

MINUTES OF THE SHENANDOAH COUNTY BOARD OF SUPERVISORS
MEETING: FEBRUARY 10, 2026, 4:00 PM

The Board of Supervisors met in the Board Meeting Room, 600 North Main Street, Woodstock, Virginia, on February 10, 2026, at 4:00 p.m. The following members of the Board of Supervisors were in attendance: Chairman Tim Taylor, Supervisor David Ferguson, Vice Chairman Dennis Morris, Supervisor Steve Baker, Supervisor Mark Dotson, and Supervisor Kyle Gutshall.

Administrative Staff members in attendance: Mr. Evan Vass, County Administrator, Ms. Mandy Belyea, Deputy County Administrator, Ms. Amy Dill, Director of Finance, Mr. Jason Ham, County Attorney, and Ms. Allie Fauber, Administrative Assistant.

Chairman Taylor called the meeting to order at 4:00 p.m. and Supervisor Dotson introduced Reverend Stephen Creech who led an invocation followed by the Pledge of Allegiance.

Vice Chairman Morris announced that John Jewell, Frederick County Board of Supervisors, lost his son unexpectedly last week and asked that everyone keep him in their thoughts.

APPROVAL OF THE AGENDA:

Vice Chairman Morris made a motion, seconded by Supervisor Gutshall, to approve the agenda as presented. The motion was approved by a roll call vote as follows:

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

SPECIAL PRESENTATIONS:

1. Annual Report of the Economic Development Authority (EDA) by Chairman Jay Winkfield

Mr. Winkfield stated that the EDA met nine times in 2025, which included the annual meeting in January. He reviewed the EDA parcels that were sold and said they had numerous closed sessions on upcoming purchases or sales or business prospects. He stated that the EDA loan to A&D Engineering was continuing to do well, and that the Borden Mowery Drive project was wrapped up. He thanked Jenna French, John Fogle, Mandy Belyea, and the committee for all the work they do. Supervisor Dotson asked if there was anything the Board could do to improve business prospects, and Mr. Winkfield said that they previously established two annual meetings with the Board and he would like to continue to do this as it benefits everyone. Supervisor Dotson asked if there was a process to get feedback from parties that the EDA works with and Mr. Winkfield said that Ms. French could better answer this and added that this is a competitive business and the details are held as confidential. Chairman Taylor said that he was pleased with the Borden Mowery Drive project being completed. Vice Chairman Morris commented that they need sites to advertise to stay busy and competitive, and Mr. Winkfield agreed and added he remembers a time when the EDA only met once a year. Supervisor Ferguson brought up the issue of water supply and asked how do they do industrial sites if there is not an adequate water supply, and Mr. Winkfield said

he does not have the answer, but he recognized that it is an issue that everyone will need to be addressing.

2. Presentation by Ted Cole, Davenport & Co, county debt profiles

Mr. Cole said that the presentation tonight was similar to one given back in the fall and that they would review the County's debt capacity. He explained credit ratings and peer comparatives and added that the County has not needed a credit rating. He reviewed Moody's criteria for credit ratings which included economy, financial performance, institutional framework, and leverage. Mr. Cole presented graphs to show tax supported debt service and a breakdown between operating capital and major capital totaling \$49 million. He stated that in FY 2026, the existing 10-year payout is at 72.1% and that the higher this percentage the better. He said that overall, the County has debt capacity and it is not overleveraged. Mr. Cole added that you also should consider debt affordability and how you will pay for it. Vice Chairman Morris asked if they ever suggest refinancing and Mr. Cole said yes, they look at the existing loans to determine the prepayment allowance and if the interest rate environment supports this. He then presented information on debt affordability for operating capital that is already in place. Mr. Cole said that one penny on the tax rate equals \$600,000 and that they will need about \$800,000 above where the FY 2026 budget was. He reviewed the major capital debt that is currently in place and said that the payments are stepping down. Mr. Cole said going forward they estimate the County and Schools will have expenditures of approximately \$8 million per year associated with operating capital needs. He shared a few scenarios for funding operating capital and how it would lay out over the next couple years. Supervisor Dotson mentioned the school infrastructure meeting and if major maintenance would fall under operating capital in these scenarios. Mr. Vass said it depends on the lifecycle of the asset itself. Mr. Cole said the nature of the project and the expected useful life of the asset will drive where it falls and that structural renovations to a building are typically major capital. Mr. Cole reviewed major capital and said that the County has not issued it in a few years and presented a few scenarios to provide perspective on the County's future debt affordability. The scenarios included adding no new debt and using the existing budget, and additional revenue equal to one penny.

CONSIDERATION OF NON-ACTION ITEMS:

There were no Non-Action Items for the February 10, 2026, regular meeting.

PUBLIC COMMENT (OTHER THAN MATTERS FOR WHICH A PUBLIC HEARING HAS BEEN OR WILL BE HELD):

Brad Pollack of Edinburg referenced his commentary published in the Northern Virginia Daily, calling for Woodstock to stop water hookups until water issues are addressed. He also suggested an impact fee to raise money for capital. He also encouraged the Board to support Keith Stephens for Planning Commission. Mr. Pollack stated that he is pleased with the planned upgrades at the landfill. He also commented on how beautiful Wagner Park is and noticed the court case is the subject of an upcoming closed session for the meeting that evening.

Darryl Bates of Maurertown spoke about two industrial properties he owns with a sufficient water supply and was frustrated that it is not being developed.

CONSIDERATION OF CONSENT AGENDA ITEMS:

1. Consideration of the January 13, 2026 regular meeting minutes.
2. Consideration of reappropriations for the second quarter of Fiscal Year 2026.
3. Consideration to carry over capital projects and grant funds from Fiscal Year 2025 to Fiscal Year 2026.
4. Consideration of the appointment of Jim Fagan to the Shenandoah County Planning Commission.
5. Consideration of the appointment of Keith Stephens to the Shenandoah County Planning Commission.

Vice Chairman Morris made a motion, seconded by Supervisor Dotson to approve the items as presented. The motion was approved by a roll call vote as follows:

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

PUBLIC HEARING(S):

There were no Public Hearings scheduled for the February 10, 2026, regular meeting.

OLD BUSINESS:

1. Consideration of a Resolution Concerning the Board of Supervisors' Committee Terms.

Chairman Taylor encouraged everyone to attend their committee meetings or to let them know if they could not attend and to stay informed.

Supervisor Kyle Gutshall made a motion, seconded by Vice Chairman Morris to amend the committee terms to replace Kyle Gutshall with Mark Dotson under section II, Multiple Year Terms, for the Conservation Easement Authority. The motion was approved by a roll call vote as follows:

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

CONSIDERATION OF PLANNING COMMISSION ITEMS:

1. Consideration of a Special Use Permit pursuant to Article XXII, Section 165-170 of the County Code allowing a large-scale energy facility on 60.725 acres, more or less, on certain real property zoned A-1 Agriculture, located at 16817 Old Valley Pike (Tax Map No. 057 A 282 and 057 A 283).

Mr. Lemuel Hancock stated that Planning Commission reviewed this in January and

unanimously recommended this for approval with conditions to be worked out. The applicant, Ms. Cara Romaine, the Project Manager, gave an overview of the project. She said that it has been shaped by community input and feedback and was thoughtfully designed by their team. She added that this solar project will provide power for up to 1,000 homes locally and enable Dominion Energy customers to subscribe and receive monthly savings with no upfront cost to sign up. She said that they held a balloon test to investigate vision impacts. Ms. Romaine said that this site is off Landfill Road and is located on top of a former landfill cell used in the 1980s. She added that they have added additional planting buffers in their plans to include four-foot trees with the trees growing to ten feet tall in four years to fully conceal the panels. She explained their access through the railroad corridor and long-term back-up option with the property owners to use their property for access, if need be, but it is their preference to discuss a temporary construction easement and electrical easement with the county through Landfill Road. She stated that they would offer a one-time payment of \$200,000 to go towards the capital improvement project and that this may be discussed with Mr. Vass in the coming days. Supervisor Dotson asked in similar areas with projects like this, if it is common for the local government to have such a comprehensive set of solar facility guidelines and Ms. Romaine said the County ordinance for solar is the most robust that she has come across. Vice Chairman Morris said a lot of emphasis was placed on the viewshed from Ox Road and they have gone above and beyond to address that and asked if there was anything they have done in other locations that could be done here also in lieu of a four-foot tree taking ten years to grow, to enhance the buffer. He also suggested putting a condition in for the property owner to work with the Extension Office on the sheep and grazing at this location. Supervisor Ferguson said that she assured him that there would be no problem with a right-of-way to the property and that the electric had proper channels to set up lines. He asked for confirmation on if there was another project under 50 acres within one mile of this, that it would not be able to be approved, and Ms. Romaine confirmed their project met the code. Supervisor Ferguson also asked about the buffer and if they would consider starting with a more mature tree, and Ms. Romaine said that they have planted eight-foot-tall trees in the past, but the smaller ones have a higher success rate.

Supervisor Dotson made a motion, seconded by Supervisor Gutshall to approve the SUP using the special conditions 1-10 dated January 23, 2026, recommended by Planning Commission with the following changes: Item 8, change evergreens from a minimum of four feet to six feet. Item 9, to modify sentence two to say the plan, developed in consultation with the Virginia Cooperative Extension Agency.

Supervisor Ferguson said that he did not agree with the modification to item 9 and that the applicant should not be responsible for working with the Extension Office. He suggested that if it must be grazed, the Extension Office should work with the farmer, not the applicant for the SUP. Supervisor Dotson clarified that he added the wording in consultation with, which would limit the SUP applicant's interaction with Extension. Vice Chairman Morris said he wants Extension services to be involved in the process and that a go to agency needs to be identified. Supervisor Dotson said that Mr. Clark from Extension has weighed in, and there is a process. Vice Chairman Morris questioned who would get the process started, and Supervisor Ferguson asked who wanted the sheep grazing. Supervisor Ferguson said to have the potential farmer go to Mr. Clark and not have a solar company involved with sheep. Vice Chairman Morris asked if a farmer sees that this project has passed and has questions, who tells them to contact Mr. Clark. Supervisor Ferguson said he does not have a problem with the

solar company telling them to contact Mr. Clark, but it is not their responsibility. Supervisor Dotson said he heard from citizens who provided input over the viewshed. He added that the County has created high standards in their ordinances and is a great example of how local officials can create a path for successful projects like this. He stated that everyone is aware of energy and that this is a shared solar project for locals and is powerful and important and can be used as a model example. Supervisor Ferguson agreed with Supervisor Dotson and added that with this in his own district he had a number of constituents oppose the project even though they could not see it. He said that he spoke with everyone that voiced concerns and explained the advantages of a solar facility at this location and how the buffers would work. He also explained that it would limit other solar companies from coming in and placing a bigger facility within that area. Supervisor Ferguson said that anyone who said no initially was asked if he could vote for the project, and they all gave him permission to support the project with the assurance that he would have their back on issues with it if they arise. Chairman Taylor thanked Supervisor Ferguson for reaching out to his constituents.

The motion was approved by a roll call vote as follows:

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

NEW BUSINESS:

1. Consideration of an authorization to appoint a temporary Deputy Zoning Administrator.

Mr. Vass explained that state code allows the governing body to appoint a Zoning Administrator from the staff and that the current one is on extended leave. He stated that they have recommended McKenzie Allen as deputy during this time.

Vice Chairman Morris made a motion, seconded by Supervisor Baker to approve McKenzie Allen as the temporary Deputy Zoning Administrator. The motion was approved by a roll call vote as follows:

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

2. Consideration to authorize the County Administrator to issue a Notice of Award of a Contract to Perry Engineering Company, Inc. for the Landfill Citizens' Convenience Center and Facility Upgrades Project and to execute a contract with Perry Engineering Company, Inc. for that project in the amount of \$7,494,303 for the modified scope of work presented by staff with any additional terms or modifications as may be recommended by the County Administrator and County Attorney.

Mr. Vass said that this gives him the authority to issue the award to Perry Engineering after a competitive bidding process. He added that it has been reviewed by legal counsel. Ms. Belyea thanked Mr. Andy Hounshell for his work on this. Chairman Taylor said that there are a lot of citizens looking

forward to this project.

Vice Chairman Morris made a motion, seconded by Supervisor Baker to approve the items as presented. The motion was approved by a roll call vote as follows:

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

COUNTY ATTORNEY COMMENTS:

Mr. Ham had no comments.

BOARD MEMBER COMMENTS:

Supervisor Baker commented on the recent cold weather. He also thanked Chief Hall for the fire and rescue personnel and their quick response to an emergency with his family.

Vice Chairman Morris said he recently celebrated Chief Hall's pinning with the class of 24 and 25. He added that it was a great evening and celebration.

Supervisor Ferguson stated that he received a lot of calls from Fort Valley thanking them for the efforts to add fire and rescue services to their area. He said that now that there is daytime coverage he received more complimentary calls. He shared a recent medical emergency within his family and the excellent service they received quickly.

Supervisor Dotson commented on the weather and snow and said that it was a blessing and a curse for groundwater and agriculture. He added that it has been great for tourism at Bryce Resort. He stated that he was pleased how everyone worked together on the solar project and that in listening to the EDA presentation he would like to work with them to make positive decisions for the County.

Supervisor Gutshall said that water supply is a concern and that there needs to be discussions and planning for this, especially with all the town growth. He stated that he appreciated Mr. Cole's presentation to see what their flexibility and affordability could be and he is ready for the budget season.

Chairman Taylor pointed out the pamphlet that Mr. Hancock handed out that references the Comprehensive Plan and that it was filled with good information for them. He shared some local history facts on the Dunmore Resolves of 1774.

COUNTY ADMINISTRATOR'S COMMENTS:

Ms. Belyea had no comments.

Mr. Vass had no comments.

OTHER BUSINESS:

There were no Other Business items for the February 10, 2026, regular meeting.

CLOSED SESSION(S):

1. A closed session as authorized by Virginia State Code section 2.2-3711 (A)(3) to discuss the possible acquisition of real property for a public purpose and to discuss the possible disposition of real property, where discussion in an open meeting would adversely affect the negotiating strategy of the County; the closed meeting will include consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel as authorized by Virginia State Code section 2.2-3711 (A)(8). The subject matter concerns the potential acquisition of a privately held parcel of property and the potential disposition of a parcel of property owned by Shenandoah County.
2. A closed session as authorized by Virginia State Code section 2.2-3711(A)(8) to consult with legal counsel employed or retained by the County regarding specific legal matters requiring the provision of legal advice by such counsel. The subject matter of the closed session is public utility matters.
3. Request to enter into Closed Session in accordance with section 2.2-3711(A) (7) & (8) of the State Code to consult with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel and to consult with legal counsel and be briefed by staff members or consultants about actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the County's negotiating or litigating posture. The subject matter of the meeting is Day et al. vs. Shenandoah County
4. A closed session as authorized by Virginia State Code section 2.2-3711 (A)(1) to discuss the assignment and appointment of specific public officers, appointees, or employees. The subject matter of the closed session is the appointment of public officials to serve on the Board of Equalization and the Citizens Advisory Committee on the Comprehensive Plan.

At 6:00 p.m. Vice Chairman Morris made a motion, which was seconded by Supervisor Dotson to enter into a closed session as authorized by Virginia State Code section 2.2-3711 (A)(3) to discuss the possible acquisition of real property for a public purpose and to discuss the possible disposition of real property, where discussion in an open meeting would adversely affect the negotiating strategy of the County; the closed meeting will include consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel as authorized by Virginia State Code section 2.2-3711 (A)(8). The subject matter concerns the potential acquisition of a privately held parcel of property and the potential disposition of a parcel of property owned by Shenandoah County. A closed session as authorized by Virginia State Code section 2.2-3711(A)(8) to consult with legal counsel employed or retained by the County regarding specific legal matters requiring the provision of legal advice by such counsel. The subject matter of the closed session is public utility matters. A request to enter into Closed Session in accordance with section 2.2-3711(A) (7) & (8) of the State Code to consult with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel and to consult with legal counsel and be briefed by staff members or consultants about actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the County's negotiating or litigating posture. The subject matter of the meeting is Day et al. vs. Shenandoah County. A closed session as authorized by Virginia State Code section 2.2-3711 (A)(1) to discuss the assignment and appointment of specific public officers, appointees, or

employees. The subject matter of the closed session is the appointment of public officials to serve on the Board of Equalization and the Citizens Advisory Committee on the Comprehensive Plan.

The motion was approved by a unanimous roll call vote as follows:

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

At 7:56 p.m. the Board reconvened into open session following a motion by Supervisor Baker and seconded by Supervisor Gutshall which was approved by a unanimous roll call vote as follows:

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

Mr. Vass read the certification that all members must certify that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirement, under The Virginia Freedom Information Act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting of the public body.

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

Vice Chairman Morris made a motion, seconded by Supervisor Dotson, to amend the February 10, 2026, meeting agenda to include item 3 under New Business to include the consideration of a recommendation of the appointments of Mr. Butch Barnes, Mr. Chris Biby, Mr. Geary Showman, and Mr. Bill Wines to the Board of Equalization, noting that Mr. Biby will be recognized as the alternate. The motion also included the reappointment of Mr. Vito Gentile to the Citizen's Advisory Committee to the Comprehensive Plan.

The motion was approved by a roll call vote as follows:

Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

Vice Chairman Morris made a motion, seconded by Supervisor Dotson to approve the recommended appointments of Mr. Barnes, Mr. Showman, and Mr. Wines to the Board of Equalization and Mr. Biby as the alternate to the Board of Equalization, and the reappointment of Mr. Gentile to the CAC. The motion was approved by a roll call vote as follows:

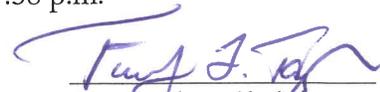
Mr. Taylor	aye	Mr. Gutshall	aye
Mr. Dotson	aye	Mr. Ferguson	aye
Mr. Morris	aye	Mr. Baker	aye

ADJOURNMENT

With no further business the meeting was adjourned at 7:58 p.m.



ATTEST: _____
Evan Vass, Clerk of the Board



Tim Taylor, Chairman