

At the recess meeting of the Giles County Board of Supervisors held on Thursday, June 29, 2017, at 6:30 PM, in the Giles County Administration Office, 315 North Main Street, Pearisburg, the following were present unless noted absent:

Gary Eaton	Chair (Western District) – ABSENT
Richard McCoy	Vice-Chair (At-Large Supervisor)
Larry Jay Williams	Eastern District
Jeff Morris	Central District
Paul “Chappy” Baker	At-Large Supervisor
Chris McKlarney	County Administrator
Rhonda Tickle	Finance Director
Richard Chidester	County Attorney
Missy Bray	Board Secretary

CALL TO ORDER/INVOCATION

Mr. McCoy called the meeting to order, and Mr. McKlarney offered the invocation and led the Pledge of Allegiance.

APPROVAL OF MINUTES

***Mr. Baker motioned to approve the June 7, 2017, minutes as presented. Mr. Morris seconded the motion. The motion was approved 4-0 as follows:
Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams
Absent: Mr. Eaton***

PUBLIC COMMENTS

Ms. Carol Spangler – Ms. Spangler expressed concern regarding increased water rates in the towns. She presented rate increases and statistics for Narrows, Rich Creek, Pearisburg and Pembroke. Mr. Baker related he had gotten a significant increase on his water rates, noting the customers living outside of town limits received a higher increase. Ms. Spangler stated the towns are using water to run the towns and related the Town Council did not listen to the room full of people who attended the public hearing. She expressed concern that such an increase would not be economically feasible for customers on fixed incomes and asked for any help the Board could provide.

Mr. Williams stated he wanted to clarify the rate increase on the Public Service Authority (PSA) side would amount to one dollar or less per customer with a thirty-cent rate increase. He related he had no idea why the town rates increased anywhere from three to five dollars. Mr. Williams also related the reason for the PSA increase was due to items such as well testing, patching and generator costs. He explained the PSA had tried to get the towns to consolidate water operations where all the customers would have the same billing.

Mr. Bill Harman - Mr. Harman related he would like to have some brush cut back on Old Route 100 near the entrance to his driveway. He stated the brush hanging out in the road obstructs the view of the drivers. He also requested a sign for machine crossing. Members were in agreement to cut back the brush on the side of Route 100 in the curve where Mr. Harman indicated.

**Mr. Williams motioned to approve the installation of machine crossing signs on Old Route 100. Mr. Baker seconded the motion. The motion was approved 4-0 as follows:
Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams
Absent: Mr. Eaton**

SCHOOL BOARD APPROPRIATIONS

**Mr. Baker motioned to approve \$2,283,819.50 for July 2017 School Board Appropriations and Mr. Morris seconded the motion. The motion was approved 4-0 as follows:
Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams
Absent: Mr. Eaton**

SOCIAL SERVICES APPROPRIATIONS

Mr. Morris motioned to approve \$250,000 for Social Services and \$150,000 for CSA for July 2017. Mr. Baker seconded the motion.

Discussion: Mr. Williams inquired about the closing of the fiscal year for social services. Ms. Tickle related the year closes in May.

**The motion was approved 4-0 as follows:
Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams
Absent: Mr. Eaton**

APPOINTMENTS

**Mr. Morris made a motion to reappoint Ms. Susan Kidd to the New River Community Action Local Board. Mr. Baker seconded the motion. The motion was approved 4-0 as follows:
Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams
Absent: Mr. Eaton**

**Mr. Baker made a motion to reappoint Mr. Fred Hackney to the Giles County Planning Commission as a Western District representative. Mr. Morris seconded the motion. The motion was approved 4-0 as follows:
Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams
Absent: Mr. Eaton**

**Mr. Baker made a motion to reappoint Mr. Roger Browning to the Giles County Planning Commission as a Western District representative. Mr. Morris seconded the motion. The motion was approved 4-0 as follows:
Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams
Absent: Mr. Eaton**

ROUTE 460 CROSSOVER

Mr. McCoy noted a request from Mr. Eaton to report a need for work on the crossover on Route 460 near 84 Lumber.

PUBLIC HEARING

PROPOSED CONDITIONAL USE PERMIT FOR RECREATION – ELLIS AND MANDELL

Mr. McCoy opened the public hearing, and Mr. Law called the Planning Commission to order. Planning Commission members in attendance included: Mr. Law, Mr. Baker, Mr. Taylor, Mr. R. Browning, Mr. Pitzer, Mr. Johnson, Mr. B. Browning, Mr. Berkman, and Mr. Hackney.

Mr. Ross stated he had received a request for the issuance of a Conditional Use Permit pursuant to section 802.04 of the Giles County Zoning Ordinance to allow for a Recreational Development (Section 602.03-5) specifically to allow for construction and rental of up to 12 cabins/tiny houses; farm stay activities including beekeeping, gardening, caring for chickens and goats, etc.; and sale of merchandise including clothing, homemade crafts and goods, herbs grown on site, preserves, beeswax products, and other local artisan goods. The properties associated with this request are Tax Parcel 69-3-F (20 AC and owned by Jim and Robin Ellis) and Tax Parcel 69-3-A (64.214 AC and owned by J and D Mandell LLC). Both tax parcels are located off of Springdale Road in Pearisburg, Virginia near 1773 Springdale Road and are in the A-1 Zoning District.

Mr. Jim Ellis: Mr. Ellis explained he hopes to have an open dialog with his neighbors to work through this process. He hopes his presentation addresses several valid points addressed by Mr. Shuman. Mr. Ellis explained he moved to the area to enjoy peace and quiet, just as Mr. Shuman had stated in his letter. He explained his vision consists of couples who would like to connect with one another as well as nature. He wishes to cater to the middle and upper class, which would consist of a nightly weekend cost averaging from \$150.00-\$450.00. Mr. Ellis stated they are willing to cap the occupancy at 28-30 people and expressed that shenanigans would not be tolerated. He indicated the average occupancy for a Bed and Breakfast industry is roughly 43%, which means at any one time there would probably only be 5 spaces occupied. He does not wish to build all 12 cabins at once and plans to build over a period of 25 to 30 years.

Mr. Ellis addressed traffic issues. He stated this is a very common complaint of many during a proposed project. He feels people who are coming here to stay will only come in once and leave once. They have an internal process planned for trash. This trash will be kept inside of a locked, insulated space. He discussed fire safety and plans to work with the Fire Marshall to solve any of these issues.

Mr. Ellis explained that property values are always a concern. He feels when this project is done properly, these values may actually increase as well as increase revenues. He addressed the environmental impacts and explained they are striving to receive a green certification. They plan to offer a farm stay and farming experience and use their own gardens. They are working with the Virginia Forestry Service and plan to manage the woods in an appropriate manner. Mr. Ellis stated they plan an occupancy of around 2.5 acres per person with only short-term rentals available unless emergencies arise. There will be no tents, fire rings, or grills allowed. Mr. Ellis finalized by stating guests will be there to relax and enjoy wonderful Giles County as it should be.

He introduced one of his closest neighbors, Brooke, who would be available to answer any questions on how the family displays themselves. He stated she is also very familiar with the plans if anyone would like to ask her questions regarding any issues.

Ms. Meghan Hickman: Ms. Hickman is a neighbor of Mr. Ellis. She explained the presentation answered many of her questions. She does feel a road is needed to access the cabins. She would like to know the business plan, type of road, and the specific number of cabins. Mr. Ellis explained that 12 would be the maximum, and should he want additional cabins in the future he would have to reapply for a Conditional Use and another public hearing would be held. Mr. Ellis indicated that VDOT would perform a study on the entrances. He stated they plan to have people to park at his home and actually transport the individuals to and from the cabins. They are unsure at this time if this will work; however, it is the original plan. The number of acres of each cabin was discussed, but Mr. Ellis explained this has not been determined. Mr. Baker stated the Health Department decides what is acceptable. Ms. Hickman asked for a schedule of timing regarding the construction, and she also expressed concern over noise. Mr. Ross and Mr. Chidester answered Ms. Hickman's questions regarding Agritourism and Agriculture uses. She expressed concerns of potential events such as parties and weddings, and Mr. Ellis wanted to go on record stating there would be no plans of these types of functions.

Ms. Hickman stated she would like to see some type of barrier between her property and the closest tenant. Mr. Ross stated there are setbacks which would have to be followed. Ms. Hickman expressed concern that a cabin or house could potentially be built within 15 feet of her property. Mr. Ellis indicated it would not be feasible for him to place a cabin near Ms. Hickman's property. Mr. Ross explained that Ms. Hickman can be forwarded any copies of the business plans via FOIA request, and Mr. Baker welcomed her to any and all meetings held regarding this project.

Mr. Law inquired about emergency situations, and Mr. Ellis stated he plans to work with the Fire Marshall on guidelines and requirements. Mr. Williams asked about the Health Department, and Mr. Ellis stated this step will not be taken until the actual concept has been approved.

Linda Hayes: Ms. Hayes spoke regarding the positive impacts that the Bed & Breakfast at Riverbend has had in the county. She feels revenues have been generated, and it has always been kept clean and neat. Ms. Hayes stated since its opening several years ago, no complaints have been received regarding noise, trash or other issues. She hopes that everyone will cooperate with Mr. Ellis's dream and vision and feels that Giles County needs additional accommodations, which will welcome people to stay in Giles County.

With no further comments, Mr. McCoy closed the public hearing and sent the item back to the Planning Commission for recommendation. Mr. Law adjourned the Planning Commission.

NEW BUSINESS

FISCAL YEAR 2017 CLOSEOUT

PAYMENT OF WARRANTS

Mr. Morris motioned to approve warrants in the amount of \$1,431,829.28. Mr. Baker seconded the motion.

Discussion: Mr. Williams inquired about payments to Meade Tractor and S20 as well as a payment to repair a heater at the garage. Mr. Tickle responded the payment to Meade Tractor was for repairs made to a zero-turn mower and staff had compared pricing prior to getting items to fix the garage heater. Mr. McKlarney stated the payment to S20 was for site visits related to the Power Grant.

The motion was approved 4-0 as follows:

Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams

Absent: Mr. Eaton

Mr. Baker motioned to approve warrants in the amount of \$102,298.33. Mr. Morris seconded the motion. The motion was approved 4-0 as follows:

Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams

Absent: Mr. Eaton

TRANSFERS AND SUPPLEMENTS

Ms. Tickle presented budget transfers in the amount of \$522,524.08 with all items being transferred from one account to another. A copy of the transfers is attached at the end of these minutes.

Mr. Baker made a motion to approve the budget transfers in the amount of \$522,524.08 as outlined. Mr. Morris seconded the motion. The motion was approved 4-0 as follows:

Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams

Absent: Mr. Eaton

Ms. Tickle presented budget supplements in the amount of \$248,841.64 with \$131,552.25 coming from the general fund. She outlined line items for members. Mr. Williams inquired about the supplement for the Commonwealth Attorney's office. Mr. McCoy stated Mr. Lilly had come and requested the added position. Ms. Tickle outlined the need for the supplement in animal control as well. A copy of the supplements is attached to the end of these minutes.

Mr. Baker made a motion to approve the budget supplements in the amount of \$248,841.64 with a general fund transfer of \$131,552.25 as outlined. Mr. Morris seconded the motion. The motion was approved 4-0 as follows:

Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams

Absent: Mr. Eaton

EXECUTIVE SESSION

Mr. Morris motioned to go into executive session as permitted by Virginia Code 2.2-3711 A (7) Legal Counsel, (1) Personnel, and (7) Contracts. Mr. Baker seconded the motion. The motion was approved 4-0 as follows:

Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams

Absent: Mr. Eaton

Mr. Morris motioned to return to open session and he certified that in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information act cited in that motion. Mr. Baker seconded the motion. The motion was approved 4-0 as follows:

Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams

Absent: Mr. Eaton

CANCELLATION OF REGULAR MEETING

Mr. Baker made a motion to cancel the regular meeting scheduled for July 5, 2017.

Mr. Morris seconded the motion. The motion was approved 4-0 as follows:

Voting Yes: Mr. Baker, Mr. McCoy, Mr. Morris and Mr. Williams

Absent: Mr. Eaton

ADJOURN

With no further business, the meeting was adjourned. The next Board of Supervisors meeting will be held on Thursday, July 20, 2017, at 6:30 PM. The meeting will be held at the Giles County Administration Office located at 315 North Main Street, Pearisburg.

APPROVED:

Vice-Chair

ATTEST:

Clerk

BUDGET TRANSFERS		FY2017	JUNE 29 2017	
TO			FROM	
100-13100-6040		\$7,725.00	100-11010-3120	-\$4,500.00
100-21200-8101		\$5,185.00	100-21500-5701	-\$4,000.00
100-21800-6001		\$1,000.00	100-31200-2300	-\$6,189.00
100-31200-1137		\$8,450.00	100-33100-3850	-\$100,000.00
100-32400-3430		\$3,384.00	100-33200-1107	-\$10,000.00
100-33202-1112		\$10,647.00	100-34100-2210	-\$1,000.00
100-33300-1123		\$58,000.00	100-35600-6014	-\$3,200.00
100-33300-2100		\$3,672.87	100-42600-3141	-\$8,000.00
100-33300-2210		\$3,713.00	100-42600-3142	-\$4,000.00
100-33300-2300		\$3,154.00	100-42600-3143	-\$2,000.00
100-35100-1124		\$0.00	100-42600-5923	-\$10,000.00
100-51200-5610		\$1,428.00	100-53500-5245	-\$2,859.00
100-53220-5714		\$1,325.00	100-53600-5670	-\$5,800.00
100-72700-5690		\$15,399.12	100-72700-5691	-\$5,617.33
100-81210-5679		\$39,586.00	100-81100-6014	-\$900.00
100-94000-8830		\$1,998.00	100-81100-6008	-\$660.00
100-95211-9110		\$32,692.00	100-81100-2210	-\$600.00
100-95250-9110		\$18,925.00	100-81800-6014	-\$5,862.00
100-95310-9120		\$181,750.18	100-83400-3195	-\$2,000.00
310-81900-5110		\$3,496.39	100-91200-1151	-\$43,627.00
310-81900-5303		\$2,500.00	100-91200-2310	-\$19,012.00
310-94013-5110		\$110.52	100-91200-5894	-\$15,133.00
100-12110-1106		\$45,037.00	100-94000-8416	-\$20,000.00
100-12110-6040		\$20,000.00	100-95210-9110	-\$199,113.75
100-12110-3000		\$19,215.00	100-12310-2300	-\$11,000.00
100-12110-3001		\$34,131.00	100-21100-6001	-\$1,500.00
			100-31710-6014	-\$4,151.00
			100-33100-3850	-\$30,000.00
			100-33201-6000	-\$1,500.00
			100-35300-3110	-\$300.00
TOTALS		\$522,524.08		-\$522,524.08

BUDGET SUPPLEMENTS FY2017 29-Jun-17

100-21200-8101	\$5,185.00 AUDIO SECURITY		
100 -21600-6035	\$54,621.00 LIBRARY OF VA	100-24040-0055	-58,621.00
100-22100-1113	\$42,029.73 ASST. CW ATTY	100 -23010-0001	-37,028.39
100-22100-6001	\$10,536.87 ASST. CW ATTY	310-18990-0007	-21,640.00
100-22100-1101	\$3,797.04 ASST. CW ATTY		
100-22100-2300	\$3,736.00 ASST. CW ATTY		
100 -22100-2210	\$3,400.00 ASST. CW ATTY		
100-32400-5640	\$21,640.00 GLSRS		
100-33400-5656	\$1,901.00 JUVENILE DETENT		
100-43100-8501	\$44,105.00 HVAC-		
100-35100-1124	35558.00 ANIMAL CONTROL		
100-43100-5110	\$22,332.00 ELECTRIC		
	\$248,841.64		-117,289.39

GENERAL FUND TRANSFER \$131,552.25