

At a regular meeting of the Board of Supervisors, Alleghany County, Virginia held on Tuesday, January 6, 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
S. Miller Brantley
Courtney F. Howard
Cletus W. Nicely

and Ken McFadyen, County Administrator
Suzanne Adcock-Nicely, Director of Finance
Chad Williams, Director of Parks and Recreation
Jonathan Fitch, Director of Public Safety
Jim Guynn, County Attorney
Melissa A. Munsey, Deputy Clerk to the Board

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.

ELECTION OF CHAIRMAN:

Mr. McFadyen, acting as Chairman *Pro Tem*, called for nominations for Chairman of the Board.

Mr. Nicely nominated Mr. G. Matt Garten for Chairman.

On motion of Mr. Bennett, seconded by Mr. Nicely, that nominations for Chairman of the Board be closed.

Unanimously adopted by the following roll call vote:

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

On motion of Mrs. Cox, seconded by Mr. Bennett, that Mr. G. Matt Garten be elected Chairman of the Board.

Unanimously adopted by the following roll call vote:

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

ELECTION OF VICE-CHAIRMAN:

Mr. Garten, the elected Chairman, took over the meeting. He asked for nominations for Vice-Chairman of the Board.

Mr. Bennett nominated Mr. James M. Griffith for Vice-Chairman.

On motion of Mr. Bennett, seconded by Mr. Nicely, that nominations for Vice-Chairman of the Board be closed.

Unanimously adopted by the following roll call vote:

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

On motion of Mr. Bennett, seconded by Mr. Nicely, that Mr. James M. Griffith be elected Vice-Chairman of the Board.

Unanimously adopted by the following roll call vote:

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

ADOPTION OF CODE OF ETHICS:

Mr. Garten commented that the Board has a draft resolution of the Code of Ethics in the agenda packet which is the same as last year.

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

BE IT RESOLVED by the Alleghany County Board of Supervisors that the Board and County officials will be guided by the following Code of Ethics:

The ethical elected and non-elected County official should:

- * Properly administer the affairs of the County.
- * Promote decisions which only benefit the public interest.
- * Actively promote public confidence in County government.
- * Keep safe all funds and other properties of the County.
- * Conduct and perform the duties of the office diligently and promptly dispose of the business of the County.
- * Maintain a positive image to pass constant public scrutiny.
- * Evaluate all decisions so that the best service or product is obtained at a minimal cost without sacrificing quality and fiscal responsibility.
- * Inject the prestige of the office into every day dealings with public employees and associates.
- * Maintain a respectful attitude toward employees, other public officials, colleagues, and associates.
- * Effectively and efficiently work with governmental agencies, political subdivisions, and other organizations in order to further the interest of the County.
- * Faithfully comply with all laws and regulations applicable to the County and impartially apply them to everyone.

The ethical elected and non-elected County official should not:

- * Engage in interests that are not compatible with the impartial and objective performance of his or her duties.
- * Improperly influence or attempt to influence other officials to act in his or her own benefit.
- * Accept anything of value from any source which is offered to influence his or her action as a public official.

The ethical elected and non-elected County official accepts the responsibility that his or her mission is that of servant and steward to the public.

Unanimously adopted by the following roll call vote:

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

ADOPTION OF BOARD BY-LAWS:

Mr. Garten stated that the Board has a draft resolution in the agenda packet to adopt the Board's By-Laws which are the same as last year.

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

BE IT RESOLVED that the By-Laws of the Alleghany County Board of Supervisors be approved as submitted.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
S. Miller Brantley	Yes

Shannon P. Cox	Yes
Courtney F. Howard	Yes
Cletus W. Nicely	Yes
James M. Griffith	Yes
G. Matt Garten	Yes

The adopted Board By-Laws and Public Comment Guidelines are as follows:

BY-LAWS
ALLEGHANY COUNTY BOARD OF SUPERVISORS

These by-laws are for the purpose of promoting properly conducted meaningful and orderly meetings of the County Board of Supervisors in the transaction of County business, and to maintain decorum at all times. The by-laws are designed to allow the Board and its Chairman to conduct the meetings efficiently, allowing all necessary and appropriate opportunities for any person to address the Board on matters under consideration.

SECTION (1) REGULAR MEETINGS:

(A) *The Alleghany County Board of Supervisors shall meet in one (1) Regular Meeting a month on the first Tuesday at 7:00 P.M. in the Board Room of the County Governmental Complex for the purpose of conducting the business of Alleghany County. Any Regular Meeting that falls on Election Day in November shall be held on the following day (Wednesday).*

(1) *The Agenda for the Regular Meeting shall be prepared by noon on the Thursday prior to the first Tuesday in each month. The Agenda shall be placed on the County web site on the Friday prior to the first Tuesday of each month. The agenda shall be as follows:*

- Call to Order*
- Invocation*
- Pledge of Allegiance*
- Minutes*
- Public Hearing*
- Public Comment*
- Unfinished Business*
- New Business*
- County Administrator's Report*
- Board Member Comments (Inquiries/Reports)*
- Closed Meeting (as needed)*
- Adjournment*

(2) *The following is an explanation of various agenda headings:*

Public Hearings are conducted in accordance with the Code of Virginia, 1950, as amended, for the purpose of receiving public input on the topic of the public hearing. The Board has a policy to not act on a public hearing on the same night, but may waive this policy and take action with unanimous approval of members present.

Public Comment gives the public an opportunity to address the Board on matters appropriate to the responsibilities of the Board. There shall be a maximum time limit of five (5) minutes for comments from each speaker with a maximum time limit of 30 minutes allocated to Public Comment in any one meeting. A sign-up sheet will be provided at a table near the meeting room for Public Comment. Adopted Public Comment Guidelines for speakers will also be provided on the table. If the number of individuals on the sign-up sheet would exceed the allotted 30-minute time-frame, the Chairman has the latitude to place a shorter limit on individuals. After the Board has heard comments from those who signed up, others in the audience who have not had an opportunity to speak and desire to do so will be invited to speak, time permitting. If speakers have copies of comments available, they should be provided to the Deputy Clerk to the Board for inclusion in the minutes. If this section is amended at any time, then the adopted Public Comment Guidelines will automatically be amended.

Unfinished Business consists of items that have been presented and discussed at a previous meeting, but more discussion was necessary for clarification prior to a vote or the item was tabled. Items under Unfinished Business can be voted on at any time.

New Business consists of items that have not been presented or discussed or is something new in relation to an item that has previously been presented or discussed. Items under New Business can be voted on at any time.

(3) *The agenda shall be finalized by noon on the Tuesday prior to any Board meeting. The agenda shall not thereafter be changed except by Board action taken at the meeting.*

Persons wanting a topic placed on the agenda shall make the request to the County Administrator or Deputy Clerk to the Board. The County Administrator will then report to the Chairman on the request.

(4) *Matters not on the agenda for the Regular Meeting may be considered by the Board when requested by the Administrator, or his/her representative, the County Attorney, or a member of the Board. The item will be added to the New Business or Unfinished Business section of the agenda.*

(5) *All meetings of the Board of Supervisors shall be governed by the Code of Virginia, Roberts Rules of Order, as revised, and these by-laws.*

- (6) *The County Attorney or his Assistant shall be the parliamentarian and the legal advisor to the Board of Supervisors at all meetings.*
- (7) *A roll call vote shall be held for all motions except to go into a Closed Meeting, come out of a Closed Meeting, and to adjourn.*

SECTION (2) SPECIAL MEETINGS/PUBLIC HEARINGS/WORK SESSIONS/ADJOURNED MEETINGS:

- (A) *Special meetings, public hearings, work sessions, and adjourned meetings shall be held when necessary in accordance with provisions in the Code of Virginia pertaining thereto.*

SECTION (3) ADHERENCE TO POLICY:

- (A) *Policy matters of the Board shall be followed and adhered to and no action should be taken by the Board of Supervisors if such action would actually be in conflict or at cross purposes with the intent of an established policy. The Board may, where circumstances warrant, waive a given policy for a particular situation and action as the Board deems desirable, with unanimous approval of members present.*

SECTION (4) PRECEDENCE OF LAWS:

- (A) *These by-laws shall govern in all cases to which they are applicable and in which they are not inconsistent with the federal, state, or local law.*
- (B) *Any provision of any part of these by-laws which are found to be in conflict with the Code of Virginia or the Constitution shall be null and void and the remaining provisions shall continue to apply.*

SECTION (5) CHANGES OR AMENDMENTS:

- (A) *These by-laws may be changed or amended by action of the Board of Supervisors at any regular meeting, provided that each Board member is given proper notice of any proposed change or amendment.*

Deputy Clerk to the Board

PUBLIC COMMENT GUIDELINES

- *A sign-in sheet will be placed near the Board Room door for citizens who wish to speak during the Public Comment. Citizens should list their name, address, and topic to be addressed. After all speakers who signed up have spoken, anyone else interested in speaking will be given the opportunity.*
- *Speakers are limited to five minutes. There is a maximum time limit of 30 minutes allocated to Public Comment in any one meeting. If the number of individuals on the sign-up sheet would exceed the allotted 30-minute time-frame, the Chairman has the latitude to place a shorter limit on individuals.*
- *Speakers are to provide a copy of remarks to the Deputy Clerk, if in writing.*
- *The Board of Supervisors encourages and values citizen input on all topics or issues of relevance to the Board's responsibilities.*
- *Speakers shall direct all comments to the Board (not individual members or employees of the Board).*
- *Profane or vulgar language, partisan political statements, or comments related to the conduct or performance of Board members or staff are not appropriate in this setting.*
- *Board members are not expected to respond to questions or comments unless the Chairman deems such response appropriate. Board members may seek clarification or additional information from speakers through the Chair.*

MINUTES:

Hearing no corrections or deletions, the Chairman declared the following minutes approved as submitted: (1) a regular meeting held on December 2, 2025; and (2) an adjourned meeting held on December 4, 2025.

PUBLIC HEARING AND APPROVAL - LUCAS NICELY AND HEATHER MCCULLEY SPECIAL USE PERMIT:

Public Hearing was held to consider an application from Lucas Nicely and Heather McCulley for a Special Use Permit to locate a double-wide manufactured home in a Residential R-2 zone classification on four parcels which total approximately 20,000 sq. ft. located on John Tyler Street in the Selma area of the Jackson River District of Alleghany County. The property is owned by Danny and Christy Nicely and is further identified on the Real Property Identification Maps of Alleghany County as Tax Map 43A, Section 2, Block 163, Lots 6, 7, 8 and 9.

The Chairman announced that this public hearing was advertised in the Virginian Review on Wednesday, December 24, 2025 and Wednesday, December 31, 2025 in accordance with the Code of Virginia. He then called the public hearing to order.

Ms. Beth Stull, County Planner, reviewed the staff report which is as follows:

STAFF REPORT

Case Number: SU-138
Name of Petitioner(s): Lucas Nicely and Heather McCulley
Date Request Filed: December 2, 2025
Public Hearing Date: January 6, 2026 (BOS)
Staff Reviewer: Elizabeth Stull, County Planner

SUMMARY OF REQUEST

A request from Lucas Nicely and Heather McCulley for a Special Use Permit to locate a double-wide manufactured home on four parcels located on John Tyler Street in the Selma area of the Jackson River District of Alleghany County.

The property is owned by Danny and Christy Nicely and is further identified on the Real Property Identification Maps of Alleghany County as Tax Map 43A, Section 2, Block 163, Lots 6, 7, 8 and 9.

The property is zoned Residential R-2 and currently the lots are vacant. The four lots have a combined area of approximately 20,000 square feet. For the applicants to place a manufactured home on the property, they need to be approved for a Special Use Permit.

The surrounding properties are zoned Residential R-2 and are used primarily for residential purposes. Considering there are several other manufactured homes in the area, the proposed use is consistent with the uses and characteristics of the neighborhood.

According to the Comprehensive Plan, the property is located in a "Residential Transition Area", which is defined as an area being primarily residential and located between a city/town and more rural areas.

Considering there are several other manufactured homes in the area, the proposed use is consistent with the uses and characteristics of the neighborhood. Screening and buffering is not required by the zoning ordinance and is not being proposed by the applicant.

The required setbacks for a R-2 zone district can be met as outlined in the zoning regulations, (Front: 65' from center of road. Rear: 25'; Sides: 5' and 20', totaling 25').

The property is not located in a flood hazard area as shown on the FEMA Flood Insurance Rate Map (FIRM) Panel 51005C0236D.

There is access to public water and sewer services and other utilities such as electric, phone and cable. The residence would receive refuse collection from Alleghany County. There should be no detrimental effect or impact on the existing utilities or services that are currently being provided.

Article XIV-Mobile/Manufactured Home Requirements: Zoning regulations requires that manufactured homes be properly blocked, anchored, connected to utilities, and completely skirted as required by the Virginia Uniform Statewide Building Code. Sites of mobile/manufactured homes shall be kept in compliance with County ordinances. Noncompliance with County regulations allows the Board of Supervisors the right to revoke a special use permit. Noncompliance can include lack of maintenance on the property by not removing trash, weeds and debris; and not properly maintaining the structure.

Additional Notes/Comments:

If the special use request is approved, the applicant will be required to acquire a building permit for the setup of the home and to ensure compliance with the Uniform Statewide Building Code.

Mr. Nicely asked if there has been any opposition to the request. Ms. Stull replied that she has not heard of any opposition.

Mr. Garten commented that the double-wide would fit in and be an improvement to the area.

There being no one else who wished to speak, the Chairman declared the public hearing closed.

On motion of Mr. Bennett, seconded by Mr. Nicely, that the Board waive its policy of not acting on a public hearing on the same night.

Unanimously adopted by the following roll call vote:

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

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

WHEREAS, Lucas Nicely and Heather McCulley have applied for a Special Use Permit under a Residential R-2 zone designation to locate a double-wide manufactured home on four parcels which total approximately 20,000 sq. ft. located on John Tyler Street in the Selma area of the Jackson River District of Alleghany County. The property is owned by Danny and Christy Nicely and is further identified on the Real Property Identification Maps as Tax Map 43A, Section 2, Block 163, Lots 6, 7, 8 and 9; and

WHEREAS, a Notice to the Public advertising a public hearing on this Special Use Permit application was advertised once a week for two successive weeks in the Virginian Review on December 24, 2025 and December 31, 2025, and adjoining property owners were notified in writing by certified mail on December 16, 2025; and

WHEREAS, a public hearing was held by the Alleghany County Board of Supervisors on January 6, 2026;

NOW, THEREFORE, BE IT RESOLVED by the Alleghany County Board of Supervisors that the Special Use Permit request under a Residential R-2 zoning designation be granted to Lucas Nicely and Heather McCulley to locate a double-wide manufactured home on four parcels which total approximately 20,000 sq. ft. located on John Tyler Street in the Selma area of the Jackson River District of Alleghany County with the understanding that all local, State, and Federal regulations must be adhered to.

Unanimously adopted by the following roll call vote:

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

PUBLIC HEARING AND APPROVAL - UPDATES TO THE ALLEGHANY COUNTY COMPREHENSIVE PLAN:

Public Hearing was held to consider updates to the Alleghany County Comprehensive Plan.

The Chairman announced that this public hearing was advertised in the Virginian Review on Wednesday, December 24, 2025 and Wednesday, December 31, 2025 in accordance with the Code of Virginia. He then called the public hearing to order.

Ms. Beth Stull, County Planner, reviewed the staff report which is as follows:

STAFF REPORT

SUBJECT: *Comprehensive Plan Update*
PREPARED FOR: *Alleghany County Board of Supervisors*
PREPARED BY: *Elizabeth Stull, County Zoning Administrator/Planner*
DATE: *January 6, 2026*

State Code requires localities to review and update Comprehensive Plans every five years. The Comprehensive Plan is a planning tool that is general in nature and is used to express the goals for future development of the County. The Plan provides a guide for the physical development of the County with coordination and harmony by looking at the present and future needs of the community. As we have discussed in previous meetings, I have reached out to multiple contacts on what to do to update the comprehensive plan and had not luck.

County staff has reviewed the existing document and notated the information that needs updated. The Planning Commission has discussed in meetings regarding updates to the Comprehensive Plan since 2023. We have also met with the City of Covington in collaboration with the Plan. At this time, I have made updates and corrections to the 2019 Comprehensive Plan for approval. These updates and changes include:

- *Updated charts, tables, and text with 2024 Census Data.*
- *Updated goals/objectives with new projects from the Board of Supervisors Planning Session in 2023.*
- *Updated consolidation of school systems.*
- *Updated notes on completed projects and new projects throughout the document.*
- *Updated the Transportation information based on the most recent changes by the County's local VDOT department.*
- *Incorporated photographs into the document. The MGCC photograph has also been updated.*
- *Updated Community Profile per 2025 Alleghany Highlands Comprehensive Housing Analysis.*
- *Updated Economic Development with current data.*

As directed by the State, this process needs to be reviewed by both the Board and the Planning Commission. This chapter should reflect the purpose and ambitions of the County through local ordinances and plans.

The County placed a notice on Facebook on November 24, 2025 regarding the Planning Commission public hearing and then again on December 16, 2025 for the Board of Supervisors to present the draft of the updated Alleghany County Comprehensive Plan. It was asking the public for any comments and to acquire input on the same. The web page generated numerous views, as part of the online and social media outreach, helping to inform the development of the vision and the plan.

A copy of the draft was available to be viewed at the Alleghany County Administrator's Office, the Public Works/Zoning Department or through the web link to the County web page.

This update basically removes completed projects, includes new goals, and updated data to be current.

In 2026 we plan to begin working on the 2030 Comprehensive Plan in coordination with the Roanoke Valley Alleghany Regional Commission, City of Covington, and other agencies.

The Planning Commission unanimously recommended approval of the draft 2025 Comprehensive Plan to the Board of Supervisors at its December 10, 2025 meeting.

Ms. Stull added that Iron Gate and Clifton Forge did not wish to participate in the process when the County and Covington were putting together the previous joint plan in 2019 and both have their own plans.

Mr. Garten stated that he reviewed the draft plan following the Board's Planning Session. He mentioned that the document is intended to be general in nature and used as a guide. He commented that it is a living document that can be changed as needed.

Ms. Pamela Lightfoot, 924 McCormick Boulevard, stated that she emailed the Board her comments on the plan today. (NOTE: The email is a part of the records of this meeting and a copy was also at each Board members seat.) She commented that she understands the draft plan was posted for comment, but it was hard to review it due to the holidays. She mentioned that she was unaware that Iron Gate and Clifton Forge declined to participate previously. She stated that there is some inconsistency in the document where Clifton Forge and Iron Gate are both mentioned at times (i.e. population), but then not included throughout the whole document. She mentioned that there is not a lot of land in Clifton Forge to be developed and that there is land in Iron Gate on flat property that would be good for housing/assisted living.

Mr. Garten thanked Ms. Lightfoot for her comments and email and reiterated that the plan is a living document that can be changed. He mentioned that he would love to work with Covington, Clifton Forge, and Iron Gate on a future joint plan.

Ms. Stull commented that she plans to ask all localities to be part of a joint plan for the 2030 document if they are willing to participate.

There being no one else who wished to speak, the Chairman declared the public hearing closed.

On motion of Mr. Nicely, seconded by Mr. Brantley, that the Board waive its policy of not acting on a public hearing on the same night.

Unanimously adopted by the following roll call vote:

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

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

WHEREAS, the current Comprehensive Plan for the County was adopted and effective April 2, 2019; and

WHEREAS, Section 15.2-2223, *et al* of the Code of Virginia, 1950, as amended, requires the Comprehensive Plan be updated and readopted at least every five years; and

WHEREAS, the Planning Commission held a public hearing on the updates to the Comprehensive Plan on December 10, 2025 at which time the Commission recommended approval of the plan; and

WHEREAS, the Board of Supervisors held a public hearing on the Comprehensive Plan on January 6, 2026; and

WHEREAS, the Board determines that the County 2025 Comprehensive Plan as presented is a proper and beneficial guide for the County's growth, development, and public policy making over the next five years.

NOW, THEREFORE, BE IT RESOLVED that the Alleghany County 2025 Comprehensive Plan be and is hereby adopted this 6th day of January, 2026.

BE IT FURTHER RESOLVED that this Comprehensive Plan be and is hereby commended and referred to County officials, Boards and Commissions, all interested public agencies, citizens, and other private interests as the County's official guide and plan pursuant to Title 15.2, Chapter 22, Article 3 of the Code of Virginia.

Unanimously adopted by the following roll call vote:

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

PUBLIC COMMENT (5 MINUTE TIME LIMIT):

Ms. Julie Brackenridge, 1400 Concord Street, read the following prepared statement:

Good evening everyone. I am Julie Brackenridge, the newly appointed chairperson for Alleghany County/Covington Democratic Committee. I am here tonight to introduce myself and to let you and the citizens of the Highlands know about our committee.

Our mission is: Empowering All Voices in the Alleghany Highlands.

The Alleghany County Democratic Committee is committed to building a durable future for all residents of the Alleghany Highlands: young and old; new residents and natives. We believe in a government that invests in strong public schools, affordable healthcare, quality jobs that pay a living wage, and a safe, healthy environment.

We work to empower local voices, support inclusive policies, and elect leaders who understand the benefits, hopes, and challenges that are part of living in a rural community. Through grassroots action, civic engagement, and year-round organizing, we are committed to making Alleghany County a place where all citizens are valued and well supported. Together, we are working for a future that is fair and forward-looking in the place we call home.

Our website is ACDCVA.org, you can sign up for a newsletter on this site and see if there are any issues that may interest you in getting involved with local, regional, state, and possibly federal politics. We have a Facebook page, Alleghany County Democratic Committee. You can follow us there to view our events and get information pertaining to meeting times.

With that being said, our next meeting will be at The Covington Depot located at 149 S. Maple Avenue, Covington, on February 2nd at 7 p.m. We are interested in engaging with citizens in the western part of Alleghany County and the citizens of Covington.

Thank you for allowing me to speak.

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

Ms. Susan Hammond, VDOT Resident Engineer, gave an update on the following VDOT activities:

Maintenance

- Patched potholes on Rts. 220, 42, 269, and 18.
- Brush and tree removal on primary and secondary routes County-wide.
- Responded to multiple winter weather events.
- Removed over thirty dead deer from roadways.
- Graded roadway surfaces and shoulders on Rts. 602, 770, 614, and 600.
- Added stone to Rt. 770 and 602.

Mrs. Cox asked if work on Vine Patch Road has been completed. Ms. Hammond replied that she will check on this and send her an email.

Mrs. Cox commented that going south on the Rt. 18 bridge before the Walton farm there are cones. She asked what happened. Mrs. Hammond commented that the bridge got hit and is on the list for repairs.

Mr. Bennett mentioned that in Kentucky they leave dead deer laying as it will make people slow down.

APPROVE SUPPLEMENTAL APPROPRIATIONS IN FY26 (PUBLIC SAFETY ALLEGHANY FOUNDATION GRANT AND PUBLIC WORKS INSURANCE PROCEEDS):

Mr. Garten stated that this is a housekeeping item as funds were received for a Public Safety Alleghany Foundation grant and insurance proceeds for a backhoe.

Ms. Adcock-Nicely stated for the benefit of the new Board members that when the adopted budget is expanded, the Board must appropriate the funds on the expenditure and revenue side.

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 appropriations in FY26:

1.	<u>Public Safety (Alleghany Foundation Grant):</u>	
	<u>Revenue Account</u>	
	Alleghany Foundation Grants (24000001-418918)	\$62,187.00
	<u>Expenditure Account</u>	
	Machinery & Equipment (24032060-570001)	\$62,187.00
2.	<u>Transfer Station (Insurance Recovery for Backhoe):</u>	
	<u>Revenue Account</u>	
	Insurance Recoveries (11000000-415212)	\$58,083.00
	<u>Expenditure Account</u>	
	Machinery & Equipment (11042050-570001)	\$58,083.00

Unanimously adopted by the following roll call vote:

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

REAPPOINTMENT OF MR. KENNETH YEAGLEY TO THE BOARD OF BUILDING CODE APPEALS:

Mr. Garten stated that the term of Mr. Kenneth Yeagley (Clifton Forge West District) on the Board of Building Code Appeals expires January 20, 2026. Terms are for 5 years and Mr. Yeagley is eligible for reappointment.

Mrs. Howard stated that she spoke with Mr. Yeagley and he would like to be reappointed.

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

BE IT RESOLVED by the Alleghany County Board of Supervisors that Mr. Kenneth Yeagley (Clifton Forge West District), 517 Roxbury Street, Clifton Forge, VA 24422 be reappointed to the Board of Building Code Appeals for a term of five years beginning January 21, 2026 and ending January 20, 2031.

Unanimously adopted by the following roll call vote:

Stephen A. Bennett	Yes
S. Miller Brantley	Yes
Shannon P. Cox	Yes
Courtney F. Howard	Yes
Cletus W. Nicely	Yes
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:

- A. *Thank you to the Board of Supervisors, Charles Hartgrove (facilitator), and County staff for preparing for and participating in the planning session on Thursday, December 4th. We are awaiting the draft goals and priorities and want to present them to the Board at the February regular meeting for consideration and approval.*
- B. *The interior demolition work at the Wells Fargo building is progressing and should be substantially completed by the end of the month, January 2026.*
- C. *Virginia Housing is offering grant support for planning additional steps related to our housing study and summit from last summer. More to follow on the scope of a planning project in partnership with Virginia Housing.*
- D. *The Public Works Director position has been advertised, starting Monday, January 5th. The advertisement is attached for the Board's knowledge. Applicants will need to apply through the hiring consultant for the initial round of evaluations.*
- E. *Over the holidays, we received word that the County is being awarded a grant of approximately \$35,000 from the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) to assist with remediation work at the Rosedale building where DSS offices are located. We are also finalizing the plan for repairing and improving the electrical infrastructure in the building.*
- F. *County staff met with the Western Virginia Water Authority and the Town of Iron Gate to talk about the Town's water and sewer system and needed repairs. As follow up, I contacted the Town of Clifton Forge to expand the discussion and am awaiting a response.*
- G. *Included in this report is a letter to Mr. Randall Ferris concerning the recent property tax reassessment.*

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

Mr. Brantley thanked Mr. McFadyen for holding the Planning Session and mentioned that it was good information with him being new on the Board.

BOARD MEMBER COMMENTS (INQUIRIES/REPORTS):

Miscellaneous

Mr. Nicely wished everyone a Happy New Year and thanked everyone for coming out.

Mr. Brantley commented that he thanked Ms. Stull via email regarding her work on the Comprehensive Plan. He thanked the Alleghany Journal for giving citizens the ability to view meetings when they can not be present.

Mr. Bennett welcomed the two new Board members and Dr. Ronald Goings who was in the audience. He mentioned that when he began on the Board his wife got him a briefcase for information, but after a couple meetings he told her he needed a wheelbarrow. He told Mrs. Howard and Mr. Brantley to not be overwhelmed and to feel free to ask questions.

Mrs. Howard thanked Ms. Stull for her time spent on the Comprehensive Plan, Ms. Lightfoot for her suggestions regarding the Comprehensive Plan, Ms. Brackenridge for her information on the Democratic Committee meetings, Ms. Hammond for her update, Ms. Adcock-Nicely for her clarification on appropriations, Mr. Yeagley for wanting to serve again on the Board of Building Code Appeals, Mr. McFadyen for answering questions she has had, and Mrs. Munsey for the box of information supplied to date.

Mrs. Cox welcomed Ms. Kim Halterman and mentioned kids are back to school from the holiday and hope they will not get sick. She agreed with Mr. Bennett about asking questions and commented that after 16 years on the Board she still asks about jake brakes. She commented to Mrs. Howard and Mr. Brantley that the Board is willing to help them and they can always ask Mrs. Munsey. She stated that she is looking forward to working with both.

Mr. Griffith welcomed the new Board members and echoed that if they have any questions to please ask. He commented that the committee met with School Board representatives in December on various items and one thing that alarmed him is how under served preschool and day care is in the area. He mentioned that he would like to see a survey or study done on the need. He thanked Ms. Halterman and Dr. Goings for being present.

Mr. Garten welcomed the two new Board members. He thanked everyone for their comments and for re-electing him as Chairman. He commented that there is a lot on the burner for 2026. He mentioned that he is glad school is back in session.

CLOSED MEETING:

On motion of Mr. Brantley, seconded by Mr. Bennett, that the Board go into a Closed Meeting under Code of Virginia Section 2.2-3711(A)(3) for the purpose of: (1) property acquisition and disposition. 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/James M. Griffith	Yes
/s/Stephen A. Bennett	Yes
/s/S. Miller Brantley	Yes
/s/Cletus W. Nicely	Yes
/s/Shannon P. Cox	Yes
/s/Courtney F. Howard	Yes

ADJOURNMENT:

On motion of Mr. Bennett, seconded by Mr. Griffith, that the meeting be adjourned at 8:15 p.m. Motion carried.

G. Matt Garten
Chairman