September 22, 2026

County of Greene, Virginia

THE GREENE COUNTY BOARD OF SUPERVISORS MET ON TUESDAY, SEPTEMBER 22, 2026, BEGINNING AT 4:30 P.M. IN PERSON IN THE COUNTY ADMINISTRATION BUILDING MEETING ROOM

Present were: Steve Catalano, Chair
Tim Goolsby, Vice Chair
Davis Lamb, Member, Absent
Matthew Hartung, Member
Marie Durrer, Interim Member

Staff present: Cathy Schafrik, County Administrator and Clerk of the Board
Terry Beigie, Deputy Clerk/Grant Writer
Jim Frydl, Director of Planning and Zoning
Stephanie Golon, Deputy Director of Planning and Zoning
Melissa Meador, Director of Emergency Services
Robert Griffith, Interim Director of Water & Sewer
Debbie Baugher, Utilities Finance Specialist

RE: CALL TO ORDER

The Chair called the meeting to order at 4:30 p.m.

RE: BOARD OF SUPERVISORS AND SCHOOL BOARD JOINT WORKSHOP

Dr. Andrea Whitmarsh, Supeintendent of Greene County Public Schools, kicked off the joint workshop by noting that many new housing developments are underway or planned for the County over the next several years. She told the Boards that the school division completed a facility study about a decade ago that noted the next school needed for the community would be an elementary school in the Ruckersville area.

Ms. Karen Jackson of Woolpert presented the results of her firm's recently completed Student Yield Sampling and Development Application Report. The study found that applying average student yields tied to particular housing characteristics across the County's housing developments indicates that Greene County Public Schools could realize approximately 1,666 K-12 students from the new developments. That places Ruckersville Elementary School at 193% utilization and Nathanael Greene Primary/Elementary at about 79%, due to where the new housing is being built.

Woolpert recommended that the school division and County should begin planning for the influx of student population now.

Mr. Hartung asked what the targeted utilization range is for schools. Ms. Jackson said 85% for elementary schools and 90% for middle and high schools.

Mr. Hartung also noted that Parks and Recreation utilize the space within the schools for events and sports, but that department is finding it difficult to serve all those who want to participate with the current space in the County. He asked whether the County or school division owned any land where a school could be built, but Dr. Whitmarsh said no. She said it's estimated right now to cost $60 million for a new elementary school with land acquisition and construction. Additionally, she noted that if all the planned housing developments come to full fruition it's expected to increase the overall school enrollment by 50%, which is significant. She said that's one of the reasons the School Board felt strongly about putting the 1% sales tax referendum on the ballot this year as it will help raise capital funds for a new school.

Mr. Catalano said the County is undergoing a $60 million water supply project now. He said the County has to be careful because it's a combined $120 million in capital projects in the next five years.

Mr. David Mastervich of the School Board said it's important to take note of Albemarle County's growth in the northern section because it will impact Greene County's growth, too.

RE: CLOSED MEETING

Ms. Kemp read the proposed resolution for Closed Meeting at 5:04 p.m.

WHEREAS, the Board of Supervisors of Greene County desires to discuss in Closed Meeting the following matter(s):

- Discussion, consideration or interview of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees, or employees of any public body regarding county administration and the building department.
- Consultation with legal counsel pertaining to litigation, where such consultation in an open meeting would adversely affect the negotiating or litigating posture of the public body.
- Consultation with legal counsel retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

WHEREAS, pursuant to: §2.2-3711(A)(1), (A)(7) and (A)(8) of the Code of Virginia, such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Greene County does hereby authorize discussion of the aforestated matters in Closed Meeting.

Upon motion by Tim Goolsby, second by Marie Durrer, and 4-0 roll call vote, the Board entered into Closed Meeting at 5:04 p.m.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Absent

Motion carried.

RE: OPEN MEETING

Upon motion by Tim Goolsby, second by Marie Durrer, and 4-0 roll call vote, the Board returned to the open meeting at 6:30 p.m.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Absent

Motion carried.

By 4-0 roll call vote, members certified that only public business matters lawfully exempted from the open meeting requirement and only such matters as identified by the motion to enter into closed meeting were discussed.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Absent

RE: APPOINT BRADLEY BENSON AS INTERIM BUILDING OFFICIAL

Upon motion by Marie Durrer, second by Matthew Hartung, and 4-0 roll call vote, the Board appointed Bradley Benson as the interim Building Official for Greene County (Attachment “A”)

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Absent

Motion carried.

RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Chair opened the meeting with the Pledge of Allegiance followed by a moment of silence.

RE: ADOPTION OF AGENDA

Upon motion by Tim Goolsby, second by Matthew Hartung, and 4-0 roll call vote, the agenda was adopted as presented.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Absent

Motion carried.

RE: MATTERS FROM THE PUBLIC

A total of two (5) people spoke during Matters from the Public, and all speakers were Greene County residents. Mr. Catalano outlined the rules of public comment and opened Matters From the Public prior to opening it.

Ms. Sonya Ann Ogura, of Stanardsville District, was present to request that Middle River Road be removed from the Secondary Six-Year Plan for Rural Rustic Road paving. She said they told the Board in 2009 they did not want that area of the roadway paved and that has not changed. She cited the safety of children utilizing the roadway and the potential damage to the ecosystem.

Mr. Samuel Joe Goble, of Stanardsville District, reiterated Ms. Ogura's comments, noting that it will also hinder trout fisherman who utilize the area.

Mr. Paul Langevin, of Ruckersville District, was present to tell the Board he is concerned about residential housing development in the County. He said he is concerned about development in the rural areas of the community.

Ms. Melanie Johnson, of Ruckersville District, was present to discuss transparency and accountability with the Board regarding the Sheriff's 287(g) contract with the Department of Homeland Security. She said she is concerned about the financial exposure Greene County taxpayers face regarding the operations that result from that agreement. She also noted the higher cost of the reservoir project from previous estimates.

Mr. Ken Copeland, of Stanardsville District, was present to ask the Board to take action as it relates to the Sheriff's Office collaboration with Immigration and Customs Enforcement. He suggested the Board hold open meetings with the Sheriff where information is shared to improve transparency.

Mr. Richard Ayad, of Ruckersville District, spoke via Zoom, telling the Board that he's concerned about the Technology Flex Research and Development Plan for Ruckersville.

The Chair closed Matters From the Public at 6:50 p.m.

RE: 2027 LEGISLATIVE PRIORITIES UPDATE

Mr. David Blount of Thomas Jefferson Planning District Commission presented a preview of the legislative issues for the 2027 General Assembly session. He told the Board the Governor will submit amendments in about three months to the two-year budget approved over the summer with the General Assembly making amendments when it convenes in January. He said he believes data centers are expected to dominate the session. He said collective bargaining is expected to return this year, as well as more housing legislation. He told the Board the state legislature appears to be giving less deference to local authority regarding land use. He said he believes the top three priorities for the region will continue to be: public education funding; no state unfunded mandates to localities; and land use and growth management remaining with the localities.

RE: UPDATE REGARDING WATER AND SEWER CAPITAL PROJECTS

Mr. Herb White with WW Associates presented an update on water and sewer capital projects for the Board. The Raw Water Main has been completed. The Raw Water Pump Station is under construction. The intake in the river is expected to begin construction in October or November. The completion date is January 28, 2027. Plans have been submitted to the Department of Conservation and Recreation for re-review of the dam for the reservoir. The water plant is being downsized as required by the Board. Resubmittal of those plans is expected by December. Bids are being accepted right now for the closure of the Stanardsville Wastewater Treatment Plant and the building of a new pump station to take wastewater to the Ruckersville plant. It's expected to cost $9 million. The estimates for the reservoir and water treatment plant have risen from previous estimates to $45 million for the reservoir and $35 million for the water treatment plant. He said the biggest thing needed for the building of the reservoir is diesel fuel which has reached all-time highs. He said there would be more concrete numbers once the project has been bid out.

Mr. Catalano asked what it would look like to bid the project. Ms. Schafrik said the Board could vote for Mr. White to put out the bid for the projects, however, she said you cannot bid a project that does not have funding attached so the Board needs to solidify a plan for how it will pay for the project at the same time.

RE: FINANCIAL PLAN UPDATE

Mr. Courtney Rogers with Davenport presented a financial update regarding the funding of the water and sewer capital projects. Operating revenues came in roughly $871,000 higher than projections for FY2026, operating expenses came in roughly $402,000 higher than projections, EDU revenues came in $62,500 lower than projected, total debt service came in $167,000 lower, leaving net revenues after debt service about $574,000 higher than projected. He said the County will need additional revenues based on the fact that the project costs have gone up. He said with the homes that are approved and are in the pipeline, he believes there will be available revenues needed to pay the debt service for the reservoir project. Mr. Rogers said he believes that after November there will be a better sense of what's happening with the market.

RE: COMPREHENSIVE PLAN UPDATE – RURAL AREAS

Ms. Golon presented a Comprehensive Plan update regarding how current ordinances shape residential growth. During the five-year update of the Comprehensive Plan, residents are being asked to consider where growth should occur in the County. However, Ms. Golon said it's important for people to understand the current zoning and subdivision ordinances and how they direct growth. In 2001, the Board established a division right system for the A-1 and C-1 ordinances. These ordinances allow division rights by property owners by right, provided they meet the regulations of the zoning and subdivision ordinances. These are property rights that these particular parcels have on their property now, she said. If a community wants a different development pattern in 10, 20, 30 years from now the discussions around the current zoning and subdivision ordinance need to be taking place.

RE: CONSENT AGENDA

Upon motion by Tim Goolsby, second by Marie Durrer, and 4-0 roll call vote, the Board approved the Consent Agenda as presented.

a. Minutes of Previous meetings (Aug. 25, Sept. 3, and Sept. 15)
b. Resolution regarding budget supplemental appropriation for Child Services Act (Attachment "B")
c. Request for permission for an Eagle Scout Project at the Animal Shelter
d. Ratify lease for Greene County Department of Social Services (Attachment "C")
e. Resolution of support for the Regional Solid Waste Management Plan (Attachment "D")
f. Request from the Commissioner of Revenue for a refund in the amount of $4,168.61 for a qualified disabled veteran

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Absent

Motion carried.

RE: SECONDARY SIX-YEAR PLAN CHANGE FOR MIDDLE RIVER ROAD

Mr. Frydl told the Board that it can remove Middle River Road from the Secondary Six-Year Plan from 2027-2032 as the people who live on the stretch of Middle River Road submitted a petition asking it not be paved. Since the project was not started, the County is able to remove it with a resolution.

Upon motion by Marie Durrer, second by Tim Goolsby, and a 4-0 roll call vote, the Board voted to approve the resolution as submitted (Attachment "E").

Recorded vote:	Steve Catalano	-	No
	Marie Durrer	-	Yes
	Tim Goolsby	-	No
	Matthew Hartung	-	Yes
	Davis Lamb	-	Absent

Motion carried.

RE: RECOGNITION OF EAGLE SCOUT PROJECT AT THE VISITOR CENTER

Alan Yost, Director of Economic Development and Tourism, presented a Community Impact Award to Mukund Marri for his recently completed Eagle Scout Project at the Greene County Visitor Center. Marri created the Greene Labyrinth on the property in Ruckersville, along with a sign that welcomes visitors which says, "every journey begins with a single step." The Greene Labyrinth is also included on the Worldwide Labyrinth Locator, an international directory of labyrinths available to visitors around the world.

RE: BOARD LIAISON REPORTS

Mr. Goolsby said he attended the Planning Commission meeting where Ms. Golon presented the Comprehensive Plan update and that there is another big project coming before the Board of Supervisors soon.

Mr. Hartung said he listened to the School Board meeting, noting that Dr. Andrea Whitmarsh, School Superintendent, announced her retirement in April.

RE: MONTHLY REPORTS

No questions regarding monthly reports.

RE: COUNTY ADMINISTRATOR'S UPDATE

Ms. Schafrik reminded everyone that there is a Midway District Town Hall scheduled for Sept. 24. She thanked Mr. Yost and the volunteers for the Clay Festival the weekend prior.

RE: OTHER ITEMS FROM THE BOARD

Mr. Catalano asked Ms. Kemp and staff to work on a Social Media Policy for the County.

RE: ADJOURN

Upon motion by Tim Goolsby, second by Marie Durrer, and unanimous roll call vote, the Board meeting was adjourned.

Recorded vote:	Steve Catalano	-	Yes
	Marie Durrer	-	Yes
	Tim Goolsby	-	Yes
	Matthew Hartung	-	Yes
	Davis Lamb	-	Absent

Motion carried.

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Steve Catalano, Chair
Greene County Board of Supervisors

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Cathy Schafrik, Clerk
Greene County Board of Supervisors