

A regular meeting of the Board of Supervisors of Albemarle County, Virginia, was held on December 10, 2025, at 1:00 p.m. in Lane Auditorium, Second Floor, Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia, 22902.

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

ABSENT: none.

OFFICERS PRESENT: County Executive, Jeffrey B. Richardson; County Attorney, Andy Herrick; 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 1:00 p.m., by the Chair, Mr. Jim Andrews.

Mr. Andrews introduced the Albemarle County Police Department Officers present to provide their services at the meeting, Officer Daniel Bonney and Officer Lauren Daly.

Agenda Item No. 2. Pledge of Allegiance.
Agenda Item No. 3. Moment of Silence.

Agenda Item No. 4. Adoption of Final Agenda.

Ms. McKeel **moved** to adopt the final agenda. Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

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

Agenda Item No. 5. Brief Announcements by Board Members.

Mr. Pruitt stated that he had a lovely time attending the Scottsville Holiday Happening over the weekend. He said that the event featured a variety of artisans, despite the brutal weather conditions. He said that they had a nice bonfire, so it all worked out. He said that he brought this up to remind everyone that they were now in the midst of the holiday season, and people may be scrambling to find last-minute stocking stuffers. He would like to remind everyone that Albemarle County was rich in local artisans and businesses, and he was confident that everyone could easily find unique items to fill stockings by walking down their main streets.

Ms. McKeel announced that Governor-elect Spanberger had named Nick Donohue as Transportation Secretary, which she believed was a great appointment. She had worked with Mr. Donohue in the past, particularly on transit and rail issues, and she was thrilled to see him in this new role. He had been a key inspiration for SmartScale years ago, which ultimately led to funding for transportation in Albemarle County. Although he had been in the private sector since 2022, she was hopeful that his appointment would bring about positive changes. She was particularly excited about the prospect of working with him to improve their success with SmartScale applications.

Ms. McKeel stated that on a more somber note, she would like to take a moment to acknowledge the passing of Charles Tolbert on December 4. She said that Mr. Tolbert had been a dear friend, neighbor, and mentor, as well as her campaign treasurer for 28 years and submitting numerous filings to the State Board of Elections. He had also been a physicist who worked in the Astronomy Department at the University of Virginia for many years. He had also been serving as the Grand Marshal and carrying the mace at University of Virginia graduations for over a decade. His involvement with the University of Virginia and Albemarle County Service Authority (ACSA) had made him a respected and influential figure in their community. She said that his passing was an immense loss to the County.

Ms. Mallek announced that this morning's Pancakes and Politics breakfast was brief, informative, and wonderful. The General Assembly delegation members were all present and shared their insights on the current insanity that was already underway and some of their highlights. It appeared that everything that had been vetoed in the last four years was likely to be brought back, with perhaps little regard for local government authority. She said that as a result, it was essential that they were prepared to defend their interests and position themselves to make progress on the issues they needed to address through legislative lobbying.

Ms. Mallek announced that this Saturday at noon, as part of a nationwide event, wreaths would be laid across America at various locations, including the Dogwood Vietnam Memorial at McIntire Park, the County Office Building grounds, and Earlysville. She invited everyone to join her at the memorial events.

Mr. Gallaway noted that during the holidays, they had a lot of people out on the roads, and this year saw an increase in weather events in December. With the extra travel and the increased number of cars on the road, he would like to remind everyone to be patient with one another and drive at the speed

limit, so they avoid any upsets to the holiday season.

Ms. LaPisto-Kirtley announced that the Ruritan Club for the Rivanna District would be hosting their holiday party at Stony Point next Tuesday, and she was looking forward to meeting many constituents there. She said that also, Scouts who were working toward earning their Eagle badge were required to interview local elected officials, which she had been doing for a few years. She wanted to give a shout-out to the Scouts who listened intently and perhaps would be part of local government in their future careers.

Mr. Andrews stated that he was sad to report that Gerald Fisher had passed away on December 1, which he was not aware of until after their last meeting. He said that Mr. Fisher had been a member of the Albemarle County Board of Supervisors, beginning in 1972, and had been elected at the age of 35. He had represented the Samuel Miller District and served as Chair of the Board from 1976 to 1988. He was a well-known and formidable figure due to that position, and he remained actively engaged in the community. He added that he was also a physics major in college. He gave his condolences to Mr. Fisher's family.

Mr. Pruitt stated that he would like to request an additional moment of privilege to discuss one other topic. He said that he represented the Scottsville District, which included the largest and most prominent Oath of Citizenship ceremony in the United States. His district also housed the International Rescue Committee (IRC) farm and one of the largest migrant communities in the County, Southwood. He said that his counterpart on the School Board, representing Scottsville, led the Literacy Volunteers of Charlottesville and Albemarle. He said that occasionally, this board received letters from the community, and he believed it would be wasted if those were not shared with the community.

Mr. Pruitt explained that recently, they had received a letter from a community member sharing a statement from the Literacy Volunteers of Charlottesville and Albemarle, which noted that many of the adult migrants learning English for the first time were, in fact, legal migrants. He said that many of their students had had their oaths of citizenship canceled in the past few weeks, even after completing the full interview process and proceeding through the legal immigration process.

Mr. Pruitt said that the Literacy Volunteers' letter noted that many of their students had risked their lives for the American cause in their home country, worked alongside American soldiers, and waited years in refugee camps to come to this country determined to make it their home, and they were heartbroken to see America break its promise to them. He said that he would like to echo these sentiments and the form of betrayal it represented to the dedication to a legal process to build a nation of immigrants.

Ms. Mallek added that the cancellation of the nationalization ceremonies at Monticello was detrimental to their sense of community and affected everyone. She said that she was horrified that the ceremony on the 4th of July would no longer be held.

Ms. McKeel noted that she had recently read a news article about a naturalization ceremony in Boston, where two people were about to be sworn in and were taken away while waiting in line to take their oath. She said that this was not a good place to be right now.

Agenda Item No. 6. Proclamations and Recognitions.
Item No. 6.a. Proclamation Recognizing the Work to Achieve Universal Broadband Access.

Mr. Andrews **moved** to adopt the Proclamation Recognizing the Work to Achieve Universal Broadband Access, which he read aloud.

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

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

PROCLAMATION RECOGNIZING THE WORK TO ACHIEVE UNIVERSAL BROADBAND ACCESS

WHEREAS, broadband access is an essential service for full participation in our economy, an important tool for building community and social connection, a lifeline for accessing public safety and telehealth services, and increasingly essential to access government services and educational opportunities, and that many rural areas of Albemarle County have never had adequate broadband access; and

WHEREAS, Albemarle County has been dedicated to achieving universal broadband access for Two decades, pursuing opportunities to expand broadband through strategic investments and public-private partnerships; and

WHEREAS, the Broadband Office at the Virginia Department of Housing and Community Development established and implemented the Virginia Telecommunications Initiative,

which led to the creation of the Albemarle Broadband Authority and the development of Albemarle County's Broadband Plan; and

WHEREAS, through the leadership of the Board of Supervisors, County staff, and the Authority, and with the support of community organizations and elected and appointed officials, and in partnership with broadband providers, Albemarle County invested in \$1.3M of general fund appropriations in broadband expansion, and netted more than \$60M in state, federal, and private funding to deliver broadband to nearly 11,000 locations; and

WHEREAS, the recently awarded federal Broadband Equity, Access, and Deployment program sets in motion a plan that will connect the fewer than 500 remaining unserved locations in Albemarle County.

NOW, THEREFORE, BE IT PROCLAIMED, that we, the Albemarle County Board of Supervisors, do here by commend all of the contributors to this decades-long effort, and recognize the tremendous accomplishments of our partners to bring the County to the doorstep of universal broadband access.

Signed this 10th day of December 2025.

Jason Inofuentes, Broadband Accessibility and Affordability Office Program Manager, said that he would not be receiving the proclamation. He said that he would like to introduce Bucky Walsh. He said that he had hoped to introduce Mike Culp, but unfortunately, he had taken ill today and would not be able to join them. Before he introduced Mr. Walsh, he would like to take a moment to express a few words. He said that it was humbling to be there to hear the proclamation read aloud, considering he came in at the tail end of 20 years of effort that went into making this a reality.

Mr. Inofuentes said that he was not sure what required more work; the 200 miles of the Grand Canyon being carved out by water or bringing broadband across 726 square miles. However, he thought it was close. He said that a significant amount of that work could be attributed to his predecessor, Mike Culp, who was the Broadband Office Director and their Information Technology (IT) Director for a long time. He said that Mr. Culp had brought together community partners, state legislators, and others to make this a reality.

Mr. Inofuentes stated that he would read into the record the names of about 70 individuals, a list that he would also provide to the Clerk, in addition to the hundreds of people who worked on the ground to make this a reality. He said that he would also like to introduce Mr. Walsh, who had been instrumental in pursuing this project as the Chair of the Albemarle Broadband Authority since its inception. He had been as dedicated as anyone in pursuing this work, and he was pleased to introduce him.

Bucky Walsh accepted the proclamation and gave remarks. He said that he would like to call out a few groups and individuals himself today. He said that first, he would like to acknowledge the Board of Supervisors, who, although not constituted exactly as it was today, had the vision many years ago to study this problem, commission studies, and finally launch the Broadband Authority. Their efforts were instrumental in laying the groundwork for this project and for hiring people such as Mr. Culp and Mr. Inofuentes who carried out the vision.

Mr. Walsh said that he would also like to commend Governor Northam for his decision to become the "Internet governor" and for putting the state's money where his mouth was. He said that the funds from the Northam administration were crucial in getting them to where they were today. He would like to recognize his fellow members of the Broadband Authority, some of whom were present on the Board and others in the audience, for their dedication over the past eight years.

Mr. Walsh said that as he reflected on this journey, he was reminded of the importance of their partners, particularly Central Virginia Electric Co-op (CVEC), which had been an invaluable asset to their efforts. Their Firefly subsidiary had been instrumental in launching broadband to rural communities, and their partnership had been a significant contributor to their success. Specifically, their efforts had brought fiber to CVEC customers in their County, and now were part of the largest deployment of fiber in the County. He said that they were hopeful that they would continue to expand their deployment next year, when his neighborhood was connected. He was grateful for the progress they had made and the return on investment for the County. He thanked the Board for the proclamation today.

Mr. Pruitt said that a phrase often used in the military was "leaders eat last." He said that it seemed that they were realizing this vision with their deployment of broadband. He said that he served on the Broadband Authority currently, but it was not lost on him that there were hundreds of hours of leadership from previous Authority members who had come before him, and Mr. Walsh was among those. He said that Mr. Inofuentes had dedicated tremendous amounts of energy to ensuring that their community was one of the most digitally inclusive in the country and the state, with a level of broadband access that was unparalleled for a rural community like theirs. They were not just providing access but also ensuring that they had the education and support necessary to connect communities beyond just physical access. This was truly critical and reflected the pioneering vision that he was grateful their community had been a major leader on.

Ms. McKeel thanked Mr. Walsh for his leadership. She said that she remembered when Mr. Richardson first discussed the idea of establishing this committee in this Office, and he stepped up to the

challenge right away. He had done an outstanding job and his staff as well. To bring it home, she was thrilled because she finally had a central point to send all the emails to from the community, which were expressing their frustration. She completely understood the sentiment, and she knew Mr. Walsh had handled the volume of emails, likely hundreds, with professionalism. They truly appreciated the work he had done, and so did the community.

Ms. Mallek stated that reflecting back to 2008 or 2009, during the recession, a significant study was presented to the Board by a consultant, predicting that it would cost \$30 million of County money to connect every resident to fiber. The reaction to that estimate was panicked, but she believed they had been slowly but surely implementing it over the years as opportunities arose. She was eagerly looking forward to the final connections being made. She said that the White Hall District's mountainous terrain and outdated copper line, which most of the residents relied on, made it a challenging situation. She was sad to say that she was a frequent user of Mr. Inofuentes' services to help customers experiencing constant failures with their legacy copper lines, and she was always impressed he had the right contacts for the right situations. She said that she greatly appreciated all of the work done, and she looked forward to a big celebration in 2026.

Mr. Gallaway said that he wanted to echo the gratitude expressed by his fellow Board members for the energy, hours, and work that Mr. Walsh and his team had put into making this successful. He said that it felt like he had been riding the wave alongside them all for the past eight years, particularly in the final years of bringing this project to fruition. He said that he was eager to see the completion of this project and the final 500 people being served.

Mr. Gallaway acknowledged that this would be a significant undertaking. He said that it was truly remarkable when one considered the rapid advancements in technology over the last 20 years and how seamlessly it had become integrated into their lives, as Ms. Mallek had pointed out. He said that this infrastructure was now critical to their daily lives, and the time and effort required to establish it was a testament to their team's diligence, focus, and dedication to making this happen for Albemarle County.

Ms. LaPisto-Kirtley said that she had not worked very much with Mr. Walsh, so she would like to focus her remarks on Mr. Culp and Mr. Inofuentes, as they played a crucial role in her district. She recalled frequently reaching out due to the numerous issues and problems they faced. Mr. Inofuentes' support was invaluable, and she appreciated the efforts of Mr. Culp, who attended a community meeting on St. John Road, bringing together the community and the heads of the Internet providers. This demonstrated their commitment to addressing their concerns, and she believed it showcased his team's dedication to helping them resolve the situation.

Mr. Andrews agreed that the number of calls he received from constituents about internet issues had dropped significantly. He noted that he recently learned that Firefly was scheduled to be on his road today. He was quite excited about this development. He said it was essential for those listening to recognize that there was a commitment to serve the 11,000, and although there was still much work to be done, including infrastructure development, significant progress had been made and plans were in place to cover this many people, with a few remaining areas that required further work. He said, however, the progress had been tremendous, and it was largely due to the Broadband Office leadership. He personally had played a small role at the end, and he was truly happy and honored to have been a part of it.

Ms. Mallek noted that Albemarle's focused approach to broadband connectivity had proven to be a great idea and she believed being slow and steady helped them win this race.

Mr. Inofuentes read the list of names into the record: Department of Housing and Community Development: Tamara Holmes, Chandler Vaughan, Caroline Luxhoj, Carl Caudill, Lonnie Hamilton, Deserae Saunders-Austin. Current and former Albemarle County Supervisors: Ann Mallek, Diantha McKeel, Ned Gallaway, Jim Andrews, Bea LaPisto-Kirtley, Norman Dill, Rick Randolph, Liz Palmer, Donna Price. Albemarle Broadband Authority: Mike Culp, Bucky Walsh, Waldo Jaquith, Trevor Henry, Bill Fritz, Jim Andrews, Mike Pruitt, Current and Former Albemarle County Staff: Kimberly Gardner, Victoria Malamphy, Morgan Rakes, Cheryl Skeen, Tammy Critzer, Teresa Bryant, Ed Brooks. Albemarle County Schools Staff: Matt Haas, Christine Diggs, Robert Rejonis. Thomas Jefferson Planning District Commission: Lori Allshouse, Gorjan Gjorgjevski, Joe Klodzinski, Christine Jacobs, David Blount. Firefly Fiber Broadband: Gary Woods, Dennis Reece, Galen Creekmore, Melissa Gay. Comcast: Misty Allen, Dexter Williams, Nathan Daugherty, Brightspeed (formerly CenturyLink): Steve Brewer, Glenn Butler, Rich Schollmann, Derek Kelly, Dominion Energy: David Walker, Ed Diggs, Blake Bristol. Rappahannock Electric: Peter Muhoro. Current and Former Legislators: Senator Mark Warner, Congresswoman Abigail Spanberger (VA-07), State Senator Creigh Deeds, Delegate Rob Bell. Residents: Crystal and Kevin Neilson-Hall, John Norin, Mike Swider, Trish Zorn. Jefferson-Madison Regional Library: David Plunkett. St. John Family Life and Fitness Center: Rebecca Kinney, Kelvin Hawkins. Charlottesville Regional Chamber of Commerce: Elizabeth Cromwell. Jefferson Area Board of Aging: Marta Keane. Cardinal Point Vineyard: Sarah Gorman. University of Virginia: Former Chief Information Officer Virginia Evans. Piedmont Virginia Community College: Former President Frank Friedman. Southern Development: Frank Ballif. McLean Faulconer: Charlotte B Dammann.

Recognition of Supervisor Jim Andrews and Supervisor Diantha McKeel:

Jeff Richardson, County Executive, stated that he was honored and privileged to take this opportunity to recognize for the Albemarle County organization, the community they served, and the sitting Board members, to acknowledge the dedication of two Board members, Chair Jim Andrews and

Vice Chair Diantha McKeel, who were retiring today. This was a bittersweet day for their organization, as they had served this community from their districts and as part of this Board.

Mr. Richardson stated that he would ask Mr. Gallaway to initiate the process of recognizing their service to this community, but before he did, he would like to take a moment to speak, particularly on behalf of their community. Both Mr. Andrews and Ms. McKeel were exemplary citizens who were recruited, sought out, and eventually elected by the community through their districts to serve Albemarle County on a day-to-day basis as part of this Board. When he became County Executive eight years ago, he was intrigued by the fact that their Board had an even number of members, a rarity in terms of Board composition.

Mr. Richardson stated that it was made clear to him by retired County Attorney Greg Kamptner that this was a deliberate choice, reflected in their ordinances, charter, and legal documents, which emphasized the importance of Board members being elected by the districts they served, working together, communicating, and collaborating to serve all citizens of Albemarle County. As retired Deputy County Executive Doug Walker once told him, "In Albemarle County, you get to be both a City and a County manager at the same time, serving an urban ring and community that looks like a city, while also serving some of the most beautiful and rural areas."

Mr. Richardson stated that it was a wonderful community, and each of them had been elected to a demanding job. He said that as he looked back on their broadband celebration today, he was reminded of the significant contributions this Board made, identifying a gap and working with the state as a partner, and solving a problem. As a Rotarian for 23 years, he was reminded of the mantra "service above self," which had guided their efforts to serve this community.

Mr. Richardson stated that in his career, he had never seen a better example of service above self than with a local elected official who took office in a City or County and was elected to serve their community. That truly was service above self. He said that it was an honor and a privilege for their staff to serve on this Board. Mr. Andrews and Ms. McKeel would be able to share their experiences with them tomorrow during their staff gathering, and they looked forward to that.

Mr. Gallaway stated that from their Clerk's Office and his fellow colleagues on the Board, he was honored to present to the audience the Captain's Clock and a plaque, commemorating Ms. McKeel's nearly 30 years of public service to both the School Board and the Board of Supervisors. He was confident that these items would be displayed alongside other notable achievements to remind her of their time serving Albemarle County. He would like to present these to Diantha H. McKeel for her dedicated service and leadership as a member of the Albemarle County Board of Supervisors from January 1, 2014, through December 31, 2025, enhancing the quality of life through public service.

Mr. Gallaway remarked that he thought it would take multiple days to go through all of the goals and successes she had achieved over the past 30 years, so he would provide some highlights from his own experience. He said that he first met Ms. McKeel in June 2009, when he filed to run against Pam Moynihan for that School Board seat. He said that the Thursday after he had filed to run in the election, he started attending School Board meetings. He said that in the very first meeting he attended, Ms. McKeel introduced herself to him, and he was struck by her straightforward approach.

Mr. Gallaway said that to this day, she was the only elected official who had introduced herself immediately to him and wanted to know who he was as a newcomer. He said that this was educational to him, as Ms. McKeel had taught him a lot about Albemarle County and its local politics. He said that she continued to introduce him to so many people throughout the years. He said that the networking and connections were the power of Ms. McKeel. He said that she loved connecting and used that to bring people together to achieve important community goals.

Mr. Gallaway said that he had seen firsthand how she used her network to get things done, and he had come to admire her determination and perseverance. He said that she would call that being "a dog with a bone," but he would attest that she would stop at nothing to achieve her objectives. He wanted to commend Ms. McKeel for building relationships and partnerships and being so clear and direct in her approach. If anyone was familiar with Ms. McKeel, they knew that she valued honesty and transparency. They understood her perspective, her feelings, and where they stood with her. He found it refreshing in politics, especially in today's climate, where politicians often struggled to articulate their positions.

Mr. Gallaway said that he greatly appreciated that Ms. McKeel was clear and direct in expressing herself. He said that she was innovative, and he believed she would acknowledge that being anything else would be "wackadoodle," to use one of her own phrases. He said that she would also probably say, "You can't keep doing things the same way over and over again and expect different results." He appreciated her willingness to adapt and evolve, particularly in terms of technology and constituent service.

Mr. Gallaway said that Ms. McKeel was a master at serving her constituents, and this was not to diminish the efforts of her predecessors or successors. The citizens of the Jack Jouett District would miss her presence, as she was always accessible and willing to engage with them, not just during campaigns. Networking was not just about building relationships with colleagues; it was about serving the people and being a true representative. She wanted to get things done, and she genuinely cared about this County.

Mr. Gallaway stated that they may not all agree on the goals or the methods to achieve, but if they focused on the care and dedication behind her initiatives, they would understand why she decided to

run for office. He expressed his gratitude for the opportunity to serve alongside her on the School Board and later on the Board of Supervisors. He said that it had been a pleasure to partner with her and work together. He noted that he had been asked by people about what Ms. McKeel would do once she retired from the Board of Supervisors. He said that he had been thinking about that, and he decided to use her own words to provide some insight. He asked if Ms. Stumpf would play the ad video from Ms. McKeel's first campaign for the Board of Supervisors.

Mr. Gallaway said that considering her upcoming retirement, he anticipated that a message might be Ms. McKeel's first priority. He said that his suspicion was that after that, she would continue to be actively involved in this community every day, because she was Diantha McKeel. He thanked Ms. McKeel for her service. He added that he had brought a tote bag for her to put her retirement gifts in, which had a bold print on it stating, "It's wackadoodle time." He said that it would be "wackadoodle" in a whole new way in January, but he wanted to take this time to thank Ms. McKeel for her dedicated service and most of all for her friendship.

Mr. Pruitt stated that this was his first set of retirements he was experiencing with the Board, so he was not familiar with the process of presenting gifts. He said that therefore, he did not have an extensive and heartfelt speech prepared. He said that he apologized to both of the Supervisors for that. He said that however, he had a message that came from another member of their community, the immediate past Chair, Donna Price. He said that it was something he thought they shared a bit of history in. When members of the armed forces, especially in the Navy, retired, there was a traditional poem that was read on that occasion. He said that this had been adapted for the immediate purposes before them. He said that he would like to read it into the record at this time.

Mr. Pruitt read into the record "The Watch." He read, "For 32 years, this public servant has stood watch. While some of us were in our bunks at night, this public servant stood the watch. While some of us were in school learning our trade, this public servant stood the watch, doing everything she could to improve their public schools. Yes, even before some of us were born into this world, this public servant stood the watch, concerned with equity in our community. In those years when storm clouds of division were brewing on the horizon of history, this public servant valiantly stood watch.

"Many times, she would cast her eye to home and see her standing there, needing her guidance and help, needing that hand to hold during those hard times. But still, she stood the watch. She stood the watch for 32 years, she stood the watch so that we, our family, and fellow Albemarian's could sleep soundly in safety each and every day, knowing that this public servant stood the watch. Today we are here to say, public servant, the watch stands relieved, relieved by those who have trained, guided, and led. Public servant, you stand relieved; we have the watch. Boatswain, standby to pipe the side, public servant going to shore."

Mr. Pruitt said that this was typically part of a change in command, representing both the daily turnover of the watch and the broader exchange of the watch from generation to generation. He said that similar to Mr. Gallaway, Ms. McKeel had been one of the first people he had learned from regarding politics in this community. He said that he had coffee with Ms. McKeel at the Wegmans and likely annoyed her due to his idealism and lack of experience, but she became a steadfast mentor and person who had shaped his understanding. He said that he felt ready to relieve the watch.

Mr. Pruitt said that additionally, he would say the same of Mr. Andrews, who had been one of his closest confidantes since he had joined the Board and immensely valued working through serious issues, picking his brain and drawing from his experience and generations of familiarity with this community, which was greatly appreciated since he was a newcomer. He said that Mr. Andrews had helped him think through the issues that affected this community deeply and critically, shaping the way he viewed the work they did fundamentally. He thanked them both.

Ms. Mallek stated that the six members from six different districts represented six distinct perspectives, six different backgrounds, and six different points of view. She said that these exchanges had led to much better decision-making and solution-finding than they could have achieved individually. She said that she appreciated these exchanges. She said that at a Board retreat years ago, she learned about Ms. McKeel's enthusiasm for debate from her own words, which was a valuable lesson for her. She said that she took it as a positive, recognizing that her eagerness and enjoyment of debate were assets. She said that she also appreciated the honesty and frankness she had consistently brought to discussions, as well as her emotional connection to the County and its residents due to being a native Virginian.

Ms. Mallek said that Ms. McKeel's leadership in engaging younger folks as the next generation was particularly noteworthy, and she had made it a priority to work on this initiative over the past two years. She said that she believed that giving people time to think and learn about issues over a long period was essential, rather than expecting them to grasp everything quickly. She said that she expected that she would continue to be engaged in the discussions moving forward, including zoning remodification and other critical issues that would impact their success.

Ms. LaPisto-Kirtley said that she looked forward to seeing Ms. McKeel on the other side of the podium and lowering it for her tall stature. She said that they frequently argued about who was tallest, and Ms. McKeel beat her by a couple of inches. She said that they were not only losing a good Board member; they were losing a friend. She stated that Ms. McKeel had always worked with all of them, including through trying times, and she knew that she had always been frank and honest. She said that her heart had always been in the right place, and she had consistently strived to do what was best for the

community, her district, and Albemarle as a whole.

Ms. LaPisto-Kirtley stated that she had always respected that. She said that 32 years of public service was a remarkable achievement. She said that she had served the School Board with dedication, ensuring that the children were well cared for, which was the most important aspect of their community. She said that she was also in awe of his contributions to the Regional Transit Authority (RTA), where he had championed a regional approach. Although she initially doubted the feasibility, they now had the Charlottesville Albemarle Regional Transit Authority (CARTA), a testament to her perseverance and collaboration with other Board members.

Ms. LaPisto-Kirtley said that her commitment to attending events, such as ribbon cuttings and presentations, was admirable. She had always represented the County with dignity and support. She hoped that, despite her departure, she would continue to offer her guidance and expertise, as she still had a lot to offer. She said that her departure from serving as a Supervisor did not mean she was stepping away; it was simply a new chapter. She thanked Ms. McKeel.

Mr. Andrews said that he would like to preface his remarks with noting that he was not being brief because he lacked things to say, but rather because he felt a responsibility as Chair to keep the meeting going. He said that he believed Ms. McKeel's presence as Vice Chair had been remarkable and without it, he did not know what he would have done. She had been there at their meetings to provide valuable insights on agenda planning and other matters, and her contributions had been greatly appreciated.

Mr. Andrews said that as a Supervisor she was formidable, but he had great admiration for her dedication to public service, her unwavering convictions, her tenacity, her commitment to the community, and her extensive connections within the community. He said that her presence at other organizations she served on in her Board capacity had been greatly impactful, especially the Albemarle County Regional Jail (ACRJ) and CARTA, among others. Her legacy extended far beyond her work on the Board of Supervisors and was crucial to those other organizations as well.

Mr. Richardson said that he would like to turn it over to Ms. LaPisto-Kirtley to present plaques and a clock to Mr. Andrews, followed by Ms. Mallek.

Ms. LaPisto-Kirtley presented the plaque to Mr. Andrews for his dedicated service and leadership as a member of the Albemarle County Board of Supervisors from January 1, 2022, through December 31, 2025, enhancing the quality of life through public service, given the stay on December 10, 2025.

Ms. LaPisto-Kirtley stated that in addition to the plaque, they presented him with a clock.

Ms. LaPisto-Kirtley remarked that she had always been fascinated by Mr. Andrews' occupation as a physicist and physics professor. His leadership had been calm and persistent, getting them on track of what they needed to do, and she had always appreciated that. His calmness had been a hallmark of his service, and she had always admired that. Some of them on the Board got more excited about issues, but he had always maintained a level of composure that brought them together and helped. He communicated extremely well on issues, and she appreciated how he kept them informed.

Ms. LaPisto-Kirtley stated that as Chair, he had done an outstanding job of keeping them focused on what was essential and ensuring they were prepared for the challenges ahead. On a personal level, he was one of the kindest people she knew, and he genuinely cared about this community and its environment. He had always done his best, and that was exactly what he came into this position for. His dedication and commitment had been greatly appreciated, and she would truly miss him.

Ms. Mallek said that she had the honor of presenting the gavel plaque to Mr. Andrews for his service as Chair of the Albemarle County Board of Supervisors from January 1, 2023, through December 31, 2025.

Ms. Mallek commented that the tone of Mr. Andrews' Chairmanship had created a remarkably positive environment. Having been in the audience for 17 years, before she joined the Board in 2008, she personally understood the anxiety that speakers felt when they came to the podium. During those 17 years, there were many times when the Chair's demeanor was not welcoming, throughout the tenure of multiple chairs. She applauded Mr. Andrews' approach of welcoming their citizens who came to the Board meetings, whether they attended online, by phone, or traveled a significant distance to be there.

Ms. Mallek said that, as had been mentioned, Mr. Andrews was calm, respectful, yet firm, which created a safe space for their meetings to run smoothly. This allowed citizens, staff, and Board members to have a respectful debate, without feeling rushed, and to answer questions. In times of turmoil, this safe space extended a welcome to participants who might not otherwise attend, as many other jurisdictions across the Commonwealth struggled with similar issues. This was a legacy they all strove to maintain, and she believed Mr. Andrews had done an admirable job. She said, as the other rural representative on the Board, she appreciated his perspective as well. She thanked Mr. Andrews very much and asked him to not be a stranger.

Mr. Gallaway said that he did not have many ties currently, and today, he wore a tie that he received from his father-in-law. He brought it up because Mr. Andrews and he realized that when started working with someone new, it was often that they tried to find common ground or something they had shared. He said that they both had a connection to Shaker Heights, Ohio, and his father-in-law was a longtime City Council member there. He said that he was glad to have something with him today that

connected back to their shared background. He said that Shaker Heights was a special place in his heart.

Mr. Gallaway stated that he had always appreciated Mr. Andrews' approach. He remembered their first meeting, and the questions he had asked, even before he was sworn in as Supervisor. It was clear that he was committed to taking his role seriously and doing it well. His even-keeled demeanor and calmness was phenomenal, especially in his role as Chair. He said that Ms. Mallek had mentioned that it conveyed confidence, trust, and integrity to the community and those who attended their meetings, and he deeply appreciated that.

Mr. Gallaway stated that as Chair, sometimes one had to take on some additional roles in support of the Board members, and he thought that Mr. Andrews had handled that extremely well. What he appreciated was most was that he would not wait until the next week to resolve something; he would deal with it as soon as something arose. He thanked Mr. Andrews for that, which really helped with governance and their relationships as Board members.

Mr. Gallaway stated that the packets, analysis, and preparation Mr. Andrews made for each meeting was clear, and he was grateful for the level of intellect and analysis he brought to their discussions. He said that as a physicist and attorney, Mr. Andrews brought a unique perspective that had a definite impact. He said that there had been multiple occasions when Mr. Andrews had changed his thoughts and opinions on various topics the Board had taken up. He appreciated his leadership as Chair and the wonderful two years they had had with him. He hoped he had enjoyed his time here and would stay involved after his term ended.

Ms. McKeel said that she appreciated all of the kind thoughts and words. She said that she often thought of herself as an old soldier who was supposed to fade away, but she did not think that was going to happen. She said that her journey when she was elected to represent her district on the Health Advisory Board at Albemarle County Public Schools. She said that as a nurse, she was particularly concerned about the smoking issue in the schools, which ultimately became the catalyst for her involvement in public office.

Ms. McKeel said that everyone involved in local politics was drawn in due to certain issues, and she personally was drawn in due to a concern for the health and well-being of the teachers and students. She said that she recalled visiting the teacher's lounge and being struck by the smoke, and she could not ignore that problem. She said that she was sure that they could all identify what drew them to this world. She said that she wanted to thank everyone for the kindness and good words.

Ms. McKeel said that she had greatly enjoyed working with Mr. Andrews. She said that she thought of them as opposites in a lot of ways because he was so calm, thoughtful, and detail oriented. She said that she was much more emotional and reactive, but she thought this was partially why they worked so well together. She said that he had done a wonderful job as Chair of the Board.

Mr. Andrews gave his thanks. He said that he thought he had good examples set before him in terms of how to effectively chair meetings and ensure that their County's meetings were focused on the topic and addressed issues in a thoughtful manner. He said that he also wanted to express his appreciation to the Board and the public who elected him. He said that he would like to take a moment to acknowledge that he usually wore a different tie to every meeting, as he had collected a lot of them throughout his teaching career. He said that today, he wore a tie that originally belonged to his father as a tribute to him.

Mr. Andrews said that he could go through a list of names to thank, but he would leave that for another time. He said that however, he would like to express his appreciation and was grateful for the opportunity to serve. He said that he also looked forward to working with Ms. Duncan and Mr. Missel, who would undoubtedly bring strong voices and valuable perspectives to the Board. He said that they would hit the ground running when they joined the Board.

Agenda Item No. 7. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).

Sue Friedman, Rio District, said that she wanted to give a personal and professional salute to Diantha McKeel on her retirement. She said that she had known Ms. McKeel through her friend Jane Foy. She said that when she came to this town in 1999 when Kevin Castner had invited her to join the Superintendent's Equity and Diversity Committee. It turned out that Ms. McKeel was also on the School Board at the time, and she had been able to meet her immediately because, as Mr. Gallaway had mentioned, Ms. McKeel would seek anyone out who was involved in whatever she was also involved in. After that, she and Gordon Walker had asked her to consider running for the School Board, which she had done in 2003.

Ms. Friedman said that then she spent four years on the School Board, including two years as Chair. She said that following that, her business at the time was in the Jack Jouett District and serving on the Rio Community Advisory Committee (CAC) and had been able to collaborate with Ms. McKeel on her work. She said most recently, in the summer of 2024, Ms. McKeel had reached out to her about a problem with dentistry and pediatric dentistry, and she had joined her to address the issue. She said over the past year and a half, they had made significant progress in addressing the needs of students in their community and the lack of dental professionals in their community.

Ms. Friedman said that Ms. McKeel was known for being opinionated, but she based her opinions on thorough research and a genuine care for the community. She said that Ms. McKeel was willing to listen to opposing views and consider different perspectives, even when they did not see eye-to-eye. She said that they had had disagreements, but they both shared a deep commitment to the community. She thought that this was a rare treasure to have someone in public office who was willing to listen to every point of view, willing to consider, and willing to discuss. She was hopeful that Ms. McKeel's legacy would continue and she thanked her for her service.

Donna Price, Scottsville District, said that she wanted to thank the Board and staff for all of the public service they did. She said that today, she wanted to recognize three Supervisors, including Mr. Gallaway whose term ended after this month but had been reelected. She thanked Mr. Gallaway for his service as Chair during her tenure on the Board and when she served under him as Vice Chair for two of those years. She thanked him for the leadership he provided to the Board and County staff and to the entire community.

Ms. Price said that Mr. Gallaway had reluctantly committed to serving a third term under what was undoubtedly the most difficult and challenging time this community had faced, which was the COVID-19 pandemic. She said that during that time, Mr. Gallaway brought a sense of calm to this Board that she did not observe while she was running for office. She said that she was very pleased that he had been reelected and that he would be able to serve this community again.

Ms. Price said that she concurred wholeheartedly with the comments Ms. Mallek and Mr. Gallaway had made about Mr. Andrews and his leadership style. She said that he had a calm demeanor, a presence that unified the Board, and followed the culture of this community, which was that the Chair of the Board was meant to facilitate the Board action, not to mandate what it was. She said that this allowed the six-member Board mentioned by Mr. Richardson to perform its duties better. She thanked Mr. Andrews for that, because it was the type of leadership their community wanted, deserved, and needed.

Ms. Price said that Ms. McKeel was the only Board member she still worked with on the Police Citizens Advisory Committee. She said that by coincidence, today was the day the Nobel Peace Prize was being awarded in Oslo, Norway. She said that the recipient, Maria Corina Machado was unable to be there due to concerns for her own safety. Another recently announced award was the FIFA World Cup Peace Prize. She said that she wanted to present Ms. McKeel with the first annual non-FIFA World Cup peace medal, which was as tacky as could be and doubled as a really tacky Christmas ornament, and similar to the president, she could wear this anywhere. She thanked them all for their service.

Heidi Daviya Berthoud said that she was a member of the Court Square Citizens History Group. She said that yesterday, their group emailed the Board of Supervisors an important historic mural for their attention. Their photograph reproduced a mural hanging in the Illinois State Capitol that commemorated the moment in 1819 when Edward Coles, aboard flat boats on the Ohio River, freed all 18 enslaved adults and children whom he had inherited in 1808 and later. An Albemarle ancestor, Coles was the second Governor of Illinois from 1822 to 1826 and a lifelong opponent of slavery. Born in Albemarle County, he was raised at Enniscorthy Plantation, almost adjacent to Monticello.

Ms. Berthoud said that upon inheriting a dozen enslaved workers from his father, and against his family's wishes, Coles determined to free them. She said that certain that enslavement constituted a serious threat to the American Republic and a stain on Jefferson's legacy, he entered into correspondence with the retired president urging that Virginia begin emancipation. Well-educated at William and Mary College, Coles became the private secretary to President James Madison, who appointed him special U.S. envoy to Russia. Accompanied by his enslaved foreman and boyhood friend Ralph Crawford, Coles traveled in search of western lands where he could free his slaves and settle.

Ms. Berthoud said that they kept the plan secret as they wagoned the group north to float down the Monongahela and Ohio rivers. A few miles west of Pittsburgh, Pennsylvania, Coles gathered his people together and in a simple statement granted their immediate freedom. She said that they could imagine their astonishment. Aged 33, but a steadfast vision of justice and liberty for all, Coles promised each of the three main families a gift of land. He supported the newly free families, purchasing and conveying the land parcels as promised.

Ms. Berthoud said that, elected as second Governor of Illinois in 1822, Coles promoted the abolitionist cause. With the backing of churches, Coles defeated the pro-slavery faction in 1824 to create Illinois as a free state. He assisted the aging James Madison on a plan to emancipate Madison's slaves in his will. Coles lived to see the Emancipation Proclamation and passage of the 13th Amendment. This favorite son of Albemarle County, Virginia, died at his Philadelphia home on July 7, 1868. She said that the next speaker would continue to discuss this request of the Board.

Freeman Allan, Rivanna District, said that on the screen behind the Supervisors, he would ask them to note the remarkable mural that decorated one of the important walls of the Statehouse in Springfield, Illinois. Their history group had been in contact with the Secretary of State in Illinois to gain permission and coordinate the receipt of this remarkable, smaller copy of the mural. He said that he would like each of them to take a moment to reflect.

Mr. Allan asked them to consider the positions of the 18 or 19 people working here in Albemarle when Nelson County was still part of their County and imagine the 850-acre plantation on the Rockfish River. This young man, who was raised and educated in their state, realized that at the age of 21 or 22, realized that something was deeply wrong and felt compelled to address it. He said that he sought guidance from a wise older president, who advised him that although his philosophy was correct, the time was not yet right for such radical change.

Mr. Allan said that he waited about 11 or 12 years to resolve his family issues, which had flatly opposed his views. His family could not see how they, the elite leadership and landowning class of Albemarle County, could run their plantations without an enslaved labor force. He did not give up, and as Ms. Daviya Berthoud had explained, this remarkable mural was the result of his perseverance. It depicted the joyful moment when the enslaved people jumped for joy on the flatboats. They laughed and made promises of loyalty to him for the remainder of their lives.

Mr. Allan stated that they had felt that this young man had been somewhat overlooked or forgotten in their community. He said that perhaps the Board was already familiar with his story. He said that they were proud to present this to the General District Court during Black History Month, and he wanted to simply alert the Board to that fact.

Mary Krumbein, Scottsville District, said that her comments pertained to the request for a homestay that was on the Board's agenda this evening. She said that she was the owner of 2895 Rolling Road, so she would like to take a moment to express her efforts in amending her building plans and filing this special exception. She said that she worked closely with the County to ensure that the revised plans met building code and fire code standards, which was a collaborative effort that they believed would be the most effective solution. She said that she was confident that the staff had all the necessary information to address any questions they may have.

Alicia Lenahan, Scottsville District, said that when it comes to protecting the rights of their immigrant and refugee neighbors and everyone who lives in this County, the Board had the Constitution on their side, as evidenced by the 1st, 4th, 5th, 6th, 7th, 8th, 10th, and 14th Amendments. The Code of Virginia also provided a framework for protecting these rights. It was unlawful to commit armed assault and battery while wearing a mask and impersonating a law enforcement officer was also prohibited at state, local, and federal levels. In terms of protecting the rights of their immigrant and refugee neighbors and everyone who lives in this County, they had the facts on your side, including those noted earlier by members of the Board.

Ms. Lenahan stated that according to recent data, 73% of individuals booked into Immigration and Customs Enforcement (ICE) detention facilities had had no prior convictions. U.S. citizens and legal residents had also been detained by ICE, and some, including children, have been deported to other countries. Given this information, she was left wondering if the Board's silence on these issues meant that they were prioritizing pragmatism over principles. She said to be principled meant to think and act consistently with fundamental truths and to be willing to stand alone for them if necessary.

Ms. Lenahan said that for pragmatists, truth was based on the usefulness of the ideas, and whatever worked was considered true. Truth was a process constantly changing according to time, place, or personal experience. She asked if appeasement was pragmatic. The question brought Jim Ryan to mind, who attempted to balance principles and pragmatism but ultimately failed. History and UVA's experience had taught them that making concessions to aggressive powers to avoid conflict could have devastating consequences. They invited escalation by giving concessions to an uncompromising aggressor, misreading the opponent by relying on the assumption that he was a rational statesman with limited definable goals. They forfeited power by allowing the aggressor to grow stronger unchecked, often making the larger conflict harder to win.

Ms. Lenahan stated that the moral and credibility costs of appeasement were also significant, as it was often seen as a sign of weakness or moral abdication. Governor J.B. Pritzker had described their role in public office as requiring constant consideration of how to stand on the right side of history. The answer was simple: The wrong side of history would always tell them to be afraid, while the right side would expect them to be courageous. Expect courage from those around, and it would be evident; expect fear, and fear would prevail. She closed with a quote from Justice Sotomayor: "The rule of law was not a given in this nation or any other; it was a precept of their democracy that would endure only if those brave enough in every branch fight for its survival."

Agenda Item No. 8. Consent Agenda.

Mr. Andrews said that he believed they were planning to pull Item 8.5, the Department of Facilities and Environmental Services (FES) Quarterly Report, from the Consent Agenda to allow for comment on that item. Otherwise, there were no proposed changes to the Consent Agenda, and he would ask for a motion.

Ms. Mallek **moved** to approve the consent agenda as amended. Ms. McKeel **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.

NAYS: None.

Item No. 8.1. Schedule a Public Hearing for An Ordinance to Amend County Code Chapter 6, Fire Protection, Regarding Burning of Brush, Etc.

The Executive Summary forwarded to the Board states that the Virginia Statewide Fire Prevention Code allows localities to establish regulations for the burning of brush and open-air fires. In conjunction with the regulations in the Virginia Statewide Fire Prevention Code, Albemarle County Code, Chapter 6, Fire Protection, Article IV, establishes regulations governing the burning of brush in Albemarle County. Amending an ordinance in the Albemarle County Code requires a public hearing prior to adoption of the amendments.

Albemarle County Fire Rescue staff reviewed the County's current code requirements for the burning of brush, etc. Based on staff review and feedback during a Board of Supervisor's work session on June 18, 2025, the following changes are proposed:

1. Update the definition of bonfire and requirements related to a bonfire.
2. Add definitions for building and structure.
3. Clarify the definition of recreational open burning.
4. Add escalating penalties for repeated offenses.
5. Add language that the Albemarle County Fire Official can ban burning based on weather, atmospheric conditions or local circumstances making such fires hazardous.

Based on staff analysis, there would be no budgetary impact.

Staff recommends that the Board schedule a public hearing to consider the adoption of the proposed ordinance to amend County Code Chapter 6, Fire Protection, Article IV, to revise burning of brush regulations (Attachment A).

By the above-recorded vote, the Board authorized the Clerk to schedule a public hearing to consider the adoption of the proposed ordinance to amend County Code Chapter 6, Fire Protection, Article IV, to revise burning of brush regulations (Attachment A).

Item No. 8.2. TA-2025-00004: Resolution of Intent for a Text Amendment (ZTA) to Add a New Category of County-wide Certificate of Appropriateness for Rooftop Solar Installations in the Entrance Corridors.

The Executive Summary forwarded to the Board states that on May 12, 2010, the Board of Supervisors adopted ZTA 2009-09 which established county-wide certificates of appropriateness, and allowed expedited review of certain categories of development in the Entrance Corridors. For each category of development, the Architectural Review Board (ARB) adopts a set of criteria against which proposals are reviewed. Applications received under any category of development are reviewed by staff according to the ARB-adopted criteria, without being heard at an ARB meeting. This process streamlines development review and allows for quicker review times. Attachment A is a list of the current county-wide certificate of appropriateness categories.

Establishing a category of county-wide certificate of appropriateness for rooftop solar applications would provide a more streamlined review process for this type of application. For each category of county-wide certificate, the ARB must establish design criteria against which the subject development will be reviewed for consistency. The criteria are currently under review by the ARB, following the recent ARB review and approval of rooftop solar arrays for three installations in the County. If the Resolution of Intent (ROI) in attachment B is adopted, a proposed amendment to County Code Section 18-30.6.4 will be scheduled for review by the Planning Commission and then the Board.

No budget impact is expected.

Staff recommends that the Board adopt the attached Resolution of Intent (Attachment B).

By the above-recorded vote, the Board adopted the attached Resolution of Intent (Attachment B):

**RESOLUTION OF INTENT
ZONING TEXT AMENDMENT
COUNTY-WIDE CERTIFICATE of APPROPRIATENESS**

WHEREAS, Albemarle County Code §18-30.6.4 identifies the types of certificates of appropriateness that the Architectural Review Board is authorized to issue, including county-wide certificates of appropriateness, and the categories of structures, sites, improvements, or architectural elements that are eligible for county-wide certificates of appropriateness; and

WHEREAS, the Albemarle County Board of Supervisors desires to establish a new category of county-wide certificate of appropriateness to enable efficient architectural review of development applications for rooftop solar installations in the County's Entrance Corridors;

NOW, THEREFORE, BE IT RESOLVED that for purposes of public necessity, convenience, general welfare, and good zoning and development practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to consider amending *Albemarle County Code* §18-30.6.4 and any other section(s) of the Zoning Ordinance deemed appropriate to achieve the purposes described herein.

Item No. 8.3. TA-2025-00003: Resolution of Intent to Amend Chapter 18 of the County Code to Permit Outdoor Storage, Display, and Sales By-right Instead of By Special Use Permit in the Entrance Corridor Overlay District.

The Executive Summary forwarded to the Board states that The County Code requires a special use permit for outdoor storage, display, and sales in the Entrance Corridor Overlay District. The Architectural Review Board (ARB), Planning Commission (PC), and Board of Supervisors (Board) have expressed interest in developing design standards that would permit outdoor storage, display, and sales as a by-right use in the Entrance Corridor Overlay District.

The ARB reviews and provides comments on special use permit applications for outdoor storage, display, and sales in the Entrance Corridor Overlay District. The ARB forwards a recommendation, often accompanied with standardized conditions, to the PC and the Board. Since the establishment of the Entrance Corridor Overlay District, only two applications for outdoor storage, display, and sales have been denied. These applications also involved additional special use permit requests related to auto sales and a country store, respectively. An evaluation of those files indicates that the outdoor storage and display request was not a determining factor in the denials. The creation of design standards would permit such uses by right, provided that the proposals comply with these standards, thereby facilitating a more efficient approval process for a use that is regularly approved.

Currently, special permit applications for outdoor storage, display, and sales are reviewed by various County staff and partner agencies, the ARB, PC, and Board. Applying design standards to outdoor storage, display, and sales applications is a significantly less resource-intensive process for the County and applicants. Amending the ordinance to allow for administrative review of outdoor storage, display, and sales is not expected to have a budget impact.

Staff recommends that the Board adopt the attached resolution of intent (Attachment A).

By the above-recorded vote, the Board adopted the attached Resolution of Intent (Attachment A):

**RESOLUTION OF INTENT
ZONING TEXT AMENDMENT – ENTRANCE CORRIDOR OVERLAY DISTRICT**

WHEREAS, Albemarle County Code §18-30.6.3 allows outdoor storage, display, and sales by special use permit in the Entrance Corridor Overlay District; and

WHEREAS, applications for special use permits for outdoor storage, display, and sales generally do not raise concerns about potential adverse impacts from abutting landowners and other members of the public, and the conditions imposed in conjunction with such special use permits are now relatively standard; and

WHEREAS, in order to improve efficiency in the development process while ensuring that any potential adverse impacts from outdoor storage, display, and sales are addressed through design standards, it may be desirable to amend the Albemarle County Code § 18-5 to establish design standards for outdoor storage, display, and sales, and to amend Albemarle County Code §18-30.6.3 to allow outdoor storage, display, and sales windows by right, , subject to the proposed design standards.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare, and good zoning and development practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to consider amending Albemarle County Code § 18-5, 18-30.6.3, and any other sections of the Zoning Ordinance deemed to be appropriate to achieve the purposes described herein.

Item No. 8.4. Resolution to Amend the 2025-2026 County Holiday Schedule.

By the above-recorded vote, the Board adopted the Resolution to Amend the FY 2025–2026 County Holiday Schedule to Include Friday, December 26, 2025, as a Paid Holiday for County Staff:

**RESOLUTION TO AMEND THE FY 2025–2026 COUNTY HOLIDAY SCHEDULE TO INCLUDE
FRIDAY, DECEMBER 26, 2025, AS A PAID HOLIDAY FOR COUNTY STAFF**

WHEREAS, pursuant to the Code of Virginia § 15.2-504, the Board of Supervisors is the policy-determining body of Albemarle County, with authority under state law to set and amend employment conditions for county employees; and

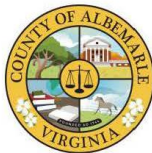
WHEREAS, the Board has previously approved the holiday calendar for Fiscal Year 2025–2026; and

WHEREAS, as authorized by County Personnel Policy P-§19.0(H)(12)(a), the Board of Supervisors may grant additional holidays to County employees by special resolution; and

WHEREAS, the Board desires to provide an additional paid holiday for County staff in recognition of the winter holiday season;

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby amends the Fiscal Year 2025–2026 Holiday Schedule to include **Friday, December 26, 2025**, as an additional paid County holiday for all eligible County employees as presented in the Revised 2025-2026 Holiday Schedule.

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HOLIDAY SCHEDULE 2025-2026 (Revised)

Local Government Employees

Friday, July 4, 2025	Independence Day
Monday, September 1, 2025	Labor Day
Tuesday, November 11, 2025	Veterans' Day
Wednesday, November 26, 2025 (Half Day) Thursday, November 27, 2025 Friday, November 28, 2025	Thanksgiving
Wednesday, December 24, 2025	Christmas Eve
Thursday, December 25, 2025 Friday, December 26, 2025	Christmas Day
Thursday, January 1, 2026	New Year's Day
Monday, January 19, 2026	Martin Luther King Jr. Day
Monday, May 25, 2026	Memorial Day
Friday, June 19, 2026	Juneteenth
<i>Must be taken between: Monday, July 1, 2025 and Monday, June 30, 2026</i>	Floating Holiday

Item No. 8.5. Facilities and Environmental Services (FES) Quarterly Report, ***was received for information.***

Item No. 8.6. VDOT Monthly Report (December) 2025, ***was received for information.***

Ms. McKeel said that she would like to make a comment regarding the FES Quarterly Report, which was included as Item 8.5 on the Board's Consent Agenda. She said that it was a wonderful report, and she was sorry that it was always on the consent form because it meant not many people got the chance to see it. She said that she understood the need for these reports to be approved on consent, but she would encourage everyone to pay attention to these reports, especially those related to joint initiatives like the litter reduction campaign with the City of Charlottesville.

Ms. McKeel said that she applauded the effort to clear away litter in their community, and she believed it was a wonderful program. She commented that they had a major issue of visual litter, particularly illegal signage in the rights-of-way, which was a problem both localities faced. She said that while they shared the same litter ordinances, inconsistent enforcement could lead to signage litter creeping into the adjacent locality. She said that she would like to see them work together with the City to better enforce their ordinances and address this issue.

Ms. McKeel said that she had reached out to the City, and her section of Barracks Road

had seen a significant reduction in signage litter since she had raised the issue as a high priority. She noted that this was a topic that she heard from about constituents frequently, and she believed it was essential that they make an effort to address it. She said that she would love to see a collaborative effort between the City and the County to tackle this problem and make a positive impact in their community.

Agenda Item No. 9. **Action Item:** SE202500025 2895 Rolling Road Homestay. (*Scottsville Magisterial District*)

The Executive Summary forwarded to the Board states that the applicants are requesting a special exception for a homestay at 2895 Rolling Road.

Accessory Structure. Pursuant to County Code § 18-5.1.48(d), the applicants are requesting authorization under County Code § 18-5.1.48(c)(2)(ii) to use an accessory structure built after August 7, 2019 for a homestay use on a parcel of five acres or more in the Rural Areas zoning district.

Please see Attachment A for full details of staff's analysis and recommendations.

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the special exception to authorize use of an accessory structure built after August 7, 2019 for a homestay use at 2895 Rolling Road.

Lisa Green, Manager of Code Compliance stated that she would be presenting Special Exception SE202500025 for 2895 Rolling Road. She explained that this request was for the use of three newly constructed accessory sleeping units for a homestay use on a Rural Area property. The applicants were requesting a special exception from County Code Section 18-5.1.48(c)(2)(ii) for the use of accessory structures built after August 7, 2019. Although the units had not yet been constructed, the property owner had applied for building permits, which were currently under review.

Ms. Green provided an overview of the existing and planned structures on the property. She noted that on April 17, 2024, the Board had approved a special exception to authorize a resident manager for the Monticello Inn and Cottage LLC, which was solely owned by Mary Krumbein. The 10 -acre parcel was located in Simeon, across from the Morven property held by the University of Virginia Foundation on the James Monroe Parkway. The property was previously the location of the Slate Hill Baptist Church, which was currently under construction to be converted into a single-family dwelling with the homestay rooms.

Ms. Green said that the associated parking for this homestay use was shown on the provided aerial view. She said that the owner, Ms. Krumbein, was also constructing a new primary residence that would include two bedrooms intended for homestay use. She said that once constructed, this would be the second dwelling on the parcel and the primary residence for Ms. Krumbein and her family. The associated parking for these structures was shown toward the northern end of the property.

Ms. Green stated that the location of the proposed accessory sleeping units indicated with the yellow stars that were subject of the special exception request. Each unit would support the homestay operation with dedicated on-site parking per zoning requirements. The next exhibit focused on the specific area where the three new accessory sleeping units were proposed. These structures were the subject of the special exception because they were going to be built after August 7, 2019, and therefore could not be used for homestay without Board approval. The site layout demonstrated the applicant's intent to place the units together in a defined cluster on the property with parking located immediately adjacent for ease of access and to minimize disturbance to the surrounding area.

Ms. Green said that this parcel met all the requirements for the homestay use, and by-right was permitted to rent up to five guest sleeping spaces within a single-family dwelling or previously existing accessory structure. This particular parcel had the development rights for the two single-family dwelling units, therefore could have up to two separate homestay uses, allowing up to 10 guest rooms for sleeping by right. This special exception was only required due to the new construction of the three accessory sleeping units.

Ms. Green stated that a condition had been added to the resolution Attachment F to limit the number of detached accessory sleeping unit structures to the three as shown on the plan submitted by the property owner. If the special exception was approved, the owner's homestay zoning clearance application, currently under review, would proceed through the approval process. The property was currently in compliance with all zoning and taxation requirements.

Ms. Green stated that following an evaluation of the proposed newly constructed accessory sleeping units to be used in the homestay, staff had found no evidence to suggest any adverse impacts on the surrounding neighborhood or on the public's health, safety, or welfare. The homestay constituted a by-right accessory use to the primary dwelling on the property, aligning with the goal and policies outlined in the Comprehensive Plan. Given the scale of both the parcel and the structure, the homestay was also compatible with the character of the surrounding area.

Ms. Green summarized that this 10.8-acre parcel, with this application, sought permission to permit the three newly constructed one-bedroom accessory sleeping units for homestay use, built after

August 7, 2019, in the Rural Area. Based on the analysis provided in the staff report, staff recommended approval of the requested special exception.

Mr. Pruitt said that this item was presented as a special exception to a homestay, but it raised questions beyond that related to zoning beyond the specific request. He said that he hoped they would permit him to ask a few questions that may stray from the normal homestay process. He said that based on his understanding, there was one unexhausted development currently underway, consisting of the church, which was being used as a dwelling, and the owner's residence, which was planned but had not yet been exhausted by construction.

Ms. Green replied that yes, that was accurate.

Mr. Pruitt said that the proposed additional dwelling would require a certificate of occupancy process, and it was likely that a similar process had already occurred for the church, if not already completed.

Ms. Green confirmed that was correct. She said that each of those projects had its own building permit. The church had a permit for the change of use and for the construction work, and it would receive a certificate of occupancy.

Mr. Pruitt said that he understood that "accessory unit" was the appropriate term, but he thought it was clearer to refer to them as outbuildings because accessory dwelling units required a full certificate of occupancy, and these were distinct from that use. He asked if these outbuildings were by-right other than the use as a homestay.

Ms. Green said that, yes, it was classified under the building permit as an accessory sleeping unit. Therefore, it met all the definition of a dwelling, except for the kitchen, making it essentially a sleeping unit. Consequently, they fell under the building permit process as well and also received a certificate of occupancy.

Mr. Pruitt said that he would like to know if there would be no obstacles or hurdles if the entire site, as presented, were to be built for long-term residential use, such as year-long rental contracts for both the two main buildings and the three separate outbuildings. He asked if that would be permissible by right.

Ms. Green clarified that those properties cannot be rented out long term because they were not dwellings.

Ms. McKeel said that it looked like the reason this request was before the Board today was because it related to multiple buildings, which was distinct from the typical homestays. She said that the County had been trying to minimize the number of homestays once they had established the rules for most of them. She said that she did notice in the report that the buildings in question did not have kitchens.

Ms. Green confirmed that was correct.

Ms. McKeel said that when referring to a sleeping quarter, it essentially meant a place where people could sleep, which was interesting. She said that it worried her that the lack of kitchen facilities meant that people might try to bring in camping stoves or Bunsen burners to cook food, which could be a fire hazard.

Ms. Green said that as with all homestay requirements, these homestays would receive an annual fire inspection, just like every other homestay they had. She said that similarly, in a hotel room, they could not control everything someone brought in with them.

Ms. McKeel said that she understood. She said that it just worried her because of the fire risk.

Ms. Green said that these units obtained building permits and went through building inspections and regulations, just like a dwelling without a kitchen.

Ms. Mallek said that she was grateful that the church was undergoing a historic renovation. She said that although she had missed it last week, there was a recording of the presentation given by the Historic Society about this church. She asked if Ms. Green could elaborate on the difference between a stove and other cooking devices like microwaves in the context of these sleeping units.

Ms. Green said that it was a bit tricky to explain, but when they had built-in appliances, such as a permanent provision for cooking, that was what defined a kitchen. She said that what they were not looking at was what people brought in, but typically, a countertop microwave, a coffee machine, or a pot that boiled water for soup were not considered permanent provisions for cooking. She said that even air fryers, which were becoming increasingly common, were not considered permanent provisions.

Mr. Gallaway asked Mr. Herrick for a point of clarification. He said that if the Board granted permission for this request, the Board could make it specific to the owner, rather than allowing it to run with the land in the future.

Mr. Herrick confirmed that was correct. He said that the enabling authority, as allowed by state

code, now included the option to make it owner specific. He said that this was not a recommendation necessarily made by staff, but it was within the Board's capabilities.

Mr. Gallaway said that this did not change his opinion on this particular application, but he was surprised that they had not used that ability given past concerns from the Board about business operations and LLCs. He said that certainly there was the possibility that the property could stay in the same family for 50 years, but the special exception made it sound like a new owner would have to run the same operation.

Mr. Gallaway said that he did not know enough about putting the stipulation on these, because all it would do would require the new owner to come in and get the special exception, but at least it would require them to do that and state that they were taking this on as a new business. He said that if it were one farmhouse with an accessory structure, it may be a different situation. He said that this seemed like it was beginning to say that if the property were to be sold, the new owner would still have to do homestays. They could convert the three accessory structures or tear them down and the division rights would remain, but it was already set up for a homestay operation.

Mr. Gallaway said that he brought this up because he was interested to hear what others had to say about it. He said that in terms of legal review, he had not brought up this point prior to today. He said that he was just wondering if this was an application where the Board may consider exercising the option to make the special exception specific to the owner. He said that he did not think that would change anything for the applicant or the way she would run the property, but it may ease some concerns regarding future businesses. He said that he brought this up because this seemed like an ideal site for a business that only operated homestays. He acknowledged Mr. Herrick could advise them of the legal ramifications of doing that.

Mr. Herrick said that he would like to offer a quick response to the idea that this essentially required the owner to operate a homestay. He said that the special exception would grant the owner the right to operate a homestay, but it would not require the owner to operate a homestay. This was an additional right granted to the owner, in addition to all the other rights under the Zoning Ordinance. He said that if the next owner chose not to run a homestay, that would be their right, not a requirement.

Mr. Herrick said that he was not in a position to speak as thoroughly as Ms. Green could about what a change in ownership might involve in terms of further approvals, including whether some sort of zoning clearance would be required for a subsequent owner. He said that this could potentially be another opportunity to revisit the continued use of a homestay upon a change in ownership. He reiterated that however, it was worth noting that the granting of this special exception, if granted, would not require the owner to continue using the homestay.

Mr. Pruitt noted that the owner of the homestay and person this exception would be issued to was not a specific individual; rather, it was Monticello Inn and Cottage LLC, a separate legal entity that could be sold.

Mr. Andrews said that the LLC could be sold without changing the ownership of the property, because the LLC owned the property. He said that it somewhat defeated the purpose.

Mr. Pruitt said that he was not sure that they could effectively utilize this law, as it could be inherited by whomever and still have the same owner, which was something they should keep in mind moving forward and consider more thoughtfully when issuing permits to LLCs. He said that currently, that required approval by the Board. He was unsure if there was a way to rectify that issue.

Mr. Herrick said that conditions could be added to make this effective as long as the property was owned by a specific LLC and operated by specific individuals. He said that this approach deviated from land use principles, which focused on whether the property was being used as a land use rather than solely on ownership. He said that he imagined that was why staff was not recommending that the use be conditioned on ownership. He said that he believed conditions could be added; the complexity increased if the Board decided to do so.

Ms. LaPisto-Kirtley said that there were two homes on this property, one in which the owner resided and the other three outbuildings. The other house was the church being converted into a residence. She said that this church building would also be a homestay. She asked if this building would have a kitchen.

Ms. Green explained that the converted church was planned as a single-family dwelling. She said that considering this, the property owner explained to her that the dwelling would also accommodate caretakers. She said that in this single-family dwelling, the church, people would be living there. She said that the new residence would be the property owners' full-time residence, and that would be a full single-family dwelling.

Ms. LaPisto-Kirtley asked if the church would also be a full single-family dwelling or if there would be rooms for homestays in there as well.

Ms. Green clarified that it would basically be a large house with many bedrooms. She said that it would have a kitchen because it was a full residence.

Mr. Andrews said that he understood that their rules, as they were written, allowed for two

homestay uses on the property. He said that each of those uses could have five with each. He said that in this case, the three external structures would have been permitted if they were built prior to 2019. The issue was that they were being built now, rather than prior to that date.

Ms. Green confirmed that that was the sole issue. She said that if all these were built under one roof, it would be a single, large house, much like the church. She said that if one were to construct a large, single-family dwelling with 10 rooms, five of those rooms could be used as a homestay, and this request would not be before the Board today.

Mr. Andrews said that if they had two existing houses and added five rooms to each, that would be acceptable. However, in this case, they were adding these three external structures that were not built previously. Looking at it, he saw it as being within their rules, except for the fact that these structures were new construction. Although he perceived it as very similar to a hotel or rural inn, it did not seem to be outside the rules, except for the fact that these structures did not currently exist.

Ms. Mallek said that she had a question to clarify future expectations. She said that she had assumed that they were already requiring new owners of LLCs to have a process, which provided a level of comfort for neighboring residents. She said that if a new owner came along, they would have to start over or at least return to staff to ensure things were in order. This was a key factor in alleviating concerns about LLCs. However, that would not be the case if LLC names could now be sold to others.

Ms. Mallek said that as a result, her alarm bells were ringing, and she was concerned about the implications. She said that in the future, she hoped they could revisit their approach and get back on track with their original goal of supporting resident homeowners, which was exactly what this owner was. She said that she would like to see this point addressed in the future.

Mr. Pruitt said that he believed the Board had not used that as an option yet. He said that it did not automatically apply, and he did not think one had come before them since they had this authority. He said that this was the first instance where they had the ability. He said that Ms. Krumbein had previously requested permission to run the homestay through her LLC as opposed to as an individual property owner, but this added some complexity. He said that they could address this through additional restrictions, which he did not think they could do today, or they could exercise a higher level of scrutiny to LLC-owned homestay requests, which had to come before the Board for approval. He believed it was an issue of first impression.

Mr. Pruitt said that while he was discussing this, it was worth noting that this was located in the Scottsville District, so he would reiterate the points he had made before regarding what he cared about and considered when evaluating these matters, primarily character and cohesiveness with the character. He found this to be an interesting and slightly challenging issue, but he believed they were retaining a historic building, putting a good use to it, and generating some economic activity in the Rural Area, which he was excited about.

Mr. Pruitt said that this was similar to a smaller-scale version of the project that their neighbors in Fluvanna had rejected at the border of Scottsville, if anyone remembered that. He said that another concern of his was the potential for a homestay to functionally remove housing from the long-term housing stock, although this had only come up once, and that gave him pause. He said that they were converting something that was not housing into housing and creating a new outbuilding. Therefore, he had no reason to oppose this, and he believed it was a novel way to engage with their Code as written.

Mr. Andrews said that staff had provided the special exception factors to consider, and those would be the criteria he would be considering in this situation, and he did not see those as being a problem. He said that he agreed that they needed to be cautious, as the potential for an adverse impact was a concern, and if that were the case, he would have a different perspective on the matter, depending on the location.

Mr. Pruitt **moved** that the Board of Supervisors adopt the Resolution for SE202500025, 2895 Rolling Road Homestay, attached to the staff report as Attachment F.

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

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

**RESOLUTION TO APPROVE SE2025-00025
2895 ROLLING ROAD HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2025-00025 2895 Rolling Road Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-5.1.48 and 18-33.9, the Albemarle County Board of Supervisors hereby finds that a modified regulation would satisfy the purposes of the Zoning Ordinance to at least an equivalent degree as the specified requirement, and that the requested special exception:

- (i) would not cause adverse impacts to the surrounding neighborhood;
- (ii) would not cause adverse impacts to the public health, safety, or welfare;
- (iii) would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and
- (iv) would be consistent in size and scale with the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that in association with SE2025-00025 2895 Rolling Road Homestay, the Albemarle County Board of Supervisors hereby grants a special exception to authorize the use of three accessory structures built after August 7, 2019 for a homestay use on Parcel 10300-00-00-06800.

Mr. Gallaway said that he would like to ask a question related to this item. He said that during Mr. Herrick's explanation, he mentioned that it seemed staff considered the option to not continue the project past the applicant. He said that he was not aware that this was part of the process of staff's review.

Mr. Gallaway said that since they had been granted that authority, he had always assumed that it was an option that the Board would need to consider and deliberate on. If staff was taking these applications and using that as a consideration, it presumed that staff might recommend this option at some point the future. He said that he did not intend to comment on whether it was good or bad, but he believed it was essential to know whether it was being considered or not.

Ms. McKeel said that it should be included in their guiding documents, as it seemed logical to her to specifically state it rather than leave it ambiguous.

Ms. Green said that typically, when it came to applications of this nature, especially with the new mandate requiring legislative approval, they would receive guidance from the Board. She said that based on their conversation today, she could confidently say that they would definitely take a closer look at this and discuss it further.

Ms. McKeel said that it should be included in their documents somewhere as a guide for the Board.

Mr. Gallaway said that he was not expecting staff to do that, but the Board certainly must remember they had the ability to do that. Mr. Gallaway said that he believed that provision applied to other land uses as well, not just for homestays.

Mr. Herrick asked for clarification.

Mr. Gallaway said that he thought there were other instances where it was not possible to run it with the land and stop it with the current applicant, not just homestays.

Mr. Herrick confirmed that was correct; it was a new authority.

Ms. McKeel noted that their Board had never had a discussion around that new guidance from the General Assembly.

Bart Svoboda, Deputy Director of Community Development and Zoning Administrator, said staff would review the relevant legislation to determine its applicability. They would also provide feedback on these applications, considering whether the situation warranted an ownership limitation. However, he would like to have the legislation in front of him before proceeding. He did not want to make assumptions or overlook any potential issues. He said that he assumed the land use decisions it applied to was relatively narrow, but staff would review it thoroughly to ensure the Board received proper feedback on these applications.

Mr. Andrews said that he hoped it would help to examine the issue of LLC ownership and whether it could be pierced, as Mr. Pruitt had mentioned.

Ms. Mallek said that consistency and fair treatment among applicants was crucial to her. She said that she believed it was essential that they established clear rules ahead of time, so they could ensure that everyone, regardless of their location, was held to the same standards.

Mr. Herrick said that to clarify, he would like to reiterate the point regarding homestay regulations. He said that there was no specific restriction on LLC ownership of homestays. He said that there was, however, a residency requirement. He said that since an LLC was not a natural person, the Board must grant a special exception to allow a resident manager when the homestay was owned by an LLC. He wanted to clarify the LLC tie-in to homestays, as it was not a per se restriction, but rather a limitation on owner occupancy of the homestay.

Mr. Andrews said that he understood; his own question concerned whether the LLC transfer could trigger any kind of review.

The Executive Summary forwarded to the Board states that each year, the Board of Supervisors is presented an audited Annual Comprehensive Financial Report for the Board's review and acceptance, in accordance with Virginia Code §15.2-2511.

At its meeting, the Board will be presented the recently completed Fiscal Year 2025 (FY 25) Annual Comprehensive Financial Report. The Annual Comprehensive Financial Report contains a detailed accounting of the County's financial operations for the fiscal year.

Highlights of the Annual Comprehensive Financial Report include:

1. The Transmittal Letter to the Board and community, providing a summary of the County's geographic, demographic, economic, and financial features.
2. The Independent Auditor's Report, which states the auditor's opinion on the fair presentation of the County's respective financial position as of June 30, 2025.
3. The Management's Discussion and Analysis, providing a summary of the County's financial activity for the fiscal year.
4. A determination as to the County's FY 25 financial position's compliance with fund balance and debt policies.
5. Detailed information about the County's financial activity for the fiscal year, including statistical tables that provide historical economic and demographic information.

Results of the audit were presented to the Board's Audit Committee at its meeting on November 20, 2025, by Brown Edwards, the County's external auditing firm.

There is no budget impact related to the presentation and acceptance of the FY 25 Annual Comprehensive Financial Report.

Staff recommends that the Board accept the FY 25 Annual Comprehensive Financial Report.

Shenandra Usher, Assistant Chief Financial Officer, stated that she would present the highlights of the Fiscal Year 25 Annual Comprehensive Financial Report (ACFR), along with Megan Argenbright, the managing partner of Brown Edwards, the auditing firm. She first thanked and acknowledged staff and supporting departments for all their diligent work and dedication.

Ms. Usher provided an overview of the ACFR. She explained that this report was divided into four main sections: the introductory section, the financial section, the statistical section, and the compliance section. The introductory section included a table of contents, the letter of transmittal, an organizational chart, a list of principal officials, and a Government Finance Officers Association (GFOA) certificate of achievement award, if received. The financial section contained five segments, including the independent auditor's report, the management discussion and analysis, which was required, supplementary information, basic financial statements with notes to the financial statements, which was the audited information, required supplementary information, and other supplementary information.

Ms. Usher stated that the basic financial statements included two types of statements: government-wide financial statements and fund financial statements. The government-wide financial statements covered government activities, business-like activities, and combined component unit activities, while the fund financial statements reported on the County's major and non-major funds, internal service funds, investment funds, and custodial funds. Fund financial statements focused on near-term inflows and outflows of spendable resources at the end of the fiscal year.

Ms. Usher said that the statistical section was broken into five categories: financial trends, revenue capacity, debt capacity, demographic and economic information, and operating information. The compliance section typically included the independent auditor's report, the Schedule of Expenditures of Federal Awards Report (SEFAR), and the schedule of findings in question costs for the current and prior year. Due to the federal government shutdown, the federal compliance was delayed in its release for Fiscal Year 25. Therefore, the SEFAR report was not included in the documentation that had been received.

Ms. Usher said that next, she would review the Fiscal Year 25 General Fund revenues. The total revenues for the General Fund for FY25 were \$458 million. The majority of the revenues came from personal property taxes, totaling \$308 million, which included real estate, personal property, mobile homes, and machinery and tool taxes. Additionally, they had \$84.5 million in other local taxes, including sales and use tax, business licenses, transient occupancy taxes, cigarette tax, and bank franchise tax. She said that she would also like to highlight the revenue from use of money and property, which came from the County's investments and rental of County facilities, amounting to approximately \$8.2 million.

Ms. Usher stated that next she would examine their General Fund expenditures for FY25. The total expenditures were also \$458 million. Their largest expenditures were in support of schools at \$213 million and public safety at \$69 million. This demonstrated their County's commitment to providing the foundation for a flourishing community. Their transfers out for debt and Capital Improvement Plan (CIP)

were around \$49 million. Of the \$33 million in Community Development expenditures, approximately \$17.8 million was part of the revenue-sharing program with the City of Charlottesville.

Ms. Usher said that their total revenues equaled \$458 million in total expenditures, approximately \$457.7 million. The excess of revenues over expenditures brought them to their net change in fund balance, which was approximately \$452,000 for FY25. When they added the net change in fund balance to the beginning balance from the previous fiscal year, which was roughly \$97.9 million, they arrived at their end-of-year fund balance of \$98.3 million. Finally, she would review a breakdown of their fiscal year fund balance.

Ms. Usher said that according to the Governmental Accounting Standards Board, there were three categories of fund balance: non-spendable, committed, and unassigned. She said that non-spendable funds totaled \$897,000, consisting of inventory, prepays, and net leases receivable. Their committed funds were approximately \$7.8 million, which included funds already approved by the Board for future use in all functional areas, such as encumbrances, reappropriations, and the School Reserve Balance Fund. Their unassigned funds totaled approximately \$89.7 million, which were available for future use. These funds also covered their 10% fund balance reserve and their 2% budget stabilization reserve.

Megan Argenbright, partner at Brown Edwards, thanked County staff for accommodating their auditing work throughout the past few months. They were often an add-on to their normal day-to-day work, and the auditors required their participation for two to three months to get the process rolling. She said that they would not have been able to do it without their hard work. She explained that they had three deliverables as part of this process. The first and most significant one was the Annual Comprehensive Financial Report. They had issued a clean opinion, unmodified, which was the standard they wanted.

Ms. Argenbright stated that as part of that opinion, she noted that there was one new standard implemented, GASB (Governmental Accounting Standards Board) 101 for compensated absences. This was a new process that GASB was adopting, and she had pointed it out in the opinion. County staff had been very involved in estimating how to record this new standard. The ACFR also included a transmittal letter, which provided a large overview of the County's economic information, and management's discussion and analysis. She said that the latter section provided a lot of information, but if one wanted a summary, they could read the management's discussion and analysis.

Ms. Argenbright said that as Ms. Usher had mentioned, the compliance section was usually bulkier at the end of the ACFR. However, since the uniform guidance and compliance supplement had not been issued on time, to ensure they completed the federal audit to the best of their abilities with all the correct information, they had not rushed to meet the state deadline of December 15. They would be issuing a separate report on the compliance, which would be provided to the Finance Department. She said that they had already begun testing the federal awards and that process was well-underway; they had been unable to complete it without the final documentation of the compliance supplement.

Ms. Argenbright stated that their other deliverables included a management letter, which addressed internal controls. She noted that all of their comments from last year had improvements, and many of them addressed significant deficiencies or material weaknesses that they had previously identified. This year, they had not found any significant deficiencies or material weaknesses, which was a level of internal control comments. It was worth noting that they had made these recommendations last year, and staff had made improvements in each area where they had a recommendation. Furthermore, there were no new comments for this year, which was also a very important aspect.

Ms. Argenbright said that not only had staff focused on the areas where they had suggested improvements, but all areas continued to operate as they should. Additionally, the management letter included some upcoming standards, which were discussed in three pages. The last deliverable was the letter to those charged with governance, commonly referred to as the audit committee letter. This was a standard boilerplate letter that required them to communicate certain items to the stakeholders, including estimates in the financial statements.

Ms. Argenbright said that as they had mentioned earlier, there was a new standard this year, GASB 101, which included a new estimate in the letter. There was also a section in this letter for corrected misstatements, as well as uncorrected misstatements, which were items that they did not believe would influence anyone's decision-making on the financial statements. She said that the audit committee letter was attached, along with management's representation letter, which stated that they had provided all the information they knew to the best of their ability and had not withheld any information. She summarized that the audit was clean, with no state findings, no new current year management letter comments, and improvements to all of last year's management letter comments.

Ms. McKeel thanked Ms. Argenbright for the report and the good news. She said that she had noticed that over the years, some community members had questioned the use of unassigned monies. Many had expressed concern about why they had given a tax increase when those funds were unassigned. She said that she was simply pointing out that the term "unassigned" could be misleading, as it may lead people to believe that the monies were not being utilized effectively. She thought it would be beneficial to address this issue for the public.

Jacob Sumner, Chief Financial Officer, stated that the categories of fund balance presented in their financial statements were determined by the Government Accounting Standards Board. He said that as a result, they did not have the flexibility to choose these titles. However, there were specific reasons

why certain items were classified in these categories. He explained that their unassigned fund balance, for example, represented the portion of their fund balance that was not restricted by the governing body or any external entity.

Mr. Sumner said that this category also included items that could be spent. In contrast, their non-spendable category included items such as inventories, which were not subject to expenditure. He said that for their organization, their unassigned fund balance served as a catch-all category for their fund balance. According to their financial management policies, this category also encompassed their 10% unassigned fund balance and their 2% budget stabilization reserve.

Ms. McKeel said that it was helpful to have that clarification. She said that she always referred to that as their rainy day fund.

Ms. Mallek noted that the acronym for this report used to be CAFR (Comprehensive Annual Financial Report) and now was ACFR.

Ms. Argenbright confirmed that the name had changed a few years ago.

Mr. Gallaway said that he had no questions on the report but did have a few comments. He said that he served on the audit committee with Mr. Andrews and wanted to commend staff for addressing all the items noted last year. He said that the fact that they were resolved and it was stated in the letter that no concerns currently existed was a positive outcome. He said that he appreciated the improvements made and the fact that they had taken corrective action and no further improvement was needed. He said that he liked to extend his congratulations to them all and express his gratitude for their efforts in this matter.

Mr. Gallaway said that he did have some reservations regarding the new standard. He said that it seemed a bit unusual for auditors, as liability was a concern, but the proposed approach seemed too theoretical and abstract. It was difficult for him to understand how they were trying to assign a number to it, as it was not a straightforward prediction. What he found puzzling was that auditors were attempting to forecast something circumstantial. He said that it was amusing to him that auditors were trying to make predictions rather than analyze material.

Ms. Argenbright acknowledged that yes, they were adding another estimate.

Mr. Gallaway stated that he had already expressed his thoughts on that matter at the committee meeting.

Ms. LaPisto-Kirtley said that she did not have any further questions, but she would like to commend Ms. Argenbright and staff on the fact that they did not have any state findings or management letters that required correction, and that they had been able to correct everything from last year as previously stated.

Mr. Andrews concurred; he greatly appreciated the report. He asked staff if a motion was required in order to accept the report.

Mr. Herrick stated that the CFO Office had coordinated with him on this proposed motion. The code section listed was the required action. He clarified that the report did not need to be accepted by the Board, but the Board needed to authorize the Chair and County Executive to sign the statement.

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

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.

NAYS: None.



Beatrice (Bea) LaPisto-Kirtley
Rivanna

Mike Pruitt
Scottsville

Ann H. Mallek
White Hall

COUNTY OF ALBEMARLE
Office of Board of Supervisors
401 McIntire Road
Charlottesville, Virginia 22902-4596
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Diantha H. McKeel
Jack Jouett

Jim H. Andrews
Samuel Miller


Ned L. Gallaway
Rio

December 10, 2025


Staci A. Henshaw
Commonwealth of Virginia
Auditor of Public Accounts
P. O. Box 1295
Richmond, Virginia 23218

Dear Ms. Henshaw,

I hereby attest, in accordance with §15.2-2510 of the Code of Virginia, the County of Albemarle audited financial report, for the fiscal year ended June 30, 2025, has been presented to the local governing body at a public session on December 10, 2025.



Jim Andrews, Chair
County of Albemarle
Commonwealth of Virginia



Jeffrey B. Richardson, County Executive
County of Albemarle
Commonwealth of Virginia

County of Albemarle
Commonwealth of Virginia

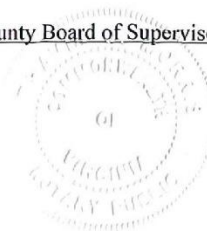
The foregoing statement required by the laws of the Commonwealth was acknowledged before me this 10th day of December 2025 by Jim H. Andrews and Jeffrey B. Richardson.



Notary Public's Signature

Travis O. Morris, Senior Deputy Clerk, Albemarle County Board of Supervisors
Notary's Printed Name/Title

Notary registration number: 365010
My commission expires on: July 31, 2029



Recess. The Board adjourned its meeting at 3:22 p.m. and reconvened at 3:37 p.m.

Agenda Item No. 11. **Presentation:** Zoning Modernization Formatting and Early Updates.

The Executive Summary forwarded to the Board states that beginning in August 2022, Albemarle County contracted with the Berkley Group, a local government consulting firm, to evaluate the Zoning Ordinance in preparation for modernizing the County's entire Zoning Ordinance.

The update process has been split into multiple separate phases of work. In Phase I, County staff drafted four articles of the new ordinance with the guidance and aid of Berkley Group, and established the tone, modern language style, and ordinance format of the new ordinance. These articles were reviewed by stakeholder groups, the Planning Commission, and the Board of Supervisors in 2024.

In October 2025, the County adopted a new comprehensive plan, AC44. This new comprehensive plan provides larger community priorities and the seven Big Moves for implementation, including regulatory modernization changes to the Zoning Ordinance.

The additional phases have been reorganized, and Phase II will provide formatting modernization updates following the tone, style, and format established in Phase I. Phase III will incorporate regulatory

changes to the ordinance, guided by AC44 and modern best planning practices. The overall process will be guided by County staff, the Planning Commission, and the Board of Supervisors, with opportunities for input from the community and a robust public informational process.

In Phase II, currently underway, staff is drafting the reformatted and rewritten Zoning Ordinance without substantive regulatory changes. At the end of Phase II, staff will present reformatted draft articles of the entire Zoning Ordinance to the Board for review and adoption. Throughout the concurrently running Phase III, staff will solicit input from expert groups and stakeholders, including the Planning Commission and the Board of Supervisors. The resultant drafted regulatory changes are intended to address AC44 recommendations and incorporate best planning practices. At the end of Phase III, staff will present to the Board the revised draft articles for review and adoption.

There is no budget impact associated with this agenda item.

Staff recommends that the Board receive the presentation on the project update.

Lea Brumfield, Senior Planner II, stated that today she would present an update on the Zoning Modernization project. She said that they had recently adopted AC44, and they were working to incorporate it into the ordinance. This presentation would be an information-sharing update about how they were implementing this change. She said to begin, she would like to briefly remind the Board of their project goals, which had been simplified into four objectives. Following that, they would discuss the work they had completed to date, including the integration of AC44 and best planning practices into the Zoning Ordinance, what this meant for their future planning efforts, and the phased approach to accomplishing their overall project goals. Finally, they would wrap up with next steps.

Ms. Brumfield stated that to summarize their project goals, they were rewriting the ordinance for clarity and ease of use, streamlining administrative processes for efficiency and staff or legislative body time, aligning the Ordinance with AC44, and updating the ordinance to meet modern best practices that meet today's County needs and move forward into the future. This first phase, which they were calling the foundation phase, was now complete. She said they had worked with the Berkley Group, a local government consulting company, to conduct staff and development community stakeholder interviews, two-on-tuos with Planning Commission members, and a general review of the ordinance against best practices and project goals.

Ms. Brumfield said that the Berkley Group provided a Zoning Ordinance evaluation, and then they drafted new draft articles for the ordinance, establishing the language, tone, and overall structure. They also condensed and simplified administrative processes, heavily involving Community Development teams involved in those processes. They then brought the four new articles to the legislative bodies, and they were currently available on their Engage website. As a recap, the four articles they drafted in this phase were Article 1, General Provisions, Article 2, which established the authority of the bodies involved in administering the ordinance, Article 3, which outlined applications and permits covered under the Zoning Ordinance, and Article 10, which described non-conformities.

Ms. Brumfield explained that these sections followed a similar basic structure, providing logical consistency, starting with the intent or purpose and ending with any modifications or waivers. This progression from standard to less standard and everything in between was a natural fit. As needed, different regulations would have different sections added or subsets under a larger umbrella of different provisions. However, overall, the architecture of the regulations was very consistent. They first applied this ordinance architecture to the proposed revisions for Rio 29 Form-Based Code, which would be presented to the Planning Commission in early 2026, with a Board meeting to follow.

Ms. Brumfield noted that their Zoning Modernization team had had a strong overlap with the Rio 29 Form-Based Code team, allowing them to maintain a similar tone, language style, and overall structure. For example, one could see the similarities between the draft Article 3 and the draft Rio 29 Form-Based Code on the screen. Although the numbering scheme differed, it was due to the need to incorporate the Form-Based Code into their current ordinance, rather than the updated one.

Ms. Brumfield stated that as phase one was completed, they were moving to phase two, which they were calling format modernization. This phase focused primarily on the format, rather than the content and regulations themselves. In phase two, they were rewriting and reorganizing the ordinance to make Article 1 clearer, easier to use, and more navigable. They were also simplifying administrative processes. However, this phase would not include the majority of the substantive regulatory changes, which would be rolled into phase three. For example, they were working on rewriting and reorganizing the ordinance, including creating easy-to-scan tables for lists of uses. The example on the screen was for format review only, with lorem ipsum text to demonstrate that this was just format, not content.

Ms. Brumfield said that what she would like them to focus on was the ease of use of reading these tables. It was easy to see that certain uses were administratively approved, while others required Board approval or were not permitted at all. These formatting changes made it much easier and simpler, and this was the standard for modern ordinances. Additionally, they would have some simplification in language, such as the example of the campground use at the bottom of the chart. They currently had two uses in the boarding camp and day camp category, which were treated equally and required a special use permit. They shared the same permissions, with the main difference being their names. She said that most camps were actually both boarding camps and day camps, so this simplification was part of the changes they were looking at in this phase.

Ms. Brumfield said another change in Phase II was reorganizing and rewriting language that already existed. This was not a substantive change, but rather a clarification of their goal to minimize impacts from different uses. The supplementary regulations were being reorganized into a more logical format, grouping similar uses together, such as agricultural and residential uses. For example, social clubs and lodges were now grouped under public, civic, and recreation use, along with community centers. This change made the language clearer and faster to navigate.

Ms. Brumfield stated that in addition, the larger paragraph had been broken into an easier-to-read list with bullet points. This type of language change would be applied in Phase II, providing a fresh slate of the ordinance that was easier to read before they moved on to more substantive changes. She said Phase II would also include some small regulatory updates that were currently adopted in the Comprehensive Plan but were minor and not significant changes. These updates were codification of standard practice or simple adoption of industry standard practice as a type of performance use standard. Staff had identified these types of changes which were being brought to this project to streamline the process.

Ms. Brumfield stated that, for example, taller building heights without requiring setbacks or very low-hanging fruit types of implementation actions were being pulled from the Comprehensive Plan. They were working closely with the AC44 team to determine which Comprehensive Plan actions would fall under this category, and this was an ongoing process. Moving to Phase III of the Zoning Modernization project, this phase focused on regulatory modernization. It aimed to align the Zoning Ordinance with AC44 and update regulations for general best planning practices. As the newly adopted Comprehensive Plan was a significant document, staff had engaged with the public extensively on the process, resulting in numerous actions and goals for the community as a whole.

Ms. Brumfield said that one of the direct ways to implement the Comprehensive Plan was through the Zoning Ordinance. Aligning the Zoning Ordinance with AC44 was a key move, as was incorporating other changes listed here, such as updating regulations for general best planning practices. The Zoning Modernization team was working closely with the AC44 team and the County Executive's Office as they determined how to implement these goals and actions. Throughout Phase III of this project, they would be presenting many of these changes to the Board in draft ordinance format.

Ms. Brumfield said at the action level, the Comprehensive Plan currently had 68 individual actions, which may be included in zoning modernization. They were currently prioritizing these actions, identifying which goals and actions were recommended to be included in zoning modernization. Staff discussions would culminate in work sessions with the Board, and the resulting priorities would be written into a new draft Ordinance in Zoning Modernization Phase III. At the same time, they were consulting with other departments to ensure that their initiatives were coordinated and meshing with other departments to achieve the most effective changes.

Ms. Brumfield said that they currently had a target date of spring 2026 to bring approval for the prioritization goals to the Board. Other departments would also provide updates on different project initiatives along the way and forward. They were incorporating industry best practices, such as updating parking regulations, simplifying sign regulations, and codifying minimum sizes and standards for tree wells and landscaping requirements. These changes would be informed by recommendations from professionals and best planning practices from other ordinances across Virginia and the planning field.

Ms. Brumfield stated that as they moved forward, they would notice that these two phases were concurrently running and would be following each other as they progressed. The modernization phase involved rewriting the ordinance without substantive changes, with a target date of 2026 for the adoption of the cleanup ordinance. However, the rewriting of the ordinance would involve reviewing the uses and aspects of the regulations and identifying which ones would require more in-depth work. They were currently in the pre-planning stage of Phase III and would be noting which things to focus on and who to talk to throughout the drafting phase.

Ms. Brumfield said that once they received direction on prioritization, staff would guide work with topic-based focus groups and their overall project partners, including Virginia Department of Transportation (VDOT), the Health Department, and Albemarle County Service Authority (ACSA), to write regulation changes that met the directives from AC44. As they pulled larger Countywide goals and directions from the Comprehensive Plan, the groups they would be meeting with would largely consist of topic experts and industry experts who would provide them with best practices and very specific implementation strategies.

Ms. Brumfield said that their current goal for the regulatory changes incorporated into the previously adopted new clean formatted ordinance was to be completed by 2028, hopefully early in that year. This approach with staggered milestones allowed for a faster delivery of the new ordinance, providing clarity and user-friendliness right off the bat, while also allowing necessary time for research and engagement on topics that required more in-depth discussions.

Ms. Brumfield said that every zoning text amendment they had worked on had involved an iterative process. By building that iteration into their project timeline, they were allowing continuous progress, learning, and efficiency in both staff time and legislative body time. Their public engagement strategy focused on information sharing with the broader public. They would be sharing updates in the Albemarle County News, which one can sign up for under the News section on the primary albemarle.org website. One can also find their engagement website, engage.albemarle.org/zmod.

Ms. Brumfield said that throughout the process, they would keep the public informed about progress and the reasoning behind rewriting the Zoning Ordinance, and they would be hosting an education series for anyone who wanted to understand the differences between the Comprehensive Plan and the Zoning Ordinance, among other topics. Following the robust public engagement of the Comprehensive Plan, this project will focus heavily on targeted engagement, working with topic experts as they write the ordinance outlined in the broad goals from the Comprehensive Plan. They were working with the Communications and Public Engagement (CAPE) team, building those topic-level groups, and consulting with them throughout their engagement efforts.

Ms. Brumfield stated that they would also have legislative work sessions to tackle questions and receive feedback. Their project's next steps will be continuing to work on uses and use tables, general formatting, general language rewrites, and the overall reorganization of the ordinance to make it easier to read and follow. Ongoing engagement and education would occur throughout the Zoning Modernization project, and the AC44 team would present a work session to the Board in spring 2026 to determine which AC44 regulatory changes and best planning practices will be included in phase three. Following that work session, they would conduct topic-based discussions and legislative body topic review starting in summer and continuing throughout the life of the project.

Mr. Pruitt expressed his appreciation for the additional clarity that had been provided, as his initial question when reviewing the materials was about the format development process being as lengthy as the regulation development process. He said that staff clarified the point that the format development process would be done in parallel, which he appreciated. He noticed that there was actually twice as much time spent on substantive regulatory changes, which was due to the parallel formatting change process.

Mr. Pruitt said that something that had been on his mind in the past was his understanding of the role of the Community Advisory Committees (CAC) during this process. He said that he wondered whether they would be bundled with work groups, or whether they would serve as a soft advisory or had a concrete role in this project.

Ms. Brumfield said that she believed they would be working with CAPE on their approach for that particular aspect. She said that their overall focus for this engagement would be on topic-level experts. She said that if there were any members of the CACs who possessed expertise at this level, such as professors at UVA in landscaping, that would be a valuable asset.

Mr. Pruitt said that he was trying to convey that when he previously expressed concerns about the Comprehensive Plan including a Future Land Use Map (FLUM) that had not been thoroughly community vetted; that was a separate process from the master planning process. He said that he was asking if the CAC master planning process, which affected individual land uses, would be happening in parallel to this, or if anything that happened there would be separate from this process.

Ms. Brumfield said that this was not a master planning process; rather, it was a continuation of the planning process that had already been undertaken.

Mr. Pruitt said that he believed he had the answer he needed from that. He said that he was also curious about the process for normative check-ins with the Board over the course of this project. He was trying to understand that what they were doing was essentially condensing dozens of individual work sessions into a single process, which was unprecedented for them; the Board had never had an ordinance that they did not want to spend three hours discussing. He said that they would be undertaking approximately two dozen comparably scaled projects simultaneously, each with discrete level reforms. He said that he saw the tension between wanting to move forward and not wanting to repeat the five-year planning process for a five-year plan in the Comprehensive Plan.

Ms. Brumfield said that she would frequently be requesting Ms. Borgersen to schedule them for work sessions for this project.

Ms. McKeel said that she did have a question that she was aware may be a lot to ask, but she wanted to make sure it was on the record. They were discussing ordinances, and she understood this was a complex issue. She had been asking multiple times for the home occupation ordinance to be reviewed, as she believed it needed to be updated. She said that there were home occupations that were not being properly identified in the current ordinance. She said that she would like to request that they review this ordinance to ensure it accurately reflected the types of home occupations that were allowed.

Ms. McKeel stated that she was concerned that the current ordinance could lead to issues in neighborhoods with tiny lots and no homeowners association (HOA) to protect them. She said that for example, if someone had a home occupation for landscaping, they may bring in trailers and trucks, which could be a nuisance to neighbors. She was not trying to be overly critical, but she did think it was essential that they consider the impact of home occupations on their communities. She would like to know if this process would allow them to review and update the home occupation ordinance to better reflect the needs of their neighborhoods.

Ms. Brumfield said that staff would bring that question to the Board on March 4, 2026.

Ms. McKeel said that she would like to know the date so she could come back for that discussion. She said that improper home occupation uses were a major issue in her district, so she was eager to

resolve it whenever the opportunity finally arose.

Ms. Mallek said that this was another example of ensuring consistency. She recalled a similar situation in the Rural Area outside of Crozet, where business in a small, old neighborhood from the 1940s was forced to be removed due to the significant impacts it was causing. She said that this highlighted the challenges staff faced when dealing with one-off issues. She said that she looked forward to this. She suggested Ms. McKeel sign up for agenda notices so she could keep them accountable.

Ms. Mallek said that this conversation was a reminder of what engagement truly meant, as this appeared to be a one-way process, with CAPE delivering staff's work and not genuinely interested in feedback. She said that her concern was that the real work was being done with stakeholders, but those mentioned were the business owners and applicants seeking to influence the outcome to their own benefit. This approach was reminiscent of the 1980s and 1990s, and she was not interested in revisiting that era. Therefore, it was essential to have a broader definition of stakeholders, with citizens of the County being the primary stakeholders, followed by those who did business with the County.

Ms. Mallek said that to achieve this, they needed to adopt a more inclusive approach when discussing what should be done. She said that ultimately, the Board should make decisions on these matters, rather than relying on a select group of individuals who may have a vested interest in the outcome. Additionally, she would like to suggest that smaller topics be presented more frequently, because longer work sessions that covered a large amount of information were ineffective and made it difficult to make progress.

Jodie Filardo, Director of Community Development, stated that she would like to clarify a few points. As Ms. Brumfield shared, in the next two phases, they would be modifying the existing zoning ordinances that had already been passed by the Board, rather than introducing entirely new concepts. She said that in Phase II, they would be refining the format of these ordinances to make them more understandable, with some minor exceptions, such as stepbacks. She said that they would clearly label these changes for the Board's reference.

Ms. Filardo said that for Phase III, they were shifting toward more focused, topic-oriented interactions with the public because, through AC44, they had already completed a thorough public process. She said that in Phase III, they would be building upon the actions and ordinances adopted in AC44, using them as a framework to create ordinance language. She appreciated this approach, as it allowed them to provide smaller, more manageable bites of information, which could be less overwhelming than the lengthy, AC44 meetings.

Ms. Filardo stated that by using a town hall approach to outreach and reporting to the public, they aimed to activate the actions and ordinances already adopted, and to provide more transparency and accountability to the Board. She hoped this clarified staff's intentions for this process.

Ms. Mallek said that was a concern of hers, and what triggered her was the slide on housing from the Comprehensive Plan. She said that there were numerous approaches that could be taken, and she wanted to ensure that there was a thorough public discussion on which one would be chosen.

Ms. Filardo agreed that this was entirely appropriate.

Ms. Mallek stated that they did not want to create problems for themselves, as the General Assembly was already planning to impose a one-size-fits-all approach everywhere, which was their intention now. She said that if that passed, they would be in big trouble, but the County must not create their own problems in that regard.

Mr. Gallaway said that he was aware that some of the references to updates to the Zoning Ordinance were included in the language of the AC44 document. He said that those changes, if they decided to make them, would come back to the Board for discussion and review. He said that what he did not recall was that they did not track those changes outside of the action items listed in AC 44.

Mr. Gallaway said that he seemed to recall that both during the AC 44 process and in other meetings, certain issues were discussed, and it was confirmed that they would handle those matters when they updated the Zoning Ordinance. He asked if staff had a system in place that tracked this information and could they share it with him at the outset, so he was aware of what they would be contending with.

Ms. Brumfield said that that was a really great question, and it would indeed be a key focus of their discussion in the spring. She said that their two teams, along with the entire CDD and the County Executive's Office, were focusing on identifying which aspects would be aligned in these phases and then presenting recommendations to the Board. They would review all the action steps outlined here and categorize them as either short-term actions that could be accomplished within this project or larger, more complex actions that would require multiple external partners and significant incentives from private partnerships. They would determine which of these actions the Board wished to move forward with.

Mr. Gallaway noted that March was approaching very soon and they would be in the midst of their budget development. He said that adding this to the content-rich period from mid-February through April would likely mean they could not take this up until after the budget was adopted. His request now was to share the "parking lot" list of items with Board members, as they would be presenting game plans. He recalled one issue where some citizens required a special exception to allow woodworking to take place

because the underlying zoning did not allow it. He said that it would be helpful for him to have a list of the items, so he could review them beforehand and allow their dedicated work sessions to be more productive.

Ms. Filardo said that she believed Mr. Gallaway was referring to the Funk Brothers Furniture, and the Board had recently approved their use as an updated use for that mixed-use building they occupied.

Mr. Andrews said that they had previously made a request that they considered exploring updates to artisan uses.

Mr. Pruitt noted that the special use permit confined them in such a way that was constraining to their business practice.

Ms. Filardo said that she did not remember that constraint being part of the most recent special use permit.

Mr. Pruitt recalled it was a few months ago that the request came before the Board, and it was noted there was a constraint that they hoped not to have with an update to the text amendment. He said that it was about a certain mix of their retail sales. He said that regardless, there needed to be some work done to the zoning text amendment, and that situation highlighted that need.

Ms. Filardo said that she did not have more definitive information on that topic at this time, but she could follow up with that. Regarding the list requested by Mr. Gallaway, they currently had a list of 63 items, and staff would be happy to provide it to him in draft form. She said that the plan was to present this list to the County Executives, who would review it and consider how it aligned with his strategic plan and budget.

Ms. Filardo said that their goal was to integrate these items into the overall process, rather than having the Board manage multiple one-off lists. She said that this was an ongoing effort, and they were working to make it as seamless as possible for them. She said that they would be happy to provide this list as part of their efforts to modernize the Zoning Ordinance, with the understanding that it would be in a draft form. She said that however, it should give him a starting point to work from, and she hoped it would be helpful.

Mr. Gallaway said that he did not mind thinking ahead and processing this information ahead of time; in fact, it helped him to have that preview before needing to analyze the next steps. He said that having some drafts ahead of time would be helpful when he needed to ask specific questions.

Ms. LaPisto-Kirtley said that from what she understood, in the spring of 2026, they would be conducting a cleanup of language.

Ms. Brumfield clarified that the cleanup process was currently underway, and they would be bringing the cleaned-up language to the Board by the end of 2026. The meeting scheduled for the early quarter of 2026 would focus on the more regulatory and complex questions. She said that they would be discussing their district boundaries, use permissions, and connectivity requirements, among other things.

Ms. LaPisto-Kirtley asked if the list of items mentioned by Ms. Filardo were going to be actively worked on by staff.

Ms. Brumfield said that she believed that list was of the actions pulled from the Comprehensive Plan were directly related to zoning modernization. They were actually listed in the implementation chapters of the Comprehensive Plan, Objectives 1.1 and 1.2, and so on.

Ms. LaPisto-Kirtley said that the final adoption was scheduled for January or February 2028. She said that as they moved forward, she would like to know if there would be any additional adoptions along the way or if everything would be completed in one phase.

Ms. Brumfield said that the two large format adoptions they were looking at were the format adoption and the regulatory one. She said that while it was theoretically possible, they would need to conduct a thorough investigation to determine the feasibility of adopting smaller formats. She was aware that there were currently several smaller Board and strategic plan priorities in development, which may be adopted in the future. She said that personally, she believed that obtaining individual return on investment analyses for each of these formats would be more time-consuming than it would be beneficial. She said that however, this was something they could certainly investigate further.

Ms. Filardo stated that the overall work Ms. Brumfield was discussing today was the large Zoning Modernization project. However, they often brought forward smaller, key items that were of interest to all of them. For example, the Solar Ordinance and the Wireless Ordinance were two examples of topics that the Board had expressed interest in addressing separately. She said that they were aware that there were a few other items that they would like to see brought forward, and they would like to prioritize those based on the Board's input. She said that they would have the opportunity to set priorities, and they would work with them to bring those items forward as soon as possible. This would be a Board decision, and they would seek their guidance on the matter.

Mr. Andrews said that he appreciated that these phases were taking place simultaneously but would conclude at different points in time in the sequence. He said that in that sense, the December 2025

timeline, which included prioritizing and reviewing regulatory changes, was now, and it was something that was being done internally before coming to the Board sometime in the spring.

Ms. Brumfield confirmed that was correct. This was really a general concept, as evidenced by the vagueness of the dates on this document.

Mr. Andrews stated that it sounded like a good plan, and he encouraged them to consider bringing these items to the table more frequently, rather than waiting too long, as he believed each one that got done could help pave the way for others down the line. He said that it was what this process was all about. He said that if the Board could act in a timely manner, without compromising the bigger picture, then it was essential that these items be addressed promptly.

Agenda Item No. 12. From the County Executive: Report on Matters Not Listed on the Agenda.

Jeff Richardson, County Executive, stated that he would ask Ms. Abbey Stumpf, Director of Communications & Public Engagement (CAPE), to present, but he would first give an introduction. Each year this Board received an end-of-the-year report, and typically staff reviewed it after it was completed and discussed it, as it was posted on their website and they encouraged their community to take a look. This year, under Ms. Stumpf's leadership, the team took a slightly different approach.

Mr. Richardson stated that he would like to take a moment to highlight a few key points. At their recent national conference, they spent time looking at how the community was changing and how it interacted with local governments. Ms. Stumpf was an expert in this area and recently led a discussion with 40 of their organization leaders, broadening the conversation with department heads, assistant department heads, and key leaders on how they interacted with the public and how local government interacted with its public.

Mr. Richardson said that this was not a new approach for the team, but rather a continuation of their efforts to think differently about community engagement. He would like to emphasize to this Board that, in his experience and Ms. Wall's experience, the way they interacted with the community had changed dramatically. There was a time when they relied on press releases, local media, and traditional channels, but the pace of change was now much faster. Today was an opportunity for them to learn and grow, and he would like to ask Ms. Stumpf to provide more detail on this topic.

Mr. Richardson said that as he handed over to Ms. Stumpf, he would also like to take a moment to recognize the hard work of the CAPE division of the County Executive's Office. They often provided valuable support to their leadership, preparing them for interviews, radio spots, and providing an overview of their initiatives. They worked behind the scenes to help them communicate effectively with everyone. He would like to thank Ms. Stumpf for her leadership and the CAPE division for their dedication. They would continue to evolve and strive to improve their communication approach, recognizing that there was no one-size-fits-all solution.

Abbey Stumpf, Director of Director of Communications & Public Engagement, stated that she would add a little bit to their celebratory meeting. She said that she would share some key takeaways that would help prime their approach for this year's year-in-review video and provide insight into their general approach to communications this past year. She said that the communications landscape was more challenging than ever. Two notable data points were that 500 hours of videos were uploaded to YouTube every minute, creating a vast pool of content to navigate.

Ms. Stumpf said that studies showed that people received approximately 140 notifications per day, which could be overwhelming. She had conducted an exercise with their leaders to illustrate the number of notifications they personally received, and it was eye-opening for some. If they needed help with this, she was happy to assist. She said that another crucial aspect to consider was the shift in opinions on how people preferred to receive information. She said that there was a decrease in trust in institutions, and polished public relations (PR) press releases were no longer as effective as they once were.

Ms. Stumpf said that they must explore alternative ways to share their message. She said that to cut through the noise, she had kept three key points in mind this year, which were displayed on her whiteboard. She said that their focus area for communications was to humanize local government, highlighting that they were people with best intentions, and showcasing purpose-driven work. She said that they also aimed to use clear, concise, and easy-to-understand language to engage their audience. She said that they wanted to create a hook to draw people in and encourage deeper engagement conversations. She said that this year, they had launched their Monday Minute, a 60-second recap every Monday that summarized key events and news in the County.

Ms. Stumpf said that they had taken a page from that effort and challenged their department heads to summarize the most impactful work they had done in 60 seconds. She said that they had asked each department to provide a recap, and it was not easy to condense their work into such a short time frame. She said that however, they had worked hard and managed to get around a minute and 10 seconds for most people, with some departments getting close to a minute. She said that this exercise was an example of how they were trying to show the real impact and outcome of their work. She said that the video, which was part of their annual showcase, barely scratched the surface of what their organization had accomplished, but it was a good way to highlight their achievements.

Ms. Stumpf said that they would be sharing these one-minute segments, each focused on a different department, over the next couple of weeks as they wrapped up the year. She said that before she played the video, she would like to recognize the hard work that went into creating it. She said that she would like to thank the departments that participated, some of whom may have been a bit hesitant, while others were enthusiastic about sharing their work. She said that he would also like to thank the CAPE staff, who had helped prepare the talking points, scripts, and filmed the department heads.

Ms. Stumpf said that they had accomplished all of this in just three weeks. She said that she would like to give special recognition to Regan Samuels, who had joined their team this year and was the driving force behind this project. She said that she had recorded all of the department heads, even those she had not met, and had helped them prepare for their segments.

Ms. Stumpf played the video.

Mr. Pruitt said that he wanted to commend CAPE for their hard work. He appreciated the excellent work they did, and he was grateful for the news he sometimes received through his LinkedIn feed and the County Minute, which was a valuable resource that all had created. He was curious to know the dissemination profile of the year in review, and he hoped it was not limited to those on the dais, as he was sure a significant amount of staff time had been invested in that effort.

Ms. Stumpf said that it was compiled today, but it would be segmented and distributed across their social media platforms, which included LinkedIn, Facebook, Albemarle County News, and other audiences. She said that the content would be tailored to each specific audience, she said that they would implement this strategy over the next two weeks.

Mr. Pruitt said that he was always intrigued by the high level of engagement seen with their two public safety department profiles. He said that he thought if they each shared their own separate segments, that would get a lot of engagement. He thanked Ms. Stumpf and her team for their great work.

Ms. McKeel thanked Ms. Stumpf and thought the segments were really great and provided some flexibility in use. She said that she did not envy Ms. Stumpf for working in communications these days, considering the frequency and intensity of content. She said that it was a challenge to keep up with all the changes. She expressed her appreciation for the year-in-review report. She added that she had not been aware of the Monday Minute series until Ms. Stumpf mentioned it today.

Ms. Stumpf said that they would work to expand their reach with that.

Ms. Mallek said that she would be grateful to have the Monday Minute available outside of LinkedIn, as well.

Ms. Stumpf said that it was shared on all the County social media pages and it had its own website. She would share that link with Ms. Mallek.

Mr. Gallaway asked if the Monday Minute was included in the briefings that CAPE sent out. He said that he had never seen it in those.

Ms. Stumpf said that she was not sure if they were currently included in the weekly emails, but she would make sure they would be from now on.

Mr. Gallaway said that he knew everyone looked at those briefings each day, so it would be a great method to disseminate those. He said that it was hard to believe they were already going over the 2025 year in review, and there had been a lot to celebrate in those 12 months that were not in there. He commended staff for this approach and presenting the report, as well as for all of their achievements this year.

Ms. LaPisto-Kirtley said that she was very impressed by what they all accomplished. She said that she was wondering if it would be possible to present this to all the CACs during their January meetings, which would be a nice recap of everything.

Ms. Stumpf said that she could certainly send it to all the CACs and they could put it on their agendas if they would like.

Mr. Andrews agreed with his colleagues; it was a job well done. He said that it was great to see it all compiled together in one presentation, and it was very impressive. He said that there were many other highlights that were not mentioned in the review. He thanked Ms. Stumpf for her excellent work.

Agenda Item No. 17. From the Board: Committee Reports and Matters Not Listed on the Agenda.

Ms. McKeel said that she would like to take a few minutes to share some updates. She said that she believed it was essential for the Board to be aware of some of this information, even if they did not need to know it in depth. She stated that she would start with the Lambs Lane Campus Dental Task Force. She said that she would distribute two handouts: one was a one-pager titled "Lambs Lane Campus Dental Task Force," and the other was a summary report from July to December. She noted that there were two versions, one stapled and one single-page.

Ms. McKeel reported that this initiative had been ongoing for 16 months, and she would like to briefly summarize it. She said in June 2024, she visited the schools on the Lambs Lane campus and asked the principals at Journey and Greer if they could have their druthers what they would prioritize. She said that they responded that they would prefer to see provision of dental care for their students. She then reached out to Eileen Gomez, the head nurse for Albemarle County Public Schools, and she shared that there was an immense need to provide dental care for the students on the campus.

Ms. McKeel stated that she called upon Sue Friedman and Ms. Gomez and they decided to start a task force. She said that she notified Mr. Richardson and Dr. Haas, the Superintendent of Albemarle County Public Schools, to let them know the task force was not asking for money but was forming to solve this problem. She said that it was unacceptable to live in such a wealthy community and still have this alarming need for pediatric dental care. She said that the task force began meeting by Zoom every month, and their membership grew.

Ms. McKeel said that the last Zoom meeting was just this week, and they discussed the demographics of the Lambs Lane campus as a contributing factor to the lack of dental care. She said that this was mentioned on page one of the summary report. She said one could see the percentages of uninsured, Medicaid, and low incomes on the Greer, Journey and Albemarle High School campuses and this indicated a significant lack of ability to pay for dental care on that campus. She said they recognized the need for a process to identify children with the most urgent dental care needs and get them served in the community.

Ms. McKeel said that if they had access to pro bono dental care, they still needed to bring attention to the issue to their local dental providers. She said they created a list of students in need, and she was surprised to see that 100 students required urgent dental care. At the same time, a child was sent to the University of Virginia emergency room was treated for sepsis due to untreated dental issues. She said would spare the details, but the point was clear; their goal was to address this issue, and you would see it in the task force's objectives. She said as they progressed, they realized that a major obstacle was the lack of dental assistants and hygienists in their community and the State of Virginia.

Ms. McKeel stated that the closest program for dental hygienists was at Germanna Community College, which received 40 to 70 applications per year and graduated only five students. She said that the task force identified this as their second goal. She noted that in her own dental office, her dentist used to have six hygienists, but now was down to three. Without hygienists, dentists could not see as many patients, and the dentist was having to clean teeth instead. She continued to explain that the task force members listed here represented a diverse group of local dental providers, state organizations, and local organizations.

Ms. McKeel stated that they also had a representative from the Albemarle Foundation for Education and Jean Runyon, president of Piedmont Virginia Community College. She said that she had reached out to Ms. Runyon and explained the concern regarding the lack of a dental program at the community college. She said that Ms. Runyon said that she had previously started a dental hygienist program at her previous community college in Colorado, which was the largest dental hygienist program in the state. She said they met at PVCC, presented their findings, and she agreed to look into establishing a dental hygienist program.

Ms. McKeel stated that meanwhile, their dental task force continued to meet, and eventually, Ms. Runyon called them back, stating that they needed another meeting. They then had a second meeting at PVCC, where Ms. Runyon presented her findings and explained that if they could make this work, they could establish a dental hygienist program in their community. She said this program would also include a dental assistant in a hygienist program. In the meantime, Ms. Gomez and the task force worked closely with local providers, and they were able to get several children seen who had significant dental problems through these providers.

Ms. McKeel stated that, however, it was a one-on-one arrangement, and they had to rely on grants to support their efforts. For example, they had \$10,000 to use toward dental costs, as not all dentists were willing to do pro bono work. One child took \$7,000 of that grant because of the child's need. This experience highlighted the challenges they faced. She said that they continued their work, and if one would review the summary of their last 16 months, one would see that they accomplished a great deal. They primarily worked through the Community Dental Center, which was located across the street from Lambs Lane campus on Hydraulic Road.

Ms. McKeel stated that the Center was unaware of the need for dental services and was not very active. She said that Ted Horn, Chair of the Center Board, eventually agreed to help them, and after two meetings with Ms. Friedman and her, he energized his Center Board and started working with them. This led to the Center hiring a second dentist, which has benefited the dental providers in their community. In October, Ms. Runyon presented her plans to open a dental hygienist program at PVCC, with the goal of opening it by the end of 2027.

Ms. McKeel said that in December, they had a task force meeting where representatives from PVCC and Germanna discussed the dental hygienist program and how it would be implemented. PVCC would initially operate under the auspices of Germanna, as this would simplify paperwork and administrative tasks, and PVCC would eventually operate the program independently. She said that on December 5, the Albemarle Foundation for Education voted to add dental health services and education to their programs for Albemarle County Public Schools. She said this was significant because it allowed

the task force to utilize a nonprofit organization to receive donations for dental care and education in their community.

Ms. McKeel stated that the Foundation's decision marked a major step forward for their efforts. She said that Ms. Friedman has been appointed to the Albemarle Foundation for Education Board, representing their dental task force, which was truly wonderful. The last point highlighted her efforts to establish a working relationship between the program at PVCC and Albemarle County Public Schools and the Career Academy. She said this was particularly important, as the Career Academy on Lambs Lane campus had a dental hygienist pathway established, and their students could not pursue this pathway without working with PVCC due to the program they have established.

Ms. McKeel stated that she would like to take a moment to acknowledge the valuable contributions of Mr. Richardson and Dr. Haas, who have provided in-kind services to their project. She said that Dr. Haas, in particular, had been instrumental in helping them secure Ms. Gomez's time, which had been a significant asset. She said that they had focused on the Lambs Lane campus because it served 25% of the student population, and it was located in an area with the highest need for dental services, in terms of diversity, poverty, and population. She said that this location also allowed them to easily access the Dental Center and provide services to students.

Ms. McKeel stated that their plan was to roll out the program to other schools, including Woodbrook, Agnor-Hurt, and Red Hill, once they had refined the process. She said that she wanted to assure everyone that they were not seeking any additional funding or resources from the Board. She said that she simply wanted to share the information about the Lambs Lane Campus Dental Task Force, as she believed it was an important initiative. She said that once the Foundation completed the necessary paperwork, they would be able to accept donations for scholarships to provide dental services to students.

Ms. LaPisto-Kirtley asked if each individual school, once the program was implemented at other schools, potentially raise money themselves to support their specific population.

Ms. McKeel said that the Albemarle County Education Foundation would cover all the schools, so they would receive the funds through them. She said that they could identify specific schools that needed the funds.

Ms. LaPisto-Kirtley said that she was thinking about how the volunteer fire departments all did fundraising for their particular communities.

Ms. McKeel said that she believed it would be beneficial if the Education Foundation was a 501(c)(3) organization, which allowed it to serve all schools. She said that what they discovered this fall was that Augusta County was 30 years ahead of them. She said that they had been serving their children in their school system for 30 years with a program that went into the schools. She said that the task force would be visiting Augusta County in February and touring their facilities. Anyone interested in joining the tour was welcome to do so.

Ms. McKeel stated that they had a dental clinic, which was also a 501(c)(3) organization. She said that it had been funded by the citizens of Waynesboro, Staunton, Stuarts Draft, and Augusta County through a nonprofit effort. She said that the clinic provided dental care to patients in that area, and it visited schools every Wednesday. She said all schools in Augusta County received two dental visits per year from the clinic. She said that they used portable dental chairs, X-ray equipment, and nurses lined up the children to receive care. As someone who grew up in Staunton, she was surprised to learn that they were so far ahead of Albemarle. She said that this could be a model for the future, but they would visit and tour their facilities to see firsthand.

Mr. Gallaway said that he had been able to listen in on the discussions. He said that he recalled a previous joint tour with Ms. McKeel and Mr. Saunders at Greer, where they had discussed the importance of addressing educational obstacles when a child was dealing with a particular issue. He said that when a child was dealing with painful dental issues, it could be a significant educational hurdle.

Mr. Gallaway said that as a result, he had chosen not to participate, instead opting to listen and observe. He said that watching these meetings, he was impressed by the number of people involved, including dental providers, organizations, and representatives from both community college systems. He said that the energy and potential of this initiative were truly remarkable, and he would like to extend his congratulations to everyone involved.

Ms. McKeel said that it had been wonderful work, and she planned on continuing with the work. She said that however, the task force was always intended to be a temporary measure. She said that if they achieved their goals and fulfilled their objectives, they would be able to disband in 2026, as they were very close to getting what they needed. She said that they should not sustain this effort indefinitely; the intention was to accomplish their two goals and then disband.

Ms. Mallek expressed her heartfelt gratitude to Ms. McKeel for working on this for nearly two years, as it brought back memories of her initial story about 15 to 20 years ago. She shared a tragic tale of a child in Richmond who suffered from dental complications, ultimately leading to their death. She said that the General Assembly fell over themselves to adopt a program, but they never funded the program. She said that her husband was a dentist at the time and was very frustrated that the program was

unusable. She said that she was thrilled to see that progress had been made, and she wanted to offer her congratulations.

Ms. McKeel emphasized the importance of making sure children's baby teeth were taken care of, because while it may seem that they would fall out on their own and pediatric care would not make a difference, the opposite was true. She said that ignoring pediatric dental issues could lead to serious dental issues into adulthood, so it was critical to provide preventive care and quickly handle any harmful situations.

Ms. McKeel stated her second point was regarding the art projects she had assisted with in her district. She said that there were three murals, two of which had been painted by local students. She said that she and Mr. O'Connell with the Albemarle County Service Authority also worked to paint fire hydrants throughout the County. She said that then, she was hoping to have some art on Charlottesville Area Transit (CAT) bus stops. They were trying to work with VDOT and CAT, but for multiple reasons the project did not work out.

Ms. McKeel said that she thought that perhaps instead, they could add artwork to the signal boxes at crosswalks to cover the graffiti. She said that she knew that involving local high school students in the design process would not only make the artwork more appealing but also help prevent future graffiti. She said that she had been researching this concept for months, looking at examples from all over the state of Virginia and other states. She said that she had even had a Zoom meeting with VDOT, the local office, and they were not enthusiastic about her idea.

Ms. McKeel said that she became frustrated and decided to reach out to a friend who was the Chief Deputy Commissioner at VDOT. She said that she expressed her concerns to her, and to her surprise, she agreed that they could proceed with adding artwork to their signal boxes and was surprised there had been any resistance. She requested that she put this in writing, and they had an email confirming that VDOT had approved their request. She said that she would like to revisit the Board's previous discussion about allocating \$4,000 for transit art. She said that she proposed that they redirect this funding to signal box art.

Ms. McKeel said that they could work out the logistics and figure out how to reallocate the funds from the CDD operational budget and General Fund. Perhaps they could also consider adding a small amount to the budget each year to account for inflation. With \$4,000, they estimated that they could cover two installations per year. She said that to make this work, they could scan the signal boxes digitally and have the design team create the artwork, which could then be wrapped around the boxes.

Ms. McKeel said that now, they had VDOT permission, and they knew what kind of wraps they would be doing. She said that the wraps would last approximately two years. In Virginia, they were required to change them out every two years, as keeping them on for more than two years would necessitate seeking approval from the Architectural Review Board (ARB) in Richmond, which they would prefer to avoid. Therefore, they planned to switch them out every two years, and this would ensure they remained current. She had already identified 20 potential locations in some of their districts.

Ms. McKeel and she had spent two hours driving around and examining signal boxes, and they had narrowed it down to the top five sites. The next challenge was finding a design team. When she worked on other artwork projects, she had used the Bridge Mural Project in Charlottesville, but that organization no longer existed. It occurred to her that they could reach out to the graphic design students at Center 1, the Albemarle Career Exploration (ACE) Academy. She suggested that they contact Albemarle County Public Schools again to see if their students would be interested in designing their wraps for the boxes.

Ms. McKeel said that Ms. Wall then met with Jay Thomas, the Principal at Center 1, and two teachers expressed interest in taking on the project. This made sense, as the students had experience in graphic art design, and they could use the project as a way to gain experience and build their resumes. They now had \$4,000 allocated for art, and they had identified the top five locations, as well as a design team. She just wanted to keep them informed and requested that they keep \$4,000 in the budget to continue this project.

Ms. Mallek said that the Board members would soon receive an email sharing the topics for 2026 that are on her mind, which cover a wide, eclectic range of subjects. She said that she would appreciate it if they could add their own topics and circulate the list again, allowing them to discuss various issues and make progress on some of them. She said that the sludge prevention group was making progress with legislators, and bills were already being drafted on this topic. She said that Delegate Laufer was supporting it at the Water Commission. She said that she looked forward to sharing some positive news about potential lobbying opportunities when the time comes.

Mr. Gallaway said that the following Wednesday at 1:00 p.m., the Regional Housing Partnership will hold its quarterly meeting. He said that a group from Charlotte, North Carolina, would present an interesting program that assisted individuals in maintaining affordable housing units and places that accepted vouchers. He said that he had heard of a similar program in Seattle through his committee with National Association of Counties (NACo), and he was curious to learn more about it.

Mr. Gallaway said that additionally, the Regional Housing Partnership's advisory committee, as outlined in their bylaws, had never been utilized. He said that their regular group was composed of approximately 20 members who voted and meet quarterly, and they had the executive committee that

met regularly as well. He said that the key aspect was that this advisory committee was a non-time commitment, allowing someone to participate at their convenience. He said that if anyone was interested in learning more about the program or potentially joining the advisory committee, he invited them to attend the meeting virtually the following Wednesday at 1:00 p.m. He said that they would have the opportunity to hear about the program and provide input without any obligation.

Mr. Gallaway said that he was also inviting everyone to attend the Metropolitan Planning Organization (MPO) meeting at 4:00 p.m. the following Wednesday, where VDOT would present on transportation funding from a high-level perspective. He said that both meetings would be held virtually, so anyone could participate online if needed.

Mr. Gallaway mentioned the tour he had taken of the courts building. He said that it was nice to visit the facility and give a tour, but what struck him was the young man's dedication to making that project a success. He said that his presence was evident, and it was clear how much he contributed to the project's success. He said that if one had the opportunity to visit, he would note that they may not be able to walk freely through the courts, even after hours, so they may need to request an official tour.

Mr. Gallaway said that furthermore, the presentation staff showed today reminded him of the graduation ceremony he attended for the Regional Police Training Academy at Fort Defiance, which took place on December 2. He said that he was able to attend the swearing-in ceremony of Albemarle officials the next day, which coincided with promotion recognitions. He said that if anyone was given the chance to attend the full ceremony, it was a great opportunity to experience the graduation and swearing-in ceremonies, and he was glad he was able to attend for the first time.

Ms. LaPisto-Kirtley said that she just wanted to update everyone on the Fire Rescue Foundation, which was progressing well and was now up and running. She said that it had a board and was working toward obtaining its 501(c)3 status, which was delayed due to the federal government shutdown. She said that it was hoped that this would be approved this month, allowing the Foundation to begin fundraising for its needs. She said that she had also had the opportunity to attend the Police Department's recognition ceremony for officers who had saved lives, which was a very heartfelt event. She said that finally, she wanted to thank Ms. McKeel and Mr. Andrews for their service and hoped they knew how much they would be missed.

Agenda Item No. 14. Closed Meeting.

At 5:13 p.m., Mr. Pruitt **moved** that the Board go into Closed Meeting pursuant to Section 2.2-3711(A) of the Code of Virginia:

- Under subsection (1), to discuss and consider the annual performance of the Clerk of the Board of Supervisors.

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

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

Agenda Item No. 15. Certify Closed Meeting.

At 6:03 p.m., Mr. Pruitt **moved** that the Board of Supervisors certify by a recorded vote that, to the best of each supervisor's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed meeting, were heard, discussed, or considered in the closed meeting.

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

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

Agenda Item No. 18. Adjourn.

At 6:26 p.m., the Board adjourned its meeting to January 3, 2026, 1:00 p.m. in Lane Auditorium, Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA, 22902.

Approved by Board
Date: 03/18/2026
Initials: CKB

Chair