



CITY OF FREDERICKSBURG, VIRGINIA

CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. KERRY P. DEVINE, MAYOR
HON. CHARLIE L. FRYE, JR., VICE -MAYOR, WARD FOUR
HON. JANNAN W. HOLMES, AT-LARGE
HON. WILL B. MACKINTOSH, PH.D., AT-LARGE
HON. MATTHEW D. ROWE, WARD ONE
HON. JOY Y. CRUMP, WARD TWO
HON. SUSANNA R. FINN, WARD THREE

Work Session February 10, 2026

Economic Development Authority Annual Update 300th Anniversary Blue Ribbon Steering Committee Update Potential Solar Lease at Cool Springs Landing Discussion Legislative Agenda Update

The Council of the City of Fredericksburg, Virginia held a work session on Tuesday, February 10, 2026, beginning at 5:00 p.m. in Large Conference Room.

City Council Present. Mayor Kerry P. Devine, Presiding; Vice-Mayor Charlie L. Frye, Jr.; Council members Joy Y. Crump; Susanna R. Finn; Jannan W. Holmes; Dr. Will B. Mackintosh; and Matthew D. Rowe.

City Council Absent. None.

Others Present. City Manager Timothy J. Baroody, Deputy City Manager Mark Whitley, Deputy City Manager David Brown, Assistant City Manager Todd Flippen, City Attorney Kelly J. Lackey, Community Planning and Development Director Michael Craig, 300th Anniversary Administrator Margaret C. Morris, Deputy Clerk of Council Brenda Martin, and Clerk of Council Molly Henderson.

4:00-4:30 p.m., Friends of the Rappahannock Offices, Property Preservation Easement. Prior to the start of the 5:00 p.m. work session in the City Hall Large Conference Room, all City Council members met at the Friends of the Rappahannock Office, 3219 Fall Hill Avenue, with Daria Christian and Kathleen Pomeroy with the Friends of the Rappahannock. Ms. Christian and Ms. Pomeroy briefed Council on the possibility of a city partnership on an easement of property they recently purchased. Future discussions are anticipated at an upcoming Council meeting. The staff showed Council recent renovations to

the building that increases their capacity to host groups of local school students to teach them about the Rappahannock River.

Economic Development Authority (EDA) Annual Update. EDA members present: Chair Meredith Schatz, Vice Chair Anita Crossfield, Secretary Mitzi Brown. Ms. Schatz presented the EDA annual update. Councilor Rowe clarified with Ms. Schatz regarding event-based sponsorship opportunities to be offered by the EDA that their intent is both to maintain current events and to bring in new events.

Mayor Devine thanked the EDA for providing opportunities for people to come together and further their businesses, and stated they have an impressive body of work and plans.

300th Anniversary Blue Ribbon Steering Committee Update. Committee members present: Chair Beth Black, Miller Blackburn, Mary Katherine Greenlaw, Dr. Christine Henry, Nancy Moore, Kelly Paino. Ms. Black presented the Committee update. Councilor Mackintosh asked if the Committee had plans for 300th anniversary swag (Stuff We All Get) and merchandise. Ms. Black confirmed the Committee met with the City's Economic Development and Tourism Department and Communications Manager, and their next step is to meet with the Fredericksburg Arts Commission to discuss swag. Regarding merchandise, 300th Anniversary Administrator Margaret "M.C." Morris stated they will work with the Visitor Center.

Councilor Holmes confirmed with Ms. Black that after providing the update to Council, they plan to discuss funding opportunities with the EDA.

Councilor Rowe confirmed with Ms. Black that the intent is for a year-long anniversary celebration in 2028.

Potential Solar Lease at Cool Springs Landing Discussion. Deputy City Manager David Brown briefed Council on the background of the proposed solar facility for the Cool Springs Landfill, stating the project has been discussed since 2022 and was identified on Council's previous and current priorities. City staff worked with the Rappahannock Regional Landfill and Stafford County in 2023 to develop a joint request for proposals (RFP) for vendors interested in developing solar facilities on the Regional Landfill (Eskimo Hill Rd.) and the Cool Springs Landfill. Staff updated Council on the RFP process in May 2024 during work session, and the RFP was released later that month. Three proposals were received, two rounds of

interviews were conducted, and the Community Power Group, LLC (CPG) was selected. In February 2025, Council authorized the City Manager to proceed with development and negotiation of a lease agreement for the landfill. Mr. Brown presented Council with an overview of the lease agreement, the fee structure, the project's potential to assist in meeting the City's goal to power municipal operations with 100% renewable energy by 2035, and an offset option.

Councilor Mackintosh clarified with Mr. Brown that the presented City facilities' electric usage does not include City schools. Councilor Mackintosh clarified with Mr. Brown that the City would not receive renewable energy credits from the Cool Springs solar facility unless the City purchases credits. Councilor Mackintosh clarified that in the offset option model presented, CPG would sell renewable energy credits from power generated by the City at the solar facility and asked how the City could count it as their own if CPG is receiving revenue for that electricity.

Mr. Brown explained that the City would be generating power through the site, so it can take credit for it.

Councilor Mackintosh expressed concerns about two entities getting credit for power generated.

Mike Borkowski of CPG stated that Dominion changed the rules recently so that only Dominion would receive renewable energy certificates from this solar facility. Mr. Borkowski stated that someone can purchase the energy from the facility, but no entity will get credit for the renewables. Mr. Borkowski said Councilor Mackintosh's question is complicated, and that in talking to other localities such as Charlottesville and Norfolk, since the locality is sponsoring the land that generates solar energy, it is not unreasonable to say the credits belong to the sponsoring locality. Mr. Borkowski said the City can generate energy but is not allowed to buy it or buy the credits, since Dominion takes them.

Mr. Brown stated there are two options: 1) if the City does not want to take credit for energy generated, it can purchase the additional as presented, or 2) the City can take credit for the energy generated from the project and use the revenue to purchase the additional which would still result in a net zero (0) electric use for City facilities as presented.

Mr. Borkowski said the reason Dominion takes credits from landfill solar is due to legislation that says they must have a certain amount of generation from different types of

solar, but if they do not have the credits for any one of those categories, there is an alternative compliance payment, which is greater for landfill solar than it is for brownfield solar. Mr. Borkowski said they changed the law recently so that Dominion automatically gets credits for free. Mr. Borkowski said the City's potential landfill credits are more than double the value of regular solar, which benefits Dominion.

Councilor Holmes stated that however it is counted, the potential solar energy generated is much more than what the City has now, which is nothing.

Councilor Mackintosh clarified that he thinks the City should pursue the solar facility at the Cool Springs Landfill site, but he is hesitant about whether it is accurate to state doing so meets 100% of the City's clean energy goals.

Mr. Borkowski reiterated this project would provide value to Dominion and stated there could be dialogue with Dominion and a possible joint press release to clarify the details.

City Manager Timothy Baroody stated that staff paired the green power issue with the landfill discussion because both would help achieve Council's 2035 goals, but if Council chooses to decouple these issues, Mr. Baroody hopes they are still interested in pursuing this solar project.

Council confirmed they are interested in pursuing the solar project.

Regarding the estimated revenue presented by Mr. Brown, Mayor Devine asked what determines whether the City does shared solar or distributed energy.

Mr. Borkowski stated that shared solar is community solar where credits are sold back to subscribers, and distributed energy is where Dominion takes ownership of the facility. Mr. Borkowski said shared solar has incremental revenue for the project and to the City, and is CPG's desired interest, so they have tried to create a financial incentive for shared solar. Mr. Borkowski said entering the shared solar program requires permits and an interconnect, and it could be up to a year and a half before CPG can apply to the program.

Councilor Rowe asked about the timeline for putting solar on the municipal mound, and Mr. Brown stated it would be part of CPG's evaluation. Mr. Borkowski added that municipal waste has a different settlement profile with the potential to dip down, so there is an engineering aspect to it, and much of the site is steep, which may indicate stormwater and maintenance issues.

Councilor Holmes and Mayor Devine confirmed with Mr. Borkowski that the land identified in the presentation could potentially put the City over 3.0 Mega Watts and include separate facilities.

Councilor Crump asked about the lease effective dates in relation to the two-year option period. Mr. Borkowski explained that once the facility is operational, they have 25 years to operate it. Mr. Borkowski said the lease does not define the time between agreement with Dominion and commercial operation date, but CPG would pay rent to the City once they begin construction before the facility is operational.

Mayor Devine asked Mr. Brown what staff needs from Council. Mr. Brown said staff's recommendation is to proceed with the lease agreement which is scheduled for presentation to Council for action at the February 24, 2026 Council meeting.

Councilor Holmes asked if City schools were pursuing solar on school roofs. Mr. Baroody said the new middle school was engineered for solar installation, and they can follow up.

Councilor Mackintosh said he and Vice-Mayor Frye are on the City/School Joint Leadership Group and they regularly ask school leadership about solar installation.

Councilor Rowe stated City schools have a new Director of Operations and are interested in moving forward.

Legislative Agenda Update. Deputy City Manager Mark Whitley provided headlines from the Legislative Agenda, including an advancing bill (House Bill 334) on sales tax for school construction introduced by Delegate Rasoul which would allow the City to have a sales tax of up to 1% for school construction including prior debt service, with a companion bill from Senator McPike, and a competing bill from Senator Lucas. Mr. Whitley said House Bill 55 (HB55) from Delegate Sullivan permits a pilot for automated vehicle noise enforcement. Mr. Whitley said in the budget introduced by Governor Youngkin, the City has funding for WQIF (Water Quality Improvement Fund) and SLAF (Stormwater Local Assistance Fund).

Mr. Whitley said on Thursday, February 5, 2026, he and Councilors Holmes and Rowe and City Attorney Kelly Lackey visited the delegation for Local Government Day in Richmond, Virginia, where they had briefings from the Virginia Municipal League (VML). Mr. Whitley said they can expect a tough budget year in the state where many bills will not be passed due to fiscal impact, and stated there were some federal changes to SNAP (Supplemental Nutrition

Assistance Program) to reduce the error rate that are not included in the introduced budget. Mr. Whitley said there are three advancing cannabis bills with slight variations on the same topic which the City should be aware of, allowing for a local taxation component for retail cannabis. Mr. Whitley said they visited the City's delegations, including Senator Durant's staff, to let them know the City supports the University of Mary Washington (UMW) and Mary Washington Healthcare medical school in Fredericksburg. Mr. Whitley said they discussed HB1297 regarding adult protective services with Delegate Carroll's staff.

Mr. Whitley next discussed bills that may change the way the City does business, including Senate Bill 2 (SB2) to advance a 12-week paid family and medical leave insurance program; SB228 to restrict sovereign immunity; SB699 requiring public bodies to post the proposed agenda on the official government website prior to the meeting; SB56 to limit fees charged for producing public records under the Freedom of Information Act (FOIA) to the median hourly rate of pay of public body employees or the rate of pay of the person performing the work if less than the median; SB378 which would bring collective bargaining even more to the public sector; and HB282 which gives the City along with Charlottesville, Falls Church, and Newport News the option to charge land and improvements at different real estate rates.

Mr. Whitley discussed items in the Legislative Agenda that did not make it, including HB1000 for the Regional Transportation Authority, and the addition of the Virginia Central Railway (VCR) Trail as a trail of statewide significance.

Councilor Mackintosh asked if there is any information about affordable housing and land use bills such as Delegate Cole's faith in housing bill. Mr. Whitley said there are many affordable housing type bills including HB806, "Industrial development authorities; promoting safe and affordable housing," which Councilor Rowe said passed the House recently. Mr. Whitley said Delegate Cole's bill (HB1279) has a reenactment clause and would allow religious authorities to build housing, and VML is opposed to this bill.

Councilor Crump asked what types of businesses would be affected by the 12-week paid family and medical leave insurance program in SB2. Mr. Whitley said he believes it is for all businesses with a possible employee limit, and stated it has a delayed enactment, it is designed to develop an insurance program, and it will impact community businesses. Mr. Whitley said he would want to look into how the bill defines "employee," such as whether there is an hourly limit, and stated it mirrors the Family Medical Leave Act (FMLA).

Regarding SB699, "Virginia Freedom of Information Act; public bodies to post meeting agendas," Councilor Holmes confirmed that the City already posts proposed Council meeting agendas to its official government website prior to meetings, and this bill states that no final action may be taken on items added to an agenda after a meeting begins, except in cases of time-sensitivity or properly convened closed meetings. Mr. Whitley stated this bill may not have a big impact to the City, but that it would be important to keep in mind if something came up that was not on the posted agenda prior to the meeting, such as an item added to the Council Agenda during the meeting.

Mr. Whitley summarized SB378, which repeals existing prohibition on collective bargaining by public employees and stated the bill is less permissive.

Mr. Whitley stated that Preston Bryant with McGuireWoods is helping the City keep up with Legislative Agenda updates.

Adjournment. There being no further business to come before the Council at this time, Mayor Devine declared the session officially adjourned at 6:20 p.m.



Molly Henderson,
Clerk of Council

APPROVED
02-24-26