At a regular meeting of the Board of Supervisors, Alleghany County, Virginia held on Tuesday, July 7, 2026 at 7:00 p.m. in the Alleghany County Governmental Complex, Covington, Virginia, thereof:

PRESENT:	G. Matt Garten, Chairman James M. Griffith, Vice-Chairman Stephen A. Bennett Shannon P. Cox Courtney F. Howard
and	Ken McFadyen, County Administrator Jonathan Fitch, Director of Public Safety Joseph Hubble, Director of General Services Beverley Bowers, Director of Public Works Jim Guynn, County Attorney Melissa A. Munsey, Deputy Clerk to the Board
ABSENT:	S. Miller Brantley Cletus W. Nicely

CALL TO ORDER:

The Chairman called the regular meeting to order

Mrs. Cox gave the invocation and the audience remained standing for the Pledge of Allegiance.

Mr. Garten stated that a few changes need to be made to the agenda. He commented that Item 9F is being added under New Business to discuss and consider amendments to the cost of living increase in the Classification Pay Plan. He also stated that property disposition is being deleted from the Closed Meeting and consultation with legal counsel regarding specific legal matters requiring the provision of legal advice (subsection 8) is being added.

MINUTES:

Hearing no corrections or deletions, the Chairman declared the following minutes approved as submitted: (1) an adjourned meeting held on May 26, 2026; (2) a regular meeting held on June 2, 2026; (3) an adjourned meeting held on June 16, 2026; and (4) an adjourned meeting held on June 25, 2026.

PUBLIC COMMENT (5 MINUTE TIME LIMIT):

No one spoke at this time.

MS. SUSAN HAMMOND, VDOT RESIDENT ENGINEER - VIRGINIA DEPARTMENT OF TRANSPORTATION UPDATE:

Mr. McFadyen stated that Ms. Susan Hammond is unable to be present tonight, but submitted a report on the following VDOT activities which he read:

Maintenance

- *Cleared storm debris on Rts. 18, 42, 60, 159, 220 Business, 220N, 311N&S, and various secondary routes County-wide.*
- *Cleaned pipes on Rts. 18, 159, and various secondary routes County-wide.*
- *Cut brush on Rt. 118 from Pitzer's Ridge to Castile.*
- *Patched potholes on Rts. 60, 220 Business, 220N, and various secondary routes County-wide.*
- *Removed brush from viewshed on Rt. 220N at overlook.*
- *Cleaned bridge decks and drains on Rt. 696.*
- *Applied dust control on FR203, 600, 602, 613, 658, and 770.*
- *Completed first full mow County-wide.*
- *Removed approximately 40 dead animals from the right of way.*

Mrs. Howard asked that Mr. McFadyen check with Ms. Hammond on when the off ramps/on ramps in Low Moor will be paved.

TABLE APPOINTMENT TO THE SOCIAL SERVICES BOARD:

Mr. Garten stated that a replacement needs to be made for Mr. Jason Helmintoller on the Social Services Board with a term to begin July 1, 2026 and expiring June 30, 2030. This appointment can be from any district. He commented that he has not had a chance to discuss the appointment with the Director and mentioned that he has someone he would like to recommend. He asked that this appointment be tabled to the next regular meeting for a replacement to be submitted. The Board agreed.

MR. KEVIN KYLE, DISTRICT RANGER – UPDATE ON FOREST SERVICE ACTIVITIES:

Mr. Kevin Kyle, District Ranger, gave an update on the following Forest service activities:

- Moving forward with a new wastewater treatment plant at the north end of Lake Moomaw. Permitting is nearly complete and the $5 million to $7 million project should go out to bid in August/September.
- 152 of 198 campsites remain open on the Bath side of the lake with additional camping available at McClintic Point and campgrounds on both sides of the lake (Sugar Ridge, #1 campground, Bolar, Hidden Valley, etc.).
- Recreation areas at Fortney Branch, Coles Point, and Morris Hill are all open for the season.
- Discussions held with Mr. McFadyen, Mr. Griffith, and Mr. Chad Williams regarding the need for camping during the hunting season. May see if it can be done through November, but a campground host would be needed.
- Bolar Flats is run by a concessionaire (convenience store, wetslips, storage for boats & RV's, etc.).
- Bolar #2 and #3 campgrounds are closed this season due to the lack of restrooms, but crews will work on deferred essential maintenance during the closure (resurface tent pads, improve drainage, and refurbish bathhouses).
- Repairs being made at the Coles Point boat dock by Friends of Lake Moomaw. Some bumper work is needed.
- Invested $180,000 in the dock at Bolar marina (fixed missing and broken cables and electrical system on dock is operational).
- Restoration of the Tower Hill Trail near the Bath County shooting range.
- Approximately 13,000 acres of prescribed burns completed this year with roughly 10,000 acres to be done in the next fiscal year.
- Creating wildlife clearings which are targeted to pollinators.
- Timber harvesting and burning are critical for ecological resilience.
- Approximately 11 miles of heavy road maintenance should be completed by early fall with another 11-16 miles planned. They like to hear about any roads in bad shape and could potentially rent equipment if needed for the work.
- Hired a new Forest Service law enforcement officer.
- A trail planning group will be meeting in a couple weeks to establish 10-year priorities for the district's roughly 230 miles of trails with input from the County and the Alleghany Highlands Trail Alliance.

There was some discussion regarding funding (the operational budget is attributed to camping/day use and not extra money, but using it wisely and volunteers are critical); from the report there appears to be more taking place on local Forest Service property than in past years; if more entertainment such as bounce houses, diving boards, etc. could be placed at beach areas (if more infrastructure is put in place then a lifeguard would need to be on duty); if data shows more out of state use at the lake (activity is good, but they are not sure where individuals come from as there is not good data on that information); if someone was available to gather data would a month of information give good data (would be beneficial); etc.

Mr. Kyle mentioned that he will try to come to a Board meeting once a quarter for updates and the Board can communicate with him at any time.

SHERIFF KYLE MOORE - QUARTERLY UPDATE:

Sheriff Kyle Moore stated that there were a couple significant crashes this weekend and a lot of storm damage. He mentioned that they lost radios in dispatch and went to portable radios and the 911 system was down as well. He commented that all was back on line before 10:00 p.m. He handed out and reviewed the quarterly update (April-June 2026) which is a part of the records of this meeting. Items reviewed included number of complaints answered by dispatchers, civil process papers served, criminal arrests, incident based reports, traffic summons issued, jail transports, inmate information (population/number processed), Crisis Intervention Team transports, and fire/EMS calls dispatched. Information not on the update that he also mentioned included how well utilizing Southern Health Partners is working out with inmate medical services, the Drug Task Force is working with Botetourt County's Task Force to shut down drug operations before they get here, a MOA was signed with Botetourt to render this assistance, investigators are busy and have been working on the two missing person cases, thanked the Board for budget allocations in FY27; etc.

APPROVE AWARD OF CONTRACTS FOR ROSEDALE BUILDING ABATEMENT AND MONITORING:

Mr. Hubble stated that there is a memo in the agenda packet regarding Rosedale Abatement and Monitoring which he reviewed. The memo is as follows:

Staff requests approval for the Asbestos Abatement and Monitoring of the Rosedale Facility. Below is an explanation of the bidding and cost.

Background

On May 5, 2026, the County issued two Requests for Proposals (RFPs) for asbestos abatement services and asbestos abatement monitoring services for the Rosedale Facility.

A mandatory pre-bid meeting for the abatement project was held on May 20, 2026. Final bids were submitted on May 29, 2026, at 2:00 PM, with the bid openings occurring at 2:05 PM.

Froehling & Robertson (F&R) developed the asbestos assessment, abatement plan, and project scope, which

were presented to the County Staff in late April 2026.

As a reminder, the County has been awarded Brownfields Grant funding in the amount of $36,750. This is a matching grant and will assist with costs associated with assessment, planning, monitoring, and abatement activities. The total Capital Improvement Program (CIP) funding allocated for this project is $252,050.

Asbestos Abatement Bids

Insulation Specialities, Inc. submitted the sole abatement bid in the amount of $301,471, broken down as follows:

- *Basement: $97,507*
- *Main Floor: $93,482*
- *Second-Floor: $93,482*
- *Exterior and Roof: $2,000*
- *Third-Party Monitoring: $15,000 plus third-party fees*

The majority of the asbestos-containing material is associated with floor tile and mastic. After discussions with the contractor, staff negotiated a reduced scope that includes only the Basement, Main Floor, Exterior, and Roof.

This revised scope addresses asbestos materials that cannot reasonably be encapsulated. The second-floor flooring remains in good condition and can be safely encapsulated when new flooring is installed in the future. As a result, staff recommends removing the second-floor abatement and third-party monitoring from the contract scope.

The revised abatement cost is $192,989.

Abatement Monitoring Bids

Staff anticipates a minimum project duration of four weeks to complete the abatement work.

Froehling & Robertson

- *$7,815.50 per week per section*
- *$5,625 per two-week period per section*
- *$1,800 reporting fee required for Brownfields Grant documentation*

Estimated monitoring costs:

- *Four-week project one-week per section with second floor included: $33,050*
- *Four-week project two-week per section scenario with second floor included: $62,500*
- *Four-week project one-week per section without second floor: $25,237.50*
- *Four-week project two-week per section scenario without second floor: $46,875*

ECS Mid-Atlantic, LLC

- *$5,302.25 per week per section*
- *$10,604.50 per two-week period per section*
- *Reporting included in pricing*

Estimated monitoring costs:

- *Four-week project one-week per section with second floor included: $21,209*
- *Four-week project two-week per section scenario with second floor included: $42,418*
- *Four-week project one-week per section without second floor: $15,906.75*
- *Four-week project two-week per section scenario without second floor: $31,813.50*

Staff Recommendation

*Staff recommends awarding the asbestos abatement contract to **Insulation Specialties, Inc.** in the amount of **$192,989** for the Basement, Main Floor, Exterior, and Roof portions of the project.*

*While staff would prefer to award the monitoring contract to Froehling & Robertson due to their involvement in preparing the asbestos assessment and abatement plan, cost considerations make that option difficult to justify. Therefore, staff recommends awarding the asbestos monitoring contract to **ECS Mid-Atlantic, LLC** based on its lower cost proposal. The estimated monitoring cost for a minimum four-week project duration, excluding the second floor, is **$15,906.75.***

Requested Action

Approve:

1. *The award of the asbestos abatement contract to Insulation Specialties, Inc. in the amount of **$192,989**.*
2. *The award of the asbestos monitoring contract to ECS Mid-Atlantic, LLC in the estimated amount of **$15,906.75**, subject to actual project duration and required monitoring services.*

Staff welcomes any questions, concerns, or recommendations regarding this project.

On motion of Mr. Griffith, seconded by Mrs. Cox, that the following resolution be adopted:

BE IT RESOLVED that the Alleghany County Board of Supervisors approve the proposal from Insulation Specialties, Inc. for Asbestos Abatement at the Rosedale building in the amount of $192,989.

BE IT FURTHER RESOLVED that the Board approve the proposal from ECS Mid-Atlantic, LLC for Asbestos Monitoring the Rosedale building in the amount of $15,906.75.

BE IT FINALLY RESOLVED that the Board authorize Mr. Ken McFadyen, County Administrator, to sign the contracts for the above-mentioned projects on behalf of the County.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
S. Miller Brantley	Absent
Shannon P. Cox	Yes
Courtney F. Howard	Yes
Cletus W. Nicely	Absent
James M. Griffith	Yes
G. Matt Garten	Yes

APPROVE AWARD OF CONTRACT FOR THE INTERVALE LIFT STATION REHABILITATION PROJECT:

Ms. Bowers stated that there is a memo from her to the Board in the agenda packet in relation to the Intervale Lift Station Rehabilitation project which she reviewed. She mentioned that the engineer evaluation and bid summary are also included. The memo is as follows:

> *We are requesting to award the contract for the Intervale Lift Station Rehabilitation project to Newco Mechanical Contracting, Inc. as they submitted the lowest base bid in the amount of $325,759.*
>
> *Should you have any questions or require any additional information, please do not hesitate to contact me.*

On motion of Mr. Griffith, seconded by Mrs. Cox, that the following resolution be adopted:

BE IT RESOLVED that the Alleghany County Board of Supervisors approve the proposal from NewCo Mechanical Contracting, Inc. for the Intervale Lift Station Rehabilitation project in the amount of $325,759.

BE IT FINALLY RESOLVED that the Board authorize Mr. Ken McFadyen, County Administrator, to sign the contract for the above-mentioned project on behalf of the County.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
S. Miller Brantley	Absent
Shannon P. Cox	Yes
Courtney F. Howard	Yes
Cletus W. Nicely	Absent
James M. Griffith	Yes
G. Matt Garten	Yes

APPROVE SUPPLEMENTAL APPROPRIATION IN FY27 (VDH GRANT):

Ms. Bowers stated that the County has been awarded a Virginia Department of Health (VDH) grant in the amount of $40,000 for planning and design of the Cliftondale water system upgrade which needs to be appropriated.

On motion of Mr. Griffith, seconded by Mr. Bennett, that the following resolution be adopted:

BE IT RESOLVED that the Alleghany County Board of Supervisors budget and approve the following supplemental appropriation in FY27:

1. Public Works - VDH Grant:

Revenue Account

Miscellaneous Grants (53000000-424599)	$40,000.00

Expenditure Account

Professional Services (53044020-530002)	$40,000.00

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
S. Miller Brantley	Absent
Shannon P. Cox	Yes
Courtney F. Howard	Yes
Cletus W. Nicely	Absent
James M. Griffith	Yes
G. Matt Garten	Yes

APPROVE AMENDMENTS TO THE COST OF LIVING INCREASE IN THE CLASSIFICATION PAY PLAN (CHANGE TO 3.5% EFFECTIVE AUGUST 1, 2026):

Mr. McFadyen commented that the State approved their budget after the County's budget was approved. He stated that the Board approved a 2% cost of living increase for County employees effective July 1st and the State is now doing a 3.5% increase for Constitutional Officers and their employees beginning August 1st. He mentioned that the County tries to keep a parity between County and State increases and it is recommended to approve a 3.5% increase for County employees to take effect August 1st versus the 2% previously adopted. He stated that a draft resolution is at each Board member seat.

Mr. Garten asked if the 2% already budgeted would be increased by the 1.5%. Mr. McFadyen replied that it would and the cost is estimated to be approximately $70,000.

Mr. Bennett mentioned that a major adjustment was made to salaries a few years ago to keep employees up to speed and have a level playing field. He asked what percentage school teachers were given by the State. Mr. McFadyen replied that he will check, but he heard 4%.

On motion of Mr. Griffith, seconded by Mrs. Cox, that the following resolution be adopted:

BE IT RESOLVED that, due to the late approval of the State budget and the resulting 3.5% cost of living increase (COLA) for State Compensation Board employees, the Alleghany County Board of Supervisors approve changing the COLA increase for all County employees to 3.5% effective August 1, 2026 in lieu of the 2% increase that would have been effective July 1, 2026.

BE IT FURTHER RESOLVED that the County's Classification Pay Plan will be amended to show this increase in each pay range with an effective date of August 1, 2026.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
S. Miller Brantley	Absent
Shannon P. Cox	Yes
Courtney F. Howard	Yes
Cletus W. Nicely	Absent
James M. Griffith	Yes
G. Matt Garten	Yes

COUNTY ADMINISTRATOR'S REPORT:

Mr. McFadyen handed out and gave a report on the following items which are a part of the records of this meeting, as well as the attachments mentioned:

Updates

A. *Director of Public Works - Beverley Bowers has been selected to serve as the Director of Public Works following a public job advertisement and interviews. Congratulations to Beverley!*

B. *Requests for Proposals - We are reviewing proposals for a new County website and for a salary & compensation study. We should have recommendations for the Board at a future meeting.*

C. *Cliftondale Water System - Engineers and leak detection company are in Cliftondale this week looking for water line leaks and will cover about five miles per day. This work is being funded by the Virginia Department of Health/Office of Drinking Water grant that was recently received. Public Works is following up this month with a VDH construction grant application to replace lines in Cliftondale.*

D. *Wastewater Collection Improvements - Public Works has applied for a Community Development Block Grant (CDBG) to provide funding for a Preliminary Engineering Report (PER) for Hattie Street wastewater collection repairs and improvements.*

E. *Grant Award for Wastewater Treatment Plant Repairs and Improvements - Southeast Rural Community Assistance Project, Inc. (SERCAP) has awarded Alleghany County Public Works with a $47,330 grant for needed repairs and improvements at our wastewater treatment plants.*

F. *General Services - The sidewalk replacement project at the jail was completed in mid-June. Repairs of water damage to offices in the basement of the court house should be completed soon. HVAC repairs and replacement should be completed at the County offices toward the end of the summer.*

G. *Public Safety - The consolidated E-911 Center feasibility work is ongoing and a report should be ready this summer. Also, for a future BOS meeting, we will need to present personnel policy adjustments for our Emergency Services staff who do not work a regular forty-hour week.*

H. *Broadband - We have a meeting this week with Dominion to take pole attachments for a needed broadband expansion*

project for Crows/Hematite residents. Craig-Botetourt Electric Cooperative is completing a fiber extension in this area and there are remaining @114 addresses without broadband fiber connectivity.

I. *Economic Development Corporation (EDC) - Attached are the minutes from the May 2026 meeting. There is one EDC board vacancy at this time.*

J. *Workforce Development - As part of the EDC's work, we need to create an alignment and action strategy among our local agencies involved in job training and placement, including the City of Covington, Mountain Gateway Community College, Alleghany Highlands Public Schools & Jackson River Technical Center, Community Services Board, Department of Social Services, Alleghany Foundation & Alleghany Thrives, and Roanoke Regional Partnership. We are requesting the support of the Greater Roanoke Workforce Development Board, as well. Our manufacturing employers should be involved too. The primary goal is to organize our workforce development agencies to address the Alleghany Highlands' labor force participation rate (which is about ten percentage points lower than the State's rate) and to create more job opportunities in the manufacturing sector.*

Please let us know of any questions or comments. Thank you for your time and support.

Mr. Garten mentioned, in relation to the website update, that the City of Salem has one of the best GIS sites. Mr. McFadyen stated that the County's GIS is separate from the County's website but we can look at it separately.

Mr. McFadyen commented that he will be working to set up a work session in September on a fiscal policy, water & sewer financials, etc.

BOARD MEMBER COMMENTS (INQUIRIES/REPORTS):

Miscellaneous

Mrs. Howard congratulated Ms. Bowers on the new position and for what she has done up to this point. She thanked Mr. Kyle, Sheriff Moore, and Mr. Hubble for their reports.

Mrs. Cox congratulated Ms. Bowers. She thanked Mr. Kyle and Sheriff Moore for their reports. She stated that she is interested in fire, rescue and law enforcement and it is good that they all work together. She mentioned that she is glad that the Board approved the 3.5% cost of living increase and feels that it should be across the Board.

Mr. Griffith thanked Mr. Kyle and Sheriff Moore for their reports and to keep up the good work. He congratulated Ms. Bowers.

Mr. Garten congratulated Ms. Bowers and mentioned that Public Works will be having a busy time chasing leaks. He thanked Mr. Kyle for his report and commented that it is great to see the work being done. He also thanked Sheriff Moore for his report. He mentioned that it is the middle of summer and to be alert for the children out and about.

CLOSED MEETING:

On motion of Mr. Bennett, seconded by Mr. Griffith, that the Board go into a Closed Meeting under Code of Virginia Sections 2.2-3711(A)(3) and (8) for the purpose of: (1) property acquisition; and (2) consultation with legal counsel regarding specific legal matters requiring the provision of legal advice. Unanimously adopted.

On motion of Mr. Griffith, seconded by Mrs. Cox, that the Board come out of the Closed Meeting with the following certification:

CERTIFICATION
SECTION 2.2-3712

To the best of our knowledge (i) only public business matters lawfully exempted from open meeting requirements under this chapter, 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 session.

/s/G. Matt Garten	Yes
/s/Shannon P. Cox	Yes
/s/Courtney F. Howard	Yes
/s/James M. Griffith	Yes
/s/Stephen A. Bennett	Yes
S. Miller Brantley	Absent
Cletus W. Nicely	Absent

ADJOURNMENT:

On motion of Mrs. Cox, seconded by Mr. Griffith, that the meeting be adjourned at 8:50 p.m. Motion carried.

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G. Matt Garten
Chairman