

A Special Meeting of the Westmoreland County Board of Supervisors was held Monday, July 22, 2025, in the public meeting room of the George D. English, Sr. Memorial Building, located at 111 Polk Street, Montross, Virginia.

Present: Board of Supervisors

Darryl E. Fisher, Chairman
Timothy J. Trivett, Vice Chairman
Jeffrey McCormack
Matthew Ingram
Woody Hynson (absent)

Staff

Richard Stuart, County Attorney
James P. Taylor, County Administrator
Donna L. Cogswell, Assistant County Administrator

1. CALL TO ORDER

Chairman Fisher called the meeting to order at 4:03 p.m.

2. CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

The Chairman asked the Board if any amendments needed to be added to the agenda. Mr. McCormack asked to rearrange the presentations to have **Veteran's Non-Profit Organization- 10-7 at Big Land to 2A, Westmoreland County Schools End of Year Balance to 2B, Affordable Housing in the County to 2C, and Discuss Regional Alliances for Various Matters to 2D.**

With no further discussion, upon a motion by Mr. McCormack, seconded by Mr. Ingram and carried unanimously, the Board approved the amendments to the agenda, as noted above.

3. PRESENTATIONS

A. Veteran's Non-Profit Organization – 10-7 at Big Land, Supervisor McCormack

Kurt and Mary Thomas, founders of 10-7 at Big Land, came to the podium to speak. Mr. Thomas gave a background and overview of the non-profit organization. He stated that he is an army veteran and a 30-year law enforcement veteran, retired, and came back to work for NCIS for a special agent position. He then acknowledged his family, who were in attendance, noting that three of his children are currently serving in the military, and another is about to join. He stated that serving his country himself, he noticed that there was a lot of valuable time lost, and at one

point in his life, he had a cathartic moment where he had a 20% chance of survival and asked God that if he lived, then he would do everything in his power to help veterans and first responders. He survived, but he forgot the promise he had made. One day, while driving down the road, God reminded him of it. They purchased land and a home in the county to retire and build their dream home. No one was living in the house they had purchased, and Pastor Don Hall reached out to him, stating that he had a homeless veteran who needed a place to stay. He noted that it was their first challenge, and it has been smooth sailing since then. He stated that when they say that when you pay something to the community, it pays you back, and they have been paid back tenfold. Mr. Thomas stated that they initially purchased a small piece of property, but after consulting with local residents, they acquired a larger piece that included a parcel provided by Pastor Hall. He noted that it has always been on their hearts to do something, but they decided to turn their property into a place where veterans, first responders, medical personnel, and others can enjoy nature, hike, hunt, fish, and camp, with the hope of soon offering small cabins at no cost to them. Mr. Thomas stated that 10-7 is an off-duty code for law enforcement and decided to name it that, and they fell in love with Montross the first time they came. They looked in other counties but settled in Westmoreland and bought it from a timber company that was in a trust. He noted that this county is now their forever place, where they have built a forever home. They aim to be part of a community that gives back, and in doing so, they want to ensure they provide a service not just to veterans and law enforcement, but also to the entire community. Dexter Monroe, the neighbor of the house they bought, is also interested in serving the community, particularly underprivileged youth, by giving them something to do. He noted that they practice jujutsu and could possibly build a home and a gym where the children could participate in sports like jujitsu, which appeals to young kids. In the gym they attend, they have established that they have 15 or 16-year-olds at the gym. He stated that their goal is to grow the organization and maintain the privacy of veterans who attend, while also continuing their work with Spotsylvania and Westmoreland County sheriffs, first responders, and Special Forces. Special Forces like to come their due to it being an out-of-the-way place where they can bring their families and decompress after a deployment. One of the biggest factors in longevity for people is suicide, and when he went to the Pentagon, that is what he heard: it is a large issue everywhere, and creating close connections is one of the main things that helps longevity. He stated that this place is a way for people who have missed many things due to deployments, such as birthdays, births, holidays, and anniversaries, to make new memories and make personal relationships. They had Special Forces out a couple of weeks ago, and the Special Forces people stated that

they never would have thought that a place like this could exist, and connecting with people. He went to watch eagles fly with his friends, and everything else, such as work, politics, and race relations, was set aside. Mr. Thomas stated that they want to partner with the county and set up a booth at the Northern Neck Brewery Armed Forces Day, and met great people. They initially purchased a caboose with the intention of creating a tiny home where veterans could spend a week surrounded by nature and connect with people who understand their experiences. They would like to eventually have it so that people could get married there. He noted that they are learning as they go, and any way that they can do more and partner with the county, that is what they want to do, add value to the community. He stated that this would be their forever home in Virginia and a permanent place of residence, and he wants to give back to the community.

Mr. McCormack thanked them for their attendance and noted that he served in the military for 20 years. He shared that a friend of his had taken his own life, which was a significant issue during his active duty. The army recognized they needed to take action after losing many soldiers to suicide and created the Master Resiliency Training Program. Mr. McCormack was among the first to undergo training at the University of Pennsylvania for this program because they realized the importance of connecting at the unit level to provide young soldiers with the skills to manage the stress of combat. He mentioned that on average, 22 veterans commit suicide daily, and if we can offer a space for veterans and law enforcement to decompress and spend time with their families, who are often taken away due to their service, this would be valuable. Mr. McCormack emphasized that this organization is incredibly important, and he thanked them for their presentation.

Mr. Trivett mentioned that National Night Out, scheduled for August 5, 2025, attracts hundreds of people and could be a good opportunity to spread the word.

Mr. Ingram stated that First Sargent Antwan Smith would be the point of contact for National Night Out to set up a booth. He welcomed them to the county and felt that it was a great organization to have in the community.

Chairman Fisher thought that he knew where the caboose was, and on Prospect Road.

Mr. Thomas answered yes.

Chairman Fisher asked if they were going to live here.

Mr. Thomas answered yes, and they currently have a permit to build a 9,000-square-foot home there.

Chairman Fisher stated that he is a lifelong resident of Westmoreland and that it was the Jenkins property, schoolteachers who were there and is a beautiful piece of property. Chairman Fisher wished them the best and stated that they would do

everything possible to facilitate the project going forward. He noted that they could not give back enough to their people who gave so much for them. He advised them to inform the team of any steps they can take to support the effort and be good partners throughout.

Mr. Thomas stated that when they bought the property, they did not know much about this county, and there is an old house there that was built in the 1890s and rehabbed in 1909. He noted that an older man approached them, hoping they would not tear the house down. They had hoped not, but they received many quotes from builders indicating that tearing it down would be cheaper than rebuilding it. Charles Minor farmed it, and his brother had farmed it before him. Mr. Thomas stated that he intended to keep it mostly as farmland and to put a house in the middle.

B. Westmoreland County Schools End of Year Balance, Supervisor Trivett

Chairman Fisher acknowledged the people present from the School Board: Cathy Rice, Superintendent, Richard Fallon, Chairman of the School Board, and Alexes Chatham, Finance Director.

Mr. Trivett asked the representatives present what the year-end balance was. Cathy Rice, Superintendent, came to the podium and stated that they know the end-of-year balance for FY24, but not for FY25. She asked Mr. Trivett which end-of-year balance he wanted.

Mr. Trivett stated that he has been on the Board for six years and has not seen a balance returned to the county at the end of the year. In 2023, they raised taxes by .4 cents to accommodate the \$1.5 million increase that went to the school for the new high school, and wanted to know where the year-end balance goes.

Ms. Rice stated that the FY24 year-end fund balance is \$1,548,265.00, and it remains with the schools which is used for Capital Improvement projects. She noted that they have their operating budget from the Board and they set aside funds, if they can, into the fund balance. They have dipped into the fund balance over the years for other small things, but primarily for capital improvement projects.

Mr. Trivett asked if the Board had ever approved the appropriation.

Ms. Rice answered yes.

Mr. Trivett stated that he was confused because the last time the School Board was here was in June 2024, when they asked for a transfer of \$600,000. The school balance as of April 2024 was \$2,959,058.00, leaving a remaining balance of \$2,359,000. Mr. Trivett was wondering where the remainder of the funds went that the Board did not appropriate.

Ms. Rice stated that the fund balance is a moving target, and if you check it at any time, it will be different due to revenue coming in and expenditures coming out. She

noted that they were last here in June 2024, having made three requests for an appropriation from the fund balance to complete projects at Westmoreland High School, including the track, field house and security equipment at the middle and elementary school. Ms. Rice stated that the total was \$3.8 million for the 2023-2024 school year.

Mr. Trivett inquired whether they had adopted the Virginia School Association policy and whether it is their current standard.

Ms. Rice answered yes, but the local board does craft certain regulations and occasionally modifies the policy.

Mr. Taylor stated that Mr. Moran is present and may like to speak, but in the past, the school has been able to keep the year-end funds due to them not having a separate county funded capital improvement plan. Mr. Taylor noted that more information will be forthcoming, but they have identified a need that will utilize the end-of-year funds. FY 25 remains a moving target since the year is not yet closed, and we expect to have a more definitive timeline by the August-September timeframe.

Ms. Rice stated that they are planning to renovate the front entrance of Washington District Elementary School due to safety and security reasons. They have a secure vestibule at each of the schools, so when the public walks in, they are not walking right into the building. At Washington District, they want to create a similar setup. They have been working with architects and have put together a design, and the current estimated cost for the project is \$1.973 million. She noted in their Capital Improvement Plan, which they submitted to the county, that they have allocated \$2 million. Once they know the end-of-year balance, they will need to look at which funds are restricted use due to some of what is in the fund balance being federal and state funds, which can only be used for certain things. She stated that after that, they will need to reserve funds of at least \$1.1 million, as this covers their average monthly expenditure. They use their fund balance as their cash flow, meaning when they spend money, they will receive reimbursement or state funding. Once the money is reserved, setting aside their restricted then they can see what is left over from the FY25 fund balance and be able to tell what they can contribute to the project. They have been setting aside funds for the Washington District project for some time and hope to cover the entire cost.

Mr. Taylor stated that they are working with their representative with Davenport to present the recommendations for how they will fund their future needs, which include school projects. He noted that they have a call with Davenport tomorrow to discuss, but will come before the Board soon to give their recommendations. He

noted that going forward, they would like to collaborate with the School Board to plan these projects and, hopefully, better understand what's needed.

Ms. Rice stated that they did not come before the Board to ask for money for the Washington District Project because they wanted to start on that project when the kids get out this coming school year. Ms. Rice felt that it would be premature to have asked for it in the 2024-2025 budget year and felt that it would make the most sense to ask in the 2025-2026 budget year. They are hoping for September once the FY25 books are closed; shortly after that, they will request an appropriation for the project.

Mr. Trivett asked Mr. Moran when the audit would be completed.

Mike Moran came to the podium and stated that the goal is to have it to the Board by December 15, 2025. He noted that he would have to look at the Board meeting schedule for December, but that is the target. Mr. Moran believed that completing the report and having the county and school board take prompt action for the audit would help secure the fund balance earlier, eliminating any surprises. Mr. Moran then provided an update on the audit so far, noting that a consultant had been hired to facilitate biweekly meetings for updates and questions. Mr. Moran stated that they were in the county during the first week of June for their preliminary fieldwork and to conduct control testing and compliance work, but are unable to do any year-end numbers due to accruals, receivables, and payables that need to be looked at. He agreed with Ms. Rice that the fund balance is a moving target right now and is hard to get a complete number do to revenues and expenditures being put to the correct year.

Mr. Ingram stated that there has been talk about a gym at the Cople Elementary School that is needed, and he wanted to know how the School Board and the county can work together to bridge the gap and make things happen. He noted that if there are any other capital improvement projects related to the safety of the children, please let them know.

Ms. Rice answered yes and asked if the Board received their 5-year capital improvement plan.

Mr. Taylor stated that he would be happy to share that information, and the recommendation will be coming shortly from Davenport. Mr. Taylor was surprised to learn that one of the schools in the county does not have a gym, which he hopes it be a high priority. Mr. Taylor stated that it begs the question of whether it would make sense to put a gym in an older school or if it would be a stand-alone recreational center.

Mr. Trivett inquired about any plans for the old W&L School beyond the current projects.

Ms. Rice stated that she hopes that they fill the entire school with programs for the youth and other members of the community. She noted that they have the Boys & Girls Club, and she thanked Mr. Ingram for his hard work. She stated that they also have the Backpack Buddies Program, which provides food for students to take home on the weekend, and is located at the library portion of the building. The building is also still in use by the school, such as the gym, cafeteria, and fields. The Westmoreland Youth League has shown interest in the fields of soccer and football. Mr. Trivett asked Ms. Rice to come every so often to give an update, even if they do not need an appropriation, because the residents would like to hear it. Ms. Rice would welcome the opportunity and stated that they like to brag about what they are doing in the schools.

Mr. Ingram stated that they would love to have her here and hear about the good things that are happening in the schools and the community.

Ms. Rice thanked Mr. Taylor for working with the School Board on the Capital Improvement projects and for the invitation to come before the board tonight.

Mr. Taylor was confident that they would meet the deadline for the audit

Mr. Taylor then announced that the Finance Director, Karen Foxwell, would be retiring at the end of the year. He noted that they will be working through that transition and with the addition to the audit consultant, the Berkley Group will work with them to provide another consultant to work through the transition of Karen's retirement, as well as the recruitment of a new Finance Director. Mr. Taylor felt that they were putting the correct resources in place to work together and is committed to making sure everything is done on time.

Chairman Fisher believes it is important to be informed of the year-end amount for planning purposes. He also thinks it is best to know the plans for capital improvements for the schools or the gym. He noted that progress takes time, and when working in a partnership, better financial planning is possible to prevent surprises for taxpayers when costs are revealed. Chairman Fisher emphasized the need for these discussions and wants to understand future plans for the old high school to avoid costly repairs later and to keep the building usable. He pointed out that even though it is incorporated, it would be a separate project from the schools, which need to be maintained, and they are already trying to reuse the existing building.

Ms. Rice invited the Board to attend the School Board meetings, where they begin the meetings by recognizing students' accomplishments.

C. Discuss Regional Alliances for Various Matters, Supervisor Ingram

i. Creation of a Regional Caucus

Mr. Ingram stated that through various conversations, he has been trying to determine how the counties can come together regionally and leverage their strengths throughout the Northern Neck to work towards a common goal, such as establishing a regional waste treatment facility. He noted that illegal dumping occurred in this county last year and the issues it caused. From Mr. Ingram's understanding, if you are a septic company, you have to travel to Northern Virginia or Williamsburg to dump the waste. He noted that the price would increase if the septic company had to travel farther, and with the regulations in place in the county, septic tanks must be emptied every 5 years. He stated that if prices double, residents will be unable to perform the task as frequently as they should, which will lead to other issues, such as failing systems, especially aging ones. Mr. Ingram believed that if the counties collaborated regionally, they could initiate discussions and explore the possibility of forming a regional alliance to address the waste generated by their systems. Mr. Ingram was in Irvington a couple of weeks ago and took a boat ride with the Friends of the Rappahannock and The Chesapeake Bay Foundation and it was a major concern with both organizations due to how rural the Northern Neck is and some localities have their treatment facilities but the majority are running off of septic tanks that are old or even up to standards. Mr. Ingram would like to set up, if the Board permits, a regional meeting, so that the board of supervisors of all localities and county administrators could have a meeting on this topic and potentially others. He noted that Biosolids came up as well when he was on the boat ride with the two organizations. Mr. Ingram thought that they could possibly start something like how the regions share the Northern Neck Regional Jail. Mr. Ingram believed that it would be beneficial for all residents in the Northern Neck, particularly those with septic systems, as well as for farmers who do not bring in out-of-state resources to their fields.

Mr. Ingram then discussed the fire departments in the county and what to do about them. He stated that no one in this county or the neighboring counties can afford a full-time paid fire department, and raising taxes to support one would be a huge burden on the citizens. Mr. Ingram reached out to a board member in Richmond County, and they talked about how they can assist with this issue. He mentioned that they are proposing another regional alliance,

starting a firefighting 1 and 2 program at the technical center or a local location. Students in this program would have articulation agreements with local fire departments. For example, if you live in White Stone, you would need to volunteer at the fire department as part of the course's requirements. He noted that it would be a two-year course, common across Virginia, which prepares students to go directly into firefighting careers upon graduation. He added that often, the county's volunteer firefighters are paid firefighters from other communities who live in the county, and when they are off duty, they respond to calls because they care about the community. Mr. Ingram would like to see these classes expanded into an emergency services cluster at the tech center that would benefit the Northern Neck. The Richmond County Board of Supervisors is interested in collaborating with the county to host the program and get it started. He mentioned that other localities are willing to donate equipment to help launch it. Mr. Ingram believes that while this is not a long-term solution, it will encourage more people to volunteer, given the current scarcity of volunteers. He also thinks that establishing Fire 1 and 2 classes would help recruit more members for the fire departments.

Mr. McCormack stated that after the illegal dumping incident, he called local septic companies and found out that there are 55,000 septic tanks between the Northern Neck and the peninsula. He also mentioned issues with PFAS and Biosolids, as farmers are getting sludge from out-of-state facilities that may not produce safe material for farmland. Mr. McCormack said they recently met with Mr. Mike Litefoot about testing, and one idea was to establish a local facility where nearby companies could dump and treat sludge, which farmers could then use on their land. The Virginia Department of Health previously emailed Mr. McCormack about a system used in western Virginia, involving a pump connected to the treatment plant specifically for septic companies. This system enables users to enter a PIN, notify the county of their arrival, connect to the system, pump out the sewage, and shut off if any unauthorized chemicals are detected, billing the company accordingly. He noted that this system would pay for itself over time. Mr. McCormack believed a nearby solution was necessary for septic companies and agreed with Mr. Ingram on creating a regional entity to develop a plan, ideally within the Northern Neck, that benefits everyone. He also mentioned discussing this with Jerry Davis at the Planning Commission meeting.

Mr. McCormack then spoke about sitting down with the School Board and making a plan on what they will do with the fire departments in the county. Mr. McCormack's idea was to have a one-campus style school where the

elementary, middle, and high school are located in the same spot, making it easier for administrators and reducing the need for resources. Mr. McCormack stated that they need to think ahead and that when the Chairman came on the board 33 years ago, they made a plan and have met every milestone on it. Mr. McCormack intended to do that when they sat down with the Planning Commission to discuss what their 2080 vision was. Mr. Trivett agreed with Mr. Ingram and Mr. McCormack and felt that it would benefit them in a lot of ways due to his speaking to a citizen who complained about how long it takes to get a permit in this county, and can go to Northumberland and get one quickly. Mr. Trivett believed that their current solar policy was modeled after those in other counties that had established solar farms and understood the pros and cons of such policies. Mr. Trivett felt that it would be a great benefit if they shared information regionally. He stated that the cigarette tax board has been unbelievable, with multiple counties involved, runs smoothly, and provides information from multiple counties. He also stated that the Northern Neck Planning District has been outstanding, meeting quarterly, and always producing something positive. Chairman Fisher stated that he was unsure how to avoid going in that direction, considering the cost involved and the existing needs. Chairman Fisher felt that it had to start somewhere; it is easier said than done, and may be a great thing. He noted that this county is the birthplace of presidents, and it could potentially be the birthplace of regionalization. They have a great regional partnership, the Northern Neck Regional Jail, which benefits the people it serves and alleviates the costs for all participating jurisdictions. Chairman Fisher believed that addressing these issues regionally would be beneficial, as it would not impose a financial burden on any single locality. He noted that it would probably take this county to initiate it and get the initial push back until they get it off the ground, and people start coming around. Chairman Fisher felt if they start to reach out and start the conversation across the Northern Neck about these particular issues, and see if they can develop that bond. Chairman Fisher stated that he did not want to put more work on Mr. Taylor, but when too many people are involved, you can already derail the project, and if you can get conversations going with county administrators, board chairs, and the land use department head, who look at these things that will impact all of us. Chairman Fisher then spoke about how counties across the region will not be able to afford full-time firefighters and that one apparatus is over \$1 million. He felt that if they started looking at the regional approach, they could get the

buy-in, and help each other. He noted that if everyone comes to an understanding and regionally raises the money, and for example, if they replace an apparatus in Lancaster, they could work towards replacing one in Northumberland.

Mr. Trivett stated that the Chairman made a great point, noting that every fire department and EMS department has mutual aid agreements with the surrounding counties. They already use each other's equipment, but they are not paying for it.

Chairman Fisher believed that, going forward, a different mindset would be necessary if costs were held constant. He noted that every year, prices increase, and we must consider how to meet the needs that arise.

Mr. Taylor wanted to clarify with the Board and stated that he would be happy to schedule a regional meeting and asked if the goal was for it to be the board of supervisors from the 5 localities, Westmoreland, Northumberland, Richmond, Lancaster, and King George, and the county administrators. He also asked if it was not possible they have representatives from each locality and wanted to know their goals.

Mr. Ingram felt that if they brought 2 topics to discuss that is concerning them and impacting their neighbors, and smaller groups work better. He stated that if they had a representative from each board along with the county administrator, to could have the initial conversation and then expand on it from there.

Chairman Fisher agreed, and if they can get a handle on the topics and gain a good understanding from the county administrators, there may be interest. He noted that a smaller group initially would be best, sell the idea, and go from there.

Mr. Stuart stated that sometimes it is best to start with a resolution from one county with the course they want to take and get the other counties to adopt that. Mr. Stuart also stated that there may be some relief about the law that was passed about having to pump your septic system every 5 years, and it says that it has to be certified by an engineer that it is functioning properly. He noted that you don't have to pump it out. He noted that he has done a lot of work on the illegal spill and has handed over a lot of information to the commonwealth attorney, which will hopefully assist in something. Mr. Stuart stated that many people believe that dumping in gullies is happening all over the Northern Neck all the time, and they could get state help for this due to being under a consent decree for nutrient loads into the bay with the other

states, and it should contribute significantly to stop it from going into the stream.

D. Affordable Housing in the County, Supervisor Ingram

Mr. Ingram stated that affordable housing is an issue, and looking at realtor websites and Facebook marketplace, he wondered how people are getting as much money as they are for derelict property. He noted that he does not know how they sleep at night knowing they are taking advantage of working people, and it gets under his skin when he sees the price of what people are getting for not good property. He stated that a lot of the derelict property that you see is being rented out to lower-income or working-class people who get up for work every day and come home and live in subpar houses, trailers, and apartments throughout this county is a shame. He stated that we need affordable housing regionally, and it could be a topic of conversation at the regional meeting on how they can attack this issue and have incentives for builders who want to come into certain areas to build affordable housing. Mr. Ingram stated that he could not fathom of someone just starting out and seeing homes right in Montross that start at \$350,000. He noted that many people are renting because they cannot afford to buy a home with the prices. Mr. Ingram felt that they should look regionally how to have affordable housing for people. Neighboring counties have affordable housing that were build and were filled up right away before it finished construction. Mr. Ingram felt that people are moving here from Northern Virginia, are buying summer homes and commute or telework, and have larger communities moving in to the community that will not be affordable housing.

Chairman Fisher stated that it is something that he wrestles with daily and tried to keep up with what the rental rates are and what housing costs. He noted that very few people can work here and afford to live here, and they need to find a way to have affordable housing because everyone should have an option to be able to have somewhere to live, and it is a responsibility of this board. He stated that changing the culture of how they think has been bad experience in the past and the myth that the negative that would be generated its happening. Chairman Fisher is amazed when he sees people walk to the grocery store, restaurant and walk back home within a range they can afford. Chairman Fisher felt that they need to come up with a way to encourage the developers and communities because whenever you try to build affordable housing, there is a myth that crime will come with it, which can be dismissed due to it not being the case in other areas. Chairman Fisher stated at the PDC meeting that he was asked about housing, but it was hard due to a house being triple the price it was before, and people who want to move back

home aren't going to be able to afford it. He noted that he was not mad at the realtor or the person selling, but it is something they need to address. They had conducted a survey that revealed 60 vans of people commute out of this county daily and make good money. He noted the issue is when those people are gone; the amounts are adjusted to the people that commute not the ones that have worked here. Chairman Fisher noted that the county is missing certain benefits that its surrounding counties are capitalizing on. If these benefits work for them, they can also work for this county.

Mr. Trivett hoped that once the economic development director position is filled, it would help, and even in the town of Colonial Beach, they have identified 168 Air B&Bs. He hoped that when they get someone in that position, they will be able to identify some areas that could help, which is more important than having a new business come in, to take care of the people that they already have. Mr. Trivett felt that having affordable housing is extremely important, and it is great that they are starting the conversation and keeping it going until they can get something started. He stated that every meeting you attend, they discuss affordable housing, and even in Dahlgren, they are exploring whether the counties can assist due to the need to travel to and from their assigned bases. Mr. Trivett felt that this county does have the property, and they have to find the right people who are willing to help and make it easier for the builders to get what they need.

Mr. McCormack did a google search that said medium houses that were sold in Westmoreland County in June 2025 to Rocket Homes were \$350,000. He noted that it is hard to recruit people, especially for schoolteachers. He had to sit through an insurance meeting at his job in Richmond County, and it was \$1200 a month, and he has Tri-care through the military, but it is nowhere near expensive for a family. He then thought of the first responders in the county who probably cannot even afford to buy a home in the county they work in. Mr. McCormack stated that he is a big advocate for the economic development position and felt that the county needs to grow further outside of Montross and should provide incentives for people who want to build apartments and make it easier for them to get the permits needed to build. Mr. McCormack felt that the people who have live in this county their whole lives deserve it.

Chairman Fisher stated that the Board would continue to work on it and wouldn't be the last discussion on affordable housing and committed to not letting it drop. He noted that they could reach out to certain contacts and spark the conversation to keep eyes open for opportunities and possibilities. He noted that even though real estate went up when they put they put in sewer and water lines to the middle school, they could still possibly do something to help with the affordable housing.

CLOSED SESSION Discussion under Section 2.2-3711.A7 Consultation with legal counsel pertaining to the Westmoreland County Transfer Station and Colonial Beach Volunteer Rescue Squad. Invited to closed session is County Attorney, County Administrator and Assistant County Administrator.

Mr. Trivett asked if they could also invite Chief Byrd into the closed session, stating that he is available to answer questions regarding the one matter to be discussed in closed session.

The Board agreed to invite Chief Byrd into closed session.

With no further discussion, upon motion by Mr. McCormack seconded by Mr. Ingram, and carried unanimously, the Board moved into closed session.

RECORDING WAS STOPPED, AND THE MEETING MOVED TO CLOSED SESSION

Chairman Fisher asked for a motion to return to Regular Session from Closed Session. Upon motion by Mr. McCormack, seconded by Mr. Ingram and carried unanimously, the Board returned to Regular Session from Closed Session.

Chairman Fisher then asked for a Certification Motion stating that nothing other than what was listed on the call under Sec 2.2-3711(A)(7) was discussed during the Closed Session, and no action was taken.

Upon motion by Mr. McCormack, seconded by Mr. Ingram, and carried unanimously, Mr. Trivett, Mr. McCormack, and the Chairman voted "aye." The Certification Motion was approved.

5. ADJOURNMENT

Chairman Fisher asked if there was any further business to bring before the board, and then he asked for a motion to adjourn.

Mr. Taylor thanked VDOT for the cleanup on New Monrovia Road and gave a special thanks to David Beale, Wilton Parker, Ronnie Crabbe, Jr., and Brian Thomas.

He mentioned that the Town of Colonial Beach would be unveiling its Virginia Main Street Designation sign next week and to check out the town's Facebook page for more information on the event.

Chairman Fisher stated that he was coming through the Garner's area, where the ditch work needed to be done, and VDOT brought a piece of equipment that are creating real ditches.

Mr. McCormack asked the Chairman if they had gotten to Grainery Road yet.

Chairman Fisher stated that they were heading that way and are close to the other side of the produce stand and working their way up.

Mr. Trivett stated that Mr. Beale is on vacation, and he had reached out to him to take care of something. He stated that he reached out to his crew to take care of it.

With no further business, upon motion by Mr. McCormack, seconded by Mr. Trivett, and carried unanimously, the Board Meeting was adjourned at 6:30 p.m.

The next scheduled meeting is Monday, August 11, 2025, at 6:00 p.m. in the George D. English, Sr. Memorial Building.

Chairman, *Darryl E. Fisher*