

**Virginia:**

AT A CONTINUED MEETING of the Nelson County Board of Supervisors at 2 p.m. in the Former Board Room located on the fourth floor of the Nelson County Courthouse, in Lovingston, Virginia.

Present: Jesse N. Rutherford, East District Supervisor –Chair  
J. David Parr, West District Supervisor – Vice Chair  
Thomas D. Harvey, North District Supervisor  
Ernie Q. Reed, Central District Supervisor  
Robert G. “Skip” Barton, South District Supervisor  
Candice W. McGarry, County Administrator  
Amanda B. Spivey, Administrative Assistant/Deputy Clerk  
Linda K. Staton, Director of Finance and Human Resources  
Jerry West, Director of Parks and Recreation  
Maureen Kelley, Director of Tourism and Economic Development  
Demetrius Vaughan, Recreation Specialist

**I. CALL TO ORDER**

Mr. Rutherford called to the continued meeting to order with five (5) supervisors present to establish a quorum. The Board recognized the passing of Gary Helbert, former Assistant Superintendent of Nelson County Public Schools.

**II. MASTER PLAN WORK SESSION FOR FORMER LARKIN PROPERTY**

**A. Site Plan Options – Option D, Option E**

Mr. Jim Vernon and Mr. Gary Harvey of Architectural Partners were present for the work session. Mr. Vernon explained that during the last work session, the Board was presented with Options A, B and C. He noted that following the discussion of options, the Board asked Architectural Partners to come up with Options D and E. Mr. Vernon reported that following some discussions with Parks and Recreation Director, Jerry West, they were able to add in other features to the plan. He showed the addition of an outdoor basketball court and three (3) pickle ball courts near the outdoor pool area on both Options D and E. He also pointed out the addition of a 50-foot by 80-foot maintenance shed near where the property line crosses Drumheller Orchard Lane. He also noted the addition of a paved walking path around the recreation center and outdoor pool area. Mr. Vernon then pointed out an additional multi-purpose field, which brought the total number of multi-purpose fields to three (3). He noted that not all fields had to happen at once, but they could be planned for. Mr. Vernon reported that they were able to correctly orient the multi-purpose fields 15 degrees to the West of North for sunlight purposes. He noted that all of the baseball fields were shown with a 325-foot fence on the foul line. He reported that neither Option D or E proposed relocating Stevens Cove Road. Mr. Vernon noted that they had included potential locations for a water treatment plant, disc golf, trails and future development. He explained that they had eliminated the proposed connecting road in previous plans from the north side of the High School and Middle School complex that was parallel with Route 29.

Option D



Mr. Vernon explained that Option D kept the athletic field complex to the southwest side of Drumheller Orchard Road. He noted that the pool and Recreation center building were located in the center of the property with a visual focus toward Stevens Cove.

Mr. Vernon reviewed the Pros and Cons for Option D.

Pros:

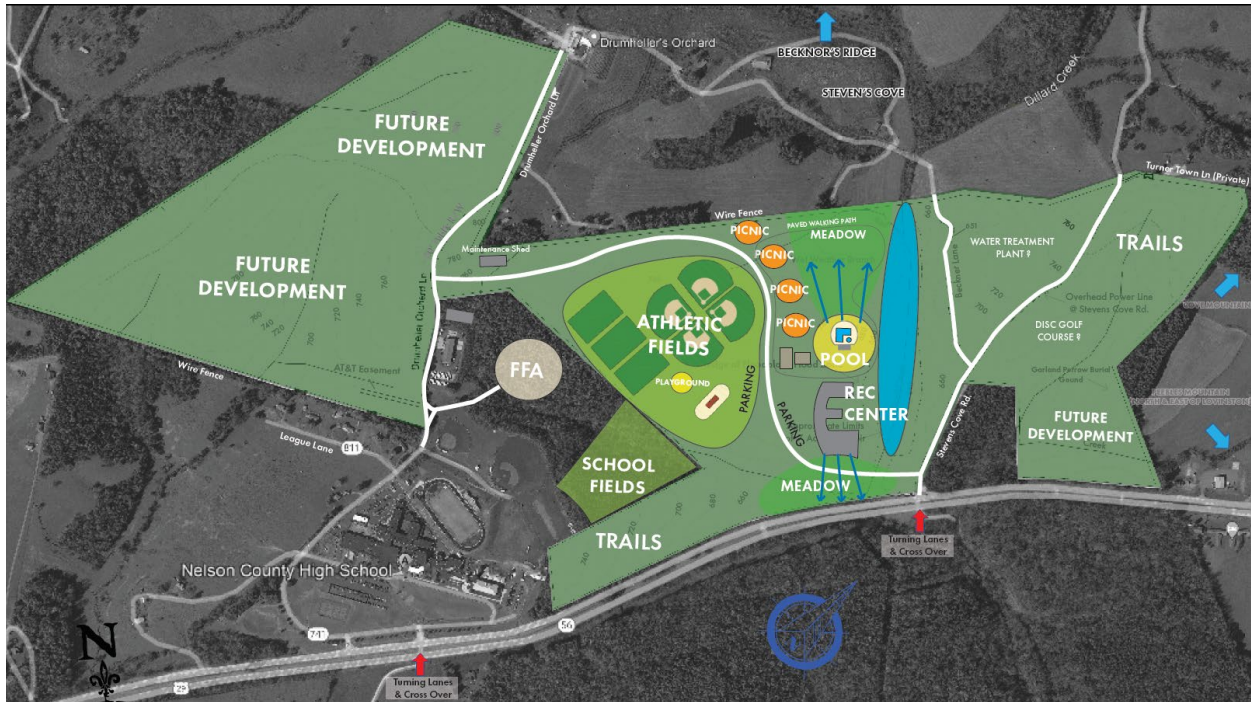
- Separation of busy sports field complex from pool/future recreation building
- Expansion of Sports fields not restricted
- Larger meadow area possible.

Cons:

- Sports Field Complex removed and not as easily monitored and surveilled
- More cost in site development
- Little to no visual presence from Thomas Nelson Highway (Route 29)

Mr. Vernon noted that Option D was the more expensive option for fields, but he would not necessarily let that be the deciding factor.

Option E



Mr. Vernon explained that the programming in Option E was the same as Option D. He noted that Option E was a more compact site. He showed that the land along Drumheller Orchard Lane was reserved for future development, while the facilities were centered on the site.

Mr. Vernon reviewed the Pros and Cons for Option E:

Pros:

- Easier monitoring with all facilities/fields being more adjacent
- Views of Stevens Cove and visibility from Route 29
- More area for future development

Cons:

- More traffic activity in center of site than if spread out
- Expansion of sports fields limited
- More restricted meadow areas

Mr. Vernon showed the suggested areas clearing the Route 29 side of the Recreation Center location and clearing the west side of the pool location would allow for meadow spaces. He noted that the clearing to the west of the pool would allow views of the cove to be seen from the pool. He explained that clearing between Route 29 and the recreation center would allow for the center to be seen from the highway. He

pointed out that having the recreation center near the outdoor pool would allow the indoor and outdoor pool areas to be connected.

Mr. Barton asked about the yellow circle for the pool on Option E and how many acres that would be. Mr. Vernon noted that the area was about 5 acres for a pool, pool building, parking, a splash pad and possibly some pavilion spaces. Mr. Barton asked about trees for shade. Mr. Vernon noted they would plan for shade installations on the south side of the pool area. He noted that the yellow circle was just to indicate the general location, they had not determined exact areas for pavement and landscaping.

Mr. Rutherford commented that he wanted to make sure that proper turn lanes were considered for Stevens Cove. Mr. Vernon noted they were hoping for consensus on a direction for Option D or E, or if there was an Option F. He explained that from there, they could discuss priorities for phasing. He noted this would help in determining where the entry road would be located. Mr. Rutherford thought that Drumheller Orchard Lane may be the primary entry for whatever option was done. He commented that improvements to Stevens Cove may be part of the recreation center project.

Mr. Vernon commented that the orange circles were just graphic elements in to indicate picnic areas. He noted that there was plenty of room for parking areas along the roadway on the site. Mr. Vernon commented on the playground area and noted that Mr. West had been working on the specifics for the playground equipment.

Mr. Vernon explained that they would discuss the cost estimates. He noted that they were high altitude, cost per acre. He priced the pool facility at \$3.1 million to \$3.5 million. He noted that the total for the pool and the site work needed would be around \$5.5 million total.

**OPTION "D"**

Phase 1 Outdoor Pool Facility:		\$ 3,100,000 - \$ 3,500,000 *
Sports Fields/ Building Sites:	65 acres	\$ 22,800,000
Roads, Picnic areas:	36 acres	\$ 10,800,000
Open Spaces, meadows	25 acres	\$ 3,100,000
<u>Maintenance Building</u>		<u>\$ 600,000</u>
OPTION "D" Construction Cost:		\$ 40,400,000
OPTION "D" Project Cost:		\$ 52,500,000

**OPTION "E"**

Phase 1 Outdoor Pool Facility:		\$ 3,100,000 - \$ 3,500,000 *
Sports Fields/ Building Sites:	60 acres	\$ 21,000,000
Roads, Picnic areas:	30 acres	\$ 9,000,000
Open Spaces, meadows	18 acres	\$ 2,500,000
<u>Maintenance Building</u>		<u>\$ 600,000</u>
OPTION "E" Construction Cost:		\$ 36,200,000
Option "E" Project Cost:		\$ 47,100,000

**POTENTIAL ADDED COST TO EITHER OPTION:**

Inflatable Pool Enclosure:	add	\$ 800,000 **
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\* Pool Facility: 8 lane 25m outdoor pool with ADA wade-in shallow area, 9' deep end for possible diving, optional double loop slide, and diving stands. Includes Pool Support Building with restrooms/ locker rooms, Office, Training Room, Concessions, Equipment and Storage rooms. Includes adjacent Splash Pad.

\*\* Inflatable pool enclosure to extend pool use year-round. Expected 10-15 year life span.

Mr. Vernon reported there was a \$5 million price difference between Option D and Option E. He commented that the price difference was partially driven by spacing of sites. He noted that the estimates



were to provide a ballpark feel for the scope of costs. He also noted that they had reviewed the costs with consultants.

Mr. Vernon explained that the site development costs were based on:

- \$350,000/acre for utilities, building and field areas, and associated facilities and parking
- \$300,000/acre for areas with roads and picnic facilities, parking, and utilities
- \$125,000/acre for newly created open spaces/meadows and storm water measures

Mr. Reed asked if the site development costs were included in the option project costs. Mr. Vernon confirmed that the site development costs were included. Mr. Vernon also noted that a project cost multiplier was utilized to include A/E fees, permits, contingency, and furnishings and equipment (excluding vehicles and landscaping fleet). Ms. McGarry clarified and confirmed that the site cost development was included in the project cost.

Mr. Gary Harvey explained that for each option, they looked at the acreage associated with that type of development and multiplied the number of acres by the site cost per acre to determine the overall costs.

Mr. Vernon reported that an inflatable pool enclosure would cost about \$800,000 with a lifespan of 10 to 15 years. Mr. West commented that he had wanted to show the comparison between an eleven (11) month use pool and a two and a half (2.5) month use pool. Mr. West explained that the bubble would provide the option to extend the use of pool to about eleven (11) months. He noted it would take about two (2) weeks in September to install the bubble and then two (2) weeks to take it down in May. Mr. Reed asked about the amount of time to use an outdoor pool without a cover. Mr. West commented that an outdoor pool would be open at the most three (3) months, with the pool opening Memorial Day and closing on Labor Day.

Mr. Vernon reviewed the goals for the meeting, noting they were looking for consensus on a development plan, and then discussion on phasing. He noted they could break down the costs further depending on each phase.

Mr. Rutherford asked whether roads and picnic areas would be the initial costs. Mr. Vernon noted that the roads would be an initial cost, and utilities would come before that. Mr. Rutherford noted roads were one of the first steps. Mr. Vernon noted that it would cost about \$300,000 per acre for areas with roads, picnic facilities, parking and utilities. Mr. Rutherford suggested that Phase 1 would probably be roads. Mr. Barton commented that there would also be picnic areas included in that. Mr. Gary Harvey pointed out that if they were only building a few picnic areas in the first phase, they may not need the same level of roads or utilities for those picnic areas. Mr. Gary Harvey and Mr. Vernon discussed the extension of utilities from Drumheller Orchard Lane and possibly the school facilities. Mr. Gary Harvey noted they would not only need to see where the power was, but they would also need to determine the capacity.

Mr. Vernon commented that they needed to take into consideration whether three (3) multi-purpose fields and four (4) ballfields would work for as long as they needed them, or whether they would work for now, with the expectation that they may need room for expansion. He noted that may determine between Option D or Option E.

Mr. West commented that if they chose to have three (3) multipurpose fields, they did not all have to be fully completed in Phase one. He noted that all of the grading could be completed and any spaces not defined as a field could be used as greenspace. He pointed out that greenspace was great for any park. Mr. West noted increasing soccer registration numbers in Nelson. He commented that they were seeing kids coming back after COVID. He indicated that they could use two fields for games and the third field for practice. He noted they would possibly be able to host tournaments. He commented that the Nelson NETS travel soccer team had expressed interest in helping to promote tournaments in Nelson. Mr. Gary Harvey asked if three (3) multi-purpose fields would be enough to have tournaments. Mr. West commented that he and Mr. Vaughan had discussed the possibility of utilizing the ballfields in clover formation, by turning two outfields into one multi-purpose field when needed.

Mr. Vernon asked Mr. West about his preference on field placement in Option D versus Option E. Mr. West commented having the fields located on the south side of Drumheller Orchard Lane (Option D) would allow staff to gate off and secure the fields when they are not in use. He pointed out that having the fields located in the middle section (Option E) would keep the fields closer to staff and centralize the facilities. He noted that he could work with either option. He pointed out that the \$5 million price difference could weigh in heavily on the decision. Mr. West noted with Option D, they could direct athletic traffic through Drumheller Orchard Lane, and then direct park traffic through Stevens Cove Road.

Mr. Vernon referenced Option E with having three (3) multi-purpose fields and four (4) ballfields. He noted they may be able to squeeze in two (2) more multi-purpose fields in that area. He asked if there were

any concerns with being limited to having that amount of fields in that particular location on the property. Mr. West noted with the combination of the outfields, that would bring them to a total of five (5) multi-purpose fields when needed. Mr. Rutherford asked how many ballfields would be needed, noting there were two (2) ballfields next door at the Schools. Mr. West commented if they built the fields, people would come, but it was hard to know how many people. Ms. McGarry noted the possibility of having tournaments and suggested they might be able to utilize the soccer field at Tye River if more fields were needed for a tournament. Mr. West noted that he had spoken with NCHS Athletic Director Greg Mullins and Mr. Mullins had indicated that Parks and Recreation could partner with the School Division to utilize School fields when needed.

Mr. Reed commented that having tournaments and bringing people into the County was an important thing, but he wanted to focus the initial development on the people of Nelson first. He noted that he liked Option E better than Option D. He pointed out that Option E kept everything together and reduced costs. He noted that it allowed them to make an initial investment in both areas of development. He noted that it would be beautiful no matter how they did it. He reiterated the need to prioritize county residents in the initial benefits.

Ms. McGarry noted during the prior work session, they had estimated the reservoir area to be about seven (7) acres. She cited concerns regarding space if some of reservoir area were to change in size. Mr. Gary Harvey reassured that there was a lot of land to work with.

Mr. Rutherford noted he was also thinking about Option E. He confirmed that there was currently no water service on League lane. He noted that the residents on League Lane were on well water.

Mr. Gary Harvey pointed out the future development area on Drumheller Orchard Road in Option E. He commented that they needed to think about whatever they may decide to bring into that part of the property, and whether it may need a 10-inch water line and three phase power. Mr. Rutherford noted that whatever happened in the future development area would need similar infrastructure to what was on the other side of the property.

Mr. Parr agreed that Option E was the better out of the two options. He commented that he thought Phase 1 would be roads and picnic areas, and Phase 2 would be ballfields, then they would determine where to locate the pool and open meadow space. Mr. Rutherford noted that the roads were necessary. Mr. Parr commented that having the roads and picnic areas would provide the community with the opportunity to be on the site and have somewhere to go.

Mr. Reed noted that focusing on that development in short term, if they found that Dillard creek was not a viable option for water, it did not preclude from going forward with the roads and picnic areas. He commented that water was vital for the grand scheme, in the short term it was less vital.

Mr. Barton liked Option D. He agreed with Mr. Reed that the priorities are what they did for the community. He noted they could do the fields, but he felt the priority was the pool. He commented that they needed to do the pool initially and did not need to wait. He noted that they had been talking about the pool for a long time. He commented that there was a time when people could go swim at Lake Nelson and Van Rippers, but it was now harder to find places to go. He wanted to have a place in Nelson for the people to take their families. He thought that the priority needed to be the pool.

Mr. Reed clarified that his comments were not to dismiss pool. He saw the pool, Dillard Creek and the water and sewer infrastructure as all being meshed together. He commented that as soon as they had clarity on the water, he thought they would have an open door to moving on the pool.

Mr. Parr asked whether they had a debt capacity in mind for the overall project. Mr. Rutherford asked what was left after the high school renovation project. Ms. McGarry noted that staff would be working with Davenport in the next few months to update the debt capacity. Mr. Parr noted that the debt capacity would guide the prioritizing of development.

Mr. West asked about the picnic areas and whether they would just be spaces, or shelters with infrastructure. Mr. Rutherford felt it would be helpful to pull the picnic area costs out of the road costs. Mr. Vernon noted they could separate out the picnic area costs.

Ms. McGarry noted the debt capacity was \$57 million. She subtracted the \$2.6 million used for the Larkin purchase, \$12 million for the Social Services building, and \$26 million for the high school renovation, which left about \$16.5 million in remaining debt capacity. She commented that she was unsure of what a water impoundment and treatment facility may cost. She reported that they were in the RFP (Request for Proposals) process for the study on the water capacity. Ms. McGarry explained that once the audit was complete, Davenport would update the County's debt capacity. Mr. Rutherford commented that they would need the roads no matter what they chose to do. Mr. Barton stressed the need a for pool and recreation areas. Ms. McGarry noted there could be grant funds available that could be folded into the debt capacity.

Mr. Vernon asked about the sports fields and whether they would be phased. Mr. West asked about the location for the concession stands. He suggested it should be located in the middle of the fields, particularly if they were going for the clover formation ballfields. Mr. Vernon asked if all seven (7) fields would be turnkey ready to start, or 50 percent of the fields may be ready with the rest graded. Mr. West commented that the multi-purpose fields if not finished, could be graded and seeded to be used as greenspace. He suggested fencing to secure the ballfield areas.

Mr. Vernon reviewed the items that they would come back with estimates for roads, utilities, picnic areas, ballfields, multi-purpose fields, concessions building and the pool. He noted those items were in the first three initial phases that they had discussed.

Mr. Barton commented that they had fields, noting they did not have enough fields and needed more. He noted that they did not have a place for the people of Nelson County to recreate.

#### B. Summary of Conclusions and Next Steps

Mr. Vernon suggested that Architectural Partner could come back with the scheme and the prices for each component. Mr. Rutherford commented that they knew the cost for the roads was about \$9 million, so they would need to see what else they could do. Mr. Parr asked if there was a way to realistically phase in the sports fields and building sites. He asked if there was a way to get some fields. He commented that the athletic fields were used from March through October by the children and families of Nelson County. He noted that the pool was only a three (3) month window. Mr. Parr commented having a pool and some fields would serve more people than just having one or the other. He suggested working backwards from the debt capacity number and come up with a plan to get roads, a pool, some fields, and some picnic areas. He suggested that they still bring them the cost breakdown of each item. Mr. Vernon and Mr. Gary Harvey indicated they could come back with that. Mr. Gary Harvey commented that the smartest thing to do would be to start at the end of the project to determine each phase. He noted there were varying levels of completion for fields from a level playing field to a competition level, crowned and irrigated field.

Mr. West commented that when he was associated with a prior recreation facility, he saw the development from farmland to ballfields. He explained that the first two ballfields were turnkey with irrigation and the other fields were kept as greenspace until they were ready to return and cut in the infield space and finish the fields. Mr. West suggested that they may look at two turnkey multi-purpose fields with irrigation with the third field graded and seeded for use as needed or a practice field. Mr. Gary Harvey reviewed the field spaces as he heard them discussed to confirm preference. He commented that he was hearing a need for two competitive fields and one flex space, and two competitive ballfields with the area graded for two more ballfields to be completed at a later date. Mr. West agreed and felt it would not hurt to look at grading everything while the equipment was onsite. Mr. Gary Harvey asked if any of the fields would need lighting. Mr. West suggested at most, lighting for two baseball/softball fields and one multi-purpose field. Mr. Vaughan suggested that the high school baseball and softball teams may be able to use the field. He noted that they were currently coordinating field use times since JV and Varsity shared the same field for practices. Mr. West then suggested looking at lighting for two ballfields and two multi-purpose fields, and then they could determine if they needed to scale back later. He noted evening practices in the fall were going up until dark.

Ms. McGarry suggested instead of having four picnic areas, they could look at having a couple of picnic areas and a playground. She noted that she often heard there were no public playgrounds for people to take their children. Mr. Rutherford asked about playground equipment costs. Mr. Gary Harvey noted that an elementary school playground setup cost around \$100,000.

Mr. Rutherford and Mr. Parr suggested that Architectural Partners work to determine what the County could do with \$15 million.

Ms. McGarry asked the Board's opinion on getting public feedback on the two options (D and E), or narrowing it down to one option. Mr. Rutherford suggested narrowing it down based on the debt capacity they had to work with. Mr. Vernon suggested that graphics could be used to indicate the full buildout on the property and they could show the first phase of the project based on the available debt capacity. The Board was with Mr. Vernon's suggestion using Option E.

### III. OTHER BUSINESS (AS PRESENTED)

Mr. Rutherford commented on his attendance of VACo's Rural Summit. He reported that he spoke before the Legislative Steering Committee regarding LODA. He noted that he had heard from three members of the Steering Committee that their Counties had passed the same resolution regarding Line of Duty Act (LODA) benefits. He commented that VACo was looking to add LODA to their legislative goals. He noted that he was presenting again in November and they would be getting LODA on VACo's agenda. He reported that Appomattox had just passed their resolution. He estimated that about 10 percent of all counties in Virginia

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had adopted a resolution (about 12 counties), with another dozen counties on deck to discuss. He noted that he had talked to Bland, Carroll, and Roanoke Counties, and they were also planning to pass the resolution.

The Board had no other business to discuss.

#### **IV. ADJOURNMENT**

At 3:09 p.m., Mr. Parr moved to adjourn the meeting. Mr. Reed seconded the motion. There being no further discussion, Supervisors approved the motion by vote of acclamation and the meeting adjourned.