

At the work session of the Charlotte County Board of Supervisors held at the Administration Building on March 13, 2024, at 12:00 p.m.

Present:

Gary D. Walker-Chairman
Walter T. Bailey Chairman
Robert L. Shook, Jr.
Hazel Bowman Smith
Noah Davis
Derek Toombs
Henry Carwile

Absent:

Chairman Walker called the meeting to order.

VDOT Six Year Plan

William King and Brian Lokker from VDOT explained the purpose of this Work Session was to discuss and decide the top priorities for the County's Six- Year Plan.

Supervisor Toombs expressed the need for pavement on Double Bridges Road. He explained that since the road is being used as a detour, 100s of vehicles are passing through each day. Gravel is causing trucks to run off the road and sometimes wreck, along with the Town of Drakes Branch losing business because of no easy access. Supervisor Bailey stated emergency vehicles are also having to use this detour.

Supervisor Toombs also expressed his concern regarding the timeline of the completion of Mossingford Bridge. Mr. Lokker stated they have condensed the timeline as much as the law allows, and hope to continue as fast as possible, projecting completion in November/December 2027. All Supervisors agree that Mossingford bridge and Double Bridges Road would be the two top priorities.

Supervisor Bailey spoke regarding Fernando Road, located off Midway Road, explaining that the dust is negatively affecting the everyday life of people residing there and asked for it to be included for paving in the plan.

Supervisor Bailey also spoke about Route 666, Vincent Store Road, in Phenix. He explained the road has a sawmill business that is expanding and a feed business that causes a lot of larger trucks to travel on said route. County Administrator Witt stated there are two more businesses coming to the end of Route 666 closer to Route 47 that will bring more traffic. Supervisor Walker suggested VDOT performing a traffic count.

Supervisor Davis stated regarding his district: Proctor Street, New York Avenue and Marshall Street hold deep potholes and all need attention.

Supervisor Carwile asked VDOT to look at Wards Mill Road, Route 661. He stated it is a very narrow road that has a lot of large trucks traveling on it. Mr. Lokker said they could do a "no throw trucks" option, that would need to be initiated by the County.

Supervisor Smith stated Elam Road needs to be paved and she would like to see it moved up the priority list. She stated the Mecklenburg County side is paved and drops off to gravel, which is dangerous for the many cars that travel said route.

Supervisor Shook explained the significant traffic has been caused by the detour in Keysville on Route 652 and Route 680 intersection. He stated the culvert pipe has caved in from large trucks having to use the detour and needs to be addressed.

Supervisor Shook also asked VDOT to finish paving June Lane. He has gotten calls from a citizen on that road that the water runoff from the end of pavement runs into his basement every time it rains.

At the regular meeting of the Charlotte County Board of Supervisors held at the Administration Building on March 13, 2024, at 1:00 p.m.

Present: Gary D. Walker-Chairman
Walter T. Bailey Chairman
Robert L. Shook, Jr.
Hazel Bowman Smith
Noah Davis
Derek Toombs
Henry Carwile

Absent:

Chairman Walker called the meeting to order.

County Administrator Daniel Witt read the Code of Accessibility.

Supervisor Davis gave the invocation.

Supervisor Shook led the Pledge of Allegiance.

Motion was made by Supervisor Davis seconded by Supervisor Shook and carried with all other members present and voting yes to approve the agenda, as amended.

Motion was made by Supervisor Smith seconded by Supervisor Davis, and carried with all other members present and voting yes to approve the February 2023 minutes.

Closed Session- CPV Siting Agreement Board Negotiations & Real Property

Motion made by Supervisor Toombs, seconded by Supervisor Walker to approve the following Motion of Closed Session:

MOTION TO HOLD A CLOSED MEETING

Personnel, Acquisition or Sale of Real Property, and Legal Council

I move, pursuant to Virginia Code Section 2.2-3711 that the Charlotte County Board of Supervisors hold a closed meeting to discuss:

1. Pursuant to Virginia Code Section 2.2-3711.A.1, discussion of the performance of a specific employee of the public body. Specifically, the Board will discuss the performance of the Assistant County Administrator.
2. Pursuant to Virginia Code Section 2.2-3711.A.3, discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. Specifically, the Board will discuss disposition of a cell tower by sale or lease.
3. Pursuant to Virginia Code Section 2.2-3711.A.8, consultation with legal counsel employed or retained by a public body regarding a specific legal matter requiring the provision of legal advice by such counsel. Specifically, the Board will discuss with Competitive Power Ventures the Siting Agreement for the County Line Solar Project in Cullen, Virginia.

Roll call vote as required by Virginia Code Section 2.2-3712.D. Call each Supervisor's name and record how they voted.

Applicant Presentation

Marlin dos Santos from CPV addressed the Board regarding the CPV County Line Solar highlighting the following points:

- 150 MW AC facility in Madisonville;
- Over 200 jobs during construction, \$300 million dollar infrastructure;
- CPV will be responsible for the project its entire lifespan;
- They have worked closely with the community and incorporated the following requests to preserve Madisonville's rural character:
 - Providing 710-foot setback along SR 47
 - Providing 100-foot-wide wildlife corridors
 - Integrating native vegetation, pollinators, and grasses
 - Avoiding development on slopes over 15%
 - Conserving barns within the viewshed of the Madisonville Presbyterian Church
 - Considering the use of sheep as part of our maintenance plan
 - Proposing preliminary screening along Crawley Rd.
 - Proposing additional setback along County Line Rd.

Financial benefits include:

- \$300,000 a year for 3 years
- \$50,000 for years 4 and 5
- \$3,750,000 within 45 days of Commercial Operation Date
- \$231,000 a year revenue share, increasing at 10% every 5 years.

Key Siting Agreement Terms Include:

- CPV will reimburse the Charlotte County for expenses directly incurred by local fire and rescue first responders while responding to an emergency at the project site;
- CPV will post securities for the following items:
 - Pre-construction road improvements
 - Road repairs due to construction
 - Grading
 - Erosion and sediment control
 - Stormwater management
 - Land cover and vegetative buffer maintenance
 - Security fencing
 - Decommissioning

Marlin also explained that setbacks in most visible areas will be increased to 650 feet along County Line Road and a preliminary vegetative buffer of native and deciduous trees will be planted along Crawley Road.

Public Comments

Tony Reeves spoke in support of the CPV County Line Solar Project.

Curtis Martin spoke in support of the CPV County Line Solar Project.

Andy Carwile spoke in support of the CPV County Line Solar Project.

Lona Klien spoke in support of the CPV County Line Solar Project.

Shannon Fiemann spoke in support of the CPV County Line Solar Project.

Shasa Carwile spoke in support of the CPV County Line Solar Project.

Daniel Dixon spoke in opposition of the CPV County Line Solar Project.

Nancy Carwile spoke in support of the CPV County Line Solar Project.

Supervisor Bailey

Supervisor Bailey stated he attended the VGA meeting, and a report is included in the packet. He continued that the Charlotte County Rescue Squad Oversight Committee is moving forward and making headway.

Tri-County Community Action Agency Update

Catherine Maloney, Chief Financial Officer for Tri-County stated their office is open in Charlotte County on Tuesdays, Thursdays and Friday. In the wake of Halifax Hospital closing their labor and delivery unit, they have created the Infant and Maternal Health Coalition and are having a workshop and baby shower event on April 18th for expecting moms. Tri-County is also providing other services to low- income families such as free tax preparation and supportive housing. They also just received a clean audit, which is posted on their website.

Salem School Preservation Resolution

Ms. Barbara Coleman Brown spoke briefly explaining the goal of the Salem School Preservation Committee is to preserve the history of the community with the positivity of the heritage.

Motion made by Supervisor Smith, seconded by Supervisor Walker, to approve the below Resolution regarding the preservation of the Salem School. With all other members present and voting Aye, motion carried.

A RESOLUTION ENDORSING
SALEM SCHOOL PRESERVATION COMMITTEE'S
PLANS TO RESTORE SALEM SCHOOL
AND ESTABLISH IT AS A COMMUNITY RESOURCE

WHEREAS, Salem School, a historic Rosenwald school located in Red Oak, Virginia is listed on the Virginia Landmarks Register and the National Register of Historic Places and is a designated Civil Rights in Education Heritage Trail site; and

WHEREAS, Salem School was constructed in 1924, replacing an earlier school building that had been built with funds from area Black citizens on land donated by Salem Baptist Church; and

WHEREAS, Salem School served as an elementary school for Black students until 1959, when Charlotte County Public Schools were integrated; and

WHEREAS, the Salem School Preservation Committee is working to return Salem School to active use in the community while retaining its historic integrity; and

WHEREAS, the Salem School Preservation Committee's plans for the revitalized space are focused on preservation of the school's history and the legacy of the community, providing programming for senior citizens, and offering structured mentoring for area students; and

WHEREAS, the Salem School Preservation Committee has taken initial steps to prepare the facility for community use, working to stabilize the building, identify grant funding opportunities, and build community support; and

WHEREAS, the Charlotte County Board of Supervisors is supportive of Salem School Preservation Committee's goals and recognizes the value community resources provide citizens.

CPV Siting Agreement Discussion & Action

Supervisor Smith stated changes that were made to the Siting Agreement were good and more profitable for the County. She commended CPV for being considerate of citizens requests and working with the County to make the project successful.

Motion made by Supervisor Smith, seconded by Supervisor Toombs, to approve the below Siting Agreement for the CPV County Line Solar project.

**CHARLOTTE COUNTY BOARD OF SUPERVISORS
RESOLUTION**

RE: SITING AGREEMENT WITH CPV COUNTY LINE SOLAR, LLC

IT IS HEREBY RESOLVED by the Charlotte County Board of Supervisors (“Board”) that after a duly advertised public hearing, on March 13, 2024, beginning at 1:00 p.m. at the Charlotte County Administration Office, located at 250 LeGrande Avenue, Suite A, Charlotte Court House, Virginia 23923, that the Board approves the Siting Agreement with CPV County Line Solar, LLC, with exhibits, as presented, or as revised pursuant to Board instruction. The Board Chair or the County Administrator, either of whom may act alone, is hereby authorized to execute the Siting Agreement.

ADOPTED this 13th day of March, 2024.

Supervisors:	Yea	Nay	Absent/Abstain
Gary D. Walker	<u> </u> X <u> </u>	<u> </u>	<u> </u>
Walter T. Bailey	<u> </u> X <u> </u>	<u> </u>	<u> </u>
Henry Carwile	<u> </u>	<u> </u> X <u> </u>	<u> </u>
Derek Toombs	<u> </u> X <u> </u>	<u> </u>	<u> </u>
Noah Davis	<u> </u> X <u> </u>	<u> </u>	<u> </u>
Robert L. Shook, Jr.	<u> </u> X <u> </u>	<u> </u>	<u> </u>
Hazel Bowman Smith	<u> </u> X <u> </u>	<u> </u>	<u> </u>

Motion Carried with 6 Aye, 1 No.

CPV Conditional Use Permit Discussion & Action

Mr. Martin dos Santos addressed comments voiced in the February Public Hearing, which included Roanoke Creek Dams 4A & 5B concerns, project entry site, burial site and corrected things that were accused.

Linds Edwards from the Berkley Group also reviewed how they have modified their plans to include citizen’s requests and concerns, such as hours of construction will not begin before 1:00 PM on Sundays and a 100-foot buffer will be put around the burial site.

Supervisor Davis asked about the decommissioning of solar panels, particularly regarding nonremovable posts. CPV responded that it’s very rare they cannot remove a post, but when they absolutely cannot, it will be cut off as deep as they can go where it should never propose a problem in the future.

Board Member Comments:

Supervisor Smith

Supervisor Smith spoke regarding her concern of the lack of EMS coverage in her district. She stated if CCRS was "fully staffed" as their minutes stated, there would be coverage at all stations. Supervisor Smith stated Wylliesburg was not scheduled to be fully covered and it seems to also be a problem in the way their schedule is set up. Supervisor Bailey stated the Captain and Lieutenant have both resigned and new by-laws giving the Oversight Committee more authority will hopefully be presented at the next CCRSOS committee meeting. He then asked Administrator Witt to add "fully staffed" to the agenda for the committee to discuss at the next meeting.

Supervisor Walker

Supervisor Walker thanked staff for the new binders for their monthly packets and complimented Permit Technician Rachel Napier on the Front Desk Newsletter.

County Administrator Witt stated he has invited VGA and CRC to the upcoming work session.

Being no further business to discuss, the meeting was adjourned.

BY:



Daniel N. Witt, Clerk

ATTEST:



Gary Walker, Chairman