

A special meeting of the Board of Supervisors of Albemarle County, Virginia, was held on May 14, 2025, at 7:00 p.m. in Victory Hall, 401 Valley Street, Scottsville, VA 24590. This meeting was called by the Chair, Mr. Jim Andrews, to allow a quorum of Board members to convene an open meeting for the purpose of allowing a quorum of Board members to participate in a joint meeting with the Scottsville Town Council, including (1) a Call to Order; (2) Welcome and Introductions; (3) an Update on AC44 – Albemarle County Comprehensive Plan; (4) an Update on the Economic Development Strategic Plan; (5) Infrastructure Updates for: (a) the Rivanna Water and Sewer Authority, (b) the Albemarle County Service Authority, (c) Albemarle County Fire Rescue (ACFR), and (d) the Scottsville Levee; (6) Wrap-up/Next Steps; and (7) Adjournment.

SUPERVISORS PRESENT: Mr. Jim H. Andrews, Ms. Beatrice (Bea) J.S. LaPisto-Kirtley, Ms. Ann H. Mallek, Ms. Diantha H. McKeel, and Mr. Mike O. D. Pruitt.

SUPERVISORS ABSENT: Mr. Ned Gallaway.

COUNTY OFFICERS PRESENT: County Executive, Mr. Jeffrey B. Richardson; Deputy County Attorney, Mr. Richard DeLoria; Clerk, Ms. Claudette K. Borgersen.

TOWN COUNCILORS PRESENT: Mr. Alex Bessette, Mr. Dan Gritsko, Mr. Bill Hyson, Mr. Edward Payne, Mr. Ron Smith, and Mr. Walter Townsend.

TOWN COUNCILORS ABSENT: Mr. Roger Whitley.

TOWN OFFICERS PRESENT: Town Manager, Mr. Javier Roudales; Town Clerk, Ms. Melodye Courter.

Agenda Item No. 1. Call to Order.

The Scottsville Town Council meeting was called to order at 7:00 p.m., by the Mayor, Mr. Ron Smith. He reminded those in attendance that the meeting was a work session with the Albemarle Board of Supervisors and was not an open forum for the public.

The Albemarle County Board of Supervisors meeting was called to order at 7:01 p.m., by the Chair, Mr. Jim Andrews.

Agenda Item No. 2. Welcome & Introductions.

Mr. Smith announced the Town Councilors in attendance and introduced the Clerk and Town Administrator. He stated that Mr. Whitley was absent.

Mr. Andrews introduced the Board members present and County staff. He stated that Mr. Gallaway, Rio District supervisor, was absent.

Agenda Item No. 3. **Discussion Item:** Update on AC44 – Albemarle County Comprehensive Plan.

Ms. Tonya Swartzendruber, Albemarle County Planning Manager, stated that she would present on the AC44 project, which is a comprehensive plan update as part of a four-phase project. She stated that phase one focused on inventorying their current assets, developing guiding principles, and conducting a land use buildout analysis to determine their expected growth and the number of households they may need to absorb, as well as reviewing their growth management policy.

Ms. Swartzendruber said that in phase two, they updated their goals and objectives and worked with the community, Planning Commission, and the Board to ensure their goals and objectives accurately reflected the community's vision. She said they developed land use and transportation planning tools, including activity centers, which were areas of higher density and intensity of uses and homes, to start absorbing the anticipated growth over the next 20 years. She noted that this is a 20-year plan.

Ms. Swartzendruber said they are currently in phase three, which involved drafting the actual document, and staff were confirming recommendations with the Planning Commission and Board of Supervisors. She explained that the plan is divided into three parts. She stated that the first part documents their community's vision, including context and guiding principles. She said that the second part delves into their growth management framework, establishing rural and development areas, and includes the development areas utilization review. She stated that the third part is implementation, which had been discussed with the Board and the Planning Commission most recently, and covered topics such as land use, transportation, housing, and parks and recreation. She noted that each chapter has an overarching goal, with a few objectives and several actions underneath.

Ms. Swartzendruber said there are five points in the plan that are related specifically to Scottsville. She stated that the first one is that Scottsville is identified as an urban development area in this plan, which means the Town can apply for State funding programs like VDOT's Smart Scale program on their own. She said that previously, the County partnered with Scottsville to make these applications, but now that's no longer necessary. Ms. Swartzendruber stated that the second part is regarding actions

in the plan, specifically in their Land Use chapter, where they coordinate infrastructure improvements, including transportation, parks, open space, and enhanced services. She said the next section is also in their Land Use chapter, focusing on engaging with the Town of Scottsville and other jurisdictions on a regional approach to access nature and integrate nature with design. Ms. Swartzendruber stated that the third point is in their Thriving Economy chapter, which includes leveraging regional partnerships to build the County's tourism sector. She said the fourth point is about identifying needs for new or improved library services and facilities.

Ms. Swartzendruber stated that regarding the process itself, there had been several public engagement opportunities in the Town of Scottsville at the Yancey Community Center. She said these began in 2022 and had continued until the most recent one in 2024, where they talked about rural land use areas and other concepts about a year ago. She stated that for the most up-to-date information, the Engage Albemarle website was listed on the slide shown. She said that in this third phase, three out of four phases still required Board approval for transportation. She stated that they would have a community check-in at a local middle school on May 22nd, followed by a Board work session on May 28th. She said that they also planned to go through the Cultural Resources chapter with the Planning Commission on May 27; a Board work session was scheduled for June 4th; and a virtual Lunch and Learn option would be held in late June, typically on the last Thursday of the month. Ms. Swartzendruber said this brought them to phase four, which entails public hearings and the adoption of the entire plan. She stated that they anticipated their adoption to occur during the Board's October 15, 2025, work session. She said that the dates may change and encouraged them to visit the website for updates.

Mr. Gritsko said the Town was in the process of updating their own comprehensive plan, and as part of this process, they had been trying to plan for growth and services. He said that he was interested in hearing from the plan and thoughts from the Supervisors on increased services such as transportation. He said that specifically, he would like to know if there were any points that the Supervisors had regarding how they envisioned Scottsville or any thoughts that might be helpful to consider when discussing the County's vision for this area.

Mr. Pruitt stated that there was a tremendous amount of County activity that implicates Scottsville, and the challenging aspect was explaining the services and how they considered the Town of Scottsville and the County's planning process. He said that the County operated with a stark binary approach to urban areas and rural areas, with 95% of the County being rural, restricting uses with permits, and everything else happening in the urban area, which is where they tried to concentrate services to achieve service delivery and cost savings. He noted that the Town had an independent planning authority that isn't subject to the County's restrictions in some ways, as well as being entirely surrounded by rural area.

Mr. Pruitt said that from the County's planning perspective, they considered this area to be consistent with the rural area for the most part, meaning it did not have the same demand for services due to its lack of concentrated population. He said this presented a challenge, as there were fundamental expectations that came with paying the same taxes, and this could be frustrating. Additionally, he said there were special aspects to the Town, they looked for ways to flex that while remaining within the existing framework.

Mr. Pruitt said that there were core services that everyone is entitled to regardless of urban versus rural, such as high-quality police and fire/rescue. He noted that there were different response time expectations in urban and rural areas, but there was still an expectation of 100% coverage throughout the County. He added that this was one of the biggest cost drivers in the tax assessments this year. He stated that the Comprehensive Plan was the "everything policy," which could be hard to get people to care about because of its magnitude and scope.

Ms. Mallek said that she had been involved with comp plans since 1985 and it was like watching grass grow, but it is also the most important thing that they do because it sets the stage for all future decisions in all the different target areas and thought areas of the County. She commented that many of the core services not provided due to population constraints, but Scottsville residents still enjoyed access to high-quality drinking water and water treatment.

Mr. Pruitt commented that it is hard to be engaged in AC44, but he encouraged residents to get engaged, particularly in discussions about the rural areas. He said that they often treat the rural area as "preserved" area, and he cited some examples of denied permits because of that factor.

Ms. LaPisto-Kirtley asked if the Town was actually looking for more specific details.

Mr. Gritsko said this was a work session for Board and Council and they were preparing for the public hearing, so he was interested in knowing what the Board would like to communicate to the people of Scottsville regarding this area and their plans and expectations. He said that it would be helpful to convey to the community what the needs are of this part of the County, noting his appreciation of the understanding of the rural-urban divide.

Ms. LaPisto-Kirtley commented that when she thinks of Scottsville, she thinks of a wonderful place to visit, recreation, and tourism. She said she is on the CACVB (Charlottesville-Albemarle Convention & Visitors Bureau) and is thinking of ways to promote tourism here, which was an easy fit and something both the Town and County would benefit from. She added that this was something they could work together on.

Ms. McKeel stated that at their last joint meeting with Scottsville, they had talked about historic trails and old roadways that could be repurposed and incorporated into their tourism package to attract visitors. She said that after serving at the Board and School Board levels for the past 28 years, she thinks of them as an incorporated town, with a duly elected Town Council that could do certain things for itself. She said that while the County could help them with things, and they're all in it together, the Town had the ability to move objectives forward.

Mr. Payne asked if, when they were developing the Albemarle County Comprehensive Plan, which specifically mentions Scottsville in certain places, whether they used the Scottsville Comprehensive Plan as a resource. He asked, if so, whether the plans were in unison or whether there were conflicts.

Ms. Swartzendruber responded that they did, noting that they had also met with Mr. Raudales a little over a year ago to talk about their objectives in the comp plan.

Ms. McKeel added that she has appreciated in their joint meetings when the Scottsville town manager would come and provide insight into what they were doing.

Ms. Pam Goodwin, a Scottsville community member, asked if the Board had come to any of the Scottsville Chamber of Commerce meetings.

Ms. McKeel responded that she had not.

Agenda Item No. 4. **Discussion Item:** Update on Economic Development Strategic Plan

Ms. Emily Kilroy, Albemarle County Economic Development Director, reported that the County has been in the process of updating its economic development strategic plan, stating that the existing plan and project had been adopted in late 2018 and gained momentum in 2019. She said that they were within the timeframe they would be revisiting the progress they had made and charting a course for the next several years.

Ms. Kilroy stated that one of the key changes had been the shift in the Board's goals for economic development, noting that the County had recently acquired a large property on the northern end, known as the Rivanna Futures Project, which presented a significant opportunity not initially contemplated in their current economic development strategic plan. She said that this had the potential to achieve many positive things moving forward. Ms. Kilroy stated that the global and Virginia economies had also undergone changes since 2019, with the pandemic having a lasting impact on where and how people worked, so it was essential to reassess their strategies and resource allocation. She said that this included ensuring that funding and staff time were directed toward the most critical areas, as they could not accomplish everything, and that was the purpose of the strategic plan.

Ms. Kilroy reported that their process began in January and February with data analysis and peer benchmarking, focusing on similar counties with universities or colleges and significant research functions to the University of Virginia. She stated that they also analyzed sectors aligned with the County's, such as biotech and defense cities across the country that have a roughly similar size. She said that stakeholder engagement occurred in February and March, involving a series of roundtables by sector to gather input on important challenges and priorities. She stated that they were now in the framework development phase and had spent time with Supervisors discussing the framework specifically, and the Board would have a dedicated work session at their meeting the following week, culminating in a final draft plan document for joint review by the EDA and the Board, and would hopefully be adopted in August.

Ms. Kilroy explained that the public engagement included two and a half days of stakeholder discussions in February and March, with 85 participants representing the groups shown on the slide presented, primarily engaging in roundtables. She said they also had one-on-one and two-on-two interviews, and they asked someone in each group to convene the roundtable discussions, so it wasn't so much a County-directed effort but rather a "trusted partner" scenario.

Ms. Kilroy stated that some of the feedback they heard was that Albemarle County had numerous exciting assets to leverage but needed to do a better job of leveraging them. She stated that the input also reflected that growth was occurring, but infrastructure challenges such as roads, as well as development process cycles, were hindrances. She said that talent in southern Virginia was strong, with 8,500 people graduating annually from PVCC and the University of Virginia, but they were pursuing opportunities in D.C., California, and New York.

Ms. Kilroy stated that while there were many players working on growing and scaling businesses, but the efforts were fragmented and required better collaboration. She stated that the input also reflected that Albemarle County had a good identity, but it wasn't entirely clear and defined, which is helpful in growing and attracting opportunities. She said that the feedback underscored that economic development needed to be bold, focused, and aligned with values. She noted that this approach was evident in their strategy, to be shared with the Board the following week.

Ms. Kilroy stated that consultants conducted a thorough "cluster analysis," which is a new term for target sector. She said they looked at six clusters from the current economic development strategic plan, and a new one, clean tech and renewable energy, had entered into the City of Charlottesville's most recent plan update, so the County is considering whether that is an opportunity for Albemarle as well. She noted that the focus is on trade sectors, rather than service jobs that do not sell a product outside of this

community and bring in external dollars. She said that they also looked at legacy clusters.

Ms. Kilroy provided a preview of what the consultants had come up with after a deep dive into data, which includes 200 pages posted in the Board's agenda packet. She mentioned that there are some recent investments by local government and the private sector, noting that the University of Virginia was currently building the Manning Institute, a new research institute that will host 100 clinical research labs in partnership with the health system. She said that this initiative aimed to accelerate the development of new therapies and drugs for patients, which would drive a lot of future opportunities.

Ms. Kilroy stated that the consultants' analysis outlined three key sectors to focus on: intelligence/national security, biotech and life sciences, and agribusiness and food processing. She stated that agribusiness included wineries, breweries, the equine industry, and local farmer's markets. She said that the data supported significant opportunities in these sectors and highlighted the potential for small businesses to scale into more sustainable ventures as more of a career path and less of a hobby.

Ms. Kilroy stated that Scottsville had a strong sense of place and identity, with a charming downtown area. She stated that the Town was well-positioned to leverage state programs such as the Main Street program and enhance tourism marketing efforts. She said that opportunities for river recreation, such as annual festivals like the Batteau Festival and seasonal kayaking tours, complemented the live-work walkability of the area. She added that the tire plant site was a 61-acre light industrial site identified as an employment center in the West Downtown Small Area Plan. Ms. Kilroy said this site offered opportunities for marketing and development to energize the area, noting that they would be hearing from the water authority about the capacity to serve such uses effectively.

Mr. Bessette said that Supervisor Pruitt had been very clear in explaining service disbursement in the County, and he appreciated his efforts; however, the reality was that it was a population issue, which was understandable. He said that Scottsville faced a unique challenge, as one development could potentially double its population and increase demand on its services. He said that since its tax revenue for property taxes went to the County, it would not be able to bolster those services; for example, its police department would need to expand to protect the increased population. He said that they regularly take care of a large portion of the southern part of the County, and he wanted to ask the Board if the Town decided to grow its population, whether the County would support the Town in services disbursement.

Mr. Pruitt stated that there are very few incorporated towns of the hundred or so in Virginia that do not have their own real property tax. He said that he understood why they wouldn't want to implement that, and he wouldn't either if he were in their position, as they are in one of the lower cost of living parts of the County that doesn't get a lot of services, which feels contradictory if they were to implement a higher tax. He stated that he does not know of another example in Virginia where a County went back and delivered additional tax revenue for services at the town level. He stated that he would like to know if those examples exist, but he is not aware of any precedent for that, and it would be a hard sell.

Mr. Pruitt said that he did not want to revisit the decision about the tire factory, but the County did offer a significant financial assistance package through tax increment financing. He said that if Scottsville wanted to expand commercial development and needed economic development assistance, he would enthusiastically support it, but that would be more aligned with the type of support that would be appropriate versus direct support for essential services.

Mr. Bessette said that the tax increase would support more police and fire, and he would like to see some of that directed to the southern part of the County.

Mr. Pruitt responded that of the six new police officers hired this year, three would be assigned to general patrol on the south side, as well as a disproportionately large portion of firefighter who would be enhancing the local volunteer station.

Mr. Andrews pointed out that over 50% of the County's budget was allocated to schools, and that would be treated the same way no matter where a student was located.

Ms. Mallek said that for the 10,000 new residents in Crozet since 2005, they had repeatedly considered the possibility of becoming a town over the last hundred years and had consistently decided against it, citing concerns about increased taxes to fund themselves and agencies with town officers. She said that despite this, they were seeing all this new infrastructure and still struggling to keep up with infrastructure, and they were all in the same situation in this regard.

Mr. Pruitt said when they were developing the agenda for this meeting, he said that he specifically requested to discuss economic development in Scottsville. He said that he was alarmed to hear the farmers' market vendors report a consistent decline in attendance every year. He acknowledged that there were other explanations, but the significant number of downtown businesses that had closed was a significant factor. He stated that Scottsville has a strong business identity, and the County is not in the position to be the first mover in this, but he is truly excited about supporting the Town and working with them on delivering economic development initiatives.

Ms. LaPisto-Kirtley said she would like to know what the Town of Scottsville is planning to help themselves as a first step, in addition to what they were looking to the County to do. She offered to take the tourism aspects back to CACVB, and there was historical significance here that could be marketed.

Mr. Hyson commented that Scottsville is primarily a tourist town, a river town, and a historic town, so those three elements really drive the businesses here, and the more help they have with marketing that, the better.

Ms. McKeel said that when they were down for the Hatton Ferry meeting, there was a lot of talk that evening about the park and trying to enhance it, and she was interested in hearing about what's been happening with that. She stated that the Town had significant investment in it, whether it was heart and soul or other means, and it brought people to the area.

Mr. Townsend stated that while Scottsville wants to move forward, they cannot go at the rate that Albemarle County has been growing. He mentioned Pantops, 29 North, and other areas in the County that have experienced significant growth, which should also enhance the tax base. He also mentioned that there are not a lot of young people coming in, and the rest of the County is growing faster than the southern end can keep up. He mentioned that Mill Creek has the largest concentration of people in the southern end of the County, and while it's not the popular decision to raise taxes, people are suffering and end up having to leave. He added that Scottsville just does not have the resources that the County does, and they may need more support.

Mr. George Goodwin, Scottsville community member, said that Scottsville is a community, not just a town, and there are a whole lot of people who live in the area but not right in the town. He mentioned the Food Lion and the high volume it did, even compared to other stores in the County.

Mr. Smith reminded the public that the meeting was a work session and not a public forum.

Agenda Item No. 5. **Discussion Item:** Infrastructure Updates.
Item No. 5. a. Rivanna Water and Sewer Authority (RWSA)

Mr. David Tungate, Deputy Executive Director of the Rivanna Water and Sewer Authority, said he would provide an update on what was happening in Scottsville.

Mr. Tungate explained that they have a water treatment plant located on James River Road, a water tower just north of the plant, a second water tower at the Stony Point subdivision, and a wastewater treatment plant situated across the street. He said they were currently operating at approximately 25% of their total water and wastewater treatment capacity. He stated that the RWSA and Albemarle County Service Authority were positioned for what comes next in Scottsville.

Mr. Tungate said that during the FY25–29 CIP planning process, they have approximately \$1.6 million in investments. He said they have filed for a grant with VDEMS to upgrade their emergency generator at the Scottsville Wastewater Treatment Plant, and they had also allocated about \$1.4 million for upgrades to that facility. He said that on the water side, they were undertaking a water main replacement project worth about \$275,000, and they would also be starting the first phases of water treatment plant upgrades, with an estimated cost of \$2 million. He stated that there was an additional \$10 million in investments for the water treatment plant planned for FY30–34, for a total of \$13.8 million invested in Scottsville.

Mr. Tungate reported that the Southern Albemarle Convenience Center recently opened and operated six days a week, with Thursdays being the day they were closed, and there was a list of materials that could be recycled there. He added that they also have a tag bag program there, through which you can buy 12 tickets for \$24, sold at various locations, including their Ivy Transfer Station, their website, and at the Green Mountain Store and Brown's Market in the area.

Mr. Gritsko stated that he is extremely grateful for their convenience center, which is an example of Albemarle providing something for people in this part of the County. He also mentioned a group of citizens who are concerned about the Totier Creek watershed and the runoff into that body, and he wondered what the RWSA might say to them.

Mr. Tungate said that a water facility the size of Scottsville is subject to EPA regulations, which vary based on size. He said that Rivanna, in collaboration with the County and ACSA, had implemented a consistent approach to testing water quality at all treatment plants, regardless of size. He said that this included their Scottsville facility, which was comparable to the Red Hill facility on the south side of Charlottesville, which treats 6,000 gallons per day.

Mr. Tungate said that through their sampling programs, they had identified a need to upgrade the treatment at the Scottsville Water Treatment Plant. He said that they had addressed this in 2015, making an investment and adding additional treatment in 2018 and 2019. He said that they were currently collecting and testing samples, ensuring compliance with regulations. He said that they were aware of issues with runoff and have taken steps to mitigate them. He said that they took water from Totier Creek and from that reservoir, with the treatment plant using UV lights and granular-activated carbon, and Rivanna took those things seriously.

Mr. Gritsko thanked him for the information and said that people could reach out directly to him with questions.

Item No. 5. b. Albemarle County Service Authority (ACSA).

Mr. John Anderson, ACSA Civil Engineer, introduced ACSA Executive Director Quin Lunsford and Director of Engineering, Jeremy Lynn. He thanked the Board and Council, stating that last week, there was a Board consent agenda item with the ACSA seeking an easement to make the system more resilient and more cohesive. He said the Supervisors approved the item, which would go to public hearing in June. He also stated that last August, Scottsville Town Council invited the ACSA down to discuss the Scottsville water main replacement project.

Mr. Anderson stated that anyone in the ACSA service area, whether they are in the south end or north end of the County, is treated equally as a customer. Mr. Anderson said that he would present some background information on the project from the presentation last August, including its highlights, challenges, and anticipated schedule. He noted the location of the water plant, noting that it came up to where James River Road breaks out toward the Food Lion and then came down to Orange Street. He noted that this was a replacement project, and they tend to offset the existing water line where it crosses farm fields and replace it in exactly the same spot once they get into the narrow confines of an area.

Mr. Anderson reported that the mains had been in service for nearly 60 years, and the original material in 1966 included cast iron, asbestos, cement, and water mains. He said that they have had repairs and had recently replaced water mains that had reached the end of their useful life, which was inevitable. He stated that the \$7.7 million was a little over half of the RWSA's \$13.8 million, but it would be replaced in a shorter timeframe. He explained that they used different size water mains, with the largest running from the water plant to the break in the line up toward Food Lion, which was a 12-inch main replacing an 8-inch main, and it doubles the volume of water available. He said it was good to know they had an adequate volume of water coming through their pipes, and you can increase the diameter of the main transmission line. He said that this would enhance fire protection, as well as provide additional fire hydrant coverage.

Mr. Anderson said there would also be some pavement improvements, noting that some of the challenges included narrow streets such as Lawrence Street and Morse Hill, where they had limited space to work. He said in these locations, they must place new water main right where the existing main is, which would mean they had to provide customers with temporary service. He emphasized that it would be clean water and wouldn't be compromised, coming through a two-inch line as construction of the new main proceeded. He acknowledged that it would be difficult to minimize traffic impacts, but they would do their best as most of the streets in town are public roads. He noted that VDOT would be involved, and safety detours were unavoidable.

Mr. Anderson stated that he was working with the people of Scottsville to obtain easements, and he had those plans available. He said that their primary goal was to offset a new water line system, making it safer, simpler, and cheaper to install. He said that by leaving the old system in place, they could eventually abandon it and replace it with new, 50- or 60-year-old material. He said that currently, they were working on acquiring easements and hoped to have them in place by the end of the year. He noted that it takes time to hear from people and hear their questions, and sometimes it helped to meet with them onsite and show them.

Mr. Anderson stated that the planned construction schedule was for the project to begin in late summer or fall 2026, with a two-year construction window of approximately 27 months. He said that he would be available until the end of the presentation, and he had left his contact information for anyone who wanted to follow up.

Mr. Gritsko commented that he had some questions that he would follow up with him on, but he had heard from constituents regarding concerns about impacts to Valley Street (Route 20) and the businesses there. He said it would be helpful to have someone from the town work with the ACSA around that schedule, to accommodate activity, particularly the funeral home and funeral services that would be held nearby.

Mr. Anderson stated that if they are aware that there is a funeral taking place, they would definitely take that into account and work around it.

Mr. Anderson also stated that the ACSA has about 290 customers in Scottsville, which represented less than 2% of their overall customer base and ended up making this project average out to about \$25,000 per customer. He stated that in June, there would be another water main replacement project in the Briarwood subdivision, and every customer in the ACSA system contributes to these programs.

Mr. Smith commented that most of the buildings here are really old, and often the meter doesn't align with the building it is serving. He asked if there might be a way through this project to have a survey done and get the correct meter in front of the corresponding building.

Mr. Anderson responded that when they lay out the service lines to the business, the project installs new meters that match up the water line with the building it serves.

Ms. McKeel stated that it was challenging for the public to sometimes understand the process and asked if there was anything Town Council could do to make this an easier process for the ACSA.

Mr. Anderson thanked the Town Council for inviting the ACSA down last summer, adding that they also gifted them an easement across a Town parcel. He said he had been put in touch with a liaison between the Town and ACSA, and he was confident that there would be good information-sharing as they went along. He added that he lived nearby and could come to Town as needed. He also added that prior to August 19th, the ACSA had sent a letter with some information, which included a QR (Quick Response) code that provided additional details. He said there was interest in the community, with many people already planning and taking action.

Item No. 5. c. Albemarle County Fire Rescue (ACFR)

Mr. Dan Eggleston, ACFR Chief, stated that he appreciated the opportunity to be with them tonight to share an overview of the planned fire-rescue service enhancements for Southern Albemarle. Chief Eggleston said he would provide some background, including the data that informed their decisions, and outline the steps they were taking to enhance coverage and support for this part of the County. Referencing a map provided, he said that historically, fire rescue stations were built by local residents and placed right in the center or very near the communities they served, which could be seen today in places like Earlysville, Crozet, Stony Point, and Scottsville. He said those stations were built to serve the people living nearby, and that's how they functioned.

Chief Eggleston stated that as the County grew, they had to expand this system, which meant building new stations to cover growing urban neighborhoods and provide backup support to their rural stations. He explained that their fire rescue stations operated as a coordinated, county-wide system, not standalone units. He said that each station had a primary coverage area, and when a unit is already committed, the next-closest station is automatically dispatched to provide support. He noted that this built-in redundancy was managed through their computer-aided dispatch (CAD) system at the Emergency Communications Center (ECC), ensuring that backup services are deployed quickly and efficiently.

Chief Eggleston said that maintaining consistent coverage was critical, even during high-call demands or major emergencies. He said that in Southern Albemarle, the primary response is from the Scottsville Volunteer Fire Department, referred to as Station 7, and their ACFR medic units, stationed at Station 17, which is the former Scottsville Volunteer Rescue building. He said that when additional help was needed, backup often came from Station 11 or Monticello, located on Mill Creek Drive. He referenced a map showing that Southern Albemarle had fewer fire-rescue resources compared to other rural areas of the County, which he said he would address later in the presentation.

Chief Eggleston reported that over the last five years, they had seen significant and major shifts in how their fire-rescue system operated, which have had a substantial impact on how they staffed, responded, and planned for the future. He said that call volume across the County has increased by 20 percent over the same five-year period, attributed to a combination of urban expansion and an increase in both permanent and transient residents in the area, causing more calls and pressure on the system, while volunteer numbers have dropped, which was not new to the County or the state, as mentioned in a recent Virginia Association of Counties (VACo) report.

Chief Eggleston said that volunteers remain a vital part of their system, but they face more challenges, including increased training requirements, more calls, and greater demands on their time at work and at home. He said this makes it harder for them to commit the time they once could. He said that to address these challenges, they are focused on supporting their volunteer departments, while also recognizing the need to strengthen the system through career development. He said that their goal is to ensure that every part of the County has consistent and reliable service, regardless of the time of day. He said to meet this demand, the County has hired 97 new fire rescue personnel over the last five years, which is a significant investment in public safety that is helping them build a more stable and responsive system.

Chief Eggleston said that Southern Albemarle, in particular, ranks higher than other rural areas in the County in terms of social vulnerability, including income, access to transportation, and gaps in health care; all of which can impact residents' ability to respond to and recover from emergencies. He said that they have also seen a steady rise in call volume in this area, which is consistent with the trend system-wide and adds strain on already stretched resources in the area. He said that inconsistent volunteer response continues to be an issue, as increased personal and professional demands make it harder for them to ensure they are always available to respond.

Chief Eggleston explained that when additional help is needed in Southern Albemarle, the closest backup typically comes from Station 11 in Monticello, which is over 22 minutes away from the Town of Scottsville. He noted that Station 11 was one of their busiest stations, and sometimes they were not even available, resulting in a need for backup that must come from even further away. He said that this could lead to critical delays during emergencies, such as house fires or life-threatening medical calls, where every second counts.

Chief Eggleston said that when considering the greater vulnerability, rising demand, limited volunteer availability, and long backup response times, it creates a significant service gap and increases the overall risk to the residents of Southern Albemarle. He said that this realization prompted a closer look at this. He said that over the last five years, they observed clear signs that Southern Albemarle did not have the same level of fire-rescue coverage as other areas in the County, which launched a broader review of how they could improve service and build capacity.

Chief Eggleston stated that in February, after several years of analysis and planning, they secured funding through a FEMA SAFER grant in early 2023, working through the County budget process to fund expanded services in the area. He said that this was a major step forward and marked a turning point in helping them develop these plans. He said with funding in place in January 2024, they began hiring and training new personnel and a dedicated class of paramedics and medics started a six-month training program to prepare them for assignments to Station 17, and they were just weeks away from completing this effort and going live with a 24/7 ALS-capable fire engine.

Chief Eggleston reported that in June of this year, Engine 171 at Station 17 would be staffed around the clock with a three-person crew, with one of those being a paramedic. He said this meant advanced life support would be available for critical, serious medical emergencies and more complex incidents. He said that another benefit is that if the primary ambulance is already out on a call, the crew on the engine would be able to cross-staff a second ambulance, providing flexibility to keep EMS transport available in the area and avoiding delays, especially during busy times. He noted that it is sometimes 60–90 minutes for them to transport in town and get back to the building, so this crew will be able to cross-staff the second ambulance.

Chief Eggleston stated that the fire engine at Station 17 working alongside Scottsville Volunteer Fire Department would be able to get more trained personnel to emergencies much faster, especially structure fires, vehicle crashes, and other high-risk incidents. He said this initiative was designed to support and not replace their volunteer partners, to augment overall coverage and strengthen their system. He said that they were committed to working hand-in-hand with their volunteers for joint dispatching, shared training, and coordinated planning. He said that this kind of collaboration ensured smooth operations and high-quality service across the board.

Chief Eggleston commented that these improvements would be a big benefit to Southern Albemarle. He said that with these unique challenges, this helped to close the gap and was a big step forward for them all. He emphasized that they have been committed to continually working with their volunteer partners, and many of the Board members have been here when they placed career staff at other stations, such as when they put daytime staff in Crozet. He noted that right around the corner was Western Albemarle Rescue, which has a strong-willed chief and was very concerned about how this might impact their operations, but they worked through it and established a much better system for the Crozet area and could apply the same logic here.

Mr. Payne asked Chief Eggleston to address issues with retention, as they go through a rigorous training program for six months. He said that salary, benefits, and community service are what draw career staff, but he wondered if they would head on to Henrico or Manassas, etc.

Chief Eggleston responded that their retainment rate was about 8%, and most who left did not join another department but rather pursued a different career. He said that several years ago, they initiated a new program that hired people with literally no experience and gave them all the training they needed, and some realized during that process that the fire service was not for them. He said that it was demanding on them and their families, and this gave them the opportunity to evaluate this as a career. He stated that they worked closely with the HR department to ensure they were doing what they could to retain their personnel, as they had made a big investment in them.

Mr. Smith thanked all who worked in the fire-rescue department, noting that they were very dedicated and a vital part of the community. He said that in Scottsville they often had to run pumps to keep water out of the Town due to the James River flooding, and he reiterated his appreciation for the dedication and expertise of this group. He stated that Chief Eggleston had said ACFR wanted to work with the volunteers, and he hoped the volunteers here stayed in existence for as long as possible. He mentioned that Mr. Tim Karr was the levee superintendent and could answer any specific questions about that particular issue.

Ms. Mallek commented that she expected and hoped that their experience here would be the same as it has been in Crozet, which, after 113 years, asked for daytime staff. She said that everyone was a little worried, but ACFR's management and the staff who were carefully chosen to man that station work well with the volunteers to stay totally engaged, including a new young crew that has come along.

Ms. LaPisto-Kirtley stated that volunteers do just as good a job as the career staff and save the County a ton of money, but they have had to turn to career staff in light of declining volunteerism and increased demand on the system.

Item No. 5. d. Scottsville Levee

Scottsville Town Administrator Javier Raudales introduced Levee Superintendent Tim Karr.

Mr. Tim Karr said he wanted to point out that Crozet had the manpower for a fire engine, but they do not run a rescue squad, Western runs one. He said that what was happening here in Scottsville is not the same.

Mr. Karr reported that construction on the levee had begun in 1985 and was completed and dedicated in 1987. He said that at that time, an agreement had been made with the fire department to handle emergency operations, the rescue squad was responsible for evacuations, and the police department provided traffic assistance and security. He said that the levee was now nearly 40 years old,

and as with any aging infrastructure, preventive maintenance increased in both need and expense.

Mr. Karr stated that for the past 38 years, they had been inspected by the Corps of Engineers, which inspects the entire levee system to ensure the Town maintains it to their standards. He stated that geothermal, electrical, structural, hydraulic, mechanical, system, and civil engineers all engulf the levee once a year to assess all aspects of it. He said that the Town had developed an excellent working relationship with the Corps, and that morning, he was on the phone with them to address the current flooding event. He noted that since Hurricane Katrina, the Corps uses a pass/fail system, and if a jurisdiction were to fail, the Corps of Engineers would disavow responsibility for the project, effectively wiping their hands clean. He said that this would have a significant impact on all aspects of the levee, from readiness to recovery.

Mr. Karr stated that the Scottsville Town Council uses its budgetary planning process to prioritize needs to maintain the levee, and the Town is currently working on replacing the backup generator within the budget restrictions. However, he said, at this 40-year mark, it was necessary to seek the Board of Supervisors' assistance to help with larger expenses. He said that over the several inspections, it had been noted that the deterioration of the concrete on flood walls, pump houses, and discharge structures was a significant concern as 40 years of sun, rain, and snow have had an impact on the integrity of the concrete.

Mr. Karr said the Town was currently working on estimates for the concrete sealing project. He said that the first price they received to repair and seal was \$51,000, not including the discharge structure. He said the Town had also been consulting with Richmond Public Works to obtain another price for this work, which would hopefully yield more positive results. He said that tonight, he would like to ask the Board of Supervisors to be more financially responsible for the levee and the Town it protects, as they would need it in the years to come.

Mr. Karr stated that regarding emergency operations, Scottsville Volunteer Fire Department (SVFD) Chief Timothy Cersley would address this topic.

Chief Timothy Cersley said that they have been operating the levee for 40 years in this town and had seen it come a long way, with their volunteers having manned the pump house every single hour it had run. He asked the Board of Supervisors that this be a priority on their agendas in the coming years to support the Town with the levee and what they do with it.

Chief Cersley said that since 3:30 a.m. that morning, when everyone was asleep and not having to worry about flooding, they had already pumped 5 million gallons of water and had 15.5 hours of staffing at the pump house. He said that the fire department continued to pump, as they spoke, and would continue to do so through the night, possibly into tomorrow, depending on when the river reached 13 feet and the Town was able to empty its own water. He said that on February 16th of this year, SVFD began pumping operations at 1 a.m., and operations continued around the clock for 66.5 hours, all manned by volunteers, while also responding to calls and serving the area. He said that they continuously do this in emergency situations, pumping 47.4 million gallons of water out of Scottsville to keep it safe, prevent flooding in Mint Creek, and protect the residents and the river. He said that without the levee or the fire department, the Town would be underwater, and they would look like other towns along the river.

Chief Cersley reported that river crested that day at 21.83 feet, which was enough to cause flooding in the streets. He said that if one walked through the Town, they would see the marks from past floods before the levee was in place. He said that 66.5 hours of staffing equated to 16 full-time equivalent positions to operate eight-hour shifts with two people per shift. He said that hiring these 16 positions at ACFR salary, benefits, and training, would cost approximately \$100,000 per position, totaling \$1.6 million annually, which the Town received for free from the Scottsville Volunteer Fire Department.

Chief Cersley said that he would like to discuss the negative impacts of what's going on up the street, which they would address in the public forum the following week. He said that if they wanted to build a station to help Southern Albemarle, they would have gone more than a half-mile out from the station that was already serving this area.

Mr. Raudales stated that the Scottsville levee was incredibly important, even though he had only been there for three years, and it was one of the primary things that was explained to him. Mr. Raudales said he had begun discussing this with County staff, mayor, Council members, and the vice mayor. He said that coming from a nonprofit background, he had always recognized the importance of appreciating volunteer groups, and the first thing he was told was that it was crucial to ensure your volunteer force was engaged and would grow. He said that he had noticed a concern coming through Town, which he would express as the town administrator, and that was that any changes to the services provided by the volunteer fire department could negatively impact their enthusiasm and, in turn, affect the impact of their efforts on the community.

Mr. Raudales said that as the emergency manager for the town, he relied heavily on the volunteer fire department. He said that as he transitioned out of this role, one of his lingering thoughts was to share this with the Scottsville community. He said that he hoped that as someone who had been a long-time resident of the Town, graduated from Western Albemarle, there would be an opportunity to collaborate and listen to the community's needs. He also said that he appreciated Town Council's discussion with Supervisor Pruitt a few months ago. He said that there was an opportunity for collaboration with the Town, especially building on the MOU that had been shared and previously discussed with County staff. He said that as leaders of the community, the Board of Supervisors could add to the levee support,

making it easier to manage and safer here.

Mr. Gritsko asked if he could mention a number of two related to previous levee assistance from the County, as they were seeking to increase this amount.

Mr. Raudales responded that the County had shared some information on this, and the second to last page was an MOA between the facilities department and Town administrator, with mutually agreed-upon conditions. He said that it was indexed against a consumer index, with revenue equaling about \$22,000. He said that Tim Karr runs a department for levee maintenance at about \$38,000, which did not include a lot of volunteer time. He noted that they have to do annual inspections not only on the levee but the dam behind them, with an inspection required by the Department of Conservation and Recreation every other year.

Mr. Pruitt said the MOU stipulates that the Town retains a capital reserve fund, and he asked about the current status of that fund.

Mr. Raudales responded that he had discussed the LGIP (Local Government Investment Pool), which was essentially a money market for local municipalities, previously with Town Council, and Scottsville keeps \$10,000 in it, with \$2,000 in the budget every year. He said that they use this funding each year to ensure being able to run the system.

Mr. Pruitt stated that one area of concern that staff had brought to the Board's attention during this budget cycle was the steady increase of tax burdens on residents, with the percentage from real property taxes having increased faster than state contributions, federal contributions, and the rate and which commercial has grown. He said that when they looked at their budget composition, they had a mix of different taxes, but the pace has shifted the burden to citizens.

Mr. Pruitt stated that the County has a contribution to Scottsville that was indexed to increase, but needs were increasing faster than that and did not cover capital expenses, especially at a rate of \$2,000 per year. He said that \$51,000 was a reasonable expense but was not adequate to address the needs. He added that an analogy would be that the Town feels frustration with the County in the same way the County is frustrated with the state and feds.

Mr. Pruitt commented that he felt the County could do more, since the Town is on the hook for material assets, and it would not have been too big of a stretch for the County, as these are small numbers comparatively but could be deeply impactful for the Town. He said that they would need to discuss this with the CFO and County Attorney, but he would ask the Board to support revisiting the MOU.

Mr. Andrews said that he would agree to revisiting the MOU and discussing this further.

Ms. McKeel stated that they need more information.

Ms. LaPisto-Kirtley said that they also needed other ideas for support.

Agenda Item No. 6. Wrap-up/Next Steps.

Mr. Jeff Richardson, Albemarle County Executive, said that the County appreciated the working relationship with the Town and the partnerships they have established, as well as the representation from the departments there tonight. He said that they would follow up with the Town administrator and then with their Board to see if there were any additional items or actions that needed to be taken after tonight.

Mr. Townsend said that they needed support and assistance from VDOT with the roads here, especially in the West Village area where the roads serve as sidewalks. He said there are elderly people here and families that use the roads there, including individuals with mobile impairments. He noted that the roads would be torn up during the pipe project and development that is already underway, and he hoped that it might accelerate this.

Ms. McKeel stated that VDOT has a paving schedule, and she hears from constituents frequently that the roads are in terrible shape. She asked if the Town had contacted VDOT and determined when those roads were on the schedule.

Mr. Pruitt noted that it was helpful to have specifics, such as potholes in the road, which VDOT tended to respond to.

Mr. Gritsko commented that weather had an unpredictable nature, and there was a constant need here. He said that the wall had been breached multiple times, and the Town would not be immune to this issue in the future. He said that the issue of the levee was do or die for the Town, and he would like the Board to think about the potential hazard of this and not just the low cost being discussed to offer support. He emphasized that this was a long-term needed, and anyone who had been on the river would understand the unpredictability of the water.

Agenda Item No. 7. Adjourn.

At 8:55 p.m., the Board adjourned its meeting to May 21, 2025, 1:00 p.m. in Lane Auditorium, Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA, 22902. Mr. Andrews said information on how to participate in the meeting would be posted on the Albemarle County website Board of Supervisors home page and on the Albemarle County calendar.

Chair

Approved by Board
Date: 11/05/2025
Initials: CKB