

An adjourned meeting of the Board of Supervisors of Albemarle County, Virginia, was held on March 23, 2022 at 3:00 p.m. This meeting was held by electronic communication means using Zoom and a telephonic connection, due to the COVID-19 state of emergency.

PRESENT: Mr. Ned Gallaway (joined at 3:04 p.m.), Ms. Beatrice (Bea) J.S. LaPisto-Kirtley, Ms. Ann H. Mallek, Ms. Diantha H. McKeel, Mr. Jim Andrews, and Ms. Donna P. Price.

ABSENT: None.

OFFICERS PRESENT: County Executive, Jeffrey B. Richardson; County Attorney, Greg Kamptner; Clerk, Claudette K. Borgersen; and Senior Deputy Clerk, Travis O. Morris.

Agenda Item No. 1. Call to Order. The meeting was called to order at 3:00 p.m. by the Chair, Ms. Donna Price.

Ms. Price said the meeting was being held pursuant to and in compliance with Ordinance No. 20-A(16), "An Ordinance to Ensure the Continuity of Government During the COVID-19 Disaster." She said that the opportunities for the public to access and participate in the electronic meeting were posted on the Albemarle County website, on the Board of Supervisors' homepage, and on the Albemarle County calendar. She stated that participation included the opportunity to comment on those matters for which comments from the public would be received.

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Agenda Item No. 2. An Ordinance to Revise Local Magisterial District and Precinct Boundaries.

The Executive Summary forwarded to the Board states that federal and state law require that Virginia localities adjust their magisterial districts and voting precinct boundaries every 10 years in order to provide for relatively equivalent population distribution among magisterial districts and to eliminate or minimize to the greatest extent possible the existence of split voting precincts. Virginia Code §24.2-129(B) requires that, as a part of the local redistricting process, the local governing body provide notice to the general public, an opportunity for public comment regarding proposed redistricting plans, and conduct a public hearing regarding the same.

Having adopted a redistricting timeline in accordance with Virginia Code §24.2-129(B), the Board publicly posted 3 proposed alternative redistricting plans (Map Option 1, Map Option 2, and Map Option 3) and launched the public comment period on February 2, and held a public hearing on the matter on March 2. At the conclusion of the March 2 Public Hearing, the Board unanimously endorsed Map Option 1 as the County's local decennial redistricting plan, and, in accordance with the previously adopted redistricting schedule, set the date for final vote on adoption of that plan for March 23. At the Board's March 16 meeting, the Board asked to bring back Map Options 2 and 3 for discussion and consideration.

Map Option 1 (Attachment A) and the proposed Option 1 Ordinance (Attachment B), which describes the revised local magisterial district and precinct boundaries for Option 1, Map Option 2 (Attachment C) and the proposed Option 2 Ordinance (Attachment D), which describes the revised local magisterial district and precinct boundaries for Option 2, and Map Option 3 (Attachment E) and the proposed Option 3 Ordinance (Attachment F), which describes the revised local magisterial district and precinct boundaries for Option 3, are attached for the Board's consideration.

Adoption of the Option 1, Option 2, or Option 3 Ordinance is anticipated to have a limited budget impact. Partial funding to cover the cost of mailing notices to Albemarle County voters advising them of their new voting information is included in the Registrar's Fiscal Year 2022 Budget, but may require additional funding. Should additional funding be required, staff will prepare a supplemental appropriation request using the Reserve for Contingencies as the funding source.

Staff recommends that the Board adopt the Option 1 Ordinance (Attachment B), the Option 2 Ordinance (Attachment D), or the Option 3 Ordinance (Attachment F), and the corresponding maps.

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Mr. Kamptner said Mr. Jake Washburn and Mr. Bryan Becker would present.

Mr. Jake Washburn said the County was following the schedule for the local redistricting. He said the process began with public comment on February 2, 2022. He said a public hearing was held on March 2, 2022. He said the Board was to vote on one of three proposed decennial local redistricting plans after the presentation. He said there had been discussions after the March 2 meeting with the supervisors. He said Mr. Brian Becker was available with GIS studies of the redistricting plans. He asked the Board if there were questions.

Ms. Price noted there had been further discussion regarding the plans. She noted Mr. Gallaway was present at the meeting via phone.

Mr. Andrews said it was not part of the redistricting criteria to make the populations of the districts equal. He asked if the population still had to fall within 5% of the average population of the districts.

Mr. Washburn said because the districts had to fall within 5% of the average population, there had to be population shifts within the magisterial districts

Mr. Andrews asked if the redistricting requirement was necessitated by the recent census. He asked if there were other situations that would require a redistricting process.

Mr. Washburn deferred to Mr. Kamptner for an answer.

Mr. Kamptner said he would review the state code.

Mr. Andrews noted the County was likely to adopt an option that put the Samuel Miller district at 95.06% of the average population. He said there had been an item on the consent agenda of a previous meeting—a report on the 2021 certificates of occupancy and building permits. He said 4% to 5% of those certificates and permits were in the Samuel Miller district. He said the boundaries of the Samuel Miller district would put the district at the low end of the population requirement.

Mr. Kamptner said he would answer the question once he reviewed the code section shortly.

Ms. McKeel said it was permitted under state code that at any time the County wanted to amend the district boundaries, it could—the County could undergo a redistricting process outside of the 10-year census.

Mr. Kamptner said state law provided several specific circumstances where the boundaries could change in the intervening 10-year period between the censuses.

Ms. McKeel said that was the answer to her question. She said the redistricting process had been accelerated and was required to happen quickly. She said the reason was driven by factors beyond the County's control. She said the work of staff was appreciated as they responded quickly to the rushed process. She noted that the third redistricting option would impact the greatest number of voters—5,800 voters would be affected by the third option.

Mr. Washburn said Ms. McKeel was correct that the third option would affect many more voters than the first or second options.

Ms. McKeel confirmed the first option affected the fewest number of voters.

Mr. Washburn affirmed Ms. McKeel's remark.

Ms. McKeel noted the second option affected 650 more voters than the first option.

Mr. Washburn said he believed Ms. McKeel was correct. He said the first option would affect 1,746 voters, the second option would affect 2,418 voters, and the third option would affect 5,860 voters.

Ms. McKeel noted each supervisor voiced concerns on each of the options when the item was last discussed. She said the supervisors agreed that the third option affected too many voters. She said between the first time the item was discussed and the present meeting, Mr. Washburn and Mr. Becker printed out large maps and walked her through the maps and the changes.

Ms. McKeel said she was concerned about the first option because it changed the socio-economic balance of the Jack Jouett district. She said the change would exacerbate the socio-economic balance that existed. She asked that the Board reconsider the second option. She said she strongly supported the second option and did not support the third option. She said she had grave concerns regarding the first option and could not support it based on the impact to the Jack Jouett district.

Mr. Kamptner said he had found the section of state code that Mr. Andrews and Ms. McKeel had questions about. He said regarding the magisterial district boundary changes, the state code stated, "only during the decennial census, except as provided by law upon a change of boundaries in the County or a term that results in an increase or decrease of the County by more than 1%; the result of a court order; the result of a change in the form of government; or a result of an increase or decrease in the number of districts or wards other than at-large districts or wards." He said the option that would be most realistic was if the Board decided to add a 7th magisterial district, then reapportionment could occur.

Ms. Price asked Mr. Andrews if he had any further follow up questions or comments to Mr. Kamptner's response.

Mr. Andrews said Mr. Kamptner's answer was complete and informative.

Ms. Mallek said the impacts to the White Hall district in the first or second option were so close she would support either option. She said the criteria being considered by the Board that day were not questions that were considered 10 years previous. She said the Board should have a discussion quite soon regarding the process before it happens the next time. She said she supported the first or second option.

Ms. LaPisto-Kirtley said she was not in support of the third option. She said she would support the first or second option. She noted both had minimal changes to her district.

Mr. Gallaway said he had also reviewed the larger maps. He said the first option was the rabbit ear option with changes along Route 29. He said he agreed with Ms. McKeel about the concern exacerbated in the first option. He said those concerns outweighed some of his initial concerns regarding

the second option. He said he was in favor of the second option.

Ms. Price noted Ms. McKeel had taken time to examine the deeper impacts of the redistricting options. She said, as with the other Supervisors, she was not in favor of the third option. She said from a parochial interest, the first option was more preferable for the Scottsville district. She said the duties of the supervisors extended beyond the magisterial districts and extended to the County as a whole.

Ms. Price noted Mr. Andrews' concerns that the Samuel Miller district was barely within the 5% range of the average population size in the second option. She said the negative impacts on the Jack Jouett outweighed the positive impacts to the Scottsville district of the first option. She said she would support the second option because it was best for the County as a whole. She thanked the staff for allowing the Supervisors to examine the options in more detail. She asked Mr. Kamptner if a motion would be appropriate to express the Board's support.

Mr. Kamptner said based on the Board's discussion, staff looked for a motion to approve or adopt the second option ordinance (Attachment C) and the second option maps (Attachment D).

Ms. McKeel said she appreciated the Supervisors taking her concerns seriously.

Ms. McKeel **moved** that the Board adopt the second option ordinance (Attachment C) and the corresponding maps (Attachment D).

Ms. LaPisto-Kirtley **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, Mr. Andrews, and Ms. Price.  
NAYS: None.

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#### **ORDINANCE NO. 22-2(1)**

AN ORDINANCE TO AMEND CHAPTER 2, ADMINISTRATION, ARTICLE 1, ELECTIONS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 2, Administration, Article 1, Elections, is hereby amended and reordained as follows:

**By Amending:**

2-100 Establishment and boundaries of magisterial districts, and precincts; identifying polling places; map.

**By Repealing:**

2-101 Jack Jouett Magisterial District.  
2-102 Rio Magisterial District.  
2-103 Rivanna Magisterial District.  
2-104 Samuel Miller Magisterial District.  
2-105 Scottsville Magisterial District.  
2-106 White Hall Magisterial District.

**By Adding:**

2-101 Precincts and polling places.  
2-102 Magisterial Districts.

**By Renumbering:**

2-407 103 Central absentee voter precinct.

#### **CHAPTER 1. ADMINISTRATION**

#### **ARTICLE 1. ELECTIONS**

#### **Sec. 2-100 Establishment and boundaries of magisterial districts, and precincts; identifying polling places; map.**

The County's magisterial districts are established and identified as follows:

- A. *County divided in six magisterial districts.* The County is divided into six magisterial districts, which are named and have boundaries as described in this article. The magisterial districts are election districts for the County within the meaning of Virginia Code § 15.2-1211.
- B. *Precincts and polling places.* Each magisterial district contains precincts described in this article. Each precinct has a polling place identified in this article.
- C. *Maps.* The map identified as "Proposed Magisterial Boundaries and Voting Precincts, Option 2" is hereby designated as the official maps depicting the magisterial districts, precinct boundaries, and polling place locations within the County. If there is any conflict between the maps and the descriptions of the magisterial district boundaries, precinct boundaries, or polling place locations in this chapter, then the boundaries and locations in the map are controlling.

(8-19-71, § 1; 9-5-72; 7-15-81; Code 1988, § 6-1; 5-15-91; Ord. 95-6(1), 1-11-95; Ord. 98-A(1), 8-5-98; Ord. 01-2(1), 5-9-01; Ord. 11-2(2), 5-4-11; Ord. 18-2(2), 4-11-18; Ord. 22-2(1), 3-23-22)

**State law reference(s)**—Va. Code §§ 15.2-1211, 24.2-304.1 *et seq.*, 24.2-305 *et seq.*

**Sec. 2-101 Precincts and polling places.**

Precincts are established in Albemarle County, each being comprised of the following census blocks as reported by the United States Bureau of the Census in the 2020 Census, and having the following polling places.

- A. Georgetown Precinct is comprised of census blocks 510030107011000 through 510030107011006, 510030107012000 through 510030107012005, 510030108011000 through 510030108011003, and 510030108012000 through 510030108012010, and has its polling place at Albemarle High School, 2775 Hydraulic Road.
- B. Jack Jouett Precinct is comprised of census blocks 510030101003017, 510030102021000 through 510030102021022, 510030108013000 through 510030108013012, 510030108021008, 510030108021010 through 510030108021023, 510030108022000 through 510030108022004, 510030110001008 through 510030110001012, 510030110001014 through 510030110001019, 510030110001021, and has its polling place at Jack Jouett Middle School, 210 Lambs Lane.
- C. University Precinct is comprised of census blocks 510030109011001 through 510030109011003 through 510030109011017, 510030109012000 through 510030109012005, 510030109041000 through 510030109041007, 510030109042000 through 510030109042012, 510030109043000 through 510030109043004, 510030112023000 through 510030112023003, 510030112023007, 510030112023008, and 510030112023012, and has its polling place at University of Virginia Slaughter Recreational Center, 505 Edgemont Road.
- D. Agnor-Hurt Precinct is comprised of census blocks 510030107021000 through 510030107021010, 510030107022000 through 510030107022007, 510030107023000 through 510030107023010, 510030108021003 through 510030108021007, 510030108021009, 510030108021024, and 510030108021025, and has its polling place at Agnor-Hurt Elementary School, 3201 Berkmar Drive.
- E. Branchlands Precinct is comprised of census blocks 510030106031000 through 510030106031004, and 510030106032000 through 510030106032013, and has its polling place at Hillsdale Conference Center, 550 Hillsdale Drive.
- F. Dunlora Precinct is comprised of census blocks 510030106021000 through 510030106021029, 510030106022000 through 510030106022014, and 510030106023000 through 510030106023011, and has its polling place at Charlottesville-Albemarle Technical Education Center, 1000 East Rio Road.
- G. Northside Precinct is comprised of census blocks 510030102022000 through 510030102022011, 510030103011002, 510030103011004 through 510030103011039, and 510030108021000, and has its polling place at Laurel Hill Baptist Church, 3595 Grand Forks Boulevard.
- H. Woodbrook Precinct is comprised of census blocks 510030106041000 through 510030106041012, 510030106042000 through 510030106042005, and 510030106043000 through 510030106043020, and has its polling place at Woodbrook Elementary School, 100 Woodbrook Drive.
- I. Baker-Butler Precinct is comprised of census blocks 510030102012000 through 510030102012014, 510030102013000 through 510030102013003, 510030102013014 through 510030102013033, 510030103011000, 510030103011001, 510030103011003, 510030103031000 through 510030103031015, 510030103032000 through 510030103032009, 510030103033000, and 510030103033011, and has its polling place at Baker-Butler Elementary School, 2740 Proffit Road.
- J. Free Bridge Precinct is comprised of census blocks 510030105011003, 510030105011006, 510030105012003 through 510030105012006, 510030105012022 through 510030105012032, 510030105012036, 510030105021000, 510030105022000 through 510030105022010, and 510030105023000 through 510030105023016, and has its polling place at Elk's Lodge Hall, 389 Elk Drive.
- K. Hollymead Precinct is comprised of census blocks 510030103021001 through 510030103021009, 510030103033001 through 510030103033010, and 510030103033012 through 510030103033014, and has its polling place at Hollymead Elementary School, 2775 Powell Creek Drive.
- L. Keswick Precinct is comprised of census blocks 510030104011001 through 510030104011013, 510030104011041, 510030104012000 through 510030104012009, 510030104012011 through 510030104012058, 510030104012060, 510030104013000 through 510030104013007, 510030104013009 through 510030104013039, 510030104013045, 510030104013055, 510030104013056, 510030104013060, 510030104013064 through 510030104013067, and 510030104013069 through 510030104013071, and has its polling place at Zion Hill Baptist Church, 802 Zion Hill Road.
- M. Pantops Precinct is comprised of census blocks 510030104013008, 510030104013043, 510030104013044, 510030105011000 through 510030105011002, 510030105011004, 510030105011005, 510030105011007, 510030105011010 through 510030105011012, 510030105011014, 510030105012000 through 510030105012002, and 510030105012007 through 510030105012021, and has its polling place at Broadus Memorial Baptist Church, 1525 Stony Point Road.
- N. Stony Point Precinct is comprised of census blocks 510030103021000, 510030104011000, 510030104011003 through 510030104011012, 510030104011014 through 510030104011040,

- 510030104011042 through 510030104011056, 510030104012010, 510030104012059, 510030105011008, 510030105011009, and 510030105011013, and has its polling place at Stony Point Elementary School, 3893 Stony Point Road.
- O. Country Green Precinct is comprised of census blocks 510030112021000 through 510030112021005, 510030112023013 through 510030112023019, 510030112024024 through 510030112024026, 510030112024029, 510030112024031, 510030112024036, 510030113011005, 510030113014001 through 510030113014023, 510030113015005, 510030113015009, and 510030113024004 through 510030113024011, and has its polling place at South Ridge Christian Fellowship Church, 1284 Sunset Avenue Extended.
- P. East Ivy Precinct is comprised of census blocks 510030110002000 through 510030110002020, 510030110002022 through 510030110002027, 510030110004011, 510030110004012, 510030110004014, 510030112023004 through 510030112023006, and 510030112023009, and has its polling place at The Miller Center of Public Affairs, 2201 Old Ivy Road.
- Q. Ivy Precinct is comprised of census blocks 510030110001000 through 510030110001007, 510030110001013, 510030110001017, 510030110001020, 510030110002021, 510030110003000, 510030110003001, 510030110003003 through 510030110003014, 510030110003016 through 510030110003024, 510030110004000 through 510030110004010, 510030110004013, 510030110004015 through 510030110004023, 510030110005000 through 510030110005015, and 510030112024004, and has its polling place at Meriwether Lewis Elementary School, 1610 Owensville Road.
- R. Porter's Precinct is comprised of census blocks 510030114001007 through 510030114001014, 510030114001019 through 510030114001037, 510030114001039, 510030114001040, 510030114003007 through 510030114003026, 510030114003033, 510030114003042 through 510030114003072, 510030114003075, 510030114003081 through 510030114003083, 510030114003086, 510030114004038 through 510030114004042, 510030114004048 through 510030114004052, and 510030114004056 through 510030114004066, and has its polling place at Yancey Elementary School, 7625 Porters Road.
- S. Red Hill Precinct is comprised of census blocks 510030112012003, 510030112013000 through 510030112013079, 510030112022000 through 510030112022048, 510030112023010, 510030112023011, 510030112023020, 510030112023021, 510030112024000 through 510030112024003, 510030112024005 through 510030112024023, 510030112024027, 510030112024028, 510030112024030, 510030112024032 through 510030112024035, 510030113012015 through 510030113012017, 510030113012039 through 510030113012041, 510030114004000 through 510030114004037, 510030114004043 through 510030114004047, and 510030114004053 through 510030114004055, and has its polling place at Red Hill Elementary School, 3901 Red Hill School Road.
- T. Yellow Mountain Precinct is comprised of census blocks 510030111011026, 510030111032000 through 510030111032003, 510030111032009, 510030111032010, 510030112011046, 510030112011051, 510030112011052, 510030112011058 through 510030112011061, 510030112012000, 510030112012002, 510030112012004 through 510030112012012, 510030112012014 through 510030112012025, and 510030112012027 through 510030112012053, and has its polling place at Mount Ed Baptist Church, 1606 Craigs Store Road.
- U. Biscuit Run Precinct is comprised of census blocks 510030113014000, 510030113021000, 510030113021001, 510030113022000 through 510030113022015, 510030113023000 through 510030113023006, 510030113024000 through 510030113024003, 510030113032000, and 520030113032001, and has its polling place at Monticello High School, 1400 Independence Way.
- V. Mountain View Precinct is comprised of census blocks 510030104021001 through 510030104021016, 510030104021019 through 510030104021021, 510030104021037, 510030104021038, 510030105021001 through 510030105021011, 510030105021016 through 510030105021020, 510030113011000 through 510030113011004, 510030113015002, 510030113031000 through 510030113031011, and 510030113032002 through 510030113032007, and has its polling place at Mountain View Elementary School, 1757 Avon Street Extended.
- W. Monticello Precinct is comprised of census blocks 510030113013000 through 510030113013057, 510030113015000, 510030113015001, 510030113015003, 510030113015004, 510030113015006 through 510030113015008, and 510030113015010 through 510030113015018, and has its polling place at Monticello High School, 1400 Independence Way.
- X. Scottsville Precinct is comprised of census blocks 510030113012000 through 510030113012014, 510030113012018 through 510030113012038, 510030113012042 through 510030113012052, 510030114001000 through 510030114001006, 510030114001015 through 510030114001018, 510030114001038, 510030114002000 through 510030114002034, 510030114003000 through 510030114003006, 510030114003027 through 510030114003032, 510030114003034 through 510030114003041, 510030114003073, 510030114003074, 510030114003076 through 510030114003080, 510030114003084, 510030114003085, and 510030114003087, and has its polling place at Scottsville Elementary School, 7868 Scottsville Road.
- Y. Stone-Robinson Precinct is comprised of census blocks 510030104013040 through 510030104013042, 510030104013046 through 510030104013054, 510030104013057 through 510030104013059, 510030104013061 through 510030104013063, 510030104013068, 510030104021000, 510030104021017, 510030104021018, 510030104021022 through 510030104021036, 510030104022000 through 510030104022017, 510030104023000 through 510030104023020, 510030105012032 through 510030105012036, 510030105021011 through

510030105021015, and 510030105021021, and has its polling place at Stone-Robinson Elementary School, 958 North Milton Road.

- Z. Brownsville Precinct is comprised of census blocks 510030111031000 through 510030111031015, 510030111032004 through 510030111032008, 510030111032011 through 510030111032016, 510030111032018, 510030111032020 through 510030111032025, 510030111034000 through 510030111034005, 510030111035000 through 510030111035010, 510030112011002, 510030112011003, 510030112011005, 510030112011010 through 510030112011045, 510030112011047 through 510030112011050, 510030112011053 through 510030112011057, 510030112011062 through 510030112011074, 510030112012001, 510030112012013 and 510030112012026, and has its polling place at Brownsville Elementary School, 5870 Rockfish Gap Turnpike.
- AA. Crozet Precinct is comprised of census blocks 510030101002007 through 510030101002014, 510030101002041 through 510030101002058, 510030101002061 through 510030101002070, 510030101002078 through 510030101002081, 510030101003024, 510030101003026, 510030101003028, 510030101003033 through 510030101003049, 510030110003002, 510030110003015, 510030111011000 through 510030111011014, 510030111011017 through 510030111011020, 510030111011024, 510030111012002 through 510030111012004, 510030111013000 through 510030111013012, 510030111032017, 510030111032019, 510030111033000 through 510030111033016, 510030112011000, 510030112011001, 510030112011004, and 510030112011006 through 510030112011009, and has its polling place at Crozet Elementary School, 1407 Crozet Avenue.
- BB. Earlysville Precinct is comprised of census blocks 510030101001000 through 510030101001003, 510030101001013 through 510030101001021, 510030101001031 through 510030101001035, 510030102011000 through 510030102011024, 510030102013004 through 510030102013013, 510030102013029, and 510030102013034, and has its polling place at Broadus Wood Elementary School, 185 Buck Mountain Road.
- CC. Free Union Precinct is comprised of census blocks 510030101001004 through 510030101001012, 510030101001022 through 510030101001030, 510030101001036, 510030101001037, 510030101002000 through 510030101002006, 510030101002015 through 510030101002040, 510030101002059, 510030101002060, 510030101002071 through 510030101002077, 510030101002082 through 510030101002084, 510030101003000 through 510030101003016, 510030101003018 through 510030101003023, 510030101003025, 510030101003027, and 510030101003029 through 510030101003032, and has its polling place at Free Union Country School, 4220 Free Union Road, Free Union.
- DD. Mechums River Precinct is comprised of census blocks 510030111011015, 510030111011016, 510030111011021 through 510030111011023, 510030111011025, 510030111011027, 510030111011028, 510030111012000, 510030111012001, 510030111012005, 510030111012006, 510030111021000 through 510030111021017, 510030111022000, and 510030111022001, and has its polling place at Western Albemarle High School, 5941 Rockfish Gap Turnpike.

(§ 2-101, Ord. 22-2(1), 3-23-22)

**State law reference(s)**—Va. Code §§ 24.2-304.1 *et seq.*, 24.2-305 *et seq.*

#### **Sec. 2-102 Magisterial districts.**

The following magisterial districts are established in Albemarle County, each being comprised of the following precincts.

- A. Jack Jouett Magisterial District is comprised of the following precincts: Georgetown, Jack Jouett, University.
- B. Rio Magisterial District is comprised of the following precincts: Agnor-Hurt, Branchlands, Dunlora, Northside, Woodbrook.
- C. Rivanna Magisterial District is comprised of the following precincts: Baker-Butler, Free Bridge, Hollymead, Keswick, Pantops, Stony Point.
- D. Samuel Miller Magisterial District is comprised of the following precincts: Country Green, East Ivy, Ivy, Porter's, Red Hill, Yellow Mountain.
- E. Scottsville Magisterial District is comprised of the following precincts: Biscuit Run, Mountain View, Monticello, Scottsville, Stone-Robinson.
- F. White Hall Magisterial District is comprised of the following precincts: Brownsville, Crozet, Earlysville, Free Union, Mechums River.

(§ 2-102, Ord. 22-2(1), 3-23-22)

**State law reference(s)**—Va. Code §§ 15.2-1211, 24.2-304.1 *et seq.*, 24.2-305 *et seq.*

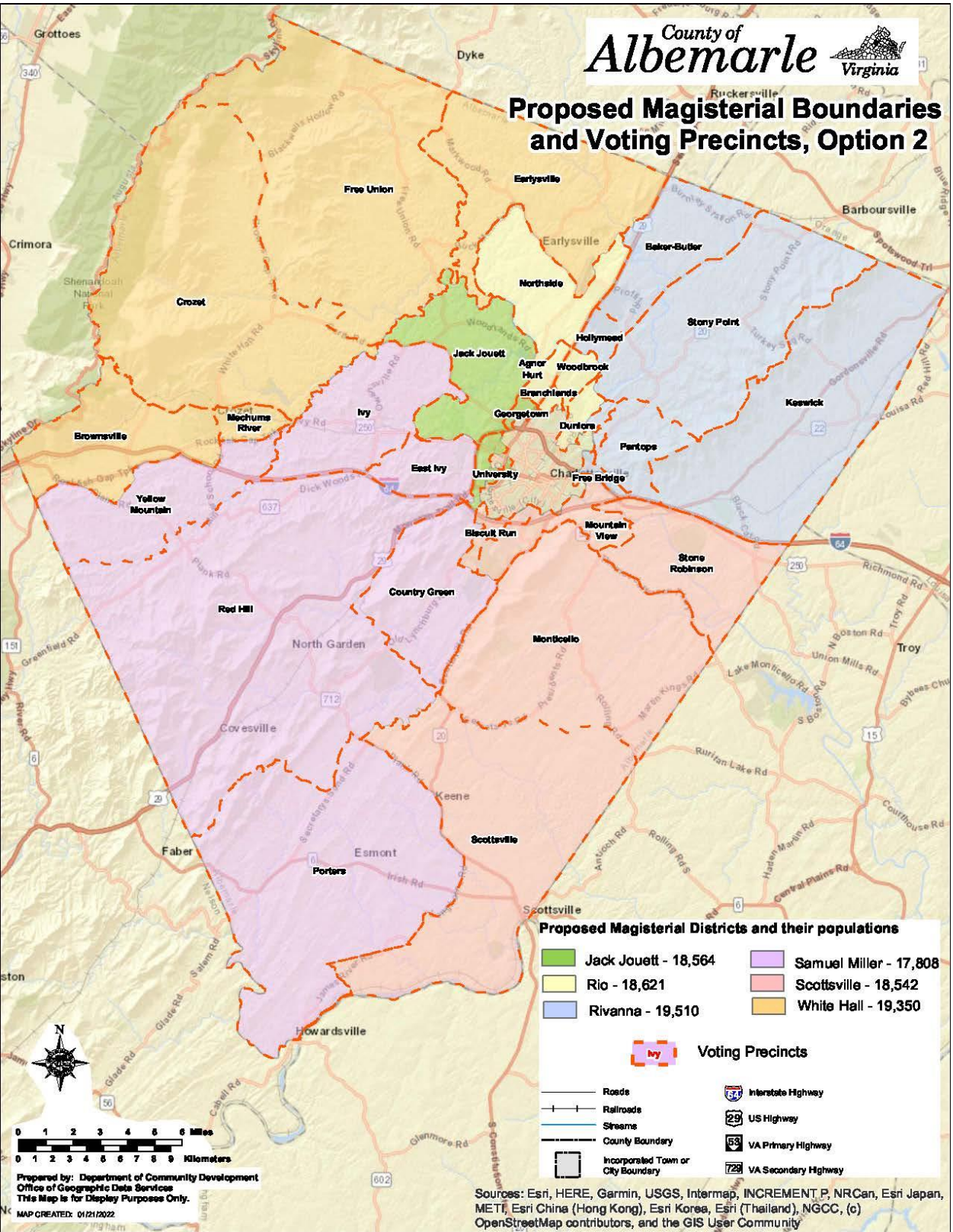


**Sec. 2-103 Central absentee voter precinct.**

A central absentee voter precinct is hereby established on the first floor of the Albemarle County Office Building, 1600 5<sup>th</sup> Street, Charlottesville, for the purpose of receiving, counting, and recording absentee ballots in all elections.

(11-14-84; Code 1988, § 6-9; § 2-107, Ord. 98-A(1), 8-5-98; Ord. 01-2(1), 5-9-01; Ord. 08-2(4) 7-2-08; Ord. 18-2(2), 4-11-18; § 2-103, Ord. 22-2(1), 3-23-22)

**State law reference(s)—**Va. Code § 24.2-712.



**Agenda Item No. 3. Work Session: Athletic Fields.**

Mr. Trevor Henry, Assistant County Executive, said staff were joining the meeting to support the work session. He said the objectives of the work session were communicated to the Board weeks ago. He said the goal of the work session was to ground the Board in the recreational needs of the community, the current available resources, the conditions of those resources, and strategies to respond to those needs. He said staff would address questions raised around the former Darden Towe field project. He said staff would introduce themselves as they presented.

Mr. Henry said the meeting would be divided into components with stopping points. He said the presentation would begin with an overview of the recreational field needs in the County. He said Mr. Bob Crickenberger, Director of Parks and Recreation, would discuss the needs, how the needs were derived, the maintenance of the fields, and the current status of the fields.

Mr. Henry said several Board members requested Ms. Deb Tyson, Athletic Director of Albemarle High School, to provide comment on her experience from an operations perspective. He said Ms. Tyson had a conflict during the time period so she would only have about 30 minutes to provide comment at the end of the parks and recreation section of the work session. He said at the end of the parks and recreation section, the Board would be given an opportunity to comment.

Mr. Henry said he would lead the presentation on the history of Darden Towe—how it was initiated, approved, the impacts of the pandemic, and the FY23 CIP request. He said staff from the firm Kimley-Horn would review a summary of the key findings from the engineering study. He said in early 2020, the study was nearly complete. He said the Board received a report the previous week.

Mr. Henry said Kimley-Horn staff would provide a review of the technology and construction methodologies, changes in the industry, and concerns regarding the environment and safety. He said Mr. Lance Stewart would close the presentation with the current state and post-study development questions. He said a hypothetical cost for a turf field project reflecting current costs revealed through the engineering study would be included. He said he believed the work session would take two hours. He said staff would move at a pace fast enough to provide information but also to leave time for discussion and questions.

Mr. Bob Crickenberger, Director of Parks and Recreation, said Parks and Recreation coordinated field space for the elementary and middle schools and over 30 athletic partners during the spring and fall season. He said the high school fields were managed by the school division. He said 23 of the 43 fields received a high level of turf maintenance. He said those fields received more frequent mowing, higher level of nutrient management, and the work was done on irrigated fields.

Mr. Crickenberger said the need for additional athletic fields was identified in two community needs assessments, along with coordination and input from user groups. He showed a timeline for when the synthetic turf fields were installed at the high school and when Parks and Recreation submitted a CIP request for synthetic turf fields and lighting at Darden Towe Park. He said in December 2018, the Board approved the Biscuit Run master plan, and in 2019, Parks and Recreation received approval from DCR for the master plan. He emphasized that in 2018, the Parks and Recreation needs assessment ranked Darden Towe synthetic fields and lights as the second highest need. He noted Albemarle had a 99-acre deficit in sports complexes at that time.

Mr. Crickenberger said the projects on the slide were recommended as the highest priority from the consulting team. He said the recommendations were based on combination of data from community input, existing parks and master plans, studies, and the overall surface standards. He said Biscuit Run had not come fully online at the time of the 2018 needs assessment and that if it had, things would look much different. He said on page 96 of the 2018 needs assessment, Biscuit Run was listed as a visionary project.

Mr. Crickenberger said Darden Towe was purchased by the City and the County in 1985. He said the first agreement was developed in 1986. He said the agreement did not allow night lighting of competitive sports or other recreational facilities. He said in 2007 and in 2017, the 1986 agreement was amended to allow night lighting with the mutual agreement of both governing bodies.

Mr. Crickenberger said the County served as the fiscal agent. He said the agreement addressed the funding formula. He said the funding formula was based on the relevant populations of the two localities according to the Weldon Cooper Center for Public Service annual population report. He said the current funding split was 70% County 30% City.

Mr. Crickenberger said the slide showed the overall inventory of County parks and County school fields. He said it also reflected other fields in the area not owned or managed by the County or school division. He said the County was well aware there were other natural grass open areas used for athletic practice not reflected in the field inventory. He said the slide detailed the management program and the timing used at the park fields and school fields maintained by the parks. He said the slide displayed the maintenance program and what was implemented.

Mr. Crickenberger said the County had currently identified a field deficiency of 6 to 8 athletic fields. He said much of the information was gathered from formal discussion with users and the parks own assessments. He said the slide reflected the number of days, months, and hours of play – practice and games – on park maintained athletic fields. He said the fields were used 7 days a week, February through November.

Mr. Crickenberger said the images were before season and during season conditions of the field. He said the images demonstrated the speed the fields experienced wear. He said the April 2021 image was the condition of the field at the beginning of the 2021 season. He said the image reflected a full maintenance program with less play and less stress on the field due to the pandemic. He said the other image was taken in June 2021, and it was taken after a few months of practice. He noted wear spots were developing in the center of each one of the fields and in front of each goal.



Mr. Crickenberger said there was a saying that grass grew by the inch and was killed by the foot. He said it was difficult to limit field use for a year due to the high level of demand and use as well as the overall deficiency of the County's fields. He said fields needed time to rest and time to heal, and the County did not have the opportunity to let that happen. He said the best field management practices in the industry were shared with the Board. He said another limitation within the management program was the inability to apply pre- and post-emergent pesticides. He said the pesticides were a critical step in a quality turf field nutrient program. He said the County did not use pesticides due to restrictions of a safer chemical policy.

Mr. Crickenberger noted that the bottom of the slide indicated an additional three to four fields would be needed if the field maintenance program were fully implemented. He said if the County were to undertake a more aggressive maintenance program, such as taking 10% of fields out of use for a growing season and renovation, doing so with the current deficiency of fields would require an additional three to four fields. He said the teams using the fields would have to be relocated during the renovation times.

Mr. Crickenberger said a field project would result in a complete overhaul of the fields at Darden Towe, and the fields would be offline for one year. He said the cost ranged from \$720,000 to \$1.2 million and would include a complete renovation. He said another option would be additional staff support, a full-time employee (FTE), with a high-level experience, knowledge, and expertise of turf grass management. He said the budget impact would be around \$70,000 to include salary and additional turf supplies for a nutrient management plan to assist in providing a higher quality playing surface.

Mr. Henry clarified that during a work session, it was easy to confuse the types of turf being referred to. He said the project was a hypothetical renovation project of the grass fields, and it would be a renovation to keep the fields as grass. He said the County received industry data and square foot estimates from Kimley-Horn. He said site work costs had increased across the board through the pandemic.

Mr. Henry said the costs reflected the increased costs and the unique aspect of a complete field renovation. He mentioned Ms. Deb Tyson was retiring at the end of the school season. He said Ms. Tyson was the VI AAA Athletic Director of the Year, recipient of the VI AAA State Award of Merit and the VI AAA Outstanding Leadership Award. He said she was a Guilford College and Central Community College Hall of Fame member, and she was a member of the Virginia High School League Hall of Fame.

Ms. Deb Tyson, Albemarle High School Athletic Director, said there was a lot of information and opinions on synthetic turf. She said her opinions were from her own experience as an Athletic Director who had run a high school program with and without synthetic turf. She said her comments would likely not differ from her constituents in other schools. She said their opinions should be consulted.

Ms. Tyson said the installation of turf in the high school stadiums at Monticello and Western Albemarle was about 12 to 13 years old. She said Charlottesville High School and St. Anne's Bellfield (STAB) had turf fields as well. She said turf fields were typical at the high school level. She said five out of eight Jefferson district schools had synthetic turf fields. She said Orange, Louisa, and Goochland county did not have synthetic turf. She said Goochland had passed a bond to install turf, but the County was over budget so the project had to be postponed.

Ms. Tyson noted 22 out of the 23 schools in the region that the County competed in—schools in Stafford, Loudon, and Roanoke County — all had turf. She said Harrisonburg was the exception, but that county planned to install two turf fields when it built a new school in 2024. She said all Virginia High School league state events that competed on fields used synthetic turf fields.

Ms. Tyson said the high school practiced on the field six days a week. She said they did not practice on Sundays because it was against the Virginia high school league rules. She said practice was all season. She said 300 games were hosted on the stadium fields each fall and spring at each high school. She said there were about 14 field teams and 425 student athletes that competed on turf fields. She said she had reached out to constituents—she noted coaches looked at fields from a player's development and what allowed a player to train without worries. She noted parents were concerned about scheduling and did not want kids to play on a wet field and get injured because of it. She said from the perspective of student athletes, one of the said to her about artificial turf, "Ms. Tyson, it's a game changer."

Ms. Tyson said before there was artificial turf at the high school, there was limited team use of the fields. She explained only varsity teams played in the stadium. She said junior varsity games and practices were held on the adjacent grass fields. She said the stadium games benefited from lighting, sound systems, and scoreboard. She said there was limited use by season. She said the stadium was only used in the fall and spring. She said during the winter, frozen and uneven ground had to be considered. She said that during the winter, a covering was put on the field to protect it from the cold, making the field unusable in the spring.

Ms. Tyson said people were kept off the field during the summer to protect the Bermuda grass so it was ready for the fall. She said as a result, the stadium became a place for only a chosen few. She said since the artificial turf was installed, the stadium was open to sports of all levels and all seasons, and they all had access to the same lighting, sound system, and scoreboard. She said there were no worries of saturated fields or overuse.

Ms. Tyson said the high traffic areas on a field varied according to the sport. She said a stadium field would show wear and tear in high impact areas—where the soccer goals were, the face off areas in the center of the field, the sidelines where the teams stood. She said the grass stadium fields had bare patches by mid-season. She said the schools moved to the practice fields, and the same wear and tear pattern was visible by the second week of the season. She said the athletes and coaches were asked to look out for holes, uneven ground, divots, and sprinkler heads.

Ms. Tyson said after the stadium turf was installed, there was an increase in available practice space. She said the space was extended to the PE classes, bands, clubs, and other school activities. She said middle and elementary school field days were hosted on the fields. She said Special Olympic events were hosted. She said non-area schools were allowed to use the turf. She said the turf provided a consistent surface without the need for warnings or sideline blankets or after game maintenance.

Ms. Tyson said before the turf fields were installed, outside groups were not allowed to use the stadium, so they used the overused practice fields instead. She said the practice did not send a positive message to the visiting community members. She said since the turf had been installed, the turf was open 24/7 to youth and adult sports groups. She said some groups paid rental fees. She said the average number of events at each school 10 years ago was around 45 to 60, and since turf was installed, the average was 220 to 225 per school. She said the greatest challenge was accommodating all the requests to use the turf fields. She said the demand from the public could not be met.

Ms. Tyson said 20% to 25% of games were postponed before the turf fields. She said games were canceled while traveling on the bus or after recently arriving at the field. She noted it created stress and hardship on everyone. She said since turf had been installed, games were seldom postponed or canceled. She said games were canceled due to extreme heat or cold, but after a hard rain, like is common in Virginia, they would be able to wait it out because the turf fields played the same after hard rains as before hard rains.

Ms. Tyson said the maintenance on fields was labor intensive and time consuming, requiring multiple staff members with expertise in field maintenance and equipment operation and daily monitoring to the damage of the field. She said sports lines had to be painted constantly. She said lines were painted once a week for natural turf fields and once a year for synthetic turf fields.

Ms. Tyson said winter and sideline blankets were placed seasonally. She said the growing process included aeration, seeding, over seeding, fertilizing, and irrigation repeated twice annually. She said synthetic turf required annual application of field lines and there was an occasional use of a turf sweeper. She said the benefit of artificial turf fields was a consistent, even playing surface all the time.

Ms. Tyson thanked the Supervisors for their careful consideration and thoughtfulness regarding this and said that she would remain for a short time to answer questions.

Mr. Henry said the discussion would pause for questions from the Board regarding any of the prior presentation. He said questions could start for Ms. Tyson since she had a restricted timeline and availability for the meeting.

Mr. Andrews said the fields were installed in 2009 and 2010. He asked if they had been repaired or replaced since being installed, or if there was a schedule for when the fields would need to be repaired or replaced.

Ms. Tyson said the fields had not been replaced and were the original fields installed in 2009 and 2010. She said there were some sewing issues because certain yard markers had come up and were torn, but they had been sewn and repaired. She said the replacement of the fields in the County should be a CIP question which was out of her lane. She said the intent was to take the field rental fees and invest those into the cost of field repair and replacement.

Mr. Henry said in the current CIP budget and plan, the Monticello High School field was proposed to be replaced in FY23, and Albemarle and Western Albemarle High School were to be replaced in FY24 in the five-year plan. He said that was according to the Chief Operating Officer of the School Division.

Mr. Andrews asked if the fields at the high schools were constructed all at the same time in 2009 and 2010.

Mr. Henry said Western Albemarle and Albemarle were completed at the same time and Monticello was completed earlier.

Mr. Andrews asked which field was constructed first.

Ms. Tyson clarified that Monticello High School was constructed first followed by Albemarle and Western Albemarle the year after. She said Charlottesville High School was installed along a similar timeline.

Mr. Andrews noted the various citizen comments and concerns the Board had received. He said the synthetic turf fields were said to be safer than playing on wet or mowed turf. He mentioned heat was brought up as an issue during the summer. He mentioned crumb rubber infill. He asked if Ms. Tyson was aware of the type of infill used.

Ms. Tyson said the material was small pellets of black rubber.

Mr. Andrews said that was a type of infill identified to have heat issues. He asked Ms. Tyson's experience with the heat from the infill, and he asked if it had been a problem for the schools. He mentioned there was a lawsuit at one point.

Ms. Tyson said at noon, it was hotter walking on the synthetic turf than on the grass. She said she did not want to talk about the degrees. She said the trainer used a wet bulb test to determine if the turf was safe to use or not. She explained a wet bulb was an instrument used to measure heat and it took in factors like humidity, moisture, temperature, and it output a number that was evaluated to determine whether a team should be on the turf. She said the turf was not often used at noon. She said during 4 p.m. or 5 p.m. during an August day, the wet bulb test caused delays to games or allowed for the removal of the uniforms such as helmets or shoulder pads to ensure the athletes were on the turf or grass under safe conditions.

Mr. Andrews asked about the field sweeping and grooming. He asked if the sweeping required specialized equipment.

Ms. Tyson said the fields were 12 to 14 years old, and the newer artificial turfs were different. She said the sweeper looked like a lawn mower with brushes on the bottom that redistributed the rubber pellets across the turf.

Mr. Andrews said he assumed the sweeper would use gas.

Ms. Tyson said the sweeper did use gasoline.

Ms. McKeel said she remembered when the high schools did not have the artificial turf fields. She said before Monticello High School had artificial turf fields, the geese problem was so bad that it was horrible to see the conditions.

Ms. Tyson said she remembered as well.

Ms. McKeel said the reason the geese were an issue was because there was a water feature nearby. She said people usually did not consider geese issues. She said parents complained and were uncomfortable with their children using the fields. She said she had not considered sprinkler heads being dangerous.

Ms. Tyson said a sprinkler head recedes into the ground, but sometimes they did not go all the way below the surface, or they sunk below the surface and left an indentation. She said sprinklers go off suddenly and had to be monitored to not create a hazard.

Ms. McKeel said sprinklers were a problem for grass fields. She noted people also tripped on pool covers. She said the Board heard about injuries on the fields. She asked Ms. Tyson to speak to her experience with on field injuries.

Ms. Tyson said she was not an athletic trainer, but she had consulted with her trainer and ACAC staff. She said injuries happened, they happened on grass turf, artificial turf, and in people's backyards. She said her trainer said there were no more or less injuries between artificial turf and grass. She said the injuries were different. She noted clay gets packed down and gets hard, so injuries such as shin splints and twisted ankles were common. She said athletes wore artificial turf specific shoes, were familiar with practicing on turf, and were able to train harder and faster. She said the more common injuries were collision related and knee related on artificial turf.

Ms. Mallek noted Mr. Andrews' question regarding maintenance. She said maintenance was not considered when the fields were initially installed in 2009 and 2010. She asked if there were irrigated grass fields in the high schools. She said the grass fields she had seen had the sprinkler system located outside of the playing area. She asked how the recreational fields in the parks should be considered as opposed to stadium type fields. She asked if the gates were closed or open on the weekends for families to use the artificial turf fields.

Ms. Tyson said the stadiums were unlocked and open, and there was a track around the stadium field that was an attraction. She said when the grass field was there, the schools would lock the gates to protect the grass fields. She said public use created wear and tear. She said there were complaints that the school should not be able to close the public facilities to the public. She said at the public schools, there were adjacent practice fields. She said the field orientations had to be adjusted to distribute the wear on the field. She said because of the unique use of the fields, it was more difficult to organize the sprinkler heads to be outside of the field of play like the UVA athletic fields.

Ms. LaPisto-Kirtley noted the artificial turf field of the schools was a multi-use field. She said the schools had football, soccer, lacrosse, and field hockey teams. She said the Board received a 28-page report, and in the report, it stated that the parks could have a different type of turf for football and other sports such as lacrosse and soccer. She said the school's field was used for all sports types. She noted that the seams of the artificial turf came apart. She asked if football was a primary use.

Ms. Tyson clarified that the fields were used for any sport that had a team on a field. She said the blades of the turf varied. She said the school's turf was older, so turf blades were different. She said the

turf could be tailored to specific sports, but at the recreational level, a one-size-fits-all might be a better option.

Ms. LaPisto-Kirtley asked if rental fees were charged for third party groups inside and outside the County.

Ms. Tyson explained Parks and Recreation managed the fees. She said groups such as a UVA club team or a semi-pro team were charged for using the turf.

Ms. LaPisto-Kirtley asked if the fees had been accumulating since 2009 and 2010 to offset the cost of a replacement turf. She noted there were 43 grass fields in the County and all the organizations were able to use the artificial turf fields and the natural grass fields around the County. She asked if there was lighting during the weekends.

Ms. Tyson said there was lighting at the stadium only. She said the teams that did not use the stadium did not have the benefit of the lighting or scoreboard.

Ms. LaPisto-Kirtley asked if the lighting at the stadiums was available during the evening, and she asked when the lights were shut off.

Ms. Tyson said the lights were locked, so an authorized person had to turn them on, and a reservation was required in order to use the lights.

Ms. LaPisto-Kirtley clarified the lighting was available for other teams.

Ms. Tyson said Ms. LaPisto-Kirtley was correct.

Ms. LaPisto-Kirtley noted the use of crumb rubber infill and the sweeping requirement. She asked if the sweeping was necessary because the crumb rubber infill accumulated on the sides and needed to be redistributed to the center.

Ms. Tyson said the sweeping would be required in any particular area where the infill shifted. She said yes, the purpose of that machine was to redistribute the pellets.

Mr. Gallaway said there was the artificial turf field and grass practice fields. He noted the management of a high volume of use. He asked how field management changed to manage practice use more than game use when accommodating a high volume of use.

Ms. Tyson said management of the fields was initially a challenge because there were multiple groups that wanted to use the turf at the same time, since it was universally preferred over the grass field. She said the stadium turf was in more demand than the grass field. She said reservations required scheduling and balancing to ensure groups were provided equal access.

Ms. Tyson said the track was around a turf field, so there was no lacrosse practice at the same time as track and field practice. She said many of the lacrosse teams chose to practice at 6 p.m. or 7 p.m. or elected for Saturday practices. She said scheduling required a cooperative effort that was communicated to prevent double booking. She said the community reservations were handled through a contract request for facility use. She said applicants had to describe the nature of the organization, the time for the use, and the preferred day of the use. She said the application went through the system and was approved at different layers.

Mr. Gallaway said the artificial turf fields were in more use than the grass fields. He said the grass fields were still in use for games and practices. He said more functionality and useability was gained from the grass facilities, but maintenance might be lessened because the grass fields were not being used to the same degree.

Ms. Tyson said the grass practice fields were in better shape than before the artificial turf was installed. She said the practice fields were used for far more activities, but now people preferred to use the artificial turf fields. She said there was no fencing around the grass practice fields. She said the grass fields were in better shape than when they were the primary site.

Mr. Gallaway said the athletes were not playing games every day, they were practicing. He said the practice conditions should be to the same standard as the match conditions. He said injuries could increase because more hours were committed to subpar fields and facilities. He brought up the injuries from the different field types. He said the condition of a grass field dictated the type of injuries. He asked if the poor condition of a grass field would cause the cancellation of the game.

Ms. Tyson said games were cancelled due to poor field conditions. She said there were times when practice field conditions were ruled unsafe by umpires so games were cancelled. She said it was the school's responsibility to ensure the fields were in good condition. She said the schools requested the field conditions be evaluated at every practice.

Mr. Gallaway said the injury conversation compared artificial turf fields to well-kept or moderately managed grass fields. He said unkept grass fields had a different subset of possible injuries because the conditions were so poor.

Ms. Tyson said he was correct.

Mr. Gallaway said the poor conditions often resulted from overuse and low maintenance. He said low maintenance and overuse was a disaster. He said overuse and good maintenance may be passable or still cause issues. He asked how often the field markings were painted.

Ms. Tyson said the grass fields were painted about once a week. She explained that the frequency depended on the time of year. She said that as the grass grew and was cut, the paint was removed, and as teams used the fields, the paint faded. She said paint could be put on dirt, but it wore away quickly and did not last.

Mr. Gallaway asked what kind of paint was used.

Ms. Tyson responded it was a spray type paint from a machine that was walked. She said she did not know if it was lime based.

Mr. Gallaway asked if the paint washed away.

Ms. Tyson said it depended on the use and frequency of the cuttings.

Mr. Gallaway said the Board received concerns regarding water runoff. He said he had not considered the paint mixture being washed away in the runoff.

Ms. Price said she did not have question or comments. She thanked Ms. Tyson for her years of dedicated service to the County.

Mr. Henry said the Darden Towe timeline was atypical. He said it was worth noting the circumstances throughout the various stages of the project. He said the slide provided a ranked list based on community input of possible facilities and amenities. He said the slide provided a timeline of Darden Towe Park. He said the project was first submitted in 2015 but not approved. He said the project was reviewed in 2017 with the Darden Towe committee. He said the committee had a specific recommendation of approval that included lighting. He said lighting would be required in order to be supported by the committee and the City.

Mr. Henry said the project was resubmitted in 2019 and was approved in the FY20 budget process. He said the City approved its share of the funding. He said the project assumptions were based on the scope of work modeled after the high school fields. He said crumb rubber infill was the proposed infill. He said there was good knowledge of design and construction. He said a state cooperative contract was planned to be leveraged because of the narrow design and build window.

Mr. Henry said the Darden Towe Park project was approved by mid-summer. He said there were initial conversations with the turf and lighting vendor to discuss the process and the different types of infill. He said in the fall of 2019, Board members raised questions that were still being addressed. He said a meeting was scheduled to bring in a vendor to resolve contractual questions and technical questions regarding design and implementation. He said the meeting did not result in satisfactory answers. He said questions were raised at a December 4, 2019 Board meeting. He said the Board raised questions on matters that led to a 15-minute unscheduled discussion with himself, Mr. Crickenberger, and Mr. Richardson about concerns over the procurement process.

Mr. Henry explained the County had been on the verge of signing a contract with the vendor. He said questions were raised regarding the procurement process, the use of the vendor, the vendor itself, and concerns were raised over grass versus artificial turf and the efficacy of the two choices. He said as a result of the meeting, staff were directed to pause the procurement process, assess different procurement methods, and come back before the Board with a recommendation that would address concerns regarding procurement, implementation, the environment, and safety.

Mr. Henry said on January 20, 2020, he communicated the plan of action in a memo. He said an engineer would be brought in to do a pre-design study. He said the firm had experience and was nationally renowned. He said the firm had designed and built fields for the NFL, D1 colleges, and the PGA. He said he had communicated the plan to perform the study and return to the Board in the late first quarter of 2020 to get guidance from the Board on how to move forward. He said the meeting had been tentatively scheduled for March 18, 2020.

Mr. Henry explained the week prior to the March 18, 2020 meeting, the local state of emergency due to the pandemic was declared and all non-emergency work was postponed. He said projects were intentionally paused and frozen, and a whole new budget was drafted using the 3-6-6 budget methodology. He said the only projects that progressed were those deemed essential or already in progress.

Mr. Henry said in FY22, during the pandemic, there was a return to a more normal project and CIP process. He said previously approved and funded projects that had been paused were brought back and reviewed to be considered. He said the Darden Towe project was at the end of the priorities list. He said the Board approved the FY22 operating and capital budget. He said the project, along with others, were defunded with instructions to be reconsidered during a future CIP process.

Mr. Henry recounted that Mr. Crickenberger presented the prior week on the Biscuit Run project along with the Biscuit Run Master Plan. He said Mr. Crickenberger's presentation revealed an impressive park that once built would be one of the signature parks in the Commonwealth. He said the park was likely a \$40 million project with passive and active recreation—hiking, cycling, and recreational facilities. He said the strategy for the FY23 budget season was to focus project efforts on the Biscuit Run park, which had not been considered in the 2019 process.

Mr. Henry said three new schools were also proposed in that CIP. He said significant renovation dollars and transportation funding was included in the CIP, and all projects would be competing for funding. He said the projects reflected how critical the open spaces and green spaces were to the community. He said the County was able to keep the parks, trails, and greenways open. He said there were 2 million visitors to the County in 2020, even with all seasons being canceled for sporting events. He said during a normal year with sporting events, there were 1.5 million visitors. He said part of FY23 was to focus on a "bravo" phase of work and to provide more fields to the community for recreational use.

Mr. Henry said a conceptual drawing for Biscuit Run was displayed. He said the entrance was proposed to be extended into additional parking. He said six to eight fields were projected, but the engineering and cost projections would determine the final number. He said unlit grass fields were proposed. He said a community process worked on the master plan. He said the Board adopted the master plan in December 2018, and the state approved the plan in May 2019. He said the next part of the presentation would include the engineering report. He said the report was started in the beginning of 2020 and was not completed when the County paused its project in 2020, but it was now completed. He said the study addressed several questions already asked by the Board.

Mr. Lance Stewart, Director of Facilities and Environmental Services, said the study examined changes in the market regarding products and new concerns such as costs.

Mr. Jason Kanak, Landscape Architect with Kimley-Horn, said he had worked with sports design and sports field design for 25 years. He said he had approximately 40 different playing field projects he was working on at various different stages. He said he was working on 16 baseball fields in Austin Texas for a national baseball recruiting service. He said he was working on fields for an MLS team, including a new stadium field and practice facility, and a USL team's stadium and practice fields. He said he was designed five or six fields in Florida for the City of Miami and its parks and recreation department.

Mr. Kanak said the slide displayed fields completed in 2018 in Kansas City. He said the fields on one side were constructed for MLS teams and were natural turf. He said there were two fields constructed for USA soccer and the coaches and referees training facility—the site where the coaches and referees were trained. He said on the other side there were eight synthetic turf fields just down the road constructed in conjunction with the local government and the local parks and recreation department. He said there were four additional natural turf fields not displayed.

Mr. Kanak said synthetic turf offered more consistent playing field surfaces because it was not affected by rain or mud. He said the fields drained quickly and teams could return to the fields quickly after a rain event. He said the fields kept games and tournaments on schedule. He said the synthetic turf did not require the same upkeep and maintenance typically required of a natural turf field. He said natural turf required rest time after heavy use to regenerate. He said synthetic turf could be used continuously and lightning was one of the only reasons to stop play on synthetic turf fields. He said additional hours of play outside of daylight could be accomplished with sports lighting.

Mr. Kanak explained a synthetic turf playing field system included three basic parts. He said there was the compacted sub-grade, the drainage system, and the synthetic turf surface. He said the sub-grade served as the field foundation for the synth turf system. He said the contractor ensured the subgrade was at a compaction rate that would not move. He said if the compaction was done incorrectly, the whole system was compromised. He said the drainage system included rock, gravel, and perforated pipe. He said the system captured storm water and directed it downward to the nearest holding pond or body of water. He said the synthetic turf surface provided the athletes with a safe and level playing field surface free of mud and bare spots that could lead to potential injury.

Mr. Kanak said there were different types of synthetic turf fiber. He said there was slit-film, monofilament, and a combination of both. He said slit-film fibers were used where durability was a priority. He said the fibers created a honeycomb effect that held the infill. He said the slit-film fibers, because of its durability and cost, was a good value. He said it was the most durable and the cheaper fiber. He said monofilament was used to make the fiber look more natural. He said the fiber was extruded in one continuous tape. He said there were different fiber shapes to keep the fiber erect. He said hybrid fibers contained both fiber types and gave the fields a desired look along with the durability of the slit-film.

Mr. Kanak said there were several synthetic turf infills that could be chosen from. He said the most common was probably the crumb rubber with a combination of sand. He said there was an option for coated rubber, EPDM, TPE, and organics. He said the SBR rubber was styrene butadiene rubber, which basically was rubber extruded from car tires and tennis shoes. He said for playing fields, it was manufactured in one of two ways, which were cryogenic or ambient manufacturing. He said cryogenic was the cleanest and highest grade of rubber magnum, and was composed of ground up, recycled tires that were cryogenically frozen, then shattered into small, smooth-edged particles. He said this process was used to eliminate fine particles of rubber and dust.

Mr. Kanak said the second type was ambient manufacturing, which was more cost efficient and



was a durable solution that had stood the test of time. He said this rubber was processed through what was basically a rubber cracker mill at an ambient temperature. He said the result of this was a more jagged rubber granule than the cryogenically manufactured rubber. He said it created a looser infill on the synthetic turf surface, and that could create air pockets within that synthetic turf surface to cause the static sometimes seen on fields, and the static gave the infill a propensity to stick to clothing or shoes. He said that usually was a cause of the ambient rubber's static.

Mr. Kanak said he would skip over the EPDM and TPE rubber and move onto the organic options. He said this was because the SBR rubber was predominantly used as the cheaper option and people most often chose either SBR or an organic option. He said the organic options cost more but they provided some qualities that would reduce heat and give better footing as compared to the crumb rubber, and they were also cheaper than the EPDM and TPE rubbers. He said organic infills, such as cork, offered more environmentally sustainable solutions than the SBR rubber. He said these infills felt good underfoot and created much less heat than the SBR.

Mr. Kanak said there were drawbacks, however, such as the lessened shock attenuation compared to the crumb rubber. He said that to achieve the same shock attenuation, a field pad would have to be put underneath the turf carpet itself. He said that BrockFILL was an organic infill that was relatively new to the market, made of manufactured wood product from southern pine. He said it was 100% organic but was heavier than coconut and cork. He said like the other organics, it required the shock pad below the synthetic turf carpet. He said the material had a ten-year warranty and could reduce temperatures from 20-40 degrees when compared to the SBR rubber fields.

Mr. Kanak said that a high-quality playing surface should be firm enough to provide good footing and be soft enough to prevent injuries. He said monitoring the synthetic turf field throughout its life was the key to ensuring it performed the way it should, both for playability and the protection of athletes. He said one component of field monitoring was conducting a Gmax test by a turf professional. He said a Gmax test measured the shock attenuation he mentioned earlier, which was the ability of the playing field surface to absorb the shock or kinetic injury from a collision, such as a player falling to the surface. He said the lower the Gmax rating, the more energy was absorbed by the surface, and alternatively, the higher the Gmax rating, the less energy was absorbed by the surface, which meant that more energy was returned to the person. He said a field with SBR rubber could reach 40 degrees hotter than the ambient temperature, which meant that a 95-degree day could result in a temperature of 135 degrees about 18 inches from the surface.

Mr. Kanak said alternative infills or organic infills could balance that problem. He said BrockFILL was significantly cooler than crumb rubber and did not require water. He said each BrockFILL particle was naturally hydrophilic, so it absorbed natural rainwater or condensation into its core, not just on the surface. He said moisture that was released from the core of the particle slowly extended the cooling time, plus BrockFILL weighed more than coconut husks or cork, so it would not flow or move around like some of the lighter organics would.

Mr. Kanak said a recent report by SportsLabs indicated that 90% of synthetic turf fields were not maintained properly, if at all. He said routine and proper maintenance of synthetic turf fields would greatly reduce the potential for injury. He said to further reduce County liability, the representative on their maintenance staff would walk the fields daily, recording any variations in infill depth and torn or loose seams. He said an accurate record of these conditions and remedies should be kept along with the total hours of play per day. He said this information could be vital if someone were to experience an injury, and also protected the County should they file a complaint against the product and the warranty needed to be executed.

Mr. Kanak said a smartly designed and well-maintained playing surface should perform well past its warranty period. He said some of those design decisions may include product selection, stormwater design, and generally the layout of the fields. He said the field design and inclusion of a shock pad would affect the lifecycle of the turf. He said while shock pads' primary purpose was to drive shock attenuation from the athlete, the secondary advantage was that the shock pad provided a buffer between the turf carpet and the drainage below. He said this buffer eliminated any friction that the turf carpet may experience on top of their playing field that could speed up any type of wear and tear on the backside of the turf field.

Mr. Kanak said that more foremost maintenance of the field was the quick repair to any damage to any turf, as well as to keep the surface clean of any debris on a daily or weekly basis. He said equally as important was a semi-annual or annual professional inspection and deep cleaning of synthetic turf. He said turf manufacturers offered this service program as an additional layer of protection for their customers. He said by using a machine called a SportChamp, the synthetic turf was basically vacuumed of any fine dirt, dust, and other fine debris that may be present on the turf surface. He said as a part of this surface, the synthetic turf would be thoroughly inspected by the manufacturer for any flaws or tears in the turf carpet. He said it would also review their staff maintenance log and procedures to make sure that the recommendations to keep the turf in top condition were in line with the warranty.

Mr. Kanak said in looking at ways this site lays out, the elevation of these fields as compared to the stream elevation made him not very concerned about the fields flooding or washing any type of material into the river system as far as overflow. He said the water released from the subdrainage system that they would place underneath these fields would produce water that was cleaner than any stormwater resulting from the park's adjacent parking areas. He said they discussed heat gain with the natural options, and infill migration could be mitigated the same way.

Mr. Kanak said going over recycling, it covered the end-of-life, after 10-14 years, when the synthetic turf needed to be replaced. He said they did not want this material to land in a landfill at all. He said there was a company called Re-Match that had a couple of facilities in Europe who were able to come in and recycle 99% of the synthetic turf infill and carpet itself. He said they had a facility that was planned to be built in Pennsylvania in the near future. He said the second way was that there were artificial grass recyclers or reusers who pulled the synthetic turf out that was being replaced and would use that in other locations for playgrounds or other uses.

Mr. Kanak said it was not his favorite option, because generally once it was done with the lifecycle there, something was going to happen to it next and it could end up in a landfill. He said an option he did like was from Shaw Sports Turf, which was called NXTPlay, where the company recycled their own turf, carpet, and infill, and recycled it into a turf shock pad that could be used underneath another turf carpet. He said it was relatively new technology and was certified as "cradle to cradle," where they could recycle the material back and forth into that shock pad time after time. He said there was now time for questions.

Mr. Henry said to Chair Price that Mr. Stewart could finish the presentation before the matter was before the Board again.

Mr. Stewart said it was remarkable what had changed with what were new and emerging products and ones that were lasting and developed in the last two years. He said he would be discussing a few other new developments since the study was first drafted. He said some were local concerns and some more global concerns. He said he would discuss new developments in environmental concerns about plastics and light pollution, as well as the prevalence of certain products and expand on that to talk about how those might look if the Board were to decide to move forward with a project like this in terms of cost and what the project may look like.

Mr. Stewart said the Supervisors had heard about PFAS in the past few weeks. He said PFAS was a new concept to him and Mr. Bill Moyer of the Rivanna Water and Sewer Authority (RWSA) brought it to their attention as an emerging issue for water quality. He said they had done some research on the PFAS as a group of synthetic fluorine-containing chemicals. He said it was used as roofing products, paints, coatings, sealants, caulks, adhesives, carpet, and was primarily used for weatherproofing, but also for products that could corrode, such as metal.

Mr. Stewart said it was not only limited to plastics, but it was certainly in many plastics. He said examples included containers for personal care items, food packaging, and synthetic turf. He said what was on the market right now in terms of the carpet itself as far as he was aware was likely to have PFAS, but thankfully not all of the infill alternatives. He said PFAS was considered potentially harmful to human and animal life.

Mr. Stewart said it was a big family, and not every different type of chemical in that family was known to cause problems, and this was relatively a new concern from a scientific perspective, so the EPA was doing a lot of work on this. He said last year, they issued a strategic roadmap to deal with the PFAS issue, which included a lot of studies and anticipated actions, including updates to the Drinking Water Standards Act and Toxic Chemicals Act. He said this was something that at this point he considered mitigation strategies for the carpet itself seemed to be limited, but more broadly speaking the choice of an infill product could greatly mitigate environmental concerns that would be associated with rubber and the heavy metals it has and the other types of products, such as TPE, that were coated and would have PFAS.

Mr. Stewart said light pollution was another concern. He said the Dark Skies Ordinance was very strong in Albemarle County. He said there had been some developments in recent years, in terms of the design of the fixtures themselves and the new technology of LED lights being able to be tightly focused to avoid spillover light, and the fixture heads' dark sky design had gotten to be quite excellent, so the picture displayed on the slide of a field complex in Harrisonburg was telling compared to the "Friday Night Lights" situation in his hometown in Texas where they could see a football stadium from ten miles away.

Mr. Stewart said there were new environmental concerns at the same time, with certainly more that were discussed several years ago that had come to his attention and to the attention of the Board, which was not only if there was light spill, but also about the impacts of LED lights and the higher wattage lights that had to light a larger area tended to be on the blue end of the light spectrum, similar to LED lights in cars. He said there was emerging science that the light may impacts flora and fauna directly, in part because all plants and animals had circadian clocks and responded to times of day and night, so there were concerns that this could impact migratory patterns and other health issues that were not well researched at this time.

Mr. Stewart said the advocacy groups that were pooling this science together and making recommendations were suggesting that the LED lights remain less than 3,000 Kelvin for the appropriate color spectrum, which became more of a red part of the spectrum, which was supposed to mimic the natural light of the moon and stars and be less impactful. He said they asked the question of a major lighting manufacturer recently, and the input they received was that 4,000 Kelvin, which was less than standard for athletic fields, would be considered the minimum standard to maintain player safety. He said there may be some ways to design around that by having more lower poles so that they could get the same number of lumens without as large of a fixture, but that would be something that they would have to look at very carefully if it moved forward.

Mr. Stewart said that Mr. Kanak had walked the Board through BrockFILL earlier in the presentation, and it seemed to be a very advantageous product, and was also cradle-to-cradle certified. He said after it was removed, it could be used in someone's garden as mulch because it was such a pure product. He said it was also surprisingly cost effective, especially now, when the cost of crumb rubber had increased significantly as all petroleum-based products had cost increases during the COVID-19 pandemic and the recent fuel crisis. He said it was actually a more cost-effective solution now than the crumb rubber option they would have considered. He said the Shaw brand of 100% recyclable turf was something he would strongly consider.

Mr. Stewart said he would walk through the assumptions if they were to construct a field today with updated cost estimates for construction. He said like rubber, it had been heavily impacted by the pandemic, and developments within the industry with a backlog of products, generally trucks, labor market increases, and fuel increases. He said if they were to do the four fields at Darden Towe at the same sized fields they looked at two years ago, assuming a thorough design process wherein they would come to the Board for review and make sure they were comfortable with the decisions, and then bidding cautiously in terms of due diligence on manufacturer's products and contractors.

Mr. Stewart said their estimated cost for that system at Darden Towe would be around \$5 million. He said Mr. Henry mentioned that the City shared costs for investments in this facility and had agreed to pay, but that was three years ago at three-years-ago's price. He said they would need to have a discussion with the City to get a better understanding of their ability to move forward with this project if they were to provide it.

Mr. Henry said the last slide was meant to show the Board a hypothetical and the magnitude of the project. He said the cost of the infill would be the one to move based on decisions on the type of product, which was why it was bolded. He said the picture on the bottom left was a collegiate synthetic turf field in Richmond, which used the BrockFILL infill technology. He said research had seven or eight of those facilities in the state, as well as other fields of different infill types. He said Mr. Walker mentioned to him yesterday that on Tuesday night, Albemarle played soccer at a field that was made of coconut husk infill. He said if the Board were interested, they could provide information about what was out there in the state with the different technologies.

Mr. Henry said the current slide reflected the factors that needed to be considered and how they moved forward with meeting their active recreational field needs in the community. He said there was a strategy around play, utilization, and optimization, an environmental and safety concern, especially around synthetic turf, but also with grass and what that brought, and finally, cost. He said there was the capital side of the house and there was the recurring cost. He said this was not a matrix of costs, but what the consideration was for direction. He said that they had a lot of staff present to answer questions from the Board.

Mr. Andrews said there was a slide early on that said it would cost \$180,000 - \$300,000 to renovate existing fields. He said that would obviously be grass, but no one ever told him the cost of the new grass fields at Biscuit Run and how that compared, so they could have a sense of the cost of grass fields. He said of course, he was mindful of the need to rest fields, so he was hoping all options were on the table, because the more fields they had, the more possibilities there were to control the fields in a way that enabled them to be used effectively without being completely taken offline. He said he went to Darden Towe prior to this and walked through those fields, and he understood the concerns with the fields over time.

Mr. Andrews said the PFAS situation seemed like they did not know what was going to happen, and that was nerve-wracking to think there was a study out there that was pointing out the concerns about this, and the grass itself and the material making up the surface. He said for the infill they had options they could consider. He asked if BrockFILL, being an organic material, needed chemical treatment to prevent things from growing in the surface since it was made out of wood.

Ms. Price interjected to say that the Board would take the amount of time they needed. She said they had 40 minutes remaining in their scheduled three hours, and she asked that they all try to be as concise as possible in all their questions and requested the same for the answers so they might be able to find space in that time period but reiterated that the Board would take as long as they needed.

Mr. Henry said he could answer Mr. Andrews' first question. He said what they had in the CIP related to the construction costs of the four fields at Biscuit Run was approximately \$650,000 per field. He said to remember it was not an apples-to-apples comparison in that it included all the grading and stormwater infrastructure. He said they could break that down to try and give a more precise comparison but for construction alone, they had programmed around \$650,000 per field. He said he would ask Mr. Kanak to answer the question about treatment of the BrockFILL material.

Mr. Kanak said that BrockFILL was not treated at all with any chemicals. He said they ran it through a manufacturing process that was similar to the process of creating petrified wood. He said it did not break down and did not create mold.

Mr. Andrews asked if it needed to be treated at all once it was in place. He said there were not many years of experience with it.

Mr. Kanak said there were many fields with it out there now over the last three years, and it had

been tested since 2014, so for quite a while. He said it had been holding up over the test of time and carried a two-year warranty that guaranteed it was not to break down and not to create any mold. He reiterated that no chemicals were used in keeping it that way at all. He said one of the things touted was that over time, the material became filed down and rounder, so it played better underfoot. He said he had been on older fields and newer fields, and it was like stepping onto a brand-new natural turf field.

Mr. Andrews asked if infill itself got replaced without completely replacing everything else.

Mr. Kanak said generally, no. He said the long-term maintenance of SBR rubber was getting the manufacturer that produces the turf to come out for a fee every six months or every year, and they would run that machine over it and basically would pick up that infill, wash the infill, and get any dust that may be in there, and also run a magnet in there to pick up any small pieces of metal. He said the rubber would basically stay put and they would not pull it out and put new rubber in. He said as far as the BrockFILL, the same thing applied. He said they would not pull the BrockFILL off and put a new layer of BrockFILL on. He said over time, a little bit of material may be lost, but it would be much less with BrockFILL than SBR rubber. He said they would have BrockFILL should they find they were consistently low in one area of infill, where they could pad just a little bit here or there, but it was not a significant amount.

Mr. Kanak said the main thing was that when a maintenance worker was to walk the fields, they would look for tears in the synthetic turf, make sure all trash was gone and picked up, and have a gauge that would check the infill depth in various places around the field. He said it was only millimeters to be measured, so if it started to vary, the field groomer would be brought out and get the infill exactly level across the entire field. He said the infill would not be replaced.

Mr. Andrews said he had further questions about recycling and experiences with recycling, but he would like to hear the other Supervisors' comments.

Ms. McKeel said it seemed to her this was a great example of how products changed over time. She said the product they had right now at their high schools was one of the original products and very different from anything they would put down now. She said they also got what they paid for, and so far, she had not heard any numbers that had her concerned immensely, because they were talking about price comparisons of numbers that were similar to their sidewalk projects. She said it was important to get very good quality and pay for environmentally sound products. She said it seemed to her that these products would cost them more up front but save money in the long run on maintenance.

Mr. Henry said that was a possibility, but they would need to do an analysis on it. He said depending on the infill type, that could drive some of the maintenance requirements, and with other organics, there may need to be water or pesticides added to keep mold away, so if there was interest from the Board, they could take a look at not just the one-time cost that Mr. Stewart proposed, but certain assumptions on what the recurring costs would look like. He said the data from the schools about their maintenance was helpful as well, but theirs was the crumb rubber methodology, so they would have to make sure they understood what equipment was different and what the best practices were related to that. He said he did not think they could answer that emphatically today, but the benefits included a greater utilization of fields, because they would be getting more out of the fields.

Ms. McKeel said she would love to see some comparisons, because 62% of the United States was currently in extreme drought, and she would like to have something they would not need to irrigate and water, so they could keep the water in the watershed and reservoirs, and not spend it on yards, grass, and lawns. She said she appreciated the comparisons of upkeep and initial.

Mr. Henry asked Chair Price if she would prefer the presentation be displayed or taken down during the discussion.

Ms. Price said they should keep it available.

Ms. McKeel said that reminded her that she would like to have a copy of the presentation as well. She said she would like to see some real comparisons. She said they had heard a lot from the community about if they put turf fields at Darden Towe, that could be an economic development driver, which led her to believe they could use that money to help pay for them and maintain the upkeep or the installation of the fields themselves. She asked if they had done any kind of study on what amount of money they could anticipate from economic development with the turf fields.

Mr. Henry said they did not have a study, but an order of magnitude estimate working with their Economic Development Department on what two-day tournament utilizing the four fields, which was not what he would categorize as a large-scale tournament, but more of a regionally based event. He said there was a rule of thumb estimate that was the direct impact to the community as far as spending went, and assuming they moved forward with a rental rate that was the same as the schools, there would be a direct revenue to the County. He said there was a community economic impact and a direct revenue benefit. He reiterated that this was not a study, but they were working through the base assumptions around a two-day tournament utilizing the four fields, and it was probably a more conservative number. He said he knew from experience that a lot of the tournaments required staying at hotels at a rate that was established, so it was a bit of a racket from a parent perspective.

Ms. McKeel said they heard that a lot, but it resulted in more money for the hotels, restaurants, and brought in revenue that could help offset the cost of this.

Blake Abplanalp introduced himself as Director of Facilities and Construction. He said he wanted to add a bit more information. He said he had been researching what was now referred to as the sports tourism industry, which had become a big driver for localities in regard to capital investment. He said he did some comparisons recently, and one that he believed could be compared to the potential for them to add on fields at Biscuit Run, for example, was Hartford County, Maryland, where they had a similar number of fields to Albemarle and tracked from 2016 to 2018 three or four tournaments a year for soccer only, and it generated a direct spending of about \$3.1 million per year on average.

Mr. Abplanalp said they looked at it as an average of 27,900 attendees coming in per year to the County, which resulted in between 800 and 1000 hotel room nights. He said that was only with three tournaments, and there were many localities, such as Gulfport Mississippi, that generated \$15 million – \$17 million per year, but they had a lot more fields than Albemarle did. He said it was an expanding market for people who were following their kids playing baseball, football, and soccer, so hosting those tournaments had the potential to create a lot of revenue for the community.

Ms. McKeel said their reliance on their real estate tax would be affected as well. She said there was a lot more variety of sports teams than there used to be. She said she had heard that the fields had to be sprayed down to make sure there was no bacteria on the fields. She said she knew they had neighborhoods now who had residents that put these fields in their backyards so they could have a putting green or a dog park. She said she would like to know more about the safety and how they performed for people.

Mr. Kanak said that rain was the best avenue for cleaning the turf. He said there were some different cleaning products that could be used if there were situations where they wanted to do so. He said a mild soap, such as laundry detergent, if there was something that stained the turf, and it was a measurement of around 5 ounces per gallon, and it removed stains from food or drinks that may be spilled on the turf. He said once that solution was used, it was diluted and the amount of detergent used was very minor.

Ms. McKeel said that he was referring to spot cleaning and not for keeping harmful bacteria out of it. She said she had seen turf fields used for dog parks, and she assumed they had to clean those.

Mr. Kanak said yes.

Ms. McKeel commented that she was taken aback after they voted on these turf fields at Darden Towe to find that the decision about Biscuit Run moved the goal post. She said she agreed it would be nice to have some grass fields and some turf fields, but she in no way saw Biscuit Run as a replacement or substitute for the work they were doing at Darden Towe. She said they were different locations and different applications. She said she would like to discuss that issue at some point in the future.

Ms. Mallek said today was the beginning of what their due diligence was, because they were beginning to learn more details than just what a sales perspective had, and to be able to ask questions. She said she hoped they were planning for more after today, because she would love the opportunity to have a more prepared and concise discussion about all of the questions and comments she had. She said she agreed completely that they needed much more detail about cost and the true comparisons, as well as the long-term cost effectiveness of the different systems, because they had received lots of information from their local committees and others about misinformation from universities and institutes from everywhere. She said there was a lot of information to be done. She said a slide near the end talked about the cost of the new turf, and it said four turf fields were \$5 million total. She asked what the original amount that they estimated it would be.

Mr. Henry said the original estimate was either \$2.7 million or \$2.9 million.

Ms. Mallek said her understanding was that was the County's share, and the City's \$900,000 was on top of that.

Mr. Henry said the total project cost was \$2.763 million in total project cost, and the City would have contributed around 31%, or just under \$1 million for that.

Ms. Mallek asked what size of fields that original estimate was for, because she was looking at the map they considered.

Mr. Henry said they were the same sizes.

Ms. Mallek said those were two tournament fields and four practice fields. She said it was about 78,200 square feet would be the 230 x 340 fields. She said she did not want to make the wrong assumptions that created mistakes in the math. She said she was heartened to hear of the process today of talking about complete renovation of the Darden Towe fields, because that process could be used when they built well-drained, rainout proof fields for Biscuit Run, because she thought it was important to have more fields, and if the costs were lower, that would allow them to build more for the same amount of money, which would be terrific.

Ms. Mallek asked if the total cost of the renovation included the cost of the drainage base. She said people have said you could play on the field after a deluge because they had the proper draining under them, and they were natural grass, so they were easy to care for. She said she had been trying to find in the materials information about an updated fee for the fields and all the different organizations. She

said that was contemplated before the 2018 Needs Assessment was finished and then suggested in the needs assessment. She said she thought it had been done, but could not find any record of it, so she would love to have that information shared with the Board so they knew who was paying for what and could get rid of any anecdotal confusion about that.

Mr. Henry said he knew Amy Smith from Parks had provided the Board information previously that answered those questions directly. He said that was a Parks and Recreation issue.

Ms. Mallek said she did not search for documents from Ms. Smith, so she would look for those.

Mr. Henry said they could share that information with the Board again.

Ms. Mallek asked Mr. Kanak to describe the drainage system under the natural grass rainout fields, or if that was a different area of expertise that they were not into right now.

Mr. Kanak asked if she was asking about natural grass with a drainage system underneath.

Ms. Mallek said yes. She said she was unsure of the term.

Mr. Kanak said there were three different styles of natural turf fields that could be built. He said one was a sand cap, where the subgrade was graded to mirror the finish grade of the playing field, with a 4- to 6-inch sand cap, and the sod was grown in the sand cap, and when it rained, the water passed through the sod and into the sand cap and move its way out to the edge of the field where there would be a perimeter collector to carry it away.

Mr. Kanak said another option was to use the existing topsoil if there was good topsoil in the area and add sand to that. He said those were generally not as successful with being rainproof, but they would grow a very nice field. He said it was just the costs that came into play. He said \$4 per square foot for tilling in sand, it could add up to \$180,000 - \$300,000 for the project. He said the sand cap would cost around \$6 or \$6.50 per square foot.

Mr. Kanak said the top tier of the natural turf fields would be a sand-based root zone over a stone base. He said there would be the subgrade at the bottom, four inches of stone, and a root zone anywhere between 6 to 10 inches that the grass grows in. He said those fields were rainout proof for sure. He said those were the types of fields they designed for professional sports, and those cost \$9-\$10 per square foot. He said when the cost was that much, they may as well go with synthetic turf. He said he would warn that if they tilled in the sand with the cheapest natural turf, or with the sand-based root zone, or even the high end of USGA sand-filled root zone, if those fields were overused, they had to be rested. He said that was a conversation of how many hours could be played on natural turf versus synthetic turf.

Ms. Mallek said they discussed the various materials the infills were composed of, but she would like to know what the grass fibers were made of, because there had been a lot of information out about those being the primary source of fluorenes.

Mr. Kanak said the information that was out there as far as the fibers itself showed that they were made of polypropylene. He said it was an extruded thread of polypropylene. He said where the PFAS came into play with the fiber was with the lower density fiber, and it was not in the polypropylene itself, but was something they used during the extrusion process so that the thread did not stick to the machine. He said since those studies had come out about the PFAS, the manufacturers he talked to said they were looking into that and were going with a higher-grade polypropylene that would not need those chemicals anymore, so they understood that process and were trying to come up with a solution to eliminate that altogether.

Mr. Kanak said three or four manufacturers he discussed the exact process of extruding the polypropylene fiber said that it was a detectable one, but the EPA agreed it was at a level that its impact was below the level of kids or adults would experience in the open environment anyway. He said that did not make it acceptable, but it was an extremely low level, around 20 parts per trillion. He said they were still looking at that, because it was an extreme subject and they wanted to make sure to take care of it.

Ms. Mallek said that polypropylene had a high impact on climate change when it degraded, so it was a concern. She asked if the manufacturer coming back to check on the field was a service contract type of thing that the County should budget for to get it taken care of. She said someone mentioned the technician walking the fields to make sure they were level, and she would like to know if that was a daily thing that the person in charge of field maintenance would be in charge of.

Mr. Kanak said the frequency of which maintenance of the fields would occur had a direct reflection on the number of hours of play. He said if the fields were occupied for three hours a night, Monday through Friday, that was fifteen hours during the week, and if there were ten hours during the weekend, for a total of 25 hours per week. He said they could walk those fields on Monday before all those practices started, and he would recommend walking them Saturday mornings before games started. He said they did not need to walk them for that many hours of play, and could probably go up to 60 hours, but on the weekends, there were probably games being played, so there was a lot of travel happening very quickly over two days. He said after that, he would want to see someone walking quickly to make sure the trash was taken care of, make sure there was not anything to cause an injury or anything like that they needed to know about prior to practices starting the next week.



Mr. Kanak said before Monday's practices started, he would want someone to walk the field and have a record that showed when they walked the fields on that date and a description of what they saw. He said if there was anything that needed to be repaired, they would repair it on the spot or as soon as possible, which would be documented as well. He said that all related back to the requirements of the warranty. He said that was a big requirement of the warranty, and if they did not have that, the turf manufacturers, should something come up that gave them some elbow room to get them out of paying for something, specifically about the warranty.

Mr. Kanak said during those practices during the week, even though there was only 15 hours, most practices were very repetitive on certain parts of the turf. He said that one area may have infill pushed aside that needed attention before a game was played. He said he would want someone to walk the fields on Monday mornings and Saturday mornings so that they could make adjustments if they needed to. He said it could be lowered to once a week, but in his opinion, it should be twice a week for safety, and it was just a good idea.

Ms. Mallek said it sounded like a service contract where someone would come out once a year. She said she understood from their athletic director that they ran their broomer every week to make sure the infill was properly flat so they did not trip over it.

Mr. Kanak said there was a machine called a SportChamp now that had been developed over the last eight or ten years that they could run across the field semi-annually or annually. He said that was related to hours of play. He said that could be purchased as part of the package when they buy the synthetic turf. He said for one field the cost was around \$4000, but for multiple fields it could be less, around \$10,000 - \$12,000. He said they ran the infill through that process to get rid of any dirt or dust or items such as earrings. He said they also would have a representative from the manufacturer on site to see the condition of the turf and condition of the infill to make sure everything was exactly how it should be, so it protected them again back to that warranty, so that if something were to happen, the liability was much less for the County, because the manufacturer was on site once or twice a year to back them up.

Ms. LaPisto-Kirtley said she liked the BrockFILL option because it was wood particles, which addressed a lot of her concerns regarding what should be in the infill. She said she still had questions about the actual turf material. She said someone had mentioned corn husks that was something relatively new. She said in reading the 28-page report they received, she understood that could also allow for organisms to grow in the material, so it would need to be sprayed with some sort of pesticide or fungicide. She said she also understood there were problems in the winter if it froze.

Mr. Kanak said it was not corn husk, but coconut husk. He said there was also cork. He said the coconut had some of those issues that she talked about. He said for that reason, he stayed away from that material, and he also stayed away from cork. He said prior to BrockFILL coming out, he generally stayed away from the organic materials altogether due to those issues that she brought up. He said another issue they had was that during big rain events, cork floated, so it could move if there was too much water on the field.

Mr. Kanak said the key to both cork and coconut was that it had to be kept at an optimal moisture level. He said some designers and manufacturers had added an irrigation system just to keep that material in the right moisture level. He said he did not stand behind that and saw it as going backwards in a way. He said when BrockFILL went online, he investigated it thoroughly and really liked the material and the direction the industry was going. He said he did not know of any places putting in the coconut or the cork.

Ms. LaPisto-Kirtley said she understood BrockFILL was the infill, but that still left the question of the turf, which was now only going to be PFAS or polypropylene. She asked if that was correct.

Mr. Kanak said the polypropylene was the fiber itself, and basically the PFAS could be detected from that.

Ms. LaPisto-Kirtley said she understood. She said neither of those were good. She said he mentioned a company in Pennsylvania called Rematch that would recycle, and she had heard that they wanted to build a plant in Pennsylvania, but they did not have a recycling plant yet, and they had been issued a notice of violation from the Pennsylvania Department of Environment for improper storage and waste disposal.

Mr. Kanak said they currently did not have a recycling center at the Rematch facility, and there was not yet a recycling center in the United States for the Rematch facility. He said everything he had read to that was that they were planning to build a facility in Lancaster County, but they had two already in Europe.

Ms. LaPisto-Kirtley said they were in Denmark.

Mr. Kanak said they were successfully doing the recycling over there. He said he did not see citations for improper storage, but it did not surprise him. He asked if Rematch had the citations for that or if it was synthetic turf manufacturers or landfills or another entity.

Ms. LaPisto-Kirtley said Rematch did, to her understanding.

Mr. Kanak said he knew there were places in California that had rolls of this stuff and they did not

know what to do with it. He said the issue was that they had to have a solution at the end of this lifecycle, so if Rematch would put one of their manufacturing recyclers over here, he thought it was a great alternative. He said the other alternative he liked was the fact that Shaw Sports turf was stepping up and willing to take their turf back to recycle that turf back into a turf pad.

Ms. LaPisto-Kirtley said that he mentioned that he did recommend or would necessarily buy that product.

Mr. Kanak said he would do that. He would recommend the Shaw carpeting, because they were one of the top manufacturers of synthetic turf and that next turf pad was a good idea.

Ms. LaPisto-Kirtley said regarding the PFAS, if they were using the BrockFILL, that would not go into the water. She said she knew that using crumb rubber would go into the water, and they would have to have a drainage system. She said those playing fields were not far from the Rivanna River, so they did not want any of that going in the river. She said he mentioned it would either have to go into a holding pond, which they did not have there, or some kind of filtration system.

Mr. Kanak said the fields drained quickly when it rained. He said the rain fell through the infill and turf carpet down into that stone base that was underneath the turf carpet. He said then it was collected into a subdrainage system that directed the water either to a pond, to the river, or to a water quality pond. He said it could go to any of those different facilities. He said rainwater that filtered through that and was kicked out of the end was cleaner than any rainwater that would fall onto their parking lots right next door and drained to the river than anywhere else. He said on the slide shown, it showed the turf surface and the stone base, so all the water would filter through that and be kicked out of the drainage sublateral at the end. He asked if that answered her question.

Ms. LaPisto-Kirtley said yes. She said she was wondering if, like with the crumb rubber, they could potentially be carcinogenic if it went into the river.

Mr. Kanak said the crumb rubber was held on top of the turf carpet, so it would not work its way through the turf carpet, through the rock, into the perforated lateral, and it would stay on the carpet itself. He said the same was true of the BrockFILL.

Ms. LaPisto-Kirtley said as they stood now, they had three synthetic turf fields at their high schools with lights that were usable for the public, and they had 48 grass fields. She said for the cost of doing this at Darden Towe for over \$5 million, for \$6.4 million they could renovate at the higher level at Darden Towe at \$300,000 per field, they could redo those via grass fills and then put in eight grass fields at Biscuit Run, which would be about \$6.4 million. She said she was addressing the elephant in the room, which was that she believed in the sports venue, and believed it addressed economic development, and thought Darden Towe was not the right place for that. She said it was a smaller park, a little over 300 acres as opposed to Biscuit Run, which was over 1,200 acres. She said the fields at Darden Towe were right across the street from a development, and she was against any kind of lights there. She said that was something she would not approve at Darden Towe. She said Biscuit Run was the place to create a sports venue.

Ms. LaPisto-Kirtley said she knew the SOCA people wanted a sports venue, and she thought it was an economic engine. She said it was something that would work well for the County to have that there, and it was first brought up by Chair Price, who talked about a sports venue they had at Virginia Beach, and they should have something of that quality also. She said she believed Biscuit Run was the place for that. She said even if they had a few synthetic fields just to test out, it would be appreciated because she was interested in the BrockFILL. She said there were not as many residents and could do lighting depending on the location of the fields, and there was a lot more room, and it was closer to I-64. She said trying to make Darden Towe a sports venue would be a traffic nightmare in that area and along Pantops. She said she had heard from the constituents in the area that it was not what they wanted.

Mr. Gallaway asked if they were going to have a second work session after everyone addressed their initial questions or if they were going to be working on this tonight until it was done.

Ms. Price asked Mr. Henry what he would like to gain from the work session tonight.

Mr. Henry asked to display the slide of their objectives. He said there was a lot of content and engineering depth. He said the hope was to at least create an understanding of their overall needs in the community for recreational needs and to get through the strategies of how they may meet them. He said their expectation out of this was to work through the Board's questions in a way the Board felt comfortable providing guidance to staff moving forward with the current CIP request, or there was direction to do something different than what was currently in front of the Board. He said he thought all the Board members should be heard from, and he knew several of them had stated they had more questions that they were withholding, and he would ask Mr. Richardson to weigh in on this conversation as well, but they could ask for a round of questions to make sure everyone was heard, and then through their facilities office collect written questions, and looking at the size and scope of those questions, define a time when they could come back and address them in another work session.

Mr. Henry said what was on the table from the CIP request was getting them into design in 2023. He said construction of any field would not be until 2024, and he wanted to remind them that part of the information around Biscuit Run was what was proposed and approved as a Master Plan were grass fields, unlit, so if they were going to do anything different from that, there would be action they would have

to do first with the state to make sure they were allowed to propose something differently, and then would have to go through a process to amend that master plan. He said staff could come back and deliver information and analysis and plans and recommendations for any one of these, but they needed to have clarity from a majority of the Board on what that was. He asked Mr. Richardson if he could articulate this point further.

Mr. Richardson said he did not believe he needed to say much more. He said he appreciated the question from Mr. Gallaway, and two issues were what the Board wanted to accomplish tonight and how much longer they wanted to stay on this topic tonight. He said going back to slide 2, where they started this afternoon, should clarify that, and he agreed with Mr. Henry's points.

Ms. Price said to Mr. Gallaway that he should ask the questions he had and save commentary for later. She said Supervisors should stay as long as they liked, but if they had additional questions, submit them in writing. She said then they could look to see if they needed to schedule another work session if there were additional questions if people had at that point. She asked Mr. Gallaway to proceed.

Mr. Gallaway said this topic had high public interest as they had all been learning through their inboxes. He said he believed how they worked through this issue was important for everyone to understand so that they knew how to track their conversations on this item. He said there was a slide that said they had 43 grass fields and 23 high quality game fields and asked it to be displayed. He asked which of the 23 high quality of the game fields were not located at schools.

Mr. Crickenberger said that there were 19 high quality game fields at the schools, but the County only had four non-school athletic fields. He said the rest of the fields were located at the public schools.

Mr. Gallaway said that there were four County non-school fields.

Mr. Crickenberger said that was correct.

Mr. Gallaway asked if it was fair to say that the fields at the schools, with the exception of the synthetic turf, were all basically practice fields.

Mr. Crickenberger said the majority of them were.

Mr. Gallaway asked why they used the phrase "23 high quality game fields."

Mr. Crickenberger said the total was 43, as he saw and had been noted. He said 23 were described as high quality, and they were located mostly on school grounds, and the majority of them were in the category of practice field, because they were not necessarily of full regulation size.

Mr. Gallaway said he did not need further description. He asked of those 23 fields, what was the highest quality grass field they had in use right now.

Mr. Crickenberger said Darden Towe was probably the best field they had.

Mr. Gallaway asked if it would be fair to say that all the costs they had heard about so far about the maintenance and upgrade was what had delivered that quality.

Mr. Crickenberger said yes. He said they should take into consideration the volume of use those fields receive as well.

Mr. Gallaway said yes. He said he did not know when this turned into a sports venue conversation. He said he was thrilled about the economic activity that could be generated by this, but this was not a sports venue conversation. He said this was about their four County playing fields and not meeting the capacity of local demand without bringing anyone else in. He said that was a huge problem to him. He said that Mr. Crickenberger stated that Darden Towe was their best quality grass lands.

Mr. Crickenberger said yes.

Mr. Gallaway asked to share his screen and said, like Supervisor Andrews, he went over to Darden Towe to remind himself, because it had been a few years since his daughter had played soccer there. He said he went to the center of the field looking towards the goal, and then went in the other direction. He said the picture displayed showed the first field. He said anyone that thought the photo showed grass that had not turned green yet, they were mistaken. He said those grass clumps were uneven turf. He showed photos of fields two, three, and four. He said he did not go to five or six on the other side, and he tried to take photos low to the ground to show the uneven level of the turf. He said what they were saying to the community was that this was the highest quality they had provided for grass fields.

Mr. Gallaway said he understood the frustrations of the community that was trying to use these fields. He said when he was there, there were also people using the fields for their dogs, and dog urine was not great for grass fields. He said he thought they showed a lot of pictures from these grass fields, and they had to put this into perspective of what they provided. He said they seemed to think what they were providing was okay. He said when he thought of the questions they needed to ask about how to move forward, it was driven by what they had provided so far, and if that could be of a higher grade or higher quality. He asked if the numbers they provided moving forward for future grass field maintenance

were more of the same, or if it was to get those fields to a proper usability.

Mr. Crickenberger said that it was to get the fields to a higher level of maintenance.

Mr. Gallaway said currently they did not have the resources or the staff to do it. He asked if that was correct.

Mr. Crickenberger said it would be challenging, yes.

Mr. Gallaway asked if the \$70,000 item for maintenance of that included the staff and resources it would take to deliver those four fields at Darden Towe.

Mr. Crickenberger said that would include an additional FTE with experience in turf grass management. He said their primary responsibility would be for maintaining the turf field.

Mr. Gallaway asked if the \$70,000 paid for the position.

Mr. Crickenberger said it paid for the position and the necessary additional supplies to up the current maintenance plan.

Mr. Gallaway asked what those supplies were.

Mr. Crickenberger said it was more so of the nutrient program from additional seeds, aeration, and fertilizer.

Mr. Gallaway asked about the water.

Mr. Crickenberger said they irrigated water from the pond that was there, so there was no cost for that.

Mr. Gallaway asked if there was no dollar cost there.

Mr. Crickenberger said that was correct.

Mr. Gallaway asked if they had the same limitations on Darden Towe that they put on MONU for water usage from the Rivanna.

Mr. Crickenberger said the water was collected from a pond, but it was also a collection basin. He said it was part of the irrigation system.

Mr. Gallaway said it was rainwater that they put back down.

Mr. Crickenberger said that was correct.

Mr. Henry asked if they could get back to the Board with better information on that \$70,000 number. He said he would like to spend some more time to do a breakdown of that to make sure it covered personnel and resources. He said he would like manage expectations to vet that further.

Mr. Gallaway said to please do so, because he did not want dollars to get what they had currently but wanted dollars to get to the next level. He said he had other questions that would discuss how they got to this point, but the fact was that he was getting a lot of comparisons, but he did not understand why, because they were talking about a system that was incredibly subpar, and they should address how they were going to fix that for the local residents who used the field.

Mr. Gallaway said Biscuit Run was not a solution to that, and they still had this issue of the fields at Darden Towe because they were not going to be getting rid of them. He said he needed to know what it would cost to implement grass fields that would produce and give them the level of usability and playability, or at least some percentage of, that they would see with the synthetic. He asked if there was an equation used in the industry that said one turf field equated to some portion of a grass field in terms of the capacity or playability as a measure.

Mr. Kanak said typically, one synthetic turf field could replace four natural turf fields, however, he would preface that by saying that depended on how many hours of play there was per day during the week, and per night. He said that it was not just an apples-to-apples comparison, and even if there was a 1:2 ratio, they were better off. He said when looking at an issue like this, he would provide a combination of synthetic and natural turf. He said for example, the hours of play during practice told them they could do that on two synthetic rectangular turf fields the size they were talking about, and if those two fields were provided for all the practices during the week, because the practices were harder on the fields, there would be another two or four natural turf fields that were being rested during the week.

Mr. Kanak said then, as the weekend rolled around, when there was more play happening, they would still be playing on synthetic turf fields, but some of that play could be transferred to the natural turf fields. He said if there were four natural turf fields there, they might use two of them while resting the other two and running them in a rotation so that, once they were in good shape, they would stay in good shape, and if anything showed wear, it could just be taken out of the rotation for renovation.

Mr. Gallaway said it sounded similar to what Deb Tyson told them worked at the high school, where they had one synthetic field and grass fields in the system, allowing to manage the entire program better.

Mr. Kanak said that was right.

Mr. Gallaway said he supposed if they had a system that had both options available, it allowed for minimizing the number of turf fields needed, but adding synthetic turf allowed for more grass when there was high demand.

Mr. Kanak said that was right.

Mr. Gallaway asked Mr. Kanak if they were the first community he had worked with that had high regard for the environment or environmental concerns.

Mr. Kanak said not really. He said there were a lot of fields in California that were on top of the issue as well.

Mr. Gallaway said that meant there were ways that communities with a high bar for environmental protections to be able to put in programs with synthetic turf, it just had to be cost-feasible.

Mr. Kanak said that was correct.

Mr. Gallaway asked if there was any way that the industry looked at money from ROI (return on investment) for money put in. He said he was trying to imagine another way to look at how they invest dollars to meet a quality or demand or hours of use. He asked if there was anything in the industry that was similar to that idea.

Mr. Kanak said with hours of play on synthetic turf provided, numbers could be put together with that. He said he would caution putting numbers to the natural turf side of things, because they had to be kept up to a quality level of play, so to assign hours of play to them was tougher to do. He said as far as ROI, when talking about regional tournaments and scheduling things like that, numbers could be put together for that. He said he was unsure of how to do that on this level of local play on synthetic and natural turf.

Mr. Gallaway said that was fair. He said he would ask staff to provide an answer as a follow-up, because they did know the level of hours of play on their fields, and they could even isolate that to Darden Towe. He said for the ratio of synthetic to natural turf fields, he believed they needed to come up with an answer to that. He said it was something they should try to tackle, because it spoke to whether it made sense to put the resources in. He said he had questions for Mr. Kamptner. He asked him, from a Board procedures, actions, and guidelines approach, to clean up the talk of how they had arrived here today. He said this ranged from the initial approval to the CIP, to the December 4, 2019 conversation. He said he did not recall there being a vote taken on the night of December 4, 2019.

Mr. Kamptner said that after discussion, it was evident that the Board was split and without a vote.

Mr. Gallaway said his memory was that everyone was in favor of revisiting the procurement questions to make sure the procurement procedures were proper, but the Board was split on wanting to revisit grass versus turf, which had already been decided by previous Board action. He asked if that was correct.

Mr. Kamptner said that was his recollection and sounded correct.

Mr. Gallaway said that the only Board vote that happened was a "yes" to put synthetic turf in at Darden Towe.

Mr. Kamptner asked him to repeat that.

Mr. Gallaway said the only Board action and vote that had been taken was to fund synthetic turf fields at Darden Towe.

Mr. Kamptner said that was in a prior CIP.

Mr. Gallaway asked if that was the last Board action that was taken.

Mr. Kamptner said yes, and that it did not bind the Board today.

Mr. Gallaway said he did not ask if it bound the Board. He said in December 2019, the original question that was brought up was about the contract and procurement efforts. He said he remembered the conversation was late at night and there was a 3-3 sentiment. He said this was right before Ms. Price and Ms. LaPisto-Kirtley joined the board in 2020 and then the pandemic happened. He said they paused an action to see the procurement question answered, but they seemed to now be focusing a lot on the grass versus turf question. He said moving forward, Supervisors would have to start saying where they stood on that issue, because otherwise why would they spend so long getting to that discussion. He said there were a lot of things that were presented today that he thought alleviated many concerns he had

been hearing. He asked what other projects similar to this one were also paused in the CIP.

Mr. Henry said he would invite the budget staff that were on the call to give the list, but an example of one would be the High School Center II project, which was paused both in design and construction funding. He said that later came back during FY22 and was approved to continue. He asked Mr. Kamptner to clarify if all the projects that had been revisited by the Board for FY22, by not funding the Darden Towe turf project in the budget, that was the last action the Board took. He said there was probably clarity that could have been provided in retrospect, but that was an action that was taken that took them to the FY23 request that was in front of the Board now.

Mr. Gallaway said they did not vote on the projects, and all the projects were paused, other than maintenance.

Mr. Bowman said that they could provide as a follow-up to the Board more examples and said that those projects were paused during the fall of 2020 to go through a prioritization of those things that would be unpaused midyear FY21, and those that would be considered in FY22 with the idea that anything not funded in those processes, they would then come back and revisit in FY23-FY27 CIP. He said they could certainly provide a list from that advisory committee discussion in the fall of 2020.

Ms. Price said all of her questions of significance had been answered through the exceptional presentation today, and she would candidly acknowledge that it had changed some of the preconceived notions she had coming into the meeting. She said she wanted to give each Supervisor an opportunity, if there were any additional questions they had. She said she would submit her commentary to Mr. Henry, who could take that and work with County staff and report back to the Board.

Mr. Andrews said he would write out his remaining questions to ensure the most clarity in his wording. He said he had commentary that he was holding off on, because there were at least three people here who were not on the Board in 2019.

Ms. McKeel said she assumed they would be coming back to discuss this again.

Ms. Price said she believed they would.

Ms. McKeel said she had grave concerns about the process. She said it was important to hear updated scientific information from within industries, and she appreciated what they heard today.

Ms. Mallek said she would organize the rest of her thoughts. She said something not discussed this evening was the impact of various materials on climate change and how their community and local government had made a very firm stand about that. She said she hoped that was something they would consider very seriously. She said the commentary from the December 2019 Board meeting was that there was concern over the fact that newly arriving Supervisors had not had a chance to participate in any of those prior decisions, and it seemed very fair to make sure that happened. She said she would send out information to everyone.

Ms. LaPisto-Kirtley said she understood Darden Towe would need a full-time equivalent that would cost around \$70,000. She said that would be true whether it were natural grass or synthetic turf fields.

Mr. Kanak said he did not know if they would need someone for \$70,000 a year to take care of the synthetic field.

Ms. LaPisto-Kirtley said she understood. She said she brought it up because the report they received said that it would require someone to check the seams, do the brooming, and other upkeep. She said she was glad the process had led them to this, because Darden Towe definitely needed to be upgraded and it was not a question whatsoever.

Mr. Gallaway said they should answer the question of grass maintenance, and what the FTE equivalence was for a synthetic turf field. He said they perhaps did not need a full FTE for the synthetic field, but it did require some maintenance. He asked if this would just be an assignment that another FTE would handle.

Mr. Kanak said that he would assign someone that they already had employed for half a day on Monday and half a day on Saturday.

Mr. Crickenberger said that their intention was to have an individual on existing staff to do those types of tasks for the synthetic turf.

Mr. Gallaway said he did not have any additional questions, but at some point, since they had been talking about the fields at Darden Towe specifically, and those were their highest quality fields, and they knew the quality of condition they were in, before they brought any other new fields online, there were 19 more fields to worry about, so they would need to discuss the system outside of Darden Towe and bringing on more grass fields when there were 23 that he was unsure how to describe. He said he was extremely happy with the quality of the report and knowledge provided by Kimley-Horn and the staff. He said his questions of current quality were not a reflection on staff, but it was a reflection on the Board and resource allocation.



Ms. Price said she had nothing further. She said to Mr. Richardson that the Board would like to schedule another opportunity. She said this had been a very helpful work session, and the Board needed to be prepared to make decisions the next time, and they would be happy to work with him and County staff to set that up.

Mr. Henry thanked the Board for their engagement and their questions. He said he would be the point of contact if they had written follow-up questions, and while he would not be the engineer answering them, he would make sure their team worked through the information for them, and they would work with Mr. Richardson's team on how best to bring this issue back to the Board in an actionable way.

Mr. Bowman said on March 30 at 3:00 p.m. was the next budget work session, the fifth so far, with topic on the American Rescue Plan Act, housing initiatives, and to hear from the Boys & Girls Club.

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Agenda Item No. 4. Consent Item:

Ms. Mallek **moved** to approve the consent agenda. Ms. LaPisto-Kirtley **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, Mr. Andrews, and Ms. Price.  
NAYS: None.

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Item No. 4.1. Schedule Public Hearings to Consider the Adoption of Ordinances to Amend County Code Chapter 15, Taxation.

The Executive Summary forwarded to the Board states that, during the 2020 General Assembly session, Virginia counties received enabling authority to increase the taxation amount on several taxing vehicles, including transient occupancy tax and food and beverage tax, as well as the ability to implement a disposable plastic bag tax. Under the legislation, the limit on the transient occupancy tax was removed while maintaining that revenue attributable to a rate over two percent but not exceeding five percent must be dedicated to tourism marketing.

Further, the legislation authorized counties to impose a food and beverage tax up to six percent and removed the requirement to hold a referendum before imposing such tax. The plastic bag tax legislation allows counties to impose a five cent per bag tax on disposable plastic bags provided by certain retailers with certain stipulations on use of the associated revenues. Revenues from such tax shall be used for programs supporting environmental cleanup, litter and pollution mitigation, environmental education efforts, or to provide reusable bags to SNAP or WIC benefit recipients.

During the February 16<sup>th</sup> work session, the Board received and discussed information on current real estate and personal property tax relief/exemption programs, as well as the opportunity to add new programs or modify existing programs. The Board directed staff to bring forth the proposed surviving spouses of persons killed in the line of duty real estate tax exemption program and modifications to the real estate tax relief for the elderly and disabled program.

Attachment A provides a summary of the proposed amendments to County Code Chapter 15, Taxation, regarding real estate tax exemption for surviving spouses of certain persons killed in the line of duty, real estate tax relief for the elderly and disabled, transient occupancy tax, food and beverage tax, and disposable plastic bag tax.

The public hearing for the real estate tax exemption for surviving spouses of certain persons killed in the line of duty, real estate tax relief for the elderly and disabled, transient occupancy tax, food and beverage tax, and disposable plastic bag tax is anticipated to be held on April 20, 2022.

The real estate tax exemption for surviving spouses of persons killed in the line of duty and the modification to the real estate tax relief for the elderly and disabled would decrease collectible tax revenues. Increasing the transient occupancy tax and food and beverage tax rates would increase tax revenues. Implementing the disposable plastic bag tax would increase revenues however, these revenues would be dedicated sources for qualifying expenditures. The budgetary impacts of all these programs and taxes are incorporated into the FY 23 proposed budget.

Staff recommends that the Board schedule public hearings to consider adopting the attached proposed ordinances (Attachment B, C, D, and E).

**By the above-recorded vote, the Board authorized the Clerk to schedule public hearings to consider adopting the attached proposed ordinances (Attachment B, C, D, and E).**

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Agenda Item No. 5. From the Board: Matters Not Listed on the Agenda.

Mr. Gallaway shared that the Regional Housing Partnership (RHP) had a strategic session today on strategic planning that was worthwhile and would produce a Strategic Plan for the RHP that everyone would be interested in. He said when it was out in a few months he would make sure the Board saw the deliverable.

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Agenda Item No. 6. From the County Executive: Report on Matters Not Listed on the Agenda.

There was no report.

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Agenda Item No. 7. Adjourn to March 30, 2022, 3:00 p.m., electronic meeting pursuant to Ordinance No. 20-A(16).

At 6:49 p.m., the Board adjourned its meeting to March 30, 2022 at 3:00 p.m., which would be an electronic meeting held pursuant to Ordinance No. 20-A(16), “An Ordinance to Ensure the Continuity of Government During the COVID-19 Disaster.” Information on how to participate in the meeting will be posted on the Albemarle County website Board of Supervisors homepage.

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Chair

Approved by Board
Date 11/01/2023
Initials CKB