APPROVED MINUTES
KING WILLIAM COUNTY BOARD OF SUPERVISORS REGULAR MEETING
FEBRUARY 24, 2025

A regular meeting of the Board of Supervisors of King William County, Virginia, was held on the 24th day of February 2025 in the Board Meeting Room of the County Administration Building and via live stream.

AGENDA ITEM 1. Call to Order

The Chair called the meeting to order.

AGENDA ITEM 2. Electronic Participation Approval (if needed)

Supervisor Bancroft made a motion to allow Supervisor Edwards to appear electronically. The motion was seconded by Supervisor Hodges. Chair Catlett asked for further discussion. All were in favor and none opposed.

AGENDA ITEM 3. Roll Call

The members of the Board of Supervisors in attendance:

Supervisor, 1st District: William L. Hodges	Present
Supervisor, 2nd District: Benjamin J. Edwards, III	Present
Supervisor, 3rd District: Justin Catlett - Chair	Present
Supervisor, 4th District: Lindsay May Robinson - Vice Chair	Present
Supervisor, 5th District: Mary Sue Bancroft	Present

AGENDA ITEM 4. Review and Adoption of Meeting Agenda

Chair Catlett called for a discussion. Supervisor Robinson made a motion to amend the agenda to include item number 12.a. Additional funds to CSA FY '25 Budget and item number 15 a Closed Session to discuss a personnel matter. The motion was seconded by Supervisor Bancroft. Chair Catlett called for further discussion. All members were in favor, none opposed.

AGENDA ITEM 5. Invocation - Joshua Lewis from Jerusalem Christian Church

Mr. Lewis led the meeting in prayer.

AGENDA ITEM 6. Pledge of Allegiance

Chair Catlett lead the meeting in the Pledge of Allegiance.

AGENDA ITEM 7. Consent Agenda

7(a)(i) Supervisor Hodges made a motion to approve the draft minutes of the January 27, 2025 meeting. This motion was seconded by Supervisor Bancroft. Chair Catlett called for further discussion. All were **in** favor, none opposed.

AGENDA ITEM 8. Public Hearing (if any)

a. **Rezoning Z-02-2024 -** Joyce Wolfe from the KWC Planning Department presented the proposed rezoning by Rhetson Companies. The request is to change the zoning on a portion of tax map# 11-86 from A-C to 8-1, Local Business for a proposed Dollar General Market (see attachments). Counsel for Rhetson provided a presentation (see additional attachments) stating that this is the updated proffer plan to include a reduction in the actual footprint of the store on the site and leaving the remaining land unused, the access to the parking lot with screening between the store and the road and additional screening on the back of the property between the neighboring homes and the store. The store will not be bigger, it will be a little over 10k square feet and no more than 20 feet in height. Other proffers were hours of use, recycling and trash receptacles, no alcohol sales, limiting the truck sizes for deliveries, changing the lines of sight turning into and out of the parking lot and they think that there is a need to provide other grocery items.

Chair Catlett opened the Public Hearing for comments:
Colleen William - Opposed to the rezoning
Frances Gwathmey - Opposed to the rezoning
Tiffany Garlick - Opposed to the rezoning
Patsy Garlick - Opposed to the rezoning
Gary Hill - Opposed to the rezoning
Anthony Cantrell - Opposed to the rezoning
No other speakers for this Public Hearing. Chair Catlett closed the Public Hearing.

Chair Catlett called for discussion. Supervisor Hodges stated that he votes no. Supervisor Edwards stated that the community that showed up doesn't want it. Supervisor Bancroft thanked the people for sharing their thoughts and asked, "Why can't the one already here be converted?". Joyce Wolfe stated that the Planning Commission voted unanimously to decline the permit. Supervisor Robinson stated that she liked the idea of the market and understood that we need options, but I hear the concerns, and I don't think it's the right fit for the county.

Chair Catlett asked for further discussion. Supervisor Bancroft made a motion to deny the rezoning request/permit and Supervisor Hodges seconded the motion.

Chair Catlett called for a vote:

Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 2nd District: Benjamin **J.** Edwards, III	Aye
Supervisor, 4th District: Lindsay May Robinson - Vice Chair	Aye
Supervisor, 5th District: Mary Sue Bancroft	Aye
Supervisor, 3rd District: Justin Catlett -Chair	Aye

The motion passes and the Rezoning Application is denied.

b. CUP 04-2022, Mark Baker

Joyce Wolfe from the KWC Planning Department presented CUP-04-2022 Mark Baker Irondale LLC to allow multi-family housing units (apartments). The proposal is for 159 apartments in a 3-story L-shaped building, a clubhouse and pool area and a green space and the remaining land would be used for parking (see attachments). The applicant has been responsive and has held several meetings and has agreed to additional conditions as well regarding emergency management, planning lighting and screening. The Planning Commission voted two to two with one member abstaining to deny the application without a majority vote. Per their By-laws the request has been forwarded to you without a recommendation. If the Board approves the permit, staff recommend additional conditions referenced in the presentation.

Hodges asked how many residents would be expected to be with this building. Mrs. Wolfe responded with an estimate of 1500 people.
Mark Baker provided comments on the pending project to include property location and zoning (see attachment).
Chair Catlett opened the Public Hearing for comment: Jessica Budd - request to deny the CUP, Chris Budd - request to deny the CUP, There were no other speakers and Chair Catlett closed the Public Hearing.
Chair Catlett asked for further discussion. Supervisor Robinson has heard from both sides of this situation and stood in the back yard of one of the adjacent homes and this is definitely going to be a hindrance for the homeowners in that area. I'm concerned about the apartments even though they are one bedroom. I do not know if a three story apartment is what we really need.
Supervisor Bancroft stated that she doesn't think that if she lived there she would like it either. "I think we need to wait and see what is going to happen with the other apartments that we've got coming". I don't think this is the right location for apartments.
Supervisor Hodges stated that we are going to get a lot of people packed in there, West Point has the same issue with buildings there. We need to put the brakes on some of this or at least put limits on it. Supervisor Edwards "its concerning to the type of tenants you are going to get. The developer has done everything we have asked of them and the neighborhood doesn't like the idea of this. Chair Catlett asked for clarification on the Planning Commission's vote and stated that one of the things that concern him is that we are already stretched **in** there and adding this and we are still trying to address looking at how this influx of homes will affect the area.
Chair Catlett asked for final discussion and Supervisor Bancroft made a motion to deny the CUP and the motion was seconded by Supervisor Hodges

Chair Catlett asked for a vote:

Supervisor, 2nd District: Benjamin **J.** Edwards, III	Aye
Supervisor, 5th District: Mary Sue Bancroft	Aye
Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 4th District: Lindsay M. Robinson – Vice Chair	Aye
Supervisor, 3rd District: Justin Catlett -Chair	Aye

The motion passes and the CUP is denied.

AGENDA ITEM 9. Presentations

a. All Points Project Update - Tom Innes

Tom Innes provided an AllPoints update (see attached presentation): They are offering credits to new customers and providing incentives for customer referrals. Currently, the line is connected to existing utility poles and they are leasing fiber from RAC. If you go to the websites (both AllPoints and FCC) put your information in and we will contact you and the FCC will be notified that you are there and if broadband is available (see slide) . They are investing money in the fiber infrastructure. The federal BEAD fund has allocated money to Virginia for broadband expansion.

Chair Catlett inquired as to the completion of the main infrastructure and was told that it is essentially complete and now they are moving to the Residential connections. The Board thanks Mr. Innes for the update.

b. King William County Library - Mark Kunin, Library Systems and Services, LLC. Todd Fradger, CEO of LS&S (see attached presentation) Provided information about partnering to provide increased programming and understanding the needs of the community while keeping it local. LS&S helps provide library services. The presentation

touched on expanding programming, hours of operation, collection management, identifying grant opportunities and driving awareness of the library. LS&S identified the core model for every library and drive efficiency and price benefits to the members. They will work with the local Library Boards, BOS and staff to provide tailored professional services. He provided a review of the contract to include their performance and how to terminate it. Supervisor Hodges stated that "you have resource sharing. With them so far apart, how long is it going to take to get a book transferred?' The response was that a book can show up within 24 hours from the other library. We also work with other local and national providers. Supervisor Hodges asked about the current staff and the response was that they would need to apply for the positions with LS&S, allow them to check references and that they wanted to keep local people working in the library. Supervisor Bancroft like the better buying power of the national distributors. LS&S collects data in our environment to ensure that the community is happy. LS&S will help the library apply for state aid, and they have grant writers to assist.

Supervisor Edwards is impressed with the program and thinks its a good fit. Supervisor Bancroft asked about the nay Sayers and LS&S responded that people don't like change, the traditional ways of the library are changing, and we have a good model, but they need to try it out. We are taking the administrative tasks of running a library out of the library space and allowing the staff to provide library services to the community and LS&S provides tuition reimbursement and provides continuing education to its staff. Chair Catlett clarified how the Library Boards input is managed. They help with materials, outreach, website, logo design etc as part of the contract. Bancroft asked start to finish how long would it take, March to June 1 to be up and running.

AGENDA ITEM 10. Citizens Comment Period Chair Catlett opened the Citizen Comment Period:

Willie Upshaw - 2nd district
Karen Westerman - 2nd district
Betsy Donoghue - 3rd district

Joshua Rellick - 3rd district
Fran Friemark - 4th district
John Friemark- 4th district
Chelsea Sauder - 1st district
Lori Johnson - 1st district

With no further speakers, Chair Catlett closed the Citizen Comment Period.

AGENDA ITEM 11. Unfinished Business

Dave Wilson, KWC Director of Finance, brings a request for additional funds to be allocated to the CSA FY '25 budget and amend its Resolution 25-06 to request additional funds in the amount of $425,000.00 to fund the increased costs of the services. The total support amount is $896,054.00. Supervisor Hodges asked "we knew that we were going to owe more" and therefore I make a Motion to approve this as we are required to by Code. The motion was seconded by Supervisor Robinson and Chair Catlett requested a Roll Call Vote.

Supervisor, 4th District: Lindsay May Robinson - Vice Chair	Aye
Supervisor, 5th District: Mary Sue Bancroft	Aye
Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 2nd District: Benjamin J. Edwards, III	Aye
Supervisor, 3rd District: Justin Catlett -Chair	Aye

The motion passes.

AGENDA ITEM 12. New Business

None

AGENDA ITEM 13. Administrative Matters from County Administrator

Stacey Davenport reported that when we were closed and there were other employees who worked I wanted to thank them and that we appreciate them working during the weather. The next meeting dates Planning Commission meeting is March 4th, the next BOS meeting is March 10th, the King William VA 250 Planning Committee is meeting February 27, The celebration of the 300th anniversary of the historic courthouse and they will be looking for volunteers. Alyssa Ellison is the new RAS Director and brings a lot of knowledge from law enforcement and animal care. The COR wants you to know that the deadline for tax relief is due. The Septic System Grant funds are available and fliers are at the back of this room. We are institution the county newsletter and if you would like to receive it please email your request to bos.clerk@kwc.gov. The RAS shared some sad news that their shelter cat Cali passed away last week She lived at the shelter for the past 20 years and was put down due to kidney failure so please keep them in your thoughts.

AGENDA ITEM 14. Board of Supervisors' Requests and Comments

Chair Catlett opened the floor to fellow Board Members for comments:
Supervisor Bancroft wanted to express her thanks for the support and thank you to the people who spoke regarding the PRL.

Supervisor Hodges asked a question of Sheriff Lumpkin about a detailed list for the upgrade to the radio system. Sheriff Lumpkin said that the information was provided to the Board in their packet. "Folks if we start banning books we will get sued. That is a known fact" and thank y'all for coming.

Supervisor Robinson thanked all of the speakers tonight and the presenters. Shout out to Mangohick Fire Department, they have signs up and down Route 30 looking for volunteers. Based off of the public hearings tonight, our County needs to find some balance when it comes to residential and commercial. I actually ran on trying to figure out ways to offset the residential tax rate here. We do need businesses here and that is going to require growth and I know a lot of people don't want that, and we have to find a balance. In 2022 the Orchards which is a large development that is coming and its going to put a hurting on our schools, our Fire & EMS and our police department. I hear people saying we need grocery stores. We are going to have some extremely tough choices and decisions to make in this year to try and budget and try and plan because it hasn't been done. We have a lot of things we have to look at across the board in all departments in this County. So I just want the public to be aware that we hear your cry and see your Facebook posts about the growth and that's what we are up here trying to do. Its up to the five of us to figure out a way to fix this. Because its coming whether we want it or not.

Supervisor Edwards thanked everyone for attending today and bring forth your opinions. We are diligently trying to look at all of the facts and figures and everything that goes with the library and make our best decision. That's the best we can do. Thanks to the staff and that for everybody. Sorry I couldn't get there tonight but I had some pretty unavoidable issues come up.

Chair Catlett offered their condolences to Sheriff Lumpkin and what they are going through. And keep the Thin Blue Line family in your thoughts and prayers. Thanks to everyone who came out tonight.

AGENDA ITEM 15. Closed Meeting (if needed)

a. Motion to Convene Closed Meeting - Contract Negation

Supervisor Bancroft made a motion to move to a closed session to discuss contract negotiation and a personnel matter. The motion was seconded by Supervisor Hodges. County Attorney Mark Flynn stated that the contract is regarding LS&S and the personnel matter is regarding a county employee.
Chair Catlett asked for discussion. All members were in favor and none opposed.

b. Motion to Reconvene in Open Session

Chair Catlett requested a motion to reconvene in open session. Supervisor Bancroft made the motion and the motion was seconded by Supervisor Hodges. Chair Catlett called for discussion, all were in favor and none opposed.

c. Certification of Closed Meeting

Chair called for the certification. County Attorney Flynn made a motion to certify that the matters that you went in the closed session for are authorized under the Freedom of Information Act and while in closed session, you only discussed the matters for which you could be closed session.
Chair Catlett asked for a Roll Call Vote:

Supervisor, 1st District: William L. Hodges Aye
Supervisor, 2nd District: Benjamin J. Edwards, III Aye
Supervisor, 4th District: Lindsay May Robinson - Vice Chair Aye
Supervisor, 5th District: Mary Sue Bancroft Aye
Supervisor, 3rd District: Justin Catlett -Chair Aye

d. **Action on Closed Meeting (if necessary)** Chair Catlett asked for any action from the closed meeting. Supervisor Robinson made a motion to approve entering into a contract with Library Systems and Services. And authorize the County Administrator to take all necessary step to execute the agreement. The motion was seconded by Supervisor Bancroft.

Chair Catlett requested a Roll Call Vote:
Supervisor, 2nd District: Benjamin J. Edwards, III Aye
Supervisor, 4th District: Lindsay May Robinson - Vice Chair Aye
Supervisor, 5th District: Mary Sue Bancroft Aye
Supervisor, 1st District: William L. Hodges Aye
Supervisor, 3rd District: Justin Catlett -Chair Aye

Supervisor Robinson made a motion for the determination of use of a sole source contact and the motion was seconded by Supervisor Bancroft. Chair Catlett t requested a Roll Call Vote:

Supervisor, 4th District: Lindsay May Robinson - Vice Chair Aye
Supervisor, 5th District: Mary Sue Bancroft Aye
Supervisor, 1st District: William L. Hodges Aye
Supervisor, 2nd District: Benjamin J. Edwards, III Aye
Supervisor, 3rd District: Justin Catlett -Chair Aye

AGENDA ITEM 16. Appointments (if any) None

AGENDA ITEM 17. Adjourn or Recess

Chair Catlett asked for a motion to adjourn. Supervisor Bancroft made the motion, and the motion was seconded by Supervisor Hodges. Chair Catlett called for discussion. All members were in favor and none opposed.