was friends with all of them, but they were not as engaging with the workforce as you are. And I really think that's important.

[00:12:32] I think that they used to call it the ivory tower up here. And it's not an ivory tower. should never be referred to that way. And so they, you know, I think I've told you before, the personal communications that you send out to the employees, I think it really makes a difference to the employees actually feel like

they're being heard, being appreciated. And it's more than just coming to work. And so, I mean, I never had, and again, I'm not trying to be disparaging against

[00:13:08] previous county administrators, but I never had a county administrator walk through where I was working when I was with the police department and I've had a board of supervisors walk through where I was working and we've made sure that we've tried to change that within the organization so that people have an opportunity to certainly to see us and talk to us so just keep up the great work and I'm glad they got you like this this is good and I should disclose also the employee morale satisfaction it goes without saying if five of you

[00:13:44] aren't behind your employees the scores would be much different so on behalf of staff I do appreciate that engagement you have and the walk arounds and the ride-alongs and the visiting fire stations we didn't have board reports ten years ago because there probably wasn't anything to report on from what a board member did between meetings and not to be this not to be disparaging either dr. Miller thank you mr. chair I want to share with you a story from yesterday I had breakfast with Leslie Haley is for folks know predecessor of

[00:14:20] midlithian seat and she said yesterday one of the decisions that she made that she felt the most proud of was hiring you and i um said to her oh my did you get it right that was yesterday um coming on new uh and um to a new board and in a special election i um very quickly recognized who you were and how you operate.

[00:14:53] And one of my favorite words, but I very rarely bestow it, is a Yiddish word called mensch. And I said that very soon after I realized who you were. For folks who know the word mensch, it's someone who's deeply caring and really pays attention to what's going on in the room.

[00:15:12] And I recognized that, noticed it with you immediately. Boy, did Leslie and her board get it right. So thank you. It's always good to get the person that always gets everybody else, so good job, good job.

[00:15:35] Yeah, he's always at all of the new hire trainings, and I think it's just a good way of getting started and getting your feet on the ground, learning who he is, and that he meets all the new people that are here, as well as with the community members, so Yeah. Thank you. Hey, so Dr. Casey, I would say that you and I were at VCU at different times, but we took one of the same professors, Dr. Blue Woolwich, and he used to talk about a

[00:16:14] high-performing organization and used to challenge us as public administrators to make sure that we went out and created a high-performing organization that served the people. And this honor and recognition that you've just received is a testament to that. And so I know the lessons that he taught us different semesters different time periods but we've shared the stories of the things that he taught us uh it definitely shows through your work so thank you so much for what you've done for our county not to belabor everything so i'll just say this um i'm pretty

[00:16:53] sure if matt directed this the hat would look different that being said i'm glad they got again I thank you you know from 2016 to now and just one last somber moment this this is five new people that weren't here in 2016 so you know the people of Chesterfield have chosen their representatives and all we try and do hopefully as a staff is position you all to make informed decisions and I think hopefully

appreciate we don't really tell you what to do we try and give you all the information you need to make your own decision and then we respect it

[00:17:32] And I think that working relationship works really well. There are many people in my position when they see five new people that didn't hire them. That isn't always a good day with them because they may have not done ethically what they needed to do to inform elected officials.

[00:17:48] So, again, hopefully that sentiment is expressed throughout the entire organization in respect to all of you on behalf of the people of Chesterfield. But I'm going to figure out how to get Matt back at some point, too. Thank you, sir. Thank you.

[00:18:05] Madam Clerk. Item four, work sessions. A, food assistance update. Ms. Hill and Ms. Rogers. Dr. Casey, thank you for this opportunity to provide you a SNAP update. These PowerPoint slides are really like, I think yesterday they were updated because this has been a

[00:18:41] ever-changing landscape. So what we're sharing with you today is what we know as of today. I'm going to give a brief update on the SNAP program from a federal and regional perspective, And then we have our very own Kim Hill, who's the executive director for Chesterfield Food Bank Outreach Center.

[00:18:59] And Nick, who is, I just say her, I won't say he's the executive director, dot two, it's 2.0, director of outreach. Nick, they are a great team. They're going to share some updates on how we were able to serve the community together and collaboratively.

[00:19:15] What we know now is as of this weekend, ahead of schedule, everyone who's SNAP, who is eligible for SNAP and approved for SNAP for the month of November has received 100% of their allotment.

[00:19:31] This includes folks who were approved as of October 29th, which was the cutoff for VINA, and those who have been approved since then. Prior to the, after the 29th, no SNAP cases were available to be processed because of the federal shutdown and they were ineligible to receive VENA.

[00:19:51] So as of now, everybody has received their full allotment. What I'm really excited about is that the continuing resolution does fully fund the SNAP program through September of 26. So in January, when there's still some uncertainty, the SNAP program will not be affected by that.

[00:20:13] Regarding the regional efforts, we were previously meeting three times a week because information was changing so rapidly to plan and work together to make sure that we were coordinating not only messaging, but our emergency response.

[00:20:28] We have now scaled that back to monthly. And the reason why we're continuing to meet, although the assistance has continued, the assistance has been restored, is that there is about a 30-day recovery period just for missing the SNAP benefits.

[00:20:46] And so we're just going to continue to monitor the situation. If we see something that indicates to us that we need to reconvene sooner than December 3rd, we have the ability to do that. We were addressing the SNAP situation, but also some of the factors that were impacting needing a community were federal layoffs, increased expenses for food.

[00:21:08] So, yes, the SNAP program is what brought us together, but there were other community factors that we're continuing to watch to make sure we meet the needs of the community. I would like to share that due to the overwhelming support, both with food drives and financial contributions regionally, BMOR is not requesting additional assistance, monetary assistance from us at this point.

[00:21:33] So the community really rallied together, and our initial investment got us the results that Kim is going to share. but no additional money is being requested at this time due to the community really rallying around as well as the governor's investment into the food bank system.

[00:21:51] We did have three emergency response agencies. I just want to highlight the last two points are really the weeks that the regional food distributions were in place, and it just highlights how we saw an increase during that time.

[00:22:10] we had three emergency response agencies that the food bank supported with the funding that we provided kim and her team at the food bank they took that those resources that they received and just were able to exponentially increase the capacity because they helped our schools they helped other smaller food pantries um in chesterfield they really did a great job as really being kind of like the parent or the coordinator of everything, where we convened them from social services.

[00:22:45] Kim and her team really took all of the other emergency response agencies under her wing and helped to support them with the logistics, because she's used to running an operation like this. So I'll turn it over to Kim now to update on their work. Hi. Thank you for having us.

[00:23:04] First of all, I'd like to thank the Board of Supervisors, Dr. Casey, James, Kiva, you guys did a great job being proactive in this. It was a great help to all of us. It has allowed us to be able to shift gears, motivate us to, and give us the resources we needed to be able to meet the need very quickly.

[00:23:34] And thank you, Kiva, for what you said. And Nick, I'm going to go ahead and pass it to you. And you're already up there. Thank you again for having us here today. I want to speak to a little bit of the layered pressures that our community can face during these times so we can have a proper understanding of what we're going through.

[00:23:53] Obviously, coming off of the government shutdown, we're very relieved to see those benefits being paid out to completion, which is amazing. but we recognize that there's a ripple effect, as you had mentioned, a 30-day at a minimum of what we're going to see as families who are impacted, individuals who are impacted, our neighbors who are impacted by this, trying to bounce back as they reallocated their own funding from paying the bill to having to buy groceries or, you know, however they tried to manage through that time as they're trying to build that back, not just to a place of, you know, having their benefits, but really building back whatever, you know, the resources they had stored that were expended during that.

[00:24:32] We also reflect on the reality that we're coming into this holiday season and that's an annual influx every year even under the best circumstances as our neighbors are stretched during these times and it's not just about having enough food in the pantries but really being able to restore dignity and hope in the lives of the residents here in Chesterfield County as we approach these holiday seasons.

[00:24:53] And then the winter expenses as we break into the new year and see, you know, increases in heating, cooling costs. It's just the cost of living overall really impacting that bottom line and how easy it is to manage the overhead of living expenses and keep food on the table.

[00:25:09] We also reflect on what we could be approaching in January with insurance premiums. And as they may be impacted, and that's a certain amount of uncertainty, but it's also a reality that we have to prepare for knowing that we're closing out the fourth quarter, which is our busiest time of year, the benefit delays, the higher cost of living, the holidays, the winter expenses, all this really comes together and

creates a continued sense of need felt by our neighbors, the clients that come through our distribution lines week after week, or maybe it's just a person standing next to you in a store not knowing how they're going to get through the next few days.

[00:25:48] These are variables that we could easily overlook, but they definitely increase the amount of need that we do experience in a very real way. Ms. Hill? Yes, thank you, Nick. How the Chesterfield Food Bank, we have been able to step up.

[00:26:06] We've added five new emergency distributions already to a busy distribution schedule. As you can see down in the green, we saw about a 60% increase so far. We don't know if that will continue.

[00:26:22] We'll see, especially with what Nick just described. Just with the added visits to the food bank, and we saw at our very first journey, emergency distribution, you know, about 331 families extra.

[00:26:41] and the 60 percent increase is across all programs I don't know if you guys understand that food on the move is all our distributions and then we have our other programs that are separate from that emergency food you know our home deliveries the motel outreach our seniors all that is separate from food on the move so what you're seeing right now is is 60 percent across all programs and we were very excited to be able to go ahead and start six more schools on the school pantry

[00:27:18] program to help meet the need and make sure that our kids have what they need and and also that we're able to send some food home to their families and then hopefully get them the information on the extra resources they need you know from the food bank or just be able to take advantage of a partnership with them. So as you can see down at the bottom, the schools that are highlighted in purple are the schools that we're already in. And then the green or blue, however you see it, is the extra six schools we're going to be adding on. We're meeting with those principals

[00:27:56] this week to see if we could get those pantries going by December. And then we've been very proud to be able to collaborate through this with Feedmore. Like I said, thank you for your investment in that because the food has been coming in from Feedmore that has allowed us to distribute and have these extra distributions.

[00:28:19] CHASM, we were proud to partner with them with their Thanksgiving giveaway and also with the added pressures of people in our community that needed food. The CHASM network, their churches, And those that helped them with their food distributions, if they couldn't handle it, they were going to send them to our programs.

[00:28:42] Definitely with social services, thank you, Kiva. We've worked together great, and we always have. We're on speed dial. That's right, we're on speed dial. Colonial Heights Food Banks, and definitely we had a great meeting with community and schools.

[00:28:57] And I am pleased to be able to announce that all our local community and schools schools are covered with either pantries or other ways of getting food, every single one. So we're glad to report on that.

[00:29:13] Other than that, thank you for having us, guys. And any questions? Board members, any questions or comments? I would like to add, Kim didn't mention it, but they also have a senior, a program for seniors that they've been working with community enhancement to fund additional services for seniors in the community.

[00:29:35] So they've been doing a lot to reach the underserved and also the special populations that we see with social services. If I can just tag one last thing on a silver lining, and we're definitely in the industry where we look for silver linings. What we have seen is this is a testimony of what can be accomplished when we partner together to meet the need of our community.

[00:29:56] So we do extend our gratitude to all of you. Thank you. So, Kim, the bags that kids can take home from the schools, do those have, I think I heard you say, do they have information about your regular distribution so that they can sign up?

[00:30:14] That's awesome. Okay. Thank you so much for doing that, and I appreciate it. Thank you, Mr. Chair. Just a quick comment. Kiva and I talked about this. I serve on the National Association of Counties Human Services team board.

[00:30:32] And so when everything was unfolding with SNAP, we were, I think it was daily, we were getting updates as to what's going on across the country. And what would inevitably, invariably, call, well, what would Kiva do? So it was like, what would Chesterfield do?

[00:30:48] So having you pop on and say, this is how we're handling it in Chesterfield, how helpful you were for the nation to be able to pull this together. So thank you for that. Thank you, guys.

[00:31:12] B, VDOT, GRTC, and CDOT annual update. Ms. Torres, Mr. Totten, and Ms. Walker. Good afternoon, Mr. Chair, members of the board, and the, what do you call it, excellence, excellence November.

[00:31:42] So I just want to say thank you. We're doing our annual transportation update. vdot representation is here we'll be following adrian who is representing grtc and is going to provide a transit update um so i just wanted to introduce them and thank them for being here so you can go ahead good afternoon uh members of the board and mr casey happy to be here i'm just gonna give you guys a very brief update um just updates from actually last year on what we've done in chesterfield county i'll give you a little overview of just grtc and what's

[00:32:16] happening in terms of ridership, and then get on specific to Chesterfield County. We serve seven counties within the Richmond region as of today, and that means specifically with services. So we have a mixture of different modes. We have bus rapid transit, which is the main spine that runs down the city of Richmond and has ends both in Orico County, and that's on the map in green.

[00:32:45] We have micro transit, which we have our Quilberdale zone, which we'll get into later within chesterfield county we also have our pow 10 zone that touches chesterfield county a total of six zones today five of them are part of our pilot and then we have our fixed route service as well as our paratransit service and express service we have a total of 161 fixed route vehicles and we are excited to say we have four 60-foot vehicles that are new as of this year and we have 88 paratransit vehicles and 12 of our microtransit linked vehicles. We had in fiscal year 25 a total

[00:33:25] of 12 million ridership as we say but those are unlinked passenger trips so it could be the same person riding multiple times. That is an increase of about pre-COVID we had about 8.5 million so that is a significant increase that we've seen with expansion into the counties as well as we've been zero fare since 2020 so people are out there riding GRTC. We have roughly about 94 million base operating budget and a \$43 million capital budget. This just kind of gives you a different view of just our services and the spans, all the ones I just went over. Two that I'm going to add

[00:34:01] on here, we have an agency that is part of GRTC called Ride Finders. And carpools and vanpools, they work with employers to set those up, or they meet at Park and Rise, and that's another one that we offer. And then we have a kind of a special service, an on-demand service that primarily serves the airport. So anywhere within our network, if you need to get to the airport between 4 a.m.

[00:34:24] and 6 p.m., 6 a.m., sorry, and 11 p.m. and 2 p.m., this is a voucher that is offered because a lot of vendors at the airport, they start their shift at 4 a.m., and our service doesn't really start until 5, and they had a big need to be able to get people to the airport. Our mission, connecting people to opportunities, and then our vision is to ultimately the whole vibrant Richmond region, and we are that her Inspiration Network that just connects us.

[00:34:55] So this is our board, and I do see an edit on here, so I apologize. But there's shareholders, our Richmond, Chesterfield County, and the last one is to be Henrico as members. So we have three board members from each of the jurisdictions. Some of you are sitting right here who are on our board.

[00:35:14] All right, so the Chesterfield County Service. So this highlights service that we may have specifically organized in coordination with Chesterfield County or service in the city of Richmond that has to make connections to chesterfield county so still serves the residents so we have our 1a which is a number just on there but that is the route that goes in midlothian turnpike and serves chesterfield town center as well as serves walmart way that went in in january 2024 so we are almost hitting two years of surface with that line it's gone by fast and it's sitting

[00:35:51] going really well and i'll get the numbers um next we have um our routes 2a and 2b um that also come from the city but go into chesterfield county um and around chippenham square and then we have our 3b and 3c um for those who may be familiar it started as our brand new route that happened to open march 16th 2020 um but that route uh serves uh the route one corridor um and ends at bright point uh it has a different name depending on if it's the weekend or the evening but primarily the 3b we have two express routes that serve um chesterfield county we have the 64 which starts

[00:36:29] in stony point for city but it does go um and serve bon air baptist church um so a big park and ride for chesterfield county and then we have the 82 express route as well that goes to commonwealth 20 and then the two zones that i mentioned as link so you probably can't see this very well but i'm going to just highlight a few things. So the ones in green are the ones that I just went over for Chesterfield County. But that one A I mentioned, you can see that people are using that service. It's about 180,000 riders and that's for a quarter. And that is increasing from the year before for the quarter. And that is a route that goes in the city of Richmond as well, but about

[00:37:06] 20% of that ridership is represented specifically at the stops in Chesterfield, but that's their destination. So the origin still benefiting both directions along the whole line. And then we have the 2B that I mentioned as well, good about 100,000 riders per corridor. And then 3B and 3C serve that right route one corridor. The route 1A altogether, I think is our third most used route behind the BRT, of course, being at the top. On here as well, we have the express routes,

[00:37:44] the 82 in terms of the express routes second most used express routes people are commuting from chesterfield county into the city of richmond our top one being the the one route that is in henrico county and chesterfield ridership specifically so those are all those routes together showing just the growth and i mean like i mentioned uh you can see a big jump in that 2024 year where that 1A went in and then growth from where we kind of started off slow with that

[00:38:18] 3B and the route one, but that's also picked up. So ridership has increased overall. And then this is just similar trend as far as growth for our overall system. But with expansion, I mentioned of just the zero fare, we really have seen just a lot of increase in ridership in the system.

[00:38:38] So quick highlight on Link. So the Cloverdale, we're working on that. These are pilots. So I want to go ahead and emphasize that we are trying to figure out what is that right model and these are two of our zones have actually happened to be within your district within your your county that we really are focusing on what's that right model so you can see October that red being kind of our goal within the within that zone has increased not on here but we've had discussions Schneider actually had brought it up to me at a TPO meeting expanding the zone because we're hitting all the activity centers but people don't live in the activity centers so we're looking at expanding it at least on the north side to be able to grab some of those neighborhoods

[00:39:18] so people can get a little bit more use of getting to the activity centers and back versus you're not going to go from one destination to the other if you're already within the zone. So we're looking at making that change. And then Powhatan, we already made a change where they were similarly just the activity centers. That definitely did not work for that rural zone.

[00:39:38] So it is now expanded to all of the county, but we realize that they need to get to Chesterfield. Um, so they, um, already could go to Westchester commons, but now they can go to, um, uh, the town center as well as they can go to, um, Johnson-Welles.

[00:39:54] So they're, I call them pockets, pocket zones. So people are using it. Um, the, it was showing about six people. And so we're at 12 and 14 still have room for growth. And we have another change. We're looking at kind of a model for what is, this really is truly a rural zone.

[00:40:10] So we're looking at doing more of a 24-hour, you could call in advance to schedule your trip, but still do the on-demand. So an added feature that will help them with those trips. And then paratransit specific to Chesterfield County.

[00:40:27] So this is the whole system. People use our paratransit within three quarters of a mile of our fixed route, which is the dark purple, that is required federally. And then you have the greater, lighter gray, which is all of Henrico County. so people can take a ride from let's say all the way on that bottom purple all the way to short pump today so we have that's called our care and care plus trips and then care on demand is we use on on-demand service called userve where you the the individual actually pays six dollars up to the first seven miles and then they pay actually additional anything beyond the seven miles

[00:41:02] and this is the chesterfield specific use so people in chesterfield are using our care or care plus service you can just see increase from september and through october and that just as expansion happened the it's required for us to provide that i know you guys also have access chesterfield um so both are options and then brief updates on just a couple projects within chesterfield county um north south brt the primarily piece of this that right now is um going from azalea up there neighborhood walmart up in henrico county on brook road the route would

[00:41:40] go all the way down through the city of Richmond. And then the end of a line is projected to turn around by the Kroger at Stonebridge. We are looking at this being a phased approach. So knowing we just put in that 1A, looking how it does first. So we call that the third version of our first phase as we're looking at funding. So the numbers you see up here are for that whole line, but we are looking at

implementing it in a phased approach. So \$360 million for all 12.6 miles. And the operating costs would be primarily that southern portion because today

[00:42:16] that is 30-minute frequency. And converting that over to basically 10 minutes is tripling the cost. So that's the largest piece of the associated cost with that project. We're in early design, so looking to go towards full engineering, hopefully the next fiscal year. We're applying for funds and then starting to apply for funds for construction. It's a very, very big project.

[00:42:37] And then shelters. This has been something we've been coordinating since the Route 1 corridor went in, now Midlothian Turnpike, but this is in progress, installation of a shelter. But so far to date, we've put in 10 benches, five shelters. We've completed this particular calendar year, three shelters.

[00:42:57] One is going through kind of the approval process for a shelter to go in. I know we're putting one more bench in as well. We'll just talk to Barb and Midlothian. So this shows where they're dispersed. Those are the two routes that I just mentioned on the map.

[00:43:13] So a lot of them on the Route 1 corridor so far. And this just shows full projection, not Chesterfield specific. Our goal is at least by 2027 to get 50% of our bus stops to have a bench or shelter. And we have funding secured for that to happen.

[00:43:31] And we have been, took us a little while to get it going with all the permits and getting the funds, the engineering. but we are now making advancements and our goal is actually 75%. So we'll apply for additional funding for additional shelters to get that last 25% in the future fiscal years.

[00:43:52] We're also doing, related to that, a pilot for lighting for improvements. And then the counties, Chesterfield, Henrico, see that as even more of a need. So we've done a quick survey using a technology that drives by and grabs pictures of all our bus stops to see what needs lights, and this shows kind of the area where we want to do the pilot of them.

[00:44:13] So working either with solar lights or we've had conversations with the Bingen and putting together kind of a task force with the jurisdictions to see what makes sense for kind of that core pilot, hopefully next fiscal year. So lights, safety. And that is my, I believe, my last slide.

[00:44:29] I guess I have any questions. Board members, any questions? Comments? So with the Cloverdale, I recently spoke with the Brander Mill retired men's club and they were very excited about the uh opportunity of possibly expanding into brander mill some because they were just like really they'll come and pick you up at the so um i i thank you so much for working on that because i really think that that's um gonna help there's a lot of older folks that are living in the brander mill wood lake area in that area

[00:45:08] um that i think would really benefit from it so yeah thank you so much for all you do Mr. Chair, thank you. I think it was the microtransit study started after the CVTA was created. Is that correct?

[00:45:26] Yes. And I think it's important for people to understand that because of the creation of the CVTA, working to fund GRTC, it's really helped for the GRTC to expand services to the community. Am I framing that right?

[00:45:42] The CVTA specifically? Yeah. Well, I mean, you all do all the work, but the funding... The funding has assisted, yes. The funding is allowed, for instance, when the microtransit studies were done,

and it's not just for Chesterfield, but there are other parts, Ashland, Hanover, Powhatan, others, that are now benefiting from the microtransit.

[00:46:07] And so we've seen many more options for the community to get transported around because of the partnership between the CVTA and GRTC. Yeah, I would definitely say that the CVTA was a catalyst for the conversations of service within the rules, and a fixed route bus was not going to work.

[00:46:27] So that led to the microtransit study to kind of fit a mode that would work for areas that were in a fixed route bus. So, yes. Thank you. Evan, it looks great. Thank you. I think we have VDOT next.

[00:46:50] Good afternoon, Mr. Chair, members of the board. Dr. Casey, glad to be here. Dale Totten, District Engineer for Redout's Richmond District, doing my best to fill in for Rebecca Worley, our Chessfield Residency Resident Engineer, who would normally be here, but she is on parental leave, as the saying goes, and we wish her all the best.

[00:47:18] I need to at least acknowledge, before we get going, a couple of staff members here. Scott Smizek is here with Heather Staten from our Central Office Environmental Division, working on one element of the two elements we're going to present today, as well as I have Mark Riblett from the Richmond District.

[00:47:35] I'll also note that he's a former Chesafeel County Transportation employee of 15 years. So he's happy to, he and I were both having some flashbacks coming into the room here. And Justin Pacin is here. He's our acting residency administrator from our Chesterfield residency and works with you and your teams and your citizens on a daily basis.

[00:47:54] So very glad to be here today. A view today is a couple of good news stories to provide some updates on. We are going to provide just updates on two elements related to the same roadway. One is an update on the environmental work going on for what the county affectionately refers to phase two of the pow height parkway extension that's the environmental work that's underway and then probably we'll save the best news for last and cover the uh pow height parkway toll decommissioning and to close it out as the saying

[00:48:28] goes to end on a high note but i will turn the floor over to scott who's been involved with this from day one and allow him to walk you through his presentation thank you good afternoon today's presentation is in some ways a preview for the presentation vdot will be giving the commonwealth transportation board or ctb at their december meeting the december meeting will be the fourth presentation to the board on this project we kind of sequence those to introduce the board to the project discuss the purpose of need which we'll get into in a few moments review the range of

[00:49:07] alternatives and in december we will go with what we refer to as our recommended preferred alternative to seek their action per the state code referenced on the slide for them to take action in january to identify the preferred alternative our study area for the environmental impact statement or eis is generally outlined in the oval on this slide we are aware of the phase one project that's going on that's depicted on this figure as well as the economic development projects in the area such as

[00:49:43] is Upper Magnolia Green, which is also on this figure. That all kind of informs the EIS study. A robust public involvement effort to date as we kicked off the EIS work in 2024. We had a virtual study introduction where citizens were notified of the opportunity through advertisements but could come

online at their convenience to read material and provide their comments on the scope of the study. We came back to the public again in October of 2024 with a in-person meeting in a 30-day

[00:50:19] comment period to help inform the range of alternatives that were considered in the EIS. This summer, Federal Highway issued their Notice of Intent, or NOI, which is the formal initiation, I'm sorry, of the EIS process. And then later this month, we'll start a comment period to inform the board's action, which will include a location public hearing in December.

[00:50:48] Our EIS process also includes continued coordination of federal and state agencies who are either involved in the EIS or will have some decision to make further on down the line in project development. That includes the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, and Virginia Department of Environmental Quality.

[00:51:07] We meet with them monthly to walk through all the different steps outlined before that we've talked to our board with. They have had influence and input on the level of NEPA document and the range of alternatives and the consideration of the other projects I mentioned before and how they should be addressed in this process. So I used the term purpose and need before. That is a term that informs the National Environmental Policy Act, which is why we're doing all of this.

[00:51:36] The purpose and need sets the goals for the study and serves as the primary criteria in the alternative screening process. So the alternatives that advance through the study must relieve congestion on existing roadways and intersections and must improve regional connectivity and accessibility between Hull Street Road and Woolridge Road. There are a total of four alternatives that are under consideration. The first is the no-build alternative, which is required for the National Environmental Policy Act. We then have Alternative 1A, which is depicted on this slide.

[00:52:10] That is a new four-lane roadway from Hull Street Road to Woolridge Road, which includes the reconstruction of a planned two-lane access road along that same corridor. Alternative 1B has some variation of the northern end, as you can see, but otherwise mimics Alternative 1A.

[00:52:30] And then finally, Alternative 4 includes adding an additional lane in each direction along Hull Street Road. The environmental review process where we're going through the agencies I mentioned before, their regulations require them to look at some type of alternative that is simply an improved existing.

[00:52:49] They have to have something that isn't just all on new alignment. So this alternative serves that purpose of giving the other agencies an opportunity to see what something like that might look like. It does not mean it meets the purpose and need or the goals of the study, but provides the necessary comparison for other agencies.

[00:53:07] So our intent with the December CTB meeting is to recommend Alternative 1A as the preferred alternative and seek the board action on that.

[00:53:24] This slide, again, summarizes what that alternative consists of. A lot of information on this slide, but it is a summary of the impact and cost analyses done to date to inform the environmental impact statement. I won't jump through all of these numbers with you, but I will point out some important factors.

[00:53:45] the total acreage of the different alternatives. Alternative 1A has the smallest footprint which yields less impact to private properties and a lower cost with relatively equal wetland and stream impacts. That will of course be important in getting permits down the line so we do keep track of that. So moving forward as I mentioned before we will hold a location public hearing to inform the board's action that hearing is set for December 9th. We would seek the board's decision in January. And if all those items line up, we would see an EIS release for public

[00:54:23] availability late 2026 with a public hearing and a Federal Highway NEPA decision anticipated for mid-2027. This concludes my part of the presentation. Sorry. Mr. Chairman. And just for disclosure, tonight's agenda on the consent has a resolution in support of 1A. And again, that's just part of our role in the process. So just for transparency's sake, there is an agenda item tonight.

[00:54:52] Mr. Chair, we'll be glad to take any questions before I move on to the second part. Any questions at this point? You said you're making a presentation to CTB in December. What location is that made at and what date?

[00:55:09] December 9th. So where? VDOT Central Office. Okay. All right. I believe that'll be work session on the 9th, and then it'll be considered for adoption at the January after the public hearing. I got that right. But that's at the VDOT Central Office downtown Richmond on Broad Street.

[00:55:29] Thank you. Any other questions? comments? All right. Thank you. So we'll move on to the second item to cover, the Powhite Parkway tolling decommissioning. A little background for those who might be interested. Boy, that's a lot of words on that slide, even from here. So the existing Powhite Parkway constructed in three different segments, beginning at the Chippenham Parkway and working our way south and west,

[00:56:03] original 9.1 miles to route 288 the additional extension beyond 288 to where it ends right now the limited access for the pow height parkway actually ends just east of the brandon mill parkway intersection the third segment was connecting the pow height to the 360 interchange those of you guys who are here it's before my time in virginia construction began in 1986 was completed in 88 and opened to traffic in September of 88 you may remember this project had lots of funding sources a lot of cooperation between the county and

[00:56:43] the Commonwealth to get the roadway built the bottom item there is really what we're here to talk about the current projection of the tolls through December of this year or excuse me through December of 2026 well I got to get that right 2026 uh is anticipated to cover the cost of the remaining debt service as well as the cost to decommission the um the toll facility that removes the structures improves the pavement or changes the pavement removes existing excess pavement so we're kind of threading the needle i need to note that the tolls that have been paid on this facility since its existence have all gone

[00:57:22] to debt service they have not paid for maintenance maintenance paid for out of our regular ordinary what we would call our program 604 maintenance budget. So that was, I believe, a commitment, again, before my time, that the tolls would go to debt service. That commitment has remained.

[00:57:38] If I am not mistaken, the tolls have stayed the same value on this segment through its entire existence, if I am remembering correctly. So we're at the place where we are going to be at December of 2026 where the debt service will be paid down and we will have enough funding to decommission the facility.

[00:57:58] So that's really what we're here to talk about today. Okay, so as part of this effort to decommission, we are working through a project, and I think it was important to share our vision of how we saw this project come into fruition, and that's really dealing with the decommissioning portion.

[00:58:19] So we've already begun the survey to develop engineering plans. We're at about 10% complete at this point. We have some additional work underway that will go through February. We expect to work our way through 30% and 90% and really be ready to advertise the project by October of 2026.

[00:58:38] So that's a little bit less than a year from now. You may be asking how we can move so quickly. A couple things will aid us to this. If you think about the facility, it's a limited access facility. There's not right of weight. It has to be acquired. There aren't utilities that have to be moved.

[00:58:55] We're actually going to be shrinking, if you will, the existing pavement there. So it's really what we would characterize as a very straightforward project. Assuming we get good bids in the bid letting next fall, we would see this being a one season project during the year of 2027.

[00:59:12] I do want to note that the thought and the approach we're taking is that assuming, again, we get good bids, we would be decommissioning or no longer taking tolls in December of 2026. so that means there's going to be a bit of a transition period for how the roadway looks and operates now to what it will look and operate at the end of the project we'll have to do some interim improvements pavement markings maybe a little bit of pavement work haven't gotten all those details down the idea is to get to where as soon as we can remove the tolls we can and then

[00:59:47] folks will be still be able to use that roadway it'll remain in service as a a non-toll facility or toll-free facility at that point so that that's sort of the schedule my L&D engineer Scott Chapman always believes every time I meet with me he starts off by saying bottom line up front so I figured for you guys time is probably the most important thing so that's why we're looking at that slide first or close to the front a couple of sort of details to think about just regarding some of the construction things at the main toll plaza that's west of the

[01:00:26] courthouse road interchange will rearrange the existing configuration to match the overall typical section of the roadway so think of the typical section is the the four lanes that folks use when you're not at the toll facility the goal is to have once those toll facilities are removed it will look up look act and feel like a four-lane roadway it won't look like look act and feel like a four-lane roadway that used to have a toll facility you'll see some modifications to the acceleration and deceleration ramps they have to meet standard if you were to think about that toll

[01:01:02] plaza it's kind of in a valley one of the things that will have to be done is we actually have to be able to move at highway speeds we'll have to kind of eliminate the dip in the bottom right where the toll booths are so there's a little bit of corrective work that needs to be done with the pavements the big focal point for us is that one of the big things will be undertaken is to really remove pavement if you next time you're through and look at these toll plazas you'll see there's an expanse of pavement that's there that honestly will no longer be needed so we're going to do our best to minimize the amount of pavement that's retained to really have a good four-lane roadway

[01:01:41] good shoulders to serve those folks that drive it and really not have a bunch of extra pavement out there that costs money to maintain it should help us with things like impervious area perhaps to a certain degree and should be a better better situation the last bullets kind of an important one of the other

things that will be happening currently we will we our plan is to relocate our what we call an interstate maintenance office it's it's kind of an equivalent of the residency that's our interstate maintenance office operates out of the Attlee area right now just up in the

[01:02:16] just north of 295 offer route one they serve the entire Richmond district all 14 counties, all the limited access facilities, that's I-85, 295, 95, 64, Powell Height, Chippenham, 288. And by us relocating them from Attlee to this location, we'll actually put them in a much more central location to provide better service across the length of the district. Those folks manage about a little over 2,000 lane miles across the district. So if you're more of a graphical person so this is sort of an overhead shot i apologize if the colors might be a little glaring

[01:02:56] um trying to uh so if you think of this uh red and orange is is kind of your existing pavement uh green is kind of an area where you may have paved shoulder blue is areas where we'll be removing pavement so i think this is again west of port has you get kind of a flavor of we'll be taking out substantial amounts of pavement to really improve the feel and the operation of the roadway i think it will function a lot better once that goes through believe me we struggled on the right way to show that so just full disclosure go ahead it looks like you should

[01:03:33] have on those 3d glasses yes it does and realize part of it is it's blown up um so that uh so go and move into the courthouse road toll plaza um these are more of the off-ramps uh and connecting to and from um we're going to utilize as much of the existing configuration removing excess pavement again modifying the acceleration and deceleration lanes where needed and remember these locations the acceleration and deceleration lanes are separated by an existing median barrier they're going to remain separated we're going to we're going to keep that in place we also have a

[01:04:10] vertical geometry connection that we need to deal with and again we're going to remove that excess pavement this will get redundant very quickly put on your 3d glasses you can see again there's your toll booth plazas you can see changes in orange to the the on and off ramps and the blue removing the excess pavements and buildings etc from from this situation I will tell a little bit on mark riblet mark shared with me that his first assignment as a Chesterfield County transportation employee back in the early 80s was to attend a public hearing for the Powhat Parkway where he

[01:04:49] had to work with citizens to talk about how much of their rear yards they might potentially be using and here we are some years later talking about removing tolls Midlothian toll plaza is similar again removing excess pavement acceleration deceleration lanes modified we are going to keep that barrier separated that's just the right thing to do again we have the the Midlothian toll plaza is the one if you think about the dip if you leave you're kind of going uphill and it flattens out going through the toll plaza and then there's a there's a vertical that if we were to leave it there without modifying it we

[01:05:27] might have a dukes of hazard situation so we're gonna take care of that and then again remove an obscure so again here's a just an overall view the blue again is what's going away in the orange and orangish color is sort of the improvements within the existing so that's sort of the summation so the key takeaways December of next year is our target revenue projections look like that's sort of the nexus where we have enough revenues to pay off the debt service and have enough to fund the project we are targeting a an October

[01:06:07] advertisement for the construction package when we met with the county staff last week I believe one of the things we talked through was you know if we didn't get great bids for some reason right

now the our bid response is pretty good we're getting very favorable responses but if we if we didn't for some reason we would then just look and say what does that mean from a revenue collection and it might mean we'd have to continue revenue collection for a short period of time perhaps to to be able to just sort of cover that cost but we're gonna allow the the market to drive that drive that decision we'll

[01:06:46] continue to partner with the county as we need to but to me it's a really good story about long ago transportation commitments finally coming to fruition and with that, Mr. Chair, I'll close my remarks and be glad to take any questions. Board members, any questions or comments? Mr. Chair. So to simplify, in December 26th, the toll goes away, and in 27, you normalize the road so it looks like the rest.

[01:07:14] Yes, sir. That's it? Yeah. Nice slides, though. Mr. Chair. I want to thank Mr. Tottenham. Also, one of the things we had talked about out is, you know, toll collectors that, you know, we need to just be mindful of them and we will, we worked with them in the past and we'll work with them in the future. There's transition jobs they can have, but having them stay on those jobs till the end is important to the functionality of the toll system. But we're here to help and assist any worker transition for openings we may have.

[01:07:49] I know that's a large entity too, and I know that's important, but I did want to express that you had expressed an interest in those employees and so have we. Yeah, thank you for bringing that up dr. Casey yeah we we are already engaged with the employees we're trying to be as transparent as possible and we do have several employees that are eligible to retire and that that's be the approach they take but our goal is to at the end to find a home for those that want a home and certainly there's there's opportunities in the marketplace now whether that's for us or localities and but there's an active dialogue with them that's something that

[01:08:25] we value those employees. They're state employed. You know, listen to you guys talk about your environment here. We share those, a lot of those same values with our employees. So it's important to land softly with those impacts. So, and Mr. Carroll, you're right. I could have done two slides and got you guys 10 minutes back. This is so perfect. And then, I'm sorry, my last comment though too is it goes without saying the removal of these toll booths is purposeful in also talking about the toll wide extension because there has been discussions where people talk about well

[01:09:02] are you going to toll all the way to whole street could that help finance part of the infrastructure yes does it divert people off of the roads which is not what we want the answer is also yes so by the physical removal of this and the cost to remove it it does go without saying that chesterfield county will not have any toll booths within the entire county once these are removed so i appreciate you i'm i'm on the rmta board and i appreciate the fact that um we had to do the similar thing when we're because we're working towards the open tolling and so we've

[01:09:38] been having to transfer a lot of people and there were a lot of folks that were ready to retire and so but finding positions for people that wanted them is so important and i appreciate that thank you so much i'll just pick up what jessica is saying don't forget about bright point and we'll be able to do some training there um and do career counseling there so we can figure that out from there too. I should have said just it's about 16 or 18 total employees that are impacted somewhere in that general neighborhood so. All right well thank you. Thank you very much your time and the

[01:10:14] partnership as always. Have a great day. Thank you sir. We're good. All right. Fantastic. D. Human Resources Annual Update. Ms. Martin Selby. I'm so sorry. C. Libraries Update. Dr. Mabe and Ms.

[01:10:53] Jensen. Thank you very much Mr. Chair, members of the board, Dr. Casey for the opportunity to give you an update on successes of the chesterfield public library carol and i are going to review some

[01:11:27] data and some stories about our library operations i think you probably obviously know that there we go ccpl or cpl is a beloved public institution comprised of branch libraries professional and technical staff materials of all kinds for all ages and all needs and programs that inform educate and entertain this is all easily available to everybody in the community without a fee however

[01:12:04] the library is not about its staff its services and its resources it's actually about and i turned it off see i still am doing this wrong that's what i was pressing yeah see there you go pretty good huh it's transportation's fault you should watch out for those toll booths now the library is about it's about its people the library professionals who develop and deliver program services and one-on-one learning opportunities and technical assistance for the library customer but it's also about the

[01:12:41] customers quality of life much of our impact is on literacy everything we do is about learning but consider some of the programs that we offer that actually make a difference in the quality of life we do pre-k story times it actually introduced the love of reading to our youngest residents. We provide author and local visit fairs that actually encourage people to not only use books to buy and collect them. RVA Basics, which supports the learning and the reading and the applying of reading skills to life. Our summer learning program, which definitely reduces the summer slide. We have a unique matchbook service

[01:13:20] that connects customers with books and that match their interests. Book bundles that actually literally provide collections in a single bag and then book groups which actually encourage people that read similar information to get together and discuss what they've learned or read. So how well are we doing? I'm going to let Carolyn tell that part of the story. Thank you Mike. Good afternoon everyone. I'm going to provide an overview of our system's performance over the past year and the past couple of years from the numbers perspective before Mike speaks more to the human side and the

[01:13:54] public side of what we do. So to sum it up, post-pandemic business is booming. All major metrics we use to gauge performance are headed in the right direction. This year we saw about 2 million checkouts, about 1 million in-person visits. That is very close to or exceeding pre-pandemic numbers. So we're very happy about that. You'll notice, I know it's small, but you'll notice in 2024 a slight bump there in in the numbers and that was due to Midlothian opening if you were there on that day you know how many people were there very excited

[01:14:31] still continues to be our highest usage branch wise they had their biggest summer of the year this past year so overall we're very happy with 2025 where we're headed especially since one of our branches as you know La Prada has been closed for just about the whole year so that's performance from nine branches, essentially. A similar pattern with library cardholders. We have nearly 100,000 non-expired cardholders in the county right now. We're signing up more people than ever every day.

[01:15:04] In 2024, again, slight bump, and that was because we had very special commemorative Midlothian library cards that people turned their old card forward to get their brand new card. It means that much to them. It was very special. We're still above 2023 levels. Signing up card holders and getting a card holder to everyone in the county is an absolute priority for us.

[01:15:25] We really do believe that if you do not have a card and you don't use the library, it's probably because you don't know all the things that we do. We do a lot more than we used to, and we offer more of a

community center approach than simply a learning institution. Similar trends with library programs you can see the blue line is the number of programs the orange bars are the program attendees so I really enjoy the fact that yes the number of programs is going up but even more important is the number of attendees it means we're reaching more people we're reaching newer people and it's a good

[01:16:03] investment of the time that is spent library programming which Mike will absolutely speak to in a few minutes encompasses as you know arts culture history, STEM, general learning programs for all ages. Many of the programs that are included in this graph are storytimes.

[01:16:20] They're children's storytimes geared towards young children, helping them develop literacy skills, learning skills, prepare them for entering school. We add storytimes all the time and they consistently fill to capacity. I don't think we could ever have enough resources to provide all the storytimes that the community wants.

[01:16:39] And that is because they recognize the importance of that foundation for children as they're entering the school. Developing that love of reading and learning is one of the most important things you can do for your young child.

[01:16:58] Collections, the graph that you're seeing there with the orange and the blue shows our circulation. The blue is our digital circulation and the orange is our print circulation. So it is definitely true that, especially since the pandemic, our digital circulation has been increasing.

[01:17:16] It used to be about 22% of our circulation, it's now about 38% of our circulation. That's a great thing, it's also an expensive thing. As you know, we've talked in the past about how digital materials cost more, but that is how people are wanting to read.

[01:17:33] At the same time, that's 1.2 circulations of print materials, so they're still reading print materials, and people like to get the materials a number of ways. So it's a constant balancing act in how we spend the dollars in the collection. The performance of the collection, I would note that our turnover rates, which is basically how many times an item goes out in a year, so like, you know, 12, if it's a month checkout, say approximately, 12 would be, it's checked out constantly.

[01:18:03] We're between 9 and 12 for new materials that we purchase, which means we are buying the materials people want, and they are continually being checked out. So again, speaks to the efficiency and to the performance. We also offer, if you don't know, we offer non-traditional collections or a library of things, if you've ever heard that.

[01:18:21] It's the same principle of having a collection of items that people can share as a communal resource, but they're applied to other items. And so we do that with things like STEM kits, with toys, with museum passes, with nature backpacks, and they're very, very popular, very consistently checked out and almost always holds on that collection.

[01:18:42] In other collection news, one of our major vendors, you may have heard, Baker & Taylor, recently declared bankruptcy. Definitely sent kind of shockwaves through the library world as it was kind of sudden for some. We had been paying attention, so we had already been exploring other options, and we are placed very well to shift our business over to our other vendors.

[01:19:05] So it should not be an issue for us. I just wanted to report out on the holds mitigation funding impact. If you remember, about five years ago, the board very generously approved an increase to our

collection budget to reduce our hold queues, which is how long you have to wait for an item that you have placed on hold coming into the library.

[01:19:29] At that point, our hold queues on print material was eight to one, which meant you would wait for about eight months. We put forward the argument that customer service would look better if we reduce those hold queues. And in fact, we have achieved five to one hold queues with that increase in funding.

[01:19:48] It is more expensive than the \$375. We predict that will increase over the years, but right now we are managing that very well. So thank you for that. One last item related to the collection I wanted to mention is that we are going to be, in the name of efficiencies and responsible use of the resources, we are going to be trialing with a vendor called Unique Services Management.

[01:20:14] And that is a third party that follows up with the accounts of library card holders where the materials are long overdue. And so that would be an attempt to get those materials back to the library so they can be enjoyed by everyone and just shows we're protecting the resources.

[01:20:29] It's not a problem for us, but just in the name of efficiencies and good stewardship. Once again, very small, but I'll call it out for you. benchmarking data, this was shared in a recent collection audit. We met with the budget audit committee. The audit department spent a lot of time looking at our collection practices, at our selection, at our spending, our maintenance of the collection. We got commendations, very good comments on that. In fact, one note that was funny at the at that meeting was that they searched for a bunch of books in the library and they could only not find two

[01:21:08] And even then, that could have been in someone's hands in the library quite possibly. So we were very pleased with that. Great use of the resources. I want to note that at the top, you've got expenditure per capita, and we are at the bottom of that chart, but we are middle of the road on circulation per capita and visits per capita.

[01:21:29] So this is demonstrating the efficient operations and the prudent use of dollars, and it's turning per capita spending into strong performance on CERCs per capita and visits per capita. So we're doing a lot with what we have.

[01:21:48] We have a robust customer survey program. We survey every single cardholder that we have at least once a year. We ask them, would you recommend our library system to others? We have a score out of 10 of 9.47, which is extraordinary.

[01:22:04] It is a wonderful, wonderful score, and it's because people do love the library. The high scores almost always stem from an appreciation of staff and the customer service. That is the thing they appreciate the most about the library. We tag every comment we get, every suggestion we get.

[01:22:21] If it's something that we can implement immediately, we do it. We pass it on to management. We pass it on to staff. If it's something that can be done, we absolutely do it. If it's longer-term solutions that are needed, then we put that into our strategic planning process, and we work on those. And finally, speaking of staffing, I just wanted to note for you that maintaining that level of customer service is our number one priority this year, which translates into, from our perspective, funding our current part-time staffing complement.

[01:22:53] As you also know, we have started a part-time, well, started, we're in the middle of a part-time to full-time conversion of staff. We had a ratio of part-time to full-time that was not where it should be, was basically 60-40. the wrong way, 60% part-time, 40% full-time.

[01:23:12] With additional funding approved by the board, we went through four years of transitioning that and we flipped that ratio, which is a great thing. It still means that we have 40% of our staff that are part-time staff and those staff, for various reasons over the past few years, they have gotten more expensive.

[01:23:30] Those positions, the PCNs have been reduced, but the positions themselves have gotten more expensive. So while we are very committed to continuing the increasing of the part-time and reducing increasing of the full-time and reducing the part-time ratio, really what we want to do is just maintain that 169, 170 FTE staffing level, which we have experienced over the past few years.

[01:23:57] And now I will turn it back to Mike. So what are we doing with the staff in addition to, what are we doing with the staff in addition to helping with the information and learning needs, they develop, implement art and cultural programs that meet the needs of the customer.

[01:24:14] We do that on our own, but we also do it with other agencies and other partners. One that we want to sort of highlight is with Cooperative Extension, their demonstration gardens to the side or to the outside the Central Library actually are a pretty good learning institution.

[01:24:30] We actually participate with that. There's an awful lot of gardening tactics and things that are replicated, and we make sure people are aware of that. We also, though, offer maker programs that actually incorporate innovation. We have hands-on programs that incorporate creativity.

[01:24:48] We actually, the library staff, are actually doing hands-on stuff with passport and notary services. We're trying those out. A couple of comments from customers that actually complement us on the program. One customer said, this program was amazing. I told my friends about it, and now I look up every program you have on your schedule on a regular basis.

[01:25:09] Another one that actually highlights the kind of customer that comes through more regularly uses our services in all locations. She says, my daughter had a blast learning about one of her favorite topics, and I love the opportunity to supplement our homeschooling with educational and social events.

[01:25:27] There's also specialized programming. One particular program called Open Minds Through Art, or OMA. This is an intergenerational art program for those living with dementia.

[01:25:43] The program actually pairs intergenerational volunteers with adults living with dementia. I suspect some of you may have attended this. It's a very fascinating program. In fact, it's been very popular. I've attended that. There's an awful lot of comments about that particular program.

[01:26:00] We also, though, have author events. One particular one we'll highlight was Sharon McMahon. She's an author of some note. We actually have that scheduled for the Beulah Recreation Center, but it was so popular we had to move it to the Manchester Middle School to meet the population size.

[01:26:21] A particular customer there said, I felt proud and excited that Chesterfield Public Library prioritized an event of this caliber. Sharon is a national treasure, and I'm still in shock that we're able to see and meet her in Cheshirefield. I'm going to suggest to you that she wanted to come here.

[01:26:37] It is not just about we were able to get somebody coming through. They're anxious to come through because of the type of library system we are. We also have a lot of other partners, some that I'll highlight. Our friends of the library is certainly a priority for us. They do the book sales.

[01:26:53] They help us fundraise. They promote the library in the community, schools. We certainly support their curriculum and help them with the summer reading or the summer learning partnerships. The Rotary has been a very popular partnership with us of late. More recently, they've actually raised funds for us to develop homeless care kits that we are now able to distribute at all the branch libraries.

[01:27:17] It provides information and help to the homeless, you know, socks and the hygiene kit and so forth, plus information that talks about where else they can get access. There's also the Basics, which is a coalition of private and public partners that we actually help.

[01:27:32] They actually sort of feature us as a prime mover and shaker in their particular area. In addition to the partnerships in that way, we just happen to have those 10 locations that make it easy for customers to get access to a resource or for us to be able to be a partner with somebody who's collecting information.

[01:27:53] So our own community services department actually proactively seeks opportunities to partner with other community departments. For example, they're currently in conversations with the Chesterfield recovery court to find ways to support participants through the library services.

[01:28:11] I've already mentioned the rotary, all locations are now distributing those car, those care kits. We also have some others just to highlight, you've already heard from the Chesterfield food bank. one of the distribution points for them for food distribution drives. Hygiene supplies, we help collect material for the mental health support services. Sleeping bags, gloves, hats, socks for the homeless population. We collect school clothing for the communities and schools and then school supplies for the Chesterfield Airport who's collecting that. We also provide innovative

[01:28:46] programs and services. I'm going to suggest up front that starting in 1993, the Virginia Library Association defined or dedicated a particular award called the Librarian of the Year. Chesterfield County has been the recipient of that a handful of times staff here. In 2021, Dana Bamba actually won that award. More recently, this is Dana.

[01:29:13] She's right here. More recently, Kelly Stevenson, another librarian of ours, won that award in 2025. Again, you heard the data. We're sort of low on the side of the funding, but we're high on the side of delivering the service. And it shows because we hire really creative staff who are able to really make the best of those resources. We did win five NACO awards and one VACO award in 2025. One I'd like to highlight is actually, it won the award for this, get this, innovative in process, community engagement, community partnership, partnerships, learning, and literacy

[01:29:49] programming. That's an awful lot of stuff stuffed into one, and how did we do it? Chesterfield Library launched a targeted outreach program to address access barriers for predominantly Spanish-speaking residents of the Greenlee Mobile Home Park, utilizing census data and ArcGIS mapping, the library identified this community as a good location to host quarterly pop-up library bilingual community engagement events that actually increased the library card signups in that particular community by 47% and checkouts by 41%. We also eliminated the fee, the late

[01:30:29] fees, so the pop-up events, collaboration with partners like YMCA and library fostered trust and expanded its outreach. This data-driven, community-centric model demonstrates a reclubical, that's what they like, strategy for extending library services to more residents, significantly enhancing community engagement and inclusion.

[01:30:51] Again, we have great staff that use all the resources available, the data made available, and come up with great things. Finally, our facilities, yep, the Pratt Library is scheduled to reopen in February. That's with an interior redesign.

[01:31:07] It's going to have a larger meeting room and so forth. That renovation was actually incorporated through a robust community engagement process. We included the community in the process of what needed to be done in the building. So we think we're giving a building back that actually reflects what the customers are interested in, in a library facility.

[01:31:29] That meeting room was actually also used during the election. We understand that one in five early votes were cast at a library. We're really proud of our ability to do that. The new Enon Library, which is going to be adjacent to the Elizabeth Davis Middle School, that also included this robust community engagement process.

[01:31:51] This project's currently in design development. The bidding and procurement's supposed to happen by mid-September, and we believe completion will be done and operating by December 27. A few others just sort of on the fringe.

[01:32:09] Chester Library is scheduled for some major maintenance and renovations. We think that'll take about six months. Etrick Matoica will expand from 8,000 to 20,000 square feet. That's our standard approach for libraries now. Personally proud of that when we get that one done.

[01:32:25] Everything I started with is now 20,000 square feet. The Western Hall Street will accommodate growth in that particular area, but also it'll alleviate the impact on Clover Hill and North Courthouse, which are our two more busiest branches. We're also looking at the future to kind of redo something at Clover Hill and maybe even at Bonaire.

[01:32:46] We are also in the early stages of raising money with the Friends for a mobile library and outreach vehicle that'll allow us to kind of get into those pockets of areas, much like our program did in Greenlee. It will have material, technology, staff, and so forth.

[01:33:03] We're just in the early stages of that, but we're very positive about the impact that's going to make. We'll sort of end with a picture of our, it's the way you push it, with the folks who were the winners in our summer learning game winners.

[01:33:21] We started with a total of 10,000 people who registered. That's actually up 27% from 7,800 from the year previous to that. that's sort of our story and we're sticking to it questions i know it's a really good story so so la prod was originally supposed to be january we're off we're off now is that i'm sorry i'm doing what was written on the page oh clay bowls is responsible thank you mike and if

[01:33:57] elected i promise that the construction will be done it's the move-in period that's pushing us back a little bit but we'll be ready for uh we'll be ready for february okay so also um short timers can make those statements yeah so also um with the mobile carts maybe one of our um ambulances that are passes

like they did with merv would be an awesome vehicle to possibly we have one okay yeah we they have already donated one to us we're raising funds to either renovate that or buy a

[01:34:36] new they're almost about the same cost so we're in the process of we drive that thing out and it captures everybody's attention and they're anxious to donate okay once we have the right amount of cash and we feel like we have the right approach then we'll make a final choice of whether to renovate what we currently have or buy a new so you're able to wrap it like to make it look like there's a company in ohio that actually takes old ambulances and wraps it and makes it just like what we want it to be.

[01:35:06] When will the design be ready to view for the expansion of Edrick Matoka Library? I'm going to still say Clay probably is more appropriate for that.

[01:35:25] Those are a ways out on the bond projects. We haven't really engaged in that yet at the staff level. The design has not started for that project yet. I think we're probably about a year out from that one starting. But we'll follow the same kind of engagement process that Mike described on the other facilities once we're ready to kick that one off. For the new and the western part of Hall Street, we already have a great design in the Melothian or even the Enon. So perhaps we'll be able to use one of those instead of having to pay to have another one done. Yes, sir. I think they could potentially be just tweaked for that use. Yes, sir. I'd rather

[01:36:02] be able to do that. Those products are both great. There's no sense having to spend money to have a redesign. We already have two great projects to look at. Yes, sir. Can I add to that? The Enon model is different for us. Carolyn's led the charge on that. I think that that is an example of the future of library facilities in Chesterfield County. It complements what we already have by giving a lot of space and airiness inside, but it allows us to kind of highlight specific areas that are unique to specialized populations, seniors, children, and so forth. So Carolyn's done a great job working with the community.

[01:36:42] We're going to use some of my district improvement funds to put a trail around it, too, so that library. Really, one of the things y'all said was that the libraries are really becoming more of a community center, and that's what, as I looked at the E9 design, that's what came to my mind when I visited Midlothian when it opened.

[01:37:05] and that's what came to my mind is community centers that have books and other programming, not necessarily what most people would think of when we were kids for people, you know, that had been around for a minute. It's just a different look.

[01:37:22] Like if you go to the current Enon Library or the Motoka Library, it's more of a feel of what you might think of from when you were younger. But today what we're putting in is really community centers that are going to do so much more and bring so many more people in.

[01:37:41] So I'm excited about that, and I appreciate how you do it with such efficiency. Thank you. You guys have something with one? Yes, sir. Mr. Chairman, members of the board, Dr. Casey, if I can, just as a quick addition to this work session, It's my great pleasure to recognize Mike as he will be retiring on December 31st after 23 years of dedicated service to the county and citizens.

[01:38:12] Before I do that, though, I'd like to also recognize Joan, his wife, who's with us today. So I think without question, Mike has really made a mark on the county in this library system. Looking through his resolution, just a few highlights.

[01:38:30] We talked about facilities a second ago, but quantifying that, we're almost doubling the amount of library space per capita during his tenure. Multiple renovations, rebuilds in the construction of a new facility.

[01:38:47] Programming-wise, lots of examples of improved service delivery, a roaming customer service model to actively engage the customers out in the libraries as opposed to them having to come to the desk maker spaces business development suites improvements in technology customer service community services department programming and in many many others i think also as was mentioned mike has really fostered the growth of the professional staff in the library adding degreed managers assistant managers and customer service

[01:39:25] supervisors um and and i think too as a you know reflection of that uh the library has grown locally regionally nationally uh as evidenced by 65 professional awards from groups like naco vaco urban library council virginia library association all of that culminating in in our libraries being named 2022 virginia library association library of the year all of that coming right out of the end of a pandemic when service delivery always wasn't so easy.

[01:40:00] These are just a few of Mike's accomplishments. I'd like to personally thank Mike for all of his help when I came into this role and teaching me how libraries work. So I personally appreciate that. But with that, Mr. Chair, I'll turn it back to you for any comments. There's any other questions or comments?

[01:40:42] Thank you for all that you brought to the county, Mike. um i think you're just we can see how much it's meant to you just to be here and we greatly appreciate you putting your heart and your knowledge and your um i've talked to several people down at the chester library about how you affected that that grandma and grandson that were living in the vehicle i mean you're i see your heart and i appreciate it thank you so much sir i just want to say that um i probably wouldn't be here today if it wasn't for chester county

[01:41:17] libraries i spent a lot of time in the library um i went to manchester high school and after school i would go there it was a good quiet place to to read and to study and a lot of great people there to help me find resources for research and um you know i'm grateful for the community um that the library has helped so thank you so much for your service and those that um that work with you every day. Thank you so much. Yeah, I just want to say thank you for doing a wonderful job. You

[01:41:52] know, a lot, if you look at the information that was provided, you know, some who believe that the libraries are of the past and not of the future, and they believe that not many people utilize the library system anymore, and those numbers show that it's just absolutely not true. And having worked the polls at one of the libraries at Clover Hill many times, having to listen to the people coming in and go, when is this going to be over? Because I want to use the library.

[01:42:19] And how many people are actually coming in to utilize the library. It's really something. And a lot of it has to do with the creativity and how we're actually utilizing those spaces to engage with the community. And you've been in charge of that for a long time. So you've done a great job. So you have a lot to be proud of. And I know you look forward to being able to just go sit in the library and not necessarily really going, hey, you're supposed to do this, right? You've actually been able to relax and

[01:42:50] enjoy. Congratulations. Thank you, Mr. Chair. I want to share a story in that typically when I was elected, I would have my meetings to gather. And I was kind of hesitant about moving it. And Dr.

[01:43:07] Casey made the suggestion, why don't you try the Midlothian Library and see how that works? Now I'm in the library practically every day. It's vibrant. It's alive. The kids, everyone is in there and just walking into and not always when I walk into staff know that a supervisor just walked in and it's the same all the time, smile, happy, welcome, and it just, you know, Dr. Casey was absolutely right on. That's where you have meetings, so thank you for that. All you.

[01:43:39] Before the chair may close this out, I just do want to personally thank you. I mean, you've made the county better. You've helped that morale factor. Your employees, I'm sure, are heavily respondent to those surveys so um thank you on behalf of the county for instilling that morale all the way through the chain and um thank you for your wife for enduring a two hours of work session so uh i don't i don't think my wife would make it this long but um but i will say my last time i visited the library just as an example what libraries are um there was a a class that was

[01:44:15] painting uh that uh had dementia and they were you know mentored and tutored and by volunteers but some library staff and they had a gallery showing of their artwork and these are people whose future days are tougher than their past days but um that particular day they were just like happy you know adults thinking that they've done something great and and honestly the artwork was off the charts and so it was just a proud moment for children of these uh parents who who may have been suffering from dementia you don't do that at other libraries in other localities so thank you

[01:44:51] When I heard you were retiring, I called my college roommate, who's a librarian. He works at a university. I said, oh, there's a positioning opening up here in Chesterfield. His response was, there's no way I could do it. No way, because it means interacting with community every day in, day out, which could be very, very challenging.

[01:45:12] And he just said straight up, it takes a very special person to do the kind of work you've been doing. So thank you for that. I want to thank you for setting a high bar and a deep bench in your department.

[01:45:28] When we hear that a department leader is looking to go to the next place in their life cycle, which I guess for you could be retirement or travel, whatever you're getting ready to do.

[01:45:46] For us, the first question we have is, uh-oh, is everything good? And we've been very pleasantly happy with all of the benches that our department heads have set.

[01:46:01] But you're one of those department heads that we really appreciate how much work you've invested into the people below you so that we can have confidence when you retire that we're going to continue to have wonderful reports like this into the future. So thank you for that word.

[01:46:21] So I am an emotional person. I apologize. I am a storyteller. I do want to share this with you. My introduction to public libraries was that when I was four years old, my mother took me to the local public library that had opened in Parma, Idaho. And at that time, I selected a book called Time of Wonder, Robert McCluskey. Those of you who know children's books, he's a wonderful author. He painted. This was a great picture book. I took that home and turned those pages over the next week I mean introducing the Penobscot Bay to a

[01:46:59] boy who was in landlocked Idaho potato fields all that you could see this this introduced me to an idea that I didn't even know so I was an immediate immediately in love with books and with public libraries when I took the book back I asked the librarian if I could renew it she said no some other little

boy or girl needs to have that book also so I watched her check it in put it on the new bookshelf, and then I just waited to see what happened. When nobody checked it out, I raced to that bookshelf. I grabbed that book and ran all the way home,

[01:47:32] hid it in the bedroom under the bed. When my mom found it, we hiked back to the library, and I apologized. And the librarian said, I can understand your interest in keeping that book at all costs. And I believe that that has always stuck with me. So, I mean, I love what we've done here. I've hired good staff. I've delegated to those staff. I have great folks who work for me. Carolyn's been an exceptional assistant director. The staff we have at the

[01:48:05] department level are just very creative. So I've appreciated that you've allowed me to establish a standard and a strategy and a tactic. Staff have been very responsive to that. I love that that's what's happened. I will also say I'm turning 69 years old. I've spent 60% of my life in career pursuits. And I spent about 45% of my waking hours at work. I mean, I suspect that all of you do that. It's a little bit more because I'm a library director. It's a lot more if you're a

[01:48:40] county administrator. That's where I was headed. And then I thought, I don't want to spend that much time. So I'm looking forward to reducing the amount of time I spend in career pursuits and increasing the time I spend with family. I do have a delightful wife. We have five great kids. They married five great spouses. We have 23 grandkids. When we go to Disney World, we are a crowd.

[01:49:08] We have lots of things planned. Again, I express my thanks to you, the county administration, folks who have been supportive of me in the last 23 years. This is a great place to end my career. I love the fact that I have staff, again, who have been very effective and very helpful.

[01:49:26] I will share this one quote. James Adams, the second president of the United States, said, let us dare to read, think, speak, and write. That was introduced to me years ago when I was a librarian, and I believe that I've stuck to that. I've loved having a career that's allowed that to be the focus of what I've tried to do and chesterfield public libraries allowed me to live that so thank you very much d human resources annual update ms martin selby ms brittle and

[01:50:05] ms pilk no more surprises mr chairman members of the board dr casey thank you for the opportunity to present human resources fy25 annual report today i have with me the two assistant directors of human resources mandy pilk and christy brittle who will be presenting with me this year our

[01:50:44] presentation centers on one major theme, that's positive results. And for Chesterfield, positive results mean a more engaged workforce that is committed to excellent customer service. So it's appropriate that the theme for this year's presentation is from ways to wins, as it describes the county's journey to building a great workforce and maintaining an exceptional work culture. As we walk through today's presentation, you'll see the seeds that we have planted through the ways the

[01:51:19] county has recruited, retained, and rewarded employees and how those ways have resulted in successful wins for the county. The October 2025 Employee Engagement Survey results give us a unique opportunity to do just that. As mentioned earlier during the Everyday Excellence presentation, Chesterfield employees are engaged, they feel valued, and are deeply connected to the purpose of their work.

[01:51:48] Chesterfield County has earned a reputation for being a great place to work across the region, the state, and even at the national level. Over the past five years, we've been honored with 30 Best in Class

Workplace Awards, affirming our commitment to a high-performing, people-centered culture.

[01:52:10] In addition, our human resources team has received 20 NACO awards for our programs and services that enhance the employee experience. And just last week, we received another workplace recognition, details of which we will share in the weeks to come.

[01:52:29] Among a national benchmark group of 15 large local governments, Chesterfield stood out again this year as being a great place to work. We were told by the third-party survey administrators that there is something special in Chesterfield.

[01:52:45] We're also happy to share that Chesterfield received excellence awards for our workplace culture in five key areas. Employee well-being, purpose and values, appreciation, professional development, and work-life flexibility.

[01:53:03] All earned as a result of feedback from our county employees in last month's survey. So let's look at a few details associated with the survey results. There were 26 questions on the survey, and each one was placed into one of six key areas as outlined on the chart before you.

[01:53:23] These categories are used to show survey results and then also how those results are analyzed and understood. Over the past year, we've seen a notable five-point increase in the scores for the top two areas that are in green.

[01:53:39] Employees reporting high levels of engagement and also feeling fairly valued for the work they do. This five-point gain is significant and surpasses the benchmark group of large local governments across the U.S.

[01:53:55] So what's the message behind the scores? Our employees are telling us that they feel connected, appreciated, and optimistic about their futures here in Chesterfield. And as we share today's annual report highlights, we'll connect the dots between the workforce strategies that the county has deployed and the outcomes we're now seeing.

[01:54:17] So this next slide shows you the two key drivers that strongly influence how engaged our employees feel. The first one is, would our employees highly recommend working here? And the second one, are our employees motivated to give their best?

[01:54:35] In fact, 78% of our respondents said that they would highly recommend working for Chesterfield County Government. And as you can see on the slide, Chesterfield ranks in the top 1% nationally among large local governments for employees' willingness to recommend others to work here, too.

[01:54:57] Also, Chesterfield ranked in the top 1% among large local governments for employees feeling motivated by their work. So these rankings tell us that our employees are not just showing up for work. They're showing up inspired and with purpose.

[01:55:15] So why are Chesterfield County employees highly engaged? It comes down to our culture. Chesterfield's work culture is intentional, starting on day one with our comprehensive new employee orientation program. And our culture is reinforced by our policies, practices, and resources available to our employees.

[01:55:36] Whether it's our wellness programs, our countywide pay study initiatives, or our code of ethics and our standards of conduct expectations, we've built an environment where employees feel supported,

valued, and empowered to thrive.

[01:55:53] Chesterfield ranks in the top 25% nationally across all factors listed on the slide before you that contribute to a good work culture. And in fact, we're in the top 5% in all that are listed there. These results are more than just accolades. They are a reflection of how employees experience Chesterfield every day. As we discussed earlier, Chesterfield County government saw a five-point gain in two key areas of the engagement survey. The first one was highly engaged, and the second

[01:56:29] one here is valued fairly. Being valued fairly means that we take care of the people who take care of our community. And while it certainly includes compensation, it's more than just about fair pay. It's also about employee well-being, work-life flexibility, competitive benefits, and supportive managers who understand and advocate for their teams. This slide shows that Chesterfield County ranks in the top 25 percent of high-performing organizations nationwide across these five dimensions. That's a powerful affirmation that our employees feel valued

[01:57:09] Not just for what they do, but for who they are. And you'll hear more about our efforts a little bit later to continually work on these initiatives that contribute to our employees feeling fairly valued. We always say it, it sounds a little cliché, but our greatest asset is our people.

[01:57:29] And our investment priorities have certainly reflected that. I'll turn it over to Christy, and she will cover the next section of the presentation, which includes compensation, benefits, wellness, employee medical, and behavioral health. Christy.

[01:57:45] Thank you, Mary. Chesterfield County's compensation philosophy outlines the guiding principles on how we approach pay to allow us to remain responsive to labor market shifts while promoting fairness, supporting career growth, and fostering a stable and motivated workforce.

[01:58:01] As a clear demonstration of our commitment to valuing and supporting employees, Chesterfield County has invested more than \$28 million in its workforce since January of 2025. As shown on this slide, the chart highlights key compensation investments implemented, aligning salaries with regional market rates.

[01:58:22] The outcome of these investments includes strengthened recruitment and retention, stable staffing levels, and positive feedback from the recent employee survey. And while the chart focuses on broad impact changes, targeted efforts, such as the Bilingual Salary Supplement, also played a meaningful role and reflects our ongoing commitment to equity and recognition.

[01:58:45] To remain proactive in monitoring market trends, especially for hard-to-fill roles like public safety and education, we'll soon be selecting a compensation consultant through an RFP process. This resource will help ensure that Chesterfield remains competitive, responsive, and data-informed in its compensation strategies moving forward.

[01:59:06] This slide demonstrates that Chesterfield County is making strong progress in advancing employee compensation. Average full-time salaries have increased by nearly \$6,000, signaling that our pay strategies are working and moving in the right direction. Additional staffing in fire and EMS and lower turnover in other public safety departments have led to a reduction in overtime hours, even though you see the costs have gone up.

[01:59:31] That's due to the salaries going up, but we have seen a reduction in the hours worked. There's been a decrease in the number of employees below midpoint, which is actually a positive trend because midpoint reflects market pay, and our goal is to bring all positions to that level.

[01:59:47] And while CDP increases are slightly down, that's expected due to the typical two-year completion cycle. Access to CDPs, along with other compensation initiatives, have contributed to the improved fair pay ratings mentioned earlier in the presentation.

[02:00:06] Across Virginia, local government and school employee plans are seeing moderate increases for 2026, anywhere between 5 and 10 percent, with some family coverage plans rising as much as 12 to 17 percent. This is due to high-cost claims, higher health care utilization, and rising prescription drug costs.

[02:00:27] For Chesterfield County government and schools, health care premiums will increase on average by 5% in 2026. Maintaining a strong health care fund balance remains a priority and allows the county to buy down proposed rate increases or to offer premium holidays to employees when appropriate.

[02:00:47] Ongoing collaboration with county leadership and finance staff ensure that the fund remains strong and sustainable. This slide presents the top five health conditions by cost to the health care plan.

[02:01:03] The top chart reflects combined claims for county and schools, where the bottom chart shows just county employees. Please note these figures represent total plan costs, but do not include employee out-of-pocket expenses such as co-pays or co-insurance.

[02:01:19] Understanding the costliest health care conditions helps us to proactively address and address high-cost drivers, focus on prevention and early intervention, offer targeted programs through Anthem, such as virtual physical therapy and ergonomic support to reduce the musculoskeletal claims that you see are number one on both charts.

[02:01:42] Also, promote enhanced cancer screenings and provider partnerships for early detection and better outcomes, and expand access to behavioral health resources. We do continue to work with Anthem, our wellness staff, the employee medical center, and behavioral health staff to ensure employees have access to comprehensive, proactive health resources that support long-term well-being.

[02:02:06] One of the key advantages of our partnership with Anthem is the funding support it provides to our employee wellness program. This investment has allowed us to enhance and evolve the program to keep it meaningful, engaging, and accessible. The images shown on this slide represent many of the programs offered to the employees this year, such as the Markell Corporate Run with more than 100 team members who signed up to participate.

[02:02:31] Dr. Casey, you mentioned that earlier. That's the top picture there. Programs offered during Mental Health Awareness Month, such as auricular acupuncture, line dancing, and flower art crafting. Various hit refresh classes offered during lunch breaks on the county complex.

[02:02:49] The upgraded employee fitness rooms that have seen a nearly 60% increase in participation. And then also recognition as the 2024 Active RVA Large Employer of the Year Award that we received in March of 2025.

[02:03:06] And in addition to the program shown here, we've recently partnered with sports backers and their Fitness Warriors program to offer virtual and in-person fitness programs at various times and locations, meeting employees where they are, not just here at the main county complex.

[02:03:27] The Employee Medical Center continues to be a valuable resource for county and school employees, offering timely access to board-certified medical providers. Wellness visits and physical exams have seen a slight increase compared to last year, a positive trend that helps reduce health care costs for both the county and the employees.

[02:03:46] And while wellness visits have declined from the record highs we saw back in 2020 through 2022, during the pandemic. Physical exams for public safety personnel have increased and are expected to continue rising. And with the board support, we are expanding EMC services to include a dedicated behavioral health program. As we continue to prioritize the well-being, employee well-being, I'm pleased to formally introduce our behavioral health program to the board. This initiative was

[02:04:21] created to address critical gaps in mental and emotional health care for our workforce. Its mission is to provide comprehensive behavioral health solutions that foster a healthier workplace and it's guided by the six core values listed here, which helps shape how we engage and deliver care. The program currently only sees employees in public safety, mental health, social services, and the juvenile detention home as we only have three clinicians and one psychologist on staff, but together they can respond quickly to traumatic events as they unfold and they have been doing

[02:04:57] that. And while the program is still young, it's already making a meaningful impact and has laid a strong foundation for future growth. And as we grow the program, we do plan to grow those services and make them available to more departments and employees. Many employers do not have the manpower to provide retirement planning assistance, but thanks to the county leadership, we have staff available to offer the services listed on this slide and include training opportunities, both virtual and in person to help employees prepare for retirement. Through our partnership with

[02:05:37] Empower Retirement, we have a dedicated advisor who meets with employees to assist them reviewing their accounts and explaining their investment options. We also meet with employees and their families when necessary who may need to retire earlier than planned due to disability. That can be a really difficult and emotional time for employees, so we try to make sure we're there to support them during that time. Benefit support continues even after the employee retires. We have staff that helps transition retirees to Medicare at age 65. We help to guide them through the open enrollment process every year, and we do assist their families when an employee retiree passes

[02:06:16] away. We would like to express our appreciation to Mr. Carroll for recommendations he has made for improvements to our retiree benefits. We will be increasing some of our health care contributions in January and we're looking at alternative benefits for 911 dispatchers to bring their retirement benefits more in line with the VRS enhanced hazardous duty benefits. We will continue to review and identify future benefit enhancements to help ease the financial burden for retirees while still being fiscally responsible for our citizens. Thank you Mr.

[02:06:53] Carroll for keeping this topic in front of us as a recognition and retention tool. So I'll now turn it over to Mandy, who will continue the discussion concerning our employees being our greatest asset, focusing on the outcomes and results of our investments. Thank you, Christy. Now that we've shared the progress related to compensation, benefits, wellness, and behavioral health initiatives, we'll close with a broader look at our workforce. This final section entitled The Outcomes and Lasting Results highlights the measurable impact of our efforts, from turnover trends and recruitment strategies to workforce demographics and retention initiatives. These

[02:07:31] outcomes reflect the strength of our people and the long-term value of investing in them. I'll start off by discussing the county's workforce. Our workforce demographics have remained fairly consistent for the most part, but a couple of points to mention. The total number of employees, full-time employees, increased by 88 from FY24. Minority employees in the workforce increased from 30% to 31%, and also 25% of our department heads are minorities, which is up from 9% in 2015.

[02:08:03] As for generations in the workplace, you'll see the majority of our employees are millennials, aged 28 to 48 years old. For FY25, there are approximately 2,900 employees living in the county, about the same as in FY24. And it's important to note that some employees choose to live outside of the county for many reasons.

[02:08:23] Some have family connections to other communities or have inherited property from relatives in other localities. So the number of employees who both live and work in Chesterfield will probably never be 100%, but that's okay. We've seen a strong increase in the number of qualified applicants, and that growth is tied to several key strategies. First, our expanded social media presence has significantly boosted visibility and engagement. With the help of our digital media staff in communications and media, we've created consistent, creative content that drives traffic to our job site and attracts a broader pool of candidates. Second, we're focused

[02:09:03] on developing a robust talent pipeline through nationwide outreach, especially for critical and hard-to-fill roles. This includes outreach to schools, professional organizations, and regional partners to position Chesterfield as an employer of choice. Third, we're using data-driven recruiting to guide our efforts. By analyzing application trends and workforce needs, we're able to focus our resources where they'll have the greatest impact. Our outreach strategies, including social media engagement and community partnerships, continue to expand our applicant pool, especially

[02:09:38] for challenging roles. And to support this objective, we recently hired a recruitment strategist, Daniel Fannin, who works directly with departments to identify and fill hard to recruit positions. This role is already helping us take a more proactive approach to hiring. This is a snapshot of our recruitment, talent acquisition, and career progression numbers for FY25. These numbers show how we are potentially making headway with the enhanced recruitment strategy, even though the strategy is relatively new. We're seeing an increase in promotions, which means our employees are highly competitive, and an increase in applications,

[02:10:17] which means our social media outreach efforts are working. The top three reasons individuals choose Chesterfield for employment include opportunities for advancement, salary, and work-life balance, which all tie back to the survey results we discussed at the beginning of this presentation. We saw that Chesterfield employees are highly engaged and feel they are valued fairly. After review, you'll notice that there was a decrease in job advertisements, but an increase in applications processed which means we're seeing more employees stay and more individuals that want to come work here. We also wanted to note that HR is currently helping to

[02:10:52] support the recruitment process for five department head positions a service that is often contracted out to executive search firms in other organizations. So far we've talked about how we're recruiting new talent and retaining our current workforce. Now let's take a look at the other side of the equation, employees leaving the organization, and what that means for succession planning.

[02:11:16] Turnover is a nuanced topic. Some turnover is healthy, such as probationary releases when the job is in the right fit or retirements after decades of service. That's why we focus on what we call actual turnover, which excludes both probationary releases and retirements. Based on that definition, I'm pleased to share that the county's actual turnover rate has consistently decreased over the past three years. You'll see this trend clearly in the red highlighted bars on this slide. We attribute this positive movement to several factors. Our continued investment in employee compensation, enhanced benefits, and a strong emphasis on work-life balance. These efforts

[02:11:55] are helping us retain talent and build a more stable, engaged workforce. Now looking specifically at public safety, traditional turnover has steadily declined from 8.1 percent in FY23 to 7.96 percent in FY24, and finally 7.67% in FY25. And here's how this breaks down. In FY24, our traditional turnover rate was 7.96%, but after removing probationary releases and retirements, our actual turnover rate was 2.67%. And in FY25, traditional turnover dropped slightly to 7.67%, and our actual

[02:12:35] turnover rate was 3.44%. So overall, turnover is trending down. In a previous slide, we talked about the top three reasons employees choose Chesterfield, opportunities for advancement, competitive salary, and work-life balance. This slide highlights additional incentives we offer, many of which are common in high-performing organizations that help us both recruit and retain top talent. Although most of the programs listed here are managed directly by county HR, there are other broader initiatives that support and recognize our workforce and are important to note such as everyday excellence, retirement commemorative bricks, model county government

[02:13:14] day, community service leave, and co-worker kudos. These all support the overall goal of keeping our employees satisfied. So, you know how our employees feel about the county as an employer, and you heard a summary about the investments that have been made into the workforce. You've also heard the initiatives County HR has engaged in over the past 12 months. So, what's next? HR continues to align our programs and services with the county administrator's priorities. Here are a few initiatives we're working on that support the recruitment and retention priorities. Expansion of employee medical center to include the new division employee behavioral health which you

[02:13:52] heard information about today you heard christy talk about the retirement benefit enhancements that we're currently reviewing and we believe these are important to retaining top talent we're on schedule to implement workday on january 1st and are in training mode at this time and working with hr liaisons and other super users who are designated in departments to assist with personnel transactions we're continuing to partner with ccps on the work-based learning program to make sure that students have opportunities to experience county jobs and that the county is immersed in everyday school life with students and lastly hr has established a public safety

[02:14:30] recruitment team made up of the four public safety departments and they work on joint recruitment initiatives earlier this year the team worked with communications and media to develop a public safety recruitment video that highlights the public safety partnerships that happen every day to serve the community and we'd like to take the opportunity to show that to you now Jesterfield 9101 is the address of your emergency.

[02:14:55] Hi, I'm at the park, and my daughter was playing in the woods, and I cannot find her. 2025, you answer back with a sergeant to copy for a missing person at Garland Dodd Park. In the race against time, every minute counts. Done this before. No.

[02:15:10] Each department has a critical role. Amen. Good. Fine. United by a common goal. Together, we bring hope to those who need it most. Yeah, I love it to her a lot.

[02:15:26] She's right there. Dedicated to protecting our community, join one of Chesterfield County's public safety departments. Be a hero in someone's life story. This concludes HR's FY25 annual report presentation.

[02:15:59] But before we take questions, we have the rest of HR's leadership team here. And I'd like to ask them to all stand and say very quickly their names and what they do for us. And we'll start here with Liz, since she's on the front row.

[02:16:15] Thank you all.

[02:16:48] We couldn't do it without this team of leaders and also the team that's back in the office, the rest of Team HR. I would be remiss if I did not recognize someone who's on the end there in pink at you.

[02:17:05] Julie Safar is the deputy county, I don't know, what's the title? Senior deputy, I should know, right? I write the title. It's Julie. Julie is the attorney that's assigned to HR. She's been with us, I guess, since she started here.

[02:17:24] And, you know, we work in a business that's a 24-hour operation. Things don't stop just because we go home at 5 p.m. I text Julie all times of day and night. She's always there. She's always available. I don't know what we would do without her, and I hope I never know.

[02:17:44] So thank you, Julie. I feel like you are a part of the HR team, and we appreciate all that you do for us. Sure, sure. I'll learn your title one day. That's right.

[02:18:00] We get your hat. We get your hat. Also, I would like to say thank you to this board. Our job in HR is much easier because of your commitment to our employees, what you all have done, You know, the budgets you pass, the policies you've helped us put in place, we could not do what we do.

[02:18:23] We could not get these accolades. We could not have, you know, lower turnover and a satisfied workforce without you all. So thank you so much for what you do for us. And, again, thank you to Dr. Casey for your leadership. We will take any questions you might have now.

[02:18:41] Board members, any questions or comments? Just one comment. A little trivia here. Do you know when the county policy was changed that you had to live within the county? Do you know who did it?

[02:18:58] No, I do not have the answer. Can I send out a lifeline? You can phone a friend. I would tell you it was when Governor Doug Wilder was governor. When I got hired here, there was a residency requirement for all county employees.

[02:19:14] And when Governor Wilder was in office, the General Assembly passed legislation to change that. And I think it was in 91 or 92 that they changed that. And which so, you know, we've seen that expand, which is hence what you talked about, some county employees, you know, living outside the county for various amount of reasons.

[02:19:35] But at one point, you were required to live in Chesterfield County or every other jurisdiction for that matter. So it's a little trivia. There you go. Thank you. Thank you, Mr. Chair. I just want to kind of make a point in that we will periodically receive emails from citizens wondering why, when we're pulling together the budget, we grow quicker than the CPI.

[02:20:08] And the answer to that, and I've said it over and over again, is we need to attract and retain talent. And I define talent as those folks that are not only committed to doing it, but it's their passion. and that is what is the secret sauce of Chesterfield County and there are some folks that have difficulty wrapping their head around that but when you want to pick up the phone and you need help and what is your emergency you want someone on the other side you want teachers that are going to show up and love the kids you're gonna want folks that parks and rec that show up and want

[02:20:44] to make a very quite a quality day and as dr. Casey would say memories it's those kind of things. So for folks that ask that question, there's your answer. And that what we bring here is that talent. So thank you for all that y'all do to help in that process. Thank you.

[02:21:02] Mr. Chair, I'm glad you brought it up. Because I can tell you that if you go back in history and you look at those retention numbers years ago, they were a lot higher. And I remember years that we, in a time frame, we did a pay study with the police department where we hired in a 10-year period 600 police officers to staff a 500 it wasn't even 500 person department back then that's how high the turnover rates were um and yes if you look at the budget as mark said that the biggest part of our budget is sourcing compensation it's every budget no matter what business you're in and yes we have we are in a competitive market and it's not just in the richmond metro area anymore

[02:21:42] we are in a worldwide a market within the entire country especially when we talk about public safety talent and the fact that there are so many departments, fire, police, and sheriff across the United States that are understaffed because younger adults don't want to do these jobs.

[02:21:59] And so we've had to become more competitive. And I commend this board and the previous board and staff for the pay studies that we've done, the pay plans we've put together and that we've implemented, not just for public safety, but for all of our county employees, because we need to be competitive and make sure that we're providing a living wage for our people. And I think that when you look at the employee satisfaction surveys that are coming out, I think we're doing the right things, my personal opinion.

[02:22:27] Thanks for bringing that up. So I was interested to see that millennials were our highest number of employees, so that's good. So that does say that there are more younger people coming, and I'm assuming some of that has to do with some of our internships and things like that, that we bring people back, so that's awesome.

[02:22:51] The VRS for 911s, That's part of that whole thing that we tried to get the legislature to do it, and they're not willing to do it yet, right? And so we are doing something about it. So we're going to give the General Assembly one more chance.

[02:23:07] And just to clarify, it's non-women dispatchers, animal control officers, and juvenile detention correctional officers. They are not eligible for that extra benefit. But our budget will have it for them as a contribution. If in the future they do enable this extra enhanced VRS, we can simply just pivot over to that.

[02:23:27] But those people get to keep whatever monies we put into a deferred compensation account for them. And with the board's approval. No, and that's awesome because, I mean, again, the 911 callers are impacted just as much as some of the officers on site, especially if it's a very stressful situation or call that they have to walk someone through and stay on line.

[02:23:51] it can be just as impactful for them as it is for those on site. So thank you. Thank you again for all you do to serve our employees who serve our citizens. And that's important. If they know they're supported, it makes it much easier for them to support the citizens that we all have to answer to.

[02:24:12] So thank you for your work. E consent agenda highlights. Mr. Smith. So just a couple of quick items before we get to the retirees that are on the consent agenda, one of whom is sitting next to me.

[02:24:50] So, we do have, as Joe mentioned, the resolution to support the Poway Parkway Alignment 1A. That is on your evening agenda. And then one request to set a public hearing for December 17th. This is an item to amend auto sales and where those are permitted, making a conditional use in all districts, as well as to clean up just some language relative to utility connections being mandatory, strengthening that up, and also giving site plans, folks that have submitted under the old zoning ordinance, the ability to, to stick with that for another year. So hopefully this is, yeah, look at that.

[02:25:24] So these are the six retirees on your evening agenda. Adding it all up, it's 149 years of total experience. For some of those folks, it probably seems much, much longer. So we have Doreen Hall with 35 years in fire and EMS. Willie May, Juvenile Justice Services, 25 years. Kenneth O'Donnell in utilities with 25 years. Dr. Mike Mabe, who you saw here earlier with his 23 years.

[02:25:55] Christy Johnson, who was actually just up here yesterday with a nice celebration from risk management wrapping up 21 years. And George, strangely, is the low man on the totem pole with a mere 20 years. If you can't tell from his accent, George joined us from New York.

[02:26:11] We've sort of winnowed that away, but there's a little hint of it that's still there. He actually came to us via Henrico. So he has been in the director position now for 10 years. He and I have essentially crossed paths there. And I consider him both a friend and a colleague. It really is sad. Sorry that he's leaving. Sorry. So lots of nice things on George. So triple AAA bond rating, \$1.7 billion with a B in capital projects has just been an absolute rock.

[02:26:51] Every five years, it seems like we have a major crisis. So back in 2020, you'll recall that it's the only time we've ever had to evacuate apartments downstream of the Falling Creek Dam. This was the height of the pandemic. I remember sitting in my bonus room with my daughter's squishmallows sitting around me and on a team's call with George at like 2.30 in the morning.

[02:27:13] And I don't know if you remember this, but SCADA had gone down. If you don't know what SCADA is, it's basically this system that allows us to tell how high the water level is. We were completely blind. Big thanks to PD. We literally had a guy out there with a flashlight looking at the old school gauge going, you know, Georgia going, what do we do? What do we do? And at some point, I don't remember what time of night it was, but we finally made the determination just to go ahead and order the evacuation downstream.

[02:27:41] That was exciting, August of 2020, and then five years later, you know, what happens is everyone, except for us, loses water, and that is in no small part to the man next to me, just redundancy and concentration and doing all of the boring things really well.

[02:28:00] He's an engineer's engineer. He has spreadsheets for everything. We'll do little events for people. He'll have a spreadsheet outlining it. I carry this around in my wallet. It's pretty funny. So George, just in case things, he's a belt suspenders guy.

[02:28:17] So if you can't get to your phone and you need a phone number, he has laminated. Yep, he's got one too. These tiny little things that fit in your wallet. So we all have them. But it just gives you sort of an example of what we do to make sure that in the event that things do go sideways and it's 2 in the morning and you have to call somebody, you exactly have the number that you need to call.

[02:28:42] We're happy to reproduce those for you if you would like. I think that the greatest point of pride, hopefully, within our division is going to be where the department is now versus where it started. Georgia has done wonderful things.

[02:28:59] Some of that is evidenced by the folks to the right of me. I will recognize Assistant Directors Matt Prembold and Mike Nannery, Lynn Snow, who you know as currently our right-of-way person, and then John Harmon, who preceded Dean Sasek, who preceded Lynn, however that works.

[02:29:20] And Matt's there on the far right, but just some great folks. He's established lots of policies and procedures that are going to keep the department running uh, like clockwork for years to come. So, um, I, I really just can't say enough, enough nice things about George. So, um, but I, I, I will stop there and, and, and, uh, wipe away my tears. Board members. So just so we're clear when they're recruiting for your position, we have to make sure that they are allowed or they allow us to call them whenever, uh, you know, just like George, that was the first day that George said, don't worry. I,

[02:29:56] I work all the time. So don't worry about, you can call me whenever you have to. And that's just, thank you so much and um my the one of the other first things he let my husband try the eye on water thing and my husband is a nerd about all that stuff and he every he checks it out now he knows that so we've stopped running our irrigation system as many times because every time we run our 14 zones it's 9,000 gallons of water and so we've cut back on and and so yes my my husband

[02:30:30] really appreciates that app so thank you so much mr. chair um george when we look at those employee satisfaction service that come out uh you and your leadership are one of the reasons why uh they're the way they are um you know the um all staff utility program that you have that we get to attend at the public safety training center and it's a small appreciation for your employees of what they do, but it means a lot. And having known many of your employees over there, I know how much

[02:31:05] they appreciate your staff and your leadership, and you're going to be missed. And there are going to be really big shoes to fill. And I know someone will take your spot, and they'll do a job, and it'll be a good job, and I'm sure they'll do fine, but it won't be the same. It won't be the same. But we're going to miss you. But have fun on your travels. You and I have talked about what what you're going to do. I'm going to be a little jealous, but have a great time.

[02:31:34] Thank you, Mr. Chair. During this meeting, just during this time, there were two points when we just kind of all got emotional, and it's about retirement, and at the same time, recognizing, but it really is about gratitude. Gratitude about the work that you've done, the work that Dr. Mabe has done for the community. When I listened to what happened at the beginning of this year around

[02:32:06] the water situation, it was the first time I thought that this would be an opportunity. If you were going to write a screenplay, that that would be the screenplay about a true hero. And that's what I thought about with you is that in that moment, listening to how it was unfolding and everything was going on, the decisions you made at the time it needed to be made, the clarity you had, that's what a hero is. And that's who you are to this county. That's what

[02:32:39] you've been doing for the last 20 years. And this county supervisor, just so grateful for everything that you've done. And the only thing we can say is thank you and deep appreciation. Thank you.

[02:32:57] In 2019, when I first ran for the Board of Supervisors, I came to work sessions in the evening sessions um that whole year just to understand things better and never in my life did i think that i would leave a uh board of supervisors meeting a work session meeting so excited about utilities and where we were with three water sources compared to everybody else

[02:33:33] around us and that wasn't good enough we gotta go for four and i think a lot of that had to do with your vision um i'm i see 20 years on the screen i'm pretty sure in life um it's more than 20 years um you've done more than 20 years worth of good for chestfield county um we can't thank you enough again for um setting such a high bar and also making sure you had such a good bench

[02:34:11] and reassuring us when we don't want to believe you and we don't want you to go that the department is going to run it's going to run smoothly because you've set it up that way and the people behind you know what to do already and um that means so much to us um we still we still have a 5-0 vote that can't retire but um i know you're gonna uh disregard our vote and we understand but thank

[02:34:47] you for all that you've done and thank you for making me a fan of something i never thought in my whole life i'd be a fan of utilities i i just want to say a few words uh when i came on the planning commission your staff was saying uh how efficient you all were running and how great it was to work in your department and so I kept saying I want to go out and see this I want to go out and see this and then COVID hit and I think we had a schedule I think we did and and

[02:35:25] COVID hit and they're like you you can't go and I waited until probably three years or so to everything kind of calmed down and then I went and saw it and I think at the time the board of supervisors and the planning commission, I think everybody had kind of got the energy to go out and see it. And it was really great to see the operation, um, firsthand. Um, and you, you turn a faucet on and you have clean water that you drink and you, you really take that for granted

[02:36:01] until something happens as devastating as, um, what happened in our region. And, and I'm not like pushing blame on anybody or saying anything negative because I'm not that type of person but I think that what you do a lot of people take it for granted but I can tell you that myself and my colleagues we don't. I think now our Regent doesn't take it for granted and you do very

[02:36:33] important work. On a ride back from a site visit you and I had a really long conversation and I see see that your heart is not just in only making sure one region succeeds or one locality succeeds but how a region can succeed and that says a lot about you also so I know you will be greatly missed and I wish you the best in

[02:37:02] retirement yeah mr. chairman members of the board dr. Casey Jesse truly honored by your words and this recognition today. I did want to take a minute to congratulate Dr. Hilton on your appointment to the Dale District. The public may not understand, but one of the benefits of being in a director's spot is the interaction you have with the board members, especially this board who's so engaged. And that was true of Supervisor Holland, who brought a lot to his

[02:37:42] position, including leadership, his financial skill set. But to someone like me, what was most impactful by Mr. Holland was he brought faith to his position. He brought empathy and true commitment

and understanding and want to understand our employees. I think the board made a great choice in selecting Dr. Hilton because he brings a lot of the same qualities that Mr. Holland had.

[02:38:11] So, Dr. Hill, I just want to congratulate you on the position. I wish we could have more board meetings together, but I am grateful that this board meeting, which is important to me because it's my last, is also aligned with your first board meeting, which I know is important to you.

[02:38:29] This was a hard decision looking back on my career. I've been really fortunate in everything I've been involved in. I've been involved in a lot of very significant projects throughout my career. But I can tell you that the thing that is most impactful to me was serving Chesterfield County for the last 20 years and being able to do that side by side by some of the best water and wastewater professionals in the nation.

[02:38:59] You give me the opportunity to give back to a community I care so much about and being able to work with the professionals is something that was really impactful and meaningful to my life. So I do appreciate your support and commitment throughout my career. I look back on the great things we accomplished. You think about some of the large projects like at our wastewater treatment plant, our biological and nutrient removal projects where we protected the James River and the Chesapeake Bay, ensuring that we are responsible protectors of the environment.

[02:39:32] The significant and proactive, and proactive is an important word here, especially with the recent events investment in our water infrastructure we really set the bar in the region on how a utility should be operated to ensure our citizens remain in safe and reliable water service all at the most competitive utility rates I also want to thank all the department utilities employees any challenge that was presented to them they rose to that challenge whether it was successfully leading us through the richmond water crisis or proactively going for that fourth water supply

[02:40:09] which will which will be a century of water supply for our existing and future customers so it was a hard decision to retire but I can tell you that I will definitely miss the personal interactions and the friends I've made over the last two decades but I'm confident that the department will continue to run smoothly because the great team to my right in the audience that's the best utility management team that I've ever worked with in my entire career exceptional employees. So I know when I leave, the department is going to keep chugging along, and that's the

[02:40:47] way I like it. So thank you so much for your recognition, and it's truly been an honor to serve alongside you. Thank you. Thank you. Five reports. Are there any questions regarding the

[02:41:25] reports? Seeing none, the reports are approved. Item six, 15-minute citizen comment period on unscheduled matters. We have no speakers. Mr. Chair, we need a motion to recess for dinner in

[02:41:38] Learning and Performance Center with the judges. All in favor? Aye. Good evening and welcome to

[02:45:22] the evening session of the November 19th Board of Supervisors Meeting. I verified that all board members have received copies of the comments posted on the online comment portal for consideration on the matters before us tonight. These comments are part of the public record and will be attached to the meeting minutes. At this time I want to welcome Dr. Laquan Hilton to the dais and I want to thank you for uh filling in um in the interim role for the dale district on the board of supervisors and I also want to thank you for pulling double duty right now with the planning

[02:45:56] commission um for those that don't know uh dr hilton's been planning commissioner since 2020 2019 and um you are able to serve both on the board of supervisors and the planning commission at the same time, and to have a smoother transition for both boards.

[02:46:20] Dr. Hilton has graciously agreed to do both, at least through December, and we hope to have time to appoint the correct person into the role of planning commissioner in January so that Dale doesn't go without that representation.

[02:46:37] And with that, I'd like to invite Dr. Hilton to give the invocation. So, Mr. Chair, in light of your comments about gratitude and thanks, I would like to say first, good evening. As we open tonight's meeting, I invite us to pause and reflect on the spirits of gratitude, unity, service, and community that bring us together.

[02:47:01] Tonight, let us carry the same spirits into this room. May we be thankful for the neighbors who support us and those who don't, the families who encourage us and maybe not, and the residents who entrust us to represent them.

[02:47:17] May we remember that every decision we make impacts households, neighborhoods, and futures across Chesterfield. As we enter this season of Thanksgiving, let us recommit ourselves to building a community where everyone feels seen, valued, and supported.

[02:47:38] May our work tonight reflect not only our individual calls to service, but our shared responsibility to serve the common good. Amen. We would like to call forward Eagle Scout Jack Novak to lead the Pledge of Allegiance.

[02:48:08] I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all. Item 10, county administration update, Dr. Casey.

[02:48:30] Good evening, members of the board. I just have two items for tonight. If I could have our external auditor, Brooke Peterson from Cherry Beckert, approach the podium. And as she approaches, this is the annual external auditor that's required under the Commonwealth of Virginia's laws for it to be submitted before the board of supervisors.

[02:48:53] I will note, and I want to just recognize before Ms. Peterson talks, is that Consuela Wilson, our Director of Accounting, some of her staff may be in the audience, and if they could stand to be recognized in that they are the only accounting department in the state of Virginia for the size and scope of our operation to get a report out this timely and this accurate in the state of Virginia, perhaps the United States of America.

[02:49:17] Ms. Peterson. Good evening. Like Mr. Casey said, my name is Brooke Peterson, and I am an auditor at Cherry Beckert. I had the honor of completing the Chesterfield audit for this year.

[02:49:38] I actually have worked on your audit since 2018 when I started as a staff auditor, so I've been with you all for many, many years. Last week, Laura Harden, the director, and myself presented our results to the Audit and Finance Committee, and I will be discussing those results with you tonight.

[02:49:59] We audited the financial statements for the county for the year ended June 30, 2025, and we issued an unmodified opinion. That's a clean opinion. It's the best opinion that you could want from your

auditor. As part of our audit and government auditing standards, we are also required to consider internal controls over financial reporting.

[02:50:19] We do not opine on these controls. We are just required to get an understanding that they are working properly. We did not report any non-compliance or material weakness in internal controls over financial reporting. We also take a look at the compliance requirements related to the auditor of public accounts and the specifications of cities, towns, and counties.

[02:50:43] We did not have any instances of non-compliance to report. Historically, we also issued a report on compliance related to major federal programs or single audit. However, currently, we do not have a 2025 compliance supplement that has been issued.

[02:51:05] There's been delays related to the government shutdown and other items outside of management and our control. Once we hear from the Office of Management and Budget of when that compliance supplement will be released, we will be issuing that report to you all.

[02:51:22] That concludes the results of the audit. Thank you. It should be noted that Ms. Peterson presented this in fuller detail to the Audit and Finance Committee, which was represented by Mr. Carroll and Mr. Engel.

[02:51:39] Mr. Chair, if I could just comment. For the public, to what you just heard, that this is an unmodified opinion, if you think about how big Chesterfield County is, if you think about how many transactions happen within the county, both on the county side and the school side, every single year in the operation of the county, they went through this budget, they went through this report with a fine-tooth come looking for any discrepancies.

[02:52:12] That's what they do. That's what we pay them to do. They didn't find any. And that is a testament to the work that is done not just by our county people, but by all of our county employees that participate, even at the lowest levels of even doing a work order for something.

[02:52:31] Everything that they did was correct. And it's absolutely amazing when you think about the operations. I just wanted to make that point, Mr. Chair. Thank you, Mr. Carroll. The second item I have for you, and you'll be getting a much fuller presentation at your January board meeting when a representative of CALEA. CALEA is the Commission on Accreditation for Law Enforcement Agencies. As you may know, there are three types of accreditations you can get in the law enforcement area. One is for police, one is for your ECC operation, and the third is for training. I want to applaud the police. They've

[02:53:08] had two of those accreditations, and they got the third, which is called a Tri-Arc, or Tri-Accreditation. So I want to thank Colonel Carpenter's team. That news was just recently received. But we will do a much more formal presentation and all the attributes that are required to earn this distinguished tri-ARC designation.

[02:53:30] Again, something else that Chesterfield should be very proud of. That concludes my remarks. Item 11, board member reports. Ms. Snyder, I think you're up. Thank you.

[02:53:48] So this past weekend, I was lucky enough to attend the, it was a postponed date, but the Indigenous Peoples Day, we had to move it from, I believe there was a hurricane the weekend that it was supposed to happen, and so it was relocated or moved.

[02:54:12] This is hosted every year by the Pocahontas Project, and they have information about all of the 11 tribes in Virginia, And every year, one tribe is specified as the honorary tribe.

[02:54:30] Then they give a special presentation. And the Monacan tribe was the tribe that was chosen this year. And it's kind of Monacan High School is in my district. And so we've actually connected the tribal leaders with some of the seniors in the Monacan High School.

[02:54:50] It's just a really been a great year. working up to this to try and some of the high school students and the principal were at the event also so it was a really nice way to make that connection and have them learn about the cultures and the crafts and some of the games they had a shin a game of shinny which is kind of between field hockey and lacrosse that they play and so and the powwow is always a great

[02:55:20] inspiring thing as well. So next, I attended the Bon Secours Violence Response Team Gala last month with our Commonwealth's attorney and some of our members of our CAC. The Violence Response Team consists of victim services, service advocates, and community health workers who provide medical care, emotional support, and advocacy information to victims of domestic violence.

[02:55:52] The keynote speaker this year was Jim Schmidt. Jim's family faced unimaginable loss when their daughter, Gabby Petito, was murdered by her partner. Jim now focuses his attention on bringing domestic violence trainings to first responders.

[02:56:11] I also had the opportunity last week to go visit and tour the Bon Secours Violence Response Team's facilities at the South Hill Bon Secours Hospital in Petersburg with Dr. Casey.

[02:56:27] And it was wonderful just to see what care they give to victims of domestic violence. And every thought that they put into the facility, it's just a great way of not re-traumatizing people that have already been traumatized.

[02:56:48] So thank you so much. Next, YMCA Chairman's Roundtable. Chesterfield County is thankful for the strong partnerships with the Greater Richmond YMCA. I am actually a member of the board at the Manchester YMCA, and they do such great work.

[02:57:08] I think Jim is actually on the Chester YMCA. As part of our community contracts program, Chesterfield financially contributes to the mission of YMCA, including before and after school programs for Chesterfield families.

[02:57:24] YMCA's roundtable recognizes their donors and provides opportunities to learn more about their programs and community impacts this was not last week in the weekend before we my husband and i have since we moved here we found out about this was an opportunity i think it was the 11th annual this year and so my husband and i have been to 10 of these we volunteer every year at hops in the park at henricus it's just a great event so many people get out and i i think learning about the history

[02:58:01] while also having a great time listening to great music and enjoying some of the local brews, and it was a great event, as always. The weather was beautiful. And finally, I would like to invite the community to join me at River City Sportsplex on November 26, from 6 until 7 p.m., to celebrate the start of the holiday season with the Clover Hill District tree lighting.

[02:58:33] We'll have hot chocolate, cookies, and the tree lighting will be at 645. We also, this is something that I should have had you guys add, but I'm working with Parks and the food bank to actually get, we're going to be doing a food drive.

[02:58:51] Someone from one of our communities had wanted to do one and they were looking for a location to do it at. And so I reached out to Parks and I said, I think this would be a great location that people could bring food because right now there's a great need in our community. And so the food bank is going to be setting up collection sites at all of our Christmas tree lightings because I've asked them because I just think it's a great opportunity for us to give back for the community in the holiday season.

[02:59:17] So there'll be more information coming out on the park's social media and website. Thank you so much. Thank you. Next up is Dr. Hilton. Good evening again. So the first event that I had was my swearing in on November 12th.

[02:59:39] And I just want to thank the residents and county staff for all their support shown to me personally and to my family. I tell you that I have three promises. I promise to be visible.

[02:59:55] I promise to listen to all people. And I will help all people when I can. I promise those things to you. So with that, I'm grateful to be sitting before you today, and feel free to reach out, and I love to connect with citizens in here, good, bad, or indifferent, what you think of our county and how I can help.

[03:00:20] So I'm going to listen to ear for you all, my neighbors. Next slide. So the next thing that I did was they had this event called 100 Men Challenge, and this was at Thomasdale High School. It was really, really, really nice. The guys lined the hallways and as students entered, they cheered. Some of them were caught off guard, as I probably would have been with 100 people yelling and screaming and supported me entering the school. But I felt

[03:00:57] it was a really great event and I look forward to doing it again when the time arises. And these are a few of the people that are out there. They're also members of my fraternity, Alpha Phi Alpha Fraternity Incorporated, and I'm grateful to be a 20-some-odd-year member of Alpha Phi Alpha Fraternity, but it was people from all fraternities and people that were not connected to any fraternal organization, just concerned citizens, and it brought me a lot of joy to be there and to celebrate that Friday morning with the gentlemen that were there

[03:01:36] and also the students. So look forward to many more opportunities like that. And our very own Dr. Worsley was there also. Just want to highlight him and anybody else that I may have missed.

[03:01:55] Yesterday, I had an opportunity to go to Hanover. They received their quad AAA bond. And what that means is, and I'll be remiss to say that Chesford County, we received ours in June.

[03:02:15] And so it's a regional effort to get as many regional partners to have the quad AAA bond rating. And so that's very important because as we do schools and other events or other buildings in the county, It makes money very cheap for us, comparatively speaking, for us to do those projects.

[03:02:41] So it's very important that we go and support our regional partners. We know that we compete on economic development and tourism and other points, but we really need to come together as a regent if collectively we want to make it.

[03:02:58] So that was the highlight of my day yesterday, and so just want to share that. so back to uh you mr chair oh i got tree lighting so uh on december on december 4th at uh the james uh m holland uh rec center uh at 6 p.m we'll have our tree lighting it's a great event i did it last year it's very cold so make sure you bring your gloves um it's a very festive event they have um

[03:03:33] make-believe snow that's bubbles the kids love it a lot of fun events and hot chocolate cookies a really first-class event and I want to thank Parks and Rec and any other department that helped put that together because year after year it is a really nice event so thank you to the county staff that puts it together and thank you for the citizens who show up because you will not regret being there because it's a great event. So thank you so much. Back to you, Mr. Chair.

[03:04:10] Thank you, Dr. Hilton. Next up, Mr. Carroll. Thank you, Mr. Chair. So the other day, a project came to fruition that had been in the works since 2019. We officially cut the ribbon at the Ettrick Landing this week. The 10-unit single-family subdivision was developed to create affordable home ownership opportunities for people making 65% of Chester's median income. All homes have accepted offers that were purchased by first-time homebuyers.

[03:04:45] Over 100 different people applied for these homes. The Maggie Walker Community Land Trust will retain ownership of the land underneath the homes, keeping the properties affordable. This was the site of a former Ettrick, it was an elementary school at one time, then it was a storage facility.

[03:05:05] And the county, I guess it was in 19, donated the land to Maggie Walker Land Trust, which started this project. It's completed with more than \$2.5 million of outside resources, more than 60% of the total cost of the project. The county's contribution of the land helps secure an additional \$1.45 million in grants from external funding.

[03:05:26] The project is proof that surplus county land can be a catalyst for attracting outside grant funds to help solve a local challenge, which is affordability. And if you get a chance to ride through there, it's a beautiful neighborhood.

[03:05:43] The workmanship that were done on the homes was fantastic. and we know that the people that are living there are very grateful to have a home, which is kind of what everybody wants to have in Chesterfield County, a place to live, work, and play, and raise your families.

[03:06:02] So it was a great project, and it's the first of its kind in the United States as far as a subdivision goes. Project Homes and others have done individual houses, but they have not done a subdivision. This was the first time it was done. Next slide. Yesterday, we renamed Academic Way at Deep Creek Middle School after the late Deputy Archer T. Belcher.

[03:06:26] On January 22, 1912, Deputy Belcher was brutally assaulted by three inmates while overseeing a road work crew. He later died from these injuries. Belcher was the first documented case of a sheriff's deputy killed. Well, it wasn't the first.

[03:06:43] It was at that time was the first documented case. Actually, it wasn't the first in the United States, but it was the first at that time. He was survived by his wife and 10 children. By dedicating the road in memory of Deputy Belcher, we offer every person who passes to where that middle school is, where the elementary school will be, where the high school will be, and where the public library will be, an opportunity to ask the question, well, who was Deputy Archer Belcher?

[03:07:12] And we hope in the future that the county will be renaming or naming some other roads after some of the other public safety officers that have made the ultimate sacrifice and lost their life in the line of duty in Chesterfield County. This was way overdue to be done, quite frankly.

[03:07:30] And being there yesterday with the family, you could see it in their eyes how appreciative they were that their loved one has not been forgotten. And I commend Sheriff Lennon and the Sheriff's Department for everything they did from a research standpoint to identify Archer Belcher and the fact that he had made the ultimate sacrifice for his community so long ago.

[03:07:56] And I thank this board and staff for supporting the initiative to name roads in our community after our public safety heroes who made the ultimate sacrifice for our community. So thank you.

[03:08:13] So the Matoka District tree lighting will happen on December 3rd from 6 to 7 p.m. at Edrick Park. We also will have cookies, cocoa. Santa will be there as well as at the other events.

[03:08:28] You left out Santa. I don't know how you did that. but sander will be there um and i want to thank mr engel because when mr engel got elected to the board in our first term he brought an initiative forward in chester to redo the christmas tree lighting that they used to do years ago and he brought it back forward and now we would now have this tradition in all of our districts and i think it's a great way to start the holiday season i would tell you that last year in etrick we had about 365 people come and a lot of children from both Ettrick Elementary School and Matoka Elementary School were there with their parents.

[03:09:09] We had bubbles, too. But he was... Well, just so you know, Santa will be there. So there you go. It's her first one, so, you know, it's okay.

[03:09:31] Sorry. But, anyway, I highly encourage the community to come out to these events. They're for you. They're not for us. We're not doing it because we want some kind of credit. We want the community to have fun and, quite frankly, Getting back to some of the things that maybe were done when we were kids and getting back to some traditions isn't a bad thing.

[03:09:50] It's a good thing. And I can tell you that we're not going to run out of hot chocolate this year, kids. We're not going to run out of cookies like we did last year. Staff is ready. I am ready. I'll have backup donuts, whatever they have to do. Thank you, Mr. Chair. That concludes my report. Thank you, Mr. Cara. Dr. Miller.

[03:10:06] Thank you, Mr. Chair. I'm noticing if you're looking at that picture on the right is Jody Alexander, YMCA. We were at the Humanitarian Awards, and I was calling her out because she's the executive director of the YMCA, and she's popping up on a few of these pictures, so I think that's wonderful.

[03:10:24] So anyway, last month, we honored recipients of the 63rd Annual Humanitarian Awards. They're hosted by the Virginia Center for Inclusive Communities. The event recognizes individuals who had significant contributions to promoting respect and understanding among diverse communities.

[03:10:48] We showed appreciation for their impactful work in faith and education and community advocacy. Thank you to VCIC for the special evening and congratulations to the award recipients. On my left in that picture is my wife, Jennifer, who joined me, and on my right is the president of Bright Point Community College.

[03:11:07] So it was just a nice evening to spend together and really talk about what it means to be a humanitarian. What's that? Oh, my boss's boss's boss at Brightpoint. Yes, Dr. Figge. Yeah. Okay, the Health and Fitness Expo.

[03:11:30] I had the pleasure of volunteering at the Allianz Marathon Health and Fitness Expo. As a sports backers board member and half marathon participant this year, I was thrilled to help others prepare and get excited for the race day. I've been participating with sports backers and the marathon training team and the half marathon training team since 2008.

[03:11:53] For those folks that want to get started running and a healthy lifestyle, wow, sports backers knows how to throw a party and how to prepare and get you ready for a run. I never thought I would ever run a marathon back in 2008.

[03:12:09] And it's been going on for me in my life. I've ran 10 marathons since then. And this was my 17th half marathon. And if it wasn't for sports backers, I would have never been part of this. So just ways that they encourage, and it just was a wonderful day.

[03:12:26] So I come out to the Health and Fitness Expo. Boy, they just know what they're doing. The SAFE Annual Meeting, I connected with my fellow SAFE board members during our annual meeting. This is about drug awareness.

[03:12:42] It's about substance abuse-free environment where SAFE works alongside schools to identify substance use and mental health trends in our community and creates custom community-wide programming to address said trends. Another great organization.

[03:12:59] We live, quite honestly, in an addicted culture. And this is a way of learning about what are your addictions, how do they get in the way of you becoming the kind of person that you could be. How do we live a life to fullest blossoming and greatest good? SAFE is a wonderful organization that helps with creating that kind of way of looking at how we can live our lives in a good way and how we hold addiction in our lives.

[03:13:27] My Chesterfield Academy, I love this picture of me. I spoke with the Chesterfield Academy participants about my role as a supervisor on the Midlothian District. Yes, you have to be able to laugh at yourself every once in a while. For those who may not know, my Chesterfield Academy is a program that empowers residents, particularly those multicultural communities, to understand, navigate, and connect with local government and community resources.

[03:13:53] For those interested, please, in applying to the next class, you can reach out to MCA, My Chesterfield Academy, mca at chesterfield.gov. Highly recommend it. All right, on to what is going to be the theme for this evening.

[03:14:12] Lastly, the Midlothian District Tree Lighting will be held on December 8th from 6 until 7 p.m. at Midlothian Mines Park. Join us to meet Santa, enjoy cocoa and cookies, and celebrate with others, and also want to mentioned, Jessica Kudos, I think it's a great idea to use it as an opportunity to do a food drive. So I'm glad they're going to be coming out and we'll collect food that evening too. So great idea. Chair, this concludes my board report. Mr. Chair, I have to add to the Malathian report because you forgot something really important. Santa. No, you said Santa. Okay, I did say Santa. Okay. You have a big event coming up on December 13th in your district.

[03:14:52] December 13th. You just talked about sports backers. Yes, the Tacky Light Run's not even on there. Yes, with sports backers. I'll make sure that the streets are cleaned so that no one's going to trip, and I'm going to help with Jesse Smith and the Tacky Light Run.

[03:15:09] Thank you for reminding me. It's going to be a kick. I will be there, and it's just a wonderful, fun run. So thank you. Decorations in the neighborhood are tremendous. Oh, fantastic. Walton Park, boy, they got it going on. Every year I get texts or emails saying, how can we be part of, can we make it a larger, longer run so more folks can participate?

[03:15:30] We've gotten to the point now where we have to kind of go back and forth and change the route every year. It was talk about a compromise to be able to, but where some communities would be like, we don't want to completely shut down our community for their, they are into it.

[03:15:47] They are so into it. Please join us out there. It's just so much fun. Yeah, thank you for the reminder. That, sir, officially concludes my report. Okay. Thank you, Dr. Miller and Mr. Carroll and all those that participated in the Midlothian report.

[03:16:11] Recently, I had the opportunity to participate in a press conference with our regional partners to announce a new surge shelter, which will protect those experiencing homelessness when the temperature drops. The shelter located in Richmond will provide 60 beds from December 1st through March when the Salvation Army's inclement weather shelter reaches its capacity and temperatures fall below 40 degrees. Chesterfield helped fund this shelter along with support from Richmond, Henrico, and Hanover. This is a direct result of what can be accomplished when localities, service providers, and community partners work together to ensure people are not

[03:16:49] only protected from winter weather but also and most importantly connected to resources that can help them find stability in a way out of the situation that they're in. Next slide. Let's see here. Dr. Miller and Ms. Snyder joined me as we were able to attend an evening together at the theater, which wasn't at the theater, but it was in honor of Swift Creek Mills Gala, Limelight Gala, that honored their 60th year in being open

[03:17:29] and serving citizens of Chesterfield County. And right now they have a play going on. It's a wonderful life. It's incredible. It's actually on a radio set from the 1940s.

[03:17:48] And they make all the noises like you would hear on the radio. They do everything. And one of the people that previously served on this board, Tara Carroll, is actually a cast member. So I thought that was pretty cool as well. So if you haven't been to the Swift Creek Theater, the Mill Theater, I highly encourage it.

[03:18:10] And I really think It's a Wonderful Life is a great show if you're looking for something to do between now and Christmas. Next. The county celebrated the annual Veterans Day ceremony featuring keynote speaker, retired Command Sergeant Major Clifton Johnson.

[03:18:28] And let me tell you, he's a dynamic speaker, and he definitely got the crowd involved. If they didn't get involved, I think he literally would have walked off stage and left. He was going to get people excited about it.

[03:18:43] But we also want to thank the Thomas Dale Symphonic Band and the American Heritage Girls. But most importantly, we want to thank all of those that have served this country and kept us safe and allowed us to be able to serve here, serve our citizens here, so all of our citizens here can have an opportunity in this country.

[03:19:09] It's a grateful country to all of those that have served. and many of them who are still serving us today as health care providers, teachers, first responders, community leaders, parents, and so much more.

[03:19:25] Thank you, thank you, thank you to our veterans. And I guess it's my turn to talk about the Bermuda District Tree Lighting. It'll be held on December 2nd from 6 to 7 p.m.

[03:19:41] It's held at, it's not on a county property. It was formerly a county property. We sold it to the Odd Fellows Lodge, who works with other organizations in the community as well, to host events at their building now, 12 140 Harrogate Road.

[03:20:02] And I know Mr. Carroll gave me some credit for this, but truthfully, this was something that we don't always respond. We very rarely respond on social media to the posts that people put out there. But this was really done because citizens said, wouldn't it be nice if we brought back this tradition?

[03:20:24] And all I did was say, yep, it would. How can we make it happen? And I was so thankful for that citizen that made that recommendation. I was extremely thankful to Parks and Recs of how fast we pulled that off.

[03:20:40] And now I'm very grateful to Parks and Recs for being able to host one in each district. I think this is really wonderful for the community, and we look forward to seeing you at one or all of the Christmas tree lightings.

[03:20:56] Thank you. Item 12, resolutions and special recognitions. A, resolution recognizing Boy Scout upon attaining rank of Eagle Scout, Mr. Goode. Mr. Chair, Mr. Vice Chair, fellow board members, at this time I'd like to invite Mr. Jack Novak and his family onto the stage to join Mr. Carroll.

[03:21:28] We are recognizing Mr. Novak tonight for attaining the prestigious rank of Eagle Scout. Thank you. Test. All right, it's working. So we spoke a little earlier about your project.

[03:21:46] It's pretty awesome. What I'm going to do is I'm going to have the clerk read our resolution first, then we'll get it voted on, and then you can tell everybody about the wonderful project that you did. Is that okay? I'm going to have you hold. Oops, I'll get that. Madam Clerk, would you read the resolution, please?

[03:22:04] Yes, sir. Whereas the Boy Scouts of America was incorporated by Mr. William D. Boyce on February 8, 1910, and was chartered by Congress in 1916. And whereas the Boy Scouts of America was founded to build character, provide citizenship training, and promote physical fitness.

[03:22:22] And whereas after earning at least 21 merit badges and a wide variety of skills, including leadership, service, and outdoor life, serving in a leadership position in a troop, carrying out a service project beneficial to their community, being active in the troop, demonstrating scout spirit, and living up to the scout oath and law, Mr. Jack Lockwood Novak of Troop 2842, sponsored by Chesterfield Baptist Church, has accomplished those high standards of commitment and has reached the long-sought goal of Eagle Scout, which is received by only 4% of those individuals entering the scouting movement.

[03:23:01] And whereas, growing through his experiences in scouting, learning the lessons of responsible citizenship, and endeavoring to prepare himself for a role as a leader in society, Jack has distinguished himself as a member of a new generation of prepared young citizens of whom we can all be very proud.

[03:23:18] Now, therefore, be it resolved that the Chesterfield County Board of Supervisors this 19th day of November 2025 publicly recognizes Mr. Jack Lockwood Novak, extends congratulations on his attainment of Eagle Scout, and acknowledges the good fortune of the county to have such an outstanding young man as its citizen.

[03:23:37] Mr. Chair, I make a motion to approve. All in favor? Aye. Miller seconds all right there we go everybody says yes a couple of things for you besides the resolution a little something here this is one of our Chester County challenge coins I'd like you to have that and we don't have a nice little patch like this for you but I do have a county pin so now you'll be an ambassador you can add that if you'd like to that now if you'd like to introduce who's with you and tell us everybody about your wonderful project all right so i'm i'll hold this

[03:24:15] enough for you you hold the mic so i'm with my mom dad and grandparents tonight and uh my project was a wheelchair accessible raised garden bed i made this for the pocahontas state park and as the that was the early design of my project that's where i we first believed we could put we could

[03:24:53] put it. Just a few pictures of me and my dad working on it. My neighbor in the bottom middle helping us out cutting. It was a fun project to do. This is a picture of all my fellow scouts helping us out, helping paint. This is it inside of our garage with us and the wheels. Me stapling

[03:25:26] all the liner this was the transporting of the project this is and that is where it's in a slightly different position now but it's roughly where it is next to the visitor center this is it now uh or a little a couple months ago when it was a bit greener and this is it's also being used and it's still being used by different uh educational programs at pocahontas and they're

[03:25:57] very appreciative of the project this is a final picture just very proud of Jack you know he worked really hard on this you know this was a journey of nine years being a scout and he really just you know followed through right to the to the very end and he loves Virginia State Parks he loves his local State Park so he really wanted to do something to give back to that park and serve a

[03:26:34] purpose and it's you know so if you visit Pocahontas State Park be sure to stop by the visitor center and take a look at Jack's project there but it's you know the Rangers love it is put to good use to they grow food for the animals in the visitor center and they also use it for educational programming about native plants for Chesterfield County anything else you want to add not really I sort more of like I'm just thankful that not that the journey is over but from what I learned from this experience and I can't wait to express it going forward I

[03:27:12] hope more people try try this out and give it a shot just to see how if they like it if they do maybe we can raise that four percent to greater numbers and get more people active in our community I think that's well said I think it's really important and I think you're an inspiration for the younger younger people coming behind you the more projects we have like this that are accomplished by people like yourself it just does nothing but make our community better so thank you for having a great idea mom and dad and family thank you for encouraging him thank you for your member of the scouts and now you're an

[03:27:50] ambassador for Chester County too thank you and congratulations we appreciate it very much be recognizing 2025 fall government citizens Academy graduates miss Dale and he did a great job at a

pledge tonight good evening mr. chair members of board Dr. Casey on September 18th the fall session of the Government

[03:28:27] Citizens Academy began hosted by community engagement and resources. The Government Citizens Academy provides a hands-on learning opportunity and is designed to enhance and grow the county's communication effort and increase citizen engagement. Citizens learn about their local government and interact with a wide variety of departments and programs and most important provide us with important feedback about how we're doing. Today marks the completion of the county's 11th session of Academy since began in spring 2017. To date, we've graduated almost 300 participants, including 18 graduating today. So I want to thank you for your participation in the academy and thank the participants for the

[03:29:04] commitment to nine weeks of classes. So now I'd like to invite Shavala Richardson from Bermuda to talk about her experience. Good evening, Chairman, members of the board, and distinguished guests. On behalf of the entire Citizens Academy class, I want to express our deepest gratitude to every Chesterfield County employee for the remarkable services they provide to the community.

[03:29:33] It takes strong, committed servant leaders to uphold the level of accountability, engagement, transparency, and high performance required to sustain the growth that we are experiencing in Chesterfield. We are truly blessed to know that Chesterfield County is filled with individuals who work tirelessly and often quietly behind the scenes to make our community a better place to live, work, and play for generations to come.

[03:30:09] The work being done here today will transcend far beyond our lifetime, and for that, we are profoundly grateful. Our families, past, present, and future generations thank you as well.

[03:30:24] Over the past nine weeks, the Government Citizens Academy promised us a comprehensive look at how and the why of local government, and it delivered. We moved beyond headlines and assumptions and gained a 360-degree view of county operations.

[03:30:46] We learned how departments craft budgets that balance essential services like public safety and education with responsible fiscal management. We engaged in interactive sections. We heard directly from department leaders and even toward facilities to see the scale of operations that keep our roads, water, and infrastructure running smoothly. These experiences brought the classroom discussions to life in ways that you may have never imagined. But the Citizens Academy was more than an educational program. It was a partnership.

[03:31:25] We weren't passive recipients of information. We were invited to share feedback, ask questions, and engage in meaningful dialogue with county leaders. The openness underscores Chesterfield's commitment to transparency and civic engagement.

[03:31:43] The experience has been transformative. We leave here better informed, more empowered, and with a new, renowned sense of trust and confidence in our local government. we now understand the complexity of the decisions being made on our behalf and that knowledge is a powerful tool. It means when we read a news article or attend a public meeting, we can now approach it with a deeper content and greater appreciation for the efforts involved. While we recognize that there is still work ahead, we are proud to say Chesterfield is getting many things

[03:32:21] right. Our communities are safer, our economy continues to grow, our citizens are healthier, And our children are thriving. There is truly no better place we would want to call home on this earthly journey than Chesterfield County.

[03:32:39] So what's next? The responsibility is ours to use what we've learned, to advocate for issues we care about, to attend future meetings, and to share the knowledge with our neighbors. Let's continue to make a difference. Thank you for the county government for making this invaluable program possible.

[03:32:58] and every speaker and staff member who shared their time, expertise, and passion for public service. We are honored, we are inspired, and we are committed to helping Chesterfield thrive for generations to come. Thank you on behalf of the 11th Division of Church.

[03:33:21] All right, let's get started. Sharon Ackerman, Eddie Camp, Monique Camp, Randy Cooper, Roger Forrest, Sean Hall, Yvonne Jeffries,

[03:33:50] Mary Kay Catterfield, Steph Niela Smith, Shavala Richardson, Ken Shandelson, Yvette Simard, Sean Smith, Alex Stiles, and Juanita Washington.

[03:34:10] How are you doing? Good to see you. Good to see you. Hello. Thank you. When we're down here, we don't get any out. That's why I'm running up here.

[03:34:27] Good to see you. - Thank you, thank you. - Thank you, she was a wonderful . - How was it done? - Thank you so much. - Yeah, that was, how did you say your first name? - Shabbat.

[03:34:42] - Shabbat. - It was beautiful. - Oh, now we're good, we're fine. Y'all are good. - Thank y'all for doing this. I knew it was a lot, a lot of trying. Oh

[03:35:24] Everybody ready for a picture all right real quick i think we need to save that um your speech and put that on the web page to uh as a testimony to the chestfield citizens academy um that was a fantastic speech it made

[03:36:02] me want to go through it again and i've done it so um thank you thank you thank you for that speech um and again we look at all of you now as ambassadors for the county because many times your neighbors will say i wish i knew how i could get to such and such and now you all know so please please wear your chess field pins that we gave you with pride and represent us to the rest of the citizens and encourage them to also take the class the the nine weeks i know it's a real

[03:36:38] commitment but I hope that y'all feel like it was really worth it and it sounded like you did so thank you so much any other board members wanna thank you mr. chair I also want to echo Shavella what you said really get to the heart of the intention of this kind of experience whenever I'm speaking to my citizens I always make the suggestion especially for those that jump to assumptions which is the word that you use without truly understanding and have had some citizens that say well i went to harvard or i went to these things and but that doesn't

[03:37:16] necessarily teach someone or at least explain to someone what it is to the work that goes involved that's involved with doing a successful project called chesterfield county and so i i thought you your speech was just right on the point i highly recommend folks if you've not participated it's an opportunity to learn so you don't fall into assumptions as to what the county is about and

[03:37:44] instead you can learn so thank you thank you madam clerk item 13 new business a appointments

[03:38:55] mr chair we have one appointment to plan rba can get a motion so moved second all in favor aye we have one appointment to the capitol region airport commission so moved second mr chair that would be Dr. Hilton, right? Both of them, yes. Welcome to the party. Thank you all so much.

[03:39:20] All in favor? Aye. B, consent items. Mr. Chair, there have been no requests from board members to remove items from the consent agenda for public comment. Do any board members have any items they wish to remove? If not, can I get a motion to approve? Motion to approve this consent agenda.

[03:39:39] Second. All in favor? Aye. Item 14, 15-minute citizen common period on unscheduled matters. This time is designated for citizens to talk to the Board of Supervisors. It is not a time for dialogue with Board members, and it is not a question-answer period.

[03:39:57] Those conversations can easily occur with individual Board members outside of the Board meeting. As a reminder, the Board's procedures state no citizen shall speak on any matter of business that is a subject on the Board's agenda for that day, and each speaker shall have three minutes to address the board. We have four speakers, if they'll please come forward and speak in this order.

[03:40:16] John Caslow, Emily Huss, Michelle Heisler, and Thomas Curl. Good evening, I'm John Caslow. I live in the Dale District. Welcome to the board, Dr. Hilton. I think we've spoken before, but I did listen to your remarks, and I do hope that we engage in some conversations as we kick the can down the road here.

[03:40:41] So I'm here to talk to you tonight about taxes, okay? You know, I've been going to the Citizens Budget Committee meetings the last couple of weeks, and they've been interesting, even though I can't ask questions because I'm not a member.

[03:40:58] I did miss last month's because I was out of pocket, but, you know, an awful lot of people show up asking for an awful lot of money, and then the question comes, you know, where's it going to come from? Guys like me, okay? I'm going to get a 2.8% increase in Social Security this year, okay?

[03:41:18] How much is my tax bill going to go up? Because I saw this chart, and it looks like revenues are going to be declining. What are we going to do? Are you going to cut back? Days of living large over? I mean, here's how much you guys have been spending over the years.

[03:41:35] And I know some of you have copies of this chart. I mean, if you don't, we'll be happy to give it to you and send it to you. So what are we going to do? My taxes going up? I don't know. I don't want them to. You know, all I want is the government's going to leave me alone.

[03:41:53] You know, we talked about the ETA several weeks ago and return on investment. Apparently, we don't understand the business of government, but I mean, we don't understand the word investment.

[03:42:10] I looked at some numbers from one of the projects, and you use the Star Trek factor in plan, which multiplied some numbers by five. Let me tell you what. You cut the tax rate by one cent and use the Star Trek factor, you're up to \$35 million in benefits, not the \$5 million that this edit project is going to return to us.

[03:42:36] In terms of real tax dollars, we're talking about \$3 million a year from Lego. Is that worth it? Do we have something else we can spend our money on? Affordable housing? Anything else? I mean, jobs are nice, but unless they go to Chesterfield County residents, you know, what's the value there?

[03:42:56] And unless they can buy a house and pay taxes, there's no value there. They're just talking. Okay. Can we take a deep look at this, take a deep dive at this and ask, are we really spending our money

where we need it? And I'm not going to say investing because you're not a business, you're the government.

[03:43:13] And you're not investing, you're spending. Okay. And that's it. Guys, doctor, I hope to continue conversations with you. Thank you. Thank you. Next speaker. Emily Huss.

[03:43:33] Hi. My name is Emily Huss. I have lived in the Smoketree neighborhood in Clover Hill District for the last seven years. A couple weeks ago, we had a far too close of a call, which ignited a group of neighbors and my most recent outrage.

[03:43:51] If you wouldn't mind showing the video. So this is a video taken from my husband's car. That white car just sped around a line of cars over the double line and almost hit a biker.

[03:44:07] A bus had to wail on its horn for the driver to stop and pay attention. Our elementary school is situated right next to a high school. I'm specifically talking about Gordon Elementary School. A high school is full of young, inexperienced, very distracted drivers.

[03:44:25] One of these drivers came very close to hitting me and my daughter. Police came, they apologized, and nothing more was done, even with a provided license plate number, and yes, I followed up. I tell this story to note that we have tried to involve the police in our local matters. Last June, county representatives came to our community to discuss change after a mother of two was killed by a speeding vehicle on her morning run during the time high schoolers were commuting into the neighborhood.

[03:44:52] At the time, we were guaranteed at least some measures of change, such as speed cameras, additional sidewalks, and more. We have seen none of these measures implemented. Because we live in a neighborhood with an elementary school, we have more walkers than average, and yet very minimal signage to encourage safety within such a vulnerable locale.

[03:45:12] Looking specifically at the elementary school, most of our issues come from drivers coming one specific way. There is not school painted on the road. These law violators have many times crossed the solid double line so they can avoid waiting in line for parents picking up their kids, and then they proceed to speed down the road where there is a very busy crosswalk, one sign with a pedestrian logo, and I'm asking to see more.

[03:45:40] Some feasible options that I think would greatly help include one or more of the following. Speed camera, as previously promised. School, written across the road as an extra hello to drivers. digital lights, speed limit detectors, an extra fine noted on our speed limit signs throughout our neighborhood. What I do not want to see is money come from our schools and away from our teachers, which is why I come to you. I'd like to give you some helpful data on one option I mentioned. Richmond City rolled out a pilot program in fall of 23 and then fully implemented it in

[03:46:13] spring of 24, where at 13 sites they added 26 speed cameras. And since then they have sent out over 50,000 citations, bringing in upwards of two plus million dollars and climbing. And it's working. Per multiple news stories, police logs, and resident reports, they've seen a decrease of 40 percent of speeders in these areas. We see more signage at other schools in our area, and when I asked, how did you get that? The answer I got was a kid was hit by a car, and they were more motivated. I don't want that to be our story. I am here to prevent this. We want the death of our

[03:46:48] neighbor last year to be the last. Please help us prevent this and help us keep our neighborhood and elementary school kids safe. Thank you for your time. I just want you to know that we

are looking into it and I've been working with staff and we're looking into some options of ways.

[03:47:09] Thank you very much. Thank you for calling. Thank you. Next speaker. Do we know if that school is on the list of the schools slated for? We need to make sure it gets there. Good evening members of the board, thank you for giving me a moment. My name is Michelle Heisler, and I live in Smoketree with Emily Huss in the Clover Hill District. I'm here tonight because something in our neighborhood simply isn't safe. The pedestrian sidewalk and the bike lane were designed, were put together

[03:47:45] in our neighborhood, and they were designed to squeeze the road and slow vehicles down right in front of a school. On paper, clever. In real life, about as effective as telling my kid to only eat one piece of Halloween candy. Cars aren't slowing down. They're passing closer, much closer to the sidewalk than, I mean, to the point where I could stick my hand out and get a free high five that I really didn't ask for. I could touch a bus as it was passing by while I'm walking my daughter to school. And that's not a traffic calming measure. That's a jump scare. And this isn't the first time

[03:48:24] that we've raised alarm. At the Smoke Tree Community Meeting back in June 2024, we brought these exact concerns to the VDOT and to the police. They acknowledged the issue immediately. They agreed that the bike lane needed to be moved to create a safer buffer because the way it's set up right now, the sidewalk and then there's two lanes of traffic and then the bike lane is on the opposite side of the road. So we all walked away hopeful hoping that they would move the bike lane and repaint everything. Yet we've seen zero progress. Not even a smudge of new paint on the

[03:49:01] pavement. Now imagine a child, any of our kids, running, skipping, or just being a kid on the sidewalk. If they trip or step off the curb or drop something, like my daughter probably would, or pick up a leaf, this street is right there and there is zero buffer. The current setup puts children, neighbors, walking dogs, and anyone on that sidewalk in immediate danger. But here's the part that matters most. This is fixable. We're asking for the bike lane to be moved to the same

[03:49:35] side as the sidewalk. That simple change would finally create a safety zone that the current design promised but didn't deliver. It would give our kids space to be kids, our neighbors space to walk safely and our pets space to sniff every leaf without me clutching my chest and we're not asking for years of construction or a whole new traffic pattern tonight I'm asking you to consider redirecting the planned roundabout funding for Stonehenge toward the repainting of these lines a repaint is quicker cheaper and immediately improves safety it's practical it's responsible

[03:50:12] and it avoids a preventable tragedy you all work hard to make decisions that protect this community This is one of the moments where a small action creates a huge impact. Thank you for listening and for your willingness to keep Chesterfield County safe for every resident, big and small.

[03:50:32] Thank you. Thank you. Next speaker.

[03:50:48] Welcome, Laquan. Thank you for your service to the military. That's much appreciated. We've met the other four supervisors multiple times, and we look forward to meeting with you and engaging with you. My name is Thomas Kirill, and I stand for Chesterfield Citizens for Responsible Government.

[03:51:04] Our mission is quite simple, full transparency in county operations and responsible stewardship of taxpayer dollars. Tonight, I'm addressing the transparency issue, where the county continues to fall short in several critical areas. Let's discuss the facts.

[03:51:20] The following are clear examples of major transparency failures. The June Google incentive vote. The 30-year tax incentive for Google was placed on the agenda six days before the vote, and the public was given no opportunity to comment. I arrived to speak on the issue, but was shut down by county attorney Minks.

[03:51:41] A tax break of this size made on behalf of the taxpayers should never be handled with such limited notice and zero citizen input. This was egregious, indefensible, yet each and every one of you allowed it to happen. Is this good governance? No, it's not. No, it's not. You all know it's not.

[03:52:00] County public relations practices. County publications routinely highlight positive stories while excluding major financial decisions. There's never any mention, and there was no mention, of the 40-year tax break for Shimeen Hotels. There was no mention of the 30-year Google tax incentive.

[03:52:16] Withholding significant taxpayer giveaways from public communications undermines the credibility of the county's transparencies claim. Is this good governance? No, it's not. Zomad. At a public meeting this summer, Mark, you stated you didn't understand Zomad, and you hired an attorney to review it.

[03:52:36] After the vote, neither the attorney's name nor the review findings were shared, despite my direct requests. When elected officials rely on outside analysis to make decisions, that information should be made available to the public. Is this good governance? No, it's not.

[03:52:54] Supplemented retirement plans. We filed a FOIA request about the taxpayer cost of supplemental retirement plans for the county's two highest paid employees, Joe Casey and Garrett Hart, which was denied. Of course, that's allowed under state law. But you have to ask yourself, if county leadership really prioritizes transparency, why don't they release this information voluntarily?

[03:53:16] A legal exemption should not be used as a shield to avoid public scrutiny. Is this good governance? No, it's not. EDA disclosures. It took more than 18 months and repeated pressure to obtain basic financial details on major EDA projects.

[03:53:32] There's still no consistent explanation of whether the ROI or payback analysis is used. Taxpayers deserve clear, uniform standards and prompt disclosure on how the major commitments are being justified. The taxpayers deserve better than stonewalling and threats. You owe taxpayers proof of the return on the significant public funds committed to EDA projects.

[03:53:53] Joe Casey, you told me two years ago you don't do ROI. We have enough information now to know why. It doesn't exist. To be fair, the county's taken some steps forward, which we appreciate, such as creating the financial transparency website. But these examples show there's a long way to go.

[03:54:11] We need transparency practiced fully, not selectively, and not only when convenient. We're asking for measurable, genuine improvements, not statements, but actions. You owe this to the citizens and taxpayers of Chesterfield County.

[03:54:26] All of you are responsible to the taxpayers, and we're not going to let you forget. Thank you for your time. Thank you. Madam Clerk. Item 15, deferred items from previous meetings. We have none.

[03:54:42] Item 16, zoning requests. Mr. Chair, you have one deferral request. Case 25 SN1055 in Bermuda Magisterial District. Raymet Road rezoning is a request to rezone from Agricultural A to Heavy Industrial I-3 on 64.68 acres located in the northwest corner of Raymet and Coach Roads.

[03:55:06] The district supervisor is requesting deferral to the board's December 17, 2025 public hearing. Just to be clear, I didn't request it because I'm recusing myself on this. I did. That being said, ladies and gentlemen, this is a public hearing to consider the deferral of case 25 SN1055, Raymond Road Rezoning.

[03:55:30] Is there anyone here who would like to speak to the deferral of this case? If so, please come forward and state your name. Seeing no one, this public hearing is closed. This case is back before the board. And Mr. Carroll, I believe you're handling this.

[03:55:46] I am. Thank you, Mr. Chair. You may, people may remember that we deferred this case from last month. Part of the reason we deferred it was we wanted to have the applicant identify specifically appropriate uses of the industrial site, and so they're working with the EDA on modifying that list and they need more time, and that's why Mr. Chair, I make a motion to defer to the December 17th meeting.

[03:56:17] Second. All in favor? Aye. I did not vote. Okay. Mr. Chair, you have seven items on your consent agenda this evening. For the benefit of the public, consent items are those cases where the applicant accepts staff's recommendation and there is no previous opposition.

[03:56:39] With all the consent cases tonight, staff has received written confirmation from the applicants that they agree with the conditions being imposed and that all proffers are offered in compliance with state law. First is 25 SN 1144 in the Clover Hill Magisterial District.

[03:56:56] Waterford Towns is a request to rezone from Light Industrial I-1 to Residential Townhouse RTH, plus Conditional Use Plan development to permit exceptions to ordinance requirements on 10.39 acres, known as 2601 Waterford Lake Drive.

[03:57:12] The property is proposed for a maximum development of 125 units. The proposal includes a mix of front-loaded and rear-loaded townhouse units, and neighborhood recreational facilities are provided. Planning Commission and staff recommend approvals subject to the conditions in your staff report.

[03:57:32] Ladies and gentlemen, this is a public hearing on case 25 SN 1144, Waterford Towns. Is there anyone here who would like to speak to this case? If so, please come forward and state your name.

[03:58:02] Good evening. Jerry Turner. I'm not against this project. What I'm against of is the fact that y'all are lying, all of this construction that's going to affect all the traffic on, I guess it's going to be Charter Colony and Genito.

[03:58:30] You're just letting so many things being built along Charter Colony, and I don't live in that area. I do travel it every once in a while. It's already bad enough. And you look at the number of apartments that have gone up along that road, and you're adding more to it.

[03:58:49] Like I said last night, it's planning. this county is not doing a very good job of planning you're just building the more you can build the more money you can get the more money you get the more you can spend but you're gonna get to a point where you're not gonna be able to go anywhere you better put more more sidewalks along these roads because you have to walk because you can't travel anywhere you need to do a little better job of planning all these construction that's going on because sooner or later it's gonna get to a point where you can't go anywhere because you can't move. Thank you. Thank you.

[03:59:29] Any other speakers? Seeing none, I'm going to close this public hearing. It's back before the board. This case is in the Clover Hill District. Thank you. Is the applicant here or no? Do we

[03:59:52] know? Oh. Good evening, Mr. Chair. Hi. Board of Trustees advisors. My name is Scott Miller. I work for Hirschhorn here on behalf of the applicant team. J.R. Horton, they're here as well. Happy to answer any questions you guys may have.

[04:00:17] So when I originally saw this case, it was my understanding this was going to be some, because your guys' office is in this same park, correct? And so this is going to be, are you offering some kind of incentive or something for some of your people to live there or?

[04:00:35] The office is just across the street from the property. I'm not aware of any specific incentives. I would have sworn there was some, okay. For the property, but just to touch on traffic, one of the points I want to emphasize too is that because we have the industrial zoning, we did a traffic analysis for the property, and this will actually offer less traffic and reducing the burden on Jono and Charter Colony.

[04:00:59] Okay, thank you. Do you know if you guys have worked out, because I know when I was at the public meeting, the hearing that Brandermill, this is technically in Brandermill or has zoning for Brandermill, did you guys work out the agreements with them for the, like if you have access to their amenities or how that works?

[04:01:20] Because I know that they said they were looking into it. It's within the Vanderbilt Master Association, so we're not exactly sure how the association structure will follow. That will, of course, take place after the zoning. Do you know that J.R. Horton's been in contact with members of Vanderbilt HOA?

[04:01:37] Okay, great. Thank you. Thank you. I'm happy to answer any additional questions. I want to go back to what Supervisor Schneider is asking. Did you have any conversation with Brandermill with regard to amenities?

[04:01:56] So they were at the meeting, at the community meeting. And I know that we spoke with them. D.R. Horton spoke with them after as well. But again, with the understanding that zoning process would be first. And then we have to set up the HOA structure once the property is actually entering plans review.

[04:02:16] Okay. And then also, I just want to get clear, you were saying that it's going to have less traffic than what? So the property is currently permitted to be developed as an office park. That was the original vision for Waterford office parks.

[04:02:32] They could develop similar buildings such as D.R. Horton's building, the neighboring office building, and this would actually produce less traffic than if the property were developed as an office building, especially during those peak a.m. and p.m. hours.

[04:02:48] Okay, thank you. Thank you. I just want to say thank you, Jerry. I appreciate your viewpoint, and you know that I've been trying to keep an eye on that.

[04:03:10] Chessa, do you know, I'm sorry, could you, or Steve is here, I don't know. I know Tredegar is supposed to be cut through.

[04:03:29] That was part of the case with the lakes. Correct. But supposedly, well, because the lakes is having some issues, I think, Is it the ice hockey rink that's going to be doing that, going through? You know more than I do. I know the lake case is responsible for pushing that through.

[04:03:46] Just to clarify, the ice rink is not responsible for the connector road. They would prefer to have that alternative connection. And we're trying to work through manners that that can happen, but they are not responsible. Okay. Because that would be another alternative to get out there, too.

[04:04:06] I think that connects, yes. Yeah. Okay. All right. um i based based on um what i've learned from this project and i i think that it's been improved it was supposed to be more when we originally talked about this and i i do like the layout of this design and it's set back far enough behind the lake um i am going to approve uh case two five sn one one four four um with recommend approval with subjects to the conditions of the

[04:04:45] the staff report. Second. Any other discussion? Mr. Chair. So, a good point was brought up a little while ago about developmental proposals in Chesterfield County.

[04:05:05] I don't go out and seek residential development. I don't go out and ask developers to come to Chesterfield and pick a piece of land and say, "Can you put more houses on it?" I've never done that. Have we encouraged commercial companies to come here, like Lego and others?

[04:05:22] Yeah, absolutely. Every time you see a residential project that gets proposed, it's because someone who owns land has decided to sell it and someone else has decided to buy it and has decided that they may want to do a development there.

[04:05:37] When we talk about road infrastructure or we talk about school capacity or we talk about other things and when you look at these reports that our staff works diligently on and works with the community on, I hate to tell people this, but I've said it before, our hands get tied.

[04:05:56] If a case like this, for example, meets the comprehensive plan, which I believe it does, I think the density on this was actually could have been 20 units per acre, which it's not. When you look at whether or not it's going to put children into schools under state law, you can't deny a zoning case for incident capacity in schools.

[04:06:17] You can't in other states. You can do it in Florida, but you can't do it here. We had legislation that was carried by two people in the House and the Senate, and it was killed in subcommittee. Never even got a hearing in full Senate, full House. We asked the legislature to try and help us with legislation, to help us to be able to work on some of these issues like school capacity or public safety issues.

[04:06:39] Now, a public safety issue, for example, if the police department came out and said, we don't have enough cops and we can't provide law enforcement here, we could argue. If they could substantially argue that successfully, we would argue and say it's a public safety issue. But it's not. Not in this case.

[04:06:55] If the fire department said, well, we don't have enough fire trucks, we don't have enough firefighters, we don't have enough manpower, we can't provide public safety, Well, then maybe we could say, well, we can't do it. Didn't say it in this case either. Never said it in any case. And so what happens is when people and companies bring cases forward like this and they work very hard with the community to do so and they have good intentions and when it gets before us, the question we have to look at is, number one, is it a good product?

[04:07:25] Well, in looking at the pictures in this case, which they haven't shown here, it's a beautiful product. It's absolutely beautiful. You can't sit there and say that this is going to reduce, in any way, shape, or form, the value of anybody else's property in the area.

[04:07:43] Okay, well, that's good. So when you get something like this, it's on consent, because no one came out from the community, spoke against it. It passed the planning commission with unanimous

consent. And nothing in the staff report indicates, in any way, shape, or form, that this is a public safety issue in any way, or that even that it's going to overload the roads, which could be a public safety issue.

[04:08:08] None of those things exist in the case. So that puts us in a position of saying, well, I can't deny it. You can't just sit there because I said so or because I didn't like it. You can't do that.

[04:08:24] It's against the law. We'll get sued, and we'll lose. How do I know that? Because the county did get sued back in 2010, and we lost. So I just wanted to make that clarification, Mr. Chair, because I know we have a bunch of zoning cases tonight, and that should cover it for all of them. If we don't go out to the community, to the development community, and beg them to come and put houses in Chesterfield County.

[04:08:48] They don't have to, because there is such a demand for housing in the United States of America and in this community, and so many people want to move here, that there is a market for this. There's a market for someone who owns land to sell it, and there's a market for someone to buy it and want to develop it and provide a home for someone to live in.

[04:09:07] And that's where these cases come from. I can't speak for the rest of them, but no one's ever come to me and said, hey, dude, I want to sell my land. What developer can you hook me up with so I can sell it? That's not happened, but that's the origin of these cases, and believe me, Matoka District's the biggest district.

[04:09:25] I got the most land, and they're always bringing cases forward, and every time we look at these cases, we look at it with as much scrutiny as we possibly can legally do under the law. That's it, Mr. Chair.

[04:09:43] Any other discussion? All in favor? Aye. Aye. Next is 25SN1146 in Matulka Magisterial District. Grubb River Road rezoning is a request to rezone property known as 10512 River Road from residential R-88 to agricultural A.

[04:10:07] The 16.21-acre property is proposed for a maximum development of one dwelling unit. The applicant is requesting to rezone the property to construct a new single-family dwelling. The property is currently undeveloped and plans for a previously proposed subdivision are no longer being pursued.

[04:10:27] Planning Commission and staff recommend approval subject to the conditions in your staff report. Ladies and gentlemen, this is a public hearing on case 25SN 1146, Grubb River Road rezoning. Is there anyone who'd like to speak to this case?

[04:10:44] If so, come forward and state your name. Seeing no one, I'm going to close this public hearing. It's back before the board and this is in the Matoka District. Thank you, Mr. Chair. Now guess what? This is a case we're actually taking away because the applicant who wants to own this property and wants to put one house on it instead of a hundred. Instead of a hundred houses, when it was zoned back in 2005, this person wants to take it and take it from R88 back to

[04:11:20] agricultural and only put one house on it. This is not the first time this has happened in Chesterfield County, believe it or not. We've had many other cases where developers or individuals have brought land forward that was actually already zoned for higher density and actually came back and turned it into agricultural land. George Emerson did it my first year on the board where he took an R88 subdivision called Hickory Estates, turned it into a conservation easement and turned it back into agricultural land. We, this board, voted to take 911 houses off of 400 acres around the schools

[04:11:55] and we turned that into a conservation easement. So this one, it's my honor, I'm very pleased to do this for the applicant who wants to build a house on country land to approve case number 25 SN 1146, subject to the conditions in the staff report, Mr. Chair.

[04:12:17] Second. All in favor? Aye. Next is 25 SN 1180 in Clover Hill Magisterial District, Cross Point Church of the Nazarene Private School is a request for conditional use to permit a private school in an agricultural A District on 7.35 acres known as 8700 Hull Street Road. A private school that would provide preschool and pre-kindergarten instruction for up to 40 students is proposed. The planning commission recommends approvals subject to the imposition of conditions 1 through 6 identified

[04:12:52] in the staff report which excludes conditions 7 and 8 recommended by staff. Staff recommends approval subject to the imposition of conditions 1 through 8. Ladies and gentlemen, this is a public hearing on case 25 SN1180, Crosspoint Church of the Nazarene Private School. Is there anyone who would like to speak to this case? If so, please come forward and state your name. I'm going to

[04:13:27] touch these. My name is Mr. David Stritzinger. That's what you can call me. I've been reading the documentation on this case, the hours of operation are 8 to 3.30. Every job I ever had in my life, the shortest job was eight hours. Half an hour for lunch, that's eight and a half hours. I'd say 15 minutes to get there, that's nine hours. When I worked as a meteorologist, my shortest shift was 10 hours. Weekends were 12. That's a DBA and system programmers.

[04:14:02] while we're on the clock. I guess my question is, let me think here, 8 to 9, 9 to 10, 10 to 11, 11 to 12, 12 to 1, 1 to 2, 2 to 3, and a half. So that's seven and a half hours. So I guess no single parent that's trying to have a full-time job will be able to use this facility. And I guess that makes no damn darn difference. But it's just if you're going to have a pre-K, now not if you're

[04:14:41] gonna have like at Rockwood Park where you could have a dog run area and you open the fence and shove the dogs in there and like do with the kids in the morning maybe how would adult that wants to get a full-time job be able to use this facility that's my only question it's in your documentation stack you'll see that's only a seven and a half hour operation so whatever I don't care never had a kid me and the X didn't have none maybe you parents know how to work these things out so you could get the kids there and back in seven and a half hours time warps i don't

[04:15:19] know you know i don't know that i don't know who's going to use this facility thank you next speaker jerry turner i hope you all approve this one we have been trying to get vdot to lower the speed limit on hull street from 55 at least down to 45. maybe if we put a school there and you'll put up signs and whatever hopefully they won't be like the other lady before they're going across the

[04:15:55] the yellow line but maybe they will beat up with change the speed limit so we slow things down so i'm not against this one so thank you thank you any other speakers seeing none i'm going to close this public hearing it's back before the board in this case is in the clover hill district thank you staff could you come up and it's my i mean they're the ones that asked for these hours correct

[04:16:32] we weren't mandating those hours that's correct ms schneider yes they voluntarily gave us those hours of operation I don't know what to say Dave I I saw the hours too and asked the same thing but I I don't know if it's because it's a smaller church and their church member I'm not sure but

[04:16:47] I hear you is the applicant here I don't oh can you yeah I'm Angie Farley I'm the preschool director for Crosspoint thank you again I understand what Dave's saying I was a single

[04:17:21] mom and i i totally i hear you are those the hours that they that you i mean what was the impetus of those hours so we're just going to operate as a preschool for now we do not have extended care hours there's a lot of church preschools in the in chesterfield and the surrounding counties that only operate preschool hours and those are actually shorter from like nine to one okay um there's another church that i came from and taught at previously their hours are much the same as ours okay okay i i always used a yeah i've never used a church one so that's

[04:18:00] possibly what what it might be so okay shorter maybe stay at home we just want to make sure you get what you need so yeah thank you yeah all right um i move to approve case two five sn one one eight zero, uh, with the staff recommended conditions? Is it? So the planning commission recommends,

[04:18:28] uh, conditions one through six and staff recommends one through eight. Ryan, can you come up? So should it, I guess I need to know how to, to voice that as far as, so is it, we have to follow what planning or, or can we just do the, the staff recommendations? You could certainly, you could see. Yeah, you can We certainly do the staff recommendation, which would be 1 through 8 conditions.

[04:19:01] So that would be accepting all of the conditions which the applicant proffered. Okay. And in this case, I think it's important to note the applicant did not agree with conditions 7 or 8 in the staff report. They've only agreed to conditions 1 through 6. Although staff is recommending conditions 1 through 8, they did not agree to 7 and 8 due to cost and privacy concerns.

[04:19:25] Oh, with the cameras? Correct. Yes, ma'am. We can't force those proffers on them if they don't accept them, correct? Well, in this case, this is a conditional use. Oh, it is a conditional use. Okay, so we could, but even if we impose conditions, they still have to accept them.

[04:19:43] No, no, not on this one. On this particular zoning, there's not what's called the proffer bustling language. That's not part of this case. So you can impose the conditions you think are appropriate. And staff is recommending one through it. Okay, so I recommend approval of 25 SN 1180 with staff recommended 1 through 6.

[04:20:08] 1 through 8. No, 1 through 6. Oh, and would, well, again, 1 through 6 is what is recommended as with the Planning Commission as well, and so we will, that's where I'd like to approve this.

[04:20:28] Thank you. I'll second the motion to support the recommendations from the Planning Commission from Proffers 1 through 6. Any other discussion? All in favor? Aye. Next is 25 SN 1189.

[04:20:49] In Motoka Magisterial District, Foundation Amendment, Genito Road, is a request to amend zoning approval, Case 18 SN 0514, relative to proffered conditions in the residential R-12 district on 62.77 acres on property located along the south side of Genitoe Road, approximately 1,250 feet east of Mount Hermon Road and known as 17501 Genitoe Road.

[04:21:18] The applicant requests the use of slab foundations for the construction of townhouse dwellings in the development known as Villages at Mount Hermon. Planning Commission and staff recommend approvals subject to the conditions in your staff report. Ladies and gentlemen, this is a public hearing on case 25, SN 1189, Foundation Amendment, Jenna Toe Road.

[04:21:43] Is there anyone who'd like to speak to this case? If so, please come forward and state your name. Seeing no one, I'm going to close this public hearing. It's back before the board. This case is in the Matoka District. Mr. Chair, this is not a change in density.

[04:22:00] The only thing they're doing is changing the actual foundation. They have an opportunity to do slab construction as opposed to crawl space. As an example, when we just did etric landing, three of the houses down there were done on a slab.

[04:22:19] It made them easier to be ADA compliant, to get in and out. And so if this was anything other than just a product change, we may have a different conversation. But for this, I have no problem with that. I make a motion to approve case number 25SN 1189 subject to the conditions in the staff report.

[04:22:41] I'll second. Any discussion? All in favor? Aye. Next is 25SN 1199 in Dale Magisterial District. Richardson Accessory Structure Exception is a request for conditional use plan development to permit exceptions to ordinance requirements in a residential R7 district on 1.04 acres known as 10007 Enderly Court.

[04:23:08] The applicant would like to construct a new detached garage that is approximately 1,200 square feet in size. The cumulative square footage of all accessory structures existing and proposed would exceed the area of the primary dwelling. Planning commission and staff recommend approval subject to the conditions in your staff report.

[04:23:28] Ladies and gentlemen, this is a public hearing on case 25 SN 1199. Richardson Accessory Structure Exception. Is there anyone here who would like to speak to this case? If so, please come forward and state your name.

[04:23:46] Seeing no one, I'm going to close this public hearing. It's back before the board. This case is in the Dale District. So I had the pleasure of working with the applicant and his family, also the neighbors there. I conducted a community meeting.

[04:24:03] It was well attended, supported by the neighbors, And I don't believe that it's something that brings a lot of opposition. So with that, I'll make the motion that we accept the case subject to the conditions in the staff report.

[04:24:33] Case number 25, SN 1199. Second. But don't tell my husband about this case because he'll be jealous about the garage. Sorry. Any other discussion? All in favor?

[04:24:50] Yeah. This is going to be your first official zoning case voting on for the Dale District. Yes. I worked it as a planning commission. As a board of supervisors. That's right. As a board of supervisors. Yeah. And you're going to get a yes from me. Thank you. All in favor?

[04:25:05] Aye. Next is 25SN 1224 in Dale Magisterial District. Environmental Engineering Operations Center and Combined Warehouse Facility is a request for conditional use for government buildings and accessory uses in an agricultural aid district on 68.02 acres, known as 9200 Public Works Road.

[04:25:30] The applicant proposes to construct a 30,000 square foot office warehouse building with an accessory outdoor storage yard for the Environmental Engineering Operations Center. In addition, the applicant also proposes to construct a 10,000 square foot warehouse building to be used for general storage and office space for multiple county departments.

[04:25:52] Planning Commission and staff recommend approval subject to the conditions in your staff report. Ladies and gentlemen, this is a public hearing on case 25 SN1224, Environmental Engineering Operations Center and Combined Warehouse Facility.

[04:26:07] Is there anyone here who would like to speak to this case? If so, please come forward and state your name.

[04:26:22] Jerry Turner. This is probably one of the first ones that I did on the virtual, mainly because it's in my district. I would just appreciate if more citizens would dial in or call in.

[04:26:43] We need to have more citizens participate in this. I'm not against what they're trying to do here. This is going to be used by the county. The only question I had was they said they were going to store police products in one of the buildings.

[04:27:00] It's a metal building. I'm not sure I would want to put much in there. But anyway, I'm up here to try to encourage people that are watching this to participate in these virtual meetings. You don't have to leave your house to do it.

[04:27:17] You don't even have to get dressed up. Make sure you're online. Thank you. Any other speakers? Seeing none, I'm going to close this public hearing.

[04:27:33] This is back before the board, and this case is in the Dale District. I believe that the county is very transparent in the way they do business. Even though this is a county-led project, the county went through the same process. that an applicant that was not the county would have gone through.

[04:27:52] So we did hold a community meeting. I appreciate Mr. Turner and his wife for attending. And I appreciate their insight. And I would challenge all of us to be more civically engaged when it comes to anything that the government is doing.

[04:28:09] We really appreciate the feedback. The feedback has made cases better. And so I'm always open to hear what citizens have to say and to where we need to make changes, we make those changes. So I just want to take a moment and say thank you to Mr. and Mrs. Turner.

[04:28:28] And I believe, I'm not sure if Renee was on that one or not, but she's another one that attends meetings very regularly. So even if we don't have, by noon on the day of the case, if we don't have anyone to RSVP for the case, then what will happen is we'll counsel it.

[04:28:48] But Mr. Turner and Renee, they're two that have followed the cases of the Planning Commission very closely and said that we will hold meetings because they will contact us and let us know that they want to attend. And that way it will be open for citizens. And we welcome that.

[04:29:05] It's not an issue to be able to do that. So with that in mind, I would like to make a recommendation. I would like to – I am the guy making the decisions now. I'm sorry about that. I make a motion that we accept case 25 SN1224 in the Dell District for approval.

[04:29:31] Subject to the conditions in the staff report. Second. Any other discussion? All in favor? Aye. The last case on the consent agenda is 25 SN1239 in Bermuda Magisterial District. Meadowville communication tower is a request for conditional use to permit a freestanding communication tower plus conditional use plan development to permit exceptions to ordinance requirements in a residential R15 district on 0.35 acres known as 11959 Hogan's Alley.

[04:30:06] A 284-foot communication tower with a lattice design and associated improvements is planned. Planning Commission and staff recommend approval subject to the conditions in your staff report. Ladies and gentlemen, this is a public hearing on case 25, SN1239, Meadowville Communication Tower.

[04:30:27] Is there anyone who would like to speak to this case? If so, please come forward and state your name. Renee Eldred, I'm not opposed to this. I just want to make a suggestion. And you might do this already, I don't know, but I know the tower over Bensley always collects trash.

[04:30:52] People like to dispose of stuff that they're not supposed to, and it's kind of hard when you have a contract with a company way out where to find somebody to actually cite if there's things that are disposed of that the county doesn't want to pick up.

[04:31:11] So if going forward with any of your cases that you are given site towers or anything that is just there, if you could make sure that there is a local person that can be contacted or just a contact period, I guess local or not, with the contracts to make sure that if there is something that needs to be disposed of that somebody has illegally dumped, then you have a means of finding somebody to do it.

[04:31:44] thank you thank you next speaker i think i'm gonna get me a seat up front next time i did not participate in this one because there was something else going on with it in the county so i had to make a decision whether to call in on this one or go to the other meeting i went to

[04:32:19] the other meeting but i wanted planning to know in the future there's not going to be such thing as we had a virtual meeting nobody called in i will be there unless there's another county meeting going on there again planning needs to see what's out there and try not to schedule something the same time sometimes that's not easy to do because there's a lot of things going on in the county but they need to make a special effort so i don't have to try to be in two places one time thank you

[04:32:57] thank you any other speakers seeing none i'm gonna close this public hearing this case is back before the board it's in the bermuda district and um first i'm gonna respond to that if if both things are virtual with two computers you can actually attend two meetings at the same time um if they're in person that's a little harder uh secondly is the applicant present and dr our uh jeff is this

[04:33:32] a cupd uh yes it is that's what i thought okay my name is will schumack with woods rogers i represent the applicant in this matter just out of curiosity that access road is um pretty good road back there yes do you plan to gate that i'm sure i will check but i will i'll confirm that you you think they have any problems with me um imposing the condition that they put a gate on it closer to the road so that nobody can get back there and dump trash or mess with your equipment yeah i will i will check with them and confirm that mr chairman okay i need to know pretty quick

[04:34:11] give me give me five seconds all right we're good right 99 went to 100 okay great i make the motion to approve case 25 sn1239 subject to the conditions in the staff report with the imposed condition to um put a gated a gate on the access road to prevent um unwanted access

[04:34:47] second all in favor aye thank you mr chair that concludes your consent items for this evening you You have two discussion items, the first of which is case 23SN-0113, Shady Hill rezoning and exceptions.

[04:35:07] Mr. Saunders. Good evening, Dr. Casey, Chairman Engel, and members of the board. I just want to start by acknowledging that there is a satellite meeting that's being held for residents that are non-English speaking where translation services are being provided remotely, so I am going to speak slowly and articulate what I'm saying so that it can be translated easily.

[04:35:31] Case 23SN-0113 in the Bermuda Magisterial District, Shady Hill Rezoning and Exceptions, is a request to rezone 23.93 acres located at 6811 Route 1 from Manufactured Home Park MH1 to Manufactured Home Park MH3, plus conditional use plan development to permit exceptions to ordinance requirements.

[04:35:57] the expansion of an existing manufactured home park to allow up to 118 residential manufactured home units and commercial uses is planned. If approved, the case would authorize 12 additional manufactured home units over what is permitted today. The property contains about 24 acres and a zoned manufactured home park, MH1, and this is a zoning map that shows zoning of surrounding properties. The first image on the left shows the property outlined in white. The northern portion of the property is developed with manufactured homes and the southern portion of the property,

[04:36:38] a majority of which is encumbered by environmental features, is undeveloped. There's an apartment community known as the Masonettes Apartments that's located directly to the north, and a different manufactured home community and single-family residential community is located to the south. A second image on the right shows the comprehensive plan's land use designation.

[04:37:00] The plan designates the property for high-density residential, which suggests the property is appropriate for a residential density of a minimum of 8 to 12 units per acre. The Board of Zoning Appeals approved a use permit in August 1965 to expand an existing trailer park by 56 trailer spaces for a total of 106 trailers. The trailer park at the time of the request had 50 trailer spaces. After the use permit approval, a site plan was approved showing the layout for the 56 new

[04:37:35] trailer spaces. The approved site plan shows a typical lot layout of 45 feet by 77 feet and this slide shows the site plan that was approved. I apologize it's a little hard to read including the typical lot layout which is circled in red. The expansion of an existing manufactured home community commonly known as the Shady Hill mobile home community is planned and as I said before the existing park is permitted up to 106 residential manufactured homes. As of the date of the concept

[04:38:11] plan there are 94 residential manufactured homes that would remain within the development because a total of 118 are proposed this would represent 12 more than what's currently allowed and 24 more than what exists on the property today this slide shows sheet c5 of the proffered concept plan which shows the ultimate layout proposed by the applicant existing manufactured home units are shown with the light gray outline new or located units to be located on existing lease lots are

[04:38:46] shown with a red outline and new or relocated units to be located on new lease lots that don't exist today are shown as purple the applicant applicant proposes to add recreational space shown in green as well as a landscape area between the development and the fall line the planned fall line trail which is currently under construction along the road frontage of the property within the the right-of-way for Route 1. The applicant is proffering to make infrastructure improvements that would improve the quality of life for current and future residents as part of this request.

[04:39:26] Proffered improvements include recreational improvements, street lighting, repaving of all park drives and on-street parking, and private sanitary sewer upgrades. This slide shows the amenities and street lights that were included as part of the proffered concept plan. Proffered condition 5 requires the applicant to install recreational amenities detailed on sheet C12 of the concept plan or exhibit A or also an alternative amenity space that the planning director may approve that's of a similar or higher quality. These recreational amenities

[04:40:04] would be required to be installed within six months of site plan approval. The proffered amenities include two picnic pavilions in a multi-purpose athletic court. Proffered condition seven requires that the applicant provide street lights at every park drive intersection throughout the park and further requires that all on-street parking spaces be illuminated by street lighting with a minimum maintained illumination level of 0.5 horizontal foot candles. Proffered condition 8 requires that all existing and proposed street lights shown on sheet 10 of the concept plan be

[04:40:42] maintained in working condition by the owner of the park. Proffered condition 9 requires the applicant to fully repave all park drives and on-street parking spaces that are shown on sheet nine of the concept plan within 12 months of completion of the unit removal relocation phasing plan all on-street parking spaces that are shown on seat sheet c9 must be delineated with painted lines the image in this slide shows an excerpt from the parking plan the textual statement requests a reduction in the minimum drive-out width from 24 feet to 20 feet which has been

[04:41:22] approved by the fire department proffered condition 12 requires that the applicant Prior to the initial site plan submission, complete a closed-circuit television investigation or alternative method approved by the Building Inspections Department to identify needed repairs to bring the private sanitary sewer main infrastructure on the property into working condition.

[04:41:46] Necessary repairs, as determined by the investigation, must be completed within 45 days of site plan approval, provided that this deadline may be extended due to extenuating circumstances as documented by the applicant. At the conclusion of this prepare work, an individual with a professional engineer or National Association of Sewer Service Companies certification must prepare a report that demonstrates that the entirety of the private sanitary sewer system is in working order.

[04:42:20] Proffered condition 13 requires that the applicants submit a final as-built survey at the completion of all improvements required by the proffered conditions to show compliance with the zoning regulations and proffered conditions.

[04:42:32] In order to meet the 10-foot spacing requirement between manufactured home units that is necessary to meet minimum fire and life safety requirements, which was determined based on the Virginia Manufactured Home Safety Regulations and the Virginia Construction Code, the applicant has proffered to remove or relocate 10 manufactured home units and remove or modify additions to 7 manufactured home units that's shown on C4 of the concept plan and in this slide.

[04:43:03] Units proposed to be removed or relocated are labeled with blue dots here, and then units proposed to have additions removed or modified are labeled with a purple dot. The spacing information was derived from survey work performed by the applicant.

[04:43:21] However, the specific units could change based on an updated survey that's provided with the initial site plan submission. Proffered condition 3 outlines the unit removal relocation plan that is summarized in this slide, and I'll go through this.

[04:43:38] I would say quickly, but not really. Beginning nine months after zoning approval or the commencement date, at least four removal relocation units shall be removed and at least four units that are compliant with conditions of the zoning case shall be installed in intervals of six months.

[04:43:57] And all removal relocation units must be removed within 36 months of this commencement date, unless delay is caused by pending litigation that's necessary for the applicant to obtain a final

unappealable court order for possession of a unit to be removed. The planning director may extend the commencement date due to circumstances outside of the reasonable control of the county or the applicant.

[04:44:22] At the beginning of each six-month period, the applicant must notify all tenants within the community of the new units that are available for purchase or rent, and first priority must be given to owners of the removal relocation units. On-site housing must be offered to any tenant who is displaced during their removal, replacement, or relocation of the tenant's unit.

[04:44:42] Any new unit shown on sheet C5 of the concept plan may be used to provide temporary housing. All units added to the park must be certified by the Department of Housing and Urban Development and be no older than 20 years at the date of installation on the lot.

[04:45:00] An owner of a removal relocation unit is permitted to relocate their unit to a lot that is in conformance with sheet C5 of the concept plan and provided that the owner of the unit obtain a building permit and pass an inspection from the building inspections department.

[04:45:16] The relocations would be required to be completed prior to that commencement date for removing and replacing units. Owners of units with additions identified to be removed or modified to meet the 10-foot spacing requirement on sheet C4 of the concept plan would be required to be removed or modified prior to the commencement date as well.

[04:45:42] These units must go through the permitting inspection process with the BI department to ensure that the units meet the minimum life and safety requirements of the building code after the additions have been removed or modified. The applicant is required to coordinate a meeting between the affected residents and the building inspections department to discuss the scope of work that will be involved in the permitting process.

[04:46:05] The applicant shall provide \$5,000 to the owners of the units that are shown to be removed or relocated as well as the owners of the units that are shown with additions that would be removed or modified. Sheds that are located less than eight feet from a principal building on a different lot and sheds that are less than five feet from a project property line must be removed or relocated prior to the commencement date.

[04:46:34] And finally, a quarterly status report shall be provided to the directors of planning and community enhancement regarding progress that has been made with respect to this condition. Okay, moving on now to some exceptions to development standards.

[04:46:52] I won't go through all of these, but in order to accommodate the existing layout, as well as to minimize displacement of residents to the greatest extent possible, the applicant is requesting exceptions to several of the development standards for the manufactured home MH3 district.

[04:47:08] The applicant is requesting that the following commercial uses be permitted on the property in units 112C and 113C as designated on the concept plan and circled in red on this slide.

[04:47:25] Those would be medical or dental clinic office uses as well as child daycare uses. Cornerstone Revitalization Center is a nonprofit organization who owns units 112C and 113C on the property. The Virginia Department of Health operates a health clinic offering health services to Shady Hill and Area Residents in Unit 112C.

[04:47:51] Cornerstone provides child daycare services, which includes after-school programming and a preschool program in Unit 113C. Because these uses are not permitted in the MH3 district, use exceptions are needed to allow these uses to continue to operate on the property.

[04:48:07] The proffered conditions further require that these units not be used as residential use but continue to be used for either medical dental clinic, child daycare, a resident amenity, or a leasing office. According to the concept plan, there are 34 residential manufactured homes that have enclosed additions that will not be removed or modified because they already meet the 10-foot spacing requirement.

[04:48:38] This slide highlights units with an enclosed addition that are proposed to be retained within the park with the green dot. A covered or uncovered garage does not constitute an enclosed addition. The zoning ordinance definition of a manufactured home is a structure subject to federal regulation which is transportable in one or more sections and conforms to the following 8 feet or more in width and 40 feet or more in length or is 320 or more square feet when erected on site.

[04:49:10] built on a permanent chassis designed to be used as a single-family dwelling with or without a permanent foundation when connected to required utilities and includes plumbing, heating, air conditioning, and electrical systems. An enclosed addition to a manufactured home does not meet the definition of a manufactured home because it's not transportable. Therefore, a use exception is needed for any unit that includes an enclosed addition. The applicant is requesting that the enclosed additions on existing manufactured home units that currently meet the 10-foot spacing

[04:49:45] requirement identified on sheet C3 be permitted provided that such additions be approved and inspected to ensure minimum life and safety requirements of the building code are met as determined by the building inspections department. Inspections for enclosed additions will be required to be completed within 36 months of the commencement date as specified in the proper conditions. No new additions would be permitted within the park going forward on units.

[04:50:16] Just to highlight schedule of compliance, because the property owner's lack of progress in addressing outstanding violations that were cited in a November 14th, 2023 notice of violation letter that was issued from the county, the county filed a petition for injunctive relief to the circuit court. Prior to the scheduled court date, the county and property owner reached an agreement that established a timeline for compliance if the property owner were to pursue a rezoning of the property rather than bring the property into zoning compliance. The agreement was ratified

[04:50:52] by the circuit court on July 2nd, 2025 through an order granting temporary injunctive relief. The schedule of compliance required, among other items, that the property owner make improvements to the property and provide temporary housing for displaced residents as part of the zoning case.

[04:51:08] It also required that the property owner present the zoning case to the Planning Commission by October of 2025 and the Board of Supervisors by November of 2025. The proffered conditions submitted by the applicant and included in the report satisfy the requirements of the order granting temporary injunctive relief. Planning Commission, by unanimous vote, recommended approval of the request at its October 21st meeting. Staff also recommends approval of the request. Staff is supportive of the proposed expansion and improvement of an existing

[04:51:45] manufactured home community as the proposed improvements would improve the quality of life for current and future residents. Proffered conditions in the case provide spacing between units that

ensure that the minimum fire safety requirements are met while also improving the quality of life through needed updated sewer infrastructure, repaved park streets, functioning streetlights at all intersections functional on-street parking and recreational amenities and finally staff notes there were there was a comment that was received from one citizen in the

[04:52:21] portal and there were letters that were received from the partnership for smarter growth and then a jointly written letter from the access to the justice center at u of r school of law legal aid justice center the virginia poverty law center and the shady hill resident association empowered expressing a number of concerns about the case. That concludes my presentation. I believe the applicant would make it a presentation as well. Board members, are there any questions for staff at this time? I have some questions. Go ahead. Thank you, Mr. Chair. You said that there's going

[04:52:56] to be sewer upgrades. Can you tell me a little bit about that? Yeah. Over the years, there's been a lot of complaints about the quality of the sewer and issues with the sewer system there, both perceived from Community Enhancement and the BI Department.

[04:53:12] So in order to make sure that this is a private sanitary sewer system, so the sewer that's within the community is not owned and maintained by the county. It's owned by the park owner. In order to determine what upgrades are needed to the sewer, in order to bring it into a functioning condition, we're requiring that the applicant prepare basically an investigation to demonstrate what the condition is.

[04:53:38] and based on the investigation there'll be a scope of work that's required and included as part of the site plan submission for upgrades to the sanitary sewer to make to ensure that it's functioning so if i got it right we're not clear yet on what needs to be done there'll need to be some sort of study so to speak to identify what needs to be upgraded and then once that has been identified, the owner of the property will then have to do what is needed?

[04:54:10] Correct. Yeah. Correct. Okay. In the case, it says it's an increase from 106 to 118. Is that correct? Correct.

[04:54:25] Yeah. 106 is what's permitted today. Yes. And my understanding is there are 10 units that need to be relocated? Correct. Will they be given priority on new spaces? Yes. yeah during that removal relocation plan first priority will be given for residents that are being that has a removal unit so additional capacity really will help with the moving of those other units correct yeah and those residents will also have the opportunity if they think that their unit is in shape to survive a move they would be able to also relocate the unit in the

[04:55:02] park okay and there's seven units that structures need to be adjusted on is that correct yeah yeah additions either removed or modified all right thanks and some of those units that they are talking about um removal or relocate can actually be relocated on their current lot they only have to be shifted some of them only have to be shifted six eight inches um just a little twist and stay right where they're at they don't even have to be removed so we're not talking about actually moving 10 units off of the lots that they're on there'll be some units that have to

[04:55:38] move, but a good number of them will actually be able to stay on the same lot. And for those, Mr. Chair, that need to be moved, then they will be compensated \$5,000. So I hear that correctly? That is a proper condition that they would be compensated for that time.

[04:56:01] And if I'm going to probably adjust the proffer or ask, I'm going to impose a condition to just a proper. So right now it calls for them to be housed on site. But some of these shifts could last like two or three days. And in those cases, I want to make it available that they could actually put them in a hotel room and be a lot less disruptive to not have to move all your stuff from one place to another for a couple days and then move it back. So I'm going to propose that

[04:56:37] they can either house them on site or in a hotel for the owner and the resident to work together on what was the, what's best in each of the situations with that. Do we know how many people currently live on that property? Total number of people I don't have. I do have the number of units that was shown. It was 90, I apologize. Yeah, I think it was 94 units, at least as of

[04:57:13] when the concept plan was submitted okay thank you so it's 97 and you're going up to 112 is that correct 118 they have they have the ability to have 106 right now they want to go to 118 which is an addition of 12 over what they currently are allowed to do that was what they were asking for

[04:57:48] and you got to remember that um there's going to be significant costs in this project and we're trying to do everything we can to decrease the burden of future rents on the people that live there. And if we don't give them a way to bring in some revenue to offset those costs, their only choice is going to be to raise the rent. I'm trying to do everything I can to not displace or see increased costs to the people that live there to the best of my ability.

[04:58:21] So is there any guarantee that, I mean, or a schedule of what the rent increases are or what they cannot increase or I guess that there's no guarantees that that's going to I guess that's what I'm asking is there any guarantee that that's going to actually work out to their advantage as the citizens yeah I don't know that we were legally able to ask for that to be included in the in the proper conditions it is something that the residents have expressed concern over

[04:58:50] the rent any other questions for staff all right can the applicant come forward would you like to make a presentation yes Mr. Chairman for the record I'm Kerry Hutcherson here on behalf of

[04:59:25] applicant and i do have a presentation i don't do these very often but this case warrants a good deal of explanation so here we go um now this case has been going on for a while it's very long and arduous journey getting us here but i think we've really reached a good place where we have a fair and balanced compromise among the county the applicant the residents and everybody in the community. Despite differences, we have managed to work together and

[05:00:04] rallied around a common goal of improving the quality of life in this community and public safety matters being addressed as well as minimizing any displacement as much as possible on this property. I'd like to thank the staff for their great presentation and work through this case on a lot of tricky technical matters like to thank commissioner sloan and supervisor engel for working with us coming up with some great out of the box outside the box types of ideas and

[05:00:39] for their guidance on this case also like to thank the planning commission for its recommendation for approval and this board for its consideration of all the issues tonight and finally i'd like to thank the route one community and especially the residents and their representatives cassie Powell and Gustavo Espinoza who've been really helpful in bringing a lot of questions and feedback to the forefront so that we can make this case even better as we've been working through it.

[05:01:05] This is a very different case than what you usually see as far as land cases go, land use cases go before this board. There's three main ways in which it's atypical. One, these rezoning, the rezoning request and the exceptions are requested not to create a new development, but to preserve an existing community. That's pretty different from what you usually see.

[05:01:33] We also have zoning violations that we're trying to address with this case, and they fall within two different sets of obligations of two different sets of owners. The applicant, the owner of the land, and the homeowners, the manufactured home unit owners. We also have a key difference in that most of the zoning violations that are being addressed through this case predated the ownership of either the applicant or the resident owners and all these differences

[05:02:11] made for some challenges and I'd just like to give you a little background and some more detail about this so this mobile home park is 60 years old and it exists under a district zoning district that's no longer permitted in the county it's outdated and through a fairly long history of neglect probably just ignorance of the zoning requirements and some issues that over the years just led to zoning violations on the property. This property has developed some problems over the

[05:02:51] years, and it's probably a reason why the previous owner decided to sell it. Back in spring of 2022, the applicants entered into a contract to purchase this property and at that time asked the county for a zoning determination letter on the property, received a determination that no zoning violations were open or being investigated at that time, but the letter clearly explained that there was no site visit that had been done to confirm ground truth to those findings. Regrettably, the applicant

[05:03:27] didn't do any further due diligence, and it turned out there were a lot of issues that predated the ownership by the applicant and many of the resident owners. Many of the units were improperly spaced.

[05:03:42] Several units had been modified to create multifamily apartments. There were some issues with the private sewer system being really old and needing maintenance. Many units had illegal additions, and there were some other issues listed up here on your slide.

[05:03:58] December 2023, the county finally issued a notice of zoning violation to the applicant, citing 265 zoning violations. It was pretty overwhelming. This was a mix of violations that dealt with the land itself and the mobile home units themselves.

[05:04:23] And state law and county law requires that any person with dominion or control over property that's related to a zoning violation can be held responsible for those. The cited violations, they were a mix of the property owned by resident owners and the applicant.

[05:04:41] And the applicant's lease agreements required compliance with all applicable laws for residents. Let's put the applicant in a situation where there were a couple of different options. One option would be strict enforcement of leases and evictions, but that would result in displacement of families from as many as 60 homes.

[05:05:06] I think you may have remembered from the staff report, initially there were 60 homes that were improperly spaced. and because a number of those homes had already been again in violation of the zoning ordinance divided up into multi-family units that's more than 60 families that would actually be displaced so this is a pretty bad result and not the direction that the applicant wanted to go but it was a viable option at that time although it would have been catastrophic in terms of the

[05:05:42] applicant's ability to continue to pay for the carrying cost of the property. You don't have tenants that can't pay for your cost for keeping the property up. It's also obviously going to be a huge problem in terms of where people would find a place to live. And the applicant didn't like this option, looked at another option, redevelopment of the property. There's already been a proven track record in the Route 1 corridor of aging mobile home parks being redeveloped into

[05:06:17] luxury apartments and condos, there's a market for it, and there's a proven track record for working in this county. But again, that would have resulted in massive displacement of residents. So finally, the applicant decided to go with the third option, which was to file this rezoning case, ask for exceptions to help allow for the residents' lives to be disrupted as little as possible and minimize displacement. And that brought us to where we are today. And we've got a slide here

[05:06:52] showing the current layout of the property and probably the most difficult thing that we've had to deal with as we've gone through this case is determining how to get the spacing between units to meet the 10-foot minimum that the county has said they're willing to accept for fire safety standards and at the same time minimize the number of units that would have to be removed from the

[05:07:26] property. Because what we've said in this case is that what you see on this slide, which shows the current layout of the property, once we have completed the phased removal or relocation of units on the property, it'll eventually have to meet this layout that you see before you, which is a lot more efficient and safety conscious in terms of where the units are spaced in relation to each other. A question that came up a lot from residents was how do we choose

[05:08:03] the units that are slated for removal or relocation. This is extremely difficult because nobody wants to have to pick and choose. But at the same time, if we hadn't picked and chosen, well, I already told you there were 60 units that would have had to go. So working with the staff, working with Supervisor Engel, the applicant, came up with some ways to narrow this down. And we ended up narrowing down the number from 60 to 10. We achieved that by looking at some

[05:08:40] factors for identifying the removal of units so we looked at first of all the spacing requirement the 10 foot distance between the units we looked at whether units had additions the additions are already not permitted under the zoning ordinance so that was something that was probably not to be encouraged if there was a question about whether a unit had addition an addition or adjacent one did not have one and then finally whether the unit was oriented in a way so that its location was making it infeasible for units to be placed on adjacent lots. So I'll give you some examples of

[05:09:20] how that worked in practice. The unit that's in gray here is currently spaced less than 10 feet from two other units. Those two other units, 46 and 47, if it weren't for the unit in gray being so close to them, those two units would meet the 10-foot spacing requirement. So based off of the fact that the unit, it's number 60 there, is spaced too closely to two other units. We selected 60 as the unit that would have to leave, thereby saving two of the three units from having to

[05:09:58] be removed or relocated. Here's an example of how we use the addition factor. There's one unit that has an addition, one unit that does not have an addition. So we slated the unit that is spaced too closely and also has an addition for removal. And then finally, here's an example of a unit that it has all three problems. It's spaced too close, it has an addition, and it also is oriented on

[05:10:31] its lot in a way so that the units on the adjacent lots would not be able to be located on those lots and still meet the 10-foot spacing requirement. And that's how we got from 60 to 10. We've also made a number of changes in this case, really from day one in response to the residents and their representatives, as well as county staff recommendations and comments. But just from the community meeting feedback that we got and everything since the community meeting up till

[05:11:10] today, we made all the changes you see here on this slide, all the changes that you see here on this slide. Many of these have made a significant difference in continuing to reduce the possibility that anyone is displaced from this property. And at this point, we have reached, well, I think we've just had one more suggestion, which Supervisor Ingle has already explained, that would help to

[05:11:46] create some more flexibility and help for residents. And that was the change that Supervisor Engel discussed about the temporary housing being provided either on-site or off-site just depending on what circumstances make the most sense for the resident and that's something that the applicant and I are happy to agree to. All right well most of you all know I've been working on zoning cases here in Chesterfield County for over a decade. I do cases all over Virginia and

[05:12:20] this is easily the most difficult one I've ever seen but despite that we've had a really collective effort here, the residents, the community, county staff, and the applicant. And we've come together and managed to come up with a compromise. And because it's a compromise, nobody gets exactly 100% of what he or she wants. But because it's a compromise, it's resulted in the best possible

[05:12:53] alternative. And with that, I really hope that you can see all of the good reasons here to support this case so that we can get the best possible alternative out of a very difficult situation with that i'm happy to answer any questions you have but i might be able to go ahead and respond to a couple of questions that were raised by mr dr miller and ms schneider if you don't mind there was a question about the sewer private sewer and there was a question about density on

[05:13:30] the increase in density on the property with regard to the sewer the private sewer there is a proper condition that requires that there be a study using cameras to go through the the sewer pipes to determine where there are issues that need maintenance or replacement etc that's already been done by the applicant before it was even a condition that applied to of this case, before the case was approved. The applicant's already done that. We've already

[05:14:06] identified some improvements that need to be made. Some of those improvements have been made. So the applicant's being very proactive about getting the sewer repairs identified and taken care of. As far as density goes, Ms. Schneider, I know it seems like there's an increase in density, and on paper there is. In actuality, I'm not sure that we have much of an increase in density, And that's because I mentioned earlier that there were a number of units that they're

[05:14:41] designed as single family units, but for one reason or another, they were modified for multifamilies. So there were multiple families living in those units. And so when you look at the number of units that had been modified to have multiple families living in them, the increase in density is actually just helping us house those people who are in the multifamily units to some degree.

[05:15:06] It's also helping us because the multifamily units aren't permitted through this case. We have a proper condition that says you can't have them anymore. So we're helping to provide housing through that additional density for those units.

[05:15:24] And it's also going to help us with the period of phased removal of units that, for whatever reason, they're spaced too closely and we just can't find a way to relocate them on site. If they have to be removed, then having new units come into the property will allow us to be able to provide housing opportunities on site for people so they don't have to look outside of the Shady Hill community for housing if their unit does have to be removed.

[05:15:58] If you have any other questions, I'll be happy to answer them. So your examples of how you determined two of those, I have actually spoken with the owners of two of those examples. And if you look at the map, it's clear.

[05:16:17] So Juanita, who lives in 58, is willing to take off the addition in between her and 57. And there's four inches. It would make sense to me that it would be a lot easier to move 57 four inches than to have her move at all, because she's got a porch on the other side.

[05:16:38] There's a huge gap of space there. That's what I guess I don't understand. And the other one was 37, and 36 is the one that actually put an addition that created the gapping situation.

[05:16:55] Her addition was on the other side. You have it hatched out as that is the addition, and that's the actual original trailer, she said, where you have the hatching right now. And so shouldn't the person that put the addition next to her be?

[05:17:11] I guess I just don't know if there was enough talking with the people that actually lived there and seeing them as people and not just a number. So that's just my personal opinion. But I guess I'm just concerned about some of those situations.

[05:17:29] And a lot of these people, all of their sheds have to be removed. They asked if there was any way, is there a place possibly that they could have a bunch of sheds, everybody could have like a shed lot or something further in this lot somewhere? that they could I mean where are these people going to put their stuff now I mean as far as their workers these are people that work on a daily basis and if you're making them get rid of them or they have to park their car where their shed is now and remove it I don't know is that a possibility I'll be happy to answer both those questions I thought that I had this on our slides

[05:18:06] regarding changes that were made after the community meeting but the the sheds issue did come up at the community meeting and actually there were quite a few people who expressed a concern about that we went back and worked with the county staff to come up with a an allowance for sheds there's still a spacing requirement I believe that applies to sheds as well but but the absolute prohibition on sheds is gone and now there is an opportunity for residents to have

[05:18:39] sheds as far as the factors and their application go there are a couple of things that we've added to the case since the community meeting that I think will help provide some flexibility as we're working through the initial time period between assuming this case is approved zoning approval and what we call the phased removal commencement date which is nine months after so one one thing is that there is ability for the planning director to make modifications

[05:19:19] to the units that are shown as removal units based off of additional survey work provided by the applicant and there's also a this is a great modification that was made at the Planning Commission level if there is an ability for a unit owner to modify an addition on a unit to then make the unit meet the spacing requirement. That's now been included in the case. It would still have to pass an inspection from building inspections to make sure it's a safe place to live,

[05:19:53] but that would allow that flexibility. And actually, we did meet with residents, and I believe it was the owner of that home who was at the meeting, and we heard what she said, and we did bring that back to folks. And I mean, this is a great example of where we did get some feedback from people and it made an improvement in the case. So there's that flexibility now as well.

[05:20:18] We've also heard from residents who have asked if they can work with their neighbors to come up with an agreement to, you know, one neighbor says, I'd be willing to take my addition off so you can stay here. There's nothing in this case that prohibits that. So we would encourage neighbors to work together on those things there's also the ability of the planning department to extend that nine-month date if needed so if we're in a situation where maybe neighbors are working together and it takes them a little bit longer to figure out how they're going to work together to

[05:20:58] meet these spacing requirements modify additions relocate trailers etc and there's extenuating circumstances and the planning staff finds it justified then they can certainly extend that timeline. All this will help with meeting these case-by-case nuances and there are a lot of nuances and I appreciate the fact that it's difficult to understand how we couldn't

[05:21:28] know every single detail of every unit as we came up with this map of what units should go. really that the answer is we don't know the whole history of everything that was built at every time so we were learning that a lot of times as we have conversations with residents and every time we've had a conversation with a resident we've taken notes on what they've said and we've come back and tried to work with the staff and Supervisor Engel and Commissioner Sloan

[05:22:04] on making improvements to the case so we really have been very responsive to these comments. Mr. Chair, I promise I'm getting somewhere. How many property owners over the last 60 years? I couldn't hazard a guess. Okay, so let's just jump back for a second. Oh, do you mean of the entire land? For the land, the land itself. All I can say is what I've been told is that the prior

[05:22:43] owner did own the land for a long time. I'm not sure if that was the original developer. Ms. Eldred has a good bit of history on this, if you'd like to hear from her. He owned it for a really long time that's my understanding one previous owner thank you renee so that owner owned it for 55 years and then sold it and then this owner is with it but that owner never came to look at the

[05:23:17] property prior to purchasing it correct i don't know if they never came to look at it but clearly there was not enough questions asked. Sight unseen, correct? I don't know if that's correct.

[05:23:33] How much did they pay for the property? I don't even know how much they paid for the property. I do. Okay. \$5.2 million. Okay. Okay. Here's where I'm going with this. It sounds like to me what we're attempting to do is untie a knot that has been taking place for 55 years, meaning that what occurred was they weren't paying attention to what was happening on their own land, and they weren't paying attention, and the folks that were living there were doing pretty much what they

[05:24:08] wanted to do for a very long time. Is that a correct characterization? I think that's correct. So here we're in a situation where we now have to untie this knot, which gets into the granular level that Ms. Schneider is thinking about, which is the fact that, okay, we have one person that built something here, built something there, which of it is the addition, which of it is not the addition, which is the porch, which is the, and we get into this kind of really terrible situation.

[05:24:39] So I asked that question to kind of get, or to make that point to get to a question where it sounds like to me that the current owner is willing to pay \$5,000 to, for those properties that need to be moved or torn down or those kind of things.

[05:24:59] I'm curious to know, how did they come up with \$5,000? Why not \$4,000? Why not \$6,000? Can you give me a feel for how they came up with that? There is a state statute pertaining to manufactured home communities that requires a payment for relocation expenses to tenants of \$5,000 if, and this is in the important part of the statute, If the property is being sold for redevelopment for another land use.

[05:25:38] So remember how I mentioned that one of the very real and viable options for the applicant was to just sell this property to a developer and have it be redeveloped for luxury apartments or condos. In that case, every single person would get \$5,000, but every single person would have to leave.

[05:25:58] And we decided, my client decided, in conjunction with the county who, as far as we understood, wanted the main goal to be minimizing displacement of residents to, rather than do something like redevelop the property, sell it for redevelopment, to file this zoning application in order to be able to keep residents there on the property.

[05:26:27] So, yes, everybody would get \$5,000 if the property was sold for redevelopment for another land use other than a manufactured home park. But because we're not doing that, that requirement does not apply.

[05:26:42] But we looked at the \$5,000 and we said, well, that's a metric that is already applicable in the instance where you'd have someone be displaced from a manufactured home property. and given that we had no better metric that was what we used so you went exactly where i thought you would go so i'm curious to know i suspect that you're the land owner who puts that kind

[05:27:13] of money into it which is a lot of money has why so magnanimous what what is that about i'm curious to know why the owner has made a decision why not go with the big dollar ticket that's what i'm curious about, which would be the luxury apartments. What's going on? Can you give me a feel for that?

[05:27:39] Yeah, but it bears a little explanation of the history of the case. So as I said, the notice of violation was issued to the applicant back in December 2023. As part of the response to that notice of violation, the applicant considered the various options that I mentioned, and then because the county staff had said one option that is available to people in these situations is

[05:28:14] you can go through a zoning case and attempt to address your violations that way. The applicant said, okay, we'll try it that way. And then through that process, the county staff said, well, we're going to need a survey of all the units on the property so we can see just to the extent of how many units are improperly spaced. And so you can come up with a plan for how you're going to fix this. Well, that survey took a long time. It was a very involved survey.

[05:28:46] I don't know if you know what an Ulta survey is, but it's the gold standard of surveys. It's incredibly detailed and takes a long time to do. It's very expensive. Well, it took a long time to do it. The applicant didn't have a land use attorney, didn't have anybody local here in Chesterfield who knew the folks here. It took them a while to find me. Once they found me, we got working on the zoning case in earnest, but there were still a number of things to work through. It's a complicated case. It took many months to get through all of this. And then there was even an opportunity where there was a nonprofit that was interested in maybe trying to help the

[05:29:26] residents create a community association and resolve some of these issues that way. And the applicant wanted to explore that. And that took some time. Point of all of this is just to say, In an effort to try to explore options and really come up with the best solution for the property, it took us a long time to get to the point where the county was finally frustrated with the pace of things and filed suit against the applicant.

[05:29:55] Well, that put a real serious clock on things. And going out and finding a developer to purchase the property and redevelop the property at that point wasn't a very good option because it normally in the time we had with that court case we didn't have time to get under contract and go to closing on a real estate deal just takes longer than that time frame exactly so that's an unrealistic path at this point right that's an unrealistic path and really the only realistic path other than this zoning case being approved is for the

[05:30:34] applicant to have to say, well, we've got units that are in, they're not in compliance with the zoning ordinance and we have to comply as the landowner. So we're going to have to file notices of violation under our leases with all of those unit owners. And then we'll have to move forward with evictions if people don't leave voluntarily. And then we'll have to move all of those units off the property so that the property will be in compliance with the zoning ordinance, which would be a terrible result because for one, the applicant won't have tenants to pay rent to

[05:31:09] pay for the loan on the property they have. And two, it would be a horrible PR nightmare for everybody involved. And three, the most important thing you'd have, who knows how many people displaced from this property and nobody wants that result. It's a, you're right. It's a knot that's been building over the years. And for whatever reason, not enough people paid attention to it. But all of us are paying attention to it now. And this is our opportunity to do something that is, as I say, the best possible alternative among the alternatives. So I hope that answers

[05:31:48] your question. I know it took a while to get there. You know, it does because it just kind of lays it out for me in a better way. I guess it bothers me a little bit in that when you laid out initially that the property owner, the applicant could have gone this route. The truth is that route no longer exists not given the fact the leverage that we have with regard to the current situation so it feels a little bit insulting to me i just want to put that out there

[05:32:21] in that to put that out to say that this would have been an option along the way this is not this applicant's first rodeo he's been in the business for a long time so what i'm attempting to figure out. And let me tell you something, Mr. Engel has bent over backwards to try to figure out how to make this work. I'm wondering, quite honestly, if the landowner, the applicant, is willing to go an additional couple of miles to make it easier or, let's just say, palatable.

[05:33:01] Do you get a sense that 5,000 is negotiable? No, I don't. We've talked about this a number of times. Um, and, and I do not get a sense that it's negotiable at this point. Uh, and the reason is that we've gone through this discussion a number of times and there's, there are improvements required in this case that the County staff wanted. There are additional requirements that

[05:33:38] residents wanted, all of which costs some amount of money in the entire budget. And so we went through this a number of times and said you know we can spend it on new paving roads we can spend it on improving the sewer we can spend it on xyz but at some point there's only a certain amount of money for each category he's got 5.2 million dollars sunk into this so far plus right and a

[05:34:12] huge loan with a bank that's right yeah okay thank you and and if you don't mind i do want to just explain that my point of bringing up that option of selling to a developer for redevelopment was to explain that in the history of this process, that was an option that was being considered, you know, that not being very feasible at this point with the amount of time pressure that's available, you know, that's put on this case now, you know, it's different now, but I offered it only just to show that that was something that was being

[05:34:51] considered at that time and didn't mean to insinuate in any way that that's that's now an actual real option thank you so can you um who owns unit number 70 i believe that's one of the cabana units uh that two people have been evicted from are going through evictive eviction process right now for i don't believe they've been evicted uh that's a case that's pending and i'm not

[05:35:23] involved with that case but unit 70 is is owned by the applicant and that's a unit that that was just transferred over from the previous owner so are they going to receive the five thousand dollars each those people because if roseland owns it then i would assume that they knew that it was a cabana at the first place the the lease for that unit has expired and so the the people who are living there now are living there without a valid lease, without an active lease. So it's a

[05:36:01] different scenario than those who do have valid leases. It's also a different scenario than the people who paid for their mobile homes and came to us and said, we need relief with, uh, with being, uh, you know, any sort of relief for, for moving our homes or relocating them because we've invested in these homes and now we're being required to remove them again given the all of the various

[05:36:35] different issues that we had to tackle here seemed like the the best way to do the most good was to provide the relocation assistance money to those who own their own mobile homes it's much easier if you do not own your own mobile home you just lease it to go and find another place to live by renting it in an apartment building or somewhere else.

[05:37:01] People who own their own mobile homes, it's like owning your own home on your own lot, except you just don't own the land underneath it. So it's a much more difficult situation for those people than someone who does not own the mobile home and just leases the lot and the home from the applicant.

[05:37:21] You may disagree with that rationale, but that was the rationale, and this was one unit versus, you know, the others that we thought would be more benefited because they had more investments sunk into those properties. Okay.

[05:37:39] So you're adding 21 more units than what are here currently, which at \$800 a month, that's the current, I'm understanding, lease payment, that's \$16,800 a month extra. Is that correct?

[05:37:56] I'll trust your math on that. I'm just simply saying these are people, They're living in that place because they can't afford to live anywhere else. And so you're now going to take away their house. And so where are you helping them with temporary housing until they can find someplace else to live?

[05:38:17] I just really... Well, it's a different situation. For one, those people have had notice for a long time that their lease was terminating. And I don't know what they have tried to do in terms of finding alternative housing.

[05:38:34] But it really is a distinguishable situation. Again, so this is why I say that we need an affordable housing trust fund, so that we would be able to help people with these things. You'll get no argument from

me on that, Mr. Chair.

[05:38:56] Let's go with the worst-case scenario, then. We don't pass it, and he has to evict 60 units. He loses the money that he's supposed to get to pay the rent. So he has a bank note, and the bank note, he defaults on it, and the bank takes it over.

[05:39:20] Then what happens? The whole place gets sold again. Someone else has to come up with another solution. Their solution could be, because they bought it for a deal, we're going to get everybody off of it and redevelop the whole thing. I don't know what kind of deep pockets this company has.

[05:39:39] I have no idea. But that's a real scenario. If you keep telling me that he doesn't have money to pay the note, eventually the bank's going to go, you're going to pay the note. Or they're going to take it. And if they take it, then we're back to square one again. We have a park that has a lot of violations that need to be addressed.

[05:39:58] this is not the this is you're right this is a this is a very difficult situation very difficult case um and i think the math is a little off and the reason i say that is one of the things he explained a minute ago is that we have units that we have two families living in right right so the reason you're trying to increase the numbers is to authorize for those two families essentially to stay in one unit that's correct right so it's not a matter of just because i thought originally it was we're going to go from 106 to 118 as what's authorized but the truth of the matter is you're

[05:40:37] trying to bring some of these units into compliance so that you can actually keep two people in a unit do you know two two families do you know how many units have two families in them um i did have these numbers uh for the planning commission meeting and for whatever reason i i lost my piece of paper that i had written down on but the whole purpose of the increase is to make sure you had enough units to cover the people that were living in there. Yes, that's right. And it wasn't just two-family units. There were several three-family units. And these are units that were designed for

[05:41:12] a single family. So, again, the increase in density, it's very easy to misunderstand that because we already have more families living in units than it appears.

[05:41:32] Ms. Chantel, I have one. Thank you, Mr. Chair. It sounds like to me you did some of the investigation on the sewer work, correct? That's correct. Do you have a feel at least what it's going to cost to repair the sewer?

[05:41:48] Let me phone a friend on this for one second because I have Kelsey Schlein here. She's the land use planner who's been working with SHMP Engineering on this, and she may have some numbers. It might be different, but the number I heard was \$800,000. Is that close? Hi, thank you for the opportunity to speak.

[05:42:07] My name is Kelsey Schlein. I'm a land planner. Yeah, I mean, I feel like that's pretty accurate, and the property owner has already begun making some improvements to the sewer system throughout the property. So some of those costs have gone in, and then there's still more to go.

[05:42:24] So you don't know the number? I don't have an exact number at this moment. Any kind of a range? I mean, I think the number that Supervisor Ingle put out there, I know that at one point, actually, you guys did get a quote for, it was a million-dollar repair that they got a quote from one company.

[05:42:46] Okay, thank you. It's probably \$800 to a million. Plus, they have to repay the whole trailer part, which is not going to be inexpensive. And on top of that, they have to put amenities in. So they're definitely going to have to spend well over a million dollars, probably closer to 1.5.

[05:43:09] And if you do the math on a million dollars, you probably need about \$10,000 a month to pay the note on a million dollars. So \$16,000 a month would be right about what it costs just to do the improvement. And while we're counting, they've spent easily over \$100,000 on the zoning case and the engineering costs.

[05:43:29] mean that survey all the survey work has been extremely expensive in design it's just it people always talk about how dealing with redeveloping existing properties is more expensive than developing raw land well if you want to know something that's even more expensive than redeveloping it's doing what we're doing here fixing so that people can just live in their homes and you know it's but but here's the thing again we've we've talked about it the alternatives

[05:44:05] are are none of them are great um you know this of all the alternatives is really the best one it's way better than the other ones in terms of considering uh you know the number of people that would be displaced there's just no question about it any other questions for the applicant at this time okay um ladies and gentlemen this is a public hearing on case 23 sn 0113 shady hill

[05:44:41] rezoning and exceptions is there anyone here who would like to speak to this case if so please come forward and state your name hi my name is julie reyes aquino i am a former tenant at shady hill i was told well i first bought the house the trailer it was a cabana in 2022. They told us that we could fix it up, make it in livable conditions, and we'd be able to live there. Get told after Shady Hill converted into Roslyn communities that I had to vacate my

[05:45:20] property. And they're talking about they don't want to displace nobody. That's when several people are displaced from there. Some people I know that has been gone from there now because of all the screw-ups and everything they've had. They only gave me \$22,000 for my trailer. Here they're talking about \$5,000. What's me and my family supposed to do? Talking about affordable housing?

[05:45:46] We're couch surfing now. We've been struggling since November last year when we had to leave. Social services came. I met with them one time when they came and said we had to vacate. They promised to reach out to us. They promised to help us. Never heard nothing else back from them.

[05:46:06] So I feel like I've been let down by the county. I feel like I've been let down by Roslyn, community, Shade Hill, whoever they are. Nobody can even tell me who the owner is. I've asked to speak to the owner multiple times. Nobody could tell me who the owner is at that train park. I think they need to do better.

[05:46:26] The \$5.2 million that was spent for that place, honestly, I wouldn't even give him \$1,000 for it. That's how rundown it is. Thank you. Thank you. Next speaker. Good evening, Chairman Engel and members of the board.

[05:46:51] My name is Cassie Powell, and I am an attorney and professor at the University of Richmond Law School, where I direct the Access to Justice Clinic, which provides free civil legal services to individuals with limited incomes. One of our cases includes advocacy on behalf of the Shady Hill Association of Residents Empowered in the current rezoning case.

[05:47:10] I want to begin by thanking county staff, in particular Rich Saunders, for his time and assistance throughout this process, as well as the applicant for their time in listening to resident concerns. We sincerely appreciate that the plan addresses some of the concerns that we originally had in this matter. However, we still have other concerns that remain unaddressed, and I will speak to two of those.

[05:47:30] One, the lack of details in the conditions for temporary housing that must be provided to residents facing displacement. And two, the lack of eviction protections for residents whose units do not comply with the plan. The plan already provides that residents must be offered temporary housing in number three of the proffered conditions.

[05:47:47] However, there's a contradiction between 3B and 3C in the proffers in terms of how the temporary housing must be provided. We appreciate that there was a recent addition today of the requirement to confer with the affected tenants. However, we request that the county further clarify and amend this condition to require that temporary housing be provided at minimum for 90 days to residents.

[05:48:11] Without a minimum amount of time that temporary housing must be provided, residents may face a total lack of protection or certainty as to how long their temporary housing will be. We would also request that the condition specifically provide the residents will not be charged rent, double rent for temporary housing without this condition the applicant may attempt to charge residents double rent for both their existing lot and any temporary housing that's provided which makes eventual displacement more likely as residents will not be able to afford paying both another of our significant concerns is the potential for residents slated for removal to be evicted from their homes through the court process before given the full time outlined in the

[05:48:50] plan and without any flexibility something that we are already seeing as pointed out today while we we would argue in any potential future eviction of residents that the applicant must comply with the outlined process before evicting anyone, additional language would make this stronger.

[05:49:06] We request that the county state that residents may not be evicted due to the county's code enforcement and the related rezoning process, while residents make reasonable attempts to come into compliance. We believe that such a condition lies within the county's proper authority for this case. We remind the county that the goal of increasing safety in the park, which is the primary goal of this rezoning case cannot be accomplished when residents face removal and displacement of their homes, which is their only source of wealth. This is a community of hardworking, family-oriented people who take care of their homes and neighbors. When you think about the kind of people that you hope to have in Chesterfield, you truly could not do better than the kind and caring community of the residents of Shady Hill. Thank you for consideration of these

[05:49:46] comments. Good evening, Chairman Engel and members of the board. My name is David Tissel. I'm an attorney at Hunt and Andrews Kurth, and I've represented a number of Shady Hill residents pro bono in various matters, including many eviction cases, current and former, and while I can't comment on pending litigation, I'm speaking generally to the Resident Association's suggestions as to timeline, transparency, and order of operations in the plan.

[05:50:18] Residents ask that they are not be forced to begin complex, costly work until the site plan is approved, and residents also ask that any homes that need to be replaced are given the full 36 months rather than just six months with the threat of eviction looming after that point most of the zoning and code issues at shady hill have been around for decades and it took years to work out the details of this plan

it's not necessary to rush the most difficult part of this process where homes are actually modified and removed under the current plan before september 2026 17 homes need to be need to modify or remove rooms and about half of these homes need to be

[05:50:55] picked up and physically moved some families will need to empty out their things to survive the move and then reconnect to all the utilities this is no small feat nine months may sound like plenty of time but residents have been saying loud and clear that it's not enough time and as a new father myself I know that nine months goes by very quickly furthermore for most of the nine months there won't be an approved site plan until that site plan is approved residents are not certain what they need to do to come into full compliance the The surveyors have regularly come back with different measurements at the same sites and have switched which homes are designated for compliance work.

[05:51:32] As recently as yesterday, residents have measured their homes and recorded different measurements than the applicant's surveys. To our knowledge, the site plan process does not currently require the county or homeowners to verify their measurements before the applicant can force residents to do compliance work or remove their homes.

[05:51:47] Some homes are reportedly inches away from compliance. As it stands, a resident could be compelled to remove their home over measurements they disagree with and there's no process in place to contest it. This is a big mistake when the consequences are so serious and the margin of error is so small. Many residents are skilled laborers and eager to get to work to make their home compliant with the rules. What residents want from the plan is assurance that the order of operations will make sense, that the decision of what should happen in their home be transparent, and that they'll be given a reasonable amount of time to do any compliance work safely and affordably. Therefore, we ask that residents are not forced to begin complex, costly work until the site plan is approved.

[05:52:23] Another issue with the timeline is that the current plan requires removal of four homes every six months starting in September. This might have made sense when there were more homes to be removed and replaced, but that plan has evolved, as we heard from the applicant. At this stage, we don't know yet how many will be removed and replaced.

[05:52:38] It likely won't be more than 10, could be fewer than four. We're asking for a more flexible and reasonable timeline where any remaining homes that need to be replaced are given the full 36 months without the threat of eviction. These families need as much time as possible to ensure they're not homeless. Again, we understand the county wants to see this done in a timely manner.

[05:52:56] Fire safety is important, but that doesn't mean we should unnecessarily rush this process when we can reduce displacement and suffering with more time. I hope you move to amend the plan by specifying that the nine-month period begins when the site plan is approved and that residents then have 36 months to remove their trailer rather than six. Thank you.

[05:53:13] Thank you. Next speaker. Good evening, Chairman, members of the board. My name is Laura Dobbs, and I'm with Housing Opportunities Meet Equal. I want to call attention to a provision within the unit removal and replacement phasing plan within preferred condition, proper condition three. And this is one that requires new replacement units be no older than 20 years old. I appreciate the county's concern of making sure that these new homes are quality and safe, but this requirement does not meet the goal. The age of the home is not the best barometer for the quality of the home. An unit from 2015 could be in worse shape

[05:53:52] than one from 1999. There are safe, habitable homes on the market that are older than 20 years at half the cost of newer units, and I encourage you to reach out to the Manufactured Modular Housing Association of Virginia because they can point to their members' inventory of quality inspection-ready manufactured homes that are older than 20 years but cost between \$20,000 and \$30,000 as opposed to \$60,000 to \$80,000 for a newer unit. The county should not limit residence options for replacement units and unnecessarily drive up cost. That 20-year requirement could mean the difference between some residents' ability to stay in their community or be displaced.

[05:54:31] And I thank you for your consideration. Thank you. Next speaker. Good evening. My name is Emily Smith, and I'm a professor at Virginia Commonwealth University leading a community-engaged design studio called the Middle of Broad Studio. Since August of 2025, I, along with VCU students, other VCU faculty, and regional mentors in the fields of interior design, architecture, landscape architecture, and urban planning, have worked closely with the Legal Aid Justice Center and shady hill residents to amplify the residents voices in the design and planning processes

[05:55:07] as the owner undergoes this process these efforts have empowered placemaking through a community-informed process to promote resident autonomy there are many proven benefits to resident-led neighborhood planning for all stakeholders resident-led planning yields active engaged residents who take control of their neighborhood's future data shows that local governments can gain their constituents support and serve as partners by creating an actionable plan that aligns with their direct aspirations. Tonight we share a couple of design concepts that we at VCU have developed alongside residents for the three recreational areas

[05:55:41] outlined in the concept plan. Alongside residents and others mentioned previously, we focused on safety, evolving programmatic needs that respond to shifts in the overall site plan, all while exploring ways forward. It is paramount to the success of any community that its residents be empowered to participate in the design and planning of that community. We hope that the applicant and the planning director honor the investment residents and partners have already made by committing to work closely with them on the final plan. I now introduce VCU student John Abbott.

[05:56:14] Thank you, Emily. Thank you, board. On behalf of my team that's worked on this concept, I'm excited to present where we are right now with coming up with some ideas to submit to the community association to propose for roseland to incorporate improvements into the outdoor spaces and so i guess a little background on the approach that we took to synthesizing the ideas that

[05:56:46] went into the design for you so we held some resident interviews and we did some community engagement initiatives holding meetings at the trailer park to get feedback from the residents and we identified a few priorities that would maximize the benefit and use that shady hill would get out of these outdoor green spaces those priorities were flexibility and

[05:57:22] a variety of use cases that residents can use their green spaces for we wanted to ensure that all residents were served by their green spaces regardless of their age regardless of their physical ability we wanted to address safety concerns both with pedestrian safety as well as security particularly towards site c in the back um and yes so i guess i'll just do a quick overview

[05:57:59] uh for site a that's um the top left one we are creating a or we're thinking about a dual purpose outdoor space right now that would serve both as a bus stop for students um to wait in a safer more comfortable location for their school bus to come get them. Additionally, that site also has a

[05:58:28] community pavilion with amenities that facilitate gathering celebration. Now going to site B, which is where the proposed playground is, after speaking with residents, there was a lot of interest expressed in using natural materials for these outdoor fixtures as opposed to your kind of standard plastic playground stuff. There's plentiful seating for parents to supervise

[05:59:03] their children, make sure they're staying safe. And we also identified that a grass field might be more advantageous than a blacktop as far as safety, and there's also potential to reduce construction costs. And then, finally, for the outdoor lounge, Site C, we want to create a calmer, more quiet ambiance so that there's a greater variety of uses that residents can use their park spaces for. Mr. Abbott, your three minutes are up. I restarted the timer. Okay. Okay. I'm

[05:59:39] almost done. Sorry. But yeah, so the Site C, we created more tailored towards smaller gatherings. And we have a pavilion for shade and shelter. A big concern that everyone said about sightseeing that we interviewed was that the safety and security of the space, it's kind of off in the back, it's dark, it's hidden, and we are investigating different ways to use fencing, lighting, and sight lines

[06:00:15] to repel unwanted behavior from that site, as well as keeping residents safe. Thank you. Thank you. Next speaker. Good evening.

[06:00:37] My name is Juan Acosta. I've been a city resident since 1999, and I got the privilege to meet the real owner, and I talked to him one time. He told me, like, the only way I can sell this property is if I pass away or something, Because other than that, I will not sell this property.

[06:00:58] So we are about 100 families. We are Shady Hill home owners. And really, all of these homes, we represent families born in shelter and source of wealth.

[06:01:16] Over the past two years, the rent has risen about 80%, almost double. Many of the families were hired to have limited income and have nowhere else to go if they are displaced.

[06:01:34] Residents are committed to helping bring our community into compliance while prioritizing health and safety in people's housing and property rights. We strongly believe a more reasonable plan will lead to better outcomes for all.

[06:01:55] My neighbor was needing more time and support. And another thing, these guys offering \$5,000 to remove the property, right, which is ridiculous because they tried to put new homes, but they didn't put it on the screen.

[06:02:10] They just put it \$5,000. How much it would cost the new home? We don't have \$80,000, \$100,000. We just, you know, single moms, single dads. We don't make it, you know, we have kids and everything, you know.

[06:02:27] It's just, why they don't say, okay, if you remove your mobile home, we're going to give you, like, for example, if I sell it for 80, they don't give us 40 or 50-50, you know, something like to read, because, you know, you're going to, so they try to pay 5,000 and go to rent an apartment just for three, four months, and that's it.

[06:02:54] Well, you're going to be homeless, so they want a bunch of homeless people or something, and I'm like, it just, you know, it just doesn't make no sense. That's what we're trying to do, and, you know, we're just trying to, you know, support, and we're trying, you know, we just have to put more time in support, and, you know, it's just not right what they're doing right now.

[06:03:17] And we just need a, you know, just a candidate to support us and, you know, do the best for our community, and we just, you know, we do pay our taxes and everything. We just, you know, we're just trying to get time and support, and, you know, we try to be a real community and help each other, all the neighbors.

[06:03:37] because it's just not right because they're just looking for themselves. They don't care about our community. I mean, one time, you know, one neighbor, the sewer blocked, you know, and they had to rent an apartment until they fixed it. And guess what? They charged them all the months that were, you know, off the property.

[06:03:57] Even they knew they had to pay their rent on somewhere else. And if they didn't pay, guess what? They sent it to the court. Mr. Acosta, your three minutes are up. Thank you. Have a good night. Thank you. Next speaker. Hello, thank you, Councilman Ingle and the board.

[06:04:18] My name is Cecilia D'Arville, and I'm speaking as a supporter of Shady Hill. I'd also like to take a second to say hello to the Shady Hill residents who are virtually joining us today, many of whom couldn't be here for a multitude of reasons, including the fact that these types of meetings are offsite from where they live, there is no childcare, reliable interpretation can be quite difficult, and so I just want to recognize that, um, in being here. I know a lot of people have spoke on this, but I do just want to recognize too, um, the \$5,000. Imagine if somebody offered you \$5,000 to destroy your home, where your family

[06:04:54] lived, um, that, that barely covers possibly demolishing or moving homes. It doesn't account at all for the fact that many of these families will have to purchase new homes. It also doesn't account for the fact that these families might be saying goodbye to places that they have beautiful memories and with their families. Also, most of us in this room today are not facing the threat of losing our homes, losing our family homes, losing our neighborhoods. And I think that's really important as we think about who's getting up here and arguing, whose kind of voices are not here tonight. And just one thing that I really wanted to encourage all of you as county council

[06:05:32] members is that it sounds like this obviously has been a very difficult situation and in part the county is complicit in it. There were notices sent that said there were no violations. People living in these homes didn't realize they were buying homes that they might not have realized were not in compliance. And so I just really want you all, and I'm really, really pleased by some of the questions that have been asked by council members tonight. I think it shows that there's an understanding that this discussion that we're having has implications on the lives of Chesterfield residents, Chesterfield families, Chesterfield children. Councilman Carroll earlier talked about

[06:06:11] how Chesterfield should be a place where families can thrive, where families want to live. It was said very early on, so I don't remember the exact wording, but just talking about how we should be doing everything to support it. So I just really want, as you guys are making a decision tonight and hearing all of these wonderful, wonderful, well-thought-out recommendations on how to make the lives easier for the residents, to just please be considering that we should be doing everything in our power because it was complicity and sort of lack of acknowledgement of this community for decades that led to this scenario. And it also is only really coming to fruition because

[06:06:45] an applicant that paid \$5.2 million realized it wasn't as profitable as they thought it might have been, that they weren't going to be able to profit off of these families in the way that they expected to. So I

just really want us all to be kind of considering all of that going in. I know it is a very complicated situation I really appreciate it you know it's almost 9 30 p.m.

[06:07:05] on a Wednesday night we're all here because we care about the Shady Hill residents so thank you so much for your time and have a good evening thank you next speaker hello my name is Rogelio Gustavo is going to interpret

[06:07:43] I only want to ask that you all put yourselves in our positions because many of us have to modify our additions. A lot of us work very hard to make our housing better.

[06:08:08] We use our savings and it seems to us unjust. That from one day to the next, you'd like to remove us. There's many of us that don't have another place to go.

[06:08:30] But from the perspective of the property owners, it's very easy to say, let's get them out. But for us, it is our housing. It is our future. I have my kids there.

[06:08:52] And this whole time we have lived together well as a community. Siempre nos hemos visto todos como buenas personas y desde que nos entramos bastante de nuestros vecinos. And we've all seen each other as good neighbors and since new neighbors have come.

[06:09:11] Han perdido hasta el sueño porque no saben qué hacer. They've lost sleep because they don't know what to do. Hay varios que me han comentado que no saben por qué solamente cuatro pulgadas les quieren quitar la trailer. many have made comments to me like just because of four inches they want to remove my trailer

[06:09:39] and in other situations they're in trouble because on the map it has the addition in one place when in reality it's in another

[06:09:59] And so I want to ask why we're only being given \$5,000 when it's cost us so much more to buy the trailers and to fix them up the way we have them.

[06:10:17] With \$5,000, we do not have enough to be repairing the homes and to be moving the homes. And I ask that my words touch your heart so that you can help us in this situation. Thank you.

[06:10:33] Gracias. Thank you. Next speaker. Hello, Chairman Ingle, Vice Chairman Miller, members of the board. My name is Gustavo Espinoza.

[06:10:49] I'm a community organizer with the Legal Aid Justice Center, and it is an absolute honor, honestly probably one of the biggest honor of my life so far, to be here tonight supporting the wonderful residents of Shady Hill, many of whom are watching safely from their homes. The people of Shady Hill are the most resilient, hilarious, and kind people I have ever met.

[06:11:10] We've shared lots of difficult moments together. We've shared many laughs, and we've shared a lot of delicious food that the residents have cooked. Many of you have tried them. Residents have spent the last year trying to make sense of this mess and trying to make the most of it, fighting like hell to have their voices heard.

[06:11:28] Residents have been incredibly effective despite all of the obstacles. They've held countless meetings with each other, and I mean countless meetings, several a month, several a week. They've also met with the county and with the company that owns the dirt that their homes sit on. They've collected dozens and dozens of petition signatures to stop mass evictions and to stop unlawful illegal rent increases.

They've compiled lists and lists of concerns and questions and suggestions. They've motivated and persuaded both parties to improve the plan, significantly decreasing displacement and disruption. And together we've avoided

[06:12:04] the worst case scenario. So I want to thank you all. I want to pause and thank the county staff Dan Cohen, Sarah Villera, both of the Riches, and countless others, as well as the elected officials and appointed officials that have taken phone calls, have come to Shady Hill, have come to Bensley Rec Center, and have met with residents, and have answered our emails and text messages and such.

[06:12:30] So thank you for the time. Also, thank you to the property owner for listening to some of the residents' concerns as well, taking time to meet with us. And it's true, the plan has come a long way, and people have compromised. But that doesn't mean that this plan is a done deal that's ready for everyone's vote the way that it is now.

[06:12:50] You've already read our suggestions, and you've heard many, many of them today, justification, and you know what can be done. And we have an example already of a change that was made today. This plan is the blueprint for the future of this community, and it is in your hands.

[06:13:07] Members of the board and as well the applicant who's listening, you have the power tonight to make this plan, make the next several years, less painful for everyone involved. With the stroke of a pen, you can save residents their hard-earned wealth and save them more heartache. I hear everyone has compromised. It's true.

[06:13:24] Not everyone's happy, but is this plan as good as it can get? And I know everyone is tired. It's late, and people are tired of hearing about Shady Hill. But these final moments matter so much as we cross the finish line. I'd also just like to share some numbers. You know, we've talked about this park being purchased for \$5 million.

[06:13:41] Rosen's complete portfolio is \$30 million. They have investors. They have banks that are backing them. These are low-income renters that are very hardworking, and this community is their community. Mr. Espinosa, your three minutes are up.

[06:13:59] Yes, I can finish. \$85,000. That is the total amount of relocation assistance that Roseland is committing to give to residents. \$85,000. That is also the cost of one trailer, especially if the county does not remove the 20-year requirement.

[06:14:21] Also, the county has a \$2.4 billion budget. So I loved hearing the comment about the 4-Ball Housing Trust Fund. I think the county could also be more supportive in putting more of its own funds to helping these residents because they are, in my opinion, the heart of Chesterfield. So thank you so much. Thank you.

[06:14:39] Next speaker. Good evening. My name is Susan Roberson. I am a resident of the Bermuda District and I'm currently serving as the housing chair for the Chesterfield County NAACP.

[06:14:54] The Chesterfield branch of the NAACP stands in full support of the residents of the Shady Hill community, many of whom are hardworking, minority, non-English speaking families who have long contributed to the fabric of Chesterfield County.

[06:15:14] These residents who take pride in their homes and their community have faced tremendous stress and uncertainty as they navigate this redevelopment process. Tonight's discussion represents an

important opportunity to address serious concerns facing this community.

[06:15:35] While we are grateful for the improvements, and everything I've heard tonight, I've heard some improvements secured thus far, we strongly urge the board to carefully consider the residents' outstanding requests, including a more reasonable and flexible time frame, clear details about the temporary housing, eviction prevention, measures for affordable replacement units, fair compensation for affected residents, quality compliance meetings, and enhanced safety measures.

[06:16:14] The Chester family NAACP remains steadfast in its commitment to advocate for these residents and to ensure voices are heard. We actively are working toward finding fair and humane solutions to protect the rights and well-being of every affected resident.

[06:16:32] Our priority is to collaborate with the county officials, the applicants, the community partners to minimize displacements, destruction, and disruption, keeping these families safe and secure and together. Tonight's discussion is a critical step in an ongoing process, and we share and unite with the Shady Hill community and will continue to fight for equity, justice, and compassion for all.

[06:17:02] Thank you. Thank you. Next speaker.

[06:17:15] Buenas noches, señores del condado. Good evening, members of the county. Soy la señora Acuña, residente of Chattie Hill. My name is Ms. Acuña, and I'm with Shady Hill. Yo les quiero hacer una pregunta. ¿A ustedes tienen casa? I want to ask you all a question.

[06:17:31] You all own a home? Señora, pues la casa de nosotros está siendo afectada por esta zonificación. Thank you, ma'am. And our homes are being affected by this rezoning. Y no nada más la mía son diecisiete.

[06:17:49] It's not just mine, it's 17 of them. Y yo me pregunto qué pasaría si a ustedes les estuviera pasando la injusticia que nos está pasando a nosotros. Creo que es una injusticia. I would like to ask you all, what would you do if this injustice were happening to you?

[06:18:05] And that's how I see it, as an injustice. Sí, me gustaría que se pusieran la mano en el corazón. I would like you all to put your hand on your heart. And help all of the residents, all of us that are being affected.

[06:18:32] There are several homes that, because of four, six, or nine centimeters, are designated to be removed when they could just be moved. And others are being affected by their additions, which in many ways is a consequence of the previous owner.

[06:18:54] Todo lo que nos ha traído este problema, verdad, que se ha ocasionado por el nuevo dueño y nosotros que rompimos las reglas. And all of this situation, all of this problem is in part because of the new owner as well and those of us who may have broken the rules.

[06:19:14] Han sido noches de incertidumbre por estar a punto de ser desalojados. Hay veces que no hemos comido bien, dormido, porque nos ha costado mucho esa casa. There are so many nights of uncertainty, nights where we haven't ate well or slept well, because it's cost us so much to get these homes.

[06:19:39] Unos tenemos diecinueve años, veinticinco, treinta, otros diez, pero todo nos ha costado mucho. Some of us have lived at the park for 19 years, 20 years, 30, 35 years, some of us just 10, but all of us, it's cost us a lot to get here.

[06:20:03] And in this community, kids were born, kids were raised, they went to school and they played together, and there aren't a lot of communities like that. And it's easy to say the word eviction, but for us, it means so much to those of us that might be facing it.

[06:20:43] I've talked with friends, neighbors who are psychologically, emotionally, economically stressed. They're wondering, and they're elderly people.

[06:21:00] We're elderly people.

[06:21:10] And there are some new families, young couples that have moved to the park. And it's very hard to start from scratch again. Ms. Okuna. Okay. There are single mothers at the park that they're the head of household.

[06:21:40] They're the ones providing for their household. And if they're evicted, where will they go? Empezar en otra parte es muy difícil. Sí me gustaría que pensaran un poquito en esas familias que estamos en peligro.

[06:21:57] Starting over is really hard, and so I would like you all to be thinking about those of us that are in trouble. No quiero decir que no tengamos sueños a la edad mía. Seguimos teniendo sueños, pero es muy difícil volver a empezar. And it doesn't mean because we're at this age that we don't have dreams.

[06:22:14] Trust me, I have dreams, but it is very hard to start from scratch. And \$5,000 to have the home removed, to have the home removed or to have to move the home, is not money.

[06:22:40] El niño nos quiere vender trailers de \$60, \$70, \$80,000. ¿Con qué las vamos a comprar? No tenemos ese dinero para comprar una trailer de ese precio. Mucho menos pagar una renta de \$1,500, \$1,600. The property owner wants to sell us trailers that are \$60,000, \$70,000, \$80,000.

[06:23:01] Where are we supposed to get the money to buy those homes, much less rent a home for \$1,500, \$1,600? Ahora las que van a ser demolidas, ¿a dónde van a ir? ¿Qué les espera? ¿Qué futuro espera esas familias?

[06:23:17] And those homes that are designated, destined to be removed, to be destroyed, what is to happen with those families? Where are they going to go? Ahora la renta, desde que este nuevo dueño llegó al parqueadero, ha aumentado la renta como 235, 250, de 400 dólares pagamos 675, aparte los viles, agua, luz y basura, como 800.

[06:23:43] That was a lot of numbers to remember. But the rent has gone up 200, 300, 400. It's almost doubled since we've gotten here. They've added on the cost of water, sewer, and trash.

[06:24:02] Ms. Sakuna, the additional time is up. Yes, yes. Thank you. Gracias. Thank you. Thank you. Next speaker. Hello, my name is Marilyn Breslau.

[06:24:20] I live in the Midlothian District, and I've been involved with lots of affordable housing committees. It's all theoretical until you meet the people who are being hurt by the constraints of their income and their options for safe, comfortable living. Last year, the county did an extensive needs assessment in the Office of Community Enhancement, identifying the homeless

[06:24:53] in the community, those folks who are in substandard housing, etc., and this was used as the basis for the federal CDBG money and the home money, which is now very much up in the air.

[06:25:10] That federal money is not going to meet Chesterfield's needs, and I want to echo the concern for an affordable housing trust fund. Henrico County has committed \$60 million for affordable housing. The city of Richmond is getting together \$10 million a year to deal with affordable housing, and I just would like to strongly encourage the county to put money into affordable housing out of our revenues for our neighbors. Thank you.

[06:25:46] Thank you. Next speaker. Jerry Turner. It looks like the previous owner took the money and run. I'm not sure the county can do anything about dragging him back in here and making him straighten some of this out?

[06:26:10] Probably not. Dr. Hilton, you've got a tough decision the first go around. Because what you do tonight is going to affect 60 families. It's going to make a big impression on what y'all do.

[06:26:31] Just make the right decision. I got something else to say, but this is probably going to make some county folks hot. A lot of this could have been prevented if code enforcement had been doing their job. There's an audit y'all doing on these other agencies or division. Maybe you need audit

[06:27:03] that branch because somebody was not doing their job for whatever reason. A lot of times they don't want to get involved unless somebody complains. But this is one of those cases where they should have been involved a long time ago. This didn't happen yesterday. This has been going on for 50 years. I drove through that park. It's very obvious that there's issues there. And you don't

[06:27:35] have to get out of your truck to look you can just drive by and see it code enforcement should have been doing their job they were not so somebody needs to look at what they're doing with their time they all got a tough decision to make tonight make sure you do the right thing thank you next speaker all right renee eldred and i'm gonna tell you up front i have no love

[06:28:14] for park owners that take money, put nothing back in, and just collect rent every day. And that's exactly what Bill Benton did for the 60 years he owned it before he died. I'm not sure the people that own it now really have much more intention than that either.

[06:28:37] I would like for you to ask them what they were asking for this property when they tried to sell it because they realized that it was going to cost them too much money. Ask them what their current rent is versus what it was when they bought the place.

[06:28:58] From my understanding, rent has almost doubled. What have they gotten from that, from their increase in rent? Nothing that I can tell. Ask them why they have a site plan in right now for their sewer repairs, but they didn't do it.

[06:29:17] I'm not sure if it was approved or not. I know I saw a site plan for sewer repairs. Ask them why they just recently, I think in the last three or four months, offered up the five grand to move. It might have been a little bit further, a little bit sooner, but they bought this place in 22.

[06:29:38] I think they might have been, I don't know, might not have even been a year before they got their violations. Ask them why they did not respond to the issues that they had when code enforcement actually went in, did their job.

[06:29:58] This is here now under this crunch because they did not respond. They actually had to be taken to court to get a response. I don't know what the solution is. Quite frankly, when Bill Benton died,

everybody in this area that owns homes were hoping that they would do the masonets and the trailers together, sell the property because it was big enough to develop something on.

[06:30:35] And in that way, we could have stepped in like they did when they sold Americana. Everybody stepped in and tried to find places for these people to live. They got money to help move trailers and whatnot. That didn't happen.

[06:30:51] So now we are where we are. I don't particularly care that they only get a quarter of the amenity space that is required for MH3. They get 12 more spaces to make more money off of.

[06:31:08] And I'm not really sure how many vacant spaces are right now because, I just don't know, but they're not getting money because they do have vacant spaces. And even after you do all this, is anybody else going to move in there with those 118 spaces because they do know that they have sewer problems?

[06:31:28] Who wants to move into someplace where you already know you're going to have sewer problems? Ms. Eldridge, you're three minutes are up. I wouldn't want to be in your shoes. Thank you. Thank you. Any other speakers?

[06:31:46] Seeing none, I'm going to close this public hearing. It's back before the board. I'm going to ask the applicant if they have anything they'd like to come up and share after the public comment period. Good evening, Mr. Chair. Carrie Hutcherson, again for the applicant.

[06:32:08] I'll just try and run through a couple of high points here. First one being, we're here tonight talking about this because whether there was an issue with people not paying attention to previous zoning violations or the county should have done more or previous owners should have done more. I don't know. But to the credit of the county, not long ago in 2023, the county finally said enough is enough. You got to do something about this. There are serious health and safety issues on this property. There were some fires that had been noted on the property. There had

[06:32:46] been fires on some other properties where trailers were too close together. The sewer had had some issues. The county said, we've got some serious health and safety issues here. Doesn't matter if the applicant wasn't responsible for all of them. The applicant's the current property owner and has to deal with it. That's why we're here. That's really what brought us to that point. Somebody mentioned something about how their theory is the applicant is doing this because there was no way to make the money back that they spent on the property. I just explained why the applicant's

[06:33:23] doing it the county is requiring compliance with the zoning ordinance this is the best way to do it without displacing tons and tons of families uh you know people asked us about the uh the rent there's some people who've questioned you know whether there could be control on rent that sort of thing the market's a very good control on rent you know if you if you have tenants who can't afford their rent then you don't have tenants anymore if you don't have tenants anymore and

[06:33:58] you own the land you can't pay your lender so at some point that balances itself out somebody mentioned something about the amount of time available for residents to be able to work through relocating removing homes or modifying their additions to try to be able to stay on the property as i mentioned before we've already baked into this case that flexibility for the county to extend that timeline if it's needed the county can do it so what we don't need though is an

[06:34:36] indefinite timeline or an extended time frame where we increase the risk that we don't get the spacing issue dealt with this public safety issue dealt with and a fire breaks out something bad happens and then people say why didn't you fix it that way why didn't you do something about that and prevent it from happening this is our opportunity to do that i thought it was really great that some students got involved with looking at recreational access opportunities for this

[06:35:10] property the applicant encourages all ideas for what the residents want to do with the recreational areas we have set up the condition in this case so there is flexibility for those details to be worked through with the staff at time of site plan review and so anybody's ideas on recreation can be provided to the applicant and we will look at them and consider them during site plan review with the staff i'd be happy to do that otherwise i think i'll just reserve any other time for

[06:35:45] additional questions that the board may have of the applicant be happy to answer them if you have more things to discuss be happy to discuss them with you thanks for your time board members do Do you have any questions for the applicant or staff?

[06:36:05] Do you have a question on the time under, I guess it's on the proffer 3A. And the fact that it says that nine months after the zoning case is approved, they have to start moving four or relate four units every six months.

[06:36:31] What's the push to do this that quick? I'll defer to Supervisor Ingles, looking like he was going to speak. What I would say is that it's going to take nine months to get a site plan.

[06:36:49] At that point, if you don't put, here's our rub. If we don't get these houses moved separated from each other and there's a fire in there, which there has been a fire in there in the past that has taken a life.

[06:37:08] There's been multiple mobile home fires and multiple mobile home parks this year. And if we don't start getting this thing cleaned up and, God forbid, somebody dies in there, then everyone's going to say, why didn't you go faster?

[06:37:26] This is totally a horrible situation. But we have some trailers that are two feet apart from each other. You really think another 36 months is safe to let two trailers stay two feet apart from each other?

[06:37:44] I don't. We have to have some kind of time frame on this. The way I look at it is there's 17 units that have to be moved or not necessarily moved. And when I say moved, we keep talking about relocation, but I truly believe at least half of the 10 can be relocated on the same lot, probably within three or four hours.

[06:38:09] And then having their utilities reconnected, which depending on the electrical lines, that could take a couple days to get straight with Dominion or get straight with the county to permit. But in general, a lot of these trailers are going to, you could probably do four of them in one weekend if you combine everybody working together. And if you bring all equipment in and you do three or four trailers in a weekend, it's probably not going to be more than two or three

[06:38:44] thousand dollars per unit to rearrange the ones that have to be rearranged. The ones that actually have to be moved to another lot that'll take a little bit longer but should not take two weeks would be an extended period of time to move a trailer from one lot to another get it back on its blocks and get

everything hooked back up and even then if you go out and hook the cost of doing that especially if they move more than one at a time is going to be much less than five thousand

[06:39:19] dollars if at nine months to start and four every six months you basically have to have four four of 17 dealt with in 15 months then you got to have four more dealt with by the 21st month four more dealt with by the 27th month four more dealt with by the 33rd month and the last one done

[06:39:51] by the 36th month that time frame is really not as hard as if everybody works together in the community which i think they will they can take care of multiples with proper planning four months i mean six months to do four trailers is actually very doable but the the longer we wait let's just say we say it's 36 months for all of them and then they can't make it at 36 months because i guarantee you if you don't start for 36 months you ain't gonna finish if we don't have any time frames on

[06:40:30] this other than 36 months. And everybody can wait that long. They're not going to get started. This is a no-win situation. It doesn't matter what we do here. If we give them more time and there's a fire and someone dies, they're going to come back at us and say, we didn't care. We gave them too long. If we make them go faster, people are going to say, you don't care. You don't care

[06:41:08] about them you're not you no matter what we do this is one of the toughest decisions we're gonna have to make but the only thing the county is saying and we've gone a long ways on this is everything has to be all primary structures have to be 10 feet apart that's the fire department i have a deal with keith chambers he tells me that makes me stay up at night or i can live with that

[06:41:43] Ask Keith Chambers if having trailers less than 10 feet apart keeps them up at night. His answer is going to be yes. If we don't put any time frames in, we just skip 36 months.

[06:42:01] I'm telling you, in 36 months, we're going to be having the same conversation. At the same time, we have the planning commission did a heck of a job taking into consideration all the variables that could happen.

[06:42:18] And say I'm pie in the sky, I don't know what the hell I'm talking about. It's possible. We still have the ability through the planning department to take everything into consideration and to make a decision as to whether or not to allow a little bit more time.

[06:42:39] I think that that's the way we got to go. Otherwise, we're not going to get these homes addressed. I truly believe four homes in 15 months can be planned out and worked out.

[06:42:59] Four more homes in six more months after that. We don't have to wait 15 months to get through those four to start planning the next four. But what I am going to do is direct staff to have quarterly meetings with the people that live there that are still affected, that haven't had their whatever issues may be needing to be resolved to meet with those with the citizens that are affected, to meet with the owners of the property and to continue to make sure that we've got a plan.

[06:43:33] We're working on a bigger plan, and we're keeping in the time frames, or we understand what the challenges are in the time frames that we might need to adjust it by. But if we just push it out and say, everybody's good for 36 months, does anybody in here really believe in 36 months, 17 units are going to be taken care of?

[06:44:01] Seven of the units are units that have structures attached to them that need to be adjusted. And they originally, before the Planning Commission worked on this, and part of the reason why citizens have

had such a tremendous burden on them is because originally they were told if it has to be modified, it can't be modified.

[06:44:28] It has to be torn off. The planning commission worked with building inspections to say if they can modify it and make it safe and make it less than 10 feet apart, I mean, make it at least 10 feet apart, then they can make modifications.

[06:44:48] Building code doesn't allow for that. Building code doesn't even allow for most of these additions to be on these homes. We are doing everything we can to keep people safe and not displace them. And this is just a tough case.

[06:45:07] But I'm just telling you, when the fire department says, hey, we're going to let you go from 24 feet to 20 feet to try to also make sure we have spacing and everything else can work, and we believe we can still get our apparatus through there, they're making, I'll tell you, M3 requires 30 feet of spacing between trailers.

[06:45:37] The county is allowing for 10 because that's what our fire department said we can get down to. When we get to how old a trailer can be in there, 20 years ago was a major change in code for trailers.

[06:45:58] In 2005, that's when they made the significant changes to the root systems, to what amounts to fire suppression and insulation changes that were really bringing people into a safer place.

[06:46:18] we're not trying to make people that already own something that live in there take it out of there and i keep hearing people talking about their trailers are going to be destroyed well is there a possibility that a trailer out of these 10 that have to be moved might get destroyed is there a possibility yes by allowing them to keep that trailer in the trailer park and moving it the least amount possible it gives the best chance of that not happening Could it happen? It still could happen, but it's not nearly as likely as it would be.

[06:46:54] I don't think that you're going to, 10 units don't even need to be pulled off of the lot and moved to another one. I do think there's going to have to be some work with neighbors, though, where the person that gets the 5,000 isn't necessarily the one that was slated to move, But the neighbor says, hey, my trailer can move six inches.

[06:47:14] I don't have a problem doing mine. Will you let me get the \$5,000? And if they coordinate, do it together, and bring a company in to do multiples at one time, \$5,000 is more than enough to make slight modifications to the angling of a trailer on a lot.

[06:47:35] The ones that could be a little bit harder would be the ones that need modifications to their additions. I'm not sure exactly what those addition costs will be because every one of them is going to be different. What I am sure, though, is that if you need to modify your addition, you don't have to move out of your home.

[06:47:55] You can still live in it. How many people remodel their house and move out of their house while it's being remodeled? Not many. Almost everybody remodels their home while they're living in it. And all of these additions can be remodeled while they're still living there.

[06:48:13] that a 90-day guarantee on temporary housing for something that nobody should be out of their home for more than two weeks should be, like, extremely a long time to be out of your home. A week or less should be what most people are facing.

[06:48:33] Why would you give 90 days for that? I don't understand. You don't have to move out of your home to remodel it. Question for legal counsel. That's fine. Go ahead. In relation to evictions, right?

[06:48:54] So eviction law in Virginia is covered by state code, correct? Yes. And so my understanding is there's nothing you could put in a zoning case that overrides eviction code. No, no, there isn't.

[06:49:11] And there are protections that are built into state law that you also can override those protections that are available as well. Well, I wanted to make that point because someone made the point earlier that we need to put protections in here against evictions. We don't have the authority to do that.

[06:49:29] No, you don't. There are circumstances under which there is a right for an owner to do an eviction so long as you meet the criteria under the statute. You can't change that as a board. Not through the zoning process. That's right. And it's covered by the general assembly sets those laws.

[06:49:46] And when they pass them, the governor signs them, and that becomes law. Because we're a dillingerable state, we can't even make an ordinance that circumvents state law. That's correct. And then there also may be provisions within the private agreements, within the rental agreements, that dictate certain other things as well.

[06:50:06] You can't override those as well. So whatever the agreement has that may have an eviction provision in it. Okay. I think it's important for the community to understand that. Yeah. Because I think some people think we have this almighty power here in Chesterfield County that we can just do anything we want and we still have to follow rules.

[06:50:25] That's correct. And I think what Mr. Engel was explaining is within the zoning, there are protections that are built in to try to minimize that kind of disruption and to try to maximize the opportunity for people to stay in their homes, even during a process where there might have to be some modification or remodeling or actual movement of the house itself.

[06:50:52] Well, I mean, I think that if that's a proffer that's made by the developer, that's one thing. In other words, for the person that owns the property, if they decided they want to make some type of proffer that goes above and beyond what the state does, that's up to them. But we have to follow the minimum standards.

[06:51:10] That's correct. Thank you, Mr. Chair. I want to understand the court case a little bit better. What is the timeline? Nothing happens, and we don't take a vote this evening.

[06:51:28] What's the timeline before the applicant runs out of time with what we're pursuing? What's going on? Yeah, I think that from the applicant's perspective, the applicant, and again, I'm not going to speak for Mr. Hutchison, but the applicant would believe that they need to get the board to make a decision tonight on something that the board finds acceptable.

[06:51:55] So the onus is on the applicant to get a decision from the board, and it's specified within the plan which the court ordered that that decision be made, or in effect that the applicant obtain that decision at the first board meeting after the Planning Commission's recommendation.

[06:52:19] So if your question is, do you have to make a decision tonight, no, you don't have to make it. The court is not ordering you to make a decision. The court is effectively ordering the applicant to give you a case for which you can make a decision or feel comfortable making a decision.

[06:52:38] So I would say the onus is not on the board to decide anything tonight, but the applicant may well read that order to say the applicant has an obligation to give you something you can decide tonight. Okay so I want to kind of take I want to play that tape a little bit. We don't make the decision this evening. Is the applicant can we direct maybe that's not the way they're going to still need to move forward with moving these trailers to move

[06:53:09] them to a safe space. Are we able to ask the applicant, move forward with the movement of the, let's get started on the trailers, and we're going to see how you do over a period of time, and if in the event you aren't moving forward, then we can make decisions at that point.

[06:53:35] Is that possible? We already have a court-ordered schedule for compliance. It is very strict. And it requires, and I think if I understood Mr. Minx correctly with what he was saying, I think I agree, and I might just say, based off of my understanding of the court order and the schedule for compliance that's part of that order, it actually says we have to go and get a decision from you.

[06:54:08] It says that it is the applicant's obligation to get a decision from you. That does not mean you have to make a decision that you are uncomfortable with. So what if we don't make a decision? What's the next step? This is my view of it, and this is how I would be advising my client to move forward.

[06:54:27] My view is we would have to do something to stay in compliance with that court order. If we can't obtain a decision from this board, then our only option then is to be in compliance with the zoning ordinance as it's written, which means we would have to go out and immediately issue eviction notices.

[06:54:49] lease violation notices. We'd have to do it. And I'm not saying this for any other purpose other than just to explain the reality that we are up against here. If you went forward with that, then kind of talking about Mr. Carroll's scenario, then there's the possibility if they are evicted, they're not paying. And if they're not paying, then you're unable to stay up on that note.

[06:55:18] and then what? The alternative is worse because we're already being, the client, the applicant's already being pursued by the county for fines, jail time. You can read, I think Mr. Meeks can confirm this. It's in the complaint and it's a contempt of court situation now if we don't comply with this order. So this is far more serious than just not being able to have rents paid to be able to, if we don't get this zoning case approved, you know, we've got a contempt of court issue

[06:55:55] to deal with. We have lease violations we have to enforce. We have the alternative of just saying, oh, well, you know, we won't get the rent, but on one hand, or we could get the rent and not comply with the court order. It's not a real option because the court order penalties are far worse than the penalties would be if we were to say, okay, well, we aren't going to go through any other option. I mean, this is really like up against the wall

[06:56:29] here for the applicant. So we've done our darndest to make this case as good as it can get. But we're getting to the point where there's no blood left in the turnip. So did I hear you correctly? If we do not make a decision this evening, there is the possibility the applicant could end up in jail because he's in contempt of court that's correct that's one of the options and I'll I'll defer to mr minks too he may have different opinions yeah i'm not necessarily going to advise you exactly on on where we go because that would be a decision for the board on on what to pursue

[06:57:04] but there there is under the orders an obligation for the applicant to get a decision from the board Needless to say, if the board has things that it wants to consider and defers this case for a month to

consider those, if that's what we're talking about, we're not going to be going down to the court and asking for a contempt citation.

[06:57:31] There is a process that you have to go through to pursue contempt. And there are notice requirements and there are hearings that have got to be set up. So nothing is going to get turned around in any immediate period. So it's not that you are forced to do something tonight, but that we're all working towards some resolution is really what I think the court's intention is.

[06:57:56] But that's the essence of my question, is that in the event we did not make a decision, I'm curious to know when would the county then pursue the choices dealing with the fact that they're not moving forward the way they need to.

[06:58:17] Right. That would be a decision that, needless to say, as counsel of the board, I would be discussing with the board. Mr. Chair, real quick. If the board didn't give you a case that was clear in the direction that you needed to go in how could you proceed how could you even move anything you don't know what you have to move because you don't know what the case is no we don't we don't know what we would have to be moving other than doing everything to strictly comply with the current zoning and we would we

[06:58:56] would basically just go back to what the county's complaint asked us to do he was clear what Mr. That would mean that you'd have to evict everybody. Well, enough people to get in compliance with the current zone.

[06:59:12] Yes. That's my question, Mr. Chair. How many people would you have to convict if it doesn't pass? If it doesn't pass, how many people do you have to convict? How many more people? Evict. Not convict. Evict. You're saying convict. I'm sorry, convict.

[06:59:27] It's terrible. It's late. It is late. We don't have the authority to convict anyone. Evict. Right. How many? cited by the county that were not in compliance when we got the notice of violation.

[06:59:44] 60 evictions as opposed to 10. Well, as opposed to zero, we hope. Yeah, it may be zero. The goal here is to make that number zero. That's what we've been striving for.

[07:00:00] Please give us a chance. Otherwise, we will not have the chance. I'm not sure that's the goal. That's the decision you have. Give us the chance or just force us to have to evict people. Well, the goal is to, if you were to evict them, that they would be able to go somewhere that would be adequate housing.

[07:00:21] We can bring new units onto the property that will certainly be adequate, safe housing. That's an option for people. There's the option that we've been discussing over and over, which is that you could possibly relocate your unit, stay in your own home, just relocate it to a place on the property that's permitted by this case.

[07:00:45] Or if you modify it, yes, you could keep it on your lot or you could keep it on your lot by reorienting it. So, you know, achieving that goal of getting that number to zero displaced and achieving the goal of allowing people to have adequate housing for their needs is achievable with what we have here.

[07:01:14] But if we don't have the opportunity through your decision tonight, then there's no way it happens. And I hate to be that absolute about it, but we really are up against it now. What I'm suggesting is if there are 17 people, homes that have to be moved, that there may be a, we're going to have to build in a

transition time where those 17 people are going to be put up in a residence inn long enough for you to move those homes.

[07:01:47] And once they are moved and in compliance with what the county wants, then they will be able to move back into those homes. And that solves, to me, a lot of the problems because what it does is it gets everything fixed, but it's going to mean your applicant is going to have to write a check.

[07:02:10] And I would suspect that he is going to prefer to write a check than having to be under the gun to comply and ultimately have to face things like contempt of court. Well, we've discussed the various areas of flexibility in this case already.

[07:02:34] Our intention is to minimize the amount of time that anyone would have to be in temporary housing. We want to get them to permanent housing or be able to allow them to stay in their own housing. That is exactly right. I don't mean to cut you off, but let me make the point.

[07:02:50] What is going to minimize the time is how much you're going to write that check to the residents in. The minute that he moves them, gets them where it needs to be and it's done, the electricity is set up, everything is okay, okay?

[07:03:05] Then you can move them back in. That is the motivation to get it done. I'm not sure I'm following what you're asking. Let's say there are 17 homes that need to be moved. that seems like a reasonable number those 17 individuals are going to have to go live somewhere for a period of time at the applicant's expense the quicker you're able to move they will quicker you're able to get the electricity up the quicker you're able to get the sewer in place all those kind of things will be the motivation to get it done if you're able to do it in a week rock and

[07:03:44] roll then you will have spent 17 that's what i'm suggesting let me ask you this would you prefer for the applicant to bring i believe there are 10 lots that are vacant now would you prefer the applicant to bring in to 10 units right away or maybe not right away we can't do that because we need to have a site plan approved but as soon as possible after a site plan is approved bring in the 10 units and then there's 10 new homes for people to move to if that's where they want to go i think we'd still want to give people the opportunity to relocate or reorient their

[07:04:22] unit on their lot if that's an option for them, because people may not want to have to move to a new home. What I prefer is that it be done in a way that is going to be the least disruptive for the shortest period of time. And I am of the mind that the applicant is savvy enough to be able to recognize that there's going to be a transition period where, and I'm hoping that the applicants, them that the residents are going to be willing to go through that for a period of time, but the motivation is for y'all to get it done.

[07:05:01] Mr. Chair, we have that motivation. You actually brought something up, which is interesting. Okay, so what if, instead of having to put people up and a residence in, you bring a couple of units in, you put them on site. Four, as an example. Those four units are used when you're moving the four units every six months to house the people that are being moved.

[07:05:25] Exactly. Right? This case allows for that. So you put four units in place. We're going to move four units every six months. Those people whose units get moved get to move into those four units. And then when their units are fixed, they move back in, and the next four move in there.

[07:05:42] There's everything we need in this case to allow for that. It was intentionally put in there, so that would be an option. I think that solves the problem. Well, that was already the original thought process. What I want to add, though, is the flexibility that it doesn't necessarily make sense to move everything you've got if you're going to be two or three days.

[07:06:05] I agree. So I want to add the flexibility that they could go to a hotel or they could be put up in temporary housing on site. And their cost would be their lot rent that they normally pay while they're... Right, and that option was proposed by Chairman Ingle for the purpose of saying there is another option other than the relocation to another unit, and that is this temporary.

[07:06:33] And that would be worked out between the applicant and the person affected as to what was the best way to handle it to get it done as quickly as possible. And the only other question on that is, all right, so I'm in a unit that's getting moved. I get moved over here.

[07:06:48] I still pay one rent, right? I don't get banged for the rent of the new place I'm living in while my place is being fixed. I only get charged for the one rent where my place is, right? That's the plan. Right, because that was brought up earlier about a dual rent.

[07:07:04] I want to make sure there's only going to be the one rent. Okay. Just to make sure that I understand, is the applicant saying, yes, there will just be one rent? Yes. Okay. However, I'm not sure I'm prepared to vote on this tonight.

[07:07:31] I would like to make sure that this is written out very carefully and we return during our next meeting. But now you're suggesting, if I heard you correctly, move forward a time.

[07:07:48] Did I hear that correctly? To move forward a time and put them in those trailers and then keep moving forward a time? Is that the idea? Well, that's what's proposed now. That's what's proposed now. That's in the zoning.

[07:08:04] That's what's already in the case. That's what's proposed. It's already in the case. So, if you do that, and I think what's written in the case covers it, and if for some reason we find out it's not being followed, then we'll have a different issue that we have to bring up.

[07:08:23] But, I mean, because we got recorded tonight that this is what's going to be done, and that they won't get charged double rent. They have an opportunity with the imposed condition that Mr. Engel's going to put on that they could either stay on site or be put somewhere else if they chose not to want to stay on site.

[07:08:43] I think it's a great idea to put four units on there immediately so that you can start moving people four at a time within a six-month period. They get to live in a brand-new unit until their unit's fixed, and then they move back into the other place, and then other people can move in while theirs gets fixed.

[07:08:59] I think that's a good idea. Solves the problem. But that was already what was in the case. Yeah, it was in the case. But I'm not sure it was clear in the community. Yeah. I'm not sure it was clear to the community. Everybody thought they were going to get kicked off the property and they weren't going to have a place to stay.

[07:09:15] The problem is that this case has evolved so much, relatively fast, that that's why the community is so darn confused. Because we really have the Planning Commission last month, Gibbs Sloan

and the Planning Commission, Rich, everybody on the planning staff, everybody that's worked together on this with the citizens.

[07:09:41] And Gustavo, who's done a great job advocating for the community, um they they really most of the things they're asking for outside of what the actual timetable is because there was one place where gustavo asked a question that um is still a little unclear because it there's a couple places that said prior to the commencement date and the commencement date is i'm assuming the commencement date is actually the site plan date but how can you move stuff before the commencement date if you don't have a site plan approved like it's impossible so

[07:10:21] the time frame needs to be that you have to do four within 15 months four more by the end of 21 months four more by the end of 27 months four more by the end of 33 months and the last one at 36 months and work together with staff hosting the meetings to figure out where we can meet those time frames the quickest and easiest in the beginning to give the most difficult cases the most amount of time possible but all of this can be worked together and worked out in that time

[07:10:57] frame well i also want to just remind everyone that one of the changes that we made to the case to help with this issue that was raised as a concern by residents was extending the time frame from what was 30 days after zoning approval which was what staff had originally asked us to include in this case for the time when we would have to start removing or relocating units to a nine-month period actually it went from 30 days to six months and then I believe there was another request for

[07:11:34] more time and and supervisor Engel said I think the county should be okay with nine months and the applicant was as well the goal in that first nine months and we've already you can ask rich have sent him the email as well as kirby rakes building inspection we're asking to get a meeting set in the first couple weeks of december so the applicant and building inspections and unit owners who are going to be affected by this can all meet together and we can already get going on planning this out figuring out look at each unit and say okay what makes the most sense for each one of you

[07:12:12] in your situation talking to neighbors nine months to do all of that stuff it really gives you a good amount of time and the board and the the board has got an option here if you adopt this case as it's proposed to pass a case that also includes the flexibility for the planning department to extend that deadline, extend it. And I bet this board will direct that planning department to

[07:12:38] extend the deadline as you see fit. Is Cassie still here? I have a question. You made two points. One was lack of details. Can you speak to that again for me, please? I spoke about lack of details for the temporary housing and also about eviction protection. And I understand Mr. Mink's comment.

[07:13:09] I think we might potentially disagree about the proper authority that's available under the county. But one of the things that we would suggest is that the temporary housing include the 90 days, and I understand Chairman Engel's assertion that that may not be needed.

[07:13:27] In the off chance that it might be needed, we would suggest still having some sort of minimum. We think that's important. So that's something that we would request. But we're suggesting that they have to have temporary housing for as long or short as needed to get the person back into their unit.

[07:13:45] That, there's no, it could be, I mean, I think it would be absurd, but it could be 120 days. We don't need to put a limit in it. What happens if it goes to 93? They can make a move out at 90? No, they need

to do temporary housing for the length of time that the person is displaced from the home that they live in.

[07:14:05] That's pretty simple. I don't think you need to make it any more date to that. That's pretty clear, right? I love that language, Chairman Engel. If that could be added into the plan, I mean, that's wonderful. I mean, it's on the record now, but if that's something that is a condition imposed, that's something that we would certainly agree with.

[07:14:24] I don't think we should put a time, I mean, to your point, theoretically, that could be not enough time, and then you just kick them out. I'm saying that however long it takes with proper planning, nobody should be out of their home for any extended period of time, but they should have a place to stay if they're out of their home.

[07:14:46] I think the applicant has said they agreed to that, so I don't know how much clearer we need to be. If you are prepared to make a motion on the case, you can also impose that as a condition to clarify that it's for however long that it takes and there is proper busting language in this particular case.

[07:15:07] I think the applicant has already said that they would agree to that. So that was the first point. And then the other one was, what was your second point? Lack of? Well, my second point on the temporary housing was not charging the double rent, which also wasn't clear by the plan.

[07:15:24] I wanted to make sure that got covered. But that one we've covered, so that's wonderful. Thank you, thank you. I wanted to make sure. The other one was about eviction protection, which, again, I know you have to listen to your counsel here, which I respectfully disagree with, but I also understand counsel's perspective.

[07:15:42] Thank you so much. Happy to answer any other questions from the resident's perspective, too. Thank you. Could I just make one clarification? As far as temporary housing goes, and I might need some help from Rich Saunders to bring up the exact proper language, but I believe it says that the applicant is to offer temporary housing for any tenants who are affected by displacement or removal.

[07:16:20] If you have a removal relocation unit, the applicant has to offer you temporary housing, and there is no time limit on that. It doesn't say temporary housing for a maximum or a minimum.

[07:16:37] So with no time limit stated, our intent the whole time has been it's as long as it takes. Now, also our intent is it should be as short as possible because who wants to have to live in temporary housing forever? So on-site housing must be offered to any tenant who is displaced during the removal, replacement, or relocation of the tenant's unit.

[07:17:02] There's no time limit. So it doesn't even say temporary. It just says you've got to provide. You've got to offer it. That is correct. That's what's in there. It's in there already. Covered. But again, if you want to clarify that, you could do that. And the applicant has said they don't have a problem with it.

[07:17:18] That's what it means anyway. I mean, I can always make a motion to clarify that proffer that it is for the amount of time affected, that the person that's affected needs in temporary housing until they're able to get back into their own home.

[07:17:42] I can make that as part of the motion. However long that is. it'll just clarify it then and then there's no ambiguity like i never had ambiguity in my mind i always had the understanding of it was the amount of time needed to get them back in their home and that it was at no additional charge other than

their lot rent they'll have to continue to pay their normal lot rent and so i never had any ambiguity in that i wasn't sure why other people did but um if we need to uh make that i can i can fix that in the motion okay so that's not a problem

[07:18:17] mr chair yes so just also as long as we're working um so no work is required to be done before the nine month period correct but they're allowed to do it before the nine months but they're not required well and it's not required at nine months it's required by 15 months okay so i i want just Just to have clarification because some of the people are confused about that.

[07:18:46] And they feel like they were supposed to be doing things in the nine-month point before the site. And so that's what I heard you say that the site plan has to be done before they can start doing anything anyway. That's right. And so I just want to get clarification on the record that nothing is required to be done before the nine-month point.

[07:19:11] The only thing I'm not sure about is why there was language that said prior to the commencement date when I believe the commencement date was intended to be the site plan date. We need to eliminate prior to commencement date from any language in the case.

[07:19:30] Could I just make one clarification? And I don't think my client has any issue with this, but in working on this case with staff the request was to have units that have additions that are currently not in compliance with the code either remove those additions or have building inspections provide approval for them and that be done within that original nine months well i think we're going to change that

[07:20:07] language as i pass this motion to give the applicant has no problem with that if it provides more flexibility for the everybody to um four units by 15 months four more units by 21 months four more by 27 four more by 33 and the last one by 36 and then we all work from day one to identify those and to make the easiest ones first the fastest to buy more time for the more difficult ones such as the uh um gentleman that has the addition with the two bedrooms that needs

[07:20:47] to take four inches off of it we need that's probably one that's going to take one of the longer out of all of the stuff so we want to try to look at who needs the most time and um work the plan so the people that need the most time have the most time but the people that don't need as much time can go up front. It'll comply with the case. It'll still comply with the 36 months, and it makes it a whole lot easier if we start now in those talks while we're trying to get site plan done in the nine months. Mr. Chair? Yes. Is it okay if Gustavo comes up and does

[07:21:24] some clarification about a concern he has about what we were just talking about? If you would like to, that's fine. Yes, please. Thank you. Chairman Engel, thank you as well. Supervisor snyder i i feel like i mean i heard a lot of different dates being thrown around so i want to make sure that if you all are amending the proffers that i'm understanding right what you're all saying and i want to share um our perspective our interpretation of the proffers as as they're written um there as we understand it right and i would love to hear the county attorney who i'm

[07:22:00] sure knows the plan as well as i do um if i'm incorrect that the way the plan is written is 30 days after the zoning approval is when, sorry, excuse me. Basically, it says that there is a lot of work that needs to be done before the phased removal commencement date, which is set nine months after the zoning approval. So by September, right now the plan is saying people have to remove their sheds, people have to remove or modify their additions, and people have to relocate their homes. So out of the 17 homes that

need to do compliance work, the vast majority of them need to get the work done before the nine-month mark.

[07:22:39] Well, I'm changing that. Okay. Could you clarify some? Yeah. So there's 17 units, approximately. I'm saying four of the 17, whether they're edition demos, whether they're edition of, you know, they change their edition or whether they relocate their trailer to another lot or whether they relocate it on the lot, Four of those have to be done within 15 months of us passing this case.

[07:23:14] Okay. And then four more have to be done within six months of that, which would be at 21 months. Then four more have to be done at 27 months. Four more have to be done at 33 months. And the last one has to be done by 36 months.

[07:23:30] It gives us a plan that we can work on that we can all get to the 36-month time frame and be done and get there as quickly as possible, but leave room for the people that need the most time to be able to have as much time as we can give them.

[07:23:46] And that would be worked out in those quarterly meetings that we're having between the planning department, the citizens that live there, and the owner of the property to make that plan work. And we don't start that plan in nine months.

[07:24:02] We start that plan as soon as we pass this thing. But it's going to take about nine months probably to get through the site plan process. And we know the ones that need the addition changes. Some of them are going to be easier than others.

[07:24:19] If we can, at nine months, if we've already got six of them done, you're already at 21 months for everybody else. This isn't that, like we have, there's a way to do this orderly and still make sure we take care of people and not wait till the end.

[07:24:37] and just give everybody 36 months? Because I just don't believe that's going to work. Cassie, how's that sound? I know we're not the ones, you know, we're not the applicant. No, I understand. I'm just telling you that that is a reasonable plan. Is there a random drawing to decide who goes first?

[07:24:54] I think in the... So if nobody can come to an agreement on who goes first, the only thing they had was a random drawing. But if we can make the identification, we can work with the citizens, And if you're getting \$5,000 and it's only going to cost you \$2,000, you're probably going to want to go pretty fast because you'd like to get that extra \$3,000 in your pocket.

[07:25:24] There's going to be some that are going to be a little bit more difficult than others. But what I'm saying is that could there be a drawing that causes that possibly? But I'm hoping that instead of doing a drawing, this is a community, right?

[07:25:44] Everybody, all I've heard is everybody wants to work together. And I believe that because I've met the people that live there. We got a whole bunch of people in there that are talented, that can do a whole lot of work, and they can work together. If we have a clean, clear plan, we're all working it together.

[07:26:01] Everybody knows what the time frames are for each of the units. And we can get the easier ones at the beginning. It gives us more time for the rest of them. But waiting 36 months for everything is just not realistic. I mean, I think one of the concerns that residents continuously have in our conversation with them is the random drawing.

[07:26:23] And so I like the language, and I think residents would appreciate the flexibility of not having to do the random drawing and being able to have the easier, you know, some of the easier ones go first. And as I read it now, the plan doesn't currently have that flexibility, but I think that's great to have that, to put that in there.

[07:26:39] Well, there's, I don't believe the drawing was actually in a proper, was it? It is. It is in the proper. Okay. Could I add, sorry, that there's language in 3B that I think should be stricken because it reads that the applicant shall provide written notice to any tenant who is selected for relocation pursuant to the random drawing, and within 30 days of receipt of such written notice, the tenant shall relocate to a replacement unit in the park or relocate to a different community.

[07:27:07] And that's in the same property. Did that say 3A or 3B? 3B. So, we need to eliminate 3B, and we need to replace it with the time schedule, and we need to eliminate any language that says prior to commencement date, and we need to fix that to be the time frames that I've just given, and the amount of units in that time frame.

[07:27:33] And I truly believe that that will allow all of us to work together and to meet the goals without causing people a lot of trouble. And it looks like y'all actually agree with me, too. I think that's an improvement to the plan. Thank you. So I want to just be clear in that what we would be able to identify is what the lowest hanging fruit is.

[07:27:55] What are the ones that could be done the quickest, earliest? My question really to the county attorney is, are we able to agree on this language this evening in a way we all feel comfortable? or do we need to take 30 days to go through and make sure that it's written the way we need it to be written?

[07:28:19] - Yeah, I would say, maybe I might pass that to Chairman Ingle, and that is, do you feel like you can make a motion that basically covers what it is we're talking about? Or would you prefer to see it all written up and defer it to the next meeting, and then the applicant would have to agree to all of what we are talking about at that time.

[07:28:42] So it's really up to you. I mean, I'm comfortable, but I'm not sure if the rest of the board is, but I am. Could I offer a suggestion that this board take a cue from the Planning Commission? The Planning Commission meeting, Planning Commission took a break.

[07:28:58] They sat down with legal counsel. They worked out exactly what needed to change. They worked out the language. Can we... We can certainly do that. Can you draw the language up Will we do the next case and then come back to this case? Are we able to defer it to one case so that we don't just spend 15 minutes of blank time when we can actually get some other work done?

[07:29:22] Yeah, that's not a problem. I would just say... We need to make sure we've got everything addressed, though, before we do that. And I think you're going to need to take a vote to go past 11 o'clock. We're going to go past 11 o'clock. Okay, yeah. I didn't close the public. It hasn't been closed. Thank you.

[07:29:38] I really want to make sure we get this right, so I appreciate that opportunity. Are there any other questions or concerns from board members about any other things in the case, LaPorn? I just want to take a moment because I think we found common ground. And so I think that when people are talking, we listen, and we're finding the common ground, and that's very comforting.

[07:30:02] And so if we need to take the time to get it right and we can move forward, then, you know, let's take that time. So I just want you and my other colleagues to know that, you know, that's how I operate, that's how I move, and we're headed in the right direction.

[07:30:18] So whatever you need to feel comfortable is in your district. You spend a lot of time, so as GIP, whatever you all need to make sure you get it right based on the feedback from the citizens and the advice of the attorney, the county attorney, you know, we're here to support you.

[07:30:38] So, I just want to have some words of affirmation at 1045. Well, just so that I can try to get through this case, the only other thing that I'm still believe that we need to stay at 20 years on replacement units, but if we're going to have the discussion, we need to try to discuss it now because I don't want to, if we're going to make a modification, we need to make it.

[07:31:03] So, is there any other discussion about the 20 years? I actually think that, is there not a way of verifying the code compliance of a unit? They're actually done at the time they're built, and they basically have a sticker, and it says what year they were done in.

[07:31:26] But there's nothing that tells you that it's still good or bad. That sticker says it's good or bad, and that's it. Momentum. I don't think it's any different in a house. I mean, if it's inspected and you find the plumbing to be in good condition, you find the electrical wiring to be in good condition, if you find the frames not to be rotted or rusted, then I think someone could look at it, building inspection, or someone could look at it and say, I think this unit's in fine condition.

[07:31:56] But they're not allowed to. That inspection is done by HUD, not by the county, for a mobile home. Mobile home inspections are totally different than home inspections. A HUD inspection is done at the time it comes off the line, and that is the only time HUD's going to inspect that unit.

[07:32:20] And the county doesn't have the authority to override or say it's good or bad. While we're at it, Mr. Chair. Well, let's finish that one. Okay. I'm just concerned about if there is a situation where someone's home has to be moved and it becomes unlivable because something happens that people are going to need another opportunity to create another or to get another home.

[07:32:58] And as they've been saying, it is not feasible for them to pay \$60,000 or \$80,000. This is not attainable for them. And so we need to find some kind of solution somewhere.

[07:33:13] And again, so if their home falls apart in the move, then we'll let that home be replaced by whatever home they can get. Otherwise, it needs to be 20 years or newer. I mean, I'm trying to do the best I can.

[07:33:31] No, no, you're doing great. There's no good win here. Mr. Stavro, did you hear that? I think we're biting off more than we can chew this evening. This is so big, and there's still these little things that are hanging out out there. For example, there was a conversation this evening about the amenities. So we still need to figure out the amenity piece of the puzzle.

[07:33:51] Well, the amenities are part of the site plan, and there's flexibility already in that. I think we're going to get there on the amenities. I'm not, I mean, I'm even going to put in a net along the fall line trail to keep the fall line trail people on the fall line trail because I've got to say it the right way.

[07:34:11] But the fall line trail, we don't want them to intrude in. So I'm going to put a net up along that, which would also, you know, make sure a ball that was kicked at 8 or 10 feet off the ground would still stay

on their side too.

[07:34:27] as we're protecting the fall line. And are we clear on the \$5,000? Well, we can't force an amount. It's proffer busting language.

[07:34:42] They have to agree to it. And if we don't pass the case, that's a problem too. So, I mean, I don't know what you want to do on that. We can talk about it. But whatever we're going to talk about, we need to talk about it tonight.

[07:34:59] Whether we pass it tonight or not, we still need to have the conversation so that we have an idea where we're going with this clarification so you're saying so you just i'm this is what i heard you say if the home gets damaged and is not livable while moving it they can find a replacement and with no age restriction on it for their site correct and would they get temporary housing while they find that house i heard that question correctly this is

[07:35:38] for one of the units that's marked for removal or relocation, and this is if someone is trying to move the unit and it doesn't survive the relocation, I think the proffer says that the applicant has to offer housing to anyone affected, any of the removal relocation unit owners and so that would be an instance where you would have an opportunity they would offer

[07:36:14] here we've got a unit over here you can you don't have a unit on a lot anymore so you can rent a lot and the and the new unit over here or you can purchase it if you want but either way there would be an option right there and that's part of the idea of bringing in the units as soon as possible newer units as soon as possible so there are those temporary housing or maybe it becomes permanent options for people I think the question was is it is it if during a relocation there's a damage and it's unlivable yes and during the period that

[07:36:50] they may choose to replace it with some unit that is greater than 20 years old which which is what you're suggesting will they have the the other backup unit to use until they are able to replace it with whatever you correct I don't see any issue with that as long as they're paying rent in the unit that's provided for them while they're, you know, while they're waiting to get a new one or use one in this case.

[07:37:19] I don't think we're saying the same thing. I'm sorry, I don't. Wait, what? I think they're saying lot rent, and you're saying a lot rent and the rent of that unit, and I think they're saying that that unit would still be at the original lot rent until they can get a replacement unit to go on another lot, and then they would then move into that new unit that they were able to obtain regardless of the age. But in that interim time, because it fell

[07:37:54] apart, they're asking for the housing to only be the lot cost. And I think you're saying the lot cost plus the rental of the unit, and they're saying just the lot cost. And so, I do think we're in two different places i want to make sure that we're not that i want to clear that up because i don't think we're all in the same place well to clarify when i was asked earlier about rent uh unit owner so we're talking about residents who own their right own that's right mobile home units

[07:38:32] they don't pay any rent for the unit to the owner it's there they pay lot rent yeah so if they if the unit that they own is destroyed or no longer livable because they've moved it, then they don't have a place to, they don't have anything to put on the lot that they were paying rent on.

[07:38:59] But that's the point is they want to, the question that was asked of you was, well, they are buying another trailer to bring in and then put back on their lot because they will have another trailer.

[07:39:17] Are you going to give them the temporary housing while they're getting the other trailer in there? That was the question, and I don't think you understood it. Okay, I did not. The easy way to resolve that would be to provide, to offer the housing on another lot that already has a unit on it.

[07:39:38] But they don't want that. They want to buy, in their case scenario, they don't want that rent or that unit. Well, there are lots of things we don't want in this case. They want to buy another unit and bring it in. That's where they're coming from.

[07:39:56] Okay. You're saying that the temporary housing is available for people that have to... Michelle, you have my microphone. Thank you. So you're saying that people that have to get a new house because theirs is out of compliance, if they're committing to go and find a new home, you're not going to give them temporary housing?

[07:40:22] They have to somehow magically make the house appear somewhere? No. The housing, the units that will be brought in on site would be made available for temporary housing. Okay, and so they only have to pay, though, the lot rent while they're getting their other replacement home should something happen.

[07:40:48] That's the question they were asking. Okay, and I guess really the question is, would those people have the ability to reserve their lot that they were living on, just keep it open until they get a new home on it and in the meantime have temporary housing.

[07:41:10] That's the question. Yes, that's the question, yeah. Well, it's a question that's not been asked before in exactly that way, so it's hard to answer right here. But I think that's maybe one of those things where it could be resolved with that off-site housing, because here's the thing, you can go find, and if you did some planning ahead of time and thought, there's a chance that my unit's not going to make the move. You did some planning ahead of time, and you figured out some options for where you could get a replacement unit and got it lined up ahead of time. I mean,

[07:41:49] was it Clayton Homes, you know, the various different places? You can get those homes ordered and moved in pretty quickly. So the time period would probably be short enough where it'd be easier and maybe cheaper for everybody involved, applicant and tenant, to just do the off-site housing at a hotel or something well i don't think anybody's saying it couldn't be in a hotel if that's what was done in conjunction the question is if they're moved if they have to move to another lot and a trailer doesn't make the move are you going to offer the same temporary housing to them

[07:42:28] as long as they're making a good faith effort to purchase another trailer to bring in that is the question i think is being asked well let's muddy the water a little bit because you got some you excuse me before before you before we do that could I ask for a motion to a motion to suspend the rules to go beyond 11 o'clock so okay second before we vote um you know I have one stipulation with that right Todd comes off at 11 o'clock

[07:43:02] all in favor thank you so you know let's money to water because I mean you have some units that are owned by the landowner and some units are owned by the the residents so I is there are we going to are we going to have two different options there because if the property owner owns a trailer that's their

problem regardless I just want to make sure that we all agree because we're writing this so just want to make sure we all agree that's correct new units

[07:43:41] basically the units that the property owner brings in are gonna have to be 20 years or less, if somebody's trailer falls apart, we're going to make a concession for them like we are allowing them to keep their current trailer in there that's that old.

[07:44:02] It's not the best, but we're trying to make this thing as reasonable as we can to cause the least amount of displacement possible with the least amount of cost, so I'll live with it. In response to the question, since I think this board needs to take a moment to handle the other case, as you've suggested, and maybe take a moment with the county attorney and go through the various changes that this case would need, that'll give me an opportunity to get in touch with my client and ask about this question, because it's not been asked

[07:44:41] in exactly this way before. I think the question is, if you've got someone who is trying to move a unit within the park, the unit doesn't make the move, and then that owner wants to obtain a new unit, will that owner be charged lot rent on the current lot that they're coming from as well as rent somewhere else in the park or whatever the temporary house is charged?

[07:45:15] The request that has been made by my fellow board members, and they can correct me if I'm wrong, is that they get the same deal as the other deal. Like the trailer didn't fall apart as long as they're making a good faith effort to get the other replacement in there as quickly as possible.

[07:45:33] That, I think, is the request. They continue to pay their lot rent. Lot rent. Just like somebody else that was getting their trailer moved and set back up. And my fear is, Mr. Chair, that you're oversimplifying the process of it because we just don't know how long is it going to take to get that new trailer, how long it's going to take to order it or to move it, get it hooked up.

[07:45:59] I love your premise, but my experience has been when trying to purchase something like this, it gets complicated really quickly. Okay. Well, let me ask about this and get an answer for you. Is there any other questions on anything?

[07:46:16] I think that that's probably the last one, unless somebody else has another one. Is there any other questions? All right. Okay.

[07:46:33] We're going to take a five-minute recess.

[07:50:31] I didn't ask the county attorney if we needed to defer the case past the next case,

[07:53:13] but I'm just going to take a privilege and say that we are going to pause case 23. I make a motion to pause case 23SN0113 until we finish case 25SN1063.

[07:53:35] Can I get a second? Second. All in favor? Aye. All right. Madam Clerk. Your last discussion case is 25SN1063, Village Square Parkway rezoning and exceptions. Ms. Hatch.

[07:53:52] All right. All right. Good evening, Mr. Chair, members of the board, Dr. Casey. case 25 sn 1063 in the motoica magisterial district village square parkway and rezoning is a request for rezoning from agricultural a to residential townhouse rth plus a conditional use plan development to prevent exceptions to ordinance requirements a residential development containing a maximum of 45 dwellings proposed specifically a community comprised of townhomes with associated neighborhood recreational facilities as planned. The property contains

[07:54:30] 15.93 acres and a zone agricultural A. Surrounding properties to the east are zone residential townhouse with communities to the north zone residential R9 and R12. Property to the south is zone agricultural. The property is outlined in white in the images above. The property borders the community of Jordan Crossing to the east and the Foxcroft community to the north. Cosby High School is situated to the south of the property across from Village Square Parkway.

[07:54:59] The aerial image illustrates that the site is unapproved and consisting of woods. The comprehensive plan designates the property as medium to high density residential, which suggests that the property is appropriate for residential development with a maximum density of four to eight dwellings per acre. Appropriate residential types include single family, two family, zero lot line, townhouse, condominium, and multifamily dwellings. The applicant is seeking to rezone 15.93 acres to RTH with a conditional use plan development to permit exceptions to ordinance requirements for development standards of townhouse dwellings. The proffered conceptual

[07:55:36] plan is shown in the current slide, which calls for a total of 45 townhome dwellings at a rate of 2.8 dwelling units per acre. The proposed residential development will contain active and residential opportunities for residents a pocket park and additional amenities will be programmed in the development in spaces around the proposed townhomes sidewalk on both sides of all internal streets have been proffered with this request as well as a sidewalk along the property's frontage of village square parkway the applicant has proffered a package of conceptual elevations shown in exhibit b of the staff report a portion of which is shown on the slide the townhomes are

[07:56:13] planned to be two-story and the proffered language outlined in the staff report includes commitment to high-quality materials such as exterior facade and foundation treatments, enhanced elevations with high visibility, garage treatments, pedestrian lighting, and roofing materials. Modified lot and setback standards as well as modification to common area requirements have been requested with the proposal. Exceptions to lot standards include maximum lot coverage, side yard setbacks, rear yard setbacks, and variation between units. An exception to the overall minimum common area requirement is requested as well as an exception from the requirement to construct a community building

[07:56:51] the applicant's proposal will require the development of common area and recreational amenities for the townhouse community which is further illustrated in exhibit c of the staff report and also shown above an exception from the minimum common area requirements is requested in order to provide for 4.5 acres 20 percent of common area for the development with 1.75 acres or 11 percent of the subdivision acreage dedicated to active and passive recreational facilities.

[07:57:22] In response to community feedback, the applicant proffered a 150-foot buffer along the rear property that will remain as forested open space with the exception of any necessary utility or stormwater management improvements. The Planning Commission and staff both recommend approval.

[07:57:41] The proposed development will include uses that are consistent with the Comprehensive Plan's use plan designation for medium to high density residential uses while the density of 2.8 units per acre falls below the suggested density of four to eight dwelling units per acre the property is encumbered by environmental features that limit the area and overall density of the project the proposed development will be consistent with the adjacent townhouse neighborhood to the east and serve as an appropriate transitional use between the whole street road corridor and single-family development of Foxcroft subdivision 2 the north. That's the end of my presentation, and staff's available if we have any questions.

[07:58:20] Board members, are there any questions for staff? Is the applicant present? Would you like to make any presentations? I'm just going to be very brief. Mr. Chairman, members of the board, Dr. Casey, Chesterfield County staff, I just want to thank everybody. Betsy's been wonderful to work with on this project. We've had really great dialogue with the surrounding community. I think the case has improved dramatically over the past year since we started working

[07:58:58] on it. I think we've brought a good case before you all that is supported by everybody that's been very concerned or involved through the process. If you guys have any questions for me you're willing to answer, but I know you guys have a case that is really fun and exciting and important that you need to get to.

[07:59:14] You're aware of the condition they're going to impose tonight? yes sir yeah you okay with it we are acceptable and if you don't mind I'll just elaborate the community was concerned that the proffer language wasn't strong enough to prevent us from impacting further wetlands than what is shown if you could okay cool yep so what is shown here these wetlands the community was concerned we were going to impact more than what was shown on the concept conceptual layout so we added some additional proffer language under

[07:59:50] proffer number nine or we we've discussed the staff and i think mr carroll was going to ask us to to voluntarily accept that we're willing to accept that language all right yep ladies and gentlemen this is a public hearing on case 25 sn 1063 village square parkway rezoning exceptions is there anyone here who would like to speak to this case if so please come forward and state your name seeing no one i'm going to close this public hearing it's back before the board at this cases in the Matoka district. Thank you, Mr. Chair. You know, it was a zoning case that was

[08:00:27] brought to this property a couple of years ago that was going to be 110 units. So this is a substantial drop in the number of units put on here. I think it's a good plan. And again, in order to meet the concerns of some of the neighbors, I'm going to make a motion to approve case number two five SN one zero six three subject to the conditions and the staff report I'm going to impose the following language be added to proffer number nine recreational activity in passive common areas may include

[08:01:06] improvements such as benches landscape hardscape areas fire pits pavilions and dog stations the development shall include program common areas including a pocket park as generally shown exhibit C connected to pedestrian facilities and approved with a pavilion minimum 100 square feet hardscaped area and benches unapproved common area with existing vegetation undisturbed wetland areas as generally known as exhibit c shall remain undisturbed with the exceptions of utilities utility easements drainage facilities stormwater facilities and drainage easements exact design material location of the common area shall be approved by the planning department and the department

[08:01:44] environmental engineering at the time of plans review that would be my motion mr chair second any discussion all in favor aye item 17 public hearings a to consider a request real quick um we made that motion to defer for that one case I'm gonna make another motion to defer case 23 s in 0 1 1 3 2 after item 17

[08:02:16] public hearings. Second. All in favor? Aye. Okay, so this will be a public hearing to consider a request to vacate a 200-foot right-of-way within Lake Margaret, Section 3. Ms. Snow.

[08:02:42] Too much lively discussion. Mr. Chairman, members of the board, Dr. Casey, this is a public hearing to consider the vacation of a 200-foot right-of-way within Lake Margaret, Section 3.

[08:02:59] The right-of-way was dedicated for future east-west freeway, which has been removed from Chesterfield County's thoroughfare plan, thereby eliminating its need. A 16-foot waterline easement and 10-foot temporary construction easement will be retained. A public hearing is required to vacate right-of-way.

[08:03:16] The request has been reviewed by staff and approval is recommended after the public hearing. Ladies and gentlemen, this is a public hearing to consider a request to vacate at 200-foot right-of-way within Lake Margaret, Section 3. Is there anyone who'd like to speak to this issue?

[08:03:33] If so, please come forward and state your name. Seeing no one, I'm going to close this public hearing. It's back before the board. Is there any discussion? Motion approved, Mr. Chair. All in favor? Aye. No, sir.

[08:03:57] We have no speakers. So we will take another recess until the county attorney is back, and then we will make a motion for the other case.

[08:15:40] All right. First off, I want to thank everybody that's here involved in case 23, SN-0113. This is complicated. It's taken several years.

[08:15:56] I think we've gotten to a place where I'm going to make a motion that the county attorney is going to help me to... Not to presume, but I might just read this out as a motion.

[08:16:14] And then I'll make it as what you just said. So it would be a motion to approve case 23SN0113, subject to the proper conditions in the staff report, accept the motion would be not to accept proper condition 3C.

[08:16:36] 3B. I'm sorry, 3B, and impose the following conditions and modifications, which all of which have been agreed to by the applicant, which we will get a confirmation of. The changes, the modifications to the current conditions would be in 3A, we would remove the parenthetical reference to the phased removal commencement date.

[08:17:05] We would add in the second line after the word remove, we would add comma, relocate, comma, or modify. And on the fifth line, we would, fourth and fifth line, take out the phrase, the phased removal commencement date, and insert the words, this time.

[08:17:25] So it would read, this time may be extended due to circumstances outside reasonable control, and to the end of that sentence. In the next sentence, which starts the removal slash relocation process, shall continue until all the removal relocation units have been removed, comma, relocated, comma, or modified.

[08:17:48] let me see here and shall continue under the same schedule of four units every six months and must be completed within 36 months yeah we need to make sure it says commencing after the site plan at nine months yeah yeah right and and it does it okay it does because it starts that way that's the lead into the whole yes all right I just want to make sure on a date that's nine months after the

[08:18:21] Yeah, 3B then is eliminated, and under 3C, the first sentence would remain intact.

[08:18:38] The second sentence would be replaced with this language. Any new unit in locations generally shown on sheet C5 of the overall concept plan may be used for temporary housing for residents who are displaced during the removal, relocation of removal/relocation units.

[08:19:06] Temporary housing, comma, either on-site or off-site shall be provided to any tenant who is displaced during the removal/replacement/relocation of the tenant's unit at the lot rent currently paid by the tenant, comma, to include the circumstance when the unit being relocated is damaged beyond habitability, period.

[08:19:41] The applicant shall confer with the affected tenant to determine the most appropriate form of temporary housing given the circumstances. In condition 3F, there would be the elimination of the line, the last line of 3F in its entirety, and a period would be placed after the word fashion.

[08:20:08] So that would take out the concept of being completed prior to the phased removal commencement date. In G, the phrase in the second line prior to the phased removal commencement date would be removed. In however many lines down that is, one, two, three, four, five, six, seven, eight, eight lines down, the phrase prior to the phased removal commencement date would be removed.

[08:20:40] And in the next line, there would be a comma after the word modify and the phrase prior to the phased removal commencement date would be removed. Oh, and the one other change was the change to D, 3D, which I don't think I've covered.

[08:21:02] This was the notion of no older than 20 years, that if there's going to be a replacement unit, they would have to be no older than 20 years. At the end of that sentence, it would say no older than 20 years old at the date of installation on the lot, comma, unless the unit is replacing a unit damaged beyond habitability during on-site relocation, comma, under which circumstance the replacement unit may be older than 20 years.

[08:21:37] That would be the totality of what the board has discussed. Is there any questions? So do we know, has there been any clarification as far as who pays the cost if a trailer is damaged beyond habitability and they have to get rid of it.

[08:22:09] So they have to pay to get rid of it and get a new one. Is there any cost coverage for demo? I haven't answered that question, if you don't mind. We've been planning to cover the demolition costs. If it has to be demoed?

[08:22:25] If it has to be demoed. So, okay, so I just want a clarification. So, like, unit, I believe it's 60. That's the one that's that goopy square one on the end there. It's right next to the other two.

[08:22:42] 60, so... It's the blue one. Yeah, and that one, it's not going to be able to be moved. Would they also qualify for, because that'll have to be replaced? Is that the one that is currently a cabana?

[08:23:00] Uh-uh. Oh, is it? 60 is the one that was so close that you showed the example of... Yes, maybe so. We're going to pull that slide up.

[08:23:16] Yeah, that one right there, 60. Okay. So is that a cabana? No. I think the only one that is is 70. Okay, so my point is this one is probably not going to be able to be moved because it's going to be.

[08:23:37] So will they also be given the opportunity to go and get another unit less or more than 20 years old because it's going to get damaged? If it doesn't make the move, if it's not habitable after it's tried to be moved, then they would have the exemption on the 20 years.

[08:23:55] Yeah, I don't think there's anything that's indicated that I've seen tonight that says this can't be moved or is in such poor condition that it can't be habitable. We're not saying that any particular one. The language that we've proved is that if a trailer is moved and it becomes uninhabitable, then the 20-year restriction is removed for that particular person, for that particular trailer, but the 20-year restriction is still in place for the trailer part.

[08:24:28] There is one more, and I apologize for this, but in condition 3i, there was another reference to prior to the phased removal commencement date, so that would be removed from the end of 3i.

[08:24:48] The motion, just in case it's somewhere else, anything that had any reference to prior to commencement date or any similar language is removed. I think we got them all, but yes. and i'm imposing all of that can i get the applicant to uh agree to the imposition of all of those items so i'm sorry can you is it possible to because there are definitely homes that they are that are that they're saying are not going to make uh they probably will not so is there a way

[08:25:24] of not distinguishing between homes that are destroyed in the move versus homes that can't survive a move it's the same difference you got to try you got to make an attempt to move it if it falls apart it falls apart okay but you got to at least try to move it to another lot if it doesn't make it it doesn't make it if it falls apart on the lot it falls apart on the lot but you got to make an attempt to move it to another lot okay okay but just to avoid the 20-year restriction yeah to avoid the 20-year restriction yeah that's right is there uh any other questions

[08:26:03] all right that's my motion I make the motion to approve according to what the county attorney said subject to the conditions in the staff reports with it out the imposed conditions and the applicant agreed to all the imposed

[08:26:34] conditions yes that's correct they got their thumbs up so all right and I get a And to clarify on that motion, the imposition is imposing the amendments that we just went through.

[08:26:55] Right, correct. Second. All in favor. Yes, sir. Mr. Hilton, Dr. Hilton made the second. Oh, I'm sorry. All in favor. Aye. You beat me by that much. Madam Clerk.

[08:27:15] Item 18, 15-minute citizen comment period on unscheduled matters. We have no speakers. Mr. Chair, we need a motion to adjourn to a networking event on December 2nd at 830 a.m. at the James M. Holland Recreation Complex at Beulah, immediately followed by the county school's legislative reception to then adjourn to the Poway Parkway Environmental Impact Statement Preferred Alternative Public Hearing to be held on December 9th at 6 p.m.

[08:27:41] at Cosby High School to then adjourn to the regularly scheduled Board of Supervisors meeting to be held on December 17th at 2 p.m. in room 502 of the county administration building. Second. All in favor. Aye. We are adjourned.



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