

BOARD OF
SUPERVISORS

THOMAS D. HARVEY
North District

ERNIE Q. REED
Central District

JESSE N. RUTHERFORD
East District

J. DAVID PARR
West District

DR. JESSICA LIGON
South District



CANDICE W. MCGARRY
County Administrator

AMANDA B. SPIVEY
Administrative Assistant/
Deputy Clerk

GRACE E. MAWYER
Director of Finance and
Human Resources

**AGENDA
NELSON COUNTY BOARD OF SUPERVISORS
AUGUST 12, 2025**

**THE REGULAR MEETING CONVENES AT 2:00 P.M. IN THE
GENERAL DISTRICT COURTROOM AT THE COURTHOUSE IN LOVINGSTON**

I. CALL TO ORDER

- A. Moment of Silence
- B. Pledge of Allegiance

II. PUBLIC COMMENTS

III. CONSENT AGENDA

- A. Resolution – **R2025-53** Minutes for Approval
- B. Resolution – **R2025-54** FY25 Budget Amendment
- C. Resolution – **R2025-55** FY26 Budget Amendment
- D. Resolution – **R2025-56** Purdue Pharma & Sackler Family Opioid Settlement Participation
- E. Resolution – **R2025-57** Authorization for Public Hearing on Purchasing Policy

IV. PRESENTATIONS

- A. VDOT Report
 - 1. Continued Support of Smart Scale Project – 151/6 Roundabout (**R2025-58**)
- B. NCCDF/County Residential Project in Roseland (**R2025-59**)
- C. Nelson County Emergency Operations Plan (**R2025-60**)

V. NEW & UNFINISHED BUSINESS

- A. Authorization to Contract with Coleman-Adams - DSS Building Project (**R2025-61**)
- B. Authorization to Issue Purchase Order for DSS Building Furniture (**R2025-62**)
- C. Piney River Water and Sewer Rates
- D. Consider Rescheduling November Board meeting (**R2025-63**)

VI. REPORTS, APPOINTMENTS, DIRECTIVES AND CORRESPONDENCE

- A. Reports
 - 1. County Administrator's Report
 - 2. Board Reports
- B. Appointments
- C. Correspondence
 - 1. Nelson Chamber of Commerce – Christmas Lights
- D. Directives

VII. OTHER BUSINESS (AS PRESENTED)

VIII. ADJOURN & CONTINUE – EVENING SESSION AT 7PM

**EVENING SESSION
7:00 P.M. – NELSON COUNTY COURTHOUSE**

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. PUBLIC HEARINGS

A. Withdrawal of Property from Agricultural & Forestal District – Greenfield – 196.375 acres

Per the Code of Nelson County, Virginia, Chapter 9 “Planning and Development,” Article V, “Agricultural and Forestal Districts,” withdrawal of land from an existing agricultural and forestal district requires a public hearing. This request from Jim and Joan Klemic includes six (6) parcels with a total of 196.375 acres.

IV. OTHER BUSINESS (AS PRESENTED)

V. ADJOURN AND CONTINUE TO AUGUST 19, 2025 AT 3:00 P.M. FOR A BOARD WORK SESSION ON SPACE NEEDS.



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RESOLUTION R2025-53
NELSON COUNTY BOARD OF SUPERVISORS
APPROVAL OF MINUTES
(December 10, 2024, July 8, 2025 and July 14, 2025)

RESOLVED, by the Nelson County Board of Supervisors that the minutes of said Board meetings conducted on **December 10, 2024, July 8, 2025 and July 14, 2025** be and hereby are approved and authorized for entry into the official record of the Board of Supervisors meetings.

Approved: August 12, 2025

Attest: _____, Clerk
Nelson County Board of Supervisors

Virginia:

AT A REGULAR MEETING of the Nelson County Board of Supervisors at 2:00 p.m. in the General District Courtroom located on the third floor of the Nelson County Courthouse, in Lovingston, Virginia.

Present: J. David Parr, West District Supervisor – Chair
Ernie Q. Reed, Central District Supervisor – Vice Chair
Dr. Jessica L. Ligon, South District Supervisor
Jesse N. Rutherford, East District Supervisor
Candice W. McGarry, County Administrator
Amanda B. Spivey, Administrative Assistant/Deputy Clerk
Linda Staton, Co-Director of Finance and Human Resources
Grace E. Mawyer, Co-Director of Finance and Human Resources
Dylan M. Bishop, Director of Planning and Zoning

Absent: Thomas D. Harvey, North District Supervisor

I. CALL TO ORDER

Mr. Parr called the meeting to order at 2:00 p.m. with four (4) Supervisors present to establish a quorum. Mr. Harvey was absent.

- A. Moment of Silence – Attendees observed a moment of silence.
- B. Pledge of Allegiance – Mr. Rutherford led the Pledge of Allegiance.

II. PUBLIC COMMENTS

Ann Mische – Nellysford, VA

Ms. Mische said she was there on behalf of Rockfish Presbyterian Church and “Here To Stay In Wintergreen.” She stated that the Here to Stay in Wintergreen Board of directors would like to share information about the Nelson Enrichment Club (NEC), a new program that began in early September and is a partnership with Here To Stay, the Blue Ridge Medical Center, and Rockfish Presbyterian Church. She said the club is open to all Nelson County residents experiencing mild to moderate memory loss and/or Parkinson’s Disease. She said that on Mondays and Wednesdays from 10:00 a.m. to 2:00 p.m., volunteers engage with club members in activities intended to reduce social isolation and support mental and physical health while providing respite for caregivers. She said the program is based on a national model called “Respite for All,” which is a faith-based program, and the local program offers a secular social approach for care and is the only one of its kind in Virginia. She said the program can accommodate up to 15 participants per day and might expand to three days a week if needed; scholarships are available for those unable pay the daily cost of \$40, and additional information can be found at www.nelsonrespite.org.

Brennen Seed – Lovingston, VA

Ms. Seed said she lives behind Front Street Garage and was there to share her experience with VDOT’s recent installation of rumble strips on Route 29 in November. She said that for about two weeks, residents there tried to get support and get VDOT’s attention regarding the noise generated during the project, which broke through sound barriers and created disruption to sleep because of its extremely low tone. She said that everyone wants the speed limit lower there, and although the new rumble strips are better than those initially installed, they do not seem to slow traffic.

Benjamin Seed – Lovingston, VA

Mr. Seed said the northernmost rumble strips are installed before any speed limit reduction signs, so there are trucks going 65 mph and slamming into the rumble strips, and it seems like the best way to slow cars down is with speed limits. He said that some people are concerned about jack-braking trucks and the noise they make, and the most effective measure might be putting a speed limit reduction at the top of the hill so that trucks going southbound can slow down before that and don't get sling-shotted around the curve coming into town.

Introduction of New Employees

Ms. Mawyer introduced Roby Absher, who was hired as a maintenance worker for Nelson County in November and is a native of Gladstone. Ms. Mawyer said that Mr. Absher comes to the County from Coleman Adams Construction, where he worked as a carpenter for four years; prior to that, he worked as a gas fitter for Foster Fuels and as a surveyor and carpenter for Acres of Virginia surveying. She said that Mr.

Absher has extensive experience with welding, framing, roofing, operating heavy equipment, and auto mechanics.

Ms. Mawyer introduced Libby Ashby, who has joined the County staff as an administrative assistant and permit technician. Ms. Mawyer said that Ms. Ashby comes to Nelson from Appomattox County, where she served as the director of their victim/witness program. Prior to that, Ms. Mawyer said, she worked for Nelson County Public Safety for four years as a 911 dispatcher, senior dispatcher, and terminal agency coordinator (TAC). She said that Ms. Ashby excels at records management, improving standard operating procedures, and strong attention to detail, and she will be a wonderful asset to our Building Inspections and Planning and Zoning departments.

Ms. Mawyer introduced Dustin Spitler, who was recently hired as a building inspector. She stated that Mr. Spitler is a Nelson County native and worked for Michael & Sons in residential electrical work and electrical sales, and for Braden Property Management, Acme Stove and Fireplace, and Fortune Electric. She said that Mr. Spitler has extensive experience in electrical maintenance, plumbing, customer service, and reading blueprints, and has two years of electrical training from CATEC as well as an OSHA 10 certification.

III. CONSENT AGENDA

Mr. Rutherford moved to approve the Consent Agenda as presented. Dr. Ligon seconded the motion. Supervisors approved the motion unanimously by vote of acclamation and the following resolutions were adopted:

A. Resolution – R2024-79 Minutes for Approval

RESOLUTION R2024-79
NELSON COUNTY BOARD OF SUPERVISORS
APPROVAL OF MINUTES
(May 14, 2024)

RESOLVED, by the Nelson County Board of Supervisors that the minutes of said Board meetings conducted on May 14, 2024 be and hereby are approved and authorized for entry into the official record of the Board of Supervisors meetings.

B. Resolution – R2024-80 Budget Amendment

RESOLUTION R2024-80
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET
December 10, 2024

I. Appropriation of Funds (General Fund)			
	<u>Amount</u>	<u>Revenue Account (-)</u>	<u>Expenditure Account (+)</u>
\$	10,042.50	3-100-001901-0032	4-100-031020-3038
\$	18,153.20	3-100-002404-0002	4-100-032020-5650
\$	11,490.00	3-100-002404-0007	4-100-082050-6008
\$	2,416.00	3-100-002404-0001	4-100-031020-5419
<hr/>			
\$	42,101.70		
II. Appropriation of Funds (School Fund)			
	<u>Amount</u>	<u>Revenue Account (-)</u>	<u>Expenditure Account (+)</u>
\$	705,000.00	3-205-003302-0027	4-205-061100-9304
<hr/>			
\$	705,000.00		
III. Transfer of Funds (General Fund Contingency)			
	<u>Amount</u>	<u>Credit Account (-)</u>	<u>Debit Account (+)</u>
\$	131,000.00	4-100-999000-9905	4-100-012100-3002
\$	5,000.00	4-100-999000-9905	4-100-012100-5201
\$	2,000.00	4-100-999000-9905	4-100-012100-5401
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\$	138,000.00		

C. Proclamation – **P2024-06** National Wreaths Across America Day

**PROCLAMATION P2024-06
NELSON COUNTY BOARD OF SUPERVISORS
DESIGNATING DECEMBER 14, 2024 AS
NATIONAL WREATHS ACROSS AMERICA DAY**

WHEREAS, Wreaths Across America is a national nonprofit organization founded in 2007 to continue and expand the annual wreath-laying ceremony at Arlington National Cemetery begun by Maine businessman Morrill Worcester in 1992.

WHEREAS, Wreaths Across America’s mission is to REMEMBER the fallen, HONOR those who serve, and TEACH the next generation about the true cost of freedom.

WHEREAS, Wreaths Across America is made up of more than 4,700 participating locations across the country run by dedicated volunteers looking to share the mission to Remember, Honor, and Teach, through annual wreath-laying ceremonies each December and awareness and education events throughout the year.

WHEREAS, The Rev. E. Clarence Purdue, Sr., American Legion Auxiliary Unit 17 of Lovington, Virginia will conduct wreath laying and Military Honors Ceremonies at Trinity Episcopal Church Cemetery and Adial Baptist Church Cemetery in the County to honor all Nelson County Veterans.

NOW THEREFORE BE IT RESOLVED, that the Nelson County Board of Supervisors does hereby proclaim December 14th, 2024 as **NATIONAL WREATHS ACROSS AMERICA DAY** in the Nelson County, Virginia, and extends thanks and appreciation to our veterans and Gold Star Families for their service and sacrifice and to Wreaths Across America for bringing this honor to our community.

IV. PRESENTATIONS

A. VDOT Report

VDOT Residency Administrator Robert Brown reported that the rumble strips mentioned were initially incorrectly installed, and have since then been taken down and put back in. He said that he and the traffic engineers have ridden over them, and they were louder, but the old rumble strips had been worn down and had lost their effectiveness in alerting drivers of the traffic signal. He asked that residents give the new ones time to see how they work, noting that they are part of the safety improvements for Route 29. He said they can be offensive, but they are a safety feature.

Mr. Brown reported that the four lane primary mowing had been completed. Mr. Brown stated that there would be another litter pickup in Nelson County as soon as the contractor arrives. He stated that there were some major repairs needed on a field slope on 151, just beyond Bland Wade Lane, that slid during recent heavy rains and flooding. He said they haven’t determined exactly what measures they would take, but there would probably soil nailing and engineering slope repairs.

Mr. Parr asked about the rationale for the placement locations of the rumble strips and the 45 mph speed limit. Mr. Brown responded that they want them inside the 45 mph zone, but he was not certain about the exact spacing requirements, although they are spaced now at one just within the zone and one about midway.

Mr. Rutherford noted the safety of the intersection was critical. He said they had contemplated expansion of the 45 mph zone and recalled that it was still not a feasible solution. Mr. Brown confirmed this and said that it was not feasible on the north side of Lovington, but they were still evaluating an interim speed limit between the 45 mph and 60 mph zones on the south side of town.

Mr. Rutherford said that he was going to mention in their Board directives the possibility of enhanced enforcement there—whether it be from the Sheriff’s department or state police, because at the end of the day, people are going 70 through there. He asked if Mr. Brown was aware of any Smart Scale projects in the future that may be related to this intersection.

Mr. Brown responded that he did not know of any and was also not aware of any study they had done that would justify a Smart Scale solution. He noted that the old rumble strips were not aggressive enough and got worn down, but the new ones are much quieter and closer together.

Mr. Rutherford asked about a Parks and Rec Department project off of Rockfish River in Schuyler where they were trying to get some VDOT permissions. He said that Jerry West had indicated that he was running into some VDOT pieces that he needed to clear. Mr. Rutherford asked for VDOT to have correspondence with Parks and Rec. Mr. Brown said he would connect with Mr. West on that and asked if it was part of the canoe launch at the Wayside. Mr. Rutherford and staff confirmed that it was.

Mr. Rutherford also told Mr. Brown that he would correspond with him in the New Year about sidewalks and the TAP funding.

B. Social Services Office Building Design Development – PMA (R2024-81)

Ms. McGarry introduced Jeff Stodghill and Akshar Patel of PMA Architecture to present the latest design drawings for the Board's review and approval.

PMA Architecture President Jeff Stodghill said he and Mr. Patel would present the work completed over the last 6–8 weeks, having now developed the schematic design shown previously into a much more detailed version. He stated that they had gone through site plan development with a civil engineer and now had a more or less finished site plan, and they knew how to handle drainage and all of the relevant details. He indicated that the plan was ready for the site plan review process and they would submit it as early as possible—either this week or next—to stay on schedule.

Mr. Stodghill stated that the exterior and interior designs had been worked through, resulting in a final plan that met their square footage targets. He reported that more detail had been incorporated into the exterior, and what would be shown in the presentation was a professional renderer's simulation, which he believed closely matched their vision. Mr. Stodghill noted that the committee had worked through the color schemes. He reported that some interior details and building components were now finalized, noting that they knew what the mechanical system would be and had a good idea of the electrical and plumbing systems.

Mr. Stodghill stated that they provided the design to a third-party cost estimator and have received confirmation from them that the building and site costs were within the budget PMA has already provided. He said they were proud of this achievement and expressed confidence that, as they moved into bidding in early spring, their position would be as strong as possible. Mr. Stodghill added a single caveat that they could not predict future tariff changes and would need to assess the situation in the spring, but he emphasized the importance of proceeding quickly in the current climate to enter bidding as soon as possible.

Mr. Stodghill stated that Mr. Patel would present the current status of the design, and they would then ask that the Board authorize moving forward with the construction drawings and site plan submission for review. He noted that the site plan review could take nearly as long as it would take to complete the construction drawings. He reiterated that he would like to expedite the process and also request approval to begin preparing bid documents.

Akshar Patel presented a view showing the entrance of the building and the front elevation, highlighting the front canopy and walkway connected to the parking area. He explained that they were using materials that were sensitive to the budget, but also incorporate long-term solutions, including metal roofs. Mr. Patel stated that board-and-batten siding was a Hardie product, and they were also including panels of bronze metal around the window openings to provide relief to the facade.



Mr. Patel presented a view of the building from Route 29 as one drives by, stating that the goal was to design a building that is highly visible from 29, ensuring wayfinding would be easy for clients and for the County overall.



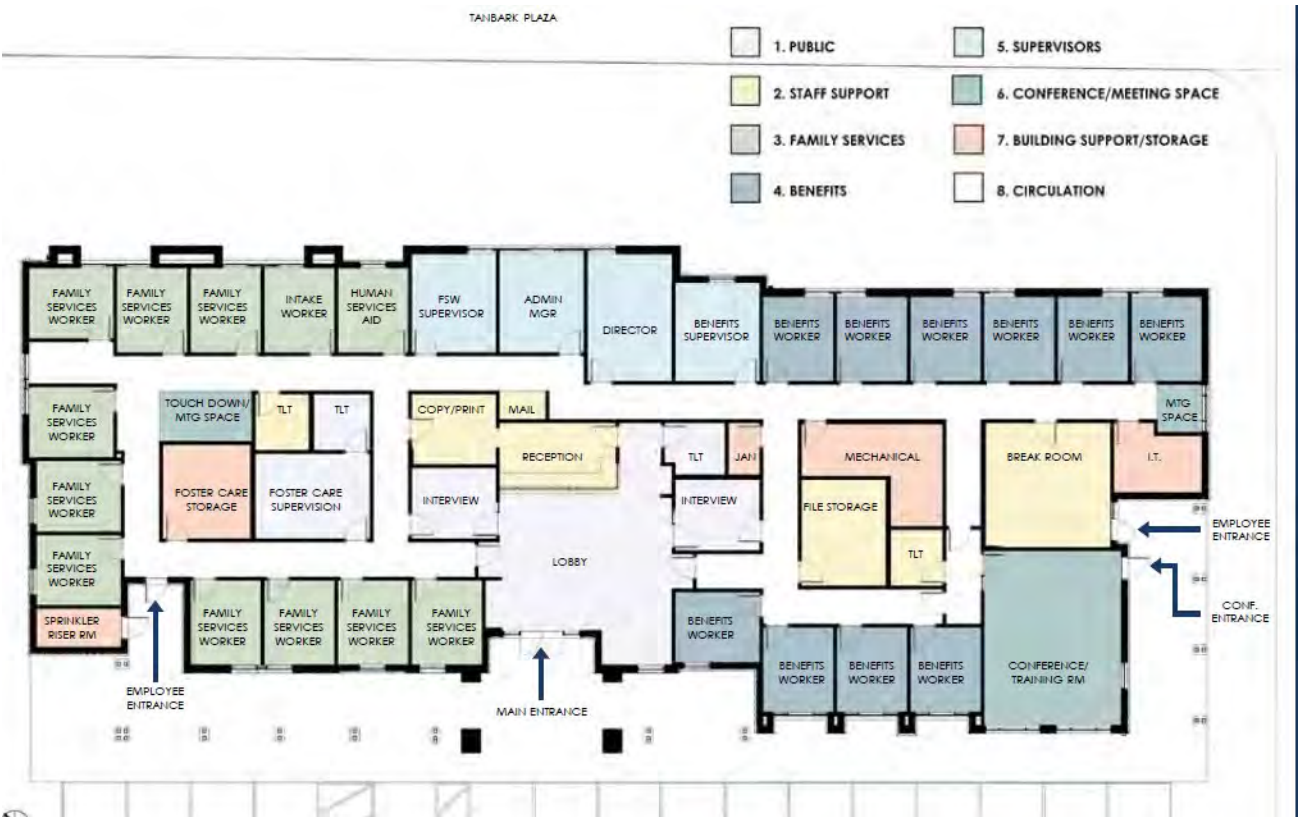
Mr. Patel said the design highlighted the building’s forms and shapes, and on the back elevation, which faces Tanbark Plaza, red brick and painted brick are included to unify the elevation and provide cohesion.



He explained that the site plan shows Tanbark at the bottom and Route 29 to the north, with residents and clients entering from Main Street into Tanbark Plaza, with two ways in and out of the parking lot for better access.



Mr. Patel presented the floor plan and said that offices are positioned around the building’s perimeter to provide staff with natural daylight, while the central lobby contains two interview rooms for employee-client meetings. He said the right side of the floor plan included the conference and training center, break room, and a staff entrance, while another employee entrance is located on the left of the building. He said the furniture plan was developed with a committee, considering the arrangement of the break room, training room, and other layouts.



Mr. Patel presented the exterior elevations for both the front and back of the building, facing the two main streets, again highlighting the use of metal panel systems, board-and-batten siding, metal roofing, and both painted and red brick. He noted that treated wood and timbers on the front canopy provide warmth and a welcoming atmosphere for visitors.



Mr. Patel stated that the next steps were to develop working drawings by the end of February, present them to the Board, and proceed to the next stage of bidding, which was expected to take about six weeks, followed by an 18-month construction timeline before the building would be ready for handover.

Mr. Rutherford asked about the general framing materials and whether they would be yellow pine, CMUs, metal framing, or what the expectation would be with commercial.

Mr. Stodghill responded that it would be slab on grade and light-gauge metal framing for the walls and light-gauge metal trusses for the roof structure.

Mr. Rutherford asked about the cape aspects and what the top portion would be utilized for, such as an attic or for mechanical equipment. Mr. Patel responded that it would be space for structure, trusses, and mechanical and light fixtures.

Mr. Stodghill added that a building like this generally had to get a fairly high bearing level to accommodate everything, such as fire sprinklers and ducts. He confirmed that they would have one centralized mechanical unit on the roof, nestled in a U-shaped well that would serve as a heat pump, and it would rely on a VAV box reheat system; it is an air-conditioning system and then a reheat, which is electrical. He said there would also be a hot water heater.

Mr. Rutherford said parking was not necessarily a concern, but he would advocate for putting parking wherever they could put it in. He asked if there was a rationale for having parking on the eastern side of the building. Mr. Stodghill responded that they tried to get as much parking on the site as possible. Mr. Parr commented that the lot across the road could probably be turned into parking.

Mr. Stodghill said they can go back and ask the civil engineer, but he pointed out an area reserved for the stormwater management system, noting that there would need to be room there for a catch basin and a swale. He said they contemplated several spots for parking but came up with this approach to eliminate backing out into the entrance lane. He noted that across Tanbark, there could be parking created in the future.

Mr. Parr acknowledged the number of details and how many variations the committee, which he served on, has gone through—and both he and DSS were extremely pleased with the final product. He said this was true right down to the size of the desks and the chairs and all the furniture going in, which had been meticulously factored into the design and the square footage of the building.

Mr. Rutherford moved to approve **Resolution R2024-81**, Nelson County Board of Supervisors authorization to proceed with construction drawings for the Social Services office building. Dr. Ligon seconded the motion. Supervisors approved the motion unanimously (4-0) by roll call vote and the following resolution was adopted:

**RESOLUTION R2024-81
NELSON COUNTY BOARD OF SUPERVISORS
AUTHORIZATION TO PROCEED WITH CONSTRUCTION DRAWINGS
FOR THE SOCIAL SERVICES OFFICE BUILDING**

BE IT RESOLVED, that the Nelson County Board of Supervisors hereby authorizes PMA Architecture to proceed with the construction drawings for the Department of Social Services Office Building based on the building design presented or as amended on December 10, 2024.

Ms. McGarry mentioned that they would be working with Davenport on a financing plan for the project and would be providing a calendar soon that integrates the financing and construction aspects.

C. Proposed County Financial Policy Guidelines – Davenport

Ms. McGarry stated that Ben Wilson of Davenport & Company would be reviewing the financial policy guidelines that the Board looked at with Davenport during their retreat in September. She noted that Mr. Wilson would then gauge the Board's interest in moving forward with the policies.

Davenport & Company Vice President Ben Wilson stated that the policy document was mostly the same as what they had looked at in September, with only a few minor changes. Mr. Wilson mentioned that they have been working with staff and had a meeting in September to look at financial policies, which are generally considered a best practice of local governments. Mr. Wilson emphasized that as the Board prepares to borrow for the DSS building, and other upcoming projects, it would be good to have these policies in place to help guide their decisions.

Mr. Wilson reported that as part of this process, they put together a collection of peer comparatives to provide some perspective. Mr. Wilson said they looked at two groups: budget peers, based on the Auditor of Public Accounts Comparative Report, comparing the County's budget to others; and contiguous peers, which are the surrounding counties—Albemarle, Augusta, Rockbridge, Buckingham, Amherst, and Appomattox—as contiguous peers and noted these would appear throughout the presentation.

Mr. Wilson said the document had nine sections: the purpose, fund balance, revenues, expenditures, budgets, capital improvement program, debt, financial reporting, and economic development. He explained that the first section provides a big picture of why the policy exists and its purposes. Mr. Wilson shared that the aim is to promote financial stability and health, maintaining a broad perspective rather than focusing on individual decisions. He pointed out that the first section, detailed in the back of the document, elaborates on these goals.

Mr. Wilson stated that section two is about fund balance and reminded the Board that the County's audit categorizes fund balance in several ways, from most restrictive to least restrictive. He listed non-spendable, restricted, committed, assigned, and unassigned as the categories. Mr. Wilson explained that for the purposes of the policy, the focus is on Unassigned Fund Balance (UFB), considered as savings or funds set aside for a rainy day and daily payroll. He reviewed the unassigned fund balance over recent years, noting that it ranged from about 65% to 74% of general fund revenues. Mr. Wilson said with new figures for unaudited 2024, the fund balance increased from \$29 million to \$30 million. He added that unaudited revenues for 2024 are \$48 million, making the fund balance about 62.6%. He said for 2025, the budget includes use of fund balance, reflected in these calculations, and there are no assumptions for higher revenues or lower expenditures; it is purely the fund balance budgeted in fiscal year 2025. He stated that this results in a slight decrease to about 57.7%.

Mr. Wilson said that Davenport recommends maintaining a minimum level of 30% for this policy as a bare minimum, emphasizing that anything over and above that amount was a good thing to have, in the event of unforeseen circumstances and emergencies. He also said they recommend a budget stabilization fund at 5% to be used in the budget process for unforeseen needs—so together, this would mean a minimum of 35% of general fund revenues. Mr. Wilson pointed out that in the FY25 budget, 30% equals about \$13.8 million, and the budget stabilization fund at 5% is \$2.3 million, with about \$10 million in additional funds above those minimums. He noted that the \$10 million may be encumbered or otherwise designated, and a closer look would be needed before using any part of that \$10 million. He advised against spending down to exactly the required percentage, as the budget would likely rise next year due to inflation and other factors, and the target levels are set to ensure enough cash for operations without borrowing and to cover unplanned events. Mr. Wilson said that compared to peers, Nelson County is in good shape, both in dollar amounts and as a percentage of general fund revenues. He explained that the proposed 35% is at the median of contiguous peers and just below Virginia budget peers, keeping the County in a good position comparatively, and audit comparisons can be affected by different accounting practices across localities.

Mr. Wilson said Section 3 is revenues and emphasizes not using one-time revenues for ongoing operations and ensuring that recurring revenues cover operational costs. He said Section 4 deals with expenditures and reiterates the importance of matching recurring revenues to ongoing costs, as well as other topics. He described Section 5 as outlining the County's budget process, stating that it mainly memorializes current practices to provide continuity for future Boards. Mr. Wilson stated that Section 6 discusses the capital improvement program, including two components: a five-year capital improvement plan for major projects and a capital budget as the first year of that plan, which is adopted as part of the annual budget. He said the guideline is generally projects of \$25,000 or more with a useful life of at least five years, but the Board has discretion on that.

Mr. Wilson explained that Section 7 covers debt and includes several pages of guidelines for issuing debt and relevant considerations, such as the DSS borrowing anticipated soon. Mr. Wilson said three ratios are used in the policy: Tax-Supported Debt as a percentage of Total Assessed Value, Tax-Supported Debt Service as a percentage of Total Operating Expenditures, and Tax-Supported Debt Service and Fixed Costs as a percentage of Total Operating Expenditures. He explained that the first ratio looks at outstanding debt versus the tax base, the largest revenue source; the second is annual principal and interest as a percentage of the total budget; and the third includes the principal and interest as well as fixed costs like pensions and post-employment benefits.

Mr. Wilson reported that the County has about \$8.3 million in long-term principal outstanding, along with a few lines of credit totaling \$6.8 million for land, school, and DSS projects. He said as permanent financing is arranged, those lines of credit will be paid off, transferring amounts into long-term debt. Mr. Wilson pointed out that over \$2 million in debt service is scheduled in the next four years, dropping afterward. He explained that a debt capacity and affordability analysis, ongoing for over a year, includes several upcoming projects to be layered on top of the current debt.

Mr. Wilson presented the first ratio, Debt as a Percentage of Assessed Value, and said Davenport is recommending a level of 3.5%. He indicated that the County is currently below half a percent, and taking into account an additional \$35 million in debt for school, DSS, and the land purchase, the total rises to about 1.5% but declines as debt is paid and assessed value grows at 1%, based on assumptions. Mr. Wilson emphasized that 3.5% is a strong recommended ratio, above current peer levels, but still considered a strong ratio. He observed that while their peers are below 3.5%, many Virginia localities exceed it, and levels can be cyclical and can

change with major projects. Mr. Wilson clarified that not all counties are on the same timeline for large investments.

Mr. Wilson described the second ratio, Debt Service as a Percentage of Expenditures, stating that a range of 10% to 12% is a strong policy level. He mentioned that some localities in the state have higher levels, such as 14%, 15%, or 16%. Mr. Wilson clarified that at existing levels, the County is just below 4%, and with \$35 million in proposed debt, it rises to about 6%—still well below the policy cap and close to the median among peers. Mr. Wilson said some peers do reach the proposed policy range, depending on their debt service and budget size, and Nelson County is in good shape, even with the projected debt layered on top.

Mr. Wilson said the third ratio incorporates fixed costs, stating that the recommendation is not to exceed 17%. He stressed that even with new debt, the figure is just over 10% and is comfortably under the policy threshold. He noted that this provides a barometer for future spending and priorities as the budget evolves, and the County is currently well below the recommended cap. He said that Section 8 covers financial reporting and requires the County to follow accounting standards and annually prepare audited financial statements—which is routine practice but important to formalize in writing as a policy. He said that Section 9 covers economic development and stipulates thorough financial review for large economic development projects.

Mr. Wilson said that next steps include further review of the document, with the Board sending any questions to him through Ms. McGarry, but the document is ready for adoption if the Board feels comfortable with it.

Mr. Rutherford said he felt it was important for the County to have a policy in place, and he appreciates the level set here, although he might even be more conservative than where they are today.

Mr. Wilson agreed, stating that the levels Davenport suggests are just generally accepted as strong policies, but these differ with each locality and simply serve to paint a picture of their capacity to issue debt.

Mr. Rutherford asked what percentage of localities have a financial policy in place. Mr. Wilson responded that about half of the localities in Virginia had policies, and generally the ones that are rated and issue debt regularly have a financial policy that they follow closely.

Dr. Ligon asked if they were to adopt the proposed financial policy and come up with a spending plan, whether they would be going to a Board member or Treasurer for approval, and whether that had political implications.

Mr. Wilson replied that the policies are adopted by the Board but they are not legally binding—so they don't have to follow them, but there is a perception that they will follow them if they have policies in place. He said they are essentially holding themselves accountable and not putting it in someone else's hands.

Dr. Ligon asked why they would spend time on a document if there isn't a person to stand up and be the backbone of the document. Mr. Wilson reiterated that it's a document put in place that they can point to for guidance, and it is viewed as something highly positive in the financial world, even if they may not have a lot of "teeth" behind it.

Dr. Ligon asked how safely other localities with similar income levels are playing it, noting that Nelson only has property tax and transient occupancy tax as income sources. Mr. Wilson responded that incomes are not what they focused on in these policies, but he could bring back that information along with some examples. He emphasized that the point is to evaluate their position, such as debt to assessed value, which is a metric that rating agencies and entities such as the VRA consider.

Mr. Reed said he felt it had been very valuable as they've been covering debt service for the last few years, and Davenport's recommendations have highlighted what they need to track. He added that having a policy in place is also beneficial because it sets a goal for what they would like to achieve and the factors involved.

The Board agreed to hold another work session on this as they consider the CIP and other budget matters.

Mr. Wilson noted that some other localities adopt their financial policy annually with their budget so that it is reviewed every year.

Ms. McGarry commented that they really are living documents that the Board can adjust as desired.

V. NEW AND UNFINISHED BUSINESS

A. FFA Funding Request for National Western Stock Show in Denver

Nelson County High School FFA Students and Livestock Judging Team Eli Hatter, Jodie Saunders, Campbell Bauserman, and Laney Harvey addressed the Board and stated that this is the first time in Nelson County FFA history that they have had the opportunity to compete in the National Western Stock Show in Denver, Colorado, which has been held since 1906. They said the Board graciously donated \$4,000 toward their trips to Massachusetts and Indiana in 2023, and they were currently seeking about \$4,000 for the Colorado trip.

Mr. Parr said as of the most recent update, the group needs \$5,000 to meet their fundraising goal, and they have increased their rankings to get into this bigger and better competition, and he would support bridging that gap.

Dr. Ligon said she attributes the FFA to the start of any success she's had in public speaking, in reading animals, assessing them and communicating that. She said that she is very proud of these students and also supported providing the funding needed. Mr. Reed agreed, stating that he would love to see them represent the County in Denver.

Mr. Rutherford moved that the Board allocate \$5,000 to the Nelson County FFA Livestock Judging Team for their trip to the National Western Stock Show in Denver. Mr. Reed seconded the motion. Supervisors approved the motion unanimously (4-0) by roll call vote.

Mr. Parr recognized Mr. Ramsey and Ms. Seaman for everything they do for this team.

B. Proposed Work Order Amendment - Zoning Text for Short Term Rentals

Ms. Bishop stated that at their meeting on October 23rd, the Planning Commission directed staff to contact the Berkeley Group to draft a proposed work order amendment for the zoning and subdivision ordinance updates, with the purpose of addressing short-term rental regulations first and concurrently while the County works through the full update process. Ms. Bishop said that the Berkeley Group provided a scope of work, which was attached with the memo. She stated that the Berkeley Group would deliver a memo highlighting best practice summaries and benchmark research findings from two localities, as well as draft a text for the amendment with one round of revisions. Ms. Bishop said that County staff would facilitate any extra work sessions and the public hearings for that.

Ms. Bishop stated that the Planning Commission reviewed the work order amendment at their November 20th meeting, and staff was asked to communicate with the Berkeley Group regarding the benchmark selection criteria and asked for a revision to provide for at least 10 benchmark localities to ensure legal and actionable strategies are generated as a result. Ms. Bishop stated that the Berkeley Group responded that increasing the number of benchmark localities from 2 to 10 would raise the price for that line item from \$500 to \$3,000, and the schedule would need to be extended by a few weeks. She said the Berkeley Group commented that the increase in benchmark localities was not necessary and would not provide a benefit that matches the increased cost in time, and in the Berkeley Group's past short-term rental research, most localities' standards were found to be fairly similar.

Ms. Bishop said that differences were most noticeable between localities with tourist economies and those without, and the Berkeley Group recommended a memo with best practices in two to four benchmark localities, which should be enough to provide information to make these decisions. She said that the benchmark selection is a cooperative effort between the Berkeley Group and County staff to identify comparable localities. She noted that regarding legal actionable standards, the Berkeley Group is not a legal professional group, and the County Attorney would review any tax amendments and call in consultant expertise if needed.

Ms. Bishop stated that the proposal was for the Board's consideration, discussion, and questions. She said she was originally going to recommend reviewing it again at the work session next week on December 18th, when the County would have a joint meeting with the Berkeley Group's planning commission. Ms. Bishop stated that based on the input received, they could make amendments then vote on the proposal at the work session next week, or they could vote on it now.

Mr. Reed said that most localities with tourist economies like Nelson's are in other states, and he wondered what those missing opportunities were and what would be needed at the state level to enact those here. He stated that he was not sure if that was incorporated here, because it would not be a worthwhile exercise to come up with a list of things they cannot do here.

Ms. Bishop responded that she could correspond with Berkeley further to explore that, but she felt they were very familiar with state code and what they have done in other localities. She said that they would have to ensure that anything proposed or considered met state code, but it was unlikely to be something outlandish.

Dr. Ligon said that she realized it was hard for some people to make a decision without feeling like things have been adequately investigated, and this in particular is a hot topic. She said she would rather rely on someone with an open mind to tell her the implications of each decision rather than knowing specifically what everyone else is doing—and if they were getting that from the Berkeley Group, she did not think they needed tons of additional information.

Mr. Rutherford said they are limited to some degree in what localities are already doing by state statute, at least in Virginia. He said that they were addressing the short-term rental aspect and the zoning text actively with the zoning as they are ongoing, and his sense is that this is just to expedite this portion.

Ms. Bishop said when they took this to the Planning Commission, one of the Board initiatives emerging from their September work session was addressing short-term rentals early on in the update process. She said they are revising the full ordinance, which would look completely different, and the zoning text amendment would fit into their current ordinance layout.

Mr. Reed said one of the recommendations he made at the Planning Commission meeting was that if they agreed on what their goals and objectives were for the ordinance, it would be easier to determine whether these comparatives were going to be useful or not. Ms. Bishop noted that there are numerous pieces involved with short-term rental regulation as it relates to housing.

The Board agreed to discuss this subject again at their December 18th meeting.

C. Authorization for Public Hearing on Local Authority to Reduce 25 MPH Speed Limits (**R2024-82**)

Ms. McGarry reported that at their November meeting, they reviewed the new state code authority for localities to reduce local speed limits, and the Board directed staff to bring back a draft ordinance for the Board to consider authorizing a public hearing and adding it to County code. She noted that the state code section is §46.2-1300 A (4), which allows the governing body of any county, city, or town by ordinance to reduce the speed limit to either 15 miles per hour or 20 miles per hour on any highway within its boundaries that is located within a business district or a resident district where the posted speed limit is 25 miles per hour. She said they further define business district and resident district as defined in §15.2-2200. She said the resolution before them would authorize public hearing on the draft ordinance that allows her as the County Administrator, following a public hearing, to reduce these local speed limits.

Dr. Ligon moved that the Board approve **Resolution R2024-82** authorizing a public hearing on proposed speed limit changes, allowing the County code to be amended to provide this local authority. Mr. Rutherford seconded the motion.

Mr. Parr clarified that the purpose of the resolution was not enacting any speed limit changes, it was to authorize the public hearing. Ms. McGarry confirmed and noted that the public hearing would allow for the County Code to be amended to provide this local authority.

There being no further discussion, Supervisors approved the motion unanimously (4–0) by roll call vote and the following resolution was adopted:

RESOLUTION R2024-82
NELSON COUNTY BOARD OF SUPERVISORS
AUTHORIZATION FOR PUBLIC HEARING
AMENDMENT OF THE CODE OF NELSON COUNTY, VIRGINIA
CHAPTER 7, MOTOR VEHICLES AND TRAFFIC

BE IT RESOLVED, that pursuant to §15.2-1427 and §15.2-2204, of the Code of Virginia 1950 as amended, the County Administrator is hereby authorized to advertise a public hearing to be held on **January 14, 2025 at 7:00 PM** in the General District Courtroom in the Courthouse in Lovingson, Virginia. The purpose of the public hearing is to receive public input on an Ordinance proposed for passage to include language to authorize Nelson County as allowed by §46.2-1300 to reduce the speed limit to less than 25 miles per hour, but not less than 15 miles per hour, on any highway, including those in the state highway system, within its boundaries that is located in a business district or residence district for which the existing posted speed limit is 25 miles per hour.

Ms. McGarry said they would schedule the public hearing for January 14, 2025 at 7 p.m.

D. Authorization for Public Hearing on Proposed Wintergreen Master Plan Amendment Conservation Easement (**R2024-83**)

Ms. Bishop reported that on November 1st, Planning and Zoning had received a request from Taylor Cole with Conservation Partners in Lexington to amend Wintergreen's Master Plan to allow for a conservation easement on a portion of property in Wintergreen. She said the properties are currently designated for residential and mixed-use development, known as Grassy Ridge 1 and 2, and Virginia Code requires that the governing body advertise for adoption of any plan, ordinance, or amendment thereof. She indicated that this was an amendment to an approved plan and they had to schedule a public hearing. She noted that Wintergreen Property Owners Association (WPOA) Executive Director Jay Roberts indicated that they would not approve all of Grassy Ridge for a conservation easement, so they were requiring that a portion of approximately 40 acres be held for future development, with the total acreage for the proposed conservation easement at about 355 acres. She said the public hearing for this request is scheduled for December 18th at 5 p.m.

Mr. Reed asked if the 355 acres included the 40-acre reduction, and what the authority of the WPOA is to accept or reject the conservation easement should they approve it.

Ms. Bishop clarified that it did not include the 40 acres, and they would be doing the public hearing on the 355 acres. She stated that WPOA has indicated their support of it, but she is not sure what their legal obligations are. She said the Conservation Partners need the locality and WPOA to issue a letter of approval stating it was consistent with their Comprehensive Plan. She reiterated that the public hearing is just for that 355 acres without the 40 acres.

Mr. Reed moved that the Board approve **Resolution R2024-83**, Nelson County Board of Supervisors authorization for a public hearing on a proposed Wintergreen Master Plan amendment for a conservation easement. Dr. Ligon seconded the motion. There being no further discussion, Supervisors approved the motion unanimously (4–0) by roll call vote and the following resolution was adopted:

RESOLUTION R2024-83
NELSON COUNTY BOARD OF SUPERVISORS
AUTHORIZATION FOR PUBLIC HEARING
PROPOSED WINTERGREEN MASTER PLAN AMENDMENT
FOR CONSERVATION EASEMENT

BE IT RESOLVED, that pursuant to §15.2-2204, of the Code of Virginia 1950 as amended, the Nelson County Board of Supervisors authorizes a public hearing to be held on **December 18, 2024 at 5:00 PM** in the General District Courtroom in the Courthouse in Lovingsston, Virginia. The purpose of the public hearing is to receive public input on a request for County approval to amend a portion of Wintergreen’s Master Plan. The subject property is located at Tax Map Parcel #11-A-2G and is currently designated for residential development (Grassy Ridge I and II). The owner is proposing to place a portion (355.451 acres) of the property into an open space conservation easement. The subject properties are owned by Wintergreen Partners, Inc. a Virginia Corporation.

The Board took a brief recess.

VI. REPORTS, APPOINTMENTS, DIRECTIVES AND CORRESPONDENCE

A. Reports

1. County Administrator’s Report

A. DSS Building: Ms. McGarry reported that there is an underground storage tank at the building site which is slated for removal by the current owner on December 13, 2024, and closing on the property purchase will follow. She said that staff expects to schedule the Board’s acceptance of conveyance of the property for the January or February 2025 regular Board of Supervisors meeting.

B. Region 2000 Solid Waste Authority: Ms. McGarry reported that the Region 2000 landfill expansion rezoning and special use permit application was considered by the Campbell County Planning Commission on December 2, 2024. The Planning Commission closed the meeting noting that their action will be deferred for forty-five (45) days to allow for a joint meeting between their Planning Commission and Board of Supervisors, but they have now scheduled a special called meeting for December 12th to discuss this matter. She noted that a closed session was scheduled later in the meeting for the Board to receive legal advice regarding the Region 2000 litigation.

C. County Facility Maintenance: Ms. McGarry stated that coordination between the Commonwealth's Attorney and staff was ongoing to find an acceptable accessibility and security solution. She said that a letter from Daniel Rutherford regarding the space and security needs of his office that would be discussed under Correspondence. Ms. McGarry stated that the Animal Shelter ceiling, drain, and kennel repairs have been submitted by the Animal Control Department as an FY26 CIP item for the Board's consideration during their FY26 budget work sessions. She said the initial quotes came back at a fairly high threshold, so staff felt it was best to consider them as CIP items.

D. FY26 Budget: Ms. McGarry said that staff is collecting and entering departmental budget data, with a draft preliminary budget calendar forthcoming. She noted that staff aims to begin work sessions in late January, starting with a review of the FY26 CIP requests, which would be considered as they build the General Fund budget. She said that a challenge in budgeting FY26 real estate revenues will be estimating the calendar year 2025 (CY25) real estate values and also calendar year 2026 (CY26) (including reassessment values), because FY26 will be based upon half on CY25 and half on CY26. She said they are working closely with Wampler & Eanes to get a sense of where reassessments stand, so they can estimate the CY26 value.

E. Larkin Water Capacity Follow-Up Proposal (CHA): Ms. McGarry stated that there is an update pending on this proposal, but she and Mr. Steele at CHA had not been able to connect via phone or email.

Mr. Parr suggested scheduling a specific time for a phone call, as this had gone on a long time.

G. Renaissance Ridge Development: Ms. McGarry reported that the Renaissance Ridge development plan was considered by the Planning Commission at their November 20, 2024 meeting, where it was reviewed and determined to be in general consistency with the Wintergreen Master Plan pursuant to the Code of Nelson County Article 7, Section 7-3-1. She said the plan does not require Board of Supervisors review or approval pursuant to the Article 7, Section 7-2-3, because there is no alteration in the land use associated with this development in the Wintergreen Master Plan that would require the Board's approval.

H. FY25 Q1 Revenue: Ms. McGarry reported that staff is working with EMS/MC, the County's transport billing company, and ESO, the software company used to transmit patient care records, to capture several previous months of transport billing data that was not transmitted/received for billing. She said this revenue is expected to greatly improve once the backlog of transports work their way through the billing process. She said that as an additional quality control measure going forward, two field supervisors with NEMS and Rockfish Volunteer Fire and Rescue, now have the ability to review transport data within the EMS/MC system to confirm that this data is being captured for billing and more quickly identify any issues needing resolution.

I. Meals and Lodging Tax Collection & Lodging Entity Tracking: Ms. McGarry stated that this data has been provided in her report as an attachment.

Mr. Rutherford noted that there is a fairly serious decline in difference between months/years—from \$163,000 to \$118,000—despite having a better collection situation for both the meals and transient occupancy tax.

Mr. Parr asked what the delay is between the timing of the meal and when the meals tax shows up. He also said that the temporary closure of El Mariachi could have had an impact.

Mr. Rutherford said they could also be seeing a correction in the market with the new trends of alcohol-free lifestyles, but the Board needs to be cognizant of trends because the County is already missing \$50,000 for just one month. Mr. Parr commented that the entire year had been below the previous year's.

Dr. Ligon noted earlier in the year they had discussed increasing the EMS transport rates. She asked when they may look at those rates again. Ms. McGarry said that they had recently received the updated Medicare-allowable cost table, and they could place the billing rates on the January agenda for the Board to review them. Mr. Parr asked how often the Medicare rates were updated. Ms. McGarry indicated that they were updated annually. She estimated that it had been 6 to 8 years since the Board had adjusted the EMS transport rates. She noted that they had looked at the rates since, but the Board had not wanted to make any changes.

2. Board Reports

Mr. Rutherford:

Mr. Rutherford said he had attended the TJPDC meeting and found it intriguing to watch the trend with modular nuclear units from conception to transition to state policy. He said that these are billion dollar projects, with

corporations such as Amazon, Microsoft or Dominion. He commented that Amazon was writing a half billion dollar check to complete one of the energy projects.

Mr. Rutherford said there had been a side discussion about career and technical education. He noted that he had discussed the workforce shortage among construction trades such as bricklayers, roofers, siding installers, flooring specialists, and framers. He stated that creating a program alone would not address the issue without generating interest among potential workers. He mentioned discussions with Southwest Virginia supervisors facing similar challenges, who said they addressed the problem by utilizing multiple community college systems instead of just a single program, though this approach was costly.

Mr. Rutherford referenced a 2018 local initiative to create higher-paying jobs in hospitality, stating the program faded due to low demand and the impact of COVID-19. He said that Nelson as a locality should partner with the School Board to find ways to transport students or instructors to access existing community college programs in blue-collar occupations. He stated that exploring options for transporting students to campuses in Amherst or Lynchburg or PVCC—or bringing instructors to Nelson County—would be worthwhile. He said workforce training prior to high school graduation is crucial for community vitality and future prospects, and he would be willing to lead efforts to revisit similar workforce initiatives.

Mr. Rutherford said he also corresponded about the rumble strips in Lovington and appreciated the quick response. He stated that intersection safety remained his first priority and emphasized the urgency of implementing better safety measures at the site, which has seen multiple fatalities.

Mr. Reed:

Mr. Reed said he met with two School Board members and discussed technical education, and one recommendation they made was to meet before budget time to determine joint priorities and develop concurrent goals and objectives, including funding. He stated that the Wild Rose solar project offers some tech possibilities, and he had spoken with David Peterson of Shine, which was the group responsible for the solar tech job element of what is included in the siting agreement. Mr. Reed said he told Mr. Peterson that the primary challenge was that Nelson County residents could not easily access career and technical education in Lynchburg or Charlottesville, so bringing those resources locally would be essential. He stated that Mr. Peterson agreed to consider solutions.

Mr. Reed said during his meeting with the two School Board members, they also discussed school buses since they are part of the capital budget and often compete with other capital improvements, leaving the fleet in need of replacement. He said they had not been able to replace a bus for several years, except for those acquired through a solar bus grant. He suggested that this should be addressed, and it would be helpful to meet with the School Board before budget season to flag issues like these.

Mr. Reed reported that he had chaired a meeting of the TJPDC Corporation. He explained that the TJPDC Corporation utilized its own nonprofit status to incentivize and help projects get started while they seek their own 501(c)3 status. He cited Here to Stay Wintergreen as an example, stating that TJPDC Corporation served as an umbrella so that group could receive funds before becoming an independent nonprofit.

Mr. Reed said that a DEQ meeting was held regarding Hat and Black Creek, during which the draft report on rectifying impairment status was presented. He stated that the report included recommended actions, costs, and financing options, and announced that a public meeting would be held in the coming months.

Dr. Ligon:

Dr. Ligon had no report.

Mr. Parr:

Mr. Parr reported that there had been an EMS Council meeting, and as each department is preparing their budgets and sending them in to the EMS Council, they discussed that their current budget structure does not capture all of their expenses. He said there are a lot of things that go on in the departments that the Board was not seeing at their level, and he hoped this could be addressed.

Mr. Parr mentioned a “feel-good story” a week or two ago with a golden retriever on the side of Crabtree Falls and a photo op with how wonderful the response was—but that was incredibly dangerous for the County’s

employees and volunteers, as well as draining on their resources and an opportunity cost of having that many resources in Montebello in case an accident happened on Route 29 or elsewhere. He said that this was all because someone made a bad choice. He commented that what started this concern for him was the Three Notch'd fire and discussion on how much foam was used the foam used and the potential for water contamination. He noted that fortunately, they had switched to a different foam several years ago, and there was no concern, but if they had not switched the type of foam, it could have shut down Three Notch'd due to potential well contamination. He said they then discussed the amount of foam used and the cost, and whether the insurance company should be responsible that expense. He noted that they also discussed whether they were billing for foam. He emphasized that every time they have responses like the one at Crabtree Falls, it costs them time, money, and potential injury.

Ms. McGarry said she had spoken with Animal Control Supervisor Kevin Wright a lot about this and how they could turn those “feel-good stories” into an educational opportunity for the public.

B. Appointments

Thomas Jefferson Area Community Criminal Justice Board

Ms. Spivey reported that they had received one application the day before, from Stephen Poff, the Magistrate Regional Supervisor for Region 2, the region that the County is in. She noted that Mr. Poff had been recommended by Matt Vitale, OAR Criminal Justice Planner. She indicated that Mr. Poff did not reside in Nelson. She explained that Mr. Vitale had reviewed the bylaws, and nothing required a member to be a resident. She noted that the Board could choose to consider appointment of Mr. Poff, or they could wait.

Mr. Rutherford noted Mr. Poff resided in Roanoke and stated that he would prefer to have someone local. Mr. Parr stated that they are under no obligation to act on something just received yesterday. Mr. Rutherford suggested that if they were unable to fill the appointment, he could be appointed if necessary as he had served on that Board previously. The Board was in agreement to wait on the appointment for the time being.

C. Correspondence

Mr. Rutherford stated that he had met with Senator Creigh Deeds about schools and also related to LODA (Line of Duty Act). He said they also talked briefly about the State's authority on solar. Mr. Parr commented that Senator Deeds was part of the driving force trying to take the authority away from localities. Ms. McGarry and Mr. Rutherford agreed and noted that Senator Deeds did not say much about solar during the meeting. Mr. Rutherford reported that Senator Deeds did agree to co-sponsor the bill for LODA again this year.

Ms. McGarry reported that they had received an email communication from Commonwealth Attorney Daniel Rutherford regarding his office space and office security. She indicated that Daniel Rutherford was present and could speak to his request if needed.

Ms. McGarry stated that in 2020, Mr. Rutherford had outlined his concerns regarding office space and office security that would need to be addressed within five years, and this memo served as a follow-up to those concerns. Ms. McGarry said that Mr. Rutherford's office summary described the office as responsible for prosecuting all felony charges within Nelson County's jurisdiction, as well as all represented misdemeanor charges in the District courts. She stated that the Commonwealth Attorney's office staff currently included an office manager, a legal assistant, an assistant Commonwealth's Attorney, a part-time senior assistant Commonwealth's Attorney, a Deputy Commonwealth's Attorney, and Mr. Rutherford himself.

Ms. McGarry said Mr. Rutherford also noted that they had a full-time Victim Witness advocate. She suggested that they could possibly include the Recovery Court Coordinator in the office staff count as well. She said that in terms of office space, Mr. Rutherford observed that the physical office space was at maximum capacity, and all staff except the Victim Witness advocate worked in the same five-room building. She stated that the Assistant Commonwealth's Attorney shared a room with the legal assistant, and Mr. Rutherford himself shared a room with the Senior Assistant Commonwealth's Attorney. She said the office manager and Deputy Commonwealth's Attorney each had their own rooms, but both were too small to accommodate additional personnel.

Ms. McGarry said that no separate space currently existed for defense counsel to properly review criminal files or for law enforcement—federal, state, or local—to conduct and review case files. She stated that because of new discovery requirements, defense counsel required space to review files, and lacking this, electronic exchange software for discovery would need to be purchased, along with the hiring of personnel to implement

a virtual office. She said Mr. Rutherford noted that digital files would not eliminate the need for paper files, citing a case retention schedule dictated in part by the Library of Virginia. Ms. McGarry stated that due to limited storage, larger case files were stored in the Circuit Court Clerk's secure storage area, while others were kept in a closet in the break room. She said that this closet also contained the HVAC system for that side of the building as well as network switches for the courthouse complex.

Ms. McGarry stated that the conference room doubled as a break room, and the only available sink for washing dishes was located in the bathroom. She said that in case preparation, the conference room was used for all witness interviews or criminal defendant proffers. Ms. McGarry stated that recovery court meetings were also held in the conference room. She said that, since Mr. Rutherford shared a room with another individual, if he needed to have a meeting or needed to conduct trial preparation while the conference room was occupied, his senior assistant would have to leave the room. She stated that the same situation applied if the Senior Assistant or Assistant Commonwealth's Attorney needed to interview a witness or individual.

She said at a minimum, the Office of the Commonwealth's Attorney needed a larger office with at least seven rooms, so that there could be a dedicated conference room and an office for each attorney. Ms. McGarry stated that, pursuant to §15.2-1638 of the Code of Virginia, Mr. Rutherford's request was made for office space within the courthouse so his office could fulfill its duties. She said that, regarding office security, Mr. Rutherford noted the current layout was not conducive to protecting employees. Ms. McGarry stated that the hallway would need to be retrofitted to provide better security for checking individuals entering the office. She said that, as it was currently designed, anyone entering had free range throughout the office of the Commonwealth's Attorney.

Ms. McGarry stated that, over the past years, there had been individuals who required forcible removal from Mr. Rutherford's office. She said the door to the office was not in compliance with the Americans with Disabilities Act and was difficult for anyone with mobility issues to open.

Dr. Ligon asked if there was square footage being asked for with the seven rooms. Ms. McGarry responded that it was not included in the memo from Mr. Rutherford.

Dr. Ligon asked if the School Board had provided the information on the usage of Rockfish and Tye River as had been requested by the Board at the first of the year. Ms. McGarry responded that they have not received the information yet, although she has asked Dr. Hester for it and was told the study has a lot of CIP items currently enmeshed in the report. Dr. Ligon said it would be public information, and if the square footage matches where the School Board is currently located, they could possibly move and rearrange. Dr. Ligon commented that the Sheriff's Office was also outgrowing their space.

Mr. Parr asked how they needed to move forward. Ms. McGarry noted that the Board could direct her to start looking to see what the options could be, in terms of finding space for the Commonwealth Attorney's office. Mr. Parr said it was pretty obvious that the Commonwealth's Attorney Office has clearly outgrown the space, and they would have to address the accessibility issue regardless. Dr. Ligon commented that every department in the Courthouse should indicate their current space usage and what is needed. She noted that there could be some shuffling options.

Mr. Parr said they definitely need to step this up, and he commented that he could not imagine the Commonwealth Attorney's office being housed anywhere but the courthouse. He suggested that that not only look at where they would put the Commonwealth Attorney's office, but also what could go into the space they vacate. Ms. McGarry said this type of evaluation, involving other offices, would not happen overnight—but they could certainly get started on it.

Mr. Reed said the Nelson Center offers some space possibilities, but it was clear that the County needed a new plan for these offices, so they should be looking at every department. Ms. McGarry stated that the County still had a term contract with Architectural Partners. She indicated that they could have them redo the space needs study they had done previously. Dr. Ligon suggested that for now, they would ask the department heads to forecast their needs for the next five years, including square footage/space and technology needs.

D. Directives

Mr. Rutherford said he would like to get updated information from the Treasurer on the dog tax, including any statutory requirements. Dr. Ligon explained that the state statute stipulates that for every rabies shot given, that veterinary hospital is to report to their locality of the animal that they gave in that locality. Mr. Rutherford said he would like to know what the income from that has been, although he is not a fan of taxing on dogs. He noted that he understood that rabies shots were a critical piece to addressing rabies.

Dr. Ligon said she had attended the 29 Safety Corridor meeting, and Curtis Sheets had commented that his EMTs who stay at the NEMS building feel unsafe because of the increased accidents on 29 and feel that if a car goes off 29 and hits their building, it would be right where they sleep. She commented that the EMTs have trouble sleeping at the station because of this concern. She said that burnout is a problem for them, and Mr. Sheets has said he has not been able to get any traction with VDOT on improving the situation. Dr. Ligon asked if staff could work with Curtis Sheets to see what options could make the EMS staff feel safe.

Mr. Rutherford stated that he would like to explore career and technical education, with another Board member, to see what options may exist VCCS regionally. Dr. Ligon said that as a business owner in Nelson, she felt there needed to be effort directed at teaching high school students to be respectful employees, along with technical skills. She noted that community colleges were starting to do distance education and then the students drive to labs. Dr. Ligon said she had a few employees involved in Blue Ridge Community College, where they go once a week or once a month to a lab but are able to learn remotely for the bulk of their classes and work at the same time. She commented that helping community colleges understand that option is needed and would be utilized more than having students attend in person every day. Mr. Rutherford agreed that this is a good approach, stating that two Board members with a staff person could meet with the schools and community college representatives regarding programming needs.

VII. CLOSED SESSION PURSUANT TO §2.2-3711 (A)(8) - REGION 2000 SERVICES AUTHORITY

Mr. Rutherford moved that the Nelson County Board of Supervisors convene in closed session to discuss the following as permitted by Virginia Code Sections §2.2-3711 (A)(8): Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter Region 2000 Services Authority. Dr. Ligon seconded the motion, and there being no further discussion, Supervisors voted unanimously (4-0) by roll call vote to approve the motion.

Supervisors conducted the closed session and upon its conclusion, Mr. Reed moved to reconvene in public session. Dr. Ligon seconded the motion and there being no further discussion, Supervisors voted unanimously (4-0) by roll call vote to approve the motion.

Upon reconvening in public session, Mr. Reed moved that the Nelson County Board of Supervisors certify that, in the closed session just concluded, nothing was discussed except the matter or matters specifically identified in the motion to convene in closed session and lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information Act cited in that motion. Dr. Ligon seconded the motion and there being no further discussion, Supervisors voted unanimously (4-0) by roll call vote to approve the motion.

VIII. OTHER BUSINESS (AS PRESENTED)

Mr. Rutherford moved to approve the Region 2000 Settlement Agreement and Release with the modification that paragraph one be edited to include survival of the appellate process. Dr. Ligon seconded the motion and there being no further discussion, Supervisors voted unanimously (4-0) by roll call vote to approve the motion.

IX. ADJOURN AND CONTINUE - EVENING SESSION AT 7PM

At 5:21 p.m., Mr. Reed moved to adjourn and reconvene at 7:00 p.m. and Mr. Rutherford seconded the motion. There being no further discussion, Supervisors approved the motion by vote of acclamation and the meeting adjourned.

EVENING SESSION 7:00 P.M. – NELSON COUNTY COURTHOUSE

I. CALL TO ORDER

Mr. Parr called the meeting to order at 7:03 p.m., with four (4) Supervisors present to establish a quorum and Mr. Harvey was absent.

II. PUBLIC COMMENTS

Mr. Parr stated that public comments should pertain to non-agenda items, so it would not include items such as the solar project. He read the rules for public speakers and noted that Mr. Reed would serve as timekeeper. He indicated that there would not be a vote on the solar project that evening.

There were no public speakers during the public comment period.

III. PUBLIC HEARINGS

A. Special Use Permit #24-0014 – Large Solar Energy System

Ms. Bishop stated that this is a request for a special use permit for a large solar energy system on property zoned A-1 Agriculture, located in Gladstone in the South District. She said the total property area of the Weyerhaeuser tract is about 4,700 acres. She reported that the area under site control with the company's lease agreement is about 2,470 acres; and the construction area is about 550 acres, with at least 470 acres under panels. She said the applicant is Wild Rose, a subsidiary of Savion LLC, and this is Nelson County's first application for a large-scale solar energy system, which is governed by Article 22A of the Zoning Ordinance and defined as an energy conversion system operating as a principal land use, consisting of photovoltaic panel support structures and associated control, conversion, and transmission hardware occupying one acre or more of total land area.

Ms. Bishop reported that the applicant is proposing to install a 90 megawatt or utility-scale solar farm on land in active timber use, while the remaining lands are planned to remain in silvicultural use during the life of the project, which is proposed at a length of 35 to 40 years. She said the electricity generated by the panels is sent to inverters, which convert it to a current where collection lines can then transfer it to the project substation; from there, it is transferred by overhead transmission line to the Gladstone substation, then fed into AEP's power grid for distribution. She said the application indicates that above-ground lines are necessary for connection to the power grid.

Ms. Bishop said the applicant has facilitated a public outreach period, including two meetings at the Nelson Heritage Center—one for property owners adjacent to the project boundaries, and one for those within a one-mile radius. She said the County hosted the applicant for a community open house at the Gladstone Fire Department, where mailers were sent out to almost 300 residents. Ms. Bishop said the applicant has previously presented the project to both the Planning Commission and the Board of Supervisors, and to ensure adequate notification and capture of the community, County staff sent adjoining owner notices for the special use permit public hearings to those within a one-mile radius of the site.

Ms. Bishop stated that local zoning approval is one of the first steps in the lengthy review process for utility-scale solar, and should the special use permit be approved, the applicants are then required to proceed with the Department of Environmental Quality (DEQ) permit by rule (PBR) process, which requires any impacts be avoided, minimized, or mitigated. She said this includes the submittal of studies and review and approval by agencies such as the Department of Historic Resources, Department of Wildlife Resources, and Department of Conservation and Recreation, with permits required as applicable from the Army Corps of Engineers, Virginia Water Protection, and Virginia Marine Resources Commission.

Ms. Bishop said the applicants hired a third-party consulting firm, STANTEC, to complete historical and cultural resource studies, wildlife and endangered species studies, topographical wetlands and soil surveys, glare hazard study, traffic study, and a decommissioning plan, copies of which were submitted with the application. She said that should the special use permit be approved, a major site plan will be required, and to accommodate for the additional review time, the applicants are requesting a period of five years to secure building permits from the date of approval, with the current expected commercial operation date being in 2027. She said the staff report contains a table of contents of the application.

Ms. Bishop stated that the applicant has indicated a partnership with the Solar Hands-On Instructional Network of Excellence (SHINE), which provides a mobile app to facilitate local workforce job training. She reported that the construction is proposed to generate up to 250 temporary jobs and 2 to 5 permanent positions. She said that while the acreage being removed from land use taxation relief will require a rollback tax payment of approximately \$130,000, the applicants also submitted a siting agreement, which proposes additional funds above tax obligations to be utilized by the County. She said utility-scale solar projects can be taxed under machinery and tools (M&T), or through revenue share, with the revenue share program providing for up to \$1,400 per megawatt. She stated that the siting agreement proposes what is called the “greater of” option, where the higher amount of the two options for each year is calculated to be the payment obligation. She noted that other terms of the siting agreement include a \$112,000 payment within 60 days of approval of the siting agreement, \$1 million within 60 days of the site plan approval, and \$1 million within 60 days of issuance of all building permits, as well as a total of \$5 million dollars in equal yearly installments over the first seven years after the site is in operation. She said the total amount paid to the County over the life of the project is estimated at \$16 million, and the developer would also be responsible for paying for all third-party inspections by a firm approved by the County's building official.

Ms. Bishop said the updated proposed conditions include agricultural uses within the project site (agrivoltaics), and the applicant will develop and submit as part of the final site plan review process a

farming plan for these agricultural uses. She stated the area is primarily silvicultural and residential in nature; zoning in the vicinity is all A-1 agriculture; and the property is located close to the Amherst County border, northwest of the Gladstone community along Route 60, bisected by Tye River Road, with no floodplains on this property. She said the site is proposed to be served by a network of access roads, utilizing existing logging roads where feasible, and entrances will be located on Tye River Road, Twin Oaks Lane, Route 60, and Buck Mountain Lane. She indicated that a traffic study has been submitted which will require approval from VDOT. Ms. Bishop stated that per DEQ, all areas under panels are considered impermeable and therefore factor into the calculation for land disturbance, and because of this, both an erosion sediment control plan and stormwater management plan will have to be approved by the County Building Inspections department and DEQ.

Ms. Bishop said the project is proposed to be screened, utilizing existing vegetation as much as possible, and where plantings are required, native pollinator-friendly species will be utilized. She said the applicant is proposing at least a 125-foot buffer zone and 200 feet in areas adjacent to residential structures, as well as wetlands buffers and wildlife crossing corridors. Ms. Bishop stated that approximately 7,500 acres of surrounding land will continue to remain active timber, and photo renderings from various locations along the adjacent roadways were submitted with the application. She said that the height of the panels shall not exceed 15 feet when at maximum tilt. She noted that the panels will be anti-glare with anti-reflective coating and are considered not hazardous to air, soil, or water, per EPA standards.

Ms. Bishop said the applicant was required to furnish a decommissioning plan and would be required to post the bond for that, so that in case anything happens with the project, the County would have the money to decommission it. Ms. Bishop said the property is located in a rural area on the County's new future land use map, which should ensure protection of the County's rural landscape and economy by maintaining open space, scenic views, and agricultural uses with compatible low-density residential uses. She noted that one of the rural area's primary land use sites is solar installations, contingent on site conditions, and a planning guideline is that solar development should be sited to have minimal impacts to scenic viewsheds and natural resources.

Ms. Bishop said it is the duty of all localities in Virginia to plan for alternative energy sources, and Nelson must work with developers to help accommodate alternative energy sources as much as is feasible. Ms. Bishop stated that according to the comprehensive plan maps, the subject properties are not located within areas of steep slopes, which is over 20%, or areas of high conservation value. She said there is a provision in state code called the 2232 that requires the Planning Commission to review solar facilities for substantial accord with the Comprehensive Plan, and at their meeting on June 26, when the Planning Commission held their public hearing, they voted 4–1 that the special use permit for Wild Rose is not deemed to be in substantial accord with the Nelson 2042 Comprehensive Plan. She noted that the applicant did submit an appeal of this determination on July 8th, and the Planning Commission also voted unanimously 5–0 to recommend denial of the special use permit to the Board of Supervisors.

Ms. Bishop stated the criteria for special use permit review are that a project should not change the character and established pattern of development in the area of the community, should be in harmony with uses permitted by right and not affect adversely use of neighboring property, should be served adequately by essential public or private services, and should not result in the destruction, loss, or damage of any feature determined to be of significant ecological, safe, or historic importance.

Ms. McGarry noted that they also had a brief presentation on the siting agreement.

B. Proposed Siting Agreement - Large Solar Energy System

Ms. Bishop reported that former Governor Ralph Northam had issued an initiative to have Virginia achieve 100% renewable energy by 2050, with initiatives to help meet that goal. She explained that as the state code progressed, the decision was made to allow localities to negotiate the financial aspects of such projects. Ms. Bishop said that applicants are required to provide written notice to the host locality, which essentially enables the locality to engage in conversations with the developer about what a siting agreement can provide for the County. She stated that terms and conditions such as mitigating impacts, financial compensation, assistance with broadband deployment, and special use permit conditions, are included as part of the siting agreement. She said these terms also address violation and enforcement clauses as well as payment schedule. She indicated that the payments may be used for any legal purpose, typically going into the County's General Fund.

Ms. Bishop said that voluntary payments are summarized, with the siting agreements approved at \$112,000, followed by \$1 million at site plan approval, and another \$1 million at building permit issuance. She stated that \$5 million would be paid out over the first seven years, and after that, another \$8,888,048 over the 40-year life of the project.

❖ Voluntary & Statutory Payments summarized (Shown in EXHIBIT B):	
\$112,000	at Siting Agreement approval
\$1,000,000	at Final Site Plan approval
\$1,000,000	at Building Permit issuance
\$5,000,000	\$715,000 Years 1-6 and \$710,000 Year 7 of Commercial Operations
<u>\$8,888,048</u>	Equivalent of the > of M&T tax & Revenue Share over the 40-year life of the project
Total:\$16,000,048	

She said the chart explained incremental payments, showing that if construction begins in 2.5 years, payments would start in the fourth quarter of 2026; if construction lasts five years, payments would be seen in 2029.

❖ **Voluntary Payments for Ministerial Permit Application Timing:**

Incremental voluntary payments for submission of Final Site Plan approval application and Building Permits:

24-36 months from SUP approval: \$50,000
36-48 months from SUP approval: \$100,000
48+ months from SUP approval: \$150,000

Timeline w/ SUP Approval in December 2024		
	2.5-Years to Construction	5-Years to Construction
Site Plan/Permitting - 6 Months Prior to Construction \$2M Payment	Q4 2026 or Q1 2027	May - June 2029
Construction Start Date	June 2027	December 2029
Commercial Operations Date — 18 Months from Start of Construction (Annual Payments Begin)	October 2028	April 2031

❖ **County Building Permit Fees NTE \$50,000**

SUP Conditions state that a third- party inspections company will be hired and paid for by the Applicant; with the company to be approved by the County's Building Official

Ms. Bishop said other terms in the siting agreement specify that, should the Board accept the siting agreement and approve the special use permit, it would mean that the action is substantially in accord with the Comprehensive Plan, thereby overriding the final Planning Commission determination.

Ms. Bishop indicated that the applicant would now present.

Mr. Erich Miarka, Development Director with Savion Renewable Energy, said he is here with his colleagues from Savion, the developer of the Wild Rose Solar Project. Mr. Miarka explained that Savion is a utility-scale solar and battery storage development company based in Kansas City, Missouri and is a wholly owned subsidiary of Shell. He said they develop, build, own, and operate solar projects such as the Wild Rose Solar Project all over the country. He noted that utility-scale solar is a new opportunity for Nelson County, so he wanted to offer visuals of some of their other projects. Mr. Miarka stated that the solar panels and components used in these systems are very similar to those found in residential rooftop solar systems, but the installations are much larger and are constructed at scale, installed directly into the ground.

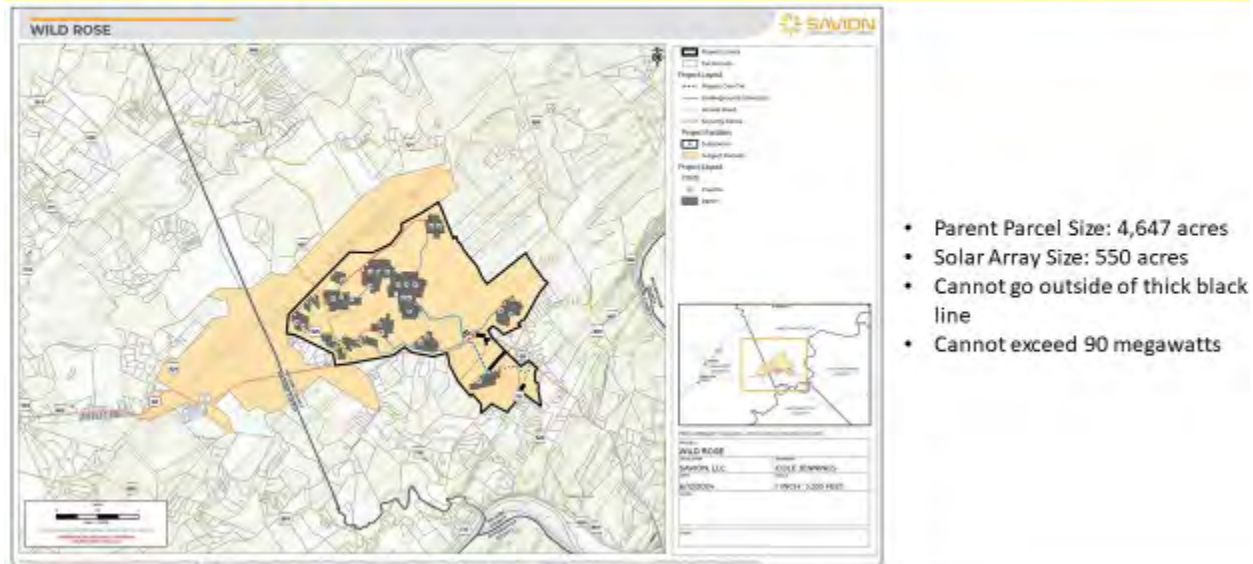


Mr. Miarka described that a typical site consists of a field with steel I-beams driven four to six feet into the ground; frames or racking are attached to these I-beams, then the solar panels are mounted onto the racking, as shown in the bottom left picture he referenced. He said the solar panels are wired together, and the wiring is routed to an inverter to convert the electricity from direct current to alternating current, which is required for grid operation. He mentioned that the voltage is then sent to the substation and the main power transformer to be stepped up to 138,000 volts, or 138 kV, matching the grid's requirements. He pointed out that these are typical solar sites, with grass growing in and around the solar panels, which often coexist with agricultural uses and abundant vegetation.

Mr. Miarka explained that the Wild Rose Solar Project is a 90-megawatt solar project, which is enough to power approximately 14,000 Virginia homes, making it a significant regional energy contributor. He stated that the project began a few years ago and that extensive due diligence and site surveys had been ongoing during that time. Mr. Miarka projected that construction would start in 2026 and the facility would become commercially operational within 12 to 14 months after, by 2027. He clarified that the project is located in the southern portion of Nelson County, near the Amherst County line, adjacent to an existing 138 kV glass dome substation and transmission line. He noted that several community meetings had been hosted, and over the past months, he and his consultants had gone door-to-door to ensure that those directly impacted by the project were informed, their feedback was heard, and their concerns were addressed.

Mr. Miarka said the Weyerhaeuser parcel (shown in tan) at the core of the project covers about 4,700 acres, with additional adjacent properties bringing the commercial timber area in the vicinity to about 7,000 acres. He noted that Weyerhaeuser owns roughly 37,000 acres in Nelson County that is in commercial timber. Mr. Miarka identified the dark gray areas on the map as the solar array footprint, noting that the site's ample space made it possible to move project components to mitigate impacts on neighbors and natural resources, such as slopes, wetlands, and habitats of threatened or endangered species, while ensuring adequate setbacks. He added that the project is capped at 90 megawatts due to the utility interconnection limits with AEP and the Central Virginia Electric Cooperative (CVEC), meaning the footprint cannot be expanded.

Project Design



Mr. Miarka referenced the planting plan, explaining that the light gray areas represent approximately 550 acres where solar panels will be built and fenced, while the surrounding green and yellow areas continue as Weyerhaeuser-operated timber property. He clarified that, along Tye River Road and around the project's perimeter, mature and less mature vegetation would be preserved as a visual screen, and supplemental evergreen planting would be undertaken where existing vegetation is insufficient. He demonstrated that over five years post-construction, vegetation would grow and fill in, making it very difficult to see the solar project from surrounding roads. Mr. Miarka explained that the project's setbacks and vegetative screening effectively mitigate visual impacts for neighbors and passing motorists.

Planting Plan



Mr. Miarka outlined that numerous assessments—such as the phase one environmental site assessment, threatened and endangered species review, traffic studies, decommissioning plan, glint and glare analysis, landscape screening plan, wetland delineation, and cultural and archaeological resource studies, in addition to the engineering studies like geotechnical reviews and hydrology studies—are conducted to avoid negative impacts on cultural and natural resources. He stated that his team reviews all reports internally, makes necessary adjustments, and coordinates with state and federal agencies, including the U.S. Fish and Wildlife Service, Federal Aviation Administration, and Army Corps of Engineers, for feedback.

Mr. Miarka said for endangered species such as bats, additional netting surveys are sometimes required to confirm presence and to devise mitigation strategies accordingly. He explained that in terms of permitting, the project needs a special use permit from Nelson County, as well as the §15.2-2232 related to the comprehensive land use plan, and a Certificate of Public Convenience and Necessity (CPCN) from the State Corporation Commission (SCC), which takes an additional 10 to 12 months and focuses on grid and regional benefit. He added that a permit by rule from the state is also required, concentrating on environmental impacts, before progressing to non-discretionary building permits, such as stormwater

pollution prevention, DEQ stormwater permits, and final site approval and building and electrical permits from Nelson County.

Mr. Miarka addressed the question of community benefit by stressing that projects like this keep the lights on. He indicated that Virginia is a net importer of electricity and a lot of old fossil fuel power plants are coming offline. He noted that Virginia was a growing state with growing industry and population which meant increasing energy demand. Mr. Miarka said the Wild Rose Solar Project will help power 14,000 Virginia homes, with generated electricity injected into the grid locally at the Gladstone substation, directly benefiting the region. He clarified that regulatory rules prohibit providing free electricity to individual neighbors, so he and Savion are working with directly affected property owners to offer benefits such as installing residential solar systems at no cost, erecting fencing for privacy or noise mitigation, or removing hazardous trees as needed.

Mr. Miarka pointed out the company's commitment to being a good corporate citizen, mentioning ongoing and future donations and sponsorships for local organizations such as the Gladstone Fire Department, Nelson Heritage Center, and the Food Pantry.

Mr. Miarka pointed out that solar projects are not like a traditional form of development, as they do not put a strain onto the school system, roadways, or water and sewer. He emphasized the silent revenue generation of solar projects, noting that they do not create noise, traffic, emissions, or trash, but instead quietly generate electricity and tax revenue for the County.

Mr. Miarka then discussed local taxes and economic impact, dividing benefits into two categories: jobs and economic activity during construction, and property taxes. Mr. Miarka reported that a project of this size typically requires about 200 to 300 construction workers over a 12 to 14 month period, and through a partnership with SHINE memorialized in the site agreement, local workforce participation will be ensured. He stated that these are well-paying jobs in a fast-growing industry, offering valuable career opportunities, and that there will also be increased economic activity for local businesses, from equipment rental to landscaping, both during construction and the operational life of the project.

Mr. Miarka indicated that during operation, the site would require only two or three permanent operations and maintenance (O&M) staff, with O&M technicians starting at about \$70,000 a year plus benefits, and O&M managers earning around \$90,000 a year with benefits.

Mr. Miarka confirmed that as agreed in the siting agreement, Savion would make a substantial voluntary payment in addition to M&T, totaling over \$16 million in supplemental and voluntary payments over the project's 40-year life, in contrast to the current property tax contribution of \$15,000 per year. He displayed the payment schedule from the siting agreement and said that even before construction begins, Savion will have already paid the County about \$2.1 million in voluntary payments.

Mr. Miarka turned the presentation over to Lauren Devine, who would address the comprehensive land use plan.

Ms. Lauren Devine said she is the Permitting and Environmental Lead for the Wild Rose Solar Project and would be discussing the project's conformity with the Comprehensive Plan as well as compliance with the Zoning Ordinance. Ms. Devine said that the County's Comprehensive Plan, which was updated in April, includes solar installations as a primary land use type in rural areas and the plan calls for Nelson County to work with developers to accommodate solar development provided it is well-sited and impacts are minimized.

She stated that as Mr. Miarka previously described, the Wild Rose Solar Project is well-sited in a rural area and has been designed to minimize impacts to both the surrounding community and natural resources. She said that in addition to the setbacks and buffers incorporated into the project design, the project team has evaluated the distance and topography between the project and the scenic vistas identified in the Comprehensive Plan, and they do not expect any impact. She added that the project will undergo extensive permitting at the state level to ensure that any potential impacts to natural or historic resources are addressed through the permit by rule process.

Ms. Devine said the Comprehensive Plan also calls for increased performance standards in the Zoning Ordinance, and the project team has proactively decided to increase both the setback and buffer requirements and they also included a list of proposed conditions featuring best practices learned from other developers' experiences across the Commonwealth. She said that for these reasons, the project is believed to be in conformance with the Comprehensive Plan.

Ms. Devine stated that the Zoning Ordinance is the primary tool for implementing the Comprehensive Plan. She said that in the Nelson County Zoning Ordinance, large solar energy systems are permitted on agriculturally zoned lands through a special use permit. She stated that earlier in the year, the project submitted a special use permit application outlining how they would meet requirements in Section 12.3, special use permit application requirements, and Section 22a, the solar ordinance. She said the Nelson County solar ordinance is comprehensive and contemplates safety, construction noise mitigation, and visual impact mitigation. She stated that the project team has committed to implementing the best practices above and beyond what the ordinance requires to ensure that impacts are mitigated.

Ms. Devine said setbacks are used not only to mitigate visual impact but also to address noise mitigation. She stated that the ordinance requires a setback of 100 feet from residentially zoned properties and roadways, but the project team has increased that setback to 125 feet from all property lines. She said there are no residentially zoned properties adjacent to the project, but the setback has been increased to 200 feet wherever a residential structure is present. She also stated that the inverters which are the main noise-generating components will be set back an additional 100 feet from property lines, for a total of 300 feet. Ms. Devine said that regarding buffering, the ordinance calls for a 20-foot buffer along roadways and residentially zoned properties, but the project team has committed to maintaining 125 feet of existing vegetation adjacent to roadways and properties with a residential structure. Ms. Devine stated that in areas where existing vegetation is insufficient, the team will evaluate and implement enhancement screening.

Ms. Devine said they are committed to provide a variety of studies and plans prior to, or concurrent with the final site plan, such as the construction management plan that would include hours of operation, improved access points and improvements needed, dust mitigation, security measures – essentially, it lays what the County could expect to see on the project site during construction. She also stated that the road repair plan and construction management plan would be developed with the County and VDOT to identify traffic patterns during construction and ensure that any traffic issues could be easily identified and mitigated. She noted that the road repair plan would require a pre-construction road inspection to ensure roads are left in at least as good of condition as before construction, or better.

Ms. Devine said the emergency management plan would be developed in conjunction with County emergency personnel to ensure preparedness for any potential emergency situation. She stated that the project will payment for third-party expert review of the site plan and supplemental studies, and a local project liaison will be hired to maintain open communication with the community during construction. She stated that through SHINE, the project is committed to local workforce development and hiring. Ms. Devine said that the project team is also committed to implementing agrivoltaics, which is the dual use of land for both agriculture and solar production—anything from row crops to sheep grazing, the latter of which the site is well-suited for. She said a farming plan will be submitted once the logistics have been finalized.

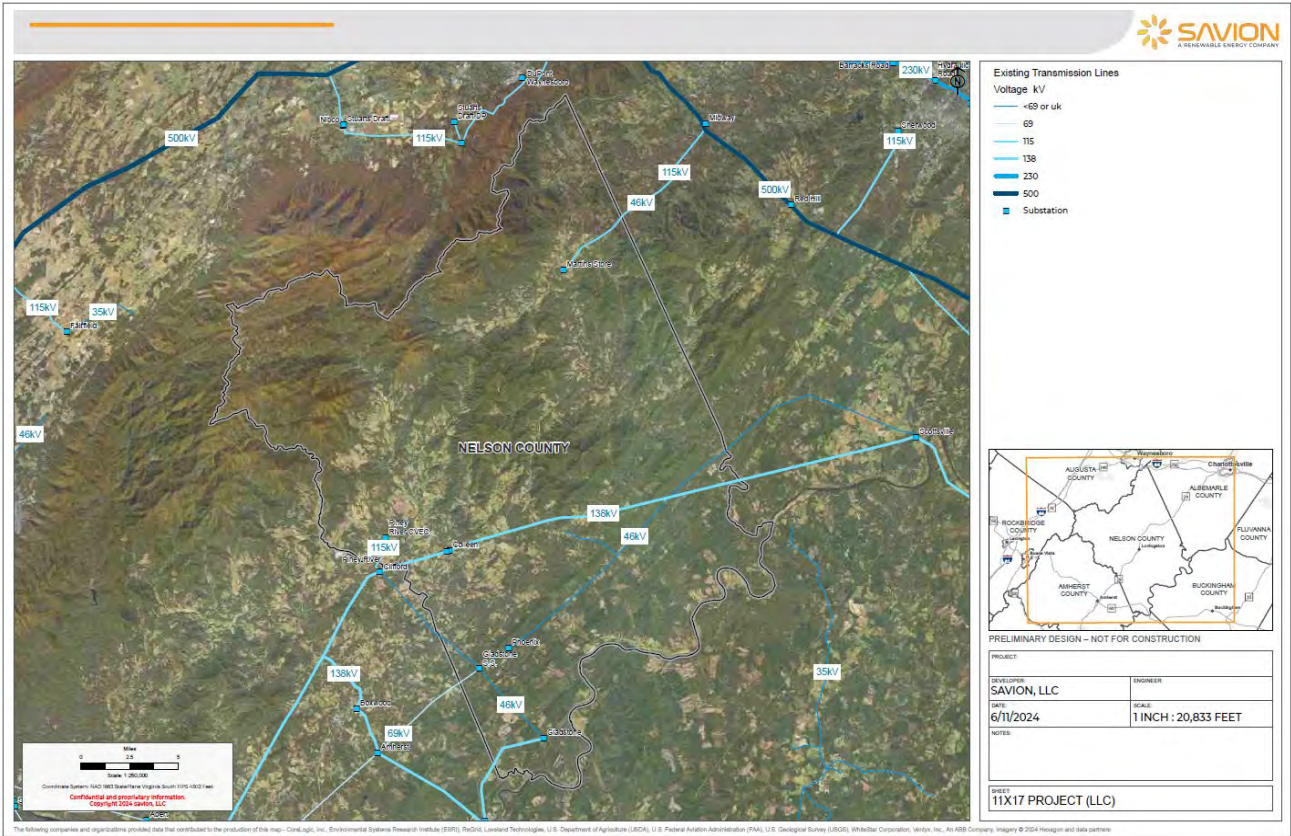
Ms. Devine stated that stormwater management is a hot-button topic, so the project has engaged with independent engineering and consulting firm, Stantec, to ensure a proactive approach to minimizing any negative effects from the project.

Laurel Smith of Stantec said she is a dual combined stormwater management administrator. She explained that Stantec has been working as the project has been developed to make sure there is early integration with a stormwater design that works with the land use and is very well thought out. Ms. Smith said the stormwater management would be designed, constructed, and operated in a manner that minimizes any negative effects and would be in compliance with the Virginia Erosion and Stormwater Management Program regulations, which came out in July. She said they combined erosion and sediment control and stormwater in the same regulation, and it is reviewed, regulated, inspected, and enforced by DEQ.

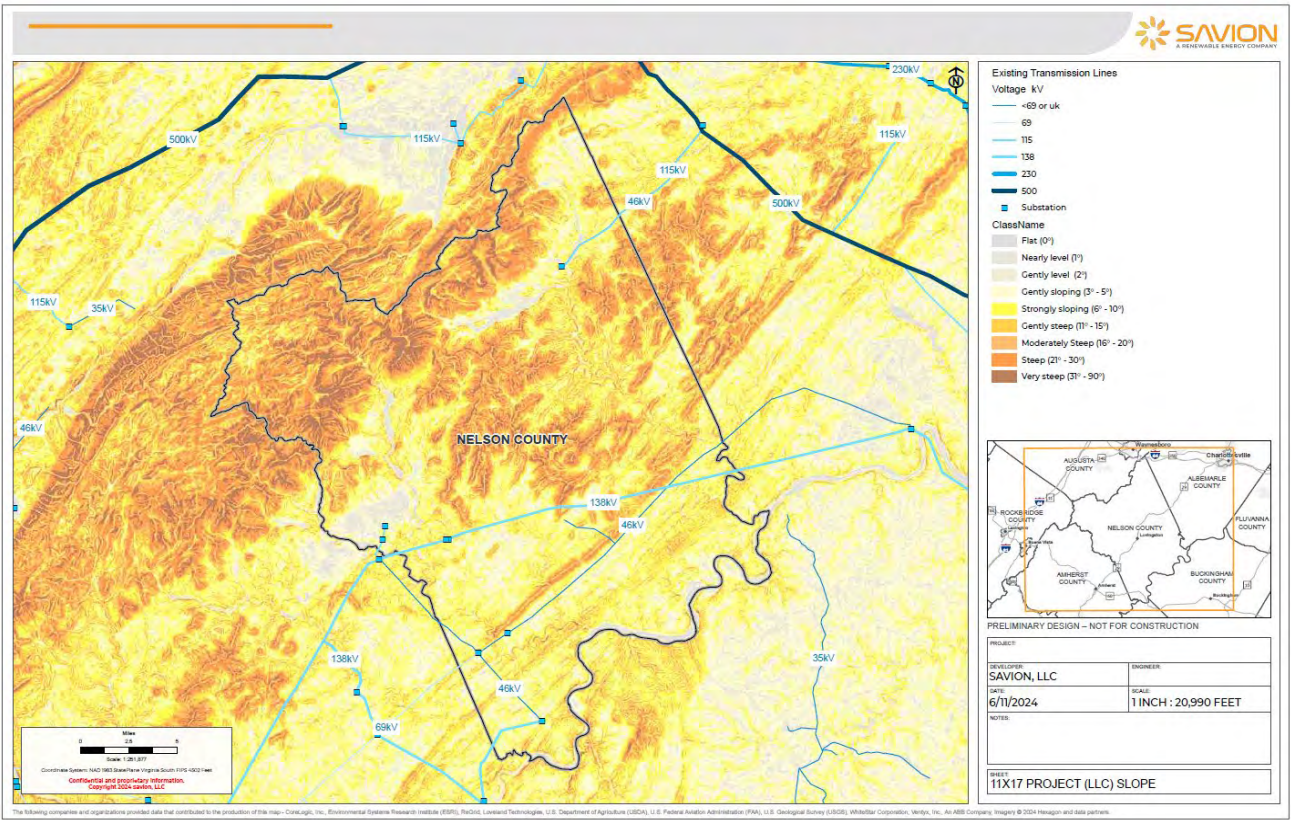
Ms. Smith said as part of the integrated design, they have developed strategies for prevention of issues, with the three main strategies to be implemented being: mandatory environmental compliance training for all staff so that they know what permits are out there and what compliance looks like before they even go on site; the increased SWIP inspections and documentation are in exceedance of the regulations, with an increased inspection schedule to once every four days and within 24 hours of a storm event; and to have a dedicated erosion and sediment control crew onsite that can identify any potential problems before they become reportable incidents.

Mr. Miarka stated that one concern Savion hears frequently is that approving one solar project may open the floodgates to many more—potentially overrunning Nelson County with solar developments. Mr. Miarka said this is not something the County needs to worry about, because there are several major requirements for siting a solar project like theirs. He said the first is access to the transmission system, and a utility-scale solar project cannot be built without connecting to the grid. He said that only two transmission lines currently run through Nelson County: One line runs through the bottom center of the County from east to west, and another hooks into the very southern tip, which is the one their project will connect to. He said

the other lines indicated on the map are 46 KV lines and not transmission lines. He stated that this fact alone will prohibit or preclude much of the County from ever being developed for solar, and another significant factor limiting solar development is the topography, specifically slopes.



Mr. Miarka said that zoning laws and steep slope ordinances aside, the engineering perspective prevents utility-scale solar from being built on slopes greater than 15%, with preference for no greater than 12%. He stated that the map legend indicates that slopes are over 20 percent, and over half the County exceeds slope tolerances for solar projects.



Mr. Miarka said for these two reasons—the lack of transmission access and the challenging topography—utility-scale solar development in Nelson County will be limited. He emphasized that Savion wants their project to have a lasting, positive impact on the County and aims to provide clean, low-cost energy for the region and ongoing community engagement and contributions throughout the project’s lifespan. Mr. Miarka stated that the project would offer direct employment during construction and operations, as well as direct and indirect opportunities for local businesses and contractors as well as tax payments and voluntary supplemental payments to Nelson County. Mr. Miarka concluded by stating that the project is a 40-year use

of the property on a lease basis. He indicated that Savion does not own the land and is required to decommission the site and restore the property to its pre-solar use if the County chooses not to take over the project at the end of that term. He thanked the Board for their consideration.

Mr. Parr opened the public hearing for Special Use Permit 24-0014, Large Solar Energy System.

John Ballard – Gladstone, Virginia

Mr. Ballard stated that he is a retired CPA and is interested in the income to Nelson County from this project versus its current use as timberland. Mr. Ballard said the property adjacent to his was sold about two years ago to a timber company for approximately \$1,500 per acre. He stated that this figure effectively establishes a maximum value for such property and noted that land use classifications could result in a tax value even lower than that. He said that using the full value of the land at the current tax rates would generate about \$10 per acre annually, whereas the proposed use for this property would generate tax income approximately 75 times higher, meaning the whole County would receive revenue at 75 times the current tax rate. He said this would be highly beneficial for the County and help maintain low personal taxes.

Mr. Ballard stated that in terms of visual impact, he has driven up and down Route 60 and other roads and found the appearance of solar panels, such as those at the Buckingham and Cumberland County line, to be not unattractive. He said that other areas along Route 60 in the Gladstone area are visually less appealing, referencing single-wide trailers and specifically a property near the Gladstone substation that he described as a “pig pen,” and he said he is unsure how such conditions are permitted. Mr. Ballard stated that traffic would also be positively affected, as the number of logging trucks would decrease. He said that along Route 60 between Amherst and the James River, his neighbor, who has lived in the area his entire life, could recall over 100 casualties on that stretch of road. He stated that anything to reduce such incidents would be beneficial.

Virginia Ballard stated that she would yield her time, as Mr. Ballard said exactly what she would have.

Mike Tabony – Gladstone, Virginia

Mr. Tabony said he has lived in the Gladstone area for 41 years and is here in support of the Wild Rose Solar Project. Mr. Tabony said he loves the peace and quiet of Gladstone and sees no reason why the proposed project would change that. He stated that the solar project should be evaluated as an energy-generating initiative, comparable to others in the same field. He said that if the petitioning company were involved in uranium mining, oil extraction, or mountaintop removal for coal, it would likely cause significant public concern, but emphasized that this is not the case. He stated that this proposes to use 550 acres of a 4,650-acre timberland property to capture solar energy and generate 90 megawatts of electricity. He commented that the demand for electric power is rising in Virginia due to an increase in data centers and the growing use of electric vehicles. Mr. Tabony emphasized that electricity is integral to everyday life and purchases, and that failing to meet demand would result in higher prices for all goods and services.

Mr. Tabony said he has heard concerns regarding challenges in decommissioning the plant and a perception that Weyerhaeuser and the state are unconcerned about these issues. He said he does not share these concerns and questioned why decommissioning would be necessary if electricity demand continues to rise, and if Weyerhaeuser renews the lease, the property could keep producing electricity for many years. He also stated his preference for the appearance of solar panels, noting that he receives most of his electricity from Central Virginia Electric Cooperative’s (CVEC) solar share program, which has saved him money—a point he said could be verified by his electric bills. Mr. Tabony stated that everyone should research the solar share program and suggested that the Wild Rose project could contribute positively. He reminded the Board that rejecting the project would mean foregoing substantial County revenue, since Savion would provide over \$16 million during a 40-year project, with about \$1 million per year for the first seven years, and the Board would have to explain to citizens why this potential revenue was declined.

Denise Tusso – Afton, Virginia

Ms. Tusso said she has lived in Afton for 34 years. She said that several of her neighbors have solar panels on their homes, and they are pretty amazing. She commented that the sun shines on them, and they make electricity; sunlight is the fuel, and it is free of charge. She said she is in favor of this solar project because the Commonwealth and the country need as much renewable energy as they can generate, and the more renewable energy they can produce, the less air pollution they will have. Ms. Tusso said the Gladstone site is a good location because it provides plenty of room to fully meet the Comprehensive Plan, as well as the state erosion control and stormwater management requirements as the applicants had stated earlier. She said the site will have the dual use of growing plants and grasses, as well as generating electricity. She stated

that the County can certainly use the millions of dollars in revenue this project will produce, which can help fund schools and provide a better education for all students.

Mike Tusso - Afton, Virginia

Mr. Tusso stated that he is an electrical engineer and attended both Virginia Tech and UVA, and has lived in Nelson for 49 years. He said that during those years, the Board of Supervisors has said yes to important projects like new elementary schools and the fiber broadband program, and this solar project is just as important. Mr. Tusso said there are six good reasons to approve the project and noted that several had already been mentioned. He stated that the Comprehensive Plan for the County encourages all localities across the Commonwealth to plan for alternative energy sources such as solar facilities, and said he observed that Savion, the applicant, seemed eager to be a good neighbor. He said he believed their proposal met both the Comprehensive Plan and the zoning ordinances.

Mr. Tusso said that solar electric panels are not a new invention, pointing out that as far back as 1905, Albert Einstein published a paper on the photoelectric effect. He stated that silicon-based solar electric technology was developed seventy years ago at Bell Labs, and noted that solar panels have been used on spacecraft for sixty years and on buildings for fifty years. He stated that more than four million homes in the United States now have solar electric panels. He said his point was that the technology is mature, safe, and non-polluting.

Mr. Tusso said the Weyerhaeuser tract was an excellent location for the project, pointing out that the County encompasses 471 square miles, with 85% of that, or 256,000 acres, being forest. He stated that devoting 550 acres to generating electricity from sunlight was entirely reasonable. He suggested that the County could become one of only a few in Virginia capable, on a sunny day, of generating as much renewable power as it uses.

Mr. Tusso said the project included agrivoltaics, combining agriculture and energy generation, which could lead to growing crops, producing electricity, and perhaps even feeding sheep, all while improving soil and land productivity for the duration of the project. He added that although it had not been mentioned, the project would use solar panels manufactured in the United States, supporting domestic jobs for those who build the panels.

Mr. Tusso stated that the project would provide significant revenue—\$16 million over its lifetime, with \$2 million to be received before construction even began. He said he believed the County's schools and other budget items could certainly benefit from this revenue. In closing, he asked the Board to trust Albert Einstein, stating that if Einstein were present, he would say yes to the project.

Robert Ogilvie - Afton, Virginia

Mr. Ogilvie said he is a former attorney for the U.S. EPA and a big solar proponent. Mr. Ogilvie said that he has solar panels on his house and stated that sunshine powers his 3,800-pound car, allowing him to drive it 300 miles. Mr. Ogilvie said they generate more solar energy than they can use, and he has put 25,000 miles on the car so far and has plenty of banked fuel. Mr. Ogilvie stated that their rooftop solar is great, but he is unsure it would work for everyone, as there are significant upfront capital costs. He stated that a southern exposure is needed, and sometimes a new roof is required.

Mr. Ogilvie said that having a facility like Wild Rose would be really helpful. He stated that many people with electric cars want greater access to solar power, so he is in favor of the project as long as it can be done following all the rules and regulations. Mr. Ogilvie said the project appears to be a win for Nelson County and stated he is highly impressed by the \$16 million in revenue to the County from the project. He stated that if a neighboring County builds a similar project just over the County line, Nelson County could lose out on \$16 million, which may require explanation. Mr. Ogilvie said the project will provide enough clean solar to power 14,000 homes.

Mr. Ogilvie said that at a time when electricity demand is expected to rise due to electric vehicles and data centers, the project will help Nelson County meet future demand, diversify its power sources, hedge against volatility and future fuel costs, and comply with the Virginia Clean Economy Act. He said this project serves as a proverbial gift that keeps giving by providing both financial resources and clean energy to the County and its neighbors for the next 40 years. Mr. Ogilvie said that when his 20-year-old daughter is 60, the project could still be supplying clean energy and tax revenue to the County. He stated he cannot think of a better use for a 470-acre parcel than to deliver 40 years of clean energy and \$16 million in taxes and payments, and he said he hopes the Board has the foresight to approve the project and include it as part of their legacy.

Valdrie Walker – Norwood, Virginia

Ms. Walker said she is here not to oppose the solar plan, but to express concern about how this is proceeding. Ms. Walker said that she spoke last month at the usual BOS meeting, and it was because the Comprehensive Plan had come to an end. She stated that the County was now needing to do the zoning, and zoning defined, by right, what landowners were allowed to do simply because their land was zoned in a certain area. Ms. Walker said that a special use required asking and proving that there was something that needed to be permitted in the County.

Ms. Walker stated that the only thing this particular plan had going for it, since the Planning Commission voted against it, was the proffers. Ms. Walker said that she wanted the Board to consider whether without these proffers and without any offer back, this plan would really be approved for the County. She stated that if the answer was yes, then she would have to ask what the County was getting or what was being given to them. She said that the situation did not seem solid or cohesive to her.

She stated that there was much to be understood about solar processes, and she knew the County Board was working hard to catch up with the information. Ms. Walker said that people who did not know anything about solar either did not care at all, or believed that by special permit, the company simply made its case and told them to be grateful for all the wonderful things they were doing for the County. Ms. Walker stated if the Board would slow down and use its authority, its right to say, no to the project for now, to allow time for everyone could make sure all was aligned and correct.

Ms. Walker said that many people in the County who usually did not speak out would breathe a sigh of relief, and that the company would likely get what it wanted anyway. She stated that she and many others would not feel as if their by-right had just been sold. Ms. Walker said that the whole idea of selling the by-right was concerning, because it would set a precedent for the next group that came to ask something of the Board. She stated that even if the next group did not have money, they might still be willing to take the County to court, because the Board had already allowed by-right uses.

Mary Kathryn Allen - Gladstone, Virginia

Ms. Allen stated that she serves on the Planning Commission as a representative of the South District. Ms. Allen said that as Savion and Wild Rose have pointed out, Gladstone is a perfect place to put this because there is nowhere else in the County it could really go, so why not just dump it there with everything else that the County does not want. She stated that she is pretty sure people who live in the northern part of the County think they are going to benefit from this in some way, but they are not. Ms. Allen said this powers 14,000 homes, and they are a quarter of a mile from the Amherst County line. She stated that it is impossible to say who gets the energy; it is whoever turns their lights on first, no matter how far down the line that goes.

Ms. Allen said that the SUP stays with this property; if they allow this for 4,700 acres, it stays with this property unless they leave and nothing happens with that special use permit for two years. She said once they open this can of worms, they cannot put it back in. Ms. Allen stated that Gladstone is not a dumping ground. She said if people do not like what they see there currently, then move or do not live there, but many have grown up there, live there, and love it there. She said she does not think that \$16 million over 40 years is equivalent to giving up what the community will be giving up, and she does not think that enough is known about solar to make such a decision.

Ms. Allen said she agrees with Ms. Walker that the County is at a point where they cannot proceed, having just finished the Comprehensive Plan and preparing to go through the zoning ordinance again. She stated the next two years will be crucial for working together on this, and she does not think they are at a place where they can accept a large solar farm in one small part of the County.

Jim Allen - Gladstone, Virginia

Mr. Allen said he has been an erosion sediment control inspector in the past and is aware of what happens. Mr. Allen said this project has a lot of impervious area, so what they are trying to avoid is runoff and concentrating water. He stated the best way to do that is with vegetation. Mr. Allen said the impervious surface will have water form on the bottom, cause a drip line, and make it down to the bottom of these hills. He said these are on hills they are proposing to put the panels on and not the flat pictures that have been shown, and all these go into this water that is just going to concentrate and continue on into the James River.

Mr. Allen said they will probably have some sediment control and retention ponds, but those are only designed for average rain events or slightly larger, but they get these events with increasing frequency, and this might not be designed to handle it. He stated this might not be the place for a project like this. Mr. Allen said he has seen some of the best erosion and sediment control plans on construction sites fail because it is

just a plan, and it does not always work out. He said they always have to do more, but with this much property, he is very concerned about that, as well as the fact that the panels are considered toxic waste once they are done. Mr. Allen said he asked what they would do with all these things and whether they would even last four years or what they would do with it later.

Ed Hicks - Lovington, Virginia

Mr. Hicks said he was here tonight opposing this because of questions he had. Mr. Hicks said he saw a lot of things that answered many of his questions, but the main reason he was opposing the project was based on his experience as a Ruritan and as a national director over the Dan River District. He stated that along the Dan River is Climax, Virginia—which used to be beautiful, but now is covered in solar panels. He said they went through and stripped out all the farmlands, thousands of acres, making it enormous and bigger than what was being proposed here, but the end result was an unsightly landscape. Mr. Hicks stated that this was one of his main reasons for opposing the project, explaining that there was nothing beautiful about it. Mr. Hicks said that after speaking to the people living there, it became clear they did not even benefit from the project. He stated that all the electricity generated there was sent elsewhere, leaving Climax with nothing, so he hoped the same would not happen to Gladstone. He said that their Ruritan Park on 151 Rockfish School Road had also been approached for a solar farm. He explained that the developers wanted to use their land as well as the neighboring McSwain farm, but they declined because the land was needed for the community, for soccer games and the park. Mr. Hicks said they turned them down, and noted that there are other places in the County that could be used.

Mr. Hicks stated that while the solar representatives made it sound beneficial, he remained cautious, saying that if the promises were kept it might help, but if it turned out like Climax, the result would be devastating. Mr. Hicks suggested that the Board should drive through Climax before making a decision, as it was not far away. He said there was nothing left there—just seas and seas of solar panels—and the pictures shown did not capture the true scale. He stated that there was no more farmland, that all the trees were gone, and recounted how his wife, who grew up on Fort Bragg, noticed a change in the climate after the trees were stripped. Mr. Hicks said the weather never was the same after that, reinforcing his concerns about environmental changes. He expressed hope that something good would come from this.

James Bibb - Arrington, Virginia

Mr. Bibb said he was there to speak on behalf of himself, his family, his children, his neighbors, and many others from the South District—and to urge each Board member to oppose this measure for the industrial-scale solar project for the Gladstone community and anywhere else in Nelson County. He said communities of the South District often seemed to take a back seat to the rest of the County, and he was tired of it.

Mr. Bibb said what their community had to offer the rest of the County could not be found elsewhere—quiet peace, sprawling timberlands and wildernesses teeming with wildlife, beautiful rivers, and amazing people. He asked that the Board not contribute to the degradation of these communities with this project. He stated that industrial-scale solar plants should not be permitted on land zoned for agricultural use to begin with, as it was not in any way an agricultural project. He said the land, forests, and soils would be forever destroyed, and vast timberland tracts would be stripped of their trees, vegetation, and topsoil, impacting watersheds with massive increases in runoff.

Mr. Bibb stated there would be significant implications to wildlife in the area, caused by a six-foot fence topped with wire designed to protect corporate assets, creating drastic changes in habitats. He said neighboring property values would plummet, depending on proximity and visual of the panels. He stated that Nelson, being a tourism-based economy, would be better served not to pollute its historic agricultural and ecotourism character with an industrial solar project.

He said there was no real benefit to anyone in Nelson County, with no jobs to speak of or contracts awarded to the local population. He stated that only noise, traffic, and loss of rural character would result. Mr. Bibb said the project would do nothing to power our homes or decrease our utility bills. He said the money coming from heavily subsidized corporations to acquire land in areas with limited resources would amount to nothing compared to the damages endured for generations.

Mr. Bibb said he was certain Mr. Reed would be opposed to the same project if it were in the hills of Faber. He stated Mr. Parr would vote no on this project if it were being considered for the base of Three Ridges or the Priest. He said Mr. Rutherford would never approve this measure had it been proposed in his district anywhere. Mr. Bibb stated that Mr. Harvey would not vote in favor of it in his district because his voters would be angered by the choice. He said Dr. Ligon would likely not consider voting for this if it were on the timberland tracts surrounding her family farm. Mr. Bibb emphasized that there should be zero votes yes on this project.

Mr. Bibb said that even if the members never visited communities like Gladstone, Piedmont, or Tye River, they were still their constituents and were asking them to protect the rural character and heritage of their communities now and for generations to come. He said they must act just as they would if it had been proposed in their own backyard, because it was in many people's backyards. Mr. Bibb stated Nelson County was not for sale for corporate utility profits—not pipelines, not industrial solar, not in Nelson.

Charlie Hurt – Esmont, Virginia

Mr. Hurt said he wanted to emphasize the importance of agrivoltaics. Mr. Hurt said that once a solar farm is constructed, one of its largest annual budgets is devoted to vegetation management, which involves keeping the grass below the solar panels trimmed to a height of 18 to 24 inches. He said due to the amount of rainfall in the area, it might be necessary to cut the grass three or four times a year. Mr. Hurt said that using lawnmowers and weed eaters over 550 acres multiple times a year generates significant dust and noise pollution. He stated that sheep grazing and the dual use of grazing and solar should not be underestimated in terms of benefit, describing sheep as the ideal animal for the job—unlike cows or goats, which present challenges.

Mr. Hurt said he wanted to commend both the developer and the County for including agrivoltaic language in the contract. Mr. Hurt stated that Albemarle County approved a similar project last year with much excitement and enthusiasm about agrivoltaics, yet failed to include language in the permitting, resulting in the site being sold to another developer with no enforceable agreement. He stated that he appreciated the County's efforts in including agrivoltaic provisions in the ordinance and mentioned that the developer had also expressed interest in the concept.

Mr. Hurt said that he is a sheep producer and noted that many sheep farmers operate in Nelson County and Central Virginia. He stated that a site like the one in question could easily support grazing for a thousand sheep and that this would provide tangible benefits to agriculture. Mr. Hurt said that agrivoltaics could offer a new income stream for farmers or those interested in entering the field. He stated that considering the long-term operation, agrivoltaics is a sound idea and reiterated his appreciation for the ordinance's inclusion of such measures.

Tyler Price – Norwood, Virginia

Mr. Price quoted the first sentence of the mission statement for the Board of Supervisors of Nelson County as the following: "It is the mission of the Board of Supervisors to maintain Nelson County as a beautiful, safe, healthy, and prosperous rural County."

Mr. Price said he was speaking that evening as a professional forester and also a farmer in the South District. He said he has seen changes brought by solar projects to the Virginia countryside over the years as a forester. Mr. Price said he had witnessed acres of productive timberland and farmland being wiped out and replaced by solar farms, which were robbing counties of their valuable soils. He stated that the increased demand for energy was due to large data centers continuing to arise in counties like Louisa and Mecklenburg, and along the 95 corridor.

Mr. Price asked why they would destroy productive land for the sake of government-subsidized solar farms, which have a finite lifespan. He stated that without subsidies, these farms would fail because they are expensive and an inefficient way to commercially generate power. He further said these projects would bring no new jobs to the community and would permanently alter the landscape and soil profile, and wildlife habitat would also be destroyed. Mr. Price said that water drainage in low-lying areas would be greatly affected. He stated that in the eastern part of the state, in areas where timber used to stand tall on both sides of the roads, the roadway was now underwater. He stated that although this was an extreme scenario, it was a real-world example he had personally observed where solar farms had replaced forest land along both sides of the road.

Mr. Price reiterated that, although extreme, these consequences were real. He stated that Virginia Tech had recently been awarded a \$3.4 million grant to study the environmental impacts of large-scale solar projects such as these, with water quality being the primary concern. He said that if there was enough interest to warrant such a substantial study on these impacts, it must be a very questionable business to enter at this time. Mr. Price stated that the topography of the land was far from flat, which would make the installation of these panels inefficient from the outset. He said that the amount of runoff would be extreme, meaning that most of the project would result in sediment being trapped to account for the runoff that would occur. He asked why the County should continue to fatten Weyerhaeuser's pockets by approving such projects, since that is where the money would go.

Mr. Price stated that he had never, as a conservative, thought he would ask the government to tell him what he could and could not do on his land, but in this case, he was asking the Board to deny this project and set the precedent that Nelson County would remain a beautiful rural County for future generations to enjoy.

Edward McCann – Massies Mill, Virginia

Mr. McCann said he was present on behalf of his district of the County, on behalf of the farmers in his area, and on behalf of those that are concerned with the environment and welfare and the water quality in Nelson County. Mr. McCann said that most of those present were alive during the massive wildfire in the 90's that swept through Norwood, which at the time was rated the largest forest fire in the history of the Commonwealth. He said the damage the fire caused to the timber, soil, and water is still being felt to this day. Mr. McCann stated that although the individuals who had taken the time to prepare the information were commendable, he wondered how many of them would be living in Nelson County in 20 or 30 years, or those living in Gladstone around the project location.

Mr. McCann stated that everyone is aware of the demands placed by data centers and recognize the immense amount of current required and the volts that must be delivered. He said that it would be naive to think the project would only require 90 megawatts, as that is merely for today. He said the question remains what the requirements will be next year, or in 5 or 10 years. He said that it does not take much evidence to understand what water does to the topography in Nelson County, Virginia, and the most effective way to control erosion on land in Virginia is with timber that is actively grown and approaching maturity.

Mr. McCann said that clear-cutting timber and installing solar farms reduces the land's ability to control water. He stated that no matter what soil erosion plan is in place, there will still be significant erosion problems, because nothing will break the fall of water except a solar panel, which will cause water to flow with greater velocity. He said that he is a farmer and wishes to continue farming, and he relies on a well and wishes to continue using it. Mr. McCann said there is ample evidence suggesting that solar panels can cause contamination of water and the environment. He commented that most of the Board was familiar with the American Cyanamide Plant and asked if they wanted the next Super Fund to occur in Gladstone because of what they allowed to take place. He then asked if they would set a precedent and limit the number of places where solar farms could be built, or if they would just turn the County over to solar.

John Morse – Richmond, Virginia

John Morse said he is owner of a parcel that is adjacent to and downstream from the proposed solar farm and lives in the city of Richmond. Mr. Morse said he had several concerns. He stated that the installation of the solar panels would add an impervious surface to the Owens Creek watershed, which would increase stormwater runoff, and lead to greater erosion and reduced water quality downstream. Mr. Morse stated that converting the site from tree growth to meadow vegetation would also result in increased stormwater. He said that as the owner of an adjacent parcel, he was concerned about how this would affect his land bordering Owens Creek.

Mr. Morse stated that as noted at the June Planning Commission hearing, the tax revenues, number of jobs created, and project monies to be spent locally would be negligible. He said this meant the solar farm would be an extractive enterprise with little benefit to the community. Mr. Morse stated that he was concerned about the large size of the project and the effect it would have on his land and his neighbors. He said it was worth considering whether a solar farm of this magnitude was truly necessary in this location, and whether a smaller installation might be possible.

Mr. Morse said he was also concerned about decommissioning, acknowledging that a decommissioning plan and bond existed but noting that an improperly executed decommissioning would be an environmental liability affecting everyone downstream. He stated that as the owner, he was also concerned about noise generated during both construction and maintenance of the property. Mr. Morse said he supported the County's efforts to reduce carbon emissions and develop solar and other green energies, but not in this manner. He stated that converting productive forest land to a solar farm was not a sensible way to decrease the carbon footprint when other options were available.

Mr. Morse said that because of these negative impacts, he urged the Board to reject the Wild Rose Solar Project and to support less impactful approaches to developing solar energy within Nelson County.

Robin Hauschner Lovington, Virginia

Mr. Hauschner said he was here in opposition to this proposal. Mr. Hauschner said that he wanted to address the promises and the floral language used by the applicant, particularly regarding the benefits to individuals and the installation of rooftop solar on nearby homes. He stated that the Renewable Energy Credits (RECs)

created by these panels would be ceded to installers or, in this case, attached to the project and ceded to AEP. Mr. Hauschner said that by a modest estimate, this transfer would mean a loss of value from those RECs amounting to tens of thousands of dollars over the project's 40-year lifespan. He stated that on a less modest scale, the loss in renewable energy credits could reach hundreds of thousands of dollars, a sum he believed would be life-changing for residents of Gladstone and others in the County.

Mr. Hauschner said in addition to the issue of RECs, there was the suggestion that solar would bring environmental benefits locally and nationally. He stated that the entire purpose of RECs is to offset non-renewable production by providers and distributors like AEP. He said in practice, this shifts the focus for distributors from retiring and converting non-renewable infrastructure to simply expanding production to accommodate data centers. He stated that this approach does not offset existing non-renewable energy production, but rather preserves the current infrastructure and continues a trajectory of environmental harm.

Mr. Hauschner also said that the proposal would lead to degradation of the local environment. He stated that plans to plant wildflowers and pollinator species seemed optimistic, especially given the proposed practice of cutting the land four or five times each year. Mr. Hauschner said that the neglect of using sheep instead of mowing would immediately undermine any planting efforts. He stated that mowing more than twice a year during the early and late seasons would kill the new species, leaving no opportunity for reseeding. Mr. Hauschner stated that the risk of fire was exacerbated by the site's lack of security. He said that no substantial staff would be maintained on the property during the project's lifespan. Mr. Hauschner stated that, as recent incidents in Amherst had shown, events like the cutting of power wires could result in widespread power outages. He said in the case of timberlands in Gladstone, such an incident could spark a fire capable of devastating the area and threatening local homes.

Mike Campbell - Lowesville, Virginia

Mr. Campbell said he was present on behalf of the Nelson County Farm Bureau as their Vice President. He said that 90 megawatts is 90 megawatts in the daytime; that's not 90 megawatts at night. Mr. Campbell said that if you're going to have power at night, you have to store it and need a battery for that purpose. He stated that Appalachian has one at Smith Mountain Lake, and the storage capacity of Smith Mountain Lake is 560 megawatts, noting that this is what they generate. He stated they pump out of the lake, pump it back up, and let it run back down through the hydroelectric system, but described the process as very inefficient.

Mr. Campbell said that 12% is lost on the panels during the inversion process, and questioned whether the project was providing 90 megawatts DC or AC, emphasizing that if it's DC, 12% must be subtracted, making the output much lower. He stated that his problem with agrivoltaics in this area lies in the slope of the land, the terrain, and the current vegetation. Mr. Campbell said it will be very difficult to grow grasses successfully, as trees—pine and small hardwoods—are being removed, and substantial amounts of lime, chicken litter, or fertilizer would be needed to achieve any kind of greenery, especially on the slopes.

Mr. Campbell stated that the runoff from the panel drip edges adds to the issue, and raised another concern about the distribution of the panels, observing that the 500 acres are spread out in scattered patches. Mr. Campbell said this raises the question of how you would fence in the entire 550 acres, and wondered if sheep would have to traverse forests to reach other patches, warning that coyotes are already a severe problem in that part of the County.

He stated that Nelson County is considering this through a special use permit, but he believes there are not enough parameters in place, and said that no cap has been set on how much solar energy will be allowed in the County. Mr. Campbell also said the decommissioning plan needs scrutiny, asking whether anyone has considered how much a bond should escalate, and pointed out that while a 2% increase is often cited, construction inflation is closer to 4%.

Mr. Campbell stated that he is not in favor of this project. He said that thinking of solar in terms of future use, the requirements for 2045 or 2050 would mean Virginia's power needs could double in 15 years. He stated that to meet those requirements, it would take 3,329 square miles of solar panels, or seven times the size of Nelson County completely covered in panels—and this is what it would take to generate the necessary power.

William Mays - Roseland, Virginia

Mr. Mays stated that he was a farmer in Roseland, and that he is the Nelson County Farm Bureau President but he would be speaking as an individual. He said that Virginia is losing too much farmland and forest land, and they were just scratching the surface here on this energy footprint. He said they have lost a dairy farm every week, with 52 dairy farms lost in Virginia last year, and they are now losing communities over

solar. He said when the land goes into solar, the community changes; it changes the whole infrastructure and changes who will eventually own the land.

Mr. Mays asked if they really wanted to invite something in here as a precedent on corporately owned land that consumes thousands of acres in Nelson County. He asked if they really wanted to buy into that or whether they can trust who they are as Nelsonians with a beautiful, pristine County, having made it through the ashes after the Hurricane Camille flood. He emphasized that in Virginia, if you want solar, you can put it on your house or put it in your yard, but expecting everyone to buy into solar is the wrong route for Virginians and for Nelsonians.

Laura Moon – Gladstone, Virginia

Laura Moon said she lives on Norwood Road in Gladstone. She said her home is very close to the project site, and she is here to express her gratitude towards Savion and the Wild Rose team, as they have been in contact with her family and neighbors for several months. She said they have answered every question they had and have gone over and beyond helping with tree removal on her own property. She stated that the project will be very beneficial for the community, noting that it will pay a tremendous amount of taxes, will hire locals for construction, and will be quiet and respectful to the neighbors, as they have explained to her. She expressed confidence that Savion would continue to engage with the community throughout the construction and operating process. She noted that she was excited about these opportunities that Wild Rose has spoken about.

James Critz - Faber, Virginia

Mr. Critz provided copies of photos which show erosion issues. He said he was in favor of solar and the idea of renewable energy is an excellent one, but at this scale, this is another project that's corporate profits for private loss. Mr. Critz said that if the County wanted to pursue renewable resources, it should be done in partnership with CVEC and Appalachian Power—on the County's terms and at a personal scale. He stated that if a larger project were desired, it could be sited over the Food Lion or the high school, as non-permeable surfaces existed where solar panels could be placed.

Mr. Critz stated that part of the conversation involved Nelson County potentially gaining ownership of the site after the lease agreement ended, a point discussed multiple times. He said he was certain the lease agreement was designed for the lifespan of the panels, and that if panels lasted longer, a longer lease would have been requested. He stated that by pursuing ownership after the lease, the County would only inherit the cost of cleaning up the site.

Mr. Critz said he did not believe the developers were malicious but he did not trust their compliance with regulations. He stated that the photos he provided, and examples like Climax, showed persistent compliance issues at solar farms. Mr. Critz said that enforcement was always an issue. He stated that the potential detriment to local water systems was too significant to ignore, even with promises of planning and oversight.

Mr. Critz noted that Weyerhaeuser was a national timber company, so the lease revenue would not stay in the County. Mr. Critz said that although the County would receive tax revenue and some voluntary payments, the money would not remain with a Nelson County resident improving local land value. He stated that instead, the funds would leave the County. Mr. Critz said that for similar reasons, there were no assurances or reasons to believe that local power costs would decrease. He stated that he understood the broader need for renewable energy and agreed on its importance, but said there was no guarantee this project would reduce anyone's power costs.

Mr. Critz said he had a question about the sheep grazing plan and liked the idea, but noted the plan lacked details about who the shepherds would be, and it was unclear if a Nelson County resident would fill that role. Mr. Critz said that although job creation had been mentioned, Gladstone did not have enough people to provide 250 construction workers. He stated that workers would have to come from places like Madison Heights, Lynchburg, or Roanoke—not from the County itself. Mr. Critz said that approving this project would set a precedent, and he urged the Board to follow the Planning Commission and reject the proposal.

Judy Cash - Shipman, Virginia

Ms. Cash said she is here tonight looking more for information. She said she only heard of this last week through a Facebook post and she wanted to ask the Board not to vote or to give it more time. She suggested another public meeting where people could ask questions and get answers for things they do not know. She said that the job opportunities, 250 jobs, would only be during the construction process, other than the two or three people that would be permanent employees after that time. She said that someone commented on

not letting this opportunity get away from the County. She commented that they let Cove Creek get away, which was one of the best things ever. She emphasized that people need to be more informed before any decision is made.

Mr. Parr closed the public hearing on Special Use Permit 24-0014.

Mr. Parr then opened the public hearing on the siting agreement associated with the solar project.

Karri Honaker – Gladstone, Virginia

Ms. Honaker said she owns several parcels that are directly adjacent along Route 60 to the Wild Rose Solar Project, and she is here on behalf of herself and her neighbors and is not affiliated or representing any group, employer, or otherwise.

Ms. Honaker said that according to the U.S. Forest Service, forest ecosystems are the largest terrestrial carbon sink on earth. She stated that their management is recognized as a cost-effective strategy for mitigating greenhouse gas emissions. Ms. Honaker said this project proposes to install large areas of solar panels which will effectively displace large numbers of mammals, birds, insects, and other wildlife and decrease timber production in the area. She said that absent the installation of this project, the timber would likely be replanted. Ms. Honaker said that the act of replanting the timber itself creates early successional habitat for local wildlife and contributes to large contiguous land areas that serve as wildlife migration corridors. She stated that, in the long term, the increased growth of the timber contributes to carbon sequestration which aligns with County goals of supporting climate-smart practices and green energy goals.

Ms. Honaker said that impervious surfaces such as these solar panels inhibit the absorption of water into the ground, leading to increased runoff and sedimentation in local creeks and water bodies, specifically Carter and Owens Creek, and ultimately the James River. She stated that, as everyone knows, the James River flows into the Chesapeake Bay, and therefore, the County is also accountable to downstream neighbors who will be impacted by these actions and decisions.

She said that the application mentions the creation of 250 temporary jobs and two to five permanent positions. Ms. Honaker stated that temporary jobs in the County do not contribute to the long-term economic viability of the residents in the Gladstone area. She said there have been multiple concerns cited by County residents regarding hazardous materials used in both the maintenance and establishment, and in the longer term, the decommissioning of the panels.

She stated that local residents are concerned about potential long-term health implications from residing in such close proximity to the panels, and that these remain largely unknown. Ms. Honaker said there have been proposals in neighboring counties, such as Amherst County, that were denied due to many of the reasons she has cited and due to concern for this type of development in their County. She stated that residents in this County choose to live in the Gladstone area for many reasons, one of which is the rural nature that is unencumbered by massive developments, whether industrial, commercial, or residential.

Ms. Honaker said she has personally spoken with many of her neighbors in the direct area who are also in opposition, and there are many sightings online of folks who have publicly voiced their concern in opposition. She urged the Board to carefully consider the unknown and unintended consequences that could arise from the installation of such large facilities in the County. She said that while the benefits appear minimal, the concerns regarding environmental, cultural, economic, and social impacts are significant. Ms. Honaker stated that installing such a large-scale solar project will change the character of the County. She said she hopes the Board will support the denial of the development and look to other opportunities that better align with local values.

Phil Purvis - Shipman, Virginia

Mr. Purvis said there have been a lot of promises made, and promises were easily spoken, harder to keep, and very difficult to enforce. Mr. Purvis said he did not place a lot of confidence in some of the promises that had been heard. He stated that, after listening to certain points, he noticed that the panels were separated as shown, but if half the space of the 500 acres proposed for solar panels were used, there would be 250 acres of glass.

Mr. Purvis said the erosion effects concerned him, pointing out recent events in Asheville where 30 inches of rain had fallen. He stated that it was not impossible for Nelson County to experience that kind of rain again, recalling an instance in 1969, and said that it could happen with even less rain. He said that when that much water was concentrated on the solar panels and dumped off at the end, with maybe 10 or 15 feet between the solar panel towers, it could not be a good situation regarding erosion.

Mr. Purvis stated that another concern was special use permits, and said that, as most people knew, he had a problem with them. He stated that with a Comprehensive Plan, and zoning ordinances in place, supporting special use permits for special interest groups could undermine the entire process. He said that a year or so had been spent developing a Comprehensive Plan, and stated that if it were ignored and special use permits were allowed for any purpose, negative outcomes could result. He gave the example of 151 and Alcohol Alley, where farmland was turned into breweries and other things. He said he was definitely opposed to the solar panels.

Mr. Purvis said he drove down to North Carolina quite often and found the panels to be unattractive. He stated there was nothing pretty about them and mentioned the reflective effects of the solar panels heating up the upper atmosphere. He said that, although he was not a strong believer in climate change, he could understand how reflecting sunlight back into the upper atmosphere, especially with larger projects, could potentially cause problems.

There were no others wishing to speak and the public hearing was closed.

Dr. Ligon thanked everyone for attending and noted that they had given them a lot to think on. Mr. Rutherford also thanked everyone for attending and he noted that they would not be taking any actions that evening.

Mr. Reed thanked everyone and said there was a lot on both sides of the equation, so this is not an easy decision. He noted that he wanted to make some suggestions to Savion. He said that he spoke with David Peterson in Richmond, who heads the SHINE program and similar projects. He stated that he told Mr. Peterson that in Nelson, there are very few County residents who are trained for solar tech jobs and noted that any local students interested in such skills must travel to Lynchburg or Charlottesville, which is not practical for most. Mr. Reed said there are currently no onsite career tech programs for solar and noted that he had suggested bringing these to the local high school. Mr. Reed added that in July, the School Board received proposals from six (6) solar companies for rooftop panels at the high school, creating an opportunity to connect multiple initiatives through a potential siting agreement. He pointed out that hands-on experience with solar installations offers significant educational value. Mr. Reed stated he believes siting agreements have not always considered these benefits for the County, and he asked that this be reconsidered before the next Board meeting. He suggested that Savion reach out to Dr. Hester and the School Board to explore additional opportunities.

Mr. Parr thanked everyone for coming out and applauded the good public participation, noting that the diversity of comments gave them a lot to consider.

IV. OTHER BUSINESS (AS APPLICABLE)

- A. Wild Rose Solar Project Appeal of June 26, 2024 Planning Commission Substantial Accord Determination

The Board did not discuss this subject.

V. ADJOURN AND CONTINUE TO DECEMBER 18, 2024 AT 5 P.M. FOR A PUBLIC HEARING, FOLLOWED BY A JOINT WORK SESSION WITH THE PLANNING COMMISSION.

At 8:58 p.m., Mr. Parr adjourned and continued the meeting to December 18, 2024 at 5:00 p.m. for a joint work session with the Planning Commission.

Virginia:

AT A REGULAR MEETING of the Nelson County Board of Supervisors at 2:00 p.m. in the General District Courtroom located on the third floor of the Nelson County Courthouse, in Lovingson, Virginia.

Present: Ernie Q. Reed, Central District Supervisor – Chair
Dr. Jessica L. Ligon, South District Supervisor – Vice Chair
J. David Parr, West District Supervisor
Jesse N. Rutherford, East District Supervisor
Candice W. McGarry, County Administrator
Amanda B. Spivey, Administrative Assistant/Deputy Clerk
Grace E. Mawyer, Director of Finance and Human Resources
Dylan M. Bishop, Director of Planning and Zoning

Absent: Thomas D. Harvey, North District Supervisor

I. CALL TO ORDER

Mr. Reed called the meeting to order at 2:00 p.m. with four (4) Supervisors present to establish a quorum. Mr. Harvey was absent.

- A. Moment of Silence – Attendees observed a moment of silence.
- B. Pledge of Allegiance – Mr. Rutherford led the Pledge of Allegiance.

Mr. Reed said that he wanted to note that Item IV. B. Albemarle-Charlottesville Regional Jail Renovation Financing presentation had been moved to the Board’s Evening session. He also noted that under Other Business, they would have a brief discussion about space needs for County staff.

II. PUBLIC COMMENTS

Elwood Waterfield

Mr. Waterfield expressed concern that a letter in which he read from County Attorney Phillip Payne dated June 1, 2020 was a violation of his civil rights by denying him access to communications with County staff. He said that while Mr. Payne had told him he could send written correspondence to County offices, he could not do this due this due to a chronic medical condition that affected his hands. He said that Sheriff Embrey had apologized to him for laughing about abusive conditions he endured at the Albemarle Regional Jail, but he still felt that corruption was evident in this County government and that justice had not been served.

There were no others wishing to speak under Public Comments and Mr. Reed closed the Public Comment period.

III. CONSENT AGENDA

Mr. Rutherford moved to approve the Consent Agenda as presented. Mr. Parr seconded the motion. There being no further discussion, Supervisors approved the motion by roll call vote (4–0), and the following resolutions were adopted:

- A. Resolution – R2025-48 Minutes for Approval

**RESOLUTION R2025-48
NELSON COUNTY BOARD OF SUPERVISORS
APPROVAL OF MINUTES
(January 14, 2025)**

RESOLVED, by the Nelson County Board of Supervisors that the minutes of said Board meetings conducted on **January 14, 2025** be and hereby are approved and authorized for entry into the official record of the Board of Supervisors meetings.

- B. Resolution – R2025-49 FY25 Budget Amendment

RESOLUTION R2025-49
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET
July 8, 2025

I. Appropriation of Funds (General Fund)			
	<u>Amount</u>	<u>Revenue Account (-)</u>	<u>Expenditure Account (+)</u>
	\$ 3,575.00	3-100-001901-0032	4-100-031020-3038
	<u>\$ 3,575.00</u>		

IV. PRESENTATIONS

A. VDOT Report

VDOT Assistant Residency Administrator Daniel Brown said that the Route 151 slope repair was completed and they were doing some cleanup there. He said that Mill Ridge work had been completed as well. He said that the four-lane primary mowing had been completed, and secondary mowing in Nelson was underway. He said that the Falling Rock slope repair was awaiting permits, so they would be working on that shortly. He said that he would be glad to answer any specific questions from the Board about other road projects.

Supervisors then discussed the following VDOT issues:

Mr. Rutherford:

Mr. Rutherford said that he would appreciate an update on the timeline for the pipe repair near the Lovington Food Mart, Exxon and Chicken Coop. He said that additionally, on Rockfish River Road, there was a pipe that had washed out last year that was in need of replacement. Mr. Brown said that he would get an update on the pipe repair near Exxon. He said that he believed the pipe repair on Rockfish River Road was due to begin in August.

Mr. Rutherford said that he was aware there had been some discussion about doing a speed study on Route 56 near Deer Run going towards Buckingham. He asked if he could get an update on how the site visit went. Mr. Brown said that he would get updated information on that as well.

Mr. Rutherford said that there had also been some conversations with the Sheriff about reducing the speed limit in the Lovington area on Route 29, but he was unsure of the timing of that or if more studies were needed. Ms. McGarry said that she believed they were waiting for Virginia State Police to comment on that and move it up the chain from there.

Mr. Rutherford said that also, at the intersection of Route 6 West and Route 29, there was a giant pothole in the concrete portion of the Eddie Embrey bridge. Mr. Brown said that they would get someone to check that.

Dr. Ligon:

Dr. Ligon said that they had previously requested a speed study on Route 29 between Food Lion and the high school about a year and a half ago. She said that they knew the study had been completed but had not heard about the results. Mr. Brown said that he remembered that study and knew it was complete.

Mr. Parr:

Mr. Parr said that he had a constituent reach out to him about road issues near Horseshoe and Sleepy Hollow, but he could not recall the exact address. He said that there also was a section of Hideaway off of Rhue Hollow where a dip in the road keeps getting washed out. He said that there had been some patches and grading, but it was still an ongoing issue according to one of his constituents. He said that he would appreciate it if VDOT could look into those areas.

Mr. Parr asked about the ongoing mowing and what was done when advertising signs are left behind when they are no longer needed. He noted a sign in Piney River that was still up from an auction that took place in May, commenting that it was in the way of mowing, so that area was not mowed. He asked if VDOT would handle

either removing the sign or reaching out to the business owner. Mr. Brown indicated that they would look into it.

Mr. Reed:

Mr. Reed said that he wanted to thank VDOT for the great job they did of clearing and digging out part of the bank to improve the sight distance along the turn lane at Davis Creek and Route 29. He said that he also deeply appreciated the addition of the speed reduction sign on Route 6 on the west side of Adial, which had been a community request for a long time.

Dr. Ligon said that on Route 29 North between Woodland Church and the next driveway to the north, there was poor visibility around the curve. She said that in that same area, in the crossover in the middle of the highway, the signs made it difficult to see oncoming northbound traffic. Mr. Brown said that they would look to see if any adjustments could be made.

Mr. Rutherford commented that there was a major pothole near Montreal Village that should be fixed before someone lost a tire in it. Mr. Brown noted that VDOT would check on that as well.

B. Albemarle-Charlottesville Regional Jail Renovation Financing

This item was moved to the evening session of the meeting.

V. NEW & UNFINISHED BUSINESS

A. Lovington Beautification Committee Request

Gail Bastarache said that she would like to express her gratitude to the Board for the 2024 grant they received. She said that she would like to request an additional \$2,000 grant to cover expenses for 2026-2027 beautification projects. She said that they have documented all their expenses for the past 18 months, and when she spoke with the Finance person, she was advised that they needed to apply for another grant, so that was what she is doing. She said that they have enriched soil for 13 planters throughout Lovington, flowers for all the planters through three different seasons, and they had also purchased seasonal decorations that could be reused.

Ms. Bastarache said that they have also purchased greenery to embellish the bench at the town center. She said that they have received some donations from Saunders Farm Store and the Chamber of Commerce. She said that they accept donations and appreciate the support. She said that they maintain the planters themselves and have established six other planters in Lovington. She said that as their County seat, they love to keep it beautiful. She said that they have approximately \$400 in their beautification fund, and they would like to continue planting seasonal flowers and upgrade their seasonal decorations to be more aesthetically pleasing and more organic in origin, rather than plastic.

Ms. Bastarache said that she purchased some giant eggs as decorations, but because they are plastic, they are not loved by everyone. She said that they wanted to have painted wooden decorations instead. She also said that they need to seal the barrel planters to protect them from the elements and consider other areas of Lovington where they can improve with shrubs or decorative perennials if they have the funds. She said that she appreciated the Board's consideration of the Committee's request.

Mr. Rutherford said that he had the honor of planting some of the flowers with the committee and understood the hard work they put into making Lovington beautiful.

Mr. Rutherford moved to **approve the \$2,000 grant request of the Lovington Beautification Committee.** Mr. Parr seconded the motion. Mr. Parr thanked Ms. Bastarache for all the work she and her committee do for the County. He said that he knew it was appreciated by their local businesses and community at large, and it was great to see so much activity and such great results. There being no further discussion, the Supervisors approved the motion unanimously (4-0) by roll call vote.

Mr. Parr suggested the Board consider including the beautification fund as an ongoing budget item. Ms. McGarry recommended that the Beautification Committee submit an annual budget request for the Board to consider for inclusion in the budget.

B. FY25-26 Salary and Classification System (R2025-50)

Director of Finance and Human Resources Grace Mawyer stated that Resolution R2025-50 amends the County's salary classification system to include a 3% salary adjustment for Nelson County personnel, both full and regular part-time employees, as well as a 3% salary adjustment for all regular part-time and full-time employees employed by a constitutional officer or in the Registrar's Office. She said that this 3% adjustment was inclusive of the 3% across-the-board percentage-based salary increases effective July 1, 2025, for all constitutional officers and their compensation board-funded permanent staff.

Ms. Mawyer said that an additional 6% salary adjustment for all full-time dispatch employees effective July 1, 2025, was also included in this resolution. She stated that this 6% adjustment was inclusive of 6% across-the-board percentage-based salary increases for all compensation board-funded dispatch positions and Sheriff's Office positions effective July 1. She said that this resolution authorized the pay range for their public safety dispatcher position to be increased by 6% for Fiscal Year 2026, pursuant to the new compensation board salary scale for dispatch positions.

Ms. Mawyer said that the pay ranges of all other positions within their pay classification system were increased by 1.5% for Fiscal Year 2026, in an effort to maintain competitive market-rate salaries. She said that these raises were included in their FY26 budget, which was passed on June 25, 2025.

Ms. McGarry said that she wanted to emphasize that they were proposing to raise their salary range scales by 1.5%, which they also did last year. She explained that the intent behind this is to maintain competitiveness in line with their salary and compensation studies. She said that steady increases would prevent the need for a sudden, larger increase.

Mr. Parr moved to adopt **Resolution R2025-50 Fiscal Year 2025-2026 Amendment of Salary and Classification System**. Dr. Ligon seconded the motion and there being no further discussion, the Supervisors approved the motion unanimously (4-0) by roll call vote and the following resolution was adopted:

**RESOLUTION R2025-50
NELSON COUNTY BOARD OF SUPERVISORS
FY2025-2026 AMENDMENT OF SALARY AND CLASSIFICATION SYSTEM**

BE IT RESOLVED by the Nelson County Board of Supervisors that the local government's "Salary and Classification System" is hereby amended to incorporate the following:

A three percent (3%) salary adjustment shall be hereby authorized for Nelson County personnel (full-time and regular part-time) employed pursuant to the County's salary classification and pay plan, effective on July 1, 2025. Additionally, a three percent (3%) salary adjustment shall be authorized for all regular part-time employees and all full-time employees, inclusive of the elected/appointed official, employed by a Constitutional Officer or in the Office of the Registrar. The three percent (3%) is inclusive of the 3% across-the-board percentage-based salary increases effective July 1, 2025 for all constitutional officers and their Compensation Board funded permanent staff positions and shall be calculated based upon the salary in effect on June 30, 2025 (Compensation Board and local supplement).

An additional six percent (6%) salary adjustment shall be authorized for all full-time dispatch employees effective on July 1, 2025. This is inclusive of the 6% across-the-board percentage-based salary increases for all Compensation Board funded COMOP and CO SP positions (dispatch positions in sheriffs' offices with primary law enforcement responsibilities in their county) effective July 1, 2025.

Finally, in order to endeavor to maintain competitive market rate salaries, as of July 1, 2025, the pay range assigned to the Public Safety Dispatcher position within the pay and classification system shall be increased by 6% for FY26, pursuant to the new Compensation Board salary scale for dispatch positions. The pay ranges of all other positions within the pay and classification system shall be increased by 1.5% for FY26. Probationary employees as of July 1, 2025 that are at the minimum of their assigned pay range, shall be moved to the new minimum of their assigned pay range within the pay and classification system. Upon successful completion of their probationary period, these employees shall receive the remaining salary increase of 1.5% for FY26 in order to provide a total salary increase of 3% based upon their salary as of June 30, 2025.

C. Ordinance Confirming One-Time Employee Bonus

Ms. Mawyer stated that the Ordinance O2025-06, pursuant to Virginia Code §15.2-1508, provided for the payment of monetary bonuses to the County's officers and employees. She explained that the 2025 General Assembly approved funding to support a 1.5% bonus for all Department of Social Services employees, constitutional officers, regional jail superintendents, and their compensation board-funded full-time

permanent employees, effective July 1, 2025. She said that this ordinance applied to both those employees and all County department full-time employees to provide a 1.5% bonus, as well as a \$200 bonus for all regular part-time employees. She said that the bonus was included in the FY26 budget, which went to public hearing on May 13, 2025 and was passed on June 25, 2025.

Mr. Reed asked for clarification that this was not the same 1.5% referenced in the previous item. Ms. McGarry confirmed this is a different 1.5% increase and would be a one-time bonus. Mr. Reed asked if it was based on what was provided by the state. Ms. Mawyer confirmed that was correct.

Mr. Rutherford asked what the resulting dollar amount would be. Ms. McGarry replied that she could not recall the exact amount, but she believed the bonus was about \$100,000 and the other percentage of raises was a little over \$200,000. She said that she could follow up and provide the Supervisors with the exact amounts.

Mr. Rutherford asked if the state would cover the additional expense for the bonus. Ms. McGarry said that the state would cover the bonus for the state-supported positions, and any other positions would be fully funded by the County. Mr. Rutherford asked if they had already budgeted for this. Ms. McGarry confirmed that yes, they had.

Mr. Parr moved to adopt **Ordinance O2025-06 Providing for the Payment of Bonuses to Certain County Employees**. Dr. Ligon seconded the motion. There being no further discussion, the Supervisors approved the motion unanimously (4-0) by roll call vote and the following ordinance was adopted:

**ORDINANCE O2025-06
NELSON COUNTY BOARD OF SUPERVISORS
ORDINANCE PROVIDING FOR THE PAYMENT OF
BONUSES TO CERTAIN COUNTY EMPLOYEES**

WHEREAS, pursuant to Virginia Code §15.2-1508, Bonuses for Employees of Local Governments, the County may provide for payment of monetary bonuses to its officers and employees; and

WHEREAS, the 2025 General Assembly has approved funding to support a 1.5% bonus for all Department of Social Services employees, constitutional officers, regional jail superintendents and their Compensation Board funded full-time permanent employees on July 1, 2025; and

WHEREAS, the 1.5% bonus is based on their current base salary provided that the governing authority of such employees use such funds to support the provision of a bonus for the stated employees; and

WHEREAS, during the County's FY26 budget work sessions, consideration for the 1.5% bonus was granted to all County Department full-time employees as well as a \$200 bonus for all regular part-time employees; and

WHEREAS, the Board of Supervisors, after duly advertising, held a Public Hearing for this purpose on May 13, 2025, and;

WHEREAS, the Board of Supervisors included the bonuses in its FY26 budget that was approved at the June 25, 2025 continued meeting; and

NOW, THEREFORE, BE IT ORDAINED that the Nelson County Board of Supervisors hereby approves the above referenced bonuses to be paid to the employees in all of the County Departments, to include the Constitutional Officer Departments, Registrar's Office, and the Department of Social Services.

D. Piney River Water and Sewer Rates

Ms. McGarry said that she had provided some of the information previously discussed during last month's presentation. She said that as of March 2025, there were 206 customers, consisting of five water-only, 18 sewer-only, 83 sewer and grinder pump customers, and 100 customers who used all three (water, sewer and grinder pump) services. She said that the next chart compared the base service and usage fees for water and sewer between the Nelson County Service Authority's systems and the County's Piney River system. She said that it also reiterated the connection fees, for each of those systems.

PRWS SYSTEM SERVICE & USAGE FEES
COMPARED TO NELSON COUNTY SERVICE AUTHORITY

Fee/Charge Description	RATES		
	2024 NCSA - Lovington, Schuyler, Gladstone	2024 NCSA - Wintergreen Mountain (Where Different)	2013 Piney River County-02013-04
Base Service & Usage Fees			
Water Usage - (4,000 gallons monthly minimum)	\$ 48.30	\$ 52.90	\$ 29.90
Water Usage - (per 1,000 gallons over monthly minimum)	\$ 12.00		\$ 6.10
Sewer Usage - (4,000 gallons per month)	\$ 80.15	\$ 80.15	\$ 29.60
Sewer Usage - (per 1,000 gallons over monthly minimum)	\$ 11.30		\$ 6.85
Grinder Pump Fees	\$ 25.25		\$ 9.00

*NCSA Base Sewer Usage Rate Effective July 1, 2025

PRWS WATER AND SEWER CONNECTION FEES
COMPARED TO NELSON COUNTY SERVICE AUTHORITY

Fee/Charge Description	RATES		
	2024 NCSA - Lovington, Schuyler, Gladstone	2024 NCSA - Wintergreen Mountain (Where Different)	2013 Piney River County-02013-04
Connection Fees - (Water & Sewer) - each			
5/8" to 3/4"	\$ 4,000.00		\$ 2,000.00
- Full 3/4" (3/4")	\$ 6,000.00		\$ 3,000.00
- One Inch (1")	\$ 10,000.00		\$ 5,000.00
- One & One Half (1 1/2")	\$ 17,500.00		\$ 8,000.00
- Two Inch (2")	\$ 32,000.00		\$ 16,000.00
- Three Inch (3")	\$ 64,000.00		\$ 32,000.00
- Four Inch (4")	\$ 100,000.00		\$ 50,000.00
- Six Inch (6")	\$ 200,000.00		\$ 100,000.00

Ms. McGarry stated that last month, they had examined several different scenarios for phasing in an increase in rates, with the longest being a five-year phase in. She said that the next chart displayed the five-year differential, which split the difference between the Piney River water and sewer rates and the Service Authority rates by equal amounts for five years, and then applied that differential amount to years one through five.

5 YEAR PHASE-IN OF EQUALIZING COUNTY PRWS & NCSA
WATER & SEWER SERVICE & USAGE FEES
(EQUAL INCREASES EACH YEAR)

5-Year Rate Phase-In

	NCSA	WGR	NC-PRWS	5-Year Differential	Year-1	% Change	Year-2	Year-3	Year-4	Year-5
Base Service & Usage Fees										
Water Usage - (4,000 gallons monthly minimum)	\$ 48.30	\$ 52.90	\$ 29.90	\$ 3.68	\$ 33.58	12.31%	\$ 37.26	\$ 40.94	\$ 44.62	\$ 48.30
Water Usage - (per 1,000 gallons over monthly minimum)	\$ 12.00		\$ 6.10	\$ 1.18	\$ 7.28	19.34%	\$ 8.46	\$ 9.64	\$ 10.82	\$ 12.00
Sewer Usage - (4,000 gallons per month)	\$ 80.15	\$ 80.15	\$ 29.60	\$ 10.11	\$ 39.71	34.16%	\$ 49.82	\$ 59.93	\$ 70.04	\$ 80.15
Sewer Usage - (per 1,000 gallons over monthly minimum)	\$ 11.30		\$ 6.85	\$ 0.89	\$ 7.74	12.99%	\$ 8.63	\$ 9.52	\$ 10.41	\$ 11.30
Grinder Pump Fees	\$ 25.25		\$ 9.00	\$ 3.25	\$ 12.25	36.11%	\$ 15.50	\$ 18.75	\$ 22.00	\$ 25.25
Minimum Total With Grinder Pump	\$ 153.70		\$ 68.50	\$ 17.04	\$ 85.54	24.88%	\$ 102.58	\$ 119.62	\$ 136.66	\$ 153.70
Minimum Total Without Grinder Pump	\$ 128.45		\$ 59.50	\$ 13.79	\$ 73.29	23.18%	\$ 87.08	\$ 100.87	\$ 114.66	\$ 128.45

She said they had been asked last month to consider a six-year rate phase-in, so they had developed two scenarios: one with equal increases each year, with the differential divided by six, and applied to years one through six, resulting in a minimum total with a grinder pump of \$82.70 in year one and \$70.99 without a grinder pump.

6 YEAR PHASE-IN OF EQUALIZING COUNTY PRWS & NCSA WATER & SEWER SERVICE & USAGE FEES (EQUAL INCREASES EACH YEAR)											
6-Year Rate Phase-In											
Base Service & Usage Fees	NCSA	WGR	NC	6-Year Differential	Year-1	% Change	Year-2	Year-3	Year-4	Year-5	Year-6
Water Usage - (4,000 gallons monthly minimum)	\$ 48.30	\$ 52.90	\$ 29.90	\$ 3.07	\$ 32.97	10.26%	\$ 36.03	\$ 39.10	\$ 42.17	\$ 45.23	\$ 48.30
Water Usage - (per 1,000 gallons over monthly minimum)	\$ 12.00		\$ 6.10	\$ 0.98	\$ 7.08	16.12%	\$ 8.07	\$ 9.05	\$ 10.03	\$ 11.02	\$ 12.00
Sewer Usage - (4,000 gallons per month)	\$ 80.15	\$ 80.15	\$ 29.60	\$ 3.43	\$ 38.03	28.46%	\$ 46.45	\$ 54.88	\$ 63.30	\$ 71.73	\$ 80.15
Sewer Usage - (per 1,000 gallons over monthly minimum)	\$ 11.30		\$ 6.85	\$ 0.74	\$ 7.59	10.83%	\$ 8.33	\$ 9.08	\$ 9.82	\$ 10.56	\$ 11.30
Grinder Pump Fees	\$ 25.25		\$ 9.00	\$ 2.71	\$ 11.71	30.09%	\$ 14.42	\$ 17.13	\$ 19.83	\$ 22.54	\$ 25.25
Minimum Total With Grinder Pump	\$ 153.70		\$ 68.50	\$ 14.20	\$ 82.70	20.73%	\$ 96.80	\$ 111.10	\$ 125.30	\$ 139.50	\$ 153.70
Minimum Total Without Grinder Pump	\$ 128.45		\$ 59.50	\$ 11.49	\$ 70.99	19.31%	\$ 82.48	\$ 93.98	\$ 105.47	\$ 116.96	\$ 128.45

Ms. McGarry said that the second six-year phase in scenario included a 2% per year inflationary factor in years two through six, resulting in a minimum total with a grinder pump of \$82.70 in year one and \$70.99 without a grinder pump. She indicated that in year two, the rate would increase to \$98.84 with a grinder pump and \$84.13 without a grinder pump. She said the six-year rate phase-in with the 2% inflationary factor did not equal the Service Authority rate, rather it came in a little higher due to the escalation from year to year. She indicated that the escalation was to take into account some level of increases by the Service Authority.

6 YEAR PHASE-IN OF EQUALIZING COUNTY PRWS & NCSA WATER & SEWER SERVICE & USAGE FEES (PLUS 2% ESCALATION OF INCREASES EACH YEAR)											
6-Year Rate Phase-In with 2%/Year Inflationary Factor YR 2-6											
Base Service & Usage Fees	NCSA	WGR	NC	6-Year Differential	Year-1	% Change	Year-2	Year-3	Year-4	Year-5	Year-6
Water Usage - (4,000 gallons monthly minimum)	\$ 48.30	\$ 52.90	\$ 29.90	\$ 3.07	\$ 32.97	10.26%	\$ 36.75	\$ 40.62	\$ 44.56	\$ 48.58	\$ 52.68
Water Usage - (per 1,000 gallons over monthly minimum)	\$ 12.00		\$ 6.10	\$ 0.98	\$ 7.08	16.12%	\$ 8.23	\$ 9.40	\$ 10.59	\$ 11.80	\$ 13.04
Sewer Usage - (4,000 gallons per month)	\$ 80.15	\$ 80.15	\$ 29.60	\$ 3.43	\$ 38.03	28.46%	\$ 47.38	\$ 56.92	\$ 66.65	\$ 76.58	\$ 86.70
Sewer Usage - (per 1,000 gallons over monthly minimum)	\$ 11.30		\$ 6.85	\$ 0.74	\$ 7.59	10.83%	\$ 8.50	\$ 9.43	\$ 10.37	\$ 11.34	\$ 12.32
Grinder Pump Fees	\$ 25.25		\$ 9.00	\$ 2.71	\$ 11.71	30.09%	\$ 14.71	\$ 17.78	\$ 20.88	\$ 24.06	\$ 27.30
Minimum Total With Grinder Pump	\$ 153.70		\$ 68.50	\$ 14.20	\$ 82.70	20.73%	\$ 98.84	\$ 115.30	\$ 132.09	\$ 149.21	\$ 166.68
Minimum Total Without Grinder Pump	\$ 128.45		\$ 59.50	\$ 11.49	\$ 70.99	19.31%	\$ 84.13	\$ 97.54	\$ 111.21	\$ 125.16	\$ 139.38

Ms. McGarry pointed out that there were other fees and charges to consider, such as yard hydrant fees, unauthorized water and sewer use fees, copies of County rules and regulations, new service opinion fees, voluntary disconnect and reconnect fees for water, and the misuse damage fee minimum.

OTHER FEES/CHARGES TO CONSIDER EQUALIZING			
Fee/Charge Description	2024 NC SA - Covington, Schuyler, Galedencom	2024 NC SA - Wintergreen Mountain (Where Different)	2013 Piney River County 02013.04
Availability Fees			
Availability Fee - Water		\$ 3.50	\$ -
Availability Fee - Sewer		\$ 5.00	\$ -
Yard Hydrant Fees			
Yard Hydrant Fees - (1,500 gal. base charge monthly - NC - 4,000 gal. NC SA) additional if on separate meter	\$ 48.30	\$ 52.00	\$ 7.50
Fire Protection Fees			
Fire Protection Fees - (annual per hydrant) Can be Paid Quarterly (County Pays NC SA)	\$ 985.41		N/A
Unauthorized Water/Sewer Use Fees			
Additional Daily Charge	\$ 1,000.00		\$ 500.00
Sewage Hauler's Fees - (per gallon)	\$ 0.15		N/A
Copies of Authority/County Rules & Regulations	\$ 10.00		\$ 2.50
New Service Opinion Fee - (add'l charge of time & material if actually located or dug up)	\$ 50.00		\$ -
Voluntary Disconnect/Reconnection Fees (water service)	N/A		\$ 25.00
Misuse/Damage Fee - (actual cost for time & materials for all damages over minimum)	\$ 500.00		\$ -

Ms. McGarry said they had made a change to the original chart, with the advisement of Service Authority staff, regarding the availability fees for water and sewer, which were only applicable to the Wintergreen System. She said that for next steps, they would have a question and answer session and a discussion of any of the information presented. She noted that they could explore developing other rates, including one that covered the worst operational year's break-even point. She said that although they had not yet developed this rate, they would be working on it.

Ms. McGarry said that maximum usage fees and connection fees could be advertised for a public hearing, with proposed operational differences to be proposed at a later date because that would also require an ordinance amendment. She said that in staff discussions, they would recommend that the working group meet again to examine all operational differences and reach consensus on County ordinance changes. She said that they would then bring these changes back to the Board for a public hearing, along with proposed fee changes, at the August or September regular Board meeting.

Ms. McGarry said that this would provide a public hearing in September or October, allowing adequate lead time for customer notifications prior to a possible January 1, 2026 effective date or other timeframe the Board may prefer. She said that she believed that they may have additional work to do, so it may be best to have all ordinance changes done at once and have one public hearing on all of it, rather than splitting them up.

Mr. Parr thanked Ms. McGarry for the charts that included the six-year and the six-year with inflationary factor. He asked if it was possible to make more gradual year-to-year increases in order to lessen in the impact of the rate increases. He acknowledged they had to implement the increase to maintain the system, but he did not want the rates to be a severe burden on residents who may already be struggling.

Dr. Ligon said that they were currently operating at a negative, which was concerning. She noted that they had been planning to get out of the water and sewer business and asked what the timeline was on that. Mr. Parr commented that he did not think the Service Authority wanted to get into the Piney River Water and Sewer business until the County fixed the rates. Dr. Ligon commented that she agreed and noted that the longer they stretched it out, the longer the County would be in the business. Mr. Parr said that having an end time would be better than where they were now.

Mr. Reed said that in response to Mr. Parr's suggestion about a more gradual increase, he would like to note that by doing so, the residents would be faced with a much steeper burden in the final years of the change, which would be much more radical than equalizing it year-to-year.

Mr. Parr said that he was thinking that may be more palatable because the projections are based on today's market and assume an even growth year over year, but if they planned for the larger increases to occur towards the end of the six years, it would actually have less impact because people's salaries would have grown or they would have had more time to budget and could accommodate that larger increase in rates.

Mr. Reed said that another consideration was whether they could keep these terms but change the ownership. He noted that he was unsure what the Service Authority would have to do in terms of maintaining different rates. He commented that he was unsure if they could relinquish ownership of the system prior to the term of the rate changes. Dr. Ligon said that she was not given that impression at the meeting. She said that there were many things they needed to fix and this was just one thing on the list. She acknowledged that changing ordinances was more work, but if it was taking an inordinate amount of time to reach a consensus, adjusting the fees for hookups and services could be beneficial. She said that it would help them generate income if they were to provide hookups and services, and it would also demonstrate to the Service Authority that they were taking steps forward.

Mr. Rutherford said that he was supportive of the proposed five to six year transition period to match the rate. He said that as for the implementation, he believed they would find the best approach. He said that he agreed with a start date of January 1, as he thought it provided sufficient time for constituents to prepare. He said that he thought it would be beneficial if they could schedule another meeting to finalize the rate. He said that the sooner they could complete this, the sooner their constituents could prepare for the changes. He said that in his opinion, a six year plan was preferable to the current zero plan they have had.

Mr. Parr agreed that they should move forward with the six-year plan, and discuss Mr. Reed's suggestion about getting something in writing from the Service Authority and what their timeline would be about getting the County out of the business.

Mr. Rutherford asked if the pump station was done yet. Ms. McGarry replied no. She said they were still in the process of ensuring that the specifications of the station they plan to order would work on the ground.

Mr. Rutherford said that they certainly should get the process moving and give the people of Piney River as much due diligence as possible. He commented that he felt five to six years was a reasonable timeframe. He concurred with Mr. Parr over the history of the Piney River System, noting that it was necessary to get the water system there due to water quality and sewer issues. He said that a similar water quality issue happened on Craigtown Road.

Ms. McGarry said that in their meeting with the Service Authority, the Authority stated they increased their rates by 15% every two years. She said that it was unlikely their rates would ever match exactly with the Service Authority's rates over the six years.

Mr. Reed said that they would need to reevaluate their rates at the end of the six years because the rates would not be the same. He said that the factors that caused the Service Authority to change its rates were not purely inflationary; they were based on needs, debt service, and other factors. He agreed that they should try to get this started by January 1. He said that they should definitely have something that demonstrates what they have to do to turn it over, and in the meantime they can plan more about what exactly that will entail.

Ms. McGarry asked if the Board had a year one base rate they could agree they should work from, or if they should have a work group meeting to discuss it more.

Dr. Ligon said that she was very interested in determining what rates would be necessary to achieve their operational break-even point. She said that she would like to achieve that break-even point within the first two years.

Mr. Reed said that considering the costs they have, the amount of customers, and what would be necessary to bring everything up to speed, he did not think it would affect what the rate change could be for the first year. He noted that break-even would be much higher than anything they projected. He agreed it would be good information to have, but he did not know if it had any bearing on the increases to the customer rates.

Mr. Parr said that they were currently at \$68.50 and \$59.50 for their current rates. He said that a 10% increase would be \$75.35 and \$65.45 in the first year.

Mr. Rutherford asked if they had to hold a public hearing for each rate increase or if they could do it at one time. Ms. McGarry said that she would check with their legal counsel to be sure, but she believed they had to advertise the rates for public hearing each year.

Dr. Ligon noted that if they increase the connection fees, it would put less pressure on the monthly rates. She commented that the connection rate in Piney River was \$2,000, but anywhere else in the County, it would cost \$4,000.

Mr. Rutherford said he recalled that ten years ago, the connection fees were seen as expensive, but now they were somewhat competitive. He said that he believed they should not be prohibitive to people who wanted to connect to public water and sewer, and as a homebuilder, he did not see an issue with increasing those fees.

Mr. Reed asked if there had been discussion about bringing the other rates into parity. Ms. McGarry replied yes. Dr. Ligon said that another major fee that was frequently discussed was grinder pump maintenance. She said that for the Service Authority, individuals with grinder pumps paid a premium, similar to insurance, in the event of an issue. She said that this was not the case in Piney River. She said that the burden of replacing the grinder pump fell largely on the County for Piney River, and that was not the case for the Service Authority's system. She said that there had been a lack of education provided to the Piney River customers on how to properly maintain their grinder pump and what materials should not be put in there, resulting in a higher failure rate due to this lack of knowledge. Ms. McGarry said that they had discussed looking into whether there had been repeat offenders with grinder pump failures and the potential for educating people.

Mr. Rutherford said that he believed it would be best if the working group met with the Service Authority again to review the numbers and see what would be necessary to break even and match the rates.

Mr. Reed suggested that when they put it out for public hearing, they should provide their best guess for the rates for the six years and potentially advertise for two years of rate increases. Dr. Ligon noted that the Service Authority had emphasized that they need a defined plan to get to the necessary rates, and doing that would not be a clear path. Mr. Rutherford said that the constituents deserved to know the six-year plan.

Ms. McGarry said that they could advertise the plan for informational purposes while only advertising one or two years of rate changes. She said that it was important to maintain flexibility in the case of changing circumstances in the out-years.

Dr. Ligon asked if the Board wanted to wait to hold a public hearing. Mr. Rutherford said that they should hold a public hearing in September or October in order to implement this plan by January 1. Mr. Reed said that he believed they should have the public hearing as soon as possible, but they should have some clearer information first. Mr. Parr said that they could authorize the public hearing in September and hold it in October, which would give them time to meet with the Service Authority in August.

Ms. McGarry said that she believed they had planned to meet again with the Service Authority at the end of this month.

VI. REPORTS, APPOINTMENTS, DIRECTIVES AND CORRESPONDENCE

A. Reports

1. County Administrator's Report

Ms. McGarry provided the following report:

- A. DSS Building** – Ms. McGarry reported that the County received four (4) bids within the project budget estimate; with base bids ranging from \$5,472,500 - \$5,869,000. PMA is reviewing the bids to determine the lowest responsive and responsible bidder, which will entail checking references and subcontractors, prior to their recommendation of contract award. Staff recommends that the Board be positioned to meet later in the month to authorize awarding the contract. Additionally, staff is working with PMA, Davenport, and Sands Anderson this week to further refine the amount of borrowing needed from the VRA bond sale.
- B. County/NCSA Work Group Meeting** – Ms. McGarry stated that the first work group meeting was held on June 11th, consisting of herself, Ms. Spivey, Ms. Mawyer, Dr. Ligon, Mr. Parr, George Miller, Jennifer Fitzgerald, as well as Mr. McSwain and Mr. Hight of the Service Authority Board. The group reviewed the history of discussions of transferring the system, the need for uniform regulations, and the Piney River system being financially self-sufficient. Information to be gathered for the next meeting includes: a break-even rate during the most recent worst year, looking at grinder pump replacement orders to determine any repeat customers, and defining operational differences between County/NCSA policies. The work group less Mr. Hight and Mr. Parr, met onsite for a tour of the Black Creek water and wastewater treatment plants and at the old Lovington wastewater treatment plant behind Calvary Baptist church. It was confirmed that water volume and treatment capacity were both issues that would need to be addressed to accommodate future growth in the system. Water treatment is currently at 77% of the permitted volume of the treatment plant and DEQ has an 80% threshold. The group will continue to meet monthly.

Ms. McGarry noted that the tour of the plant went well and they learned a lot. Mr. Rutherford indicated that he was curious to know what the remaining 3% equaled in terms of houses. Ms. McGarry noted they would have to look into it. Mr. Rutherford recalled when there was speculation of a developer coming to Lovingsston, that there was capacity for about 50 additional houses. Dr. Ligon commented that Service Authority staff laughed during the tour when discussing the report on capacity and felt things were more dire than what was suggested.

C. Region 2000 Services Authority – Ms. McGarry reported that the Authority met on June 25, 2025 and adopted a Member tipping fee rate of \$34/Ton and a Non-member rate of \$44/Ton. The FY26 budget of \$7,924,682 was adopted based upon 71,265 Member tons and 125,038 Non-member tons.

D. Regional Water Supply Planning – Ms. McGarry stated that the Central Virginia Planning District Commission (CVPDC) membership voted to authorize CVPDC to take the lead on Regional Water Supply planning activities on behalf of the Middle James River 2 Regional Planning Unit (RPU), which the County is part of. They are applying for Virginia Department of Emergency Management grant funding for the overall Supply Plan update in July and are requesting a letter of intent to participate from each member of the RPU to include with the final grant application. The letter includes the commitment to provide a \$5,400 local match upon successful award of the grant. The Board's consensus for staff to provide this commitment letter is requested. They will also be applying for initial DEQ grant funding in September to be used for updating member data.

Ms. McGarry noted that the grant amount being applied for was about \$450,000.

Dr. Ligon moved that the Board **to direct staff to send a signed letter of intent for Nelson County to participate in the Middle James River RPU's Virginia Department of Emergency Management grant application.** Mr. Rutherford seconded the motion. There being no further discussion, the Supervisors approved the vote unanimously (4-0) by roll call vote.

E. Regional Jail Renovation & Expansion Project – Ms. McGarry stated that the Board will receive a presentation from ACRJ staff and Davenport on the project scope and financing during the evening session. Approval of the financing will be sought from the Board with ACRJ Board approval to be proposed at the regular ACRJ meeting on July 10th.

Dr. Ligon noted that the County's portion was based on incarceration rate and asked if the County's incarceration rate were to drop, whether they would pay a lesser amount. Ms. McGarry explained that the amount was based on a five-year average. She confirmed that if the five-year average changed, the County's commitment amount would also change. She indicated that the average was based on bed days.

F. Department of Social Services – Ms. McGarry gave a brief update on the Department of Social Services Agency Corrective Action Plan. She reported that on June 26th, Mr. Johnson, Mr. Burdette, and herself met virtually with the Regional DSS Office team to go over their first month's review of CAP items. Practice areas reviewed consisted of Child Protective Services, Foster Care Prevention/In-home Services, Permanency Services, and Resource Family Services. DSS staff is working through a referral casework backlog, completing courses of recommended training in the various areas, working to improve case assessments and documentation including timely entering case data into DSS tracking systems and timely closing out case files within the systems. Regional Office staff provided guidance on improvement in each of these areas. Staffing was discussed, including adding another Family Services Supervisor position. Additionally, it was noted that DSS case tracking reports were readily available to Supervisors and the Director to assist in the management of case files within those systems. The next review will be on July 24.

Dr. Ligon commented that she was under the impression that Social Services was fully staffed, she asked if they were wanting another person or if they had lost someone. Ms. McGarry noted that she thought it was another supervisory position. She commented that they did have a staff member in the Family Services area who is on maternity leave. She noted that they had some staff leave, but they had also brought in contract staff to take those places. She explained that one Family Services supervisor was managing all of the service areas, along with having training in all of the service areas, and the Regional staff felt that was stretching that staff member very thin. Ms. McGarry noted that the thought was possibly adding another supervisor to take some of the burden from the current supervisor. Dr. Ligon asked if once the backlog was gone, things would improve. Ms. McGarry noted that she was unsure. Dr. Ligon asked Ms. McGarry if she felt the head administration people of the department were stepping up to help the supervisor, or if their solution was to just hire another person. Ms. McGarry noted she was just in the meeting and not in the office on a regular basis, so she could not speak to how much the leadership was helping that particular supervisor. She indicated that the regional office was helping the supervisor a lot to review case files and determining what needs to be done, as well as scheduling training. She commented that the leadership could better utilize the tracking mechanisms in their systems to generate the reports needed, so they could follow up on any open case files.

- G. FY2024-2025 Year End** – Ms. McGarry reported that on a cash basis, revenues (including year ending balance of \$4,089,263) exceeded expenditures by \$3,692,072; of which, \$3,272,300 was projected and built into the FY26 budget as Carry-Over used to cover one-time expenditures of Capital Outlay, Non-Recurring Contingency, Miscellaneous Carry forward & Non-Recurring Costs, and the costs of the 1.5% Bonus for full-time employees and \$200 for regular part-time employees. This leaves a balance of \$419,772 which will offset the \$600,000 in additional fund balance budgeted for 4 School Buses.

FY25 YTD Revenues (Including Year Ending Balance) \$51,663,619

FY25 YTD Expenditures \$47,971,548

Difference (FY25 Carry-Over) \$3,692,072

Revenues:

Local Revenue collected came in \$167,715 (.41%) higher than the amended budget

State Revenue collected came in \$436,533 (-7.41%) lower than the amended budget

Federal Revenue collected came in \$230,101 (-14.57) lower than the amended budget

The net total Revenue collected came in \$498,919 lower than the total amended budget **before including the year ending balance of \$4,089,263**. This is primarily because most State and Federal revenues are grants or programs which operate on a reimbursement basis, i.e. if the funds aren't spent, the reimbursements aren't made and funds aren't collected.

Expenditures:

At the end of the fiscal year, \$47,971,548 of the \$52,162,539 appropriated funds were expended, leaving a balance of \$4,190,991 (8.03%) in un-expended funds. Of that amount, there were unspent departmental expenditures of \$2,113,829 and \$2,077,162 in unspent Transfers, Non-Departmental and Capital Outlay funds, Reassessment, CSA, and Contingency funds. Note that some Departmental budgets contained grant funds specific to that department that were not fully expended and will be carried forward into FY26.

FY25 Carry-Over:

The end of fiscal year expenditure savings of \$4,190,991 netted with the total revenue collected that was less than budgeted of \$498,919 yields Carry-Over of \$3,692,072

Auditors will accrue back both revenues and expenditures related to FY25 through the month of September; which will result in different FY25 audit results, which are shown on a modified accrual basis.

- H. Meals and Lodging Tax Collection & Lodging Entity Tracking** – Ms. McGarry reported the number of Lodging Units is 823, down from 826 in the previous report.

- I. Staff Reports** Ms. McGarry stated that the department and office reports for May/June have been provided.

2. Board Reports

Dr. Ligon:

Dr. Ligon stated that at their recent Planning Commission meeting following the joint work session, they discussed Zoning Ordinance matters and the possibility of having more detailed conversations during the Planning Commission meetings so that the joint meetings are able to be more productive. She said that they also revised the role of the representative from the Board of Supervisors, shifting from a voting entity on planning matters to a liaison between the two Boards. She said that the Board representative, who was currently herself, could count towards the quorum, and was part of defining the Planning Commission's structure, which included voting on the Chair and Vice Chair positions. She said that she would appreciate it if Ms. Bishop could receive assistance as soon as possible.

Ms. McGarry said that they had some interviews scheduled for this week.

Mr. Parr:

Mr. Parr referenced Ms. McGarry's report on the corrective action plan (CAP), and reported that after that meeting, they also had a meeting about the performance improvement plan (PIP). He said that their initial meeting took place before the PIP was finalized, so they had that additional meeting to make sure everyone was on the same page regarding the timelines and what was expected. He said that they also had a transition of leadership on the Board with Mr. Brad Johnson coming off as Chair and Ms. Edith Napier taking the role

of Chair. He said that they had not had a Board meeting or PIP meeting since that took place on July 1, but they would have a board meeting next week.

Mr. Parr reported that at the last Emergency Management Services (EMS) Council, they had just met after a horrible accident at Crabtree Falls. He said that the Council had discussed challenges they encountered during that event, one of which was communication with helicopters. He explained that Pegasus could not go into the smaller areas, so another helicopter went into Crabtree to get the victims, then took them to Montebello where Pegasus was able to access them, but during that there were some communication issues.

Mr. Parr said that there was a suggestion about having internet accessibility in the area so that people could make emergency calls that way. He said that he contacted Firefly the day after the EMS Council meeting, and within three days of their discussion, Firefly installed a WiFi hotspot at the Montebello Fire Department. He said that now, anyone there could go to the fire station to make a WiFi call in case they needed help. He said that he was grateful to Firefly for making that happen so quickly.

Mr. Rutherford:

Mr. Rutherford stated that they had a recent meeting of the Lovington Merchants Association, which went fairly well but he had to leave early due to work obligations. He said that Dr. Ligon was also at that meeting. He said that as they continued their design work, they would have banners to generate some excitement for the Village. He said that they were also waiting to hear an update on the Virginia Transportation Alternatives Program (VTAP) Grant for the sidewalks in Lovington.

Mr. Reed:

Mr. Reed said that he participated in two sessions of Cop Camp at Tye River Elementary, where he talked about the County government and being a Supervisor. He said that he thought the Sheriff's Office did a great job organizing the camp this year. He said that there had been a couple of School Board meetings, including one where they passed their budget. He said that the School Board had a few good news items, including that chronic absenteeism was significantly reduced this year thanks to a new program. He stated that teacher retention at the middle school and high school was at a higher level than since pre-COVID, which was good to hear.

Mr. Reed said that he also took a few tours around the County, including one at Virginia Distillery in which Mark Warner was in attendance. He said that Jim Saunders gave him a tour of Saunders Brothers to provide some updates of the facility and operations. He said that the Thomas Jefferson Regional Planning Commission (TJPDC) Regional Housing Partnership had a zoom meeting and they received newly updated demographics. He said that it mostly applied to the Charlottesville area, but the effects on Nelson County were also noticeable.

Mr. Reed said that he spoke at the Crawford's Knob dedication on June 28, where 1,400 acres were taken out of the development master plan and put under permanent conservation easement for research and open space. He said that there would not be any development in that area. He added that Doug Coleman announced his retirement at that event as well. He said that yesterday, the Jefferson Area Board on Aging (JABA) Board of Directors hired their new CEO, who had been serving as the interim CEO, Christina Evans. He also reported that he and Robert McSwain were at Wintergreen reviewing the punch-list for the Wintergreen Wastewater Treatment Plant.

B. Appointments

Ms. Spivey reviewed the following appointments:

Nelson County Library Advisory Committee

Ms. Spivey stated that their West District representative on the Library Advisory Committee, Audrey Diane Evans, had passed away unexpectedly. She said that they would be looking to fill her position, which she had held for over a decade. She said that they were also looking for a South District representative on the Library Advisory Committee.

Economic Development Authority

Ms. Spivey said that Margaret Clair had expressed interest again in being considered for the Economic Development Authority, so her application was available for the Board to review.

Board of Zoning Appeals

Ms. Spivey reported that they were also seeking a member to join the Board of Zoning Appeals for the alternate position, as Mary Cunningham was not seeking reappointment.

Social Services Board

Ms. Spivey indicated that there was a vacancy for the North District on the Social Services Board as Diane Harvey's term limit was reached, and Kate Rutherford had submitted an application that was sent to the Board today.

Agricultural and Forestal District Advisory Committee

Ms. Spivey said that the Agricultural Forestal District Committee needed a landowner appointment. She noted that they had not received any applicants yet, so they were advertising for that. Mr. Rutherford suggested reaching out to the gentleman involved in establishing the AFD in Montebello.

Dr. Ligon moved to **appoint Margaret Clair to the Economic Development Authority**. Mr. Rutherford seconded the motion. There being no further discussion, the Supervisors approved the motion unanimously (4-0) by roll call vote.

Mr. Parr moved to **appoint Kate Rutherford to the Social Services Board**. Dr. Ligon seconded the motion. There being no further discussion, the Supervisors approved the motion (3-0) by roll call vote. Mr. Reed abstained from the motion.

C. Correspondence

Mr. Rutherford said that he had received correspondence about VDOT, as well as the DSS situation that had many of his constituents concerned. He said that he looked forward to receiving updates from staff and their liaison.

D. Directives

The Board had no directives.

VII. OTHER BUSINESS (AS PRESENTED):

Mr. Reed asked if Ms. McGarry had any information about staff spacing needs that the Board should discuss.

Ms. McGarry said that to provide some background on the impetus for this topic, the School Board had requested a joint meeting with the Board of Supervisors, possibly later in the week. She said that the topic of discussion would primarily be the potential relocation of the School Board. She said that this had raised questions about whether it would be beneficial to have this discussion before meeting with the School Board, and asked what the Board of Supervisors would like to see specifically from the School Board to further the discussion.

Ms. McGarry said that she had emailed the Board the information provided by Dr. Hester this morning, which included their current number of employees and five-year forecasts for employees and square footage needs. She said that the purpose of today's discussion was to explore the structure of a potential joint meeting on this subject and to determine what information the Board of Supervisors would like to see to facilitate meaningful dialogue about the potential relocation.

Dr. Ligon said that she would like to see information about how much room they had on each floor. Ms. McGarry said that the floor square footage was not included, but there was a breakdown of space by department.

Mr. Reed said that he believed a joint meeting this summer was necessary so they could potentially move things around next summer. He noted that there were issues with other offices in the courthouse that needed space. He suggested that in addition to the information on space needs, it may also be helpful to have information on what spaces may be available for County use.

Mr. Reed said that he was aware there had been discussions about using the community center on Route 56.

Ms. McGarry replied yes, that building had been vacant for a long time and might be a good fit. She said that there was some potential there with regard to the School Board's needs; however, she had not spoken to the owner of that building so she was not sure what their plans were. She said that she had suggested to Dr. Hester that they should follow up on whether that location may be suitable.

Mr. Reed said that more active community centers may be a good fit as well. He said that a regular presence and investment from the County would be a boon to either the Nelson Center, Heritage Center, or perhaps Fleetwood.

Mr. Rutherford noted that the state paid for all the construction at the Heritage Center when they relocated the Health Department, but in this case the County would be paying for all it. He said that he was interested in learning what the exact capacity was in the existing school system, considering they used to have meetings in the Alpha wing, which was mostly vacant. He said that he would like to know if they still used that wing for classrooms or other purposes. Mr. Parr said that he believed Ms. Suzanne Hauschner used that space.

Mr. Rutherford said that the School Board ultimately must decide what space was necessary. He asked if County staff had met with Schools staff to discuss this issue yet. He said that he would need them to do that before they had a joint meeting. Mr. Parr said that the Supervisors needed to review the information provided thus far before having a joint meeting. Dr. Ligon said that she also wanted to have the School Board's answers incorporated in the spreadsheet information.

Mr. Parr said that the Board also needed to discuss the County's long-range planning for all of their departments before they discussed the specific needs of any single department.

Dr. Ligon said that it may not be the School Board that needed to move facilities; another department may be the one to move.

Mr. Reed said that it was premature to say that next summer was the goal, and they should take the time to do it right. He noted that however, if the needs were more immediate than that, they should know that so they could take action. He said that he was given the impression that it was a more urgent matter than a long-range plan, so if that was the case, they may need to pursue a more aggressive timeline.

Mr. Parr said that they had already identified next summer as the necessary timeline.

Mr. Parr said that the Board needed to discuss the bigger picture before having a joint meeting. He said that the Nelson Center was certainly a possibility.

Dr. Ligon added that there were several buildings currently for sale in Lovington, so there were multiple possibilities. She said that she would like to see information on the costs associated with moving different departments.

Mr. Parr said that the Board needed to have their own work session to discuss this information. The Board discussed work session options to discuss space needs and selected August 19th at 3 p.m.

Mr. Reed said that he would still prefer a joint meeting to talk about this information with the School Board, rather than them having separate meetings. He said that he would appreciate more data from the School Board about their priorities as well as relevant information about the costs and time necessary for modification of existing buildings to provide the adequate space.

Dr. Ligon said that she believed the Board should review the information on the spreadsheet before discussing it with the School Board. She asked if staff could provide hard copies of the information. Ms. McGarry said that staff could provide any other information that would be helpful to the Board, so she encouraged them to ask.

Mr. Reed said that if Dr. Hester and the School Board had any other information to provide to the Board, that would be helpful for their discussion.

VIII. ADJOURN & CONTINUE – EVENING SESSION AT 7PM

At 3:54 p.m. Dr. Ligon moved to adjourn and reconvene at 7:00 p.m. and Mr. Parr seconded the motion. There being no further discussion, Supervisors approved the motion (3-1) by roll call vote, with Mr. Rutherford voting no, and the meeting adjourned.

EVENING SESSION 7:00 P.M. – NELSON COUNTY COURTHOUSE

I. CALL TO ORDER

Mr. Reed called the meeting to order at 7:00 p.m. with four (4) Supervisors present to establish a quorum. Mr. Harvey was absent.

II. PUBLIC COMMENTS

There were persons wishing to speak during Public Comments.

III. PUBLIC HEARINGS

A. ORDINANCE O2025-04 – AMENDMENT TO CHAPTER 11, TAXATION, ARTICLE 6 TRANSIENT OCCUPANCY TAX

Consideration of an ordinance proposed for passage to amend Chapter 11, Taxation, Article 6 Transient Occupancy Tax. Proposed amendments would add new definitions to Sec. 11-130; Repeal current Sec. 11-132 and enact new Sec. 11-132 Collection from transients, when payable; add language to Sec. 11-133 to comply with changes to State Code effective July 1, 2025 regarding reporting requirements for accommodations providers (HB 2383 & SB 1402).

Ms. McGarry stated that their state code authorization for this amendment is pursuant to enacted General Assembly bills HB 2383 and SB 1402, which became effective on July 1, 2025. She said that according to State Code Title 58.1 Taxation, Subtitle III Local Taxes, Chapter 38 Miscellaneous Taxes, Article 6 Transient Occupancy Tax, and specifically sections §58.1-3818.8 Definitions, 58.1-3826 Scope of Transient Occupancy Tax, and 58.1-3827 Administration of Transient Occupancy Tax.

Ms. McGarry explained that this amendment would add definitions to the County Code §11-130, definitions pursuant to §58.1-602. She said they are adding definitions for accommodations, accommodations fee, accommodations intermediary, and accommodations provider. She noted that the amendment would also repeal current §11-132 and enact new §11-132, collection from transients when payable pursuant to §58.1-3826 Scope of Transient Occupancy Tax.

Ms. McGarry said that this amendment provides for collection of tax and for reporting and remittance of tax by accommodations intermediaries and accommodations providers. She said that the amendment will also add to the County Code §11-133, report of collection of remittance of tax pursuant to §58.1-3827 Administration of Transient Occupancy Tax. She said that accommodations providers are not required to submit a report to the Commissioner of Revenue if all accommodation sales are facilitated by an accommodations intermediary and the provider attests to the locality by a Commissioner of Revenue form stating the same.

Ms. McGarry continued that that the new language also provides for when the attestation forms are provided to the Commissioner of Revenue and also accommodations providers who do not use an accommodations intermediary are required to submit a report and remit such tax as otherwise required in Article 6. She summarized that they are amending their local ordinance to comply with new state law effective July 1, 2025, as previously described. She stated the next steps would be to conduct a public hearing, ask and answer any questions, and then staff would recommend adoption of the ordinance as presented.

Mr. Reed opened the public hearing. There were no speakers, and the public hearing was closed.

Mr. Rutherford moved to approve **Ordinance O2025-04 – Amendment to Chapter 11, Taxation, Article 6 Transient Occupancy Tax.**

Dr. Ligon seconded the motion. There being no further discussion, Supervisors approved the motion unanimously (4-0) by roll call vote and the following ordinance was adopted:

**ORDINANCE O2025-04
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF THE CODE OF NELSON COUNTY, VIRGINIA
CHAPTER 11, TAXATION, ARTICLE 6 TRANSIENT OCCUPANCY TAX**

BE IT HEREBY ORDAINED, by the Nelson County Board of Supervisors that the Code of Nelson County, Virginia, Chapter 11, Taxation, Article 6 Transient Occupancy Tax is hereby amended as follows:

Amend

Add to Sec. 11-130. Definitions

(6) *Accommodations*: any room or rooms, lodgings, accommodations, or space at a Lodging Facility for which tax is imposed on the retail sale of the same pursuant to this Article.

(7) *Accommodations fee*: the room charge less the discount room charge, if any, provided that the accommodations fee must not be less than \$0.

(8) *Accommodations intermediary*: any person other than an accommodations provider that (i) facilitates the sale of an accommodation and (ii) either (a) charges room charge to the customer, and charges an accommodations fee to the customer, which fee it retains as compensation for facilitating the sale; (b) collects a room charge from the customer; or (c) charges a fee, other than an accommodations fee, to the customer, which fee it retains as compensation for facilitating the sale. For purposes of this definition, "facilitates the sale" includes brokering, coordinating, or in any other way arranging for the purchase of the right to use accommodations via a transaction directly, including one or more payment processors, between a customer and an accommodations provider.

Accommodations intermediary does not include a person:

- (1) If the accommodations are provided by an accommodation provider operating under a trademark, trade name, or service mark belonging to that person;
- (2) Who facilitates the sale of an accommodation if (i) the price paid by the customer to such person is equal to the price paid by such person to the accommodations provider for the use of the accommodations and (ii) the only compensation received by such person for facilitating the sale of the accommodation is a commission paid from the accommodation provider to such person; or
- (3) Who is licensed as a real estate licensee pursuant to Article 1 (§ 54.1-2100 *et seq.*) of Chapter 21 of Title 54.1 of the Virginia Code, when acting within the scope of such license.

(9) *Accommodations provider*: any person that furnishes accommodations to the general public for compensation. The term "furnishes" includes the sale of use or possession or the sale of the right to use or possess.

Repeal current Sec. 11-132.

Enact:

Sec. 11-132. Collection from transients, when payable.

Collection of Tax.

(a) For any retail sale of accommodations facilitated by an accommodation intermediary, the accommodations intermediary will be deemed a facility making a retail sale of an accommodation. The accommodations intermediary must collect the tax imposed pursuant to this Article, computed on the total room charge, from the person paying for the accommodations at the time payment for such accommodations is made and shall be liable for the same.

(b) For any retail sale of accommodations not facilitated by an accommodations intermediary, the accommodations provider must collect the tax imposed pursuant to this Article, computed on the total room charge, from the person paying for the accommodations at the time payment for such accommodations is made and shall be liable for the same.

Report and Remittance of Tax.

(a) For any retail sale of accommodations facilitated by an accommodations intermediary, the accommodations intermediary must remit the tax imposed pursuant to this Article to the Commissioner.

(b) For any retail sale of accommodations not facilitated by an accommodations intermediary, the accommodations provider must remit the tax imposed pursuant to this Article to the Commissioner.

(c) For any transaction for the retail sale of accommodations involving two or more parties that meet the definition of accommodations intermediary, nothing in this Article prohibits such parties from making an agreement regarding which party will be responsible for collecting and remitting the tax, so long

as the party so responsible is registered with the Commissioner for purposes of remitting the tax. In such event, the party that agrees to collect and remit the tax will be the sole party liable for the tax, and the other parties to such agreement will not be liable for such tax.

(d) Each accommodations intermediary must submit to the Commissioner the property addresses and gross receipts for all accommodations facilitated by the accommodations intermediary in Nelson County on a monthly basis.

Add to Sec. 11-133:

An accommodations provider shall not be required to submit a report to the Commissioner of the Revenue if (i) all retail sales of accommodations owned by the accommodations provider are facilitated by an accommodations intermediary and (ii) the accommodations provider attests to the locality that all such sales are facilitated by an accommodations intermediary. Such attestation shall be effective for 12 months beginning with the month in which the attestation is made. Thereafter, such attestation shall be due annually on a date determined by the Commissioner of the Revenue, on such forms and in such manner as the Commissioner of the Revenue may prescribe and require. However, such accommodations provider shall make out and submit a report in accordance with this subsection for the retail sale of any accommodations not facilitated by an accommodations intermediary and shall remit such tax as otherwise required by this article.

BE IT FURTHER ORDAINED, that this ordinance becomes effective upon adoption.

B. ORDINANCE 2025-05 – AMENDMENT TO CHAPTER 6, LICENSES, PERMITS AND BUSINESS REGULATIONS, ARTICLE 4 GENERAL BUSINESS LICENSE

Consideration of an ordinance proposed for passage to amend Chapter 6, Licenses, Permits and Business Regulations, Article 4 General Business License. Proposed amendments repeal current Sec. 6-90 and enact new Sec. 6-90 Application requirements; which would add the requirement of a zoning approval prior to the issuance of a business license for new businesses, or existing businesses which have changed physical location or description, and would only apply to uses regulated by the Zoning Ordinance such as commercial uses, home occupations, and short term rentals.

Ms. McGarry stated that the authorizing state code section, pursuant to enacted General Assembly bills HB 2383 and SB 1402, effective July 1, 2025, would amend Title 58.1 Taxation, Chapter 0 General Provisions, Article 1 In General, §58.1-3, Secrecy of information and penalties Section G. She stated that to pursuant to this state code section, the new legislation states that information provided by an accommodations intermediary to Commissioners of Revenue or Treasurers for Transient Occupancy Tax purposes shall be confidential and cannot be shared with any other department or official of the locality.

Ms. McGarry explained that this change has procedural implications for the County, as currently, the Commissioner of Revenue submits copies of business licenses for each month to Planning and Zoning staff to confirm Zoning Ordinance compliance, and these are also provided to Tourism and Economic Development for maintaining the County's business registry. She said that under the new state code provisions, this sharing of information will no longer be allowed for businesses whose information is provided by an accommodations intermediary.

Ms. McGarry said that to address this change, County staff proposes a solution that amends the County Code Chapter 6, Licenses, Permits and Business Regulations, Article 4 General Business License §6-90 Application Requirements. She said that the proposed County Code amendment would repeal and reenact §6-90 Application Requirements, adding the requirement of obtaining zoning approval prior to the issuance of a business license for new or existing businesses that have changed their physical location or description. She said that this new requirement would only apply to uses regulated by the Zoning Ordinance, such as commercial uses, home occupations, and short-term rentals.

Ms. McGarry said that the Planning and Zoning Department is developing a new zoning approval application to ensure that the necessary information is captured and that the use is compliant prior to the applicant acquiring a business license from the Commissioner of Revenue. She stated that the next steps will be to conduct the public hearing, ask and answer any questions, and then staff would recommend adoption of this Ordinance so they may obtain information directly through the Planning and Zoning Office, which would then be shared with the Office of the Commissioner of Revenue when someone applies for a business license.

Mr. Reed opened the public hearing.

Teresa Coffey – Coffey Hollow Lane

Ms. Coffey said that the question that many people were seeking clarification on was when it mentioned making amendments to existing businesses, such as hers. She asked if this meant that they would have to go through the process of applying for a new permit every time. She asked what the objective was behind this proposed change.

There were no other persons wishing to speak during the public hearing and Mr. Reed closed the public hearing.

Mr. Rutherford said that business licenses must be filed on an annual basis and be approved by the Commissioner of Revenue. He asked if it was correct that due to the new state legislation regarding secrecy of information, they had to go to the Planning and Zoning Department for approval.

Ms. McGarry clarified that yes, that would be required prior to the issuance of a business license for new business or an existing businesses that had changed their physical location or description.

Mr. Rutherford said that as it related to short-term rentals, this was not zoning-related; it was meant to provide the County access to the information to enforce their current ordinance and taxation.

Ms. McGarry said that it was about managing the flow of information because they could no longer receive short-term rental information from the Commissioner's Office if an accommodations intermediary provided it. She said that to get that information to the County, they would collect it up front through the Zoning Office before they got their business licenses, rather than getting it from the Commissioner or Revenue as they had previously.

Mr. Reed asked if this could be considered as a permit the County required businesses to complete with the Zoning Department. Ms. McGarry clarified that it was a form to be completed with the Zoning Department, but the actual permit still came from the Commissioner of Revenue's Office.

Mr. Parr said that it was information that the County was already receiving from the business, just at a different point.

Ms. McGarry said that it made better sense for Planning and Zoning to sign off on it first to ensure the business was allowed in the zoning district before the business license was approved.

Dr. Ligon moved to approve **Ordinance O2025-05 – Amendment to Chapter 6, Licenses, Permits and Business Regulations, Article 4 General Business License**. Mr. Parr seconded the motion. There being no further discussion, Supervisors approved the motion unanimously (4-0) and the following ordinance was adopted:

ORDINANCE O2025-05
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF THE CODE OF NELSON COUNTY, VIRGINIA
CHAPTER 6, LICENSES, PERMITS AND BUSINESS REGULATIONS
ARTICLE 4 GENERAL BUSINESS LICENSE

BE IT HEREBY ORDAINED, by the Nelson County Board of Supervisors that the Code of Nelson County, Virginia, Chapter 6, Licenses, Permits and Business Regulations, Article 4 General Business License is hereby amended as follows:

Amend

Repeal current Sec. 6-90.

Enact:

Sec. 6-90. Application requirements.

(a) The Commissioner of Revenue shall develop an application which shall require the business name and any trade names, the federal identification number, the type of business and its description, the physical and mailing addresses of the business, the name of the individual signing the application together with his

driver's license number and contact information, and such other information deemed necessary by the Commissioner for the processing of the application.

(b) For new businesses, or existing businesses which have changed physical location or description, the following additional information is required:

(1) A copy of the approved Zoning Permit from the Planning and Zoning Department to indicate whether the applicant's business is in compliance with the Zoning Ordinance.

BE IT FURTHER ORDAINED, that this ordinance becomes effective upon adoption.

IV. OTHER BUSINESS (AS PRESENTED)

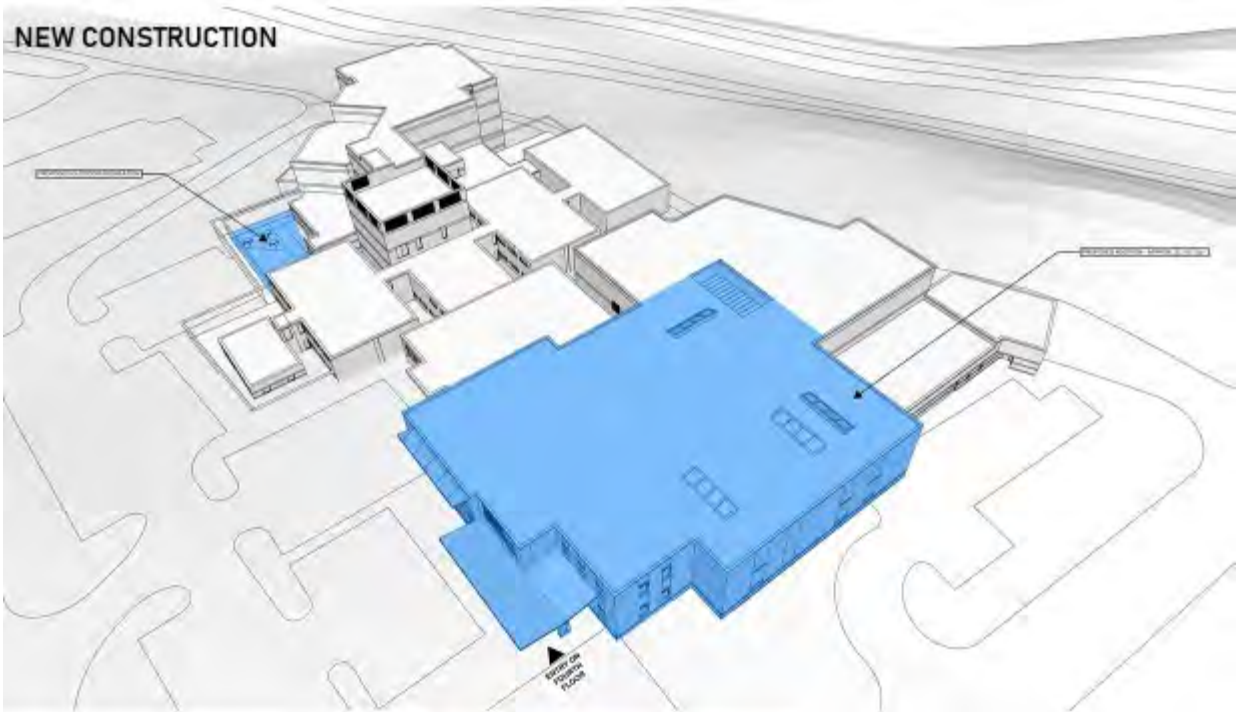
A. ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL RENOVATION PROJECT SCOPE UPDATE AND FINANCING (R2025-51)

Superintendent of Albemarle-Charlottesville Regional Jail (ACRJ) Colonel Martin Kumer stated that he had presented information to the Board last year to request interim financing for the design of the ACRJ renovations and expansion. He said that to clarify, the expansion would increase the square footage of the jail but would not be adding to the jail's number of beds. He stated that they had received bids in late May, and they were significantly higher than expected. He commented that they were estimating that the actual construction costs would approximately \$39 million, while the design and engineering costs were an additional \$10 million. He said that the lowest bid they received was \$53 million from English Construction, with the highest bid being \$76 million. Colonel Kumer commented that they felt the increases were due to the tariffs and the unknown costs of the materials.

Colonel Kumer said that in order to address the high estimates, they decided to work within the previously initial budget of \$39.9 million for construction, and reduce the scope of the project. He explained that there was a section of the jail that could not be completely torn down, so it was planned to be renovated as best as possible. He said that to meet the budget, they had decided to forego the renovation portion and focus on the expansion of the 1974 section. He noted that this section had not received significant renovation since 1974. He said that in 2000, a new section was added and the rest of the jail was supposed to be renovated; however, the contractor went bankrupt during the construction and only part of the existing jail building was renovated.

Colonel Kumer said that they could temporarily relocate the services that were currently housed in this area, as it had no food service, medical service, boilers, or major electrical equipment. He said that the building could be demolished, and those services could be relocated to the other side of the jail during construction. He stated that this would have no impact on security, services, or staff. He said that although the footprint of the building would remain the same, they would be adding 16,000 square feet with a second story.





Colonel Kumer stated that the expansion would also include a new public entrance, 12 new visitation areas, and 65 single beds designed to meet the 2018 Board of Correctional Standards. He said that the expansion will also feature three new outdoor recreation areas, one attached to each of the three new housing units. He said that additionally, the renovation will include video court space with holding areas for defendants, two mental health offices with group therapy rooms, two additional mental health community provider rooms, two purpose built mental health housing areas with 14 beds, one large inmate classroom and 14 additional office spaces for staff. He said that the entire renovation would be made with trauma-informed design.

Colonel Kumer said that the original scope was meant to renovate and reconfigure approximately 40,000 square feet. He said that the plan included installing new bar grates, replacing exterior windows, replacing toilets to meet 2018 standards, provide a new recreation area, and installing new lighting, HVAC, and plumbing. He said that however, the reduced scope of the renovation will now focus primarily on the HVAC system. He said that the total cost of the renovation, inclusive of design, engineering, and construction is \$49,227,000, which was not changed from the initial total.

Colonel Kumer stated that the General Assembly had already approved \$11.9 million in reimbursement, which will remain even with this reduced project scope. He said that they had also been in touch with the Board of Local and Regional Jails, which agreed that the reduced scope will not impact the 25% reimbursement from the state. He added that the project is still estimated to begin in 2025 and take approximately 28 months.

Colonel Kumer showed a new parking area and noted that a state law that took effect on July 1, 2025 requires separate secure parking and entrance for magistrates, so that was rolled into this project. He then provided some renderings to show what the expansion and renovations would look like at the jail.



NEW EXPANSION

Colonel Kumer showed the new rendering of the public lobby, along with a current photo in the lower left part of the slide. He noted that the current lobby did not have seating.



Colonel Kumer showed one of the new housing areas, the Special Management Unit. He also showed a photo of the current 1974 Special Management Unit in the lower left corner of the slide which had never received any updates.



Colonel Kumer also showed a photo of the one of the new cells, the mental health unit, an inmate classroom and the new expansion with the public entry. Colonel Kumer asked if the Board had any questions.

Mr. Rutherford said that it was unfortunate that economic circumstances had affected the aspirations they began with for this project; nonetheless, this still was a major step in the right direction to ensure that they provided adequate jail services for the community. He said that across the Commonwealth, he would continue to emphasize that their jail system was one of the best in the region.

Mr. Rutherford said that individuals with mental health issues in their facilities were receiving access to necessary services during crises, which was not always the case in other jails. He said that as part of this effort, they were cooperating with law enforcement, which sent a positive message. He said that this was a much-needed development. He clarified that Nelson County was not the sole contributor to this project, as they were

sharing the costs with Albemarle and Charlottesville, so the costs were based on an average daily membership. He said that if Nelson's membership increased, so would their share of the costs, but this was averaged over a five-year period. He said that he believed this renovation was a necessary project for them to do.

Senior Vice President with Davenport & Company Roland Kooch stated that he would provide an update to the Board on the plan of finance, which they had discussed earlier this year in terms of the original scope of the plan. He explained that as they stood today, he would provide an update on the evolution of the plan, in connection with Colonel Kumer's update on the bidding process and the project's progress. He said that his presentation would discuss a couple of new developments that had occurred this summer, and in anticipation of the Board's consideration of the resolution of the support agreement.

Mr. Kooch said that to provide some background, he would like to remind the Board that Davenport worked with the County as a financial advisor, but they were present that evening in their capacity as an advisor to the Regional Jail Authority. He said that he would discuss the jail funding process and their approach to the two-part plan of finance. He said that they were currently in the second part of this plan, which included permanent financing and a grant anticipation note. He said that then he would discuss the timetable, update them on the funding, and discuss the budgetary and estimated cash flow impact.

Mr. Kooch said that they would see projected numbers that were shown on a conservative basis, and they anticipated the final financing to be better than what was currently presented. He explained that regarding the jail funding process, regional jails were eligible for 25% reimbursement of eligible costs for eligible capital portions of the construction project. He said that the Authority had completed the necessary steps, including fulfilling requirements with the Department of Corrections, undertaking a community-based corrections plan, and planning study to develop the cost estimate.

Mr. Kooch said that following the Board's approval, the request for the 25% reimbursement was included in the Governor's budget in 2023, and the Commonwealth had set aside the funds. He said that the reimbursement amount was approximately \$11.7 million, and they anticipated an additional cost of carry that would bring the total to \$12.25 million. He said that the two-part plan of finance was typically undertaken after the approval of the Commonwealth's 25% reimbursement, and they were currently finalizing the numbers at this point. He said that the two parts of the plan consisted of part one, which was the interim financing, which was the 2023 bond anticipation of up to \$4.5 million, which provided interim financing for preliminary design and engineering bidding.

Mr. Kooch stated that currently, the amounts drawn on that to date were approximately \$3.3 million. He said that in this respect, interim financing was intended to be repaid by part two. He said that they were not adding on top of the \$4.5 million; instead, it was included in their permanent financing through the Virginia Resources Authority (VRA), as well as grant anticipation notes, to front the money for the Commonwealth's reimbursement. He said that at this point, they were in part two of the financing, and they knew the bids and the price would be scoped to meet the total overall budget of \$49.5 million.

Mr. Kooch said that additionally, part of the original component of this project was partially interim-financed and would be rolled into part two, which would result in a net overall budget of \$49.9 million. He reiterated that they were not adding to or increasing that overall budget number. He said that in part two, they were instead pursuing permanent financing through the Virginia Resources Authority, as well as undertaking a grant anticipation note to fund the Commonwealth's portion of the costs.

Mr. Kooch said that the ultimate repayment of this grant anticipation note would be repaid prior to maturity by the Commonwealth once the jail construction was complete and all necessary forms and proof of compliance were submitted to the Department of Corrections. He said that with respect to part one, this was closed in December 2023, and they obtained a bond anticipation note for \$4.5 million at 4.49% interest, which will be repaid with this permanent financing with VRA in the next several weeks as the bonds are issued.

Mr. Kooch said that part two consisted of two components: permanent financing and the grant anticipation note. He said that the grant anticipation note was an interim financing that anticipated being an amount equal to the Commonwealth's reimbursement plus interest. He said that they were working with the Treasury to size this based on the actual cost of funds anticipated on this grant anticipation note. He said that the permanent bonds, issued by the Virginia Resources Authority, would fund the remaining costs. He said that they had a sources and use statement included to show how that worked.

Mr. Kooch said that approximately \$12 million was funded by the grant anticipation note, and \$37 million was funded by the permanent bonds, totaling the \$49 million in total project costs. He explained that the 2025 Bond Anticipation Note (BAN) would be repaid with grant money received in full by the Commonwealth, and the

permanent debt service that the local jurisdictions would be responsible for, with a percentage proportionate to their shares.

Mr. Kooch said that to provide an overview of the permanent financing, they had three basic opportunities: a direct bank loan via an article request for proposals process, which did not comply with their needs; a public market issuance with Authority standalone financing. He said that to clarify, the Authority itself would pursue a public bond rating and potentially issue bonds on its own. He noted that however, when they compared this to the Virginia Resources Authority, they found that the VRA was a suitable and advantageous conduit for this financing approach. He said that the VRA allowed them to access AA+ bond ratings without having to obtain a standalone rating from the Authority or each locality.

Mr. Kooch said that Charlottesville and Albemarle had their own ratings, but it did not require Nelson to acquire their own credit rating. He said that to achieve the lowest cost among the localities without going through a separate rating process, the VRA option was the most advantageous and therefore was pursued for this project financing. He said that typically, the structure of a transaction would be identical to one the Authority could pursue on its own, with a standard 10-year no-call period and no owner's reserve requirements.

Mr. Kooch said that in the case of grant anticipation notes, they had two options: a direct bank loan via a Request for Proposal (RFP) process, which the Authority could pursue independently, or a direct bank loan with VRA assistance. He said that they chose the first approach, leveraging the Authority's strong credit profile with their two triple-AAA rated jurisdictions, and Nelson County, even though not rated, was really strong in terms of metrics. He said that they received four bids under that approach, which would be presented to the Authority this week on July 10 for their consideration.

Mr. Kooch said that with respect to key assumptions, the numbers presented tonight were based on planning rates, assuming a grant anticipation note of \$12.1 million and a planning interest rate of 5%. He said that they were looking at approximately three years of extra time after construction to allow for finalization of the process. He said that they anticipated doing better on the actual bank proposals. He said that when looking at the 2025 bonds anticipated to be issued through the Virginia Resources Authority, it was estimated at \$37 million, and the estimated interest rate was approximately 5%, representing current market rates as of April 30, plus about 50 basis points or 0.5%.

Mr. Kooch said that the structure of the bonds was approximately 28 years, with two to three years of interest followed by 25 years of level debt service. He said that the allocation of debt service was based on FY 2026 allocations, with Albemarle at 44%, Charlottesville at 39.5%, and Nelson County at 16.3%. He said that they had previously presented this plan of finance in March of this year, and based on that presentation, they undertook significant work to submit the application and prepare for the summer pool.

Mr. Kooch said that at the same time, the Authority went through the bidding process and finalized its bid and scoping work to arrive at a project within the budget. He said that they met the application deadlines, and the Authority went through the construction bids. He said that from June 2 to June 10, they were supposed to present the local member jurisdictions for consideration of the support agreement, but that was postponed until after the Authority finalized the project to ensure the scope fit within the budget. He said that the Authority did undertake the approval of this resolution prior to the June 12 VRA deadline for placement in the summer pool.

Mr. Kooch said that tonight, the approval of this resolution for the consideration of the support agreement would put the localities in good shape for the grant anticipation and VRA bonds. He said that to balance this out, they undertook an RFP process to seek potential grant anticipation providers. He said that they had received the bids and would present them to the Authority Board on July 10 for consideration to proceed forward with the grant anticipation note. He said that based on that, they would size and work with VRA to determine exactly what they anticipated and projected to receive from the Commonwealth in terms of repaying the note.

Mr. Kooch said that they anticipated closing the grant anticipation note during the week of July 21, and VRA would close on its bonds the week of August 4. He said that at that point in time, the Authority would have all its money ready to go for the construction of the jail project. He said that looking at the debt service for both the note and the bonds, based on the planning rates and VRA's estimated cost of funds, from Fiscal Year 26 through 28, that was the construction period, and that was designed to be interest-only. He said that once they received reimbursement from the Commonwealth, that would cover the principal.

Mr. Kooch said that the bonds would also be interest-only during that time frame until the project was fully finished and placed in service, at which point they would convert to permanent, fully amortizing debt service with a 25-year repayment structure. He said that when analyzing the allocations based on the localities' share percentages, Nelson's share was about \$430,000 on a recurring basis. He said that in the appendix, the grant

July 8, 2025

anticipation note was about \$12,250,000, and the bonds were about \$37 million. Factoring in all the bond issuance, He said that what they were really looking at was the project fund down the bottom, and then the BAN, which summed up to about \$49.3 million, fully financing the project cost.

Mr. Rutherford asked if the County had done something similar in the past. Mr. Kooch confirmed that yes, they had.

Mr. Rutherford moved to approve **Resolution R2025-51 Albemarle-Charlottesville Regional Jail Renovation Project Scope Update and Financing** as presented. Dr. Ligon seconded the motion. There being no further discussion, Supervisors approved the motion unanimously (4-0) by roll call vote and the following resolution was adopted:

RESOLUTION R2025-51

NELSON COUNTY BOARD OF SUPERVISORS APPROVING THE EXECUTION AND DELIVERY OF A SUPPORT AGREEMENT OR AGREEMENTS WITH THE ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY FOR THE ISSUANCE BY SUCH AUTHORITY OF ITS JAIL FACILITY REVENUE BOND AND JAIL FACILITY GRANT REVENUE ANTICIPATION NOTES

WHEREAS, the Albemarle-Charlottesville Regional Jail Authority (**the “Authority”**) is a public instrumentality of the Commonwealth of Virginia created pursuant to Article 3.1, Chapter 3, Title 53.1, Code of Virginia of 1950, as amended (**the “Act”**) by resolutions duly adopted by the governing bodies of the County of Nelson, Virginia (**the “County”**), the County of Albemarle, Virginia (**“Albemarle County”**) and the City of Charlottesville, Virginia (**“Charlottesville,”** collectively, **the “Member Jurisdictions”**) for the purpose of renovating the regional jail (**the “Regional Jail”**) to be operated on behalf of the Member Jurisdictions by the Authority;

WHEREAS, the Authority and the Member Jurisdictions have entered into an Amended and Restated Service Agreement, dated June 9, 2022 (**the “Service Agreement”**), in which the Authority has agreed to, design, construct, renovate and equip the Regional Jail and obtain financing therefor;

WHEREAS, the Authority desires to issue its jail facility revenue bond in an estimated maximum aggregate principal amount of \$41,000,000 (**the “Local Bond”**) the proceeds of which, together with other available funds, are expected to be sufficient to finance and refinance the costs of the renovation and equipping of the Regional Jail (**the “Project”**);

WHEREAS, the Authority’s financial advisor, Davenport & Company LLC (**the “Financial Advisor”**) has advised the Authority that the Virginia Resources Authority (**“VRA”**), a public body corporate and political subdivision of the Commonwealth of Virginia, is willing to finance a portion of the Project at favorable rates to the Authority;

WHEREAS, VRA has indicated its willingness to purchase such Local Bond from a portion of the proceeds of its Series 2025B VRA Bonds (**as more particularly defined in the below-defined Local Bond Sale and Financing Agreement, the “VRA Bonds”**) and to provide a portion of the proceeds thereof to the Authority to finance a portion of the Project and pay certain costs of issuance of the Local Bond, in accordance with the terms of a Local Bond Sale and Financing Agreement to be dated as of a date to be specified by VRA, between VRA and the Authority (**the “Local Bond Sale and Financing Agreement”**);

WHEREAS, the Authority is expecting to receive a grant from the Commonwealth of Virginia (**the “Commonwealth Grant”**) as reimbursement of a portion of the “eligible costs” of the Project following completion of the Project;

WHEREAS, the Authority desires to issue its jail facility grant revenue anticipation note in an estimated maximum aggregate principal amount of \$12,500,000 (**the “Note”**) to be sold to a purchaser to be selected by the Authority, the proceeds of which, together with proceeds from the sale of the Local Bond are expected to be sufficient to finance a portion of the construction and renovation of the Project;

WHEREAS, VRA has indicated that its agreement to purchase the Local Bond will be conditioned upon each of the Member Jurisdictions undertaking non-binding obligations to appropriate from time to time moneys to the Authority in connection with payments due on the Local Bond and a similar agreement to purchase the Note by the purchaser thereof will require a similar non-binding obligation to appropriate;

WHEREAS, the Board of Supervisors (**the “Board of Supervisors”**) of the County has previously indicated its support of the financing of the Project and hereby desires to approve the issuance of the Local Bond by the Authority and to enter into such a Support Agreement evidencing such obligation (**the “Bond Support**

Agreement”), the form of which has been submitted to this meeting and the issuance of the Note by the Authority and a support agreement, if required in such Note transaction (**the “Note Support Agreement”**), the form of which has been submitted to this meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF NELSON, VIRGINIA:

1. The County hereby approves the issuance of the Local Bond and the Note as required under the Service Agreement. It is determined to be in the best interests of the County and its citizens for the Board of Supervisors to enter into the Bond Support Agreement regarding the Local Bond and a Note Support Agreement regarding the Note. The forms of the Bond Support Agreement and Note Support Agreement submitted to this meeting are hereby approved.
2. It is acknowledged that (i) VRA would not purchase the Local Bond without the security and credit enhancement provided by the Bond Support Agreement, (ii) VRA will be a third party beneficiary of the Service Agreement, and (iii) VRA is treating the Bond Support Agreement as a "local obligation" within the meaning of Section 62.1-199 of the Code of Virginia of 1950, as amended, including amendments thereto taking effect as of July 1, 2011 (**the “Virginia Code”**), which in the event of a nonpayment thereunder authorizes VRA or the trustee for VRA's bonds to file an affidavit with the Governor that such nonpayment has occurred pursuant to Section 62.1-216.1 of the Virginia Code. In purchasing the Local Bond, VRA is further relying on Section 62.1-216.1 of the Virginia Code, providing that if the Governor is satisfied that such nonpayment has occurred, the Governor will immediately make an order directing the Comptroller to withhold all further payment to the County of all funds, or of any part of them, appropriated and payable by the Commonwealth of Virginia to the County for any and all purposes, and the Governor will, while the nonpayment continues, direct in writing the payment of all sums withheld by the Comptroller, or as much of them as is necessary, to VRA, so as to cure, or cure insofar as possible, such nonpayment.
3. In consideration of the Authority's undertakings with respect to the financing plans of the Project, the Chairman or Vice-Chairman of the Board of Supervisors, either of whom may act, is hereby authorized and directed to execute and deliver the Bond Support Agreement and a Note Support Agreement. The Bond Support Agreement and the Note Support Agreement shall be in substantially the forms presented to this meeting, which are each hereby approved, with such completions, omissions, insertions or changes not inconsistent with this resolution as may be approved by the Chairman or Vice-Chairman of the Board of Supervisors, in their sole discretion, the execution thereof by the Chairman or Vice-Chairman of the Board of Supervisors to constitute conclusive evidence of his or her approval of such completions, omissions, insertions or changes.
4. The County Administrator is hereby authorized and directed to carry out the obligations imposed by the Bond Support Agreement and the Note Support Agreement on the County Administrator, and to take all proper steps on behalf of the County as may be required, in accordance with the plan of financing set forth above.
5. Nothing contained herein or in the Bond Support Agreement or the Note Support Agreement is or shall be deemed to be a lending of the credit of the County to the Authority, VRA or to any holder of the Local Bond or the Note or to any other person, and nothing herein contained is or shall be deemed to be a pledge of the faith and credit or the taxing power of the County, nor shall anything contained herein or in the Bond Support Agreement or the Note Support Agreement legally bind or obligate the Board of Supervisors to appropriate funds for purposes described in the Bond Support Agreement or the Note Support Agreement.
6. All actions previously taken by officials, representatives or agents of the County in furtherance of the plan of financing and issuance of the Local Bond and the Note are hereby ratified and approved.
7. This resolution shall take effect immediately.

V. ADJOURNMENT

At 7:46 p.m., Mr. Rutherford moved to adjourn the meeting. Mr. Parr seconded the motion. There being no further discussion, Supervisors approved the motion unanimously (4-0) by roll call vote and the meeting adjourned.

July 14, 2025

Virginia:

AT A SPECIAL CALLED MEETING of the Nelson County Board of Supervisors at 4:00 p.m. in the Former Board of Supervisors Room located on the fourth floor of the Nelson County Courthouse, in Lovingston, Virginia.

Present: Ernie Q. Reed, Central District Supervisor – Chair
Dr. Jessica L. Ligon, South District Supervisor – Vice Chair
Jesse N. Rutherford, East District Supervisor
J. David Parr, West District Supervisor
Candice W. McGarry, County Administrator
Amanda B. Spivey, Administrative Assistant/Deputy Clerk
Phillip D. Payne IV, County Attorney

Absent: Thomas D. Harvey, North District Supervisor

I. CALL TO ORDER

Mr. Reed called the meeting to order at 4:01 p.m. with four (4) Supervisors present to establish a quorum and Mr. Harvey being absent.

II. CLOSED SESSION PURSUANT TO 2.2-3711 (A)(7) & (A)(8)

Mr. Rutherford moved that the Nelson County Board of Supervisors convene in closed session to discuss the following as permitted by Virginia Code Sections 2.2-3711 -

(A)(7) - "Consultation with legal counsel and briefings by staff members pertaining to actual litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body" – Wagner Zoning Appeal

(A)(8) - "Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter." - DSS Building Bid Results

Dr. Ligon seconded the motion. There being no further discussion, Supervisors voted unanimously (4-0) by roll call vote to approve the motion.

Supervisors conducted the closed session and upon its conclusion, Mr. Rutherford moved to reconvene in public session. Dr. Ligon seconded the motion and there being no further discussion, Supervisors voted unanimously (4-0) by roll call vote to approve the motion.

Upon reconvening in public session, Mr. Rutherford moved that the Nelson County Board of Supervisors certify that, in the closed session just concluded, nothing was discussed except the matter or matters specifically identified in the motion to convene in closed session and lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information Act cited in that motion. Mr. Parr seconded the motion and there being no further discussion, Supervisors voted unanimously (4-0) by roll call vote to approve the motion.

July 14, 2025

III. SOCIAL SERVICES OFFICE BUILDING PROJECT – IFB#2025-NCDSS

a. Consideration of Authorizing Notice of Award (R2025-52)

Dr. Ligon moved to approve **Resolution R2025-52** and Mr. Rutherford seconded the motion. There being no further discussion, Supervisors approved the motion unanimously (4-0) by roll call vote and the following resolution was adopted:

RESOLUTION R2025-52
NELSON COUNTY BOARD OF SUPERVISORS
EVALUATION OF COMPETITIVE SEALED BIDS FOR IFB#2025-NCDSS AND INTENT TO
PROVIDE NOTICE TO THE APPARENT LOW BIDDER OF THEIR STATUS AS A NON-
RESPONSIVE AND RESPONSIBLE BIDDER; AND THE INTENT TO AWARD THE
CONTRACT TO THE SUBMITTER OF THE NEXT LOWEST RESPONSIVE AND
RESPONSIBLE BID

WHEREAS, Competitive sealed bids for IFB#2025-NCDSS were received on July 2, 2025 and publicly opened on July 3, 2025, in accordance with the IFB, Addendums 1-3, and the Virginia Public Procurement Act (VPPA) §2.2-4300; and

WHEREAS, within the 24 hours between receipt of bids and bid opening, the County did not receive any bid modifications or reports of errors and omissions; it proceeded with evaluation of the bid response provided by the apparent low bidder, Wall Construction, LLC; and

WHEREAS, on July 8, 2025, within the two business day allowance under the VPPA, PMA was notified by Wall Construction LLC, that their bid omitted the required Sitework Allowance of 3,000 cubic yards of undercut and backfill per Section 012110-Sitework Allowance, 3.1, A.; when this requirement was reiterated and discussed in detail at the pre-bid meeting held on May 28th; and

WHEREAS, IFB Section 9 Award of Contract, Section 9.1 states the award of the contract will be to the responsive and responsible bidder submitting the lowest base bid whose qualifications indicate the award will be in the best interest of the Nelson County Board of Supervisors and whose bid meets the prescribed requirements; and

WHEREAS, the VPPA, §2.2-4301 defines "Responsive Bidder" as a person who has submitted a bid that conforms in all material respects to the Invitation to Bid; and

WHEREAS, Wall Construction LLC, fails to meet the definition of "Responsive Bidder" because their bid does not conform in all material respects to the invitation to bid nor does it meet the prescribed requirements of the IFB, due to the omission of the required sitework allowance from the base bid; and

WHEREAS, the VPPA, §2.2-4301 defines "Responsible bidder" as a person who has the capability, in all respects, to perform fully the contract requirements and the moral and business integrity and reliability that will assure good faith performance, and who has been prequalified, if required; and

WHEREAS, from July 9th to July 11th 2025, further communication with Wall Construction LLC indicated their intent was not to withdraw their bid, but was to have the County consider awarding the project to them knowing there was a defect and agreeing to negotiate a way for them to cure the problem on assumptions that the work specified would not be needed; and subsequently asking the County to move forward with them honoring their bid; even though they had modified their bid after bid opening and prior to contract

July 14, 2025

award, by including the omitted required allowance after re-arranging their sub-contractor costs to cover the amount omitted; which was in conflict with IFB section 6.7 Modification and Withdrawal of Bids; and

WHEREAS, aforementioned suggested actions by Wall Construction, LLC would subject the County to legal action by other Bidders if they were pursued and would weaken the fundamental understanding that the Contractor's Price is firm and reliable for all of the project; calling into question their reliability and qualification of being a "Responsible Bidder" based on the State Code definition.

NOW THEREFORE IT BE RESOLVED, that pursuant to results of its evaluation, the Nelson County Board of Supervisors hereby authorizes the provision of a notice of intent to determine that the apparent low bidder, Wall Construction, Inc. is not a responsive and responsible bidder; and

BE IT FURTHER RESOLVED, that the Board hereby authorizes the provision of a notice of intent to award the contract pursuant to IFB#2025-NCDSS, to the bidder who submitted the next lowest base bid, Coleman-Adams Construction Inc.; and following the completion of a favorable evaluation of their status as responsive and responsible, issue them a Notice of Award.

IV. OTHER BUSINESS (AS PRESENTED)

The Board had no other business to discuss.

V. ADJOURNMENT

At 5:20 p.m. Mr. Rutherford moved to adjourn the meeting and Dr. Ligon seconded the motion. There being no further discussion, Supervisors approved the motion unanimously by vote of acclamation and the meeting adjourned.

BOARD OF
SUPERVISORSTHOMAS D. HARVEY
North DistrictERNIE Q. REED
Central DistrictJESSE N. RUTHERFORD
East DistrictJ. DAVID PARR
West DistrictDR. JESSICA LIGON
South DistrictCANDICE W. MCGARRY
County AdministratorAMANDA B. SPIVEY
Administrative Assistant/
Deputy ClerkGRACE E. MAWYER
Director of Finance and
Human Resources

RESOLUTION R2025-54
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET
August 12, 2025

I. Appropriation of Funds (General Fund)

<u>Amount</u>	<u>Revenue Account (-)</u>	<u>Expenditure Account (+)</u>
\$ 214.96	3-100-001901-0033	4-100-031020-3039
\$ 214.96		

Adopted: _____

Attest: _____, Clerk
Nelson County Board of Supervisors

EXPLANATION OF BUDGET AMENDMENT

- I. Appropriations are the addition of unbudgeted funds received or held by the County for use within the current fiscal year budget. These funds increase the budget bottom line. The General Fund Appropriations of \$214.96 include (1) \$214.96 requested for Sheriff's FY25 Bedford MOU Southern VA Internet Crimes Against Children (ICAC) Overtime funding for May 2025. *The total appropriation request for this period is below the 1% of expenditure budget limit of \$989,163.73 for August.***

Company No: 001 Account Number: 3100 1901 33 Period:
 Date: 8/08/25 Bedford-MOU ICAC OT Time: 1240
 Budget Amount Year To Date Encumbrances Balance
 \$429.91- \$644.87- \$.00 \$214.96

```

=====
Date      Source Reference Number      PO#      Amount Period Description
03142025 CS      1          20250314          $53.74-202503 -TREASURER CASH REPORT-
04112025 CS      1          20250411         $241.82-202504 -TREASURER CASH REPORT-
06022025 CS      1          20250602         $134.35-202506 -TREASURER CASH REPORT-
*****      G/L Year-To-Date-          $429.91-

*****      Encumbrance-

*****      A/P Holding File-

*****      P/R Holding File-

*****      U/T Holding File-

08072025 CS      1          20250807         $214.96-202508 -TREASURER CASH REPORT-
*****      A/R Holding File-          $214.96-

*****      G/L Holding File-

*****      S/S Holding File-

*****      INV Holding File-

04082025 BS      1      0000436          $53.74-202504 FY25 ICAC MOU OVERTIME      05118
05152025 BS      1      0000437         $241.82-202505 FY25 ICAC MOU FEB          05130
06102025 BS      1      0000438         $134.35-202506 FY25 SHERIFF ICAC MARCH      05141
*****      Budget Amount-          $429.91-
  
```

BEDMOU
 3-100-1901-0033
 4-100-31020-3039

BOARD OF
SUPERVISORSTHOMAS D. HARVEY
North DistrictERNIE Q. REED
Central DistrictJESSE N. RUTHERFORD
East DistrictJ. DAVID PARR
West DistrictDR. JESSICA LIGON
South DistrictCANDICE W. MCGARRY
County AdministratorAMANDA B. SPIVEY
Administrative Assistant/
Deputy ClerkGRACE E. MAWYER
Director of Finance and
Human Resources

RESOLUTION R2025-55
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF FISCAL YEAR 2025-2026 BUDGET
August 12, 2025

I. Appropriation of Funds (General Fund)

<u>Amount</u>	<u>Revenue Account (-)</u>	<u>Expenditure Account (+)</u>
\$ 1,044.02	3-100-002404-0001	4-100-031020-5419
\$ 173.54	3-100-002404-0001	4-100-031020-5419
\$ 17,945.00	3-100-002404-0064	4-100-081020-7070
\$ 4,000.00	3-100-001901-0060	4-100-999000-9905
\$ 23,162.56		

II. Transfer of Funds (General Fund Departmental)

<u>Amount</u>	<u>Credit Account (-)</u>	<u>Debit Account (+)</u>
\$ 15,758.00	3-100-003303-0036	3-100-002404-0009
\$ 15,758.00		

III. Transfer of Funds (General Fund Recurring Contingency)

<u>Amount</u>	<u>Credit Account (-)</u>	<u>Debit Account (+)</u>
\$ 58,751.96	4-100-999000-9901	4-100-033010-6001
\$ 58,751.96		

IV. Transfer of Funds (Debt Service Fund)

<u>Amount</u>	<u>Credit Account (-)</u>	<u>Debit Account (+)</u>
\$ 298,566.54	4-108-095100-9150	4-108-095100-9122
\$ 298,566.54		

Adopted: _____

Attest: _____, Clerk
Nelson County Board of Supervisors

EXPLANATION OF BUDGET AMENDMENT

- I. Appropriations are the addition of unbudgeted funds received or held by the County for use within the current fiscal year budget. These funds increase the budget bottom line. The General Fund Appropriations of \$23,162.56 include requests of (1)(2) \$1,044.02 and \$173.54 appropriation requests for Sheriff's asset forfeiture funds received in FY26; (3) \$17,945.00 appropriation is requested for FY26 Virginia Wine Board Grant funds; and (4) \$4,000.00 appropriation is requested for a refund from the Thomas Jefferson Planning District Commission (TJPDC) for funds contributed in FY25 for the Regional Housing Study. *The total appropriation request for this period is below the 1% of expenditure budget limit of \$989,163.73 for August. Of the total appropriations this month, \$4,000.00 (Item 4) of funds are being added to Non-Recurring Contingency.***
- II. Transfers represent funds that are already appropriated in the budget, but are moved from one line item to another. Transfers do not affect the bottom line of the budget. A General Fund Department Transfer in the amount of \$15,758.00 is requested as follows: (1) \$15,758.00 is requested to transfer from the Victim Witness Program Federal revenue line item to the Victim Witness Program State revenue line item to properly account for the awarded FY26 grant funding.**
- III. Transfers represent funds that are already appropriated in the budget, but are moved from one line item to another. Transfers do not affect the bottom line of the budget. Transfers from General Fund Recurring Contingency in the amount of \$58,751.96 are reflected in (1) \$58,751.96 to the Albemarle County Regional Jail (ACRJ) line item to cover the cost of the County's allocated debt service for FY26 agency funding. *Following approval of these expenditures, the balance of Recurring Contingency will be \$26,469.04. The balance of Non-Recurring Contingency will be \$334,964.***
- IV. Transfers represent funds that are already appropriated in the budget, but are moved from one line item to another. Transfers do not affect the bottom line of the budget. Transfers between Debt Service Fund accounts in the amount of \$298,566.54 are reflected in (1) \$298,566.54 transfer from the Debt Service Reserve line to Interest (VRA2025B) DSS Building Project line item to cover the interest to be paid in FY26 on the permanent financing for this project.**

Department of Criminal Justice Services
1100 Bank Street - 12th Floor
Richmond, VA 23219



Asset Forfeiture Proceeds

Disbursements for: 7/11/2025 through 7/11/2025

Date to Finance	DCJS Seizure No	Asset Description	Value	Disbursal Amt	Voucher No
County of Nelson					
Nelson County Sheriff's Office					
7/11/2025	25-FS27002	US Currency	\$9,134.00	\$1,044.02	14069
			Subtotal:	\$1,044.02	→ FDRG
			Total:	\$1,044.02	3-100-2404-0001 4-100-31020-5419

Grace Mawyer

From: Neely Hull
Sent: Thursday, July 17, 2025 4:04 PM
To: Grace Mawyer
Subject: FW: EDI-Thank you 1044.02
Attachments: Nelson Co Disbursements 7.11.25.pdf

Received

From: Neely Hull
Sent: Tuesday, July 15, 2025 8:30 AM
To: Holly Henderson <hhenderson@nelsoncounty.org>
Subject: EDI-Thank you

Total Amount: 1,044.02

Deposit Date: 07/16/2025

Trace Number: 82707560

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
140	1,044.02	0.00	0.00	14069	06/25/2025		00036831	Asset Forfeiture Proce

Tot 140: 1,044.02

FDRG

Neely Hull
County of Nelson, Treasurer
PO Box 100
Lovingston VA 22949



Disbursements for: 7/11/2025 through 7/11/2025

Date to Finance	DCJS Seizure No	Asset Description	Value	Disbursal Amt	Voucher No
County of Nelson					
Nelson County Sheriff's Office					
	25-FS27002	US Currency	\$9,134.00	<i>Adj</i> \$173.54	
7/11/2025	25-FS27002	US Currency	\$9,134.00	\$1,044.02	14069
Subtotal:				\$1,217.56	
Total:				\$1,217.56	

FDRG
3-100-2404-0001
4-100-31020-5419

Grace Mawyer

From: Neely Hull
Sent: Monday, August 4, 2025 7:37 AM
To: Holly Henderson; Grace Mawyer
Subject: RE: Forfeited Asset Sharing Program Proceeds-Adjustment to Case 25-FS27002

Total Amount: 173.54**Deposit Date:** 07/31/2025**Trace Number:** 82718483

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
140	173.54	0.00	0.00	14112	07/25/2025		00036874	Asset Forfeiture Proce

FDRG**Tot 140:** 173.54

From: Holly Henderson <hhenderson@nelsoncounty.org>
Sent: Thursday, July 31, 2025 10:07 AM
To: Grace Mawyer <gmawyer@nelsoncounty.org>; Neely Hull <nhull@nelsoncounty.org>
Subject: RE: Forfeited Asset Sharing Program Proceeds-Adjustment to Case 25-FS27002

Sounds good. I am off tomorrow any ways. That was the only thing showing for that amount.

*Holly Henderson
Nelson County Treasurer's Office
PO Box 100
Lovingson, VA 22949
(P)434-263-7060
(F)434-263-7064*

5/7/2025
Lindsey Anderson
Program Manager, Virginia Wine Board
900 Natural Resources Dr., Charlottesville, VA 22903

Maureen Kelley, Director of Economic Development
Nelson County
PO Box 636
Lovingston, Virginia 22949

3-100-2404-0064
4-100-81020-7070
VA Wine Board #26-33

Dear Maureen Kelley,

At the May 2025 meeting of the Virginia Wine Board, the board approved funding for the following Education project:

Project Title	Proposal Number	Amount Awarded
Cost of Production Review	26-33	\$17,945

Project Lead: Matthew Brown; (434) 760-7446; hello@mwjbrown.com

Wine Board Point of Contact: Jennifer Reichert; 703-375-9004; jennifer@stonywater.com

Work Plan: Both cooperating parties agree to that a mutually satisfactory work plan and financial plan developed by the cooperator and the VA Wine Board (as outlined in the grant) are incorporated into this agreement by reference.

Term of Agreement: June 1, 2025 through May 31, 2026

Budget Summary:

Expense Category	Funds Requested	Funds Awarded
Personnel	\$17,000	\$17,000
Fringe Benefits		
Contractual Services		
Travel	\$945	\$945
Materials and Supplies		
Equipment (Rental)		
Other		
Total Costs	\$17,945	\$17,945

Tuition: If the Board-approved budget contains student tuition or stipends, the institution must certify on the invoice that the amount charged is a percentage of effort directly associated with the project. The institution must also have supporting documentation available upon request for audit purposes.

Reporting Requirements: All project leaders are required to submit one six-month progress report (due 12/15/2025; education and research projects ONLY) and one final project report (due 6/30/2026; all projects). Grant reports communicate project objectives and progress to the Virginia Wine Board and its administrative agents and shall focus succinctly on the intended and achieved results of the project as well as how the detailed project results are separately shared with their intended beneficiaries. Reports shall follow the provided template and will be reviewed to confirm they contain the required elements in sufficient detail prior to acceptance.

*Grantor has the right to request and receive data from the awardee on demand.

Travel: All travel reimbursement requests must adhere to U.S. General Services Administration Travel Regulations: <https://www.gsa.gov/travel-resources>

Reimbursement Policy: Expenses will be covered on a reimbursement-only basis. Invoices must be submitted quarterly. A reimbursement request reflecting itemized expenditures and indicating the balance in the categories listed above must be submitted (Attachment B required from Virginia Tech). A template is available upon request.

The reimbursement request and back-up documents must be emailed to: Lindsey Anderson, Program Manager (lindsey.anderson@vdacs.virginia.gov) and to Jennifer Reichert, Grants and Budget Management Contractor (jennifer@stonvwater.com).

Once received, the Wine Board will review and approve the expenditure of grant funds. State policy declares that payment will be made within thirty (30) days of receipt of a valid invoice.

All reimbursement requests must be submitted within sixty (60) days of the close of the grant period. Requests submitted after 60 days may not be reimbursed.

Intellectual Property: Ownership of all data, documentation, and materials originated and prepared pursuant to this award shall belong exclusively to the Virginia Wine Board and shall be subject to public inspection in accordance with the *Virginia Freedom of Information Act*.

Audit Requirements: Financial records, statistical records, supporting documents, and other records pertinent to this award shall be retained for a period of three years from submission of the final project report to the Wine Board, or until final resolution of any audit finding or litigation, or claims have been disposed of. The VDACS Internal Audit Director, the Auditor of Public Accounts, and any of their duly authorized representatives shall have access to any pertinent documents, books, papers, and records of the awarded organization to make audits, examinations, excerpts, and transcripts.

Final Payment: VDACS reserves the right to withhold payment for the last quarter of the award until the final project report is received and accepted.

Prior Approval Requirements:

1. Budget Change: Recipients must request prior written approval for a budget change when the cumulative amount of a transfer among separately budgeted projects within the approved work plan equals or exceeds 20 percent of the total budget for any project. The request must contain:

- a. A justification for the change; and
- b. A description of the requested change that includes:
 - i. The proposed budget change,
 - ii. Last approved budget, and
 - iii. An updated budget of the affected cost categories.
2. Project Lead Change: Sub-recipients must request prior written approval if there is a change in the recipient project coordinator listed in the approved project. The request must contain:
 - a. The name of the recipient project coordinator being replaced and the new recipient project coordinator, name and contact information;
 - b. The qualifications of the new recipient project coordinator;
 - c. Written notification from the new recipient project coordinator signifying his/her willingness to serve on the project; and
 - d. The effective date.

Termination: This agreement may be terminated prior to the expiration of the term hereof as follows:

1. By mutual agreement of the parties;
2. By either party, with or without cause, upon 30 days written notice to the other; or
3. By the Virginia Wine Board, in the event the state government fails to appropriate or allocate sufficient and/or full funds for the purpose of continuation of this agreement.

Upon termination, the awardee shall be reimbursed as specified in the approved budget. Payment will be made for items shipped or services provided prior to the receipt of the termination notice. Termination does not release the awardee of reporting requirements as required by this document.

Non-discrimination: In accordance with Executive Order 61 (2017), the Virginia Wine Board prohibits discrimination by grantees, in their employment practices, contracting and subcontracting practices, and delivery of goods or services, on the basis of race, sex, color, national origin, religion, sexual orientation, gender identity, age, political affiliation, disability, or veteran status, is hereby incorporated in this contract

Enclosures:

1. Virginia Wine Board Grant Report Template (as proposed)
2. VWB Grant Budget Categories
3. Original proposal

This agreement shall remain in effect until completion of grant.

Lindsey Anderson

bvmsign 13173570-4265X307

Program Manager, VA Wine Board

Date: May 9, 2025

Maureen A Kelley

Grantee

Date: 5/9/2025



July 21, 2025

Candy McGarry, County Administrator
Nelson County
P. O. Box 336
Lovingston VA 22949

Dear Ms. McGarry,

We at TJPDC are appreciative of Nelson County's contribution of \$10,000 to the Regional Housing Study, finalized in November 2024. Your support has been critical in making this important effort possible.

We are pleased to share that we have now completed the fundraising for the study. After finalizing the budget, we determined that the necessary contribution from Nelson County is \$6,000. As a result, we are returning the remaining \$4,000 to the County.

Please find the refund check for \$4,000 enclosed with this letter.

We appreciate your continued partnership and commitment to addressing housing needs in our region. Please don't hesitate to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, which appears to read "Christine E.B. Jacobs".

Christine E.B. Jacobs
Executive Director

CC: Dylan Bishop, Director of Planning and Zoning
Amanda Spivey, Administrative Assistant & Deputy Clerk to the Board

Nelson County				7/25/2025	
Date	Type	Reference	Original Amt.	Balance Due	Discount
6/30/2025	Bill	FY25 Refund	4,000.00	4,000.00	
				Check Amount	Payment
					4,000.00
					4,000.00

TIPDC

3-100-001901-0060

4-100-999000-9905(NRC)

Checking-General	Refund-Portion Housing Study Contribution	4,000.00
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STATEMENT OF GRANT AWARD (SOGA)

Virginia Department of Criminal Justice Services
1100 Bank Street, 12th Floor
Richmond, VA 23219

548105-SFY26 Victim Witness Grant Program

Subgrantee: Nelson, County
DCJS Grant Number: 26-O1105VW23
Grant Start Date: 7/1/2025
Federal Grant Number: 15POVC-23-GG-00472-ASSI,
15POVC-24-GG-00732-ASSI and/or
15POVC-22-GG-00681-ASSI
Federal Awardee: OVC
Federal Catalog Number: 16.575
Federal Start Date: 10/1/2022, 10/1/2023 and
10/01/2021
Project Description: To provide direct services for crime victims.
Federal Funds: **\$37,366** → 3-100-003303-0036
State General Funds: **\$44,756** → 3-100-002404-0009
State Special Funds: \$ 0
Total Budget: **\$82,122**

UEI Number: XSCRKWJHKVQ5
Grant End Date: 6/30/2026
Indirect Cost Rate: _____ %

Fed. Budgeted: 53,124
Fed. Award: (37,366)
15,758
State Budgeted: 26,967
State Award: (44,756)
(17,789)
* Transfer Fed. budget
overage of 15,758 to
state budget for accurate
reporting. - GM

Project Director	Project Administrator	Finance Officer
Ms. Beth Phelps Director 84 Courthouse Square Lovingston, Virginia 22949 434-263-7014 bphelps@nelsoncounty.org	Mrs. Candace McGarry County Administrator 84 Courthouse Square Lovingston, Virginia 22949 434-263-7001 cmcgarry@nelsoncounty.org	Ms. Grace Mawyer Finance Director 84 Courthouse Square Lovingston, Virginia 22949 434-263-7136 gmawyer@nelsoncounty.org

*Please indicate your ICR in the space provided, if applicable. As the duly authorized representative, the undersigned, having received the Statement of Grant Awards (SOGA) and reviewing the Special Conditions, hereby accepts this grant and agree to the conditions and provisions of all other Federal and State laws and rules and regulations that apply to this award.

Signature: Candace W. McGarry
Authorized Official (Project Administrator)
Title: County Administrator
Date: 7/15/25

FUND #-100

GENERAL FUND REVENUES

	FY/2022 REVENUE	FY/2023 REVENUE	FY/2024 REVENUE	ADOPTED FY/2025 BUDGET	AMENDED FY/2025 BUDGET	2025/06 ACTUAL	DEPT FY/2026 REQUEST	ADMIN FY/2026 RECOMMENDS	ADOPTED FY/2026 BUDGET
002305-0001									
002306-0001									
002306-0002									
Shared Expenses-Medical Exam									
Shared Expenses-Registrar	63,414-	66,084-	70,328-	81,809-	81,809-	72,779-	84,263-	84,263-	84,263-
State Board of Elections (Pr			13,742-	7,390-	7,390-		7,612-	7,612-	7,612-
--TOTAL DEPARTMENT--	63,414-	66,084-	84,070-	89,199-	89,199-	72,779-	91,875-	91,875-	91,875-
002307-0001									
Shared Expenses-Clerk of Cir	237,428-	248,022-	264,975-	266,550-	266,550-	276,062-	276,876-	276,876-	276,876-
--TOTAL DEPARTMENT--	237,428-	248,022-	264,975-	266,550-	266,550-	276,062-	276,876-	276,876-	276,876-
002400									
CATEGORICAL AID - STATE									
002401									
PUBLIC ASSISTANCE									
002401-0002									
Public Assistance & Welfare	607,254-	537,764-	534,896-	693,146-	693,146-	605,410-	704,125-	704,125-	704,125-
002401-0016									
SLFC									
002401-0022									
Fuel Assistance									
At Risk Youth/Family (CSA)	1,059,115-	1,802,394-	1,335,540-	1,373,600-	1,820,360-	1,564,167-	1,373,600-	1,373,600-	1,373,600-
002401-0045									
Family Preservation/Support									
--TOTAL DEPARTMENT--	1,666,369-	2,340,158-	1,870,436-	2,066,746-	2,513,506-	2,169,577-	2,077,725-	2,077,725-	2,077,725-
002404									
OTHER CATEGORICAL AID									
002404-0001									
Asset Forfeiture Proceeds-Sh	11,277-	31,503-	7,717-		6,012-	6,012-			
002404-0002									
Pour For Life	17,926-	19,030-	18,322-		18,153-	18,153-			
002404-0003									
Reimbursement Electoral Boar					12,830-	12,830-			
002404-0004									
Sheriff's Dept. Grants									
002404-0005									
Asset Forfeiture Proceeds-Co	734-	7,690-	765-		698-	698-			
002404-0007									
Litter Control	8,312-	9,966-	13,032-		11,490-	11,490-			
002404-0008									
Mental Health/Retardation									
002404-0009									
Victim Witness Program 80-A9	11,778-	21,042-	19,646-	21,000-	26,967-	29,299-	26,967-	26,967-	26,967-
002404-0010									
Domestic Violence Victim Fun									
002404-0011									
Disaster Relief (Dept. Emerg. M									
002404-0012									
VOF Public Access Grant-Rock	60,000-								
002404-0013									
Railway Transportation Grant									
002404-0014									
Oak Ridge Train Station									
002404-0015									
Fire Programs	60,793-	59,279-	66,524-		75,721-	75,721-			
002404-0016									
Emergency Medical Services G									
002404-0017									
Library of Virginia Grant.	22,197-		49,713-		33,786-	15,028-			
002404-0018									
Commonwealth Juror Reimburse	4,440-	4,260-	11,250-	6,500-	12,500-	12,500-	12,000-	12,000-	12,000-
002404-0020									
VJCCCA-Dept. Juvenile Justice	10,364-	10,364-	10,364-	10,364-	10,364-	10,364-	10,364-	10,364-	10,364-
002404-0030									
DHCD VA Main Street Grant (C	7,000-								
002404-0031									
DHCD Planning Grant (Lovings									
002404-0032									
DHCD Community Business Laun		45,000-							
002404-0033									
DHCD Grant Local Building De									
002404-0034									
DCJS Sheriff's TDO/ECO			4,745-		5,005-	5,005-	3,500-	3,500-	3,500-
002404-0035									
DCJS Grant (Sheriff's Dept)	30,121-	74,828-	67,521-	64,683-	120,261-	55,299-			
002404-0036									
DMV Animal Friendly Plates	313-	427-	407-	450-	450-	311-	450-	450-	450-
002404-0037									
DCJS 2021 Body Worn Camera G	43,687-								
002404-0038									
VSP HEAT Equipment Reimburse					12,500-	12,500-			
002404-0039									
Domestic Preparedness Grant									
002404-0040									
Blue Ridge Tunnel TEA-21 Gra									
002404-0041									
Historic District Cost Share									
002404-0042									
VDOF-FSF Forest Sustainabili		41,389-			95,321-	95,321-			

FUND #-100

GENERAL FUND REVENUES

	FY/2022 REVENUE	FY/2023 REVENUE	FY/2024 REVENUE	ADOPTED FY/2025 BUDGET	AMENDED FY/2025 BUDGET	2025/06 ACTUAL	DEPT FY/2026 REQUEST	ADMIN FY/2026 RECOMMENDS	ADOPTED FY/2026 BUDGET
***CATEGORICAL AID - FEDERAL									
003303-0031									
003303-0035									
003303-0036	35,333-	59,165-	45,840-	44,100-	53,124-	43,585-	53,124-	53,124-	53,124-
003303-0037			2,122-						
003303-0040									
003303-0041	32,387-								
003303-0042	1,449,989-								
003303-0043	120,000-		82,000-		38,000-	38,000-			
003303-0044		50,000-	50,000-						
003303-0045	8,219-	9,146-	10,886-			4,892-			
003303-0046			248,806-		43,184-	43,185-			
003303-0050					40,820-	21,319-			
003303-0055	5,265-	7,500-	7,500-		15,000-	9,193-			
003303-0056									
003303-0057									
003303-0100									
003303-0105									
003303-0106									
003303-0107					13,385-	17,304-			
003303-0200									
003303-0231									
003303-0240									
003303-0250									
--TOTAL DEPARTMENT--	2,562,626-	978,662-	1,415,612-	1,284,309-	1,516,097-	1,264,886-	1,310,121-	1,310,121-	1,310,121-
REVENUE FROM FEDERAL GOV'T	2,636,385-	1,058,026-	1,500,019-	1,346,459-	1,578,247-	1,352,067-	1,310,121-	1,310,121-	1,310,121-
OTHER FINANCING SOURCES									
004101	***NON-REVENUE RECEIPTS***								
004101-0001	295-	959-							
004101-0002									
004101-0005	54,887-	27-	9,286-		2,436-	2,437-			
004101-0006									
004101-0007									
--TOTAL DEPARTMENT--	55,182-	986-	9,286-		2,436-	2,437-			
004104	***Bond Proceeds***								
004104-0001		2,600,000-							
004104-0002			43,929-						
004104-0003			43,929-						
004104-0004									
004104-0005									
004104-0006									
004104-0007									
--TOTAL DEPARTMENT--		2,600,000-	87,858-						

Grace Mawyer

From: Candy McGarry
Sent: Thursday, July 10, 2025 3:45 PM
To: Grace Mawyer
Subject: FW: FY 26 July Invoice

Importance: High

Grace, see below regarding ACRJ invoice for July

-----Original Message-----

From: Kumer, Martin [mailto:kumerm@acrj.org]
Sent: Thursday, July 10, 2025 2:50 PM
To: Candy McGarry <CMcGarry@nelsoncounty.org>
Subject: FY 26 July Invoice

Candy,

Just finished talking to the finance team. The invoice sent on or about July 1, 2025 is INCORRECT.

We accidentally used last years FY 25 operating figure and added the FY 26 debt service.

So the operating was the incorrect amount but the debt service amount is correct.

You will be receiving a corrected invoice this week if not today for \$147,601.

Operating \$142,705
Debt service \$4,896
Total: 147,601

$\$147,600.83 \times 12 = \$1,771,209.96$ Total FY26
(1,712,458.00) Budgeted FY26
\$58,751.96 Add'l funds needed from
Recurring Contingency

Thank you for catching that's and letting me know.

Colonel Martin Kumer
Superintendent
Albemarle Charlottesville Regional Jail

Cell (434)-962-3015

4-100-999000-9901 → 4-100-033010-6001
(RC) (ACRJ)

Albemarle-Charlottesville Regional Jail
160 PEREGORY LN
CHARLOTTESVILLE VA 22902

INVOICE	VC00000000000283
Type	
Date	7/11/2025
Page	1

Bill to:

NELSON CO BD OF SUP
PO BOX 336
LOVINGSTON VA 22949

Purchase Order ID	Customer ID			
	NELSON CO BD		Net 30	
Item Number	Description	Quantity	Rate	Ext. Amount
INMATE HOUSING	Monthly billing amt July 2025	1	\$142,704.83	\$142,704.83
INMATE HOUSING	Debt services amt July 2025	1	\$4,896.00	\$4,896.00

Remit to : Albemarle Charlottesville Regional
Jail, 160 Perogory Lane Charlottesville VA 22902

Subtotal	\$147,600.83
Misc	\$0.00
Total	\$147,600.83

FUND #-100 GENERAL FUND EXPENDITURES

	FY/2022	FY/2023	FY/2024	ADOPTED	AMENDED	2025/06	DEPT	ADMIN	ADOPTED
	EXPENSE	EXPENSE	EXPENSE	FY/2025	FY/2025	ACTUAL	FY/2026	FY/2026	FY/2026
				BUDGET	BUDGET		REQUEST	RECOMMENDS	BUDGET
033000	CORRECTION & DETENTION								
033010	***JAIL***								
033010-3002	Professional Services (SCAAP	1,689	39						
033010-5402	Food Supplies	8	8	60	60	12	30	30	30
033010-6001	Regional Jail	969,234	1,173,589	1,393,372	1,591,920	1,591,920	1,712,458	1,712,458	1,712,458
	--TOTAL DEPARTMENT--	969,242	1,175,278	1,393,419	1,591,980	1,591,932	1,712,488	1,712,488	1,712,488
	CORRECTION & DETENTION	969,242	1,175,278	1,393,419	1,591,980	1,591,932	1,712,488	1,712,488	1,712,488
034000	INSPECTIONS								
034010	***BUILDING INSPECTOR***								
034010-1001	Salaries & Wages	212,025	198,791	211,182	271,199	271,199	255,592	283,387	283,387
034010-1003	Part-time Salaries								
034010-1004	New Position-Asst.Code Offic								
034010-1005	New Position-Stormwater Mana								
034010-1006	New Building Insp/P&E Admin		22,733						
034010-1007	Brd.of Bldg.Appeals Wages	225		300	300		300	300	300
034010-2001	FICA	16,109	14,900	17,630	20,747	20,747	18,917	21,679	21,679
034010-2002	Retirement-VRS			2,495	29,208	29,208	3,123	30,521	30,521
034010-2005	Hospital/Medical Plans	25,092	19,668	24,456	37,104	42,082	35,926	46,848	46,848
034010-2006	Group Insurance	2,841	2,564	3,114	3,634	3,634	3,037	3,344	3,344
034010-2009	Hybrid Disability VLDP	1,760	1,627	1,790	1,685	1,685	1,690	1,775	1,775
034010-2011	Worker's Compensation	3,733	2,895	3,228	3,734	4,822	4,822	4,822	4,822
034010-2013	VRS Retirement Hybrid Plan	25,296	21,948	24,156	5,692	5,692	31,678	8,396	8,396
034010-3002	Professional Services		886						
034010-3005	Maintenance Service Contract	11,202	9,183	5,904	13,850	13,850	10,051	13,850	13,850
034010-3006	Printing & Binding	500	78	586	750	750	750	750	750
034010-5201	Postal Services	143	9	136	350	350	350	350	350
034010-5203	Telecommunications	28	80	147	80	80	169	150	150
034010-5401	Office Supplies	2,027	3,166	1,173	2,000	2,000	1,170	2,000	2,000
034010-5410	Uniforms	795	936	78	1,000	1,000	1,250	1,250	1,250
034010-5411	Books & Subscriptions	1,200	695	1,500	2,000	2,000	705	2,000	1,500
034010-5501	Travel (Mileage)	44							
034010-5503	Travel (Subsistence & Lodgin	218	421	1,748	1,500	1,500	1,734	2,000	2,000
034010-5504	Travel (Convention & Educati	685	2,491	2,047	2,400	2,400	1,834	3,000	3,000
034010-5801	Dues & Assoc. Memberships	180	926	669	700	700	914	700	700
034010-6001	Building Permit Surcharge	3,380	13,115	5,338	6,500	6,500	8,694	6,500	6,500
034010-7002	Furniture & Fixtures	226	2,651	752	1,000	1,000	930	930	930
034010-7004	Security Equipment (Building		42				750		
034010-7007	Stormwater Local Program								
034010-7040	Virtual Training Support Gra								
	--TOTAL DEPARTMENT--	307,709	297,072	330,862	405,433	411,499	380,056	435,302	434,052
	INSPECTIONS	307,709	297,072	330,862	405,433	411,499	380,056	435,302	434,052

* Transfer \$298,566.54 from Debt Src Reserve
to VRA 2025B Interest Budget Line

8. 2025 Lease Debt Service

4-108-095100-9150 → 4-108-095100-9122

FY26

Date	Coupon*	Principal	Interest*	Total	FY Total
10/1/2025			\$ 96,529.03	96,529.03	
4/1/2026			202,037.51	202,037.51	298,566.54
10/1/2026	5.125%	170,000.00	202,037.51	372,037.51	
4/1/2027		-	197,681.26	197,681.26	569,718.77
10/1/2027	5.125%	175,000.00	197,681.26	372,681.26	
4/1/2028		-	193,196.88	193,196.88	565,878.14
10/1/2028	5.125%	185,000.00	193,196.88	378,196.88	
4/1/2029		-	188,456.26	188,456.26	566,653.14
10/1/2029	5.125%	195,000.00	188,456.26	383,456.26	
4/1/2030		-	183,459.38	183,459.38	566,915.64
10/1/2030	5.125%	205,000.00	183,459.38	388,459.38	
4/1/2031		-	178,206.26	178,206.26	566,665.64
10/1/2031	5.125%	215,000.00	178,206.26	393,206.26	
4/1/2032		-	172,696.88	172,696.88	565,903.14
10/1/2032	5.125%	230,000.00	172,696.88	402,696.88	
4/1/2033		-	166,803.13	166,803.13	569,500.01
10/1/2033	5.125%	240,000.00	166,803.13	406,803.13	
4/1/2034		-	160,653.13	160,653.13	567,456.26
10/1/2034	5.125%	250,000.00	160,653.13	410,653.13	
4/1/2035		-	154,246.88	154,246.88	564,900.01
10/1/2035	5.125%	265,000.00	154,246.88	419,246.88	
4/1/2036		-	147,456.26	147,456.26	566,703.14
10/1/2036	5.125%	280,000.00	147,456.26	427,456.26	
4/1/2037		-	140,281.26	140,281.26	567,737.52
10/1/2037	5.125%	295,000.00	140,281.26	435,281.26	
4/1/2038		-	132,721.88	132,721.88	568,003.14
10/1/2038	5.125%	310,000.00	132,721.88	442,721.88	
4/1/2039		-	124,778.13	124,778.13	567,500.01
10/1/2039	4.433%	325,000.00	124,778.13	449,778.13	
4/1/2040		-	117,575.01	117,575.01	567,353.14
10/1/2040	4.507%	340,000.00	117,575.01	457,575.01	
4/1/2041		-	109,912.51	109,912.51	567,487.52
10/1/2041	4.780%	355,000.00	109,912.51	464,912.51	
4/1/2042		-	101,428.13	101,428.13	566,340.64
10/1/2042	4.772%	375,000.00	101,428.13	476,428.13	
4/1/2043		-	92,481.26	92,481.26	568,909.39
10/1/2043	4.779%	390,000.00	92,481.26	482,481.26	
4/1/2044		-	83,162.51	83,162.51	565,643.77
10/1/2044	4.777%	410,000.00	83,162.51	493,162.51	
4/1/2045		-	73,368.76	73,368.76	566,531.27
10/1/2045	4.776%	430,000.00	73,368.76	503,368.76	
4/1/2046		-	63,100.01	63,100.01	566,468.77
10/1/2046	5.038%	450,000.00	63,100.01	513,100.01	
4/1/2047		-	51,765.63	51,765.63	564,865.64
10/1/2047	5.038%	475,000.00	51,765.63	526,765.63	
4/1/2048		-	39,800.00	39,800.00	566,565.63
10/1/2048	5.039%	500,000.00	39,800.00	539,800.00	
4/1/2049		-	27,203.13	27,203.13	567,003.13
10/1/2049	5.038%	525,000.00	27,203.13	552,203.13	
4/1/2050		-	13,978.13	13,978.13	566,181.26
10/1/2050	5.037%	555,000.00	13,978.13	568,978.13	
4/1/2051		-	-	-	568,978.13
Totals		\$ 8,145,000.00	\$ 6,329,429.39	\$ 14,474,429.39	\$ 14,474,429.39

* Includes Annual Administrative Charge.

FY26 Total
Interest

BOARD OF
SUPERVISORSTHOMAS D. HARVEY
North DistrictERNIE Q. REED
Central DistrictJESSE N. RUTHERFORD
East DistrictJ. DAVID PARR
West DistrictDR. JESSICA LIGON
South DistrictCANDICE W. MCGARRY
County AdministratorAMANDA B. SPIVEY
Administrative Assistant/
Deputy ClerkGRACE E. MAWYER
Director of Finance and
Human Resources**RESOLUTION R2025-56****NELSON COUNTY BOARD OF SUPERVISORS**

**APPROVAL OF THE COUNTY'S PARTICIPATION IN THE PROPOSED DIRECT SETTLEMENT
OF OPIOID-RELATED CLAIMS AGAINST THE SACKLER FAMILY, AND DIRECTING THE
COUNTY ATTORNEY TO EXECUTE THE DOCUMENTS NECESSARY TO EFFECTUATE THE
COUNTY'S PARTICIPATION IN THE SETTLEMENT**

WHEREAS, the opioid epidemic that has cost thousands of human lives across the country also impacts the Commonwealth of Virginia and its counties and cities, including the County of Nelson, by adversely impacting the delivery of emergency medical, law enforcement, criminal justice, mental health and substance abuse services, and other services by Nelson County's various departments and agencies; and

WHEREAS, the Commonwealth of Virginia and its counties and cities, including Nelson County, have been required and will continue to be required to allocate substantial taxpayer dollars, resources, staff energy and time to address the damage the opioid epidemic has caused and continues to cause the citizens of the Commonwealth and Nelson County; and

WHEREAS, a settlement proposal has been negotiated that will cause the Sackler family, the owners of the Purdue Pharma family of companies, to pay an aggregate of \$6.5 billion dollars nationwide to resolve opioid-related claims against them; and

WHEREAS, the County has approved and adopted the Virginia Opioid Abatement Fund and Settlement Allocation Memorandum of Understanding (the "Virginia MOU"), and affirms that this pending settlement with the Sackler family shall be considered a "Settlement" that is subject to the Virginia MOU, and shall be administered and allocated in the same manner as the opioid settlements entered into previously with opioid distributors McKesson, Cardinal Health, and AmerisourceBergen, opioid manufacturers Janssen Pharmaceuticals, Teva Pharmaceuticals, and Allergan, and retail pharmacy chains CVS, Walgreens, Walmart, and Kroger;

WHEREAS, the County Attorney has reviewed the available information about the proposed settlement with the Sackler family and has recommended that the County participate in the settlement in order to recover its share of the funds that the settlement would provide;

NOW THEREFORE BE IT RESOLVED that the Nelson County Board of Supervisors, this 12th day of August, 2025, approves of the County's participation in the proposed settlement of opioid-related claims against the Sackler family, and directs the County Attorney to execute the documents necessary to effectuate the County's participation in the settlement, including the required release of claims against the Sackler family.

Approved: August 12, 2025

Attest: _____, Clerk
Nelson County Board of Supervisors

***TO LOCAL POLITICAL SUBDIVISIONS:
THIS NOTICE CONTAINS IMPORTANT INFORMATION ABOUT A NEW
NATIONAL OPIOID SETTLEMENT.***

PURDUE PHARMA L.P. & SACKLER FAMILY SETTLEMENT OVERVIEW

A proposed nationwide settlement agreement has been reached with Purdue (and certain of its affiliates) and the Sackler family concerning alleged misconduct related to opioids.

The proposed settlement is being implemented in connection with Purdue's bankruptcy proceedings, and consists of, among other things, a settlement of Purdue's claims against the Sacklers and certain other parties (referred to as the "Estate Settlement"), and a settlement of direct claims against the Sacklers held by States, local governments and other creditors (the "Direct Settlement", and together with the Estate Settlement, the "Settlement"). The Settlement contemplates that the Sacklers will be paying an aggregate of \$6.5 billion in 16 payments over 15 years, including \$1.5 billion on the settlement's Effective Date (expected to be in 2026), though some amounts are subject to discounted prepayments. These amounts are in addition to amounts available from the Purdue estate including amounts available on the Effective Date (expected to be around \$900 million) and amounts that may be paid in the future.

The Settlement also contains injunctive relief governing opioid dispensing practices and requires the successor-in-interest of Purdue Pharma L.P. to implement safeguards to prevent diversion of prescription opioids, and also restrict certain Sacklers from directly or indirectly engaging in the manufacturing or sale of opioids, as detailed in the Settlement.

The proposed settlement has two key participation steps now that **all eligible states and territories elected to participate in the Direct Settlement.**

First, eligible subdivisions within each participating state decide whether to participate in the Direct Settlement. The Direct Settlement is documented in the Governmental Entity and Shareholder Direct Settlement Agreement, which is commonly referred to as the "GESA". The more subdivisions that participate, the more funds flow to that state and its subdivisions. Any subdivision that does not participate cannot directly share in any of the Direct Settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds.

YOU MUST PARTICIPATE IN THE DIRECT SETTLEMENT BY RETURNING YOUR PARTICIPATION FORM IN ORDER TO RECEIVE THE BENEFITS OF THE SETTLEMENT.

Second, concurrently with the solicitation of eligible subdivisions to participate in the Direct Settlement, votes will be solicited for approval of Purdue Pharma L.P.'s bankruptcy plan, which plan will provide distributions in respect of the Estate Settlement. NOT ALL SUBDIVISIONS ELIGIBLE TO PARTICIPATE IN THE SETTLEMENT WILL RECEIVE PACKAGES TO VOTE ON THE PLAN.

Please note that this is NOT a solicitation or a request for subdivisions to submit votes on the Purdue bankruptcy plan. This settlement package only pertains to a decision to participate in the Direct Settlement with the Sacklers.

If you receive a package to vote on the plan you should follow the applicable instructions for voting. PLEASE NOTE THAT VOTING ON THE PLAN IS SEPARATE FROM PARTICIPATION IN THE DIRECT SETTLEMENT. **IT IS NOT NECESSARY TO VOTE ON THE PLAN IN ORDER TO RECEIVE THE BENEFITS OF THE SETTLEMENT.**

WHO IS RUBRIS INC. AND WHAT IS THE IMPLEMENTATION ADMINISTRATOR?

The Direct Settlement provides that an Implementation Administrator will provide notice and manage the collection of participation forms. Rubris Inc. is the Implementation Administrator for the Direct Settlement and was also retained for the prior national opioid settlements.

WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?

Your state has elected to participate in the Settlement, and therefore your subdivision may participate in the Direct Settlement. This notice is also being sent directly to counsel for such subdivisions if the Implementation Administrator has their information.

If you are represented by an attorney with respect to opioid claims, please contact them. **Subdivisions can participate in the Settlement whether or not they filed a lawsuit or are represented.**

WHERE CAN YOU FIND MORE INFORMATION?

Detailed information about the Settlement, including each settlement agreement, may be found at: <https://nationalopioidsettlement.com/purdue-sacklers-settlements/>. This website will be updated to include information about how the Settlement is being implemented in most states and how funds will be allocated within your state.

You are encouraged to review the terms of the settlement agreements and discuss the terms and benefits with your counsel, your Attorney General's Office, and other contacts within your state.

Your subdivision will need to decide whether to participate in the proposed Settlement, and subdivisions are encouraged to work through this process before the **September 30, 2025** deadline.

HOW DO YOU PARTICIPATE IN THE SETTLEMENT?

The Settlement requires that you take affirmative steps to "opt in" to the Settlement.

In the next few weeks, you will receive documentation and instructions from the Implementation Administrator. In order to participate in the settlement, a subdivision must sign and return the required documentation.

Please add the following email addresses to your "safe" list so emails do not go to spam / junk folders: dse_na3@docusign.net and opioidsparticipation@rubris.com. Please monitor your email for the Participation Form and instructions.

All required documentation must be signed and returned on or before **September 30, 2025**.

BOARD OF
SUPERVISORS

THOMAS D. HARVEY
North District

ERNIE Q. REED
Central District

JESSE N. RUTHERFORD
East District

J. DAVID PARR
West District

DR. JESSICA LIGON
South District



CANDICE W. MCGARRY
County Administrator

AMANDA B. SPIVEY
Administrative Assistant/
Deputy Clerk

GRACE E. MAWYER
Director of Finance and
Human Resources

RESOLUTION R2025-57
NELSON COUNTY BOARD OF SUPERVISORS
AUTHORIZATION FOR PUBLIC HEARING TO AMEND ARTICLE I, IN GENERAL,
SECTION 2-1 PURCHASING PROCEDURES AND POLICIES OF THE CODE OF NELSON
COUNTY, VIRGINIA

RESOLVED by the Nelson County Board of Supervisors pursuant to and in accordance with the provisions of §15.2-1427 of the Code of Virginia, 1950 as amended, that the County Administrator be and is hereby authorized to advertise a public hearing notice for the conduct of a public hearing on **Tuesday, September 9, 2025 at 7:00 p.m.** in the General District Courtroom of the Courthouse in Lovington.

The purpose of the public hearing is to receive public comments on an Ordinance proposed for passage to amend Article I, In General, Section 2-1, Purchasing Procedures and Policies of the Code of Nelson County, Virginia. The Ordinance proposed for passage would increase the County's purchase order threshold from \$2,500 to \$5,000 and increase the capitalization threshold in fixed asset inventory from \$5,000 to \$10,000.

Approved: August 12, 2025

Attest: _____, Clerk
Nelson County Board of Supervisors

BOARD OF
SUPERVISORS

THOMAS D. HARVEY
North District

ERNIE Q. REED
Central District

JESSE N. RUTHERFORD
East District

J. DAVID PARR
West District

DR. JESSICA LIGON
South District



CANDICE W. MCGARRY
County Administrator

AMANDA B. SPIVEY
Administrative Assistant/
Deputy Clerk

GRACE E. MAWYER
Director of Finance and
Human Resources

August 8, 2025

MEMORANDUM

To: Board of Supervisors
From: Grace Mawyer, Director of Finance & Human Resources

Re: Amendment of Purchasing Policy and Procedures

Currently, pursuant to our Purchasing Policy, a Purchase Order is required for purchases of items over \$2,500. This has been in place since 2011. I am proposing an update to our policy which would change our Purchase Order threshold from \$2,500 to \$5,000. This is in line with surrounding localities as well as inflationary trends. Additional supporting data is attached.

Additionally, I propose raising our capitalization threshold from \$5,000 to \$10,000. In 2024, the United States Office of Management and Budget (OMB) revised the definition of equipment under the Uniform Guidance. Their capitalization threshold for equipment has been raised from \$5,000 to \$10,000. The higher threshold would reduce the administrative burden of capitalizing smaller items while still aligning with the federal guidelines. I have spoken with our auditors, Robinson, Farmer, Cox Associates, who believe it is appropriate to raise our capitalization threshold to the \$10,000 given the OMB revisions.

These updates would require an amendment to Chapter 2, Article 1, Section 2-1 "Purchasing Procedures and Policies" of the Nelson County Code. Resolution **R2025-57** is included with this correspondence which would authorize a public hearing to amend the Code and effect these updates. Thank you for your consideration of this request.

From: [David Foley](#)
To: [Grace Mawyer](#)
Subject: RE: Capitalization Threshold
Date: Thursday, August 7, 2025 3:31:34 PM

Hi Grace,

I think raising the capitalization threshold to \$10,000 is appropriate. I recently had another locality decide to raise theirs from \$5k to \$10k.

Thanks,

David E. Foley, CPA
Member
Robinson, Farmer, Cox Associates
Phone: 434-973-8314 Fax: 434-974-7363

From: Grace Mawyer <gmawyer@nelsoncounty.org>
Sent: Thursday, August 7, 2025 3:24 PM
To: David Foley <dfoley@rfca.com>
Subject: Capitalization Threshold

[Message Received from External Sender]

Hi David,

I've recently learned that the OMB revised their definition of equipment under the Uniform Guidance, and they raised the capitalization threshold for equipment from \$5,000 to \$10,000. Our capital asset threshold has been \$5,000. Do you think we should consider updating our threshold to the \$10,000? I'm working on a request to change our purchase order threshold from \$2,500 to \$5,000, which will require a public hearing and an update to our ordinance. I wasn't sure if we should request an update to the capitalization threshold while we're at it. I appreciate any help/insight you can provide!

Best,

Grace Mawyer

Nelson County
Director of Finance & Human Resources
PO Box 336, Lovingson, VA 22949
(P) 434-263-7136 / (F) 434-263-7134
gmawyer@nelsoncounty.org
www.nelsoncounty-va.gov

Purchase Order Limit Thresholds of surrounding localities:

Montgomery County: \$5,000

Rockbridge County: \$2,500 (currently in process of revamping policy)

Town of Ashland: \$5,000

Augusta County: \$5,001

Town of Rocky Mount: \$5,000

Madison County: \$2,500

Hanover County: \$10,000

Town of Blacksburg: \$3,500

Bedford County: \$10,000

Town of Leesburg: \$5,000

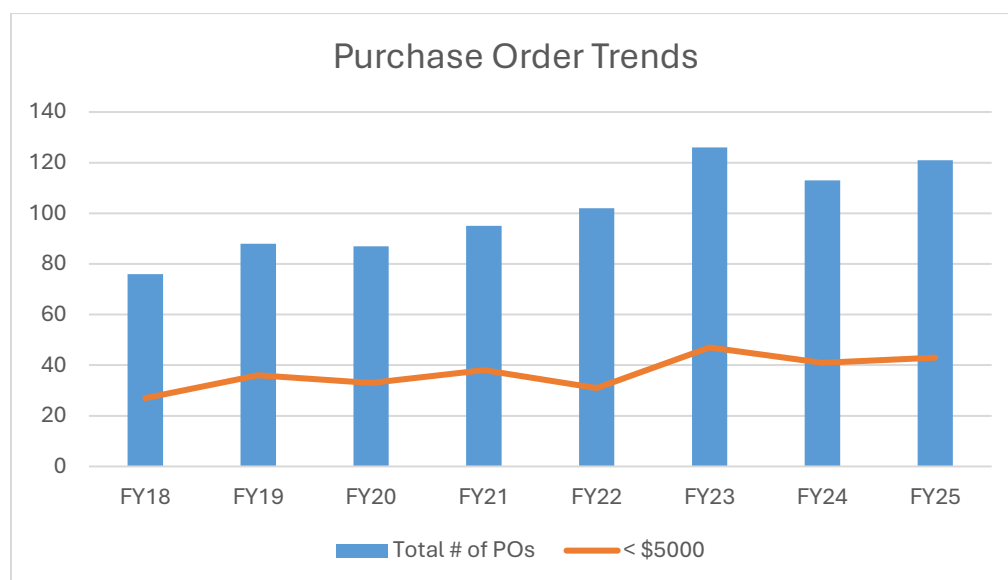
Albemarle County: \$5,000

Amherst County: \$5,000

Buckingham County: Does not use purchase orders. Procurement policy allows County Administrator to make a purchase up to \$15,000 without having to solicit bids.

Nelson County Purchase Order Data since FY2018:

	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Total # of POs	76	88	87	95	102	126	113	121
< \$5000	27	36	33	38	31	47	41	43



Sec. 2-1. Purchasing procedures and policies.

- (a) *General policy statement.* It is the policy of the county to make all purchases of supplies, materials, equipment and contractual services on the basis of best value for lowest price, and whether a specific purchase shall be made on a competitive bid or open market basis will be determined solely by the county administrator or his/her designee, in accordance with sound purchasing practices and provisions of law. All applicable discounts will be sought.
- (b) *Purchasing policy.* All purchases shall be made according to the Nelson County Purchasing Policy and Procedures, which policy, and any appendices thereof, are hereby adopted as if set out at length in this section.
- (c) *Purchasing authority.* No person shall make any commitment for supplies, materials or services in the county unless authorization has been granted by the county administrator or his/her designee. Department heads or constitutional officers are hereby granted authority for purchases less than twenty-five hundred dollars (\$2,500.00) provided such purchases meet a legitimate need of the department and the necessary funds are budgeted.
- (d) *Budgeting required.* No person shall make any financial commitment for any supplies, materials, goods or services which have not been budgeted without the prior authorization of the county administrator or his/her designee.
- (e) *Unbudgeted purchase.* The county administrator shall obtain the authority of the board of supervisors before committing to any unbudgeted purchase.
- (f) *Exceeding budgeted amount.* No person shall have the authority to exceed the amount budgeted for a particular department without prior authorization from the county administrator and, when appropriate, the board of supervisors. Funds budgeted for salary and fringe benefit line items shall not be utilized for other operational expenditures without prior authorization from the county administrator or his/her designee.
- (g) *Requisitions.* Department heads or their designees shall submit a requisition for all purchases of goods and/or services greater than twenty-five hundred dollars (\$2,500.00) to the finance department prior to a purchase order being issued.
- (h) *State contracts.* When available, the use of state contracts is encouraged, unless a better value can be obtained elsewhere.
- (i) *Cooperative procurement.* Nelson County as a public body may participate in, sponsor, conduct, or administer a cooperative procurement agreement.
- (j) *Small purchase procurement.*
 - (1) For purchases between twenty-five hundred dollars (\$2,500.00) and thirty thousand dollars (\$30,000.00), there must be either three (3) telephone, three (3) written, or three (3) internet quotations.
 - (2) Purchases of goods and nonprofessional services greater than thirty thousand dollars (\$30,000.00) and up to one hundred thousand dollars (\$100,000.00) shall require the written informal solicitation of a minimum of four (4) bidders or offerors. Public notices shall be posted in accordance with the Virginia Public Procurement Act.
 - (3) Purchases of professional services greater than thirty thousand dollars (\$30,000) and up to fifty thousand dollars (\$50,000.00) shall require the written solicitation of four (4) bidders or offerors.
- (k) *Competitive sealed bidding/competitive negotiation procurement.* In accordance with state statutes, single or term contracts for the purchase of goods and nonprofessional services in the amount of more than one

hundred thousand dollars (\$100,000.00) and professional services expected to exceed fifty thousand dollars (\$50,000.00) shall be entered into on the basis of sealed competitive bids or competitive negotiation according to the following:

- (1) All invitations to bid/requests for proposal will be provided to each vendor who requests them. Additionally, these documents shall adhere to posting and/or advertising requirements of the Virginia Public Procurement Act.
 - (2) Multiple small purchases of the same item shall not be made for the purpose of circumventing the formal bid requirement or any other county purchasing policy guidelines.
 - (3) Sealed bids will be publicly opened and read aloud at the time and place provided in the invitation to bid.
 - (4) Awards will be made on the basis of the lowest bid and/or most qualified and capable bidder; however, the board reserves the right to accept or reject any bid.
- (l) *Local vendors.* In order to stimulate business and economic activity within the county and for convenience, purchases shall be made from county merchants whenever their quotations are low or lower than any other received, provided all qualifications and requirements are met. Consideration of procurement costs (travel expense, personnel time, shipping charges, etc.) may be taken into account in determining the lowest cost.
- (m) *Fixed asset inventory.* All capital goods and equipment and those materials over five thousand dollars (\$5,000.00) in value assigned to each department shall be logged on the fixed asset inventory at the time of delivery or assignment. Department heads shall annually review the inventory for their department(s) and shall list and account for any changes in the inventory by report to the purchasing agent or his/her designee at each fiscal year end. The fixed asset inventory will also be used for both insurance and inventory control purposes.
- (n) *Documents.* The following five (5) documents will be used as a part of the county purchasing procedures and policies:
- (1) *Requisition for purchase.* A requisition for purchase is prepared by the user department to explain and request a needed purchase provided for in the department's budget.
 - (2) *Telephone/internet quotation.* A telephone/internet quotation form is utilized to record cost quote comparisons for goods and/or services in accordance with the established guidelines of the Purchasing Manual of Nelson County and is submitted to the purchasing agent or his/her designee along with a requisition for purchase for those goods and/or services.
 - (3) *Purchase order.* Purchase order forms will be used by the purchasing agent or his/her designee for all purchases exceeding twenty-five hundred dollars (\$2,500.00) for which a requisition for purchase has been approved.
 - (4) *Fixed asset inventory.* Department heads shall annually review the fixed asset inventory for their department(s) and shall list and account for any changes in the inventory by report to the purchasing agent or his/her designee at each fiscal year end.
 - (5) *Request for proposal/invitation for bid.* A request for proposal/invitation for bid is an official bidding document specifying goods or scope of services being procured and detailing the manner in which bidders/vendors should respond to the county administrator or his/her designee for the purchase of professional services greater than fifty thousand dollars (\$50,000.00) and for the purchase of goods and nonprofessional services greater than one hundred thousand dollars (\$100,000.00).

(Res. of 2-8-83; Res. of 1-13-87; Res. of 5-10-94; Ord. No. O2011-09, 12-13-11)

State law reference(s)—Virginia Public Procurement Act, Code of Virginia, § 2.2-4300 et seq.

BOARD OF
SUPERVISORSTHOMAS D. HARVEY
North DistrictERNIE Q. REED
Central DistrictJESSE N. RUTHERFORD
East DistrictJ. DAVID PARR
West DistrictDR. JESSICA LIGON
South DistrictCANDICE W. MCGARRY
County AdministratorAMANDA B. SPIVEY
Administrative Assistant/
Deputy ClerkGRACE E. MAWYER
Director of Finance and
Human Resources

RESOLUTION R2025-58
NELSON COUNTY BOARD OF SUPERVISORS
CONTINUED SUPPORT OF SMART SCALE PROJECT (UPC 23198)
ROUNDBOUT AT INTERSECTION OF ROUTES 151 AND 6

WHEREAS, the Nelson County Board of Supervisors endorsed the submission of the 2024 Smart Scale application for the Route 6/ Route 151 Intersection Improvement Project to replace the uncontrolled T-intersection with a single lane roundabout to reduce conflict points and improve capacity.

WHEREAS, the Commonwealth Transportation Board (CTB) approved funding for the Route 6/ Route 151 Intersection Improvement Project under Smart Scale.

WHEREAS, in accordance with the statutes of the Commonwealth of Virginia and policies of the Commonwealth Transportation Board, a Design Public Hearing was held for the above-mentioned project on Thursday May 22, 2025, between 4:00 p.m. and 6:00 p.m. at the Rockfish Valley Community Center on 190 Rockfish School Lane, Afton, VA 22920. The Public Hearing utilized an open forum with VDOT staff.

WHEREAS, the Design Public Hearing was well attended with 148 individuals signing the sign-in sheet, which is well above the Lynchburg District average attendees at a project public hearing. Since there were not enough brochures and comment sheets to accommodate all attendees, brochures and comment sheets were mailed to all who signed in on the next day, May 23, 2025. The comment period was also extended 10 days to provide an opportunity for citizens or organizations to provide comments and/or suggestions on the proposed project

WHEREAS, a total of 48 comments were received either at the public hearing, by mail, or email. Twenty (20) comments were provided at the public hearing, eighteen (18) were emailed and ten (10) were mailed by USPS. No media was present.

- Thirty-nine (39) support the project
- Six (6) oppose the project
- Three (3) are undecided

NOW THEREFORE BE IT RESOLVED, that the Nelson County Board of Supervisors does hereby endorse the design of the Route 6/ Route 151 Improvement Project as presented at the May 22, 2025 Public Hearing.

Adopted: _____

Attest: _____, Clerk

Nelson County Board of Supervisors

Public Hearing Summary

Project: 6151-062-858, P101, R201, C501

UPC: 123198

Federal Project: STP-062-3(158)

Nelson County

Project Description:

The proposed project is a result of two planning studies of Route 151 conducted in 2013 and 2024, with the vision of a Route 151 corridor that serves the needs of all users and stakeholders while maximizing safety; preserving the corridor's rural character, local sense of place, and high quality of life; and promoting place-based economic vitality.

Public Involvement Meetings were held in March, April, May, and November of 2023 and in February of 2024. The proposed project focuses on safety and will replace the existing stop-controlled T intersection with a single lane roundabout. The existing travel lanes will be widened from 11' to 12' and will maintain access to the AEP substation site.

Temporary lane closures and traffic shifts may be necessary during construction. Access to all properties and businesses will be maintained during construction.

The design of this project is in compliance with the Stormwater Management Act, stormwater regulations and the annual stormwater management standards and specifications approved by the Virginia Department of Conservation and Recreation. Potential impacts to the flood plains will be evaluated and addressed on this project.

The current average daily traffic is 7,547 vehicles per day (2023) and this is anticipated to increase to 9,486 vehicles per day by the design year of 2039.

The construction of this project will conform to the nationwide best management practices, VDOT specifications and special provisions, and the Virginia Department of Soil and Water conservation regulations. Also, during construction, every reasonable effort will be made to protect the environment with respect to dust and erosion control.

As currently proposed, six (6) parcels will be affected by acquisition of right-of-way and/or easements. One (1) total take, and relocation of residence is required, and no businesses or non-profit organizations will be impacted.

The projected total cost of the project is estimated to be \$15.3 million. This estimate includes \$1.9 million for preliminary engineering, \$2.2 million for right-of-way and utilities, and \$11.2 million for construction.

The project is scheduled for advertisement in the summer of 2027.

Public Hearing:

In accordance with the statutes of the Commonwealth of Virginia and policies of the Commonwealth Transportation Board, a Design Public Hearing was held for the above-mentioned project on Thursday May 22, 2023, between 4:00 p.m. and 6:00 p.m. at the Rockfish Valley Community Center on 190 Rockfish School Lane, Afton, VA 22920. The Public Hearing utilized an open forum with VDOT staff.

In accordance with the VDOT Public Involvement Manual, letters were mailed to all adjacent property owners notifying them of the public hearing. In addition, message display boards were set up in the vicinity several days in advance to further inform the traveling public of the public hearing.

The hearing was well attended with 148 individuals signing the sign-in sheet, which is well above the Lynchburg District average attendees at a project public hearing. Since there were not enough brochures and comment sheets to accommodate all attendees, brochures and comment sheets were mailed to all who signed in on the next day, May 23, 2025. The comment period was also extended 10 days to provide an opportunity for citizens or organizations to provide comments and/or suggestions on the proposed project.

Attendees: 148

Comments Received:

A total of 49 comments were received either at the public hearing, by mail, or email. Twenty (20) comments were provided at the public hearing, seventeen (18) were emailed and ten (11) were mailed by USPS. No media was present.

- **Thirty-nine (39) support the project**
- **Six (7) oppose the project**
- **Three (3) undecided**

Summary of Comments:

- **Twelve (12) Comments** were concerned with truck traffic, the noise associated with their brakes, adding pull over areas for local law enforcement to have areas to write tickets and some asked for truck restrictions of through trucks on route 151.

Truck Traffic

VDOT, at the request of the Nelson County Board of Supervisors evaluated restriction of truck through traffic on Route 151 from Route 250 to Route 6. It was determined that a truck restriction was not warranted. Both routes are primary roads and there are no physical constraints that cause trucks concern on these two roadways. Also, VDOT tries not to limit trucks on our primary roadways. It is 23 miles shorter than 29 to I-64 and is approximately 17 minutes shorter. These numbers are hard to overcome and could affect the trucking industry as numerous trucks use this as a cut through. The geometry of the roundabout is designed to slow speeds on all approaches while accommodating the turning movements of the trucks. VDOT.

Noise associated with the trucks air braking system was also a concern of the citizens. In accordance with VDOT policy, engine braking and other noise restriction signs are not to be installed or permitted for safety.

VDOT acknowledges public concerns over truck traffic along the corridor but clarifies that designated pullover areas are not part of the current project scope. The project scope focuses specifically on addressing safety issues at the intersection of Route 151 / 6. The proposed roundabout falls within a historic district and is near streams and wetlands, making any expansion to its footprint a potential source of increased environmental impact and budgetary strain.

- **Six (6) Comments** were concerned with either the Martins Store, the old rock property “Nelsonhedge” boundary and historic significance it may have and the old stagecoach at Martin’s Store

Martins Store:

Three main factors contributed to the need for acquisition of Martin’s store and the old rock “Nelsonhedge” property boundary:

1. *The first factor is roundabout geometrics for safety.*
 - *The approximately 8% downgrade approaching the roundabout from Route 151 south of the intersection needed to be flattened out to facilitate a safe roundabout movement through the circulatory roadway. This vertical curvature leads to building up over the existing roadway and adjacent fill slopes.*
 - *Additionally, the size of the roundabout is significantly larger than the existing intersection, requiring expansion of the existing roadway fill embankments in excess of 10’.*

- Lastly, roundabout approaches on high-speed roadways utilize alignment curvature to deflect motorists entering the circulatory roadway as a method to safely slow down entrance speeds. This deflection of the existing roadway leads to a solution of impacts beyond simply constructing the roundabout and its approaches centered within the existing roadway/intersection.

2. The second factor is the avoidance of the electric substation and transmission power lines.

- When the project was initially evaluated and funded through the Smart Scale program, potential disruptions to transmission lines and the nearby substation were not included in the assessment. Factoring in these costs would have significantly increased the project budget and could have jeopardized its approval in the Smart Scale application process.

3. The third factor is the existing terrain in the southeast quadrant of the intersection.

- The site's existing slope contains rock that would require excavation and also supports multiple electric power lines connected to the substation. VDOT noted that the substantial grading necessary for both the roundabout's construction and the required sight distance at the intersection would have resulted in significant excavation costs, which were not included in the initial project's budget. Factoring in these costs would have significantly increased the project budget and could have jeopardized its approval in the Smart Scale application process.

As described in the first factor, safely designing a roundabout at this location requires expanding the existing intersection and approach embankments. If this expansion were to be shifted west or south of the proposed intersection, impacts associated with the substation/transmission lines or grading impacts along the rock cut slope would have been a cost prohibitive solution for the project. Also, the Smart Scale application included the possible total take of the parcel.

Old Rock "Nelsonhedge" Property Boundary Stone and Stagecoach:

We have received several comments regarding this megalith and have passed this information onto our Historian who works with DHR regarding historical features such as this. We have also spoken with both property owners on either side of the boundary stone, both who have requested it be preserved. We will be assessing options and looking for ways to preserve this landmark.

The old stagecoach will be evaluated as it may be personal property.

- **Three (3) comments** questioned an alternative analysis for other less costly solutions other than a roundabout:

Alternatives Analysis:

VDOT performed a comprehensive operational and safety analysis of the Rte. 151/6 intersection in 2013 which was updated in 2024. The corridor study reports concluded that improvements were needed to address safety, capacity and geometric deficiencies. Other alternatives were considered for the intersection, including a southbound left turn bay. The operational analysis also concluded that the proposed roundabout improvement would not have a negative impact to operations as traffic projections increase over time. The proposed roundabout was the selected improvement due to the following benefits:

- *Expected 44% reduction in crashes*
- *Reduced conflict points including angle conflict points*
- *Relatively low traffic circulation speed*
- *Reduces collision potentials and severity*

- **Two (2) comments** were concerned with the addition of bike and pedestrian facilities at the roundabout:

Bike Facilities:

Bicyclists should navigate the proposed roundabout using the travel lanes, as its low design and posted speed limit of 20-25 mph align with typical cycling speeds. Cyclists are advised to position themselves in the center of the travel lane and adhere to all motor vehicle regulations while circulating through the roundabout. Due to the consistent traffic speed within the roundabout, a separate bike lane is not deemed necessary.

Pedestrian Facilities:

When planning and designing Pedestrian Access Routes, attention needs to be given to the areas generating and receiving pedestrian traffic (generators and destinations). The Pedestrian Access Route when designed, shall establish a connection between existing facilities. However, the intersection of Route 151 and Route 6 currently lacks pedestrian infrastructure. In accordance with Virginia Department of Transportation (VDOT) policy, sidewalks are not installed in areas without connectivity and logical termini, as they could create a misleading

perception of pedestrian safety. Given the rural nature of the location and the absence of significant pedestrian activity generators aside from the Rockfish Valley Community Center, it is concluded that pedestrian accommodations are not warranted at this time.

- **Two (2) comments** were concerned with the maintaining the rural character of the county including limited lighting.

Landscaping

Landscaping is proposed for the center of the roundabout. VDOT will evaluate ways to incorporate the rural aesthetics such as wildflower and native plant species.

Lighting

VDOT will perform a photometrics analysis to determine proper lighting and pole spacing. number of light poles needed for proper lighting. The number of light poles shown on the public hearing displays are for informational purposes so the public would know they are a component of the proposed project.

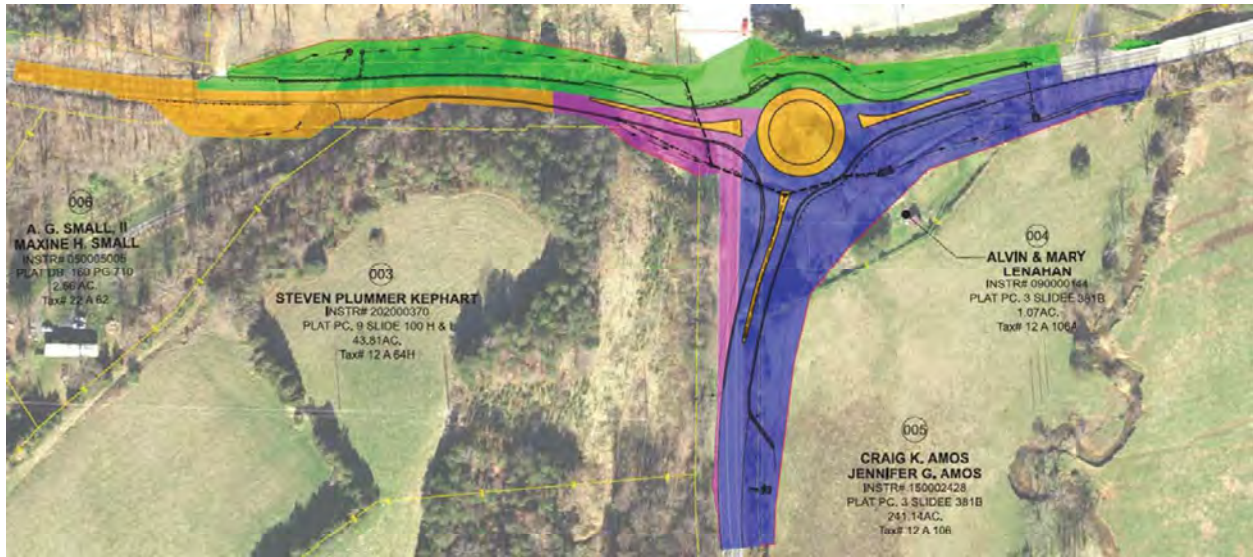
- **Two (2) comments** were concerned with the management of drainage and the impact it could have on surrounding private property>

The design of this project will be in compliance with the Stormwater Management Act, stormwater regulations and the annual stormwater management standards and specifications approve by the Virginia Department of Conservation and Recreation. Potential impacts to the flood plains will be evaluation and addressed.

- **Two (2) comments** were concerned with maintenance of traffic during construction, and one suggested the truck traffic be completely detoured during construction.

Maintenance of Traffic

Traffic will be maintained during construction for all vehicular traffic, including truck traffic. Construction will take place in 4 phases.



Phase 1- Northeast quadrant (blue shaded area)

- Maintains traffic in the existing configuration
- Construct a temporary T-intersection to serve as a traffic flow solution for future phases
- Utilize flagging operations to construct tie-in pavement prior to shifting into Phase 2

Phase 2 – South (Pink shaded area)

- Utilizes newly constructed Route 6 approach and temporary T-intersection shifted North along Route 151 in the center island of the proposed RAB
- Deconstruct existing roadway and construct improvements in the S quadrant adjacent to existing and diverted traffic
- Utilize lagging operations to construct tie-in pavement prior to shifting into

Phase 3- NW Quadrant (Green shaded area)

- Diverts Route 151 traffic onto the newly constructed pavement and intersection
- Reconstruction of existing roadway in the NW quadrant adjacent to diverted traffic
- Utilize lagging operations for mill & overlay operations within the existing travel way limits

Phase 4 – Splitter Island Center of roundabout (Orange shaded area)

- *Maintains traffic in the proposed roundabout configuration*
- *Construct improvements to the grading, splitter islands, and center island of the proposed roundabout*
- *Utilize lagging operations for mill & overlay operations within the existing travel way limits*

- **One (1) verbal Comment** regarding the surrounding historical district and how VDOT would mitigate impacts to the district.

Historic District:

Impacts to the historic district are being coordinated with Department of Historic Resources and all other consulting parties, including the Rockfish Valley Foundation as a part of the NEPA and Section 4F process.

- **One (1) Comment** regarding communication with fire and rescue during construction.

Stakeholder Coordination

VDOT will coordinate all traffic operations with the public, police and local fire and rescue units during the construction phase.

- **Multiple Verbal and Written Comments** Regarding the Format of the Public Hearing

Public Hearing Format:

Many citizens expressed their displeasure both verbally and in writing with the format of the open forum. The open forum is the type of hearing that VDOT utilizes for project design hearings in accordance with VDOT's Public Involvement Manual that has been approved by the Federal Highway Administration.

In the future, the Lynchburg district be clearer in its description of the open forum process.

Public Hearing Recommendations

It is the district's recommendation that the major design features of this project be approved as presented in the Public Hearing.

PH Location Map



PH Brochure



Design Public Hearing Route 151 & Route 6 Roundabout Project Nelson County

Thursday, May 22, 2025, 4 – 6 p.m.

Rockfish Valley Community Center

190 Rockfish School Lane, Afton, VA 22920

(Inclement weather date – Thursday, May 29)

Design Public Hearing

Welcome to the Virginia Department of Transportation's (VDOT) design public hearing on a project to improve safety and traffic flow at the intersection of Route 151 and Route 6.

This design public hearing is being held to provide an opportunity for citizens or organizations to give VDOT comments and/or suggestions on the proposed project. VDOT strives to ensure that all members of the community have the opportunity to participate in public decisions on transportation projects and programs affecting them.

VDOT representatives are present to discuss the project and answer your questions.

A comment sheet is included in the handouts for this meeting and your input is encouraged. All oral and written comments received on this project will be reviewed by VDOT personnel and will be available for review by citizens and other interested parties.

Project Overview



Available Allocations - \$15.4 million

Purpose – Improve safety and efficiency

From – 0.193 mi. S. of Route 6 (River Rd.)

To – 0.091 mi. N. of Route 6 (River Rd.)

Project Length – 0.284 mi.

Improvements –

- Replace existing stop-controlled T intersection with a single lane roundabout.
- Widen existing travel lanes from 11' to 12'

State Project: 6151-062-858, P101, R201, C501

Federal Project: STP-062-3(158) UPC: 123198

PH Brochure

PROJECT DESCRIPTION

This hearing will cover intersection improvements at Route 151 (Rockfish Valley Highway) and Route 6 (River Road) in Nelson County.

The proposed project is a result of two planning studies of Route 151 conducted in 2013 and 2024, with the vision of a Route 151 corridor that serves the needs of all users and stakeholders while maximizing safety; preserving the corridor's rural character, local sense of place, and high quality of life; and promoting place-based economic vitality.

Public Involvement Meetings were held in March, April, May, and November of 2023 and in February of 2024.

The proposed project focuses on safety and will replace the existing stop-controlled T intersection with a single lane roundabout. The existing travel lanes will be widened from 11' to 12' and will maintain access to the AEP substation site.

Temporary lane closures and traffic shifts may be necessary during construction. Access to all properties and businesses will be maintained during construction.

The design of this project is in compliance with the Stormwater Management Act, stormwater regulation and the annual stormwater management standards and specifications approved by the Virginia Department of Conservation and Recreation. Potential impacts to the flood plains will be evaluated and addressed on this project.

The construction of this project will conform to the nationwide best management practices, VDOT specifications and special provisions, and the Virginia Department of Soil and Water conservation regulations. Also, during construction, every reasonable effort will be made to protect the environment with respect to dust and erosion control.

Project Graphic



PH Brochure

Estimated Project Cost	Anticipated Schedule
<p>Total Cost: \$15.3 M</p> <ul style="list-style-type: none"> • Preliminary Engineering: \$1.9 M • Right of Way and Utilities: \$2.2M • Construction: \$11.2 M <p><i>These costs are subject to change because development of the project is in its early design stages.</i></p>	<p>The following schedule has been proposed for the project:</p> <ul style="list-style-type: none"> • Public Hearing – May 22, 2025 • Right of Way – March 2026 • Advertise for Construct. Bids – Summer 2027 • Construction Begins – Winter 2027 • Construction Completed – Fall 2028
Civil Rights	Environmental Review
<p>VDOT ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964.</p> <p>If you need more information regarding your civil rights on this project or special assistance for persons with disabilities or limited English proficiency, contact the project manager listed on the back of this brochure.</p>	<p>VDOT's Lynchburg District Environmental Office has performed environmental reviews and coordination to obtain information about environmental resources in the project vicinity; to provide natural and historic resource agencies an opportunity to review and comment on the project during its development; and to identify opportunities for avoidance, minimization and mitigation of potential environmental impacts.</p>
Right of Way	<p>The National Environmental Policy Act (NEPA) is applicable to this project and a NEPA document in the form of a Categorical Exclusion is currently in development in cooperation with the Federal Highway Administration and in accordance with federal guidelines. The NEPA document will include information from various technical reviews including those related to natural resources, water quality, cultural resources, threatened and endangered species, air quality, noise, etc. In compliance with the National Historic Preservation Act, Section 106 and 36 CFR Part 800, information concerning the potential effects of the proposed project on properties listed in or eligible for listing in the National Register of Historic Places is also provided in the environmental documentation.</p> <p>The project will continue to be coordinated with the appropriate federal, state, and local agencies as part of environmental review and approval processes required throughout project development and construction. All required environmental clearances will be obtained prior to commencement of construction. Strict compliance with all environmental conditions and commitments resulting from regulatory approvals, and implementation of VDOT's specifications and standard best management practices will protect the environment during construction.</p> <p>The NEPA document and the results of other environmental studies will be available upon completion, which is expected in late November 2025. Public notification of completion will be posted in the local paper to allow for public comment. Representatives from VDOT's Environmental Section are available to discuss this information and to answer questions.</p>



**RESOLUTION ENDORSING THE SUBMISSION OF SMART SCALE APPLICATIONS
REQUESTING TRANSPORTATION FUNDING BY THE LOCALITIES**

WHEREAS, the Thomas Jefferson Planning District Commission (TJPDC) in cooperation with VDOT and DRPT completed a comprehensive Rural Long Range Transportation Plan (RLRP 2040); and

WHEREAS, the 2040 RLRP supports the transportation improvements noted below; and

WHEREAS, during its 2014 session, the Virginia General Assembly enacted legislation in the form of House Bill 2 (“HB2”) now titled “Smart Scale”, which established new criteria for the allocation of transportation funding for projects within the state; and

WHEREAS, the Commonwealth Transportation Board (CTB) during its board meeting of June 17, 2015, approved the Policy and Guidelines for Implementation of a Project Prioritization Process in accordance with Smart Scale; and

WHEREAS, many of the transportation projects identified by the Commission meet the eligibility criteria for funding under Smart Scale; and

WHEREAS, it is in the best interests of the Thomas Jefferson Planning District to submit Smart Scale applications requesting state funding for eligible transportation projects; now, therefore be it

RESOLVED that the Thomas Jefferson Planning District Commission fully endorses the submission of Smart Scale applications requesting funding for the following transportation projects:

Applicant: Fluvanna County

- 1. Turkeysag Trail (Route 1050) at Route 53 Intersection:** Roundabout improvements.
- 2. Troy Road (Route 631) and Route 15 Intersection:** Intersection improvements.
- 3. Route 53 at Martin Kings Road (Route 618) Intersection:** Intersection improvements.

Applicant: Greene County

- 1. US 29/Route 616 Carpenters Mill Rd/ Commerce Dr. Improvements:** Resubmitting Super street concept (COSS Safety/Capacity Preservation Corridor).
- 2. US 33/Route 1071 (Greencroft Blvd.) Intersection Improvements:** Closes crossover relocating west-bound left turns to U-turn and south-bound through and left turns to the crossover just west of Advanced Mills Rd. Relocates the east-bound left turns and north-bound through and left turn and to a new U-turn crossover east of the current intersection.

3. **US 33/Route 743 (Advanced Mill Rd.) Intersection Improvements:** Close crossover relocating west-bound left turns and south-bound through and left turns to U-turn crossover just to the west of the intersection. Relocates the east-bound lefts and the north-bound through and left turns to the new U-turn crossover just east of Greencroft. Recommend combining the Greencroft and Advanced Mills improvements into one application.

Applicant: Louisa County


1. **Route 208 & 250 Intersection Improvements:** Project will convert the existing intersection to a roundabout that will include a Park and Ride Lot on the parcel to the northeast of the intersection.
2. **Route 15 & 250 Intersection Improvement:** Project will provide an innovative intersection improvement in the form of a roundabout to address safety and operations issues. This project will include a shared used path along the east side of Route 15 and will have crosswalks on the north and west side of proposed roundabout. The proposal includes a full intersection improvement that will involve changing this intersection from a multi lane traditional four-way signaled intersection to a four-way roundabout with dedicated right turn lanes.
3. **Spring Creek/Camp Creek/Route 15 Intersection Improvements:** Project will include. Signal re-timing, reconfigure three intersections, install two roundabouts adjacent to the main intersection. Removing left turn movements and relocating them to the roundabouts in order to create the bowtie configuration.

Applicant: Nelson County

1. **Route 29 and Front Street Signalized R-cut Intersection:** Project will replace the current signal with a signalized R-cut at the intersection of US 29 and Front Street in the Village of Lovington to increase intersection safety, preserve capacity and decrease travel time through the intersection.
2. **Route 6/Route 151 Intersection Improvements:** Project will replace the uncontrolled T-intersection with a single lane roundabout to reduce conflict points and improve capacity.
3. **Route 151 at Tanbark Road Intersection Improvements:** Project will make a variety of intersection improvements to improve safety, including a regrade of the embankment to improve visibility to Route 151, curve radius modifications, and new stop signs and bars at the Tanbark/151 intersection.

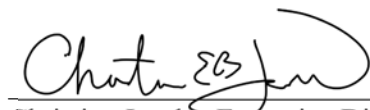
ADOPTED this 2nd day of June, 2022, by the Thomas Jefferson Planning District Commission being duly assembled.

ATTESTED:


Jesse Rutherford (Jun 3, 2022 10:14 EDT)

Jun 3, 2022

Jesse Rutherford, Chair
Thomas Jefferson Planning District Commission


Christine Jacobs, Executive Director
Thomas Jefferson Planning District Commission

6/3/2022

BOARD OF
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North District

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JESSE N. RUTHERFORD
East District

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STEPHEN A. CARTER
County Administrator

AMANDA SPIVEY
Administrative Assistant/
Deputy Clerk

CANDICE W. MCGARRY
Director of Finance and
Human Resources

RESOLUTION R2022-35
NELSON COUNTY BOARD OF SUPERVISORS
RESOLUTION ENDORSING THE SUBMISSION OF SMART SCALE (HB2)
APPLICATIONS REQUESTING TRANSPORTATION FUNDING

WHEREAS, the Thomas Jefferson Planning District Commission (TJPDC) in cooperation with VDOT and DRPT completed a comprehensive Rural Long Range Transportation Plan (RLRP 2040); and

WHEREAS, the 2040 RLRP includes the following transportation improvements noted below; and

WHEREAS, during its 2014 session, the Virginia General Assembly enacted legislation in the form of House Bill 2 ("HB2") now titled "Smart Scale", which established new criteria for the allocation of transportation funding for projects within the state; and

WHEREAS, the Commonwealth Transportation Board (CTB) during its board meeting of June 17, 2015, approved the Policy and Guidelines for Implementation of a Project Prioritization Process in accordance with Smart Scale; and

WHEREAS, many of the transportation projects identified by the Commission meet the eligibility criteria for funding under Smart Scale; and

WHEREAS, it is in the best interests of Nelson County to submit Smart Scale applications requesting state funding for eligible transportation projects;

NOW THEREFORE BE IT RESOLVED, that the Nelson County Board of Supervisors does hereby endorse the submission of 2022 Smart Scale applications requesting funding for the following transportation projects:

1. Route 29 and Front Street Signalized R-cut Intersection: Project will replace the current signal with a signalized R-cut at the intersection of US 29 and Front Street in Lovington to increase intersection safety, preserve capacity and decrease travel time through the intersection.
2. Route 6 / Route 151 Intersection Improvements: Project will replace the uncontrolled T-intersection with a single lane roundabout to reduce conflict points and improve capacity.
3. Route 151 at Tanbark Road Intersection Improvements: Project will make a variety of intersection improvements to improve safety, including a regrade of the embankment to improve visibility to Route 151, curve radius modifications, and new stop signs and bars at the Tanbark/151 Intersection.

Approved: June 14, 2022

Attest: Candice W. McGarry, Clerk
Nelson County Board of Supervisors

BOARD OF
SUPERVISORSTHOMAS D. HARVEY
North DistrictERNIE Q. REED
Central DistrictJESSE N. RUTHERFORD
East DistrictJ. DAVID PARR
West DistrictDR. JESSICA LIGON
South DistrictCANDICE W. MCGARRY
County AdministratorAMANDA B. SPIVEY
Administrative Assistant/
Deputy ClerkGRACE E. MAWYER
Director of Finance and
Human Resources

RESOLUTION R2025-59
NELSON COUNTY BOARD OF SUPERVISORS
PUBLIC SEWER CONNECTION FEE WAIVER FOR
NELSON COUNTY COMMUNITY DEVELOPMENT FOUNDATION
DUPLEX HOUSING PROJECT IN ROSELAND

WHEREAS, the County has partnered with Nelson County Community Development Foundation (“NCCDF”) a non-profit agency, to complete an affordable housing project in Roseland, which will construct two duplexes on St. James Place, located within the service area of the County-owned Piney River Sewer System; and

WHEREAS, The Board of Supervisors has established priorities and associated implementation strategies based upon the Comprehensive Plan as follows:

CH 5 Creating Livable Communities

- *Focus Area: Expanding Housing Opportunities*
 - Strategy Priority 3: 5.7 - Work with developers, non-profit agencies, and community groups to preserve and increase the supply of obtainable housing.
- *Focus Area: Support Livable Communities*
 - Strategy Priority 2: 5.11 - Target housing near the County’s existing growth areas where public utilities are available with a range of housing types and densities; and

WHEREAS, pursuant to the Code of Nelson County, Virginia, Article III, Division 10, Section 12-151, water and wastewater connection fees for the County-owned water and sewer system may be waived or reduced by the Board of Supervisors, where deemed in the County's best interest.

NOW THEREFORE BE IT RESOLVED, that in accordance with its established priority of Creating Livable Communities and associated strategies, and pursuant to Nelson County Code, Section 12-151, the Nelson County Board of Supervisors does hereby deem it in the County’s best interest to waive the sewer connection fees to the County-owned Piney River Sewer System, for the two duplexes being built on NCCDF property at St. James Place, for a total of four connections.

Approved: _____, 2025

Attest: _____, Clerk
Nelson County Board of Supervisors

St. James Place Roseland Apartments using HOME-ARP & TJPDC Funds



Nelson County Community Development
Foundation

Update August 12, 2025





Roseland Apartments Funding

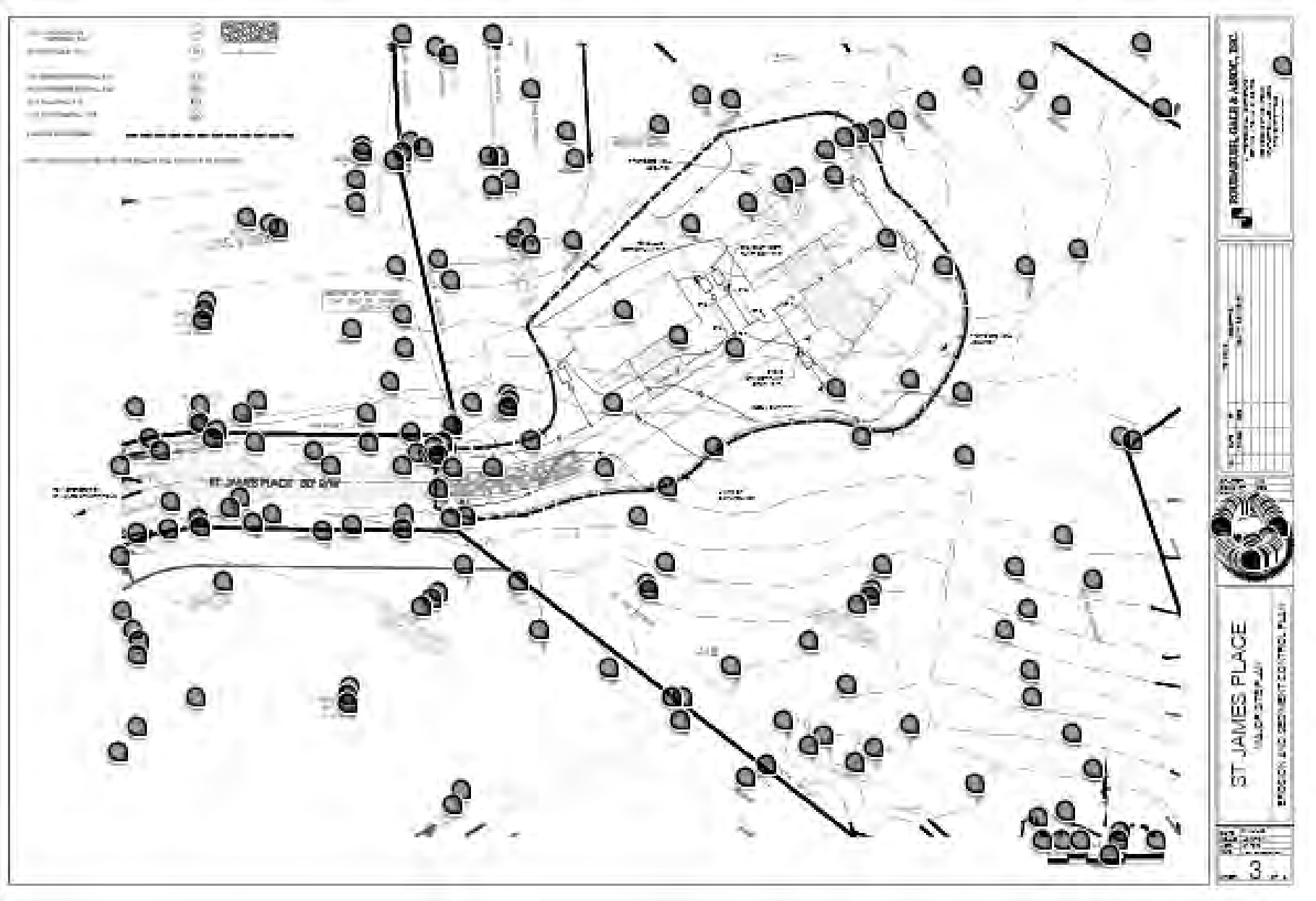
- We first presented our plan to the Board of Supervisors in 2022. This is our update as of August 8, 2025.
- We are using the HUD HOME American Rescue plan to address the need for homelessness assistance and supportive services. We have access to a total of \$347,405.
- Virginia Housing created a fund for Virginia Planning Districts to support housing in their areas. NCCDF was awarded \$220,000 from that fund.
- We received a \$65,000 grant from the Perry Foundation to bridge the gap between grant funding and projected costs. This is a matched grant.
- We are fundraising to raise the \$65,000. To date, we have \$6,550. We have one year to meet the match.



8/12/2025

Roseland Apartments Plan

- Use land owned by NCCDF in Roseland (~5 acres)
- Engineer a plan for three (3) duplexes, but construct two (2) by December 2025
- To meet aggressive schedule for PDC grant, we:
 - Contracted with B&B Contractors for two (2) modular duplexes modified for accessibility
 - Contract with Asset Enterprises for sitework and excavation, foundations and finish work for duplexes



Budget

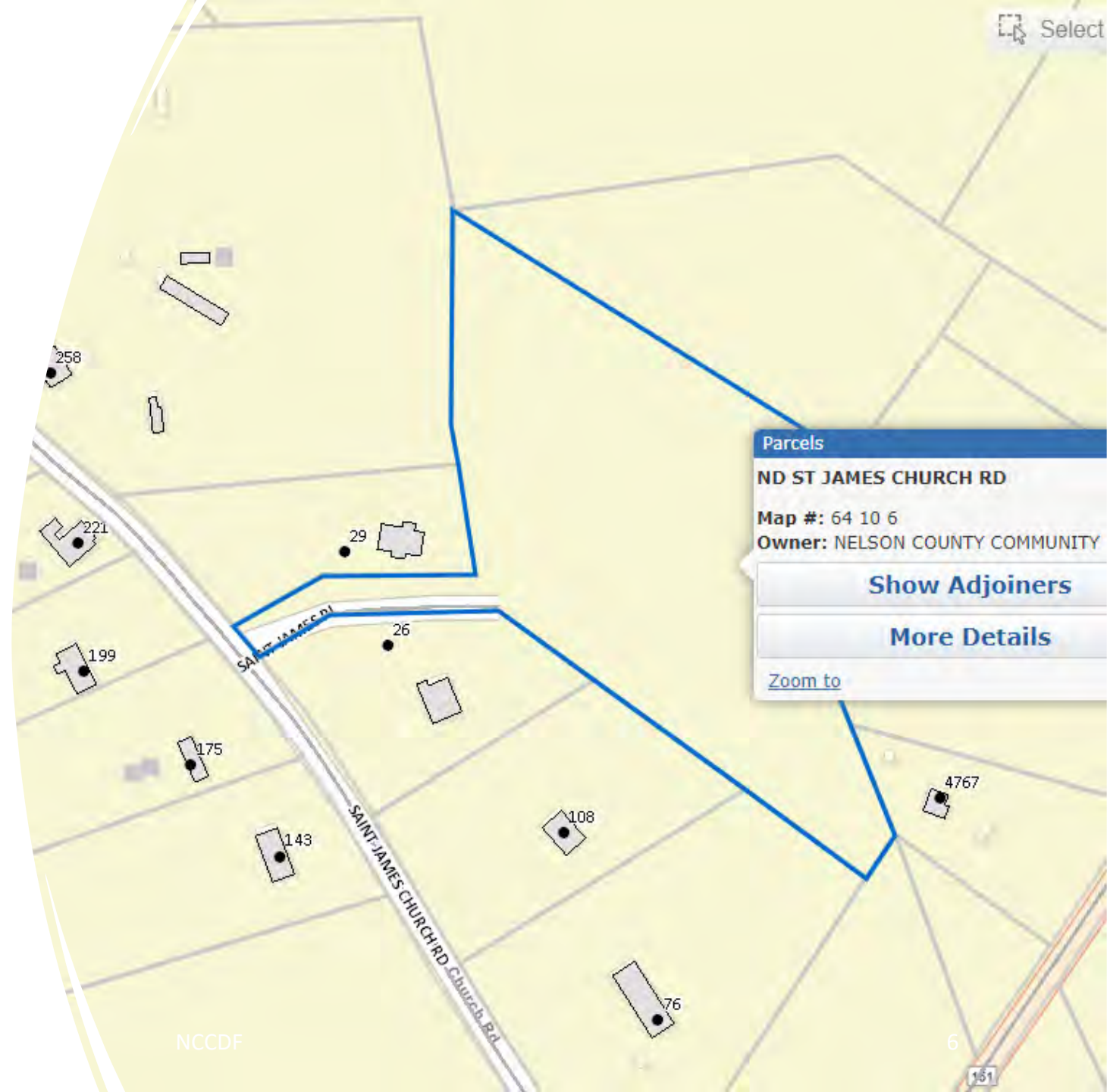


Roseland Apartment Project			
	UNIT 1	UNIT 2	Total
Model	<u>Laurel Ridge</u>	<u>Laurel Ridge</u>	<u>4 units</u>
Sq Ft	1769	1769	3538
Unit Cost + Delivery	\$188,841	\$188,841	\$377,683
Foundation & Finish	\$72,000	\$72,000	\$144,000
Total with Contingency	\$284,383	\$284,383	\$568,767
	\$161	\$161	\$161
Well, Septic, Road	\$56,900	\$56,900	\$113,800
GRAND TOTAL	\$341,283	\$341,283	\$682,567
HOME ARP Funds	\$323,164		\$323,164
TJPDC Grant Funds		\$220,000	\$220,000
PF Grant		\$65,000	\$65,000
PF Match Fundraising		\$65,000	\$65,000
GAP (NCCDF CF)			\$9,402
Cost/Sq Ft	\$193	\$193	\$193
Cost/Unit	\$170,642	\$170,642	\$170,642

Questions?

- Rental Units to be managed by NCCDF
 - NCCDF Rents kept 30% lower than market
 - Consider tenants who sell their home to NCCDF can have lifetime rights
- Selection Criteria
 - Nelson Residents
 - Homeless or at risk of becoming homeless
 - Elderly and/or disabled
- Location – Roseland (NCCDF Property)

8/12/2025



Sec. 12-151. - Definitions.

Base service fees are charges that are assessed to both existing and new customers to whom the county can presently provide services:

- (a) Share in the fixed operating costs of the systems; and
- (b) Pay the costs of billing and collecting bills from customers; and
- (c) Shall share in the fixed operating costs of the systems effective upon receipt of their connection fees.

Connection fees are charges that new customers pay to:

- (a) Share in the costs of the existing active water and wastewater systems.
- (b) Share in the costs of retiring that portion of the existing water and wastewater systems that is inactivate as a result of new demands for service.
- (c) Share in the costs of future capital improvements to the systems required to serve new customers.

Connection fees may be waived or reduced by the board of supervisors where deemed in the county's best interest.

Construction meter deposits are monies, which guarantee the return and/or repairs of the county's construction meters and are assessed to any applicant requiring a construction meter (generally temporary or bulk purchases) and shall be returned after a final inspection has been conducted to insure all work requirements are met.

Copies [means copies] of the county's water and wastewater ordinance [and] are sold at cost.

Grinder pump fees are a monthly surcharge assessed whenever a customer requires a grinder pump to provide sewer service to their property. This fee is to fund grinder pump repairs. The grinder pump will be owned and maintained by the county.

Inspection fees are assessed to any applicant requiring the county's inspection of any construction.

Installation fees are assessed to any applicant requiring new service installed up to thirty (30) days from receipt of connection fee payment. This fee is to recover all costs involved with the actual connection of new water/sewer service.

Interest is charged to recoup interest lost by the county and is assessed on accounts that are:

- (a) Over sixty (60) days past due; and
- (b) In amounts equal to or greater than five hundred dollars (\$500.00); and
- (c) An interest penalty on a percentage per year on the overdue unpaid principal shall be charged.

New account fees are charges for the overhead of establishing new billing accounts and are assessed for:

- (a) Each new water or sewer account initiation of service.
- (b) Change of owner.
- (c) Any other such reason that requires a billing change.

Penalties on delinquent accounts are charges that pay for the expenses of processing overdue accounts and are assessed on unpaid accounts that are:

- (a) Remaining unpaid after thirty (30) calendar days from the date of mailing the bill or invoice.
- (b) A late charge on a percentage per month on the overdue unpaid principal shall be charged.

Plan review fees are assessed to any applicant requiring the county's approval of any plans submitted.

Reinspection fees are assessed whenever an inspection has been called for, but upon inspection of the site is found not ready. This must be paid in advance of any reinspection.

Returned check fees are assessed for each check returned to the county for any reason, to cover the extra costs to the county and the charges imposed by the banks.

Termination/reconnection charges are assessed on accounts that have had their service interrupted for default of payment. They must be paid in full or an acceptable payment contract entered into before service is restored.

Unauthorized water/sewer use fees are assessed to any person or other legal entity that shall use water from or discharge sewerage into any county system in any manner without prior authorization of the county or without payment of the required charges for its services.

In addition, separate fees shall be charged for each day, or portion thereof, that the unauthorized service has occurred. Examples of unauthorized uses to be charged under these fees shall include, but not be limited to:

- (a) The diversion of water for any unauthorized use.
- (b) The use of water in such a manner as to circumvent a water meter designed to measure the amount of water used.
- (c) The wastage or loss of water as a result of any tampering with a county water system or from any unauthorized repairs to the system.
- (d) The discharge of wastes prohibited without permit as described in the county's water and wastewater ordinance.
- (e) The discharge of wastes at any unauthorized point of the county sewer systems (such as manholes or clean outs) so as circumvent quantitative or qualitative measurements.
- (f) The discharge of wastes into the county sewer systems in a manner that circumvents pretreatment requirements.

Usage fees are charges that customers using the system pay to share in the variable costs of the water and sewer systems on a per gallon basis. Sewer customers will be charged based on their metered water usage. Residential customers who are connected to the wastewater system but not to the water system shall be billed at four thousand (4,000) gallons per month. Nonresidential customers who are connected to the wastewater system but not the water system shall install a private meter approved by the county. The volume shall be based on the private meter reading and shall be read by the county.

Yard hydrant fees are charges that customers pay for water usage from individually metered yard hydrant. These billed hydrants are not to be utilized as primary source of water for the customer.

(Ord. of 4-13-04, Art. 10, § 101; Ord. of 8-8-06)

**NELSON 2042 FOCUS AREA (NON-ZONING/LAND USE) & STRATEGY PRIORITIES
SHORT-TERM (S), ONGOING (O), MID-TERM (M)
ESTABLISHED SEPTEMBER 19, 2024**

#1 PRIORITY (12 VOTES)

Focus Area: Improve Infrastructure to Support Sustainable Growth and Development

(CH 8 – Serving the Community)

- Strategy Priority 1: 8.16 - Continue to work with regional partners to upgrade and develop necessary infrastructure to meet the county's long term water supply demand (O)
- Strategy Priority 2: 8.25 - Support expansion of cellular service quality and availability through cooperation with cellular providers. Evaluate the need for planning and zoning changes to improve service (S)

#2 PRIORITIES (8 VOTES)

Focus Area: Bolster and Promote Economic Growth

(CH 7 – Creating a Resilient Economy)

- Strategy Priority 1: **Addition**: Support and Work with local Economic Development Authority to identify and attract new business opportunities to appropriate areas of the County (O)

Designated EDA Strategies:

- Strategy Priority 2: 7.17 Continue to support place-making and wayfinding in the village areas, grant opportunities for village branding and identity, and establish village mixed use to incentivize infill and development (S)
- Strategy Priority 3: 7.19 Support Regional economic development partners that provide local business support services (O)
- Strategy Priority 4: 7.20 Work with TJPDC to implement recommendations from the regional Comprehensive Economic Development Strategy (O)

Focus Area: Protect and Improve the Existing Housing Stock

(CH 5 – Creating Livable Communities)

- Strategy Priority 1: 5.3 - Promote grant programs, provide incentives and partner with NCCDF, Habitat for Humanity, and other local organizations and businesses that facilitate investments in maintenance and rehabilitation of existing housing – as well as TJPDC septic and SERCAP (O)
- Strategy Priority 2: 5.1 - Maintain an inventory of all short-term rentals in order to track and better understand costs and benefits (S/O)

**NELSON 2042 FOCUS AREA (NON-ZONING/LAND USE) & STRATEGY PRIORITIES
SHORT-TERM (S), ONGOING (O), MID-TERM (M)
ESTABLISHED SEPTEMBER 19, 2024**

#3 PRIORITIES (7 VOTES)

Focus Area: Protect the Natural Environment

(CH 6 – Protecting Natural & Cultural Resources)

- Strategy Priority 1: 6.12 - Explore opportunities for an incentive program to utilize existing recycling and compost facilities. Focus on education and outreach, continue to support and make better use of re-use sheds (O)
- Strategy Priority 2: 6.11 - Support scenic river and blue-way designations for local waterways (S/O)

Focus Area: Preserve Rural Character and Heritage

(CH 6 – Protecting Natural & Cultural Resources)

- Strategy Priority 1: 6.17 Protect agricultural and forested landscapes from development through tools such as conservation easements, ag and forestall districts, use-value assessments, and purchase of development rights program (O)
- Strategy Priority 2: 6.21 Encourage assessment of unlisted historic sites for inclusion on the VA Landmarks Register and/or National Register of Historic Places (S/O)
- Strategy Priority 3: 6.22 Work with local partners such as the NC Historical Society to identify, protect, and celebrate historic and culturally significant properties (O)

Focus Area: Diversify and Improve Local Industry

(CH 7 – Creating a Resilient Economy)

- Strategy Priority 1: 7.11 - Support organizations and initiatives that provide agricultural assistance, community education, marketing strategies, information on agricultural support businesses, and alternative agricultural uses (O)
- Strategy Priority 2: 7.9 - Support expansion and diversification in the agricultural and forestry industries while maintaining and encouraging environmentally sustainable practices (O)
- Strategy Priority 3: 7.12 - Assess local permitting, licensing, and fees for agricultural producers and streamline processes where practical to remove unnecessary procedural barriers (O)

Focus Area: Coordinate Land Use & Transportation

(CH 4 Connecting People & Places)

- Strategy Priority 1: 4.19 - Facilitate the creation of area plans that identify transportation improvements in County towns and villages, such as Lovingston and Nellysford (S/M)
- Strategy Priority 2: 4.18 - Facilitate the study of potential village and areas for designations as Urban Development Areas (S)

**NELSON 2042 FOCUS AREA (NON-ZONING/LAND USE) & STRATEGY PRIORITIES
SHORT-TERM (S), ONGOING (O), MID-TERM (M)
ESTABLISHED SEPTEMBER 19, 2024**

#4 PRIORITIES (6 VOTES)

Focus Area: Maintain & Improve Existing Road Network

(CH 4 Connecting People & Places)

- Strategy Priority 1: 4.2 - Conduct traffic safety and speed studies throughout the County as necessary, based on an analysis of existing traffic volume and crash statistics. Work with VDOT to address priority traffic safety issues, such as a reduction of speed limits (S/M)
- Strategy Priority 2: 4.3 - Work with VDOT to address priority traffic safety issues such as reduction of speed limits, safety improvements at high crash intersections, adequate turn lanes, and reduced tractor-trailer “cut-through” traffic (S)

Focus Area: Expanding Housing Opportunities

(CH 5 Creating Livable Communities)

- Strategy Priority 1: 5.8 - Explore County investment in a community land trust that can create more affordable housing options (S)
- Strategy Priority 2: 5.9 - Review related strategies offered in regional housing study “Planning for Affordability: A Regional Approach” by TJPDC (O)
- Strategy Priority 3: 5.7 - Work with developers, non-profit agencies, and community groups to preserve and increase the supply of obtainable housing (O)

Focus Area: Plan for Resiliency and Sustainability

(CH 6 Protecting Natural & Cultural Resources)

- Strategy Priority 1: 6.32 - Assess County-owned buildings to identify opportunities for improving energy efficiency using the EPA’s resources for Energy Efficiency in Government Operations and Facilities, or a similar program (O)
- Strategy Priority 2: 6.26 - Continue to work with regional partners to update and implement the Regional Hazard Mitigation Plan (O)

#5 PRIORITIES (5 VOTES)

Focus Area: Enhance Effectiveness and Transparency of County Government

(CH 8 – Serving the Community)

- Strategy Priority 1: 8.1 - Expand and improve external government communications to increase transparency and public participation across all demographics through the use of resources such as County websites and social media (S/O)
- Strategy Priority 2: 8.15 - Where possible, provide County information, services, and programs in both Spanish and English languages (O)

**NELSON 2042 FOCUS AREA (NON-ZONING/LAND USE) & STRATEGY PRIORITIES
SHORT-TERM (S), ONGOING (O), MID-TERM (M)
ESTABLISHED SEPTEMBER 19, 2024**

Focus Area: Support and Cultivate Today's Workforce

(CH 7 Creating a Resilient Economy)

- Strategy Priority 1: 7.2 - Support NC Public Schools and regional partners in coordinating and enhancing workforce training programs, sponsorships, incentives, and financial support **(O)**
- Strategy Priority 2: 7.6 - Promote and support community centers as hubs for education and economic development **(O)**

#6 PRIORITIES (4 VOTES)

Focus Area: Protect Rural Character & Environment

(CH 3 –Shaping Community Character)

- Strategy Priority 1: 3.8 – Encourage revitalization, repurposing, and rehabilitation of existing structures by promoting available resources, such as grants and tax credits; pursuing funding to support such efforts **(O)**
- Strategy Priority 2: 3.7 - Identify opportunities to connect neighborhoods and development through sidewalks, shared use paths, and trails **(S)**

#7 PRIORITIES (3 VOTES)

Focus Area: Invest in Alternative Transportation

(CH 4 – Connecting People & Places)

- Strategy Priority 1: 4.11 - Install EV charging stations at County-owned properties such as administrative offices, schools, and libraries **(S/M)**
- Strategy Priority 2: 4.13 - Work with community organizations to help facilitate the installation of EV charging stations in the County **(S/M)**

Focus Area: Provide Quality Services that Improve Community Livability

(CH 8 – Serving the Community)

- Strategy Priority 1: 8.31 - Investigate and pursue options to create a centralized County-owned recreational facility to offer athletic fields, aquatic recreation, and exercise opportunities to the community **(S)**
- Strategy Priority 2: 8.35 - Create a joint public-private partnership with NC community centers to facilitate coordination between different organizations, increase programming, and connect residents with their services **(S/O)**
- Strategy Priority 3: 8.36 - Promote the use of school buildings, community centers, long-term care facilities, and multi-use facilities for citizens year-round **(S/O)**

**NELSON 2042 FOCUS AREA (NON-ZONING/LAND USE) & STRATEGY PRIORITIES
SHORT-TERM (S), ONGOING (O), MID-TERM (M)
ESTABLISHED SEPTEMBER 19, 2024**

#8 PRIORITIES (2 VOTES)

Focus Area: Support Livable Communities

(CH 5 – Creating Livable Communities)

- Strategy Priority 1: 5.17 - Consider conducting a neighborhood study for the village of Lovington to identify community-based preservation, revitalization, and neighborhood improvement strategies. Pursue grant funding as appropriate to implement study recommendations (S)
- Strategy Priority 2: 5.11 - Target housing near the County's existing growth areas where public utilities are available with a range of housing types and densities (O)
- Strategy Priority 3: 5.13 - In partnership with NCSA, create a water master plan for the County that includes current maximum build out and considers possible expansion of public water and sewer systems to support housing goals and objectives (S)

BOARD OF
SUPERVISORS

THOMAS D. HARVEY
North District

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Central District

JESSE N. RUTHERFORD
East District

J. DAVID PARR
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CANDICE W. MCGARRY
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Administrative Assistant/
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GRACE E. MAWYER
Director of Finance and
Human Resources

RESOLUTION R2025-60
NELSON COUNTY BOARD OF SUPERVISORS
APPROVAL OF NELSON COUNTY'S EMERGENCY OPERATIONS PLAN
AUGUST 2025

WHEREAS, the Board of Supervisors of Nelson County, Virginia recognizes the need to prepare for, respond to, and recover from natural and man-made disasters; and

WHEREAS, the County of Nelson has a responsibility to provide for the safety and well-being of its citizens and visitors; and

WHEREAS, the County of Nelson has established and appointed a Director and Coordinator of Emergency Services;

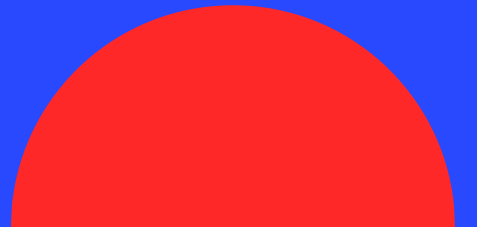
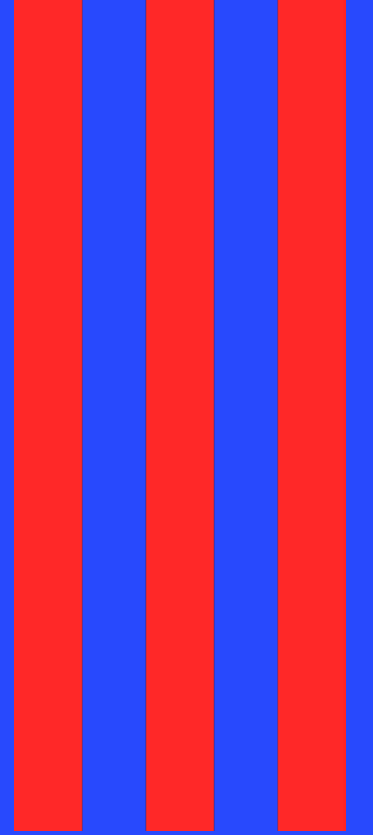
NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the Board of Supervisors of Nelson County, Virginia that the Emergency Operations Plan as revised August 2025 is officially adopted;

IT IS FURTHER PROCLAIMED AND ORDERED that the Director of Emergency Services, or his designees, are tasked and authorized to maintain and revise as necessary this document over the next four (4) year period or until such time it be ordered to come before this Board.

Approved: _____, 2025

Attest: _____, Clerk
Nelson County Board of Supervisors

Emergency Operations Plan



What is the EOP?

a document that outlines how an organization will respond to emergencies or disasters

It details procedures, responsibilities, and authorities for various entities involved in the response, ensuring a coordinated and effective approach



Why do we have an EOP?

VA Code
44-168.18.1

Is a baseline for disaster
response and recovery

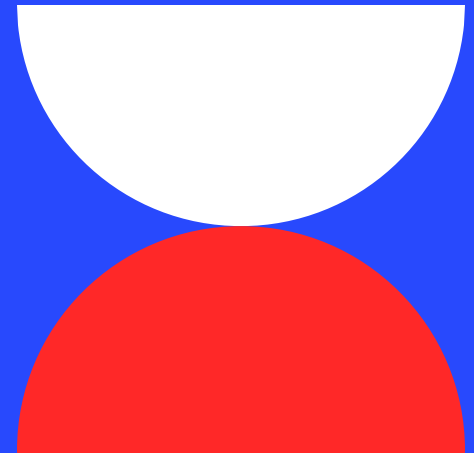
Updated every 4 years



Two Sections

- *Base Plan

- *Appendices





Base Plan

Planning Assumptions and Considerations

Roles and Responsibilities

Concept of Operations

Incident Management Actions

Ongoing Plan Management

Requires BOS Approval

Appendices

Are emergency support functions

- Communications

- Sheltering

- Public Health

- Fire Fighting

- Long Term Recovery and

- Mitigation

Due to the fluidity of Emergency Management, these can be updated without Board Approval



NELSON COUNTY EMERGENCY OPERATIONS PLAN

(Revised August 2025)

TABLE OF CONTENTS

<u>BASIC PLAN</u>	8
I. INTRODUCTION	9
II. PLANNING ASSUMPTIONS AND CONSIDERATIONS	12
III. ROLES AND RESPONSIBILITIES	13
IV. CONCEPT OF OPERATIONS	15
V. INCIDENT MANAGEMENT ACTIONS	19
VI. ONGOING PLAN MANAGEMENT	22
 <u>APPENDICES</u>	
1. GLOSSARY OF KEY TERMS	25
2. LIST OF ACRONYMS	30
3. AUTHORITIES AND REFERENCES	32
4. MATRIX OF RESPONSIBILITIES	33
5. SUCCESSION OF AUTHORITY	34
6. EMERGENCY OPERATIONS PLAN DISTRIBUTION LIST	35
7. CONTINUITY OF GOVERNMENT	36
8. NIMS RESOLUTION	37
9. SAMPLE DECLARATION OF A LOCAL EMERGENCY	39

EMERGENCY SUPPORT FUNCTIONS

1.	<u>ESF 1: TRANSPORTATION</u>	44
	TAB A COORDINATION	46
	TAB B EMERGENCY TRANSPORTATION VEHICLES	47
2.	<u>ESF 2: COMMUNICATIONS</u>	49
	TAB A SUGGESTED EOC MESSAGE FLOW	55
	TAB B AMATEUR RADIO EMERGENCY SERVICE	56
	TAB C USE OF CABLE TELEVISION DURING EMERGENCY SITUATIONS	57
	TAB D MESSAGE LOG	58
	TAB E EOC MESSAGE FORM	59
	TAB F EOC SIGN IN/SIGN OUT LOG	60
	TAB G EOC STAFF SCHEDULE	61
	TAB H EOC STATUS BOARD	62
	TAB I EMERGENCY PUBLIC INFORMATION RESOURCES	63
	TAB J EMERGENCY NOTIFICATION PROCEDURES	65
3.	<u>ESF 3: PUBLIC WORKS, UTILITIES, INSPECTIONS, PLANNING, AND ZONING</u>	67
	TAB A PUBLIC WORKS/UTILITIES RESOURCES	74
	TAB B INSPECTIONS, PLANNING AND ZONING RESOURCES	76
	TAB C BUILDING POSTING GUIDE	77
4.	<u>ESF 4: FIRE FIGHTING</u>	79
	<i>TAB A FIRE DEPARTMENT RESOURCES</i>	<i>83</i>
5.	<u>ESF 5: EMERGENCY MANAGEMENT</u>	89
	<i>TAB A EMERGENCY CONTACT TELEPHONE LIST</i>	<i>103</i>
	<i>TAB B PRIMARY EOC STAFFING</i>	<i>108</i>
	<i>TAB C EOC LAYOUT</i>	<i>109</i>
6.	<u>ESF 6: MASS CARE, HOUSING, AND HUMAN RESOURCES</u>	111

STATEMENT OF UNDERSTANDING BETWEEN NELSON COUNTY
AND THE AMERICAN NATIONAL RED CROSS

116

TAB A AMERICAN RED CROSS FUNDAMENTAL

	PRINCIPLES	128
TAB B	SHELTER REGISTRATION FORM	129
TAB C	HANDICAPPED AND ELDERLY PERSONS REQUIRING SPECIAL CARE IN TIME OF EMERGENCY	130
TAB D	RESOURCES FOR PROVIDING SPECIAL CARE TO THE HANDICAPPED AND ELDERLY	130
TAB E	NELSON COUNTY PUBLIC SCHOOLS	131
TAB F	NELSON COUNTY SHELTER FLOOR PLAN	132
7.	<u>ESF 7: RESOURCE SUPPORT</u>	135
TAB A	STATE LEVEL COMMODITY MANAGERS	145
TAB B	MAJOR SUPPLIERS AND USERS OF RESOURCES	146
8.	<u>ESF 8: PUBLIC HEALTH AND MEDICAL SERVICES</u>	148
TAB A	VIRGINIA FUNERAL DIRECTORS ASSOCIATION, INC. MORTUARY DISASTER PLAN ORGANIZATION	159
TAB B	VIRGINIA HEALTH DEPARATMENT DISTRICTS	160
TAB C	SAMPLE HEALTH ADVISORY FOR SHELTERS	161
TAB D	SAMPLE PUBLIC ANNOUNCEMENT HEALTH ADVISORY	162
TAB E	SAMPLE HEALTH ADVISORY FOR PHYSICIANS	163
TAB F	SAMPLE HEALTH ADVISORY FOR PRIMARY CARE FACILITIES	164
TAB G	MEDICAL AND HEALTH RESOURCES	165
TAB H	VIRGINIA MEDICAL EXAMINER DISTRICTS	166
TAB I	RESCUE/EMERGENCY MEDICAL SERVICES RESOURCES	167
TAB J	EMERGENCY TRANSPORTATION SERVICES	170
TAB K	MENTAL HEALTH	171
9.	<u>ESF 9: SEARCH AND RESCUE</u>	174
10.	<u>ESF 10: OIL AND HAZARDOUS MATERIALS</u>	177
TAB A	HAZARDOUS MATERIALS EMERGENCY TELEPHONE NUMBERS	189
TAB B	EMERGENCY CONTACT LIST – CENTRAL	

VIRGINIA ENVIRONMENTAL HEALTH TELEPHONE NUMBERS
190

TAB C	SPECIAL FACILITIES	191
11.	<u>ESF 11: AGRICULTURE AND NATURAL RESOURCES</u>	193
TAB A	EMERGENCY FOOD CONSUMPTION STANDARDS	196
12.	<u>ESF 12: ENERGY</u>	198
13.	<u>ESF 13: PUBLIC SAFETY AND SECURITY</u>	202
TAB A	LAW ENFORCEMENT RESOURCES	208
TAB B	ENTRY PERMIT TO ENTER RESTRICTED AREA	209
TAB C	WAIVER OF LIABILITY	210
14.	<u>ESF 14: LONG TERM COMMUNITY RECOVERY AND MITIGATION</u>	212
TAB A	INITIAL DAMAGE ASSESSMENT TEAM	216
TAB B	POTENTIAL FACILITIES FOR NELSON COUNTY	217
TAB C	DISASTER RECOVERY CENTERS	218
TAB D	JOINT FIELD OFFICE LOCATIONS	219
15.	<u>ESF 15: EXTERNAL AFFAIRS</u>	221
16.	<u>ESF 16: MILITARY AFFAIRS</u>	224
TAB A	COORDINATION	227

INCIDENT ANNEXES 228

INTRODUCTION 229

CATASTROPHIC INCIDENT ANNEX 231

FLOODING INCIDENT ANNEX 236

TAB A IMPACT STATEMENTS 238

TERRORISM INCIDENT ANNEX 240

SUPPORT ANNEXES 264

<u>INTRODUCTION</u>	265
<u>ROLES AND RESPONSIBILITIES</u>	266
<u>ANIMAL CARE AND CONTROL</u>	268
TAB A COMPANION ANIMAL BOARDING FACILITIES	276
TAB B AREA VETERINARY HOSPITALS	277
TAB C ANIMAL PROTECTION	279
TAB D AREA PET/FOOD SUPPLY STORES	280
TAB E AREA HOTELS/MOTELS THAT ALLOW PETS IN ROOMS	281
TAB F AREA TRANSPORTERS	282
<u>DAM SAFETY</u>	283
TAB A DIRECTORY OF DAMS REQUIRING EMERGENCY ACTION PLANS	287
<u>DAMAGE ASSESSMENT</u>	288
TAB A DAMAGE ASSESSMENT TEAM ASSIGNMENTS	296
TAB B LOCAL GOVERNMENT DAMAGE ASSESSMENT TELEPHONE REPORT	299
TAB C CUMULATIVE DAMAGE ASSESSMENT REPORT	300
TAB D PUBLIC ASSISTANCE DAMAGE ASSESSMENT GUIDELINES	301
TAB E PUBLIC ASSISTANCE DAMAGE ASSESSMENT FIELD FORM	302
TAB F INDIVIDUAL ASSISTANCE DAMAGE ASSESSMENT LEVEL GUIDELINES	303
TAB G LOCALITY INDIVIDUAL DAMAGE ASSESSMENT FIELD FORM	304
<u>DEBRIS MANAGEMENT</u>	305
TAB A DEBRIS CLASSIFICATIONS	309
TAB B DEBRIS COLLECTION SITES	310
TAB C DEBRIS QUANTITY ESTIMATES	310
<u>EVACUATION</u>	311
TAB A ASSEMBLY AREAS	318
TAB B PICK UP POINTS	319
<u>FINANCIAL MANAGEMENT</u>	320
<u>INFORMATION TECHNOLOGY</u>	323

<u>LOGISTICS MANAGEMENT</u>	325
TAB A	ELEMENTS OF A RESOURCE LIST
TAB B	RESOURCE DISTRIBUTION CENTERS
TAB C	SAMPLE RESOURCES
	328
	329
	330
<u>PUBLIC AFFAIRS</u>	331
TAB A	PIO PRE-ARRANGED MESSAGES
TAB B	PIO PRE-ARRANGED MESSAGES
	334
	335
<u>ESF 17: VOLUNTEERS AND DONATIONS MANAGEMENT</u>	336
<u>WORKER SAFETY AND HEALTH</u>	339

SAMPLE BOARD RESOLUTION

WHEREAS the Board of Supervisors of Nelson County, Virginia recognizes the need to prepare for, respond to, and recover from natural and man-made disasters, and

WHEREAS the County of Nelson has a responsibility to provide for the safety and well-being of its citizens and visitors and

WHEREAS the County of Nelson has established and appointed a Director and Coordinator of Emergency Services.

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the Board of Supervisors of Nelson County, Virginia that this Emergency Operations Plan as revised April 2013 is officially adopted, and

IT IS FURTHER PROCLAIMED AND ORDERED that the Director of Emergency Services, or his designees, are tasked and authorized to maintain and revise as necessary this document over the next four (4) year period or until such time it be ordered to come before this Board.

Dated: _____

Board of Supervisors, Nelson County, Virginia

Attest: _____

Clerk, Board of Supervisors

County of Nelson

Commonwealth of Virginia

BASIC PLAN

I. Introduction

Nelson County is located in the central Piedmont Region of Virginia, in the foothills of the Blue Ridge Mountains. The county is bordered on the north by Albemarle County and by Amherst County and the Tye River in the south. Nelson County is 103 miles west of Richmond, the state capital; 147 miles southwest of Washington, D. C.; and 194 miles west of Norfolk. The unincorporated village of Lovingston serves as the county seat. Nelson County had a 2020 census population of 14,775.

Nelson County is vulnerable to a variety of hazards such as natural hazards involving winter storms (ice/snow), flooding (hurricane), drought, wind (hurricane), and wildfire. The greatest risk of man-made hazards is a hazardous materials incident. Potential impacts of the hazards the County faces include wide spread power outages; property damage, water/sewage treatment, debris and hazardous materials issues associated with flooding; and windblown downed trees causing power outages and disrupting transportation routes. To respond effectively to any emergency of a size or complexity beyond routine response systems, it is critical that all Nelson County public officials, departments and agencies, non-governmental emergency organizations and the public understand their roles and responsibilities. These non-routine responsibilities begin as the incident is recognized and response ensues, and become particularly important as command organizes beyond the initial reactive phase of first responders.

A planned-for and coordinated response on the part of state and local officials in support of in-the-field emergency responders can save lives, protect property, and more quickly restore essential services. The foundation for this coordinated response is established through the Nelson County Emergency Operations Plan. The “Commonwealth of Virginia Emergency Services and Disaster Laws of 2000” (Code of Virginia, 44-146.13 to 44-146.29:2 requires that state and local governments develop and maintain current Emergency Operations Plans (EOP) in order to be prepared for such events. The Nelson County Emergency Operations Plan (EOP) consists of a Basic Plan followed by the Emergency Support Functions, Support Annexes, and finally Incident Annexes.

Purpose

The purpose of the Basic Plan is to establish the legal and organizational basis for operations in Nelson County to effectively respond to and recover from all-hazards disasters and/or emergency situations. It assigns broad responsibilities to local government agencies and support organizations for disaster prevention, preparedness, response, and recovery. These responsibilities are generally extensions of normal, day-to-day functions involving the same personnel and material resources. Supporting plans for all-hazards disasters set forth the concepts and procedures whereby the County can effectively apply available resources to insure that casualties and property damage will be minimized and that essential services will be restored as soon as possible following an emergency or disaster situation.

Scope and Applicability

The Emergency Operations Plan identifies a range of disasters that could possibly occur in or near this locality. The EOP works to anticipate the needs that the jurisdiction might experience during an incident and provides guidance across County departments, agencies, and response organizations by describing an overall emergency response system:

- ☐ How county departments/agencies will be organized during response to an event, including command authorities
- ☐ Critical actions and interfaces during response and recovery
- ☐ How the interaction between the jurisdiction and its private partner organizations (Hospitals, non-governmental emergency organizations and others) is managed during the emergencies
- ☐ How the interaction between the jurisdiction and regional, state and federal authorities is managed
- ☐ How to handle and manage needs with the resources available.

The plan is applicable to all local agencies that may be requested to provide support.

Incident Management Activities

This plan addresses the full spectrum of activities related to local incident management, including prevention, preparedness, response, and recovery actions. This plan focuses on those activities that are directly related to an evolving incident or potential incident.

Examples of incident management actions include:

- ☐ Increasing public awareness;
- ☐ Coordinating protective measures across jurisdictions;
- ☐ Increasing countermeasures such as inspections, security, and infrastructure protections;
- ☐ Conducting public health assessments and conducting a wide range of prevention measures to include, but not limited to immunizations;
- ☐ Providing immediate and long-term public health and medical response assets;
- ☐ Coordinating support in the aftermath of an incident;
- ☐ Providing strategies for coordination of resources;
- ☐ Enabling immediate recovery activities, as well as addressing long-term consequences in the impacted area.

A. Systematic and coordinated incident management, including protocols for:

- ☐ Incident reporting;
- ☐ Coordinated action;
- ☐ Alert and Notification;
- ☐ Mobilization of resources;
- ☐ Operating under differing threats; and
- ☐ Integration of crisis and consequence management functions.

- B. Proactive notification and deployment of resources in anticipation of or in response to catastrophic events in coordination and collaboration with Federal, State, private entities and other local governments when possible.
- C. Organizing interagency efforts to minimize damage, restore impacted areas to pre-incident conditions if feasible, and/or implement programs to mitigate vulnerability to future events.
- D. Coordinate incident communication, worker safety and health, private-sector involvement, and other activities that are common to the majority of incidents.
- E. Organizing Emergency Support Functions (ESFs) to facilitate the delivery of critical resources, assets, and assistance. Departments and agencies are assigned to lead or support ESFs based on authorities, resources, and capabilities.
- G. Facilitating support to departments and agencies acting under the requesting departments or agency's own authorities.
- H. Developing detailed supplemental operations, tactical, and hazard-specific contingency plans and procedures.
- I. Providing the basis for coordination of interagency and intergovernmental planning, training, exercising, assessment, coordination, and information exchange.

II. *Planning Assumptions and Considerations*

- A. Incidents are typically managed at the lowest possible level of government.
- B. Incident Management activities will be initiated and conducted using the principles contained in the National Incident Management System (NIMS).
- C. The combined expertise and capabilities of government at all levels, the private sector, and nongovernmental organizations will be required to prevent, prepare for, respond to, and recover from disasters.
- D. Incidents require local government to coordinate operations and/or resources and may:
 - ☐ Occur at any time with little or no warning;
 - ☐ Require significant information sharing across multiple jurisdictions and between the public and private sectors;
 - ☐ Involve single or multiple geographic areas;
 - ☐ Have significant impact and/or require resource coordination and/or assistance;
 - ☐ Span the spectrum of incident management to include prevention, preparedness, response, and recovery;
 - ☐ Involve multiple, highly varied hazards or threats on a local or regional scale;
 - ☐ Result in numerous casualties; fatalities; displaced persons; property loss; disruptions of normal life support systems, essential public services and basic infrastructure; and significant damage to the environment;
 - ☐ Attract a sizeable influx of independent, spontaneous volunteers and supplies;
 - ☐ Require short notice State and Federal asset coordination;
 - ☐ Require prolonged, sustained incident management operations and support activities.
- E. The top priorities for the jurisdiction are to:
 - ☐ Save lives and protect the health and safety of the public, responders, and recovery workers;
 - ☐ Ensure security of the jurisdiction;
 - ☐ Prevent an imminent incident from occurring;
 - ☐ Protect and restore critical infrastructure and key resources;
 - ☐ Ensure local government continues to function throughout the incident;
 - ☐ Protect property and mitigate damages and impacts to individuals, communities, and the environment; and
 - ☐ Facilitate recovery of individuals, families, businesses, government, and the environment.

Local Chief Executive Officer

The Nelson County Administrator, serving as the jurisdiction's chief executive, is responsible for the public safety and welfare of the people of Nelson County. The County Administrator:

- ☐ Is responsible for coordinating local resources to address the full spectrum of actions to prevent, prepare for, respond to, and recover from incidents involving all hazards including terrorism, natural disasters, accidents, and other contingencies;
- ☐ Dependent upon state and local laws, has extraordinary powers to suspend local laws and ordinances, such as to establish a curfew, direct evacuations, and in coordination with the local health authority to order a quarantine;
- ☐ Provides leadership and plays a key role in communicating to the public, and in helping people, businesses, and organizations cope with the consequences of any type of incident within the jurisdiction.

Local departments and agencies participate in the Emergency Support Function (ESF) structure as coordinators, primary response agencies, and/or support agencies and/or as required to support incident management activities.

Emergency Support Functions

The Emergency Support Function is a grouping of government and certain private-sector capabilities into an organizational structure to provide support, resources, program implementation, and emergency services that are most likely to be needed during incidents.

Each ESF is composed of primary and support agencies. The jurisdiction identifies primary agencies on the basis of authorities, resources, and capabilities. Support agencies are assigned based on resources and capabilities in a given functional area (See Tab 1 – Matrix of Responsibilities). The scope of each ESF is summarized in Tab 2 of this section. ESFs are expected to support one another in carrying out their respective roles and responsibilities. Additional discussion on roles and responsibilities of ESF coordinator, primary agencies, and support agencies can be found in the introduction to the ESF annexes.

Note that not all incidents result in the activation of the ESFs. It is possible an incident may be addressed without activating the ESFs.

Nongovernmental and Volunteer Organizations

Nongovernmental organizations collaborate with first responders, governments at all levels, and other agencies and organizations providing relief services to sustain life, reduce physical and emotional distress, and promote recovery of disaster victims when assistance is not available from other sources. For example, a local American Red Cross chapter provides relief at the local level and also provides staffing of ESF #6 – Mass Care. The Virginia Voluntary Organizations Active in Disaster

(VVOAD) is a group of recognized local, state and national organizations that provide disaster relief. VVOAD provides significant capabilities to incident management and response efforts.

Local Disaster Recovery Task Forces also provide for individuals, families, and businesses who have applied for available state and federal assistance but who may still have unmet needs.

Private Sector

Primary and support agencies coordinate with the private sector to effectively share information, form courses of action, and incorporate available resources to prevent, prepare for, respond to, and recover from disasters.

The roles, responsibilities and participation of the private sector during disaster vary based on the nature of the organization and the type and impact of the disaster. The roles of the private sector organizations are summarized below.

TYPE OF ORGANIZATION	ROLE
Impacted Organization or Infrastructure	Private sector organizations may be affected by direct or indirect consequences of the incident, including privately owned critical infrastructure, key resources, and those main private sector organizations that are significant to local economic recovery. Examples of privately owned infrastructure include transportation, telecommunications, private utilities, financial institutions, and hospitals.
Response Resources	Private sector organizations provide response resources (donated or compensated) during an incident—including specialized teams, equipment, and advanced technologies—through local public-private emergency plans, mutual aid agreements, or incident specific requests from local government and private sector volunteered initiatives.
Regulated and/or Responsible Party	Owners/operators of certain regulated facilities or hazardous operations may bear responsibilities under the law for preparing for and preventing incidents from occurring, and responding to an incident once it occurs.
Local Emergency Organization Member	Private sector organizations may serve as an active partner in local emergency preparedness and response organizations and activities, such as membership on the Local Emergency Planning Committee (LEPC).

Private sector organizations support emergency management by sharing information with the local government, identifying risks, performing vulnerability assessments, developing emergency response and business continuity plans, enhancing their overall readiness, implementing appropriate prevention and protection programs, and donating government purchases to assist in response and recovery activities.

Private sector organizations are encouraged to develop and maintain capabilities to respond and to manage a complete spectrum of incidents and emergencies. Nelson County maintains ongoing interaction with the critical infrastructure and key resources and industries to provide coordination of prevention, preparedness, response and recovery activities. Private sector representatives should be included in planning and exercises.

IV. *Concept of Operations*

General

This section describes the local coordinating structures, processes, and protocols employed to manage incidents. These coordinating structure and processes are designed to enable execution of the responsibilities of local government through the appropriate departments and agencies, and to integrate State, Federal, nongovernmental organizations and private sector efforts into a comprehensive approach to incident management.

1. The Commonwealth of Virginia Emergency Services and Disaster Law of 2000, as amended, provide that Emergency Management organizations and operations will be structured around existing constitutional government. The Nelson County organization for emergency operations consists of existing government departments and private emergency response organizations.
2. A member of the Board of Supervisors is the Director of Emergency Management. The day-to-day activities of the emergency preparedness program have been delegated to the Coordinator of Emergency Management. The Director, in conjunction with the Coordinator of Emergency Management, will direct and control emergency operations in time of emergency and issue directives to other services and organizations concerning disaster preparedness.
3. The Coordinator of Emergency Management, assisted by the Deputy Coordinator and department heads, will develop and maintain a primary Emergency Operations Center (EOC) from which to direct operations in time of emergency. The primary EOC is currently located in the Emergency Operations Center Room located at 94 Courthouse Square, Lovingsston, Virginia. The alternate location is the Wintergreen Gate House located at 84 Wintergreen Drive, Roseland, Virginia.
4. The day-to-day activities of the emergency management program, for which the Coordinator of Emergency Management is responsible, include developing and maintaining an Emergency Operations Plan, maintaining the County EOC in a constant state of readiness, and other responsibilities as outlined in local and state regulations.
5. A member of the Board of Supervisors/Director of Emergency Management is the constituted legal authority for approving Emergency Operations Plans and declaring a local state of emergency, with the consent of the Board of Supervisors.
6. A local emergency may be declared by the Director or the Coordinator of Emergency Management. The declaration of a local emergency activates the Emergency Operations Plan and authorizes the provision of aid and assistance there under. It should be declared when a coordinated response among several local agencies/organizations must be directed or when it becomes necessary to incur substantial financial obligations in order to protect the health and safety of persons and property or to provide assistance to the victims of a disaster.
7. The Director of Emergency Management or, in his absence, the Coordinator of Emergency Management will determine the need to recommend evacuation of large areas and will issue recommendations for evacuation or other protective action as needed. The Sheriff's Department will implement evacuation and provide security for

the evacuated area. In the event of a hazardous materials incident, the local Fire Chief or his representative on the scene should implement immediate protective action to include evacuation as appropriate.

8. Succession to a member of the Board of Supervisors/Director of Emergency Management will be members of the Board of Supervisors by Seniority.
9. The Director of Emergency Management or, in his absence, the Coordinator of Emergency Management will notify the Virginia Department of Emergency Management immediately upon the declaration of a local emergency. Daily situation reports are also required. All appropriate locally available forces and resources will be fully committed before requesting assistance from the state. All disaster-related expenditures must be documented in order to be eligible for post-disaster reimbursement should a federal disaster be declared.
10. The heads of operating agencies will maintain plans and procedures in order to be prepared to effectively accomplish their assigned responsibilities.
11. The Coordinator of Emergency Management will assure compatibility between the County's Emergency Operations Plan and the plans and procedures of key facilities and private organizations within the county as appropriate.
12. The County must be prepared to bear the initial impact of a disaster on its own. Help may not be immediately available from the state or federal government after a natural or man-made disaster. All appropriate locally available forces and resources will be fully committed before requesting assistance from the state. Requests for assistance will be made through the State EOC to the State Coordinator.
13. The Director of Emergency Management or, in his absence, the Coordinator of Emergency Management, with support from designated local officials, will exercise direction and control from the EOC during disaster operations. The EOC may be partially or fully staffed depending on the type and scope of the disaster. The EOC will provide logistical and administrative support to response personnel deployed to the disaster site(s). Available warning time will be used to implement increased readiness measures that will insure maximum protection of the population, property, and the supplies from the effects of threatened disasters.
14. The heads of operating agencies will develop and maintain detailed plans and standing operating procedures necessary for their departments to effectively accomplish their assigned tasks. Department and agency heads will identify sources from which emergency supplies, equipment, and transportation may be obtained promptly when required. Accurate records of disaster-related expenditures will be maintained. All disaster-related expenditures will be documented to provide a basis for reimbursement should federal disaster assistance be needed. In time of emergency, the heads of County offices, departments, and agencies will continue to be responsible for the protection and preservation of records essential for the continuity of government operations. Department and agency heads will establish lists of succession of key emergency personnel.

Day-to-day functions that do not contribute directly to the emergency operation may be suspended for the duration of any emergency. Efforts that would normally be required

of those functions will be redirected to accomplish the emergency task by the agency concerned.

15. Declaration of a Local Emergency

- a. The Board of Supervisors, by resolution, should declare an emergency to exist whenever the threat or actual occurrence of a disaster is, or threatens to be, of sufficient severity and magnitude to require significant expenditures and a coordinated response in order to prevent or alleviate damage, loss, hardship, or suffering.
- b. A declaration of a local emergency activates the response and recovery programs of all applicable local and inter-jurisdictional Emergency Operations Plans and authorizes the furnishing of aid and assistance in accordance with those plans. In the event the Board cannot convene due to the disaster, the Director of Emergency Management, or any other Emergency Management staff in his absence, may declare a local emergency to exist subject to confirmation of the entire Board, within five days. The Director of Emergency Management or, in his absence, the Coordinator will advise the State EOC immediately following the declaration of a local emergency.
- c. When local resources are insufficient to cope with the effects of a disaster and the County requests state assistance, the following procedures will apply. The Director of Emergency Management, by letter to the State Coordinator of Emergency Management, will indicate that a local emergency has been declared, the local Emergency Operations Plan has been implemented, available resources have been committed, state assistance is being requested and, if appropriate, it is recommended that the Governor declare a state of emergency. A copy of the resolution declaring a local emergency to exist should accompany this letter (**see Attachment 4**)

17. The State Emergency Operations Plan requires the submission of the following reports by local government in time of emergency.

- a. Daily Situation Report
- b. Damage Assessment Report
- c. After-Action Report

18. Support by military units may be requested through the State EOC. Military forces, when made available, will support and assist local forces and may receive from the local Director of Emergency Management or his designated representative, mission-type requests to include objectives, priorities, and other information necessary to accomplish missions.

19. Emergency assistance may be made available from neighboring jurisdictions in accordance with mutual aid agreements. Emergency forces may be sent from Nelson County to assist adjoining jurisdictions. Such assistance will be in accordance with existing mutual aid agreements or, in the absence of official agreements, directed by the Director of Emergency Management or, in his absence, the Coordinator of Emergency Management when he/she determines that such assistance is necessary and feasible.

20. The Director of Emergency Management, the Coordinator of Emergency Management, and the Department of Social Services will assist disaster victims in obtaining post-

21. disaster assistance, such as temporary housing and low-interest loans.
22. This plan is effective as a basis for training and pre-disaster preparedness upon receipt. It is effective for execution when:
 - a. Any disaster threatens or occurs in the County and a local disaster is declared under the provisions of Section 44-146.21, the Commonwealth of Virginia Emergency Management and Disaster Law of 2000, as amended.
 - b. A state of emergency is declared by the Governor.
23. The Director of Emergency Management, assisted by the Coordinator of Emergency Management, has overall responsibility for maintaining and updating this plan. It should be updated based on lessons learned, and republished following an actual or threatened emergency situation. The Coordinator will have the EOP readopted every five years. Guidance and assistance is provided by the Virginia Department of Emergency Management. A plan distribution list must be maintained. **See Attachment 5.** Responsible individuals and officials should recommend to the Director of Emergency Management or the Coordinator of Emergency Management appropriate improvements and changes as needed based on experiences in emergencies, deficiencies identified through drills and exercises, and changes in government structure.

Concurrent Implementation of Other Plans

Local Emergency Operations Plan is the core plan for managing incidents and details the local coordinating structures and processes used during incidents. Other supplemental agency and interagency plans provide details on the authorities, response protocols, and technical guidance for responding to and managing specific contingency situations (such as hazardous materials spills, wild land fires, etc.). In many cases, these local agencies manage incidents under these plans using their own authorities. The supplemental agency or interagency plans may be implemented concurrently with the Emergency Operations Plan (EOP) but are subordinated to the overarching core coordinating structures, processes, and protocols detailed in the EOP.

Organizational Structure

In accordance with NIMS process, resource and policy issues are addressed at the lowest possible organizational level. If issues cannot be resolved at that level, they are forwarded up to the next level. Reflecting the NIMS construct and in alignment with the National Response Plan, the Emergency Operations Plan includes the following command and coordination structures:

- ☐ Incident Command Posts, on scene using the Incident Command System;
- ☐ Area Command (if needed);
- ☐ Emergency Operations Centers;
- ☐ Joint Field Office, which is responsible for coordinating Federal Assistance and supporting incident management activities locally;
- ☐ Local Department of Emergency Management;
- ☐ Director of Emergency Management;
- ☐ Coordinator of Emergency Management /Deputy Coordinator; and
- ☐ Incident Command

Actions

This section describes incident management actions ranging from initial threat notification to early coordination efforts to assess and disrupt the threat, to preparatory activation of the ESF structure, to deployment of resources in support of incident response and recovery operations. These actions do not necessarily occur in sequential order; many may be undertaken concurrently in response to single or multiple threats or incidents.

Notification and Assessment

Nelson County and nongovernmental organizations report threats, incidents, and potential incidents using established communications and reporting channels. Once a threat or incident has occurred, local government, through the Director of Emergency Management, makes an initial determination to initiate the coordination of information-sharing and incident management activities.

Reporting Requirements

Nelson County Emergency Management is required to report a Declaration of Emergency to the Virginia EOC and encouraged to report all incidents of significance to the VEOC. In most situations, incident information is reported using existing mechanisms to the VEOC. This information may include:

- ☐ Implementation of an incident management or emergency response plan or action to prevent, respond to, or recover from an incident; and
- ☐ Activation of local and state mutual-aid agreements in response to incidents resulting in emergency proclamation or declarations, or requiring Federal assistance,

Dissemination of Warnings and Bulletins

Watches, warnings, and other emergency bulletins are issued by various agencies based on their statutory missions and authorities. Information on dissemination of public information can be found in the Public Affairs Support Annex and ESF #15. A variety of communications systems may be used at the Federal level to disseminate information, such as:

- ☐ National Warning Systems (NAWAS): NAWAS is the primary system for emergency communications from the Federal Government to both State and local warning points;
- ☐ Washington Area Warning System (WAWAS): Although not directly tied to the NAWAS circuits, WAWAS is a mechanism for providing emergency communications to Washington, D.C. area officials in the event of an emergency;
- ☐ National Emergency Alert System (National EAS): Formerly known as the Emergency Broadcast System, the National EAS is a nationwide network of readily available and reliable means to communicate emergency information to the American people; and
- ☐ State and local EAS: State and local authorities have their own EAS, which may be used to broadcast information on major disasters or emergencies.

Pre-Incident Actions

The majority of initial actions in the threat or hazard area is taken by first responders and Nelson County authorities, and includes efforts to protect the public and minimize damage to property as follows:

- ☐ **Public Health and Safety:** Initial Safety efforts focus on actions to detect, prevent, or reduce the impact to public health and safety. Such actions can include environmental analysis, plume modeling, evacuations, emergency sheltering, air monitoring, decontamination, emerging infectious disease tracking, emergency broadcasts, etc. These efforts may also include public health education; site and public health surveillance and testing procedures; and immunizations; prophylaxis, and isolation or quarantine for biological threats.
- ☐ **Responder Health and Safety:** The safety and health of responders is also a priority. Actions essential to limit their risks include full integration of deployed health and safety assets and expertise; risk assessments based upon timely and accurate data, and situational awareness that considers responder and recovery worker safety.
- ☐ **Property and Environment:** Responders may also take incident management actions to protect public and private property and the environment. Such actions may include sandbagging in anticipation of a flood, or booming of environmentally sensitive areas in response to a potential oil spill.

Response Actions

Once an incident occurs, the priorities shift from prevention, preparedness, and incident mitigation to immediate and short-term response activities to preserve life, property, the environment, and the social, economic, and political structure of the community.

Response actions include immediate law enforcement, fire emergency medical services; emergency flood fighting; evacuations; transportation system detours; emergency public information; actions taken to minimize additional damage; search and rescue; the provision of public health and medical services, food, ice, water and other emergency essentials; debris clearance; the emergency restoration of critical infrastructure; control, containment, and removal of environmental contamination; and protection of responder health and safety.

In the context of a single incident, once immediate response missions and life-saving activities conclude, the emphasis shifts from response to recovery operations, and if applicable, hazard mitigation. The Planning Section develops a demobilization plan for the release of appropriate resources.

Recovery Actions

Recovery involves actions needed to help individuals and communities return to normal when feasible. The Joint Field Office (JFO) is the central coordination point among Federal, State and Nelson County and voluntary organizations for delivering recovery assistance programs.

The JFO Operations Section includes the Human Services Branch, the Infrastructure Support Branch, and the Community Recovery and Mitigation Branch. The Human Services and Infrastructure Support Branches assess state and local recovery needs at the outset of an incident and develop relevant timeframes for program delivery. The Community Recovery and Mitigation Branch works with other Operations branches and state and local officials to assess the long-term impacts of an incident, define available resources, and facilitate the development of a course of action to most

efficiently apply available resources to restore and revitalize the community as well as reduce the impact from future disasters.

The above branches coordinate with one another to identify appropriate agency assistance programs to meet applicant needs. Hazard Mitigation measures are identified in concert with congressionally mandated locally developed plans. Hazard Mitigation Risk Analysis; technical assistance to state and local governments, citizens and businesses; and grant assistance are included with the mitigation framework. These branches work in tandem to track overall progress of the recovery effort, particularly noting potential program deficiencies and problem areas.

Long-term environmental recovery may include cleanup and restoration of public facilities, businesses, and residences; re-establishment of habitats and prevention of subsequent damage to natural resources; protection of cultural or archeological sites; and protection of natural resources; protection of cultural or archeological sites; and protection of natural, cultural, and historical resources from intentional damage during other recovery operations.

Mitigation Actions

Hazard Mitigation involved reducing or eliminating long-term risk to people and property from hazards and their side effects. The JFO is the central coordination point among Federal, State and Nelson County agencies and nongovernmental organizations for beginning the process that leads to the delivery of mitigation assistance programs.

The JFO's Community Recovery and Mitigation Branch is responsible for coordinating the delivery of all mitigation programs within the affected area, including hazard mitigation for:

- ☐ Grant programs for loss reduction measures (if available);
- ☐ Delivery of loss reduction building –science expertise;
- ☐ Coordination of Federal Flood Insurance operations and integration of mitigation with other program efforts;
- ☐ Conducting flood recovery mapping to permit expedited and accurate implementation of both recovery and mitigation programs;
- ☐ Predictive modeling to protect critical assets;
- ☐ Early documentation of losses avoided due to previous hazard mitigation measures; and
- ☐ Community education and outreach necessary to foster loss reduction.

The Community Recovery and Mitigation Branch works with the infrastructure and Human Services Branches and with state and local officials to facilitate the development of a long-term recovery strategy for the impacted area.

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Nelson County should conduct a comprehensive plan review and revision, and exercise prior to formal adoption by the Board of Supervisors every four years in order to maintain plan currency. It is also suggested that plans be updated and reviewed following a training exercise.

- ☐ The Virginia Emergency Services and Disaster Law of 2000, as amended, required that each city and county prepare and keep current an Emergency Operations Plan.
- ☐ The Coordinator of Emergency Management will update the Emergency Operations Plan annually. The Coordinator will coordinate with each emergency resource organization and assure the development and maintenance of an appropriate emergency response capability.

In the event an incident exceeds local emergency response capabilities, outside assistance is available, either through mutual support agreements with nearby jurisdictions and volunteer emergency organizations or, through the Virginia Emergency Operations Center (VEOC). A local emergency must be declared and local resources must be fully committed before state and federal assistance is requested.



August 12, 2025

Nelson County Board of Supervisors
84 Courthouse Square,
Lovingston, VA 22949

Supervisors Reed, Parr, Rutherford, Harvey, and Ligon:

Nelson County Emergency Services has completed the 2025 update of the Nelson County Emergency Operations Plan. The purpose of the plan is to establish the legal and organizational basis for operations in Nelson County to effectively respond to and recover from all-hazards disasters and/or emergency situations. It assigns broad responsibilities to local government agencies and support organizations for disaster prevention, preparedness, response, and recovery. These responsibilities are generally extensions of normal, day-to-day functions involving the same personnel and material resources. Supporting plans for all-hazards disasters set forth the concepts and procedures whereby the County can effectively apply available resources to ensure that casualties and property damage will be minimized and that essential services will be restored as soon as possible following an emergency or disaster situation.

The plan is required to be updated and approved by Board resolution every four (4) years. This year, the Basic Plan is not undergoing any substantial change, however, **contact lists and emergency management resources in and around the county are being updated to reflect current capabilities. Continuity of Operations plans for each department developed during the pandemic are included as an appendix.** While every effort has been made to bring every resource list current, it will be necessary to update some lists throughout the effective date range of this version of the plan. These updates are permitted under the Board's resolution and can be made as necessary. When and if updates occur, new electronic copies will be furnished the Board, as well as the Sheriff's office, the County Emergency Operations Center, and the Emergency Communications Center.

Thank you,

A handwritten signature in black ink that reads 'John Adkins' in a cursive script.

John Adkins

Director of Emergency Services

BOARD OF
SUPERVISORSTHOMAS D. HARVEY
North DistrictERNIE Q. REED
Central DistrictJESSE N. RUTHERFORD
East DistrictJ. DAVID PARR
West DistrictDR. JESSICA LIGON
South DistrictCANDICE W. MCGARRY
County AdministratorAMANDA B. SPIVEY
Administrative Assistant/
Deputy ClerkGRACE E. MAWYER
Director of Finance and
Human Resources

RESOLUTION 2025-61
NELSON COUNTY BOARD OF SUPERVISORS
RESOLUTION AUTHORIZING THE AWARD AND EXECUTION OF AN
AGREEMENT FOR CONSTRUCTION OF
NELSON COUNTY DEPARTMENT OF SOCIAL SERVICES

WHEREAS, in accordance with §2.2-4300 et seq. of the Code of Virginia, 1950 as amended, sealed bids were advertised and subsequently received on July 2, 2025, and opened publicly on July 3, 2025, for the project known as the Nelson County Social Services Building, and

WHEREAS, four sealed bids were received and evaluated, with the lowest responsive and responsible bidder being Coleman-Adams Construction, Inc.; and

WHEREAS, the consulting Architect, PMA Architecture. along with County staff, has evaluated the bid submitted by Coleman-Adams Construction, Inc. and has recommended its acceptance by the County;

NOW THEREFORE BE IT RESOLVED, by the Nelson County Board of Supervisors, the County Administrator, Candice W. McGarry, be and is hereby authorized to award and execute an agreement as approved by the County Attorney on behalf of Nelson County with Coleman-Adams Construction, Inc. for the construction of the Nelson County Nelson County Social Services Building, as recommended by County staff and the County's Architect, PMA Architecture for a contract amount not to exceed \$5,684,799.

BE IT FURTHER RESOLVED, that upon execution of the Agreement and the provision of all necessary documentation, such as a certificate of insurance and pay and performance bonds by Coleman-Adams Construction, Inc., the County Administrator, Candice W. McGarry, is authorized to issue Coleman-Adams Construction, Inc. a Notice to Proceed.

Approved: _____

Attest: _____ Clerk,
Nelson County Board of Supervisors

OWNER-CONTRACTOR AGREEMENT

THIS AGREEMENT dated the 12th day of August, 2025, for the Nelson County Social Services Building hereinafter referred to as the “Project”, executed in three (3) originals, by and between the County of Nelson, (the “Owner”) and Coleman-Adams Construction, Inc., 1031 Performance Road, P.O. Box 368, Forest, Virginia 24551 (the “Contractor”).

In consideration of the promises made herein and other good and valuable consideration, the following terms and conditions are hereby agreed to between the Owner and Contractor.

This Agreement consists of and incorporates by reference the following attachments which are referred to, collectively, as the “Contract Documents.”

Attachment 1-	The Owner’s Invitation for Bid No. (IFB 2025-NCDSS) which includes the General Conditions, including Addenda 1, 2 & 3.
Attachment 2-	The Contractor’s bid dated July 2 nd , 2025.
Attachment 3-	The Contract Plans and Specifications, including all addenda.

Article 1

ARCHITECH/ENGINEER

1.1 The Architect/Engineer (hereinafter referred to as the “A/E” or “Architect” and as defined in the General Conditions shall be PMA Architecture, 10325 Warwick Boulevard, Newport News, VA, 23601, provided however, that the Owner may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its A/E and so advising the Contractor in writing, at which time the person or organization so designated shall be the A/E for purposes of this Agreement.

Article 2

TIME OF COMMENCEMENT AND COMPLETION

- 2.1 The Contractor shall commence the Work upon the date established in the Notice to Proceed.
- 2.2 Time is of the essence in this Agreement.
- 2.3 Contractor shall achieve Substantial Completion, as defined in the General Conditions, within Five Hundred and Twenty (520) calendar days from the Notice to Proceed and shall achieve Final Completion within Thirty (30) calendar days following Substantial Completion. This time period shall be designated the Contract Time.
- 2.4 The liquidated damages incurred by the Owner due to the Contractor's failure to complete the Work within the Contract Time, including any extensions thereof, shall be One Thousand One Hundred dollars (\$1,100) per calendar day for each consecutive calendar day beyond the Contract Time.
- 2.5 This provision for liquidated damages does not bar Owner's right to enforce other rights and remedies against Contractor, which are otherwise legally enforceable, including but not limited to, specific performance or injunctive relief.

Article 3

CONTRACT SUM

- 3.1 Provided that the Contractor shall strictly and completely perform all of its obligations under the Contract Documents, and subject only to additions and deductions by Modification or as otherwise provided in the Contract Documents, the Owner shall pay to Contractor, in current funds and at the times and in the

installments hereinafter specified, the sum of Five Million Six Hundred Eighty-Four Thousand Seven Hundred Ninety-Nine Dollars (\$5,684,799.00) (herein referred to as the “Contract Sum”)

Article 4

PROGRESS PAYMENTS

- 4.1 The Contractor shall provide a Schedule of Values as referred to in section 9.2 of the General Conditions.
- 4.2 The Contractor hereby agrees that on or about the first day of the month for every month during the performance of the Work he will deliver the A/E an Application for Payment in accordance with the provisions of Article 9 of the General Conditions. This date may be changed upon mutual agreement, stated in writing, between the Owner and Contractor. Payment under this Agreement shall be made as provided in the General Conditions.

Article 5

OTHER REQUIREMENTS

- 5.1 The Contractor shall submit the Performance Bond, Labor and Material Payment Bond, Guarantee Bond and Certification of Insurance as required by the Contract Documents.
- 5.2 The Contractor shall perform at least Ten Percent (10%) of the total Work with forces that are in the direct employment of the Contractor’s organization.

Article 6

NOTICE

The term "Notice" as used herein shall mean and include written notice. Written Notice shall be deemed to have been delivered to:

If to Owner:

Candice McGarry, County Administrator
CMcGarry@nelsoncounty.org
84 Courthouse Square
P.O. Box 336
Lovingston, VA 22949

If to Contractor:

Name & Title: _____

Email: _____

Physical/Mailing Address: _____

Delivery shall be by special courier, recognized overnight delivery service, or United States mail. Facsimile copies and e-mail shall be acceptable if the original is received by special courier, recognized overnight delivery service, or United States mail within three business days.

Article 7

ENTIRE AGREEMENT AND SEVERABILITY

- 6.1 This Agreement represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral. The Agreement may be amended or changed only by a Modification. Nothing contained in this Agreement or the Contract Documents shall create any contractual relationship between the Owner, or any agent, consultant, or independent contractor employed by the Owner and any Subcontractor, supplier or vendor of the Contractor, but the Owner shall be entitled to performance of all obligations intended for his benefit, and to enforcement thereof.
- 6.2 In the event of any conflict between the provisions contained herein and those appearing in an Attachment, the provisions deemed by Owner to be most favorable to Owner shall prevail.

WITNESS the following signatures:

County of Nelson

Coleman-Adams Construction, Inc.

By: Candice W. McGarry

By: _____

Its: County Administrator

Its: _____

Approved as to Form by County Attorney: _____

Revised 3/26/25

BOARD OF
SUPERVISORS

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North District

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Central District

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East District

J. DAVID PARR
West District

DR. JESSICA LIGON
South District



CANDICE W. MCGARRY
County Administrator

AMANDA B. SPIVEY
Administrative Assistant/
Deputy Clerk

GRACE E. MAWYER
Director of Finance and
Human Resources

July 30, 2025

Mr. Alfred C. Coleman, III, President & CEO
Coleman-Adams Construction, Inc.
1031 Performance Road
P.O. Box 368
Forest, Virginia 24551

Re: Nelson County Social Services Building, IFB #2025-NCDSS

Dear Mr. Coleman,

Thank you for your work in preparing a bid for the above referenced project. As you may be aware, the apparent low bidder was disqualified due to a bid error. We have determined that your company is now the lowest responsive and responsible bidder and the County is preparing to award the project to Coleman-Adams Construction, Inc. This subject will be a consideration for the Nelson County Board of Supervisors at their August 12th regular meeting, where they will formally consider a vote to approve awarding the contract. With a favorable vote, I anticipate that that the County will be issuing Coleman-Adams Construction a Notice to Proceed on August 13th. Based on the architect's recommendation, the County intends to accept the Substitution offered in your bid, Line item 1, labeled Trimble Security in lieu of JCI for a deduct of \$40,201 and the resulting Contract Amount will be \$5,684,799.

In preparation for this, I would like to arrange a pre-construction meeting with the Project Manager and Superintendent you select for the project and review the following items sometime next week, before the Board meets:

- a) Completed draft contract ready for the Board review
- b) Insurance Certificates
- c) Payment and Performance Bond
- d) A schedule establishing regular construction meetings.

Please let me know your availability for a meeting on either August 4th, 5th or 6th and we will arrange for my staff and the Architect to attend the meeting.

The County is pleased to be able to work with Coleman-Adams, Construction, Inc. on this important project. We look forward to a successful construction process and ultimately a building that the County and Coleman-Adams Construction will be proud of for years to come.

Sincerely,

A handwritten signature in black ink that reads "Candice W. McGarry". The signature is fluid and cursive, with the first name being the most prominent.

Candice W. McGarry
County Administrator

CC: Jeff Stodghill, PMA Architecture, Inc.

BOARD OF
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West District

DR. JESSICA LIGON
South District



CANDICE W. MCGARRY
County Administrator

AMANDA B. SPIVEY
Administrative Assistant/
Deputy Clerk

GRACE E. MAWYER
Director of Finance and
Human Resources

JULY 15, 2025

NOTICE OF INTENT TO AWARD

**IFB#2025-NCDSS
NELSON COUNTY SOCIAL SERVICES BUILDING**

The Nelson County Board of Supervisors extends its sincerest appreciation to all bidders participating in this solicitation: Wall Construction, LLC, Jamerson-Lewis Construction, Coleman-Adams Construction, Inc., and R. L. Price Construction, Inc.

Pursuant to the Virginia Public Procurement Act (VPPA), State Code §2.2-4300 and IFB#2025-NCDSS, The Nelson County Board of Supervisors intends to award this contract to the lowest responsive and responsible bidder, **Coleman-Adams Construction Inc. The amount of the intended contract award is \$5,684,799.**

Any bidder that desires to protest the award or decision to award this contract is advised to follow procedures provided in §2.2-4360.

BY AUTHORITY OF NELSON COUNTY BOARD OF SUPERVISORS

BID TABULATION SHEET

PROJECT

Agency:

Nelson County Department of Social Ser

Project Title:

Social Services Building and Site Const.

Project Code:

IFB#2025-NCDSS

Bid Opening Location:

84 Courthouse Square, Room 420, Lovington, VA

Bid Receipt:

Date:

7/2/2025

Bid Opening:

Date:

7/3/2025

Bid Opening Officer:

Signature:

Name:

Grace Mawyer

Bid Recording Office:

Signature:

Name:

Amanda Spivey

BIDDER:

Name:

Address:

Contact

BID DATA:

Work Papers Submitted

Proposal Signed:

Bid Bond or Cert. Check:

Addendum #1 Acknowledged

Addendum #2 Acknowledged

Addendum #3 Acknowledged

Wall Construction		Jamerson Lewis		Coleman Adams		R. L. Price									
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
	x	x			x	x									
x		x		x		x		x							
x		x		x		x		x							
x		x		confirmed	x	x		x							
x		x		confirmed	x	x		x							
x		x		confirmed	x	x		x							

BASE BID:

	Amount	Rank	Amount	Rank	Amount	Rank	Amount	Rank	Amount	Rank	Amount	Rank	Amount	Rank	Amount	Rank
Base Bid	\$5,472,500.00		\$5,822,000.00		\$5,725,000.00		\$5,869,000.00		\$0.00		\$0.00		\$0.00		\$0.00	
Unit Price A	\$50.00		\$100.00		\$38.00		\$39.00		\$0.00		\$0.00		\$0.00		\$0.00	
Unit Price B	\$200.00		\$280.00		\$270.00		\$280.00		\$0.00		\$0.00		\$0.00		\$0.00	
Bid Modifications (indicate+/-)	\$0.00															

Deduct Offered on Bid Form \$40,201

Net Lowest, Responsive and Responsible Bid \$5,684,799.00

BOARD OF
SUPERVISORS

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North District

ERNIE Q. REED
Central District

JESSE N. RUTHERFORD
East District

J. DAVID PARR
West District

DR. JESSICA LIGON
South District



CANDICE W. MCGARRY
County Administrator

AMANDA B. SPIVEY
Administrative Assistant/
Deputy Clerk

GRACE E. MAWYER
Director of Finance and
Human Resources

RESOLUTION 2025-62
NELSON COUNTY BOARD OF SUPERVISORS
RESOLUTION AUTHORIZING THE AWARD AND EXECUTION OF AN AGREEMENT WITH
IMAGE BUSINESS INTERIORS FOR THE PROVISION OF FURNITURE AND ITS
INSTALLATION IN THE NEW DEPARTMENT OF SOCIAL SERVICES OFFICE BUILDING

RESOLVED, by the Nelson County Board of Supervisors, the County Administrator, Candice W. McGarry, is hereby authorized to execute an agreement on behalf of Nelson County with Image Business Interiors (IBI), in the “not to exceed” amount of \$305,191.84, for the provision and installation of furniture for the new Social Services office building, as recommend by PMA Architecture, and being within the furniture budget of \$330,000.00. Procurement of said furniture is via OMNIA Partners, a public sector procurement consortium utilizing Carolina Business Furniture OMNIA Contract #R191813, Teknion OMNIA Contract #R240116, HON OMNIA Contract #R240117, Sit On It OMNIA Contract #R191803, and Studio TK OMNIA Contract #R191816.

Approved: _____

Attest: _____ Clerk,
Nelson County Board of Supervisors



Nelson County

11620 NELSON COUNTY SOCIAL SERVICES

Date: 8/5/2025

Prepared For: Candy McGarry

Quote Number: 11620-45525

Valid For 15 Days

Prepared by: Will Dasher

Confidential

© 2025 Image Business Interiors. The information in this transmittal is proprietary to Image Business Interiors. It is provided on the condition that it remains in confidence between Image Business Interiors and the recipient of this quote. Do Not Copy, Distribute nor Share the Contents of this proposal without the written permission of Image Business Interiors.

Image Business Interiors
 4525 Columbus Street, Suite 101
 Virginia Beach, VA 23462
 Phone: (757) 962-9810
 Fax: (757) 965-4072



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

BILL TO

Nelson County Social Services
 37 Tanbark Plaza
 Lovingsston, VA 22949

INSTALL TO

Nelson County Social Services
 37 Tanbark Plaza
 Lovingsston, VA 22949

Salesperson
 Will Dasher

Tax ID:
 20-5295492

Payment Terms
 50% Deposit/Net 30 Days

TEKNION OMNIA #R240116
 HON OMNIA #R240117
 CAROLINA BUSINESS FURNITURE OMNIA CONTRACT # R191813
 SIT ON IT OMNIA CONTRACT #R191803
 STUDIO TK OMNIA #R191816

11620 NELSON COUNTY SOCIAL SERVICES

ADMIN MANAGER

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
1	1.00	EA	HIWMM / Ignition 2 Task Mid-back, ilira back	\$494.10	\$494.10
			OPTIONS		
			.Y2 Advanced Synchro-Tilt Seatsldr (Control Type)		
			.V All-Adjustable Arm (Select Arm Type)		
			.S Black All-Surface Caster (Select Caster/Glide Option)		
			.IM 4-Way Black (Select Mesh Color)		
			\$(1) Grade 1 Uph (Select Upholstery)		
			.UR Contourett (Grade 1 Fab)		
			95 Navy (Contourett)		
			.BL Black Adjustable Lumbar (Select Lumbar)		
			.SB Standard Base (Select Base)		
			.T Black (Select Frame Color)		
2	2.00	EA	1051FT1.US / Rio, Four Leg Chair, Upholstered Seat & Plastic Back, Armless	\$197.80	\$395.60
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC1 Black (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Fabric Selection)		
			COM Customers Own Material (Fabric Grade Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
3	3.00	EA	COM UR95 / HON-COM FABRIC-UR9-CONTOURETT NAVY-.85 YARD PER	\$85.53	\$256.59
4	1.00	EA	SOKL07 / Set of Keys Alike, 7 Sets of Cores	\$0.00	\$0.00
5	1.00	EA	BFRLW181872L / Tower with Full Solid Door, Wardrobe, 18"d x 18"w x 72"h, Left Side	\$586.56	\$586.56
			OPTIONS		
			~S Source Laminate (Door Front Finish)		
			3L Coastal Elm (Source Laminate)		
			~SrcLam Source Laminate (Case Finish)		
			3L Coastal Elm (Source Laminate)		
			K Key Alike (Key Style)		



11620 NELSON COUNTY SOCIAL SERVICES

ADMIN MANAGER					
LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
6	3.00	EA	LLF30L1830D1A / Lat File,Three-High,Letter,18"dx30"w,Metal Front,Full Pull	\$643.46	\$1,930.38
			OPTIONS		
			~Foundat Foundation Colors (Finish Colors)		
			74 Storm White (Textured) (Foundation Colors)		
			K Key Alike (Key)		
			W2 Counterweight Only (Counterweight Options)		
7	1.00	EA	SFVO1830 / Storage Top, 18"d x 30"w	\$114.40	\$114.40
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate Surfaces)		
			8 Flat Edge Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		
8	1.00	EA	SFVO1860 / Storage Top, 18"d x 60"w	\$186.78	\$186.78
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate Surfaces)		
			8 Flat Edge Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		
9	1.00	EA	HMVPCA1-1830G / Motivate Prsntn Cart Seatd HtAdj-Leg 27.5 CCave 2mm Top	\$767.70	\$767.70
			OPTIONS		
			.C Caster (Select Caster/Glide Option)		
			\$(L1STD) Grd L1 Standard Laminates (Select Grade)		
			.LOFT Loft (Select Grade 1 Laminate Finish)		
			.LOFT Loft (Select Edge Color)		
			\$(P2) P2 Paint Opts (Select Paint Grade)		
			.PR6 Silver (Select Grade 2 Paint)		
10	1.00	EA	HMVPCSS-4C4C / Motivate Prestnt Cart Shelf Dble 4"Closd Bk/4"Closd Bk	\$128.25	\$128.25
			OPTIONS		
			\$(P1) P1 Paint Opts (Select Paint Grade)		
			.LOFT Loft (Select Grade 1 Paint)		
11	1.00	EA	BHMLC352370094AL / HA L-Shape Corner Desk - Bevel Bases, 35"dA x 23"dB x 70"wA x 94"wB, Rect&Sq, Left (1-3/16") SPECIAL: CROSSGRAIN RETURN	\$3,193.71	\$3,193.71
			OPTIONS		
			I Integrated Powerbar (Powerbar)		
			E Extended Range - 26" To 48" (Range)		
			~DT Display Toggle With Memory (Switch)		
			M Display Toggle With Memory - Platinum (Display Toggle with Memory)		
			~FndLam Foundation Laminate Except Abstract (Worksurface and End Panel Finish)		
			2L Coastal Elm (Foundation Laminate except Abstract)		
			6 Straight Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			~Found Foundation Colors (Base Finish)		
			2Y Storm White Matte (Foundation Colors)		
			~Mica Mica Colors (Grommet Finish)		
			60 Platinum (Satin) (Mica Colors for Rectangular Grommet)		



11620 NELSON COUNTY SOCIAL SERVICES

ADMIN MANAGER

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
12	1.00	EA	BASML6210 / Suspended Modesty Panel - Solid, 62"w x 10"h OPTIONS S Standard Solid Top ("D", "M" & "X") (Worksurface Style) ~SrcLam Source Laminate (Modesty Panel Finish) 3L Coastal Elm (Source Laminate)	\$74.49	\$74.49
13	1.00	EA	BLGQX / Duo Grommet - Square OPTIONS ~Mica Mica Colors (Grommet Finish) 60 Platinum (Satin) (Mica Colors for Grommet)	\$11.70	\$11.70
14	1.00	EA	YMSS22 / Swerv Monitor Arm, Dual, Swerv Smart Clamp (Edge Clamp, Round Grommet, and Thru Mount) OPTIONS 60 Platinum (Finish)	\$367.43	\$367.43
15	1.00	EA	YESW / Worksurface Wire Clips (6 clips)	\$17.18	\$17.18
16	1.00	EA	BMZUL9247236ER / Credenza w Sgle Lat. File, Wall Access, 24"d x 72"w, 36"w Stor., Ellip. Gromm, Stor. Right (1-3/16") OPTIONS ~A Foundation Laminate (Worksurface Finish) 2L Coastal Elm (Foundation Laminate) 6 Straight Trim (3Mm) (Edge Trim Style) HX Coastal Elm (Edge Trim Finish) ~FndLam Foundation Laminate (Drawer Front Finish) LW Storm White (Foundation Laminate) 3L Coastal Elm (Case, Modesty Panel and Gable Finish) 9 Rectangular (Pull Style) ~Mica Mica Colors (Hardware and Pull Finish) 60 Platinum (Satin) (Mica Colors) ~Ellip Elliptical Grommet (Grommet Finish) ~Mica Mica Colors (Grommet Finish) 60 Platinum (Satin) (Mica Colors) K Key Alike (Key Style)	\$921.18	\$921.18
17	1.00	EA	BMHCL153643 / Standard Hutch - Solid Hinged Doors, 15"d x 36"w x 43"h (1-3/16") OPTIONS ~A Foundation Laminate (Door Front Finish) 2L Coastal Elm (Foundation Laminate) HX Coastal Elm (Edge Trim Finish) 3L Coastal Elm (Case Finish) ~Mica Mica Colors (Shelf and Hardware Finish) 60 Platinum (Satin) (Mica Colors) K Key Alike (Key Style)	\$507.00	\$507.00
18	1.00	EA	BOTB2136 / Tackboard - Hutch Mounted, 21" h x 36" w OPTIONS ~A Fabric Grade A (Element Finishes (Fabrics)) ~01 Nitty Gritty (Fabric Grade A) N134 Factor (Nitty Gritty, Panel Fabric)	\$52.65	\$52.65



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

ADMIN MANAGER

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
19	1.00	EA	BLYTU020 / Tangent Undercabinet Light, No Accessory Feature, 20"w	\$113.10	\$113.10
			OPTIONS		
			A Canada/ U.S.A. (Country of Installation)		
			AC Clear Anodized (Finish)		
20	1.00	EA	BMSTR1815 / Top for Solid Storage, 18"d x 15"w (1-3/16")	\$99.84	\$99.84
			OPTIONS		
			~F Foundation Laminate (Finish)		
			LW Storm White (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			ST Storm White (Edge Trim Finish)		
21	1.00	EA	BSPMSP1821A / Mobile Pedestal - Pulls, 18"d x 21"h, Box/File	\$319.41	\$319.41
			OPTIONS		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			LW Storm White (Foundation Laminate)		
			~Source Source Laminate (Case Finish)		
			XS Storm White (Source Laminate)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		

BENEFITS OFFICES

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
22	10.00	EA	HIWMM / Ignition 2 Task Mid-back, ilira back	\$494.10	\$4,941.00
			OPTIONS		
			.Y2 Advanced Synchro-Tilt Seatsldr (Control Type)		
			.V All-Adjustable Arm (Select Arm Type)		
			.S Black All-Surface Caster (Select Caster/Glide Option)		
			.IM 4-Way Black (Select Mesh Color)		
			\$(1) Grade 1 Uph (Select Upholstery)		
			.UR Contourett (Grade 1 Fab)		
			95 Navy (Contourett)		
			.BL Black Adjustable Lumbar (Select Lumbar)		
			.SB Standard Base (Select Base)		
			.T Black (Select Frame Color)		
23	20.00	EA	1051FT1.PS / Rio, Four Leg Chair, Plastic Back & Seat, Armless	\$147.66	\$2,953.20
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC1 Black (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Plastic Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
24	10.00	EA	SOKL04 / Set of Keys Alike, 4 Sets of Cores	\$0.00	\$0.00



11620 NELSON COUNTY SOCIAL SERVICES

BENEFITS OFFICES

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
25	20.00	EA	LLF50C1836D1A / Lat File, Five-High, Combo, 18" dx 36" w, Metal Front, Full Pull	\$1,074.06	\$21,481.20
			OPTIONS		
			~Foundat Foundation Colors (Finish Colors)		
			2Y Storm White Matte (Foundation Colors)		
			K Key Alike (Key)		
			W2 Counterweight Only (Counterweight Options)		
26	4.00	EA	YJH7S29236464L / Navigate HA Extd Corner Complete Table, Std Elec (27"-43"), 29" dAx 23" dBx 64" wAx 64" wB, L SPECIAL: 64" MAIN SURFACE 70" RETURN, CROSSGRAIN, 6" RADIUS USER EDGE, CROSSGRAIN	\$2,149.05	\$8,596.20
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		
			~Foundat Foundation Colors (Base Finish)		
			9 Storm White Matte (Foundation Colors)		
			T Toggle Up/Down (Switch Style)		
			7 Platinum (Switch Finish)		
			I Cross Chnl Integrated - 4 Outlets (Power Bar)		
			~C With Vertical Wire Carrier (Vertical Wire Carrier)		
			7 Platinum Coordinate (Vertical Wire Carrier Finish)		
27	6.00	EA	YJH7S29236464R / Navigate HA Extd Corner Complete Table, Std Elec (27"-43"), 29" dAx 23" dBx 64" wAx 64" wB, R SPECIAL: 64" MAIN SURFACE 70" RETURN, CROSSGRAIN, 6" RADIUS USER EDGE, CROSSGRAIN	\$2,149.05	\$12,894.30
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		
			~Foundat Foundation Colors (Base Finish)		
			9 Storm White Matte (Foundation Colors)		
			T Toggle Up/Down (Switch Style)		
			7 Platinum (Switch Finish)		
			I Cross Chnl Integrated - 4 Outlets (Power Bar)		
			~C With Vertical Wire Carrier (Vertical Wire Carrier)		
			7 Platinum Coordinate (Vertical Wire Carrier Finish)		
28	10.00	EA	BASML5510 / Suspended Modesty Panel - Solid, 55" w x 10" h	\$70.98	\$709.80
			OPTIONS		
			S Standard Solid Top ("D", "M" & "X") (Worksurface Style)		
			~SrcLam Source Laminate (Modesty Panel Finish)		
			3L Coastal Elm (Source Laminate)		
29	10.00	EA	YMSS22 / Swerv Monitor Arm, Dual, Swerv Smart Clamp (Edge Clamp, Round Grommet, and Thru Mount)	\$367.43	\$3,674.30
			OPTIONS		
			60 Platinum (Finish)		
30	10.00	EA	YESW / Worksurface Wire Clips (6 clips)	\$17.18	\$171.80



11620 NELSON COUNTY SOCIAL SERVICES

BENEFITS OFFICES

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
31	6.00	EA	BMZUL9247236EL / Credenza w Sgle Lat. File, Wall Access, 24"d x 72"w, 36"w Stor., Ellip. Gromm, Stor. Left (1-3/16")	\$921.18	\$5,527.08
			OPTIONS		
			~A Foundation Laminate (Worksurface Finish)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			LW Storm White (Foundation Laminate)		
			3L Coastal Elm (Case, Modesty Panel and Gable Finish)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Hardware and Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			~Ellip Elliptical Grommet (Grommet Finish)		
			~Mica Mica Colors (Grommet Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
32	4.00	EA	BMZUL9186036ER / Credenza w Sgle Lat. File, Wall Access, 18"d x 60"w, 36"w Stor., Ellip. Gromm, Stor. Right (1-3/16")	\$819.00	\$3,276.00
			OPTIONS		
			~A Foundation Laminate (Worksurface Finish)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			LW Storm White (Foundation Laminate)		
			3L Coastal Elm (Case, Modesty Panel and Gable Finish)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Hardware and Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			~Ellip Elliptical Grommet (Grommet Finish)		
			~Mica Mica Colors (Grommet Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
33	10.00	EA	BSPMSP1821A / Mobile Pedestal - Pulls, 18"d x 21"h, Box/File	\$319.41	\$3,194.10
			OPTIONS		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			LW Storm White (Foundation Laminate)		
			~Source Source Laminate (Case Finish)		
			XS Storm White (Source Laminate)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
34	10.00	EA	BMSTR1815 / Top for Solid Storage, 18"d x 15"w (1-3/16")	\$99.84	\$998.40
			OPTIONS		
			~F Foundation Laminate (Finish)		
			LW Storm White (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			ST Storm White (Edge Trim Finish)		



11620 NELSON COUNTY SOCIAL SERVICES

BENEFITS SUPERVISOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
35	1.00	EA	HIWMM / Ignition 2 Task Mid-back, ilira back	\$494.10	\$494.10
			OPTIONS		
			.Y2 Advanced Synchro-Tilt Seatsldr (Control Type)		
			.V All-Adjustable Arm (Select Arm Type)		
			.S Black All-Surface Caster (Select Caster/Glide Option)		
			.IM 4-Way Black (Select Mesh Color)		
			\$(1) Grade 1 Uph (Select Upholstery)		
			.UR Contourett (Grade 1 Fab)		
			95 Navy (Contourett)		
			.BL Black Adjustable Lumbar (Select Lumbar)		
			.SB Standard Base (Select Base)		
			.T Black (Select Frame Color)		
36	2.00	EA	1051FT1.US / Rio, Four Leg Chair, Upholstered Seat & Plastic Back, Armless	\$197.80	\$395.60
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC1 Black (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Fabric Selection)		
			COM Customers Own Material (Fabric Grade Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
37	3.00	EA	COM UR95 / HON-COM FABRIC-UR9-CONTOURETT NAVY-.85 YARD PER	\$85.53	\$256.59
38	1.00	EA	SOKL08 / Set of Keys Alike, 8 Sets of Cores	\$0.00	\$0.00
39	1.00	EA	BFRLW181872L / Tower with Full Solid Door, Wardrobe, 18"d x 18"w x 72"h, Left Side	\$586.56	\$586.56
			OPTIONS		
			~S Source Laminate (Door Front Finish)		
			3L Coastal Elm (Source Laminate)		
			~SrcLam Source Laminate (Case Finish)		
			3L Coastal Elm (Source Laminate)		
			K Key Alike (Key Style)		
40	3.00	EA	LLF30L1830D1A / Lat File,Three-High,Letter,18"dx30"w,Metal Front,Full Pull	\$643.46	\$1,930.38
			OPTIONS		
			~Foundat Foundation Colors (Finish Colors)		
			74 Storm White (Textured) (Foundation Colors)		
			K Key Alike (Key)		
			W2 Counterweight Only (Counterweight Options)		
41	1.00	EA	SFVO1830 / Storage Top, 18"d x 30"w	\$114.40	\$114.40
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate Surfaces)		
			8 Flat Edge Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		



11620 NELSON COUNTY SOCIAL SERVICES

BENEFITS SUPERVISOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
42	1.00	EA	SFVO1860 / Storage Top, 18"d x 60"w	\$186.78	\$186.78
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate Surfaces)		
			8 Flat Edge Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		
43	1.00	EA	BHMLC352370094AL / HA L-Shape Corner Desk - Bevel Bases, 35"dA x 23"dB x 70"WA x 94"WB, Rect&Sq, Left (1-3/16")SPECIAL: CROSSGRAIN RETURN	\$3,193.71	\$3,193.71
			OPTIONS		
			I Integrated Powerbar (Powerbar)		
			E Extended Range - 26" To 48" (Range)		
			~DT Display Toggle With Memory (Switch)		
			M Display Toggle With Memory - Platinum (Display Toggle with Memory)		
			~FndLam Foundation Laminate Except Abstract (Worksurface and End Panel Finish)		
			2L Coastal Elm (Foundation Laminate except Abstract)		
			6 Straight Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			~Found Foundation Colors (Base Finish)		
			2Y Storm White Matte (Foundation Colors)		
			~Mica Mica Colors (Grommet Finish)		
			60 Platinum (Satin) (Mica Colors for Rectangular Grommet)		
44	1.00	EA	BASML6210 / Suspended Modesty Panel - Solid, 62"w x 10"h	\$74.49	\$74.49
			OPTIONS		
			S Standard Solid Top ("D", "M" & "X") (Worksurface Style)		
			~SrcLam Source Laminate (Modesty Panel Finish)		
			3L Coastal Elm (Source Laminate)		
45	1.00	EA	BLGQX / Duo Grommet - Square	\$11.70	\$11.70
			OPTIONS		
			~Mica Mica Colors (Grommet Finish)		
			60 Platinum (Satin) (Mica Colors for Grommet)		
46	1.00	EA	YMSS22 / Swerv Monitor Arm, Dual, Swerv Smart Clamp (Edge Clamp, Round Grommet, and Thru Mount)	\$367.43	\$367.43
			OPTIONS		
			60 Platinum (Finish)		
47	1.00	EA	YESW / Worksurface Wire Clips (6 clips)	\$17.18	\$17.18



11620 NELSON COUNTY SOCIAL SERVICES

BENEFITS SUPERVISOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
48	1.00	EA	BMZUL9247236ER / Credenza w Sgle Lat. File, Wall Access, 24"d x 72"w, 36"w Stor., Ellip. Gromm, Stor. Right (1-3/16")	\$921.18	\$921.18
			OPTIONS		
			~A Foundation Laminate (Worksurface Finish)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			LW Storm White (Foundation Laminate)		
			3L Coastal Elm (Case, Modesty Panel and Gable Finish)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Hardware and Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			~Ellip Elliptical Grommet (Grommet Finish)		
			~Mica Mica Colors (Grommet Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
49	1.00	EA	BMHCL157243 / Standard Hutch - Solid Hinged Doors, 15"d x 72"w x 43"h (1-3/16")	\$741.78	\$741.78
			OPTIONS		
			~A Foundation Laminate (Door Front Finish)		
			2L Coastal Elm (Foundation Laminate)		
			HX Coastal Elm (Edge Trim Finish)		
			3L Coastal Elm (Case Finish)		
			~Mica Mica Colors (Shelf and Hardware Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
50	1.00	EA	BOTB2172 / Tackboard - Hutch Mounted, 21" h x 72" w	\$90.87	\$90.87
			OPTIONS		
			~A Fabric Grade A (Element Finishes (Fabrics))		
			~01 Nitty Gritty (Fabric Grade A)		
			N134 Factor (Nitty Gritty, Panel Fabric)		
51	1.00	EA	BLYTU040 / Tangent Undercabinet Light, No Accessory Feature, 40"w	\$196.56	\$196.56
			OPTIONS		
			A Canada/ U.S.A. (Country of Installation)		
			AC Clear Anodized (Finish)		
52	1.00	EA	BMSTR1815 / Top for Solid Storage, 18"d x 15"w (1-3/16")	\$99.84	\$99.84
			OPTIONS		
			~F Foundation Laminate (Finish)		
			LW Storm White (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			ST Storm White (Edge Trim Finish)		



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

BENEFITS SUPERVISOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
53	1.00	EA	BSPMSP1821A / Mobile Pedestal - Pulls, 18"d x 21"h, Box/File	\$319.41	\$319.41
			OPTIONS		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			LW Storm White (Foundation Laminate)		
			~Source Source Laminate (Case Finish)		
			XS Storm White (Source Laminate)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		

BREAK ROOM

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
54	8.00	EA	1051FT1.PS / Rio, Four Leg Chair, Plastic Back & Seat, Armless	\$147.66	\$1,181.28
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC18 Sterling (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Plastic Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
55	8.00	EA	1051FT1.PS / Rio, Four Leg Chair, Plastic Back & Seat, Armless	\$147.66	\$1,181.28
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC21 Arctic (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Plastic Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
56	2.00	EA	HCT29MX / Arrange Seated Height X-base for 36" Surfaces	\$384.75	\$769.50
			OPTIONS		
			\$(P2) P2 Paint Opts (Select Paint Color)		
			.PR8 Silver Texture (Select Grade 2 Paint)		
57	2.00	EA	HCTSQR36 / Arrange Table 36" Square Top	\$248.85	\$497.70
			OPTIONS		
			.N No Grommet (Grommet Selection)		
			\$(L1STD) Grd L1 Standard Laminates (Select Grade)		
			.LDW1 Designer White 15051 (Select Grade 1 Laminate Finish)		
			.DW Designer White 15051 (Select Edgeband Color)		
58	1.00	EA	HT27FB48108 / Preside 27H Footed Base for 42 and 48x108 Top	\$920.25	\$920.25
			OPTIONS		
			\$(P1) P1 Paint Opts (Paint Selection)		
			.P095 Sage (Select Grade 1 Paint)		



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

BREAK ROOM

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
59	1.00	EA	HTLB42108 / Preside 42x108 Boat Top - 2 piece	\$655.20	\$655.20
OPTIONS					
.E T-Mold (Edge Selection)					
FC Fawn Cypress (Select Edge Color)					
.N No Grommets (Select Grommet)					
\$(L2STD) Grd L2 Standard Laminates (Laminate Top Selection)					
.LFC1 Fawn Cypress (Select Grade 2 Laminate Finish)					

CLERK/RECEP

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
60	3.00	EA	HIWMM / Ignition 2 Task Mid-back, ilira back	\$494.10	\$1,482.30
OPTIONS					
.Y2 Advanced Synchro-Tilt Seatsldr (Control Type)					
.V All-Adjustable Arm (Select Arm Type)					
.S Black All-Surface Caster (Select Caster/Glide Option)					
.IM 4-Way Black (Select Mesh Color)					
\$(1) Grade 1 Uph (Select Upholstery)					
.UR Contourett (Grade 1 Fab)					
95 Navy (Contourett)					
.BL Black Adjustable Lumbar (Select Lumbar)					
.SB Standard Base (Select Base)					
.T Black (Select Frame Color)					

DIRECTOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
61	1.00	EA	DEPTH GLASSBOARD / Depth Glass Board-Includes std magnets, markers, eraser, mounting hardware	\$785.13	\$785.13
OPTIONS					
36" (GLASS HEIGHT)					
48" (GLASS WIDTH)					
Horizontal (ORIENTATION)					
1/4" Low Iron (Starphire) (GLASS SPECS)					
Yes (MAGNETIC)					
Yes (TEMPERED)					
CBC-100 Pure White (FINISH)					
Flat Polish (EDGEWORK)					
Standoff-Stainless (MOUNTING TYPE)					
62	1.00	EA	HIWMM / Ignition 2 Task Mid-back, ilira back	\$494.10	\$494.10
OPTIONS					
.Y2 Advanced Synchro-Tilt Seatsldr (Control Type)					
.V All-Adjustable Arm (Select Arm Type)					
.S Black All-Surface Caster (Select Caster/Glide Option)					
.IM 4-Way Black (Select Mesh Color)					
\$(1) Grade 1 Uph (Select Upholstery)					
.UR Contourett (Grade 1 Fab)					
95 Navy (Contourett)					
.BL Black Adjustable Lumbar (Select Lumbar)					
.SB Standard Base (Select Base)					
.T Black (Select Frame Color)					



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

DIRECTOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
63	3.00	EA	1051FT1.US / Rio, Four Leg Chair, Upholstered Seat & Plastic Back, Armless	\$197.80	\$593.40
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC1 Black (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Fabric Selection)		
			COM Customers Own Material (Fabric Grade Selection)		
			HON (User specified entry::Fabric Grade Selection:COM)		
			CONTOURETT Fully Assembled In Carton (Packaging Options)		
			NAVY		
			AC		
64	5.00	EA	COM UR95 / HON-COM FABRIC-UR9-CONTOURETT NAVY-.85 YARD PER	\$85.53	\$427.65
65	1.00	EA	SOKL06 / Set of Keys Alike, 6 Sets of Cores	\$0.00	\$0.00
66	1.00	EA	BCMROF36 / Round Meeting Table - Four-Point Base 36"dia. (1-3/16")	\$420.81	\$420.81
			OPTIONS		
			~A Foundation Laminate (Worksurface Finish)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			~Mica Mica Colors (Support Finish)		
			60 Platinum (Satin) (Mica Colors)		
67	1.00	EA	BHMLC352370094AR / HA L-Shape Corner Desk - Bevel Bases, 35" dA x 23" dB x 70" wA x 94" wB, Rect&Sq, Right (1-3/16")SPECIAL: CROSSGRAIN RETURN	\$3,193.71	\$3,193.71
			OPTIONS		
			I Integrated Powerbar (Powerbar)		
			E Extended Range - 26" To 48" (Range)		
			~DT Display Toggle With Memory (Switch)		
			M Display Toggle With Memory - Platinum (Display Toggle with Memory)		
			~FndLam Foundation Laminate Except Abstract (Worksurface and End Panel Finish)		
			2L Coastal Elm (Foundation Laminate except Abstract)		
			6 Straight Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			~Found Foundation Colors (Base Finish)		
			74 Storm White (Textured) (Foundation Colors)		
			~Mica Mica Colors (Grommet Finish)		
			60 Platinum (Satin) (Mica Colors for Rectangular Grommet)		
68	1.00	EA	BASML6210 / Suspended Modesty Panel - Solid, 62"w x 10"h	\$74.49	\$74.49
			OPTIONS		
			S Standard Solid Top ("D", "M" & "X") (Worksurface Style)		
			~SrcLam Source Laminate (Modesty Panel Finish)		
			3L Coastal Elm (Source Laminate)		
69	1.00	EA	BLGQX / Duo Grommet - Square	\$11.70	\$11.70
			OPTIONS		
			~Mica Mica Colors (Grommet Finish)		
			60 Platinum (Satin) (Mica Colors for Grommet)		



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

DIRECTOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
70	1.00	EA	YMSS22 / Swerv Monitor Arm, Dual, Swerv Smart Clamp (Edge Clamp, Round Grommet, and Thru Mount)	\$367.43	\$367.43
			OPTIONS		
			60 Platinum (Finish)		
71	1.00	EA	YESW / Worksurface Wire Clips (6 clips)	\$17.18	\$17.18
72	1.00	EA	BMRFS2472 / Rectangular Desk - Full Gables, Flush 1/2 Modesty, 24"d x 72"w (1-3/16")	\$493.35	\$493.35
			OPTIONS		
			~A Foundation Laminate (Worksurface Finish)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			3L Coastal Elm (Gable and Modesty Finish)		
			~Mica Mica Colors (Hardware Finish)		
			60 Platinum (Satin) (Mica Colors)		
73	1.00	EA	BOSHW167215L / Overhead Cabinet - Solid Hinged Doors, Wall-Mounted, 16"d x 72"w x 15"h, Linear LED Light Rdy	\$584.61	\$584.61
			OPTIONS		
			~FndLam Foundation Laminate (Door Front Finish)		
			2L Coastal Elm (Foundation Laminate)		
			~Source Source Laminate (Case Finish)		
			3L Coastal Elm (Source Laminate)		
			K Key Alike (Key Style)		
74	1.00	EA	BOWFW5772 / Wall-Mounted Tackboard - Fabric, From Standard Worksurface, 57"h, 72"w	\$117.39	\$117.39
			OPTIONS		
			~A Fabric Grade A (Fabric Finish)		
			~01 Nitty Gritty (Fabric Grade A)		
			N134 Factor (Nitty Gritty, Panel Fabric)		
75	1.00	EA	BLYTU040 / Tangent Undercabinet Light, No Accessory Feature, 40"w	\$196.56	\$196.56
			OPTIONS		
			A Canada/ U.S.A. (Country of Installation)		
			AC Clear Anodized (Finish)		
76	1.00	EA	BSPSSP2228B / Pedestal - Pulls, 22"d x 28"h, Box/Box/File	\$430.17	\$430.17
			OPTIONS		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			2L Coastal Elm (Foundation Laminate)		
			~Source Source Laminate (Case Finish)		
			3L Coastal Elm (Source Laminate)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

DIRECTOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
77	1.00	EA	BMSTR1815 / Top for Solid Storage, 18"d x 15"w (1-3/16")	\$99.84	\$99.84
			OPTIONS		
			~F Foundation Laminate (Finish)		
			LW Storm White (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
78	1.00	EA	BSPMSP1821A / Mobile Pedestal - Pulls, 18"d x 21"h, Box/File	\$319.41	\$319.41
			OPTIONS		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			2L Coastal Elm (Foundation Laminate)		
			~Source Source Laminate (Case Finish)		
			XS Storm White (Source Laminate)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
79	1.00	EA	BSLFSP243628 / Lateral File - Pulls, 24"d x 36"w, Two Drawers (28")	\$601.77	\$601.77
			OPTIONS		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			2L Coastal Elm (Foundation Laminate)		
			~Source Source Laminate (Case Finish)		
			3L Coastal Elm (Source Laminate)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
80	1.00	EA	BMSTR2436 / Top for Solid Storage, 24"d x 36"w (1-3/16")	\$180.57	\$180.57
			OPTIONS		
			~F Foundation Laminate (Finish)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
81	1.00	EA	BFRLW241872L / Tower with Full Solid Door, Wardrobe, 24"d x 18"w x 72"h, Left Side	\$654.81	\$654.81
			OPTIONS		
			~S Source Laminate (Door Front Finish)		
			3L Coastal Elm (Source Laminate)		
			~SrcLam Source Laminate (Case Finish)		
			3L Coastal Elm (Source Laminate)		
			K Key Alike (Key Style)		

FILING STORAGE

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
82	1.00	EA	SOKL16 / Set of Keys Alike, 16 Sets of Cores	\$0.00	\$0.00



11620 NELSON COUNTY SOCIAL SERVICES

FILING STORAGE

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
83	16.00	EA	LLF50C1836D1A / Lat File, Five-High, Combo, 18" dx 36" w, Metal Front, Full Pull	\$1,074.06	\$17,184.96
			OPTIONS		
			~Foundat	Foundation Colors (Finish Colors)	
			26	Soft Gris (Matte) (Foundation Colors)	
			K	Key Alike (Key)	
			W2	Counterweight Only (Counterweight Options)	

FOSTER CARE SUPERVISION

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
84	1.00	EA	HMN2 / Motivate Nest/Stack Chair-Flex Bck-Uph Seat	\$428.85	\$428.85
			OPTIONS		
			.F	Fixed Arm (Select Arm Type)	
			.H	Hard (Select Caster Option)	
			.IB	4-Way Breeze (Select Back)	
			.BU	Surf (Select Shell Color)	
			\$(2)	Grade 2 Uph (Select Upholstery)	
			.WP	Whisper Vinyl (Grade 2 Fab)	
			76	Breeze (Whisper Vinyl)	
			.PR8	Silver Texture (Select Frame Color)	
85	2.00	EA	CQSMGY / Meet n Greet Chair, Arms	\$850.26	\$1,700.52
			OPTIONS		
			~C1	Customer'S Own Material (Seating Finishes, Meet'nGreet)	
			COM5	Customer'S Own Material (Customer's Own Material)	
			~Foundat	Foundation Colors (Metal Frame Finish)	
			20	Atrium White (Matte) (Foundation Colors, Restricted)	
			VM	Sisal (Wood Arm Finish)	
86	5.00	EA	COM 3011-101 / DESIGNTEX-COM FABRIC-3011-101-NEST RICE PAPER-1.75 YD PER	\$97.37	\$486.85
87	1.00	EA	CQSRCY / Rocking Chair, Arms	\$1,097.79	\$1,097.79
			OPTIONS		
			~C1	Customer'S Own Material (Seating Finishes, Rocking Chair)	
			COM2	Customer'S Own Material (Customer's Own Material)	
			~Foundat	Foundation Colors (Metal Frame Finish)	
			20	Atrium White (Matte) (Foundation Colors, Restricted)	
			VM	Sisal (Wood Arm and Base Finish)	
88	4.00	EA	COM BRAVO II DUSK / MOMENTUM-COM FABRIC-BRAVO II DUSK-2.5 YARD EA	\$96.05	\$384.20
89	3.00	EA	COM BRAVO II DUSK / MOMENTUM-COM FABRIC-BRAVO II DUSK-1.9 YARD EA	\$96.05	\$288.15
90	1.00	EA	HFLYO1 / Flock Round Mini	\$496.35	\$496.35
			OPTIONS		
			.HG	Hidden Glide (Glide Option)	
			\$(12COM)	Grade 12 Com Uph (Select Upholstery)	
			.S248021XP	Bravo li Dusk (Grade 12 COM Fab)	



11620 NELSON COUNTY SOCIAL SERVICES

FOSTER CARE SUPERVISION

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
91	1.00	EA	HMVPCA1-1830G / Motivate Prsntn Cart Seatd HtAdj-Leg 27.5 CCave 2mm Top	\$767.70	\$767.70
			OPTIONS		
			.C Caster (Select Caster/Glide Option)		
			\$(L1STD) Grd L1 Standard Laminates (Select Grade)		
			.LOFT Loft (Select Grade 1 Laminate Finish)		
			.LOFT Loft (Select Edge Color)		
			\$(P2) P2 Paint Opts (Select Paint Grade)		
			.PR6 Silver (Select Grade 2 Paint)		
92	1.00	EA	HMVPCSS-4C4C / Motivate Prestnt Cart Shelf Dble 4"Closd Bk/4"Closd Bk	\$128.25	\$128.25
			OPTIONS		
			\$(P1) P1 Paint Opts (Select Paint Grade)		
			.LOFT Loft (Select Grade 1 Paint)		

FSW OFFICES

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
93	10.00	EA	HIWMM / Ignition 2 Task Mid-back, ilira back	\$494.10	\$4,941.00
			OPTIONS		
			.Y2 Advanced Synchro-Tilt Seatsldr (Control Type)		
			.V All-Adjustable Arm (Select Arm Type)		
			.S Black All-Surface Caster (Select Caster/Glide Option)		
			.IM 4-Way Black (Select Mesh Color)		
			\$(1) Grade 1 Uph (Select Upholstery)		
			.UR Contourett (Grade 1 Fab)		
			95 Navy (Contourett)		
			.BL Black Adjustable Lumbar (Select Lumbar)		
			.SB Standard Base (Select Base)		
			.T Black (Select Frame Color)		
94	20.00	EA	1051FT1.PS / Rio, Four Leg Chair, Plastic Back & Seat, Armless	\$147.66	\$2,953.20
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC1 Black (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Plastic Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
95	10.00	EA	SOKL03 / Set of Keys Alike, 3 Sets of Cores	\$0.00	\$0.00
96	10.00	EA	LLF50C1836D1A / Lat File, Five-High, Combo, 18"dx36"w, Metal Front, Full Pull	\$1,074.06	\$10,740.60
			OPTIONS		
			~Foundat Foundation Colors (Finish Colors)		
			2Y Storm White Matte (Foundation Colors)		
			K Key Alike (Key)		
			W2 Counterweight Only (Counterweight Options)		



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

FSW OFFICES

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
97	3.00	EA	YJH7S29236464L / Navigate HA Extd Corner Complete Table,Std Elec (27"-43"),29"dAx23"dBx64"wAx64"WB,L SPECIAL: 64" MAIN SURFACE 70" RETURN, CROSSGRAIN, 6" RADIUS USER EDGE, CROSSGRAIN	\$2,149.05	\$6,447.15
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		
			~Foundat Foundation Colors (Base Finish)		
			9 Storm White Matte (Foundation Colors)		
			T Toggle Up/Down (Switch Style)		
			7 Platinum (Switch Finish)		
			I Cross Chnl Integrated - 4 Outlets (Power Bar)		
			~C With Vertical Wire Carrier (Vertical Wire Carrier)		
			7 Platinum Coordinate (Vertical Wire Carrier Finish)		
98	7.00	EA	YJH7S29236464R / Navigate HA Extd Corner Complete Table,Std Elec (27"-43"),29"dAx23"dBx64"wAx64"WB,R SPECIAL: 64" MAIN SURFACE 70" RETURN, CROSSGRAIN, 6" RADIUS USER EDGE, CROSSGRAIN	\$2,149.05	\$15,043.35
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		
			~Foundat Foundation Colors (Base Finish)		
			9 Storm White Matte (Foundation Colors)		
			T Toggle Up/Down (Switch Style)		
			7 Platinum (Switch Finish)		
			I Cross Chnl Integrated - 4 Outlets (Power Bar)		
			~C With Vertical Wire Carrier (Vertical Wire Carrier)		
			7 Platinum Coordinate (Vertical Wire Carrier Finish)		
99	10.00	EA	BASML5510 / Suspended Modesty Panel - Solid, 55"w x 10"h	\$70.98	\$709.80
			OPTIONS		
			S Standard Solid Top ("D", "M" & "X") (Worksurface Style)		
			~SrcLam Source Laminate (Modesty Panel Finish)		
			3L Coastal Elm (Source Laminate)		
100	10.00	EA	YMSS22 / Swerv Monitor Arm, Dual, Swerv Smart Clamp (Edge Clamp, Round Grommet, and Thru Mount)	\$367.43	\$3,674.30
			OPTIONS		
			60 Platinum (Finish)		
101	10.00	EA	YESW / Worksurface Wire Clips (6 clips)	\$17.18	\$171.80



11620 NELSON COUNTY SOCIAL SERVICES

FSW OFFICES

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
102	7.00	EA	BMZUL9247236EL / Credenza w Sgle Lat. File, Wall Access, 24"d x 72"w, 36"w Stor., Ellip. Gromm, Stor. Left (1-3/16")	\$921.18	\$6,448.26
			OPTIONS		
		~A	Foundation Laminate (Worksurface Finish)		
		2L	Coastal Elm (Foundation Laminate)		
		6	Straight Trim (3Mm) (Edge Trim Style)		
		HX	Coastal Elm (Edge Trim Finish)		
		~FndLam	Foundation Laminate (Drawer Front Finish)		
		LW	Storm White (Foundation Laminate)		
		3L	Coastal Elm (Case, Modesty Panel and Gable Finish)		
		9	Rectangular (Pull Style)		
		~Mica	Mica Colors (Hardware and Pull Finish)		
		60	Platinum (Satin) (Mica Colors)		
		~Ellip	Elliptical Grommet (Grommet Finish)		
		~Mica	Mica Colors (Grommet Finish)		
		60	Platinum (Satin) (Mica Colors)		
		K	Key Alike (Key Style)		
103	3.00	EA	BMZUL9186036ER / Credenza w Sgle Lat. File, Wall Access, 18"d x 60"w, 36"w Stor., Ellip. Gromm, Stor. Right (1-3/16")	\$819.00	\$2,457.00
			OPTIONS		
		~A	Foundation Laminate (Worksurface Finish)		
		2L	Coastal Elm (Foundation Laminate)		
		6	Straight Trim (3Mm) (Edge Trim Style)		
		HX	Coastal Elm (Edge Trim Finish)		
		~FndLam	Foundation Laminate (Drawer Front Finish)		
		LW	Storm White (Foundation Laminate)		
		3L	Coastal Elm (Case, Modesty Panel and Gable Finish)		
		9	Rectangular (Pull Style)		
		~Mica	Mica Colors (Hardware and Pull Finish)		
		60	Platinum (Satin) (Mica Colors)		
		~Ellip	Elliptical Grommet (Grommet Finish)		
		~Mica	Mica Colors (Grommet Finish)		
		60	Platinum (Satin) (Mica Colors)		
		K	Key Alike (Key Style)		
104	10.00	EA	BMSTR1815 / Top for Solid Storage, 18"d x 15"w (1-3/16")	\$99.84	\$998.40
			OPTIONS		
		~F	Foundation Laminate (Finish)		
		LW	Storm White (Foundation Laminate)		
		6	Straight Trim (3Mm) (Edge Trim Style)		
		ST	Storm White (Edge Trim Finish)		
105	10.00	EA	BSPMSP1821A / Mobile Pedestal - Pulls, 18"d x 21"h, Box/File	\$319.41	\$3,194.10
			OPTIONS		
		~FndLam	Foundation Laminate (Drawer Front Finish)		
		LW	Storm White (Foundation Laminate)		
		~Source	Source Laminate (Case Finish)		
		XS	Storm White (Source Laminate)		
		9	Rectangular (Pull Style)		
		~Mica	Mica Colors (Pull Finish)		
		60	Platinum (Satin) (Mica Colors)		
		K	Key Alike (Key Style)		



11620 NELSON COUNTY SOCIAL SERVICES

FSW SUPERVISOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
106	1.00	EA	HIWMM / Ignition 2 Task Mid-back, ilira back	\$494.10	\$494.10
			OPTIONS		
			.Y2 Advanced Synchro-Tilt Seatsldr (Control Type)		
			.V All-Adjustable Arm (Select Arm Type)		
			.S Black All-Surface Caster (Select Caster/Glide Option)		
			.IM 4-Way Black (Select Mesh Color)		
			\$(1) Grade 1 Uph (Select Upholstery)		
			.UR Contourett (Grade 1 Fab)		
			95 Navy (Contourett)		
			.BL Black Adjustable Lumbar (Select Lumbar)		
			.SB Standard Base (Select Base)		
			.T Black (Select Frame Color)		
107	2.00	EA	1051FT1.US / Rio, Four Leg Chair, Upholstered Seat & Plastic Back, Armless	\$197.80	\$395.60
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC1 Black (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Fabric Selection)		
			COM Customers Own Material (Fabric Grade Selection)		
			HON (User specified entry::Fabric Grade Selection:COM)		
			CONTOURETT Fully Assembled In Carton (Packaging Options)		
			NAVY		
			AC		
108	3.00	EA	COM UR95 / HON-COM FABRIC-UR9-CONTOURETT NAVY-.85 YARD PER	\$85.53	\$256.59
109	1.00	EA	SOKL07 / Set of Keys Alike, 7 Sets of Cores	\$0.00	\$0.00
110	2.00	EA	LLF30L1830D1A / Lat File,Three-High,Letter,18"dx30"w,Metal Front,Full Pull	\$643.46	\$1,286.92
			OPTIONS		
			~Foundat Foundation Colors (Finish Colors)		
			74 Storm White (Textured) (Foundation Colors)		
			K Key Alike (Key)		
			W2 Counterweight Only (Counterweight Options)		
111	1.00	EA	SFVO1860 / Storage Top, 18"d x 60"w	\$186.78	\$186.78
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate Surfaces)		
			8 Flat Edge Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		



11620 NELSON COUNTY SOCIAL SERVICES

FSW SUPERVISOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
112	1.00	EA	BHMLC352370094AL / HA L-Shape Corner Desk - Bevel Bases, 35"dA x 23"dB x 70"wA x 94"wB, Rect&Sq, Left (1-3/16")SPECIAL: CROSSGRAIN RETURN	\$3,193.71	\$3,193.71
			OPTIONS		
		I	Integrated Powerbar (Powerbar)		
		E	Extended Range - 26" To 48" (Range)		
		~DT	Display Toggle With Memory (Switch)		
		M	Display Toggle With Memory - Platinum (Display Toggle with Memory)		
		~FndLam	Foundation Laminate Except Abstract (Worksurface and End Panel Finish)		
		2L	Coastal Elm (Foundation Laminate except Abstract)		
		6	Straight Trim (Edge Trim Style)		
		HX	Coastal Elm (Edge Trim Finish)		
		~Found	Foundation Colors (Base Finish)		
		2Y	Storm White Matte (Foundation Colors)		
		~Mica	Mica Colors (Grommet Finish)		
		60	Platinum (Satin) (Mica Colors for Rectangular Grommet)		
113	1.00	EA	BASML6210 / Suspended Modesty Panel - Solid, 62"w x 10"h	\$74.49	\$74.49
			OPTIONS		
		S	Standard Solid Top ("D", "M" & "X") (Worksurface Style)		
		~SrcLam	Source Laminate (Modesty Panel Finish)		
		3L	Coastal Elm (Source Laminate)		
114	1.00	EA	BLGQX / Duo Grommet - Square	\$11.70	\$11.70
			OPTIONS		
		~Mica	Mica Colors (Grommet Finish)		
		60	Platinum (Satin) (Mica Colors for Grommet)		
115	1.00	EA	YMSS22 / Swerv Monitor Arm, Dual, Swerv Smart Clamp (Edge Clamp, Round Grommet, and Thru Mount)	\$367.43	\$367.43
			OPTIONS		
		60	Platinum (Finish)		
116	1.00	EA	YESW / Worksurface Wire Clips (6 clips)	\$17.18	\$17.18
117	1.00	EA	BMZUL9247236ER / Credenza w Sgle Lat. File, Wall Access, 24"d x 72"w, 36"w Stor., Ellip. Gromm, Stor. Right (1-3/16")	\$921.18	\$921.18
			OPTIONS		
		~A	Foundation Laminate (Worksurface Finish)		
		2L	Coastal Elm (Foundation Laminate)		
		6	Straight Trim (3Mm) (Edge Trim Style)		
		HX	Coastal Elm (Edge Trim Finish)		
		~FndLam	Foundation Laminate (Drawer Front Finish)		
		LW	Storm White (Foundation Laminate)		
		3L	Coastal Elm (Case, Modesty Panel and Gable Finish)		
		9	Rectangular (Pull Style)		
		~Mica	Mica Colors (Hardware and Pull Finish)		
		60	Platinum (Satin) (Mica Colors)		
		~Ellip	Elliptical Grommet (Grommet Finish)		
		~Mica	Mica Colors (Grommet Finish)		
		60	Platinum (Satin) (Mica Colors)		
		K	Key Alike (Key Style)		



11620 NELSON COUNTY SOCIAL SERVICES

FSW SUPERVISOR

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
118	1.00	EA	BMHCL157243 / Standard Hutch - Solid Hinged Doors, 15"d x 72"w x 43"h (1-3/16")	\$741.78	\$741.78
			OPTIONS		
			~A Foundation Laminate (Door Front Finish)		
			2L Coastal Elm (Foundation Laminate)		
			HX Coastal Elm (Edge Trim Finish)		
			3L Coastal Elm (Case Finish)		
			~Mica Mica Colors (Shelf and Hardware Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
119	1.00	EA	BOTB2172 / Tackboard - Hutch Mounted, 21" h x 72" w	\$90.87	\$90.87
			OPTIONS		
			~A Fabric Grade A (Element Finishes (Fabrics))		
			~01 Nitty Gritty (Fabric Grade A)		
			N134 Factor (Nitty Gritty, Panel Fabric)		
120	1.00	EA	BLYTU040 / Tangent Undercabinet Light, No Accessory Feature, 40"w	\$196.56	\$196.56
			OPTIONS		
			A Canada/ U.S.A. (Country of Installation)		
			AC Clear Anodized (Finish)		
121	1.00	EA	BMSTR1815 / Top for Solid Storage, 18"d x 15"w (1-3/16")	\$99.84	\$99.84
			OPTIONS		
			~F Foundation Laminate (Finish)		
			LW Storm White (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			ST Storm White (Edge Trim Finish)		
122	1.00	EA	BSPMSP1821A / Mobile Pedestal - Pulls, 18"d x 21"h, Box/File	\$319.41	\$319.41
			OPTIONS		
			~FndLam Foundation Laminate (Drawer Front Finish)		
			LW Storm White (Foundation Laminate)		
			~Source Source Laminate (Case Finish)		
			XS Storm White (Source Laminate)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
123	1.00	EA	BFRLW241872R / Tower with Full Solid Door, Wardrobe, 24"d x 18"w x 72"h, Right Side	\$654.81	\$654.81
			OPTIONS		
			~S Source Laminate (Door Front Finish)		
			3L Coastal Elm (Source Laminate)		
			~SrcLam Source Laminate (Case Finish)		
			3L Coastal Elm (Source Laminate)		
			K Key Alike (Key Style)		



11620 NELSON COUNTY SOCIAL SERVICES

INTAKE/HUMAN SERVICES AID

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
124	2.00	EA	HIWMM / Ignition 2 Task Mid-back, ilira back	\$494.10	\$988.20
			OPTIONS		
			.Y2 Advanced Synchro-Tilt Seatsldr (Control Type)		
			.V All-Adjustable Arm (Select Arm Type)		
			.S Black All-Surface Caster (Select Caster/Glide Option)		
			.IM 4-Way Black (Select Mesh Color)		
			\$(1) Grade 1 Uph (Select Upholstery)		
			.UR Contourett (Grade 1 Fab)		
			95 Navy (Contourett)		
			.BL Black Adjustable Lumbar (Select Lumbar)		
			.SB Standard Base (Select Base)		
			.T Black (Select Frame Color)		
125	4.00	EA	1051FT1.PS / Rio, Four Leg Chair, Plastic Back & Seat, Armless	\$147.66	\$590.64
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC1 Black (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Plastic Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
126	2.00	EA	SOKL04 / Set of Keys Alike, 4 Sets of Cores	\$0.00	\$0.00
127	4.00	EA	LLF50C1836D1A / Lat File,Five-High,Combo,18"dx36"w,Metal Front,Full Pull	\$1,074.06	\$4,296.24
			OPTIONS		
			~Foundat Foundation Colors (Finish Colors)		
			2Y Storm White Matte (Foundation Colors)		
			K Key Alike (Key)		
			W2 Counterweight Only (Counterweight Options)		
128	2.00	EA	YJH7S29236464R / Navigate HA Extd Corner Complete Table,Std Elec (27"-43"),29"dAx23"dBx64"wAx64"WB,R SPECIAL: 64" MAIN SURFACE 70" RETURN, CROSSGRAIN, 6" RADIUS USER EDGE, CROSSGRAIN	\$2,149.05	\$4,298.10
			OPTIONS		
			~A Foundation Laminate (Surface Finishes)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Colors)		
			~Foundat Foundation Colors (Base Finish)		
			9 Storm White Matte (Foundation Colors)		
			T Toggle Up/Down (Switch Style)		
			7 Platinum (Switch Finish)		
			I Cross Chnl Integrated - 4 Outlets (Power Bar)		
			~C With Vertical Wire Carrier (Vertical Wire Carrier)		
			7 Platinum Coordinate (Vertical Wire Carrier Finish)		
129	2.00	EA	BASML5510 / Suspended Modesty Panel - Solid, 55"w x 10"h	\$70.98	\$141.96
			OPTIONS		
			S Standard Solid Top ("D", "M" & "X") (Worksurface Style)		
			~SrcLam Source Laminate (Modesty Panel Finish)		
			3L Coastal Elm (Source Laminate)		



11620 NELSON COUNTY SOCIAL SERVICES

INTAKE/HUMAN SERVICES AID

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
130	2.00	EA	YMSS22 / Swerv Monitor Arm, Dual, Swerv Smart Clamp (Edge Clamp, Round Grommet, and Thru Mount)	\$367.43	\$734.86
			OPTIONS		
			60 Platinum (Finish)		
131	2.00	EA	YESW / Worksurface Wire Clips (6 clips)	\$17.18	\$34.36
132	2.00	EA	BMZUL9247236EL / Credenza w Sgle Lat. File, Wall Access, 24"d x 72"w, 36"w Stor., Ellip. Gromm, Stor. Left (1-3/16")	\$921.18	\$1,842.36
			OPTIONS		
			~A Foundation Laminat (Worksurface Finish)		
			2L Coastal Elm (Foundation Laminat)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			~FndLam Foundation Laminat (Drawer Front Finish)		
			LW Storm White (Foundation Laminat)		
			3L Coastal Elm (Case, Modesty Panel and Gable Finish)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Hardware and Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			~Ellip Elliptical Grommet (Grommet Finish)		
			~Mica Mica Colors (Grommet Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		
133	2.00	EA	BMSTR1815 / Top for Solid Storage, 18"d x 15"w (1-3/16")	\$99.84	\$199.68
			OPTIONS		
			~F Foundation Laminat (Finish)		
			LW Storm White (Foundation Laminat)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			ST Storm White (Edge Trim Finish)		
134	2.00	EA	BSPMSP1821A / Mobile Pedestal - Pulls, 18"d x 21"h, Box/File	\$319.41	\$638.82
			OPTIONS		
			~FndLam Foundation Laminat (Drawer Front Finish)		
			LW Storm White (Foundation Laminat)		
			~Source Source Laminat (Case Finish)		
			XS Storm White (Source Laminat)		
			9 Rectangular (Pull Style)		
			~Mica Mica Colors (Pull Finish)		
			60 Platinum (Satin) (Mica Colors)		
			K Key Alike (Key Style)		



11620 NELSON COUNTY SOCIAL SERVICES

INTERVIEW

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
135	4.00	EA	1051FT1.US / Rio, Four Leg Chair, Upholstered Seat & Plastic Back, Armless	\$416.30	\$1,665.20
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			C12 Hard Floor And Carpet Casters (Caster/Glide Option Selection)		
			SC21 Arctic (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Fabric Selection)		
			FG10 Fabric Grade 10 (Fabric Grade Selection)		
			~ Pattern Details (Fabric Grade 10 Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
136	2.00	EA	1051FT1.USA91 / Rio, Four Leg Chair, Upholstered Seat & Plastic Back, A91 Fixed Arm	\$404.80	\$809.60
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC21 Arctic (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Fabric Selection)		
			FG10 Fabric Grade 10 (Fabric Grade Selection)		
			~ Pattern Details (Fabric Grade 10 Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
137	2.00	EA	1051FT1.US / Rio, Four Leg Chair, Upholstered Seat & Plastic Back, Armless	\$374.90	\$749.80
			OPTIONS		
			FC2 Silver Frame (Frame Information)		
			~ No Tablet Arm (Tablet Arm)		
			GL1 Standard Multi-Surface Glide (Caster/Glide Option Selection)		
			SC21 Arctic (Plastic Shell Color Selection)		
			~ No Selection (CA Technical Bulletin 133 Fire Std Option for Fabric Selection)		
			FG10 Fabric Grade 10 (Fabric Grade Selection)		
			~ Pattern Details (Fabric Grade 10 Selection)		
			AC Fully Assembled In Carton (Packaging Options)		
138	2.00	EA	BCMWF814229SN / Media Wall for Peninsula, 81"h x 42"w, Datum 29"h, Straight, No Shelf	\$656.76	\$1,313.52
			OPTIONS		
			~S Source Laminate (Panel Finish)		
			3L Coastal Elm (Source Laminate)		
			~Found Foundation Colors (Frame Finish)		
			74 Storm White (Textured) (Foundation Colors)		
139	2.00	EA	BCMFRM427229SMNLC / Fxd Rect Meet Pen_Media Wall_42"dx72"wx29"h_Str_Monopod_No TV Stand_8" Linear Pwr Mod(1-3/16")	\$786.24	\$1,572.48
			OPTIONS		
			~A Foundation Laminate (Worksurface Finish)		
			2L Coastal Elm (Foundation Laminate)		
			6 Straight Trim (3Mm) (Edge Trim Style)		
			HX Coastal Elm (Edge Trim Finish)		
			~Found Foundation Colors (Support and Hardware Finish)		
			74 Storm White (Textured) (Foundation Colors)		



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

INTERVIEW

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
140	2.00	EA	BLELPC0220P072 / Linear Power Module, Compact 8" - 2 Power/2 USB/0 Media, Plug-In, 72"l	\$216.84	\$433.68
			OPTIONS		
			~Found 74 Foundation Colors For Blelp (Door and Case Finish) Storm White (Textured) (Foundation Colors for BLELP)		
			~Found 74 Foundation Colors For Blelp (Frame Finish) Storm White (Textured) (Foundation Colors for BLELP)		

LOBBY/WAITING

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
141	14.00	EA	COM 3011-101 / DESIGNTEX-COM FABRIC-3011-101-NEST RICE PAPER-1.75 YD PER	\$97.37	\$1,363.18
142	6.00	EA	CQSMGY / Meet n Greet Chair, Arms	\$850.26	\$5,101.56
			OPTIONS		
			~C1 Customer'S Own Material (Seating Finishes, Meet'nGreet)		
			COM5 Customer'S Own Material (Customer's Own Material)		
			~Foundat 20 Foundation Colors (Metal Frame Finish)		
			VM Atrium White (Matte) (Foundation Colors, Restricted)		
			Sisal (Wood Arm Finish)		
143	8.00	EA	COM 3072-114 / DESIGNTEX-COM FABRIC-3072-114-TOUR BRONZE-1.75 YD PER	\$51.32	\$410.56
144	3.00	EA	CQSMGY / Meet n Greet Chair, Arms	\$850.26	\$2,550.78
			OPTIONS		
			~C1 Customer'S Own Material (Seating Finishes, Meet'nGreet)		
			COM4 Customer'S Own Material (Customer's Own Material)		
			~Foundat 20 Foundation Colors (Metal Frame Finish)		
			VM Atrium White (Matte) (Foundation Colors, Restricted)		
			Sisal (Wood Arm Finish)		
145	1.00	EA	1133-S / Noe Bench, 51.5"W x 36.5"D, Small	\$1,617.84	\$1,617.84
			OPTIONS		
			J5 1.5" Plinth Base (Base, Boost)		
			FWP-S Frosty White (Solid Color) (Finish, Boost)		
			~ETC Graded-In Fabric (Fabric, Manufacturer)		
			ETC10 Graded-In - Grade 10 (Fabric Pattern, Graded-in)		
			ETC Graded-In Fabric Color (Fabric Color, Graded-in)		
			DESIGNTEX (User specified entry::Fabric Color, Graded-in:ETC)		
			FACET Seat Moisture Barrier (Barrier)		
			SUCCULENT		
			B1V		



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

LOBBY/WAITING

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
146	1.00	EA	1133-XS / Noe Bench, 34"W x 23.25"D, Extra Small	\$935.76	\$935.76
			OPTIONS		
			J5 1.5" Plinth Base (Base, Boost)		
			FWP-S Frosty White (Solid Color) (Finish, Boost)		
			~ETC Graded-In Fabric (Fabric, Manufacturer)		
			ETC8 Graded-In - Grade 8 (Fabric Pattern, Graded-in)		
			ETC Graded-In Fabric Color (Fabric Color, Graded-in)		
			DESIGNTEX (User specified entry::Fabric Color, Graded-in:ETC)		
			NEST RICE Seat Moisture Barrier (Barrier)		
			PAPER		
			B1V		
147	3.00	EA	810-20RDT-20 / X&O Tables 20x20x20 Tapered, Cylinder Table	\$1,702.26	\$5,106.78
			OPTIONS		
			T Hpl (Material)		
			DSP-Q Desert (Quarter Grain) (Finish)		
			J5 3" Plinth Base In Solid Laminate (Plinth Base)		
			FWP-S Frosty White (Solid Color) (Plinth Base)		
			~LIGHT Light Tone Solid Surface (Top, O and X Tables)		
			RKST Rock Salt (Top)		
			X9 No Selection (Quartz Pattern)		
			X9 No Selection Of Option (Power)		

MTG/TOUCH DOWN SPACE 113A

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
148	6.00	EA	ARBP / Beso Counter Stool, 4 Leg	\$754.88	\$4,529.28
			OPTIONS		
			~C1 Customer'S Own Material (Upholstery Finish, Beso)		
			COM3 Customer'S Own Material (Customer's Own Material)		
			G Glides, No Felt (Glides)		
			~C Chrome (Base Finish)		
			C6 Chrome (Chrome)		
149	14.00	EA	COM AC-62922 / ARCCOM COM FABRIC-AC-62922 MAJORCA DOVE-1.75 YARD EA	\$94.74	\$1,326.36
150	1.00	EA	STETKH36N / Bevy Rect Work Y Ped Table, 72"wx36"d/183cmx91cm, 36"/91cm h, No Cut-Out	\$2,143.13	\$2,143.12
			OPTIONS		
			~B Foundation Laminate (Surface Finish)		
			~FL Foundation Laminate (Foundation Laminate)		
			2G Atrium White (Foundation Solids)		
			H Knife Edge (Edge Trim Style)		
			~P Paint (Base Finish)		
			~S Fashion Paint Finishes (Paint Finish)		
			18 Brickstone (Fashion Paint Finishes)		

MTG/TOUCH DOWN SPACE 118A

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
151	3.00	EA	COM 3011-101 / DESIGNTEX-COM FABRIC-3011-101-NEST RICE PAPER-1.75 YD PER	\$97.37	\$292.11



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

MTG/TOUCH DOWN SPACE 118A

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
152	1.00	EA	CQSMGY / Meet n Greet Chair, Arms	\$850.26	\$850.26
			OPTIONS		
			~C1 Customer'S Own Material (Seating Finishes, Meet'nGreet)		
			COM5 Customer'S Own Material (Customer's Own Material)		
			~Foundat Foundation Colors (Metal Frame Finish)		
			20 Atrium White (Matte) (Foundation Colors, Restricted)		
			VM Sisal (Wood Arm Finish)		
153	1.00	EA	810-20RDT-20 / X&O Tables 20x20x20 Tapered, Cylinder Table	\$1,702.26	\$1,702.26
			OPTIONS		
			T Hpl (Material)		
			DSP-Q Desert (Quarter Grain) (Finish)		
			J5 3" Plinth Base In Solid Laminate (Plinth Base)		
			FWP-S Frosty White (Solid Color) (Plinth Base)		
			~LIGHT Light Tone Solid Surface (Top, O and X Tables)		
			RKST Rock Salt (Top)		
			X9 No Selection (Quartz Pattern)		
			X9 No Selection Of Option (Power)		

TRAINING ROOM/CONFERENCE

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
154	2.00	EA	DEPTH GLASSBOARD / Depth Glass Board-Includes std magnets, markers, eraser, mounting hardware	\$1,046.84	\$2,093.68
			OPTIONS		
			42" (GLASS HEIGHT)		
			60" (GLASS WIDTH)		
			Horizontal (ORIENTATION)		
			1/4" Low Iron (Starphire) (GLASS SPECS)		
			Yes (MAGNETIC)		
			Yes (TEMPERED)		
			CBC-100 Pure White (FINISH)		
			Flat Polish (EDGEWORK)		
			Standoff-Stainless (MOUNTING TYPE)		
155	18.00	EA	HMN2 / Motivate Nest/Stack Chair-Flex Bck-Uph Seat	\$445.50	\$8,019.00
			OPTIONS		
			.F Fixed Arm (Select Arm Type)		
			.S Soft Caster (Select Caster Option)		
			.IB 4-Way Breeze (Select Back)		
			.BU Surf (Select Shell Color)		
			\$(2) Grade 2 Uph (Select Upholstery)		
			.WP Whisper Vinyl (Grade 2 Fab)		
			76 Breeze (Whisper Vinyl)		
			.PR8 Silver Texture (Select Frame Color)		

Image Business Interiors
 4525 Columbus Street, Suite 101
 Virginia Beach, VA 23462
 Phone: (757) 962-9810
 Fax: (757) 965-4072



QUOTATION

11620-45525

VALID UNTIL 8/20/2025

11620 NELSON COUNTY SOCIAL SERVICES

TRAINING ROOM/CONFERENCE

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
156	9.00	EA	XTFTDMC2460SNN / Flip-Top Table - Standard Legs, C-Leg, 24"d x 60"w, Std, No Cut-Out (1-3/16")	\$664.17	\$5,977.53
OPTIONS					
L Lamine - One Side (Worksurface Finish Application)					
~L Foundation Lamine (Worksurface Finish)					
LW Storm White (Foundation Lamine)					
6 Straight Trim (3Mm) (Edge Trim Style)					
ST Storm White (Edge Trim Finish)					
~Mica Mica Colors (Leg Finish)					
60 Platinum (Satin) (Mica Colors)					
B Black (Caster Finish)					

Z-FREIGHT

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
157	1.00	EA	FREIGHT / HON PARTS FREIGHT	\$66.39	\$66.39
158	1.00	EA	FREIGHT / 1AR Freight	\$117.65	\$117.65
159	1.00	EA	FREIGHT / 1DT FREIGHT	\$158.82	\$158.82
160	1.00	EA	FREIGHT / 1MO FREIGHT	\$79.89	\$79.89
161	1.00	EA	FREIGHT / 1CL FREIGHT	\$554.42	\$554.42

Z-STORAGE

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
162	3.00	EA	STORAGE FEES / Not to exceed 3 months storage if needed.	\$3,000.00	\$9,000.00

ZZ-INSTALL

LINE #	QTY	UNIT	PART # / DESCRIPTION	PRICE EA	EXT PRICE
163	1.00	EA	INSTALL / Receive, deliver, and install during normal business hours.	\$35,128.00	\$35,128.00

CUSTOMER SIGN OFF

subtotal	\$305,191.84
sales tax	\$0.00
total	\$305,191.84

 Authorized Signature

 Accepted Date

 Print Name



TERMS AND CONDITIONS

1. Image Business Interiors (ibi) warrants that all items purchased will be as specified in the description thereof. Any defective items are subject to manufacturers' guarantees and ibi's sole liability shall be limited to coordinating repair, replacement, or other adjustments relative to said manufacturer's guarantees.
2. All labor required and/or contracted for, will be performed in accordance with industry standards and the Project Documents. Normal hours are 8:00 AM until 3:00 PM, Monday through Friday. An extra charge will be made for installation/delivery outside of these hours, on weekends and on holidays.
3. All Products are made to order. No cancellation or restocking fees are available. All product purchases are final.
4. The client will be responsible for providing a secure storage and staging area for all items shipped directly to this site.
5. Unless otherwise specifically provided for, in writing, ibi will NOT be responsible for removal, dismantling or rearrangement of existing case goods, seating, systems furniture, office equipment, filing cabinets or other items which might interfere with normal installation of the items by ibi nor will ibi be responsible for any electronic or otherwise fragile items which it may be asked to move or rearrange.
6. In the event that the buyer requests any changes in the general layout of the office system to be supplied by ibi hereunder, the price of the order shall be adjusted to compensate for additional work performed as a result of such changes.
7. ibi shall be entitled to reasonable compensation for any additional costs due to any delays in installation of the items provided by ibi caused by the Buyer and/or its sub-contractors, agents, etc.
8. ibi will provide manufacturer's literature pertaining thereto, and install furniture systems ready for plug-in or hook-up, but will NOT install or alter building electrical, telephone, data, computer wiring or equipment.
9. The Buyer shall pay to ibi an "order Deposit" as set forth in our proposal or bid. The deposit will be deducted on the final invoice.
10. Unless otherwise provided herein, terms of payment are 50% deposit with balance due net 30 from date of invoice.
11. Buyer agrees to pay a finance charge of 1-1/2% per month at the annual percentage rate of 18% as well as expenses, attorney fees, and court costs which seller incurs by reason of Buyer's failure to pay according to terms.
12. Backorder, damage, or defective items in dispute shall not relieve the Buyer of its obligation to pay in full for items received and accepted. Such items are payable upon delivery/installation in accordance with normal payment terms.
13. The estimated dates of all deliveries and installation of systems are based on shipping dates scheduled by the manufacturer(s). ibi SHALL NOT be responsible for any delays caused by circumstances beyond its control, including, but not limited to, extended manufacturing time, labor problems, shortage of supplies or materials, Acts of God, etc.
14. All floor plans, written quotes, and visual presentations are the property of Image Business Interiors. Copying, distribution, or use of this information without permission is strictly prohibited.
15. **** OUT OF STATE INSTALL: Due to the 2018 U.S Supreme Court decision, states can now impose economic sales tax nexus standards on remote sellers. If IMAGE BUSINESS INTERIORS LLC (remote seller) is or becomes subject to a state's sales tax nexus standards, then applicable sales taxes will be added to the contract or purchase order. Also, states, and various state districts (counties, cities, etc.) can change sales tax rates or computations; this contract will be adjusted to reflect any regulatory changes, in the event this contract or purchase orders becomes subject to a change in the sales tax rate or computation.**
16. A GSA purchase order, BPA purchase order, GC Purchase Order, or credit card will initiate order entry.
17. Due to the latest round of tariffs, price proposal is valid for 15 business days from date of proposal. Please note: Should any tariffs arise within that 15-day period, the client will be notified immediately of required price adjustment.
18. **We accept checks, ACH and credit cards. Credit card 3% transaction fee will be added to order.**



Image Business Interiors
4525 Columbus Street, Suite 101
Virginia Beach, VA 23462
Phone: (757) 962-9810
Fax: (757) 965-4072



DEPOSIT INVOICE

11620-45525-0
EIN/TIN: 20-5295492

Due Upon Receipt
8/5/2025

Bill To

Nelson County Social Services
37 Tanbark Plaza
Lovingston, VA 22949

Install To / End User

Nelson County Social Services
37 Tanbark Plaza
Lovingston, VA 22949

PROJECT #	SALESPERSON	QUOTE NAME	PROJECT NAME
11620	Will Dasher	11620 NELSON COUNTY SOCIAL SERVICES	NELSON COUNTY-NEW SOCIAL SERVICES BLDG (PMA)

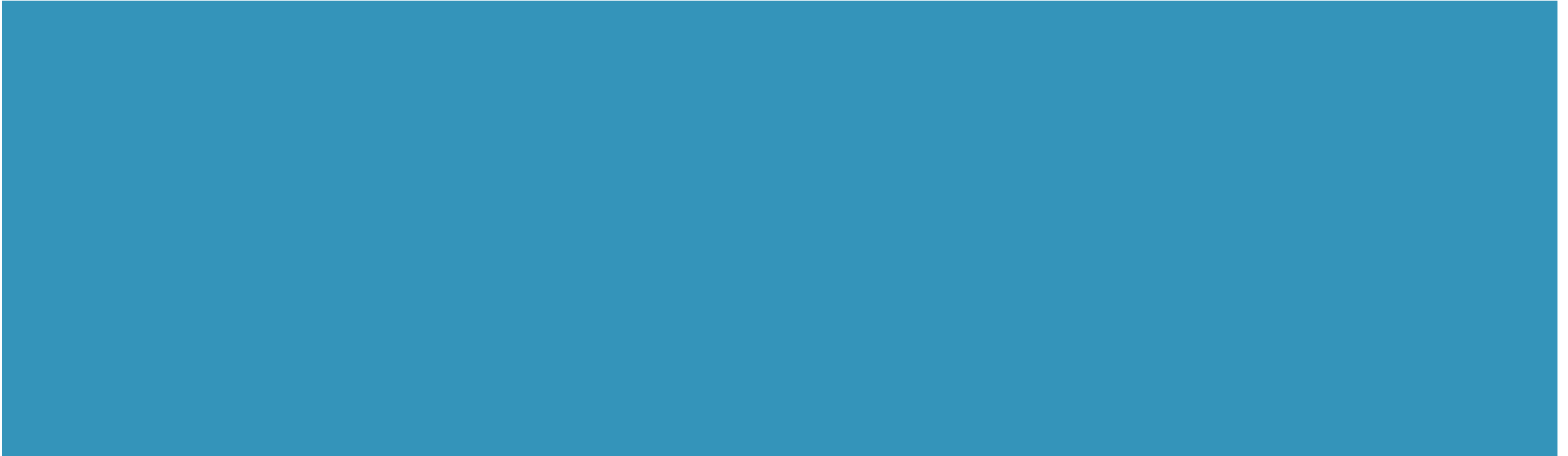
Deposit Details Summarized by Phase

Option	Phase	Price	Tax	Total	Deposit Amount
11620 NELSON COUNTY SOCIAL SERVICES	ADMIN MANAGER	\$10,538.05	\$0.00	\$10,538.05	\$5,269.03
	BENEFITS OFFICES	\$68,417.38	\$0.00	\$68,417.38	\$34,208.69
	BENEFITS SUPERVISOR	\$9,998.56	\$0.00	\$9,998.56	\$4,999.28
	BREAK ROOM	\$5,205.21	\$0.00	\$5,205.21	\$2,602.61
	CLERK/RECEP	\$1,482.30	\$0.00	\$1,482.30	\$741.15
	DIRECTOR	\$10,064.08	\$0.00	\$10,064.08	\$5,032.04
	FILING STORAGE	\$17,184.96	\$0.00	\$17,184.96	\$8,592.48
	FOSTER CARE SUPERVISION	\$5,778.66	\$0.00	\$5,778.66	\$2,889.33
	FSW OFFICES	\$57,778.96	\$0.00	\$57,778.96	\$28,889.48
	FSW SUPERVISOR	\$9,308.95	\$0.00	\$9,308.95	\$4,654.48
	INTAKE/HUMAN SERVICES AID	\$13,765.22	\$0.00	\$13,765.22	\$6,882.61
	INTERVIEW	\$6,544.28	\$0.00	\$6,544.28	\$3,272.14
	LOBBY/WAITING	\$17,086.46	\$0.00	\$17,086.46	\$8,543.23
	MTG/TOUCH DOWN SPACE 113A	\$7,998.76	\$0.00	\$7,998.76	\$3,999.38
	MTG/TOUCH DOWN SPACE 118A	\$2,844.63	\$0.00	\$2,844.63	\$1,422.32
	TRAINING ROOM/CONFERENCE	\$16,090.21	\$0.00	\$16,090.21	\$8,045.11
	Z-FREIGHT	\$977.17	\$0.00	\$977.17	\$488.59
	Z-STORAGE	\$9,000.00	\$0.00	\$9,000.00	\$4,500.00
	ZZ-INSTALL	\$35,128.00	\$0.00	\$35,128.00	\$17,564.00
Total		\$305,191.84	\$0.00	\$305,191.84	\$152,595.92

Order Total	\$305,191.84
Sales Tax	\$0.00
Total	\$305,191.84
50% Deposit Due	\$152,595.92

PINEY RIVER WATER & SEWER SYSTEM (PRWS) WATER & WASTEWATER SERVICE & USAGE AND CONNECTION FEES

AUGUST 12, 2025 BOARD OF SUPERVISORS MEETING



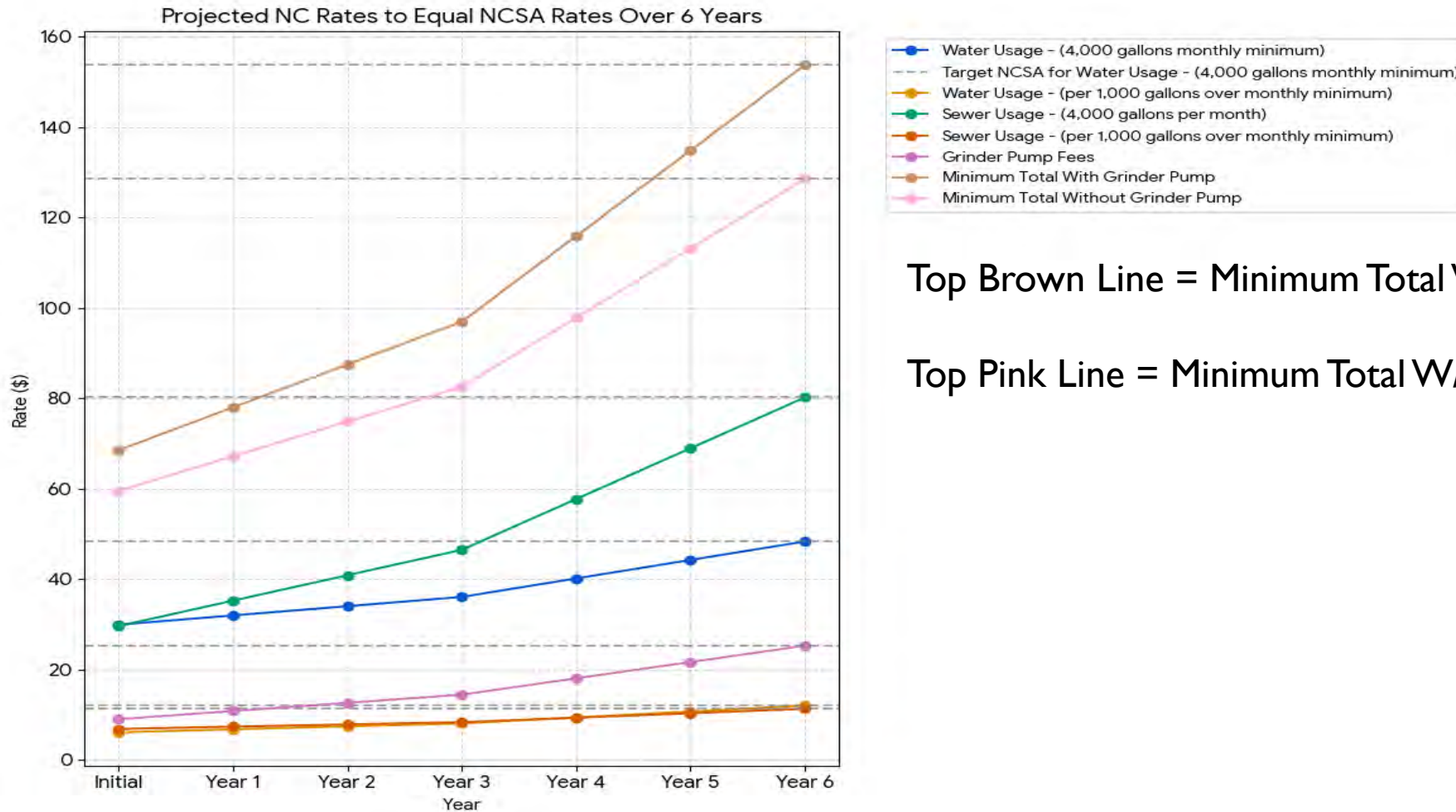
PROPOSED 6-YEAR RATE SCHEDULE – OPTION I

Assumptions:

- Uses 2025 NCSA Rates as 6-YR Targets for PRVS Rates (no rate escalation factors included)
- Uses a lower rate of increase in years 1-3 and a higher rate of increase in years 4-6 to reach the 2025 NCSA Target rates in Year 6.

<u>Service</u>	2025 NC PRWS	2025 Target NCSA	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Water Usage - (4,000 gallons monthly minimum)	\$29.90	\$48.30	\$31.94	\$33.99	\$36.03	\$40.12	\$44.21	\$48.30
Water Usage - (per 1,000 gallons over monthly minimum)	\$6.10	\$12.00	\$6.76	\$7.41	\$8.07	\$9.38	\$10.69	\$12.00
Sewer Usage - (4,000 gallons per month)	\$29.60	\$80.15	\$35.22	\$40.83	\$46.45	\$57.68	\$68.92	\$80.15
Sewer Usage - (per 1,000 gallons over monthly minimum)	\$6.85	\$11.30	\$7.34	\$7.84	\$8.33	\$9.32	\$10.31	\$11.30
Grinder Pump Fees	\$9.00	\$25.25	\$10.81	\$12.61	\$14.42	\$18.03	\$21.64	\$25.25
Minimum Total With Grinder Pump	\$68.50	\$153.70	\$77.97	\$87.43	\$96.90	\$115.83	\$134.77	\$153.70
Minimum Total Without Grinder Pump	\$59.50	\$128.45	\$67.16	\$74.82	\$82.48	\$97.81	\$113.13	\$128.45

PROPOSED 6-YEAR RATE SCHEDULE – OPTION I



Top Brown Line = Minimum Total With Grinder Pump Rate

Top Pink Line = Minimum Total W/O Grinder Pump Rate

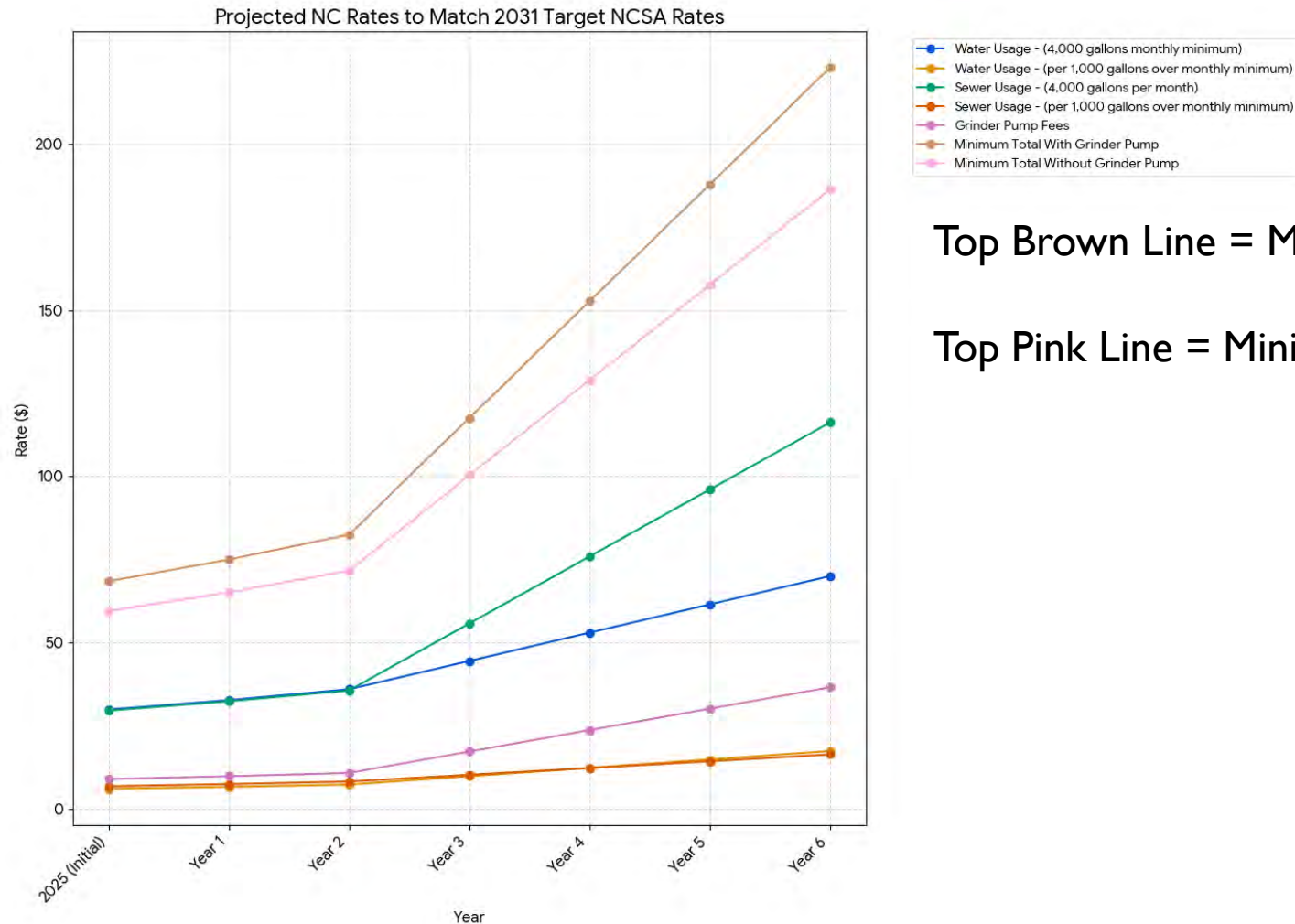
PROPOSED 6-YEAR RATE SCHEDULE – OPTION 2

Assumptions:

- Uses 2031 NCSA Rates as 6-YR Targets for PRWS Rates (Assumes 15% rate escalations every 2 years = 45% by year 6)
- Uses a base rate in Year 1 for Minimum Total with Grinder Pump of \$75 and a 10% increase applied to Year 2. Years 3-6 increase linearly to reach the 2031 NCSA Target rates in Year 6
- Note: 2025 NCSA Rates are approximately achieved in Year 4

<u>Service</u>	2025 NC PRWS	2025 NCSA	2031 Target NCSA Est. 45%	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Water Usage - (4,000 gallons monthly minimum)	\$29.90	\$48.30	\$70.04	\$32.74	\$36.01	\$44.52	\$53.03	\$61.53	\$70.04
Water Usage - (per 1,000 gallons over monthly min)	\$6.10	\$12.00	\$17.40	\$6.68	\$7.35	\$9.86	\$12.38	\$14.89	\$17.40
Sewer Usage - (4,000 gallons per month)	\$29.60	\$80.15	\$116.22	\$32.41	\$35.65	\$55.79	\$75.94	\$96.08	\$116.22
Sewer Usage - (per 1,000 gallons over monthly min)	\$6.85	\$11.30	\$16.39	\$7.50	\$8.25	\$10.29	\$12.32	\$14.36	\$16.39
Grinder Pump Fees	\$9.00	\$25.25	\$36.61	\$9.85	\$10.84	\$17.28	\$23.73	\$30.17	\$36.61
Minimum Total With Grinder Pump	\$68.50	\$153.70	\$222.87	\$75.00	\$82.50	\$117.59	\$152.69	\$187.78	\$222.87
Minimum Total Without Grinder Pump	\$59.50	\$128.45	\$186.25	\$65.15	\$71.66	\$100.31	\$128.97	\$157.61	\$186.25

PROPOSED 6-YEAR RATE SCHEDULE – OPTION 2



Top Brown Line = Minimum Total With Grinder Pump Rate

Top Pink Line = Minimum Total W/O Grinder Pump Rate

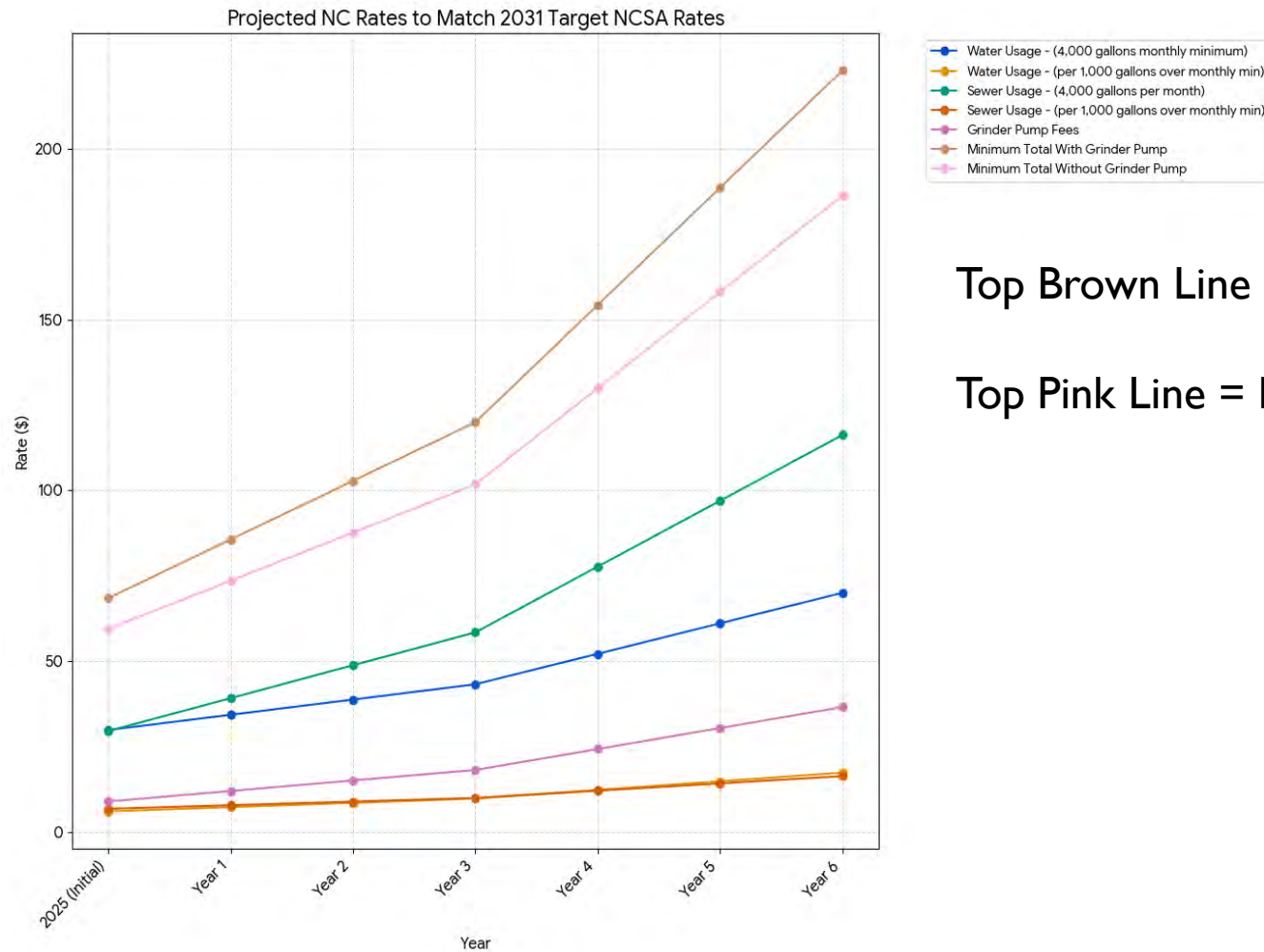
PROPOSED 6-YEAR RATE SCHEDULE – OPTION 3

Assumptions:

- Uses 2031 NCSA Rates as 6-YR Targets for PRVS Rates (Assumes 15% rate escalations every 2 years = 45% by year 6)
- Uses a lower rate of increase in years 1-3 and a higher rate of increase in years 4-6 to reach the 2031 NCSA Target rates in Year 6.
- Note: 2025 NCSA Rates are slightly over-achieved in Year 4

Service	2025 NC PRWS	2025 NCSA	2031 Target NCSA Est. 45%	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Water Usage - (4,000 gallons monthly minimum)	\$29.90	\$48.30	\$70.04	\$34.36	\$38.82	\$43.28	\$52.20	\$61.12	\$70.04
Water Usage - (per 1,000 gallons over monthly min)	\$6.10	\$12.00	\$17.40	\$7.36	\$8.61	\$9.87	\$12.38	\$14.89	\$17.40
Sewer Usage - (4,000 gallons per month)	\$29.60	\$80.15	\$116.22	\$39.22	\$48.85	\$58.47	\$77.72	\$96.97	\$116.22
Sewer Usage - (per 1,000 gallons over monthly min)	\$6.85	\$11.30	\$16.39	\$7.91	\$8.97	\$10.03	\$12.15	\$14.27	\$16.39
Grinder Pump Fees	\$9.00	\$25.25	\$36.61	\$12.07	\$15.14	\$18.20	\$24.34	\$30.47	\$36.61
Minimum Total With Grinder Pump	\$68.50	\$153.70	\$222.87	\$85.65	\$102.80	\$119.96	\$154.26	\$188.57	\$222.87
Minimum Total Without Grinder Pump	\$59.50	\$128.45	\$186.25	\$73.58	\$87.67	\$101.75	\$129.92	\$158.08	\$186.25

PROPOSED 6-YEAR RATE SCHEDULE – OPTION 3



Top Brown Line = Minimum Total With Grinder Pump Rate

Top Pink Line = Minimum Total Without Grinder Pump Rate

PRWS WATER AND SEWER CONNECTION FEES COMPARED TO NELSON COUNTY SERVICE AUTHORITY

<u>Fee/Charge Description</u>	<u>RATES</u>		
	<u>2024 NCSA - Lovingston, Schuyler, Gladstone</u>	<u>2024 NCSA - Wintergreen Mountain (Where Different)</u>	<u>2013 Piney River County-O2013-04</u>
<u>Connection Fees - (Water & Sewer) - each</u>			
5/8" to 3/4"	\$ 4,000.00		\$ 2,000.00
- Full 3/4" (3/4")	\$ 6,000.00		\$ 3,000.00
- One Inch (1")	\$ 10,000.00		\$ 5,000.00
- One & One Half (1 1/2")	\$ 17,500.00		\$ 8,000.00
- Two Inch (2")	\$ 32,000.00		\$ 16,000.00
- Three Inch (3")	\$ 64,000.00		\$ 32,000.00
- Four Inch (4")	\$ 100,000.00		\$ 50,000.00
- Six Inch (6")	\$ 200,000.00		\$ 100,000.00

OTHER FEES/CHARGES THAT DIFFER BETWEEN COUNTY AND NCSA

- Water & Sewer Availability Fees (N/A – Wintergreen System Only)
- Yard Hydrant fees
- Unauthorized Water/Sewer Use Fees (Additional Daily Charge)
- Copies of County Rules/Regulations
- New Service Opinion Fee
- Voluntary Disconnect/Reconnection Fees (Water)
- Misuse/Damage Fee Minimum

OTHER FEES/CHARGES THAT DIFFER BETWEEN COUNTY AND NCSA

<u>Fee/Charge Description</u>	<u>2024 NCSA - Lovington, Schuyler, Gladstone</u>	<u>2024 NCSA - Wintergreen Mountain (Where Different)</u>	<u>2013 Piney River County-02013-04</u>
<u>Availability Fees</u>			
Availability Fee - Water		\$ 3.50	\$ -
Availability Fee - Sewer		\$ 5.00	\$ -
<u>Yard Hydrant Fees</u>			
Yard Hydrant Fees - (1,500 gal. base charge monthly - NC, 4,000 gal. NCSA) additional if on separate meter	\$ 48.30	\$ 52.90	\$ 7.50
<u>Fire Protection Fees</u>			
Fire Protection Fees - (annual per hydrant) Can be Paid Quarterly (County Pays NCSA)	\$ 981.41		N/A
<u>Unauthorized Water/Sewer Use Fees</u>			
Additional Daily Charge	\$ 1,000.00		\$ 500.00
<u>Septage Hauler's Fees - (per gallon)</u>	\$ 0.16		N/A
<u>Copies of Authority/County Rules & Regulations</u>	\$ 10.00		\$ 2.50
<u>New Service Opinion Fee - (add'l charge of time & material if actually located or dug up)</u>	\$ 50.00		\$ -
<u>Voluntary Disconnect/Reconnection Fees (water service)</u>	N/A		\$ 25.00
<u>Misuse/Damage Fee - (actual cost for time & materials for all damages over minimum)</u>	\$ 500.00		\$ -

DISCUSSION & NEXT STEPS

- Consider Water/Sewer Usage Fee Rate Increase Options Presented
 - The County Attorney has advised that the Board can provide public hearing notice for and set rates for multiple years at a time.
- Consider Staff Development of Other Rate Increase Options for Water/Sewer Usage Fees
- Consider Addressing Other Fees/Charges for Ordinance Amendment
- If ready to do so, direct Staff to prepare a Resolution authorizing a public hearing on the determined proposed rates for the Board's consideration at the September meeting and for public hearing in October; targeting a January 1, 2026 effective date. Rate terms are based on the County's fiscal year of July-June.

BOARD OF
SUPERVISORS

THOMAS D. HARVEY
North District

ERNIE Q. REED
Central District

JESSE N. RUTHERFORD
East District

J. DAVID PARR
West District

DR. JESSICA LIGON
South District



CANDICE W. MCGARRY
County Administrator

AMANDA B. SPIVEY
Administrative Assistant/
Deputy Clerk

GRACE E. MAWYER
Director of Finance and
Human Resources

RESOLUTION R2025-63
NELSON COUNTY BOARD OF SUPERVISORS
RESCHEDULING OF NOVEMBER 2025 REGULAR MEETING

WHEREAS, the Nelson County Board of Supervisors hereby establishes that an alternate date for the Board's regular monthly meeting on November 11, 2025 is necessary due to the Veterans Day holiday and the attendance of some members of said governing body at the annual conference of the Virginia Association of Counties through November 11, 2025;

NOW THEREFORE BE IT RESOLVED, by the Nelson County Board of Supervisors pursuant to §15.2-1416 (Regular meetings) of the Code of Virginia that the regular meeting of the Board on **Tuesday, November 11, 2025** be and hereby is rescheduled to _____.

Approved: _____

Attest: _____, Clerk
Nelson County Board of Supervisors

(1) New Vacancies/Expiring Seats & New Applicants :

<u>Board/Commission</u>	<u>Term Expiring</u>	<u>Term & Limit Y/N</u>	<u>Incumbent</u>	<u>Re-appointment</u>	<u>Applicant(s)</u>

(2) Existing Vacancies:

<u>Board/Commission</u>	<u>Term Expired</u>	<u>Term & Limit Y/N</u>	<u>Incumbent</u>	<u>Re-appointment</u>	<u>Applicant(s)</u>
Board of Zoning Appeals	3/30/2025	5 year term/No limits	Mary Cunningham	N	Advertising
N.C. Library Committee - South District	6/30/2025	4 year term/No limits	Jean B. Holliday	N	Advertising
N.C. Library Committee - West District	6/30/2028	4 year term/No limits	Audrey D. Evans	passed away	Advertising
Ag & Forestal District Advisory Committee - landowner	5/13/2027	4 year term/3 term limit	Mary Cunningham	N - Resigned	Advertising

NELSON COUNTY LIBRARY ADVISORY COMMITTEE

NAME, ADDRESS & PHONE

TERM :4 Years, July-June

Jennifer Page – **North District**
122 Mickens Road
Afton, Va. 22920
(571) 246-1297
Jpage.nbs@gmail.com

July 1, 2022 – June 30, 2026
(appointed 10-11-22)

Chuck Strauss- **Central District**
112 River View Lane
Faber, VA 22938
strausshaus@hotmail.com

July 1, 2023 - June 30, 2027

Gloria Ashley- **East District**
48 Henry's Hill LN
Lovingston, VA 22949
H (434) 263-5035
W (434) 263-4086
Gashley3@verizon.net

July 1, 2022 – June 30, 2026
(Appointed 3-10-15)

Jean B. Holliday- **South District**
24 Kingswood Ln
Arrington, VA 22922
(434) 263-5266

July 1, 2021 – June 30, 2025

Audrey D. Evans – **West District**
1184 Dickie Rd.
Roseland, VA 22967
(434) 277-5814
bossmare1955@gmail.com

July 1, 2024 - June 30, 2028
(Appointed 2-12-13)

Membership: 5 Members by Election District.

Term(s) of Office: Regular Terms are 4 years July – June, with no term limits. Membership is voluntary.

Summary of Duties: To serve in an advisory capacity to the Jefferson Madison Regional Library Nelson member of the Board, the JMRL Librarian, and the Nelson Librarian.

Meetings: Monthly on the 3rd Monday from 4-6 PM at the Nelson Memorial Library. Members serve on a voluntary basis.

BOARD OF ZONING APPEALS
Board Appoints & Recommends Certification by the Circuit Court

<u>Name & Address</u>	<u>Term Expiration Date</u>
Angela Jones 148 Miles Lane Faber, VA 22938 H 434-995-9441 ajjones9267@gmail.com	November 11, 2026
Carole Saunders 1610 Wilson Hill Rd. Arrington, VA 22922 H (434) 263-4976 carolevar@aol.com	November 9, 2028
W. Jerrold Samford 302 Bellevette Place Arrington, VA 22922 (804) 314-7291 jerry.samford@troutman.com	November 11, 2027
Philippa Proulx (Active PC Member) 950 Avon Road Afton, VA 22920 540-456-6849 proulx@lumos.net	November 1, 2029
Shelby Bruguiera 1339 Stoney Creek West Nellysford VA 22958 540-456-6778 (H) Shelby@DickieBros.com	November 10, 2025
Mary Cunningham (Alternate) 171 Joshua Lane Afton, VA 22920 434-882-1587 (H) mscsherpa@gmail.com	March 30, 2025

BOARD OF ZONING APPEALS

Board Recommends Appointment to the Circuit Court.

Established: by Article 14 of the Nelson County Code,

Composition: 5 members and an alternate recommended by the BOS and appointed by the Nelson Circuit Court, 1 of which is an active Planning Commission member.

Term of Office: 5 years; No Term Limits

Summary of Duties:

To hear and decide applications for Special Use Permits where authorized by Ordinance including deciding interpretation of the district map where there is uncertainty as to location or boundary. To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to public interest.

Meetings:

Meetings are held at the call of the Chairman or at such times as a quorum of the board may determine. Members serve on a volunteer basis without pay other than for travel expenses.

Agricultural & Forestal District Advisory Committee

Citizen Members (Producers) 4

Term 4 years

Andy Wright dutchcreekfarm@aol.com
1315 Dutch Creek Lane
Shipman, VA 22971
434-263-8938 (H)

May 13, 2023 – May 13, 2027 (T5)

Billy Newman enviroforllc@netscape.net
356 Deer Run Lane
Shipman, VA 22971
434-263-4172 (H)

May 13, 2023 – May 13, 2027 (T4)

Susan McSwain losthorseshoe3@gmail.com
3254 Dutch Creek Lane
Shipman, VA 22971
434-263-6714 (H)

May 13, 2023 – May 13, 2027 (T5)

Ernie Reed ereed@nelsoncounty.org
971 Rainbow Ridge Road
Faber, VA 22938
434-249-8330

May 13, 2023 – May 13, 2027 (T1)

Citizen Members (Other Landowners) 4

Joyce Burton joybirdpt@gmail.com
96 Old Turtle Place
Nellysford, VA 22958
434-361-2328

May 13, 2023 – May 13, 2027 (T3)

Ben Kessler bkessler@gm.slc.edu
1323 Glass Hollow Road
Afton, VA 22920
434-227-2317 (H)

May 13, 2024 – May 13, 2028 (UT)
(Appointed 06-11-24)

Mary Cunningham mscsherpa@gmail.com
171 Joshua Lane
Afton, VA 22920
434-1587 (H)

May 13, 2023 – May 13, 2027 (T2)

Charlotte L. Rea the.creac1@gmail.com
411 Bland Wade Ln.
Afton, VA 22920
540-456-6509 (H)
434-996-7291 (Cell)

August 13, 2023 – May 13, 2027 (T2)

Commissioner of Revenue

Kim Goff kgoff@nelsoncounty.org 434-263-7070
P.O. Box 246
Lovingston, VA 22949

Board of Supervisors Member

Jesse Rutherford jrutherford@nelsoncounty.org

P.O. Box 336

Lovington, VA 22949

434-981-8728

Establishment: Established by the Code of Virginia §15.2-4300 et seq. and the Code of Nelson County, Chapter 9, Article V. on February 11, 2003.

Members: Consists of 10 members, four (4) agricultural producers, four (4) other landowners, the Commissioner of Revenue and a Board of Supervisors member.

Term: Regular terms are 4 years from May 13th to May 13th with a term limit of 3 consecutive terms except in cases where there are no new applicants to fill the vacancy.

Summary of Duties: To advise the Planning Commission and the County governing body and assist in creating, reviewing, modifying, continuing or terminating districts within the county. In particular, the committee shall render expert advice as to the nature of farming and forestry and agricultural and forestal resources with the district(s) and their relation to the entire county.

Meetings: Meetings are held on an as needed basis. Members serve on a voluntary basis, but the Board of Supervisors may at its discretion, reimburse each member for actual and necessary expenses incurred in the performance of duties.



Nelson County Chamber of Commerce

July 21, 2025

Candy McGarry, Administrator
County of Nelson
P. O. Box 336
Lovingston, VA 22949

Dear Candy,

The Nelson County Chamber of Commerce spearheaded projects in the 1980's whereby citizens purchased Christmas light decorations for the villages of Lovingston and Shipman. The lights were completely refurbished many years ago at the Chamber's expense and with some donations from community members. Each year Chamber volunteers check and replace bulbs (at the Chamber's expense) that are no longer burning.

Lovingston lights are stored on my property, and I am happy to continue to provide that space. Shipman lights have been stored in a building belonging to the McGinnis estate until January 2025, when they were moved to a county building.

Volunteers have given their time year after year to put up and take down the lights each Christmas season.

I'm giving you this background information to point out that the Chamber and its volunteers have been responsible, both physically and financially, for the lights for a very long time.

Even though the lights still work, the equipment necessary to connect them to the electrical transformers is the original equipment provided by the Chamber when the lights were first installed and is no longer safe. This equipment will need to be replaced before the lights can be used again.

P.O. Box 182 Lovingston, VA 22949 PH: 434-263-5971

info@nelsonchamber.org
www.nelsonchamber.org

Lovingston and Shipman area lights are the neediest currently, however Nellysford lights are also a project the Chamber started and has continued to be responsible for. Those lights are already stored and installed and removed by Nelson County personnel. Connecting hardware probably needs attention there as well. Electricity for Nellysford is supplied by Central Virginia Electric Cooperative and currently paid for each year by the Chamber.

The Chamber does not have the funds to continue the light projects. It has been a good, long run but it is the consensus of our Board of Directors that the light projects in Lovingston, Shipman, and Nellysford be turned over entirely to the County or an entity supported by the County.

We sincerely hope that the County will see fit to continue the Christmas light displays. They are beautiful and add much to the beauty of the County during the holiday season.

Please feel free to contact me if you need further information and I will try to point you to the proper person to answer your questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Elaine', with a small dot above the 'i'.

Elaine

Elaine Hooker

Nelson Chamber Light Project Coordinator

cc: Jesse Rutherford

Paul Carter

Carlton Ballowe

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING
NELSON COUNTY BOARD OF SUPERVISORS**

In accordance with Volume 3A, Title 15.2, Counties, Cities and Towns, of the Code of Virginia, 1950, as amended, and pursuant to §15.2-2204, §15.2-4307, and §15.2-4314 the Nelson County Board of Supervisors hereby gives notice that a Public Hearing will start at **7:00 p.m., Tuesday, August 12, 2025** in the **General District Courtroom** on the third floor of the Nelson County Courthouse located at 84 Courthouse Square, Lovingsston.

Public Hearing(s):

1. Withdrawal of Property from Agricultural & Forestal District – Greenfield – 196.375 acres

Per the Code of Nelson County, Virginia, Chapter 9 “Planning and Development,” Article V, “Agricultural and Forestal Districts,” withdrawal of land from an existing agricultural and forestal district requires a public hearing. This request from Jim and Joan Klemic includes the below parcels.

<u>Parcel Number</u>	<u>Acreage</u>
13 A 1	23.9
7 A 87	31.85
13 A 1A	31.4
7 A 88	22.945
7 A 93A	44.94
6 A 158B	41.34

Copies of the above files are available for review in the Dept. of Planning & Zoning office, 80 Front Street, Lovingsston, Virginia, Monday through Friday, 8:00 a.m. to 4:00 p.m., or the Office of the County Administrator, 84 Courthouse Square, Monday through Friday, 9:00 a.m. to 5:00 p.m. For more information, call the County Administrator’s Office at (434) 263-7000. EOE.

BY AUTHORITY OF NELSON COUNTY BOARD OF SUPERVISORS

BOARD OF
SUPERVISORS

THOMAS D. HARVEY
North District

ERNIE Q. REED
Central District

JESSE N. RUTHERFORD
East District

J. DAVID PARR
West District

DR. JESSICA LIGON
South District



CANDICE W. MCGARRY
County Administrator

AMANDA B. SPIVEY
Administrative Assistant/
Deputy Clerk

GRACE E. MAWYER
Director of Finance and
Human Resources

ORDINANCE O2025-07
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF THE CODE OF NELSON COUNTY, VIRGINIA
CHAPTER 9 PLANNING AND DEVELOPMENT, ARTICLE V,
AGRICULTURAL AND FORESTAL DISTRICTS
WITHDRAWAL OF KLEMIC PARCELS FROM THE GREENFIELD AGRICULTURAL AND
FORESTAL DISTRICT

WHEREAS, Jim and Joan Klemic have filed an application to remove 196.34 acres of property from the Greenfield Agricultural and Forestal District; and

WHEREAS, the parcels to be removed from the Greenfield Agricultural and Forestal District are as follows:

<u>Parcel Number</u>	<u>Acreage</u>
13 A 1	23.9
7 A 87	31.85
13 A 1A	31.4
7 A 88	22.945
7 A 93A	44.94
6 A 158B	41.34

WHEREAS, participation in the Agricultural and Forest Conservation District Program is a voluntary program in which farmers, foresters and landowners may form an Agricultural and/or Forest Conservation District for the purpose of conserving areas that are rural and agricultural. The property owner continues to hold fee simple title to the land, but the easement restrictions run with the land for a set number of years; and

WHEREAS, Sec.9-205 of the Code of Nelson County, Virginia allows that any time after the creation of an agricultural and forestal district, any owner of land lying in such district may file a written request with the program administrator to withdraw all or part of their land from the district for a good and reasonable cause; and

WHEREAS, the Agricultural and Forestal District Advisory Committee met on April 25, 2025 to review and discuss the Klemics' application for withdrawal, and the Committee subsequently recommended approval of the request to the Planning Commission; and

WHEREAS, on June 25, 2025, the Nelson County Planning Commission held a public hearing to review the Klemics' request and voted to recommend approval of the withdrawal to the Board of Supervisors; and

WHEREAS, after reviewing the Planning Department's report, the Agricultural and Forestal District Advisory Committee's recommendation, and considering the Planning Commission's recommendation as well as the comments from the public received at the public hearing on June 25, 2025, the Board is in agreement to allow the withdrawal of the Klemics' parcels from the district;

NOW THEREFORE BE IT ORDAINED, by the Nelson County Board of Supervisors that the Code of Nelson County, Virginia, Chapter 9 Planning and Development, Article V, Agricultural and Forestal Districts be amended to remove Jim and Joan Klemic's 196.34 acres of property from the Greenfield Agricultural and Forestal District and the Board of Supervisors directs that a copy of this ordinance of withdrawal be submitted to the Commissioner of Revenue, the State Forester, and the State Commissioner of Agriculture and Consumer Services. The Commissioner of Revenue shall delete the information of said parcels from the land book and tax map, and the Board of Supervisors shall remove the identification of such parcel from the zoning map where applicable;

BE IT FURTHER ORDAINED, by the Nelson County Board of Supervisors that this Ordinance becomes effective upon adoption.

Adopted: _____

Attest: _____, Clerk
Nelson County Board of Supervisors

Nelson County
Planning & Zoning

Memo

To: Board of Supervisors

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: August 12, 2025

Re: Withdrawal of Property from Greenfield AFD – 196.375 acres

The Planning & Zoning Department has received an application from Jim and Joan Klemic to remove 196.34 acres of property from the Greenfield Agricultural and Forestal District.

“The Agricultural and Forest Conservation District Program is a voluntary program in which farmers, foresters and landowners form an Agricultural and/or Forest Conservation District for the purposes of conserving areas that are rural and agricultural. The property owner continues to hold fee simple title to the land, but the easement restrictions run with the land, for a set term of years. The agreements usually include exceptions that permit the landowner to withdraw from the program under certain circumstances.

Agricultural-Forestal Districts (AFDs) were established by the State of Virginia as a means for counties to offer incentives to landowners to maintain their property in agriculture and forestry. These benefits include (1) eligibility for Land Use taxation, (2) protection from eminent domain and municipal annexation, and (3) protection from frivolous nuisance complaints. These protections are in effect for the duration of the contract period. As a result, the County is able to more accurately plan land use in the region, since the owner agrees not to convert the property to a more intensive use for the duration of the contract. The rural nature of the landscape is maintained and the tax rates remain low since residential development is slowed and county resources are not overburdened.”

Per the Code of Nelson County, Virginia, Chapter 9 “Planning and Development,” Article V, “Agricultural and Forestal Districts,” withdrawal of land from an existing agricultural and forestal district requires a public hearing. This request from Jim and Joan Klemic includes the below parcels.

<u>Parcel Number</u>	<u>Acreage</u>
13 A 1	23.9
7 A 87	31.85
13 A 1A	31.4
7 A 88	22.945
7 A 93A	44.94
6 A 158B	41.34

The advisory committee met on April 25 to review and discuss the application and recommended approval of the request to the Planning Commission (Minutes attached).

At their meeting on June 25, 2025, the Planning Commission held a public hearing and recommended approval of the withdrawal request to the Board of Supervisors.

Minutes for April 25, 2025 AFD Advisory Committee

9 a.m. held via Zoom

Board Members Present:

Board of Supervisors member – Jesse Rutherford

Commissioner of Revenue member – Kim Goff

Landowner members – Joyce Burton, Ben Kessler, Susan McSwain, Billy Newman,
Charlotte Rea, Ernie Reed

Board Members Absent:

Landowner member – Andy Wright

Guests Present:

None

Meeting called to order: Mr. Newman, Committee Vice-Chair, called the meeting to order at 9:01 a.m. The 2/3 quorum of members present was met. Everyone thanked Mr. Newman for providing us with the ability to meet by zoom.

Member Resignation

Ms. McSwain received an email from Mary Cunningham earlier this week stating that she is resigning from the Committee. Ms. McSwain will inform the County Administration office that the vacant slot should be advertised.

Request from Landowner in Greenfield AFD to Withdraw Property

Earlier this year, Jim and Joan Klemic notified Dylan Bishop, Planning and Zoning Director, with a request to withdraw their land from the Greenfield AFD. Any request for withdrawal of land must be considered by this Committee with the purpose of sending a recommendation to the Planning Commission and the Board of Supervisors that the withdrawal of land be approved or not approved. Ms. Bishop forward the request to Ms. McSwain, the AFD Committee secretary.

The Klemics own six parcels totaling 196.375 acres that were included in the AFD when it was created in 2015. The parcels are:

13 A 1

7 A 87

13 A 1A

7 A 88

7 A 93A

6 A 158B

Removal of these parcels from the AFD will not affect the 200-acre core, which is the 518.3 acres in Shannon Farm. It will also not affect any other parcels in the AFD, including satellite parcels that might have been accepted into the AFD based on the allowed distance from the Klemics' land. County ordinance allows the county to charge a \$300 fee to a landowner who requests withdrawal of land. This fee covers costs such as advertising the public hearings that are required when land is withdrawn from an AFD. The Klemics have been made aware of this.

Ms. Burton, spokesperson for Greenfield AFD, has been in touch with the Klemics' and reported on the reasons for their request. The Klemics are preparing to sell their land and are concerned that having the land in an AFD could hinder any sale. Realtors generally recommend landowners to sell parcels individually as a way to obtain the highest price, but the Klemics told Ms. Burton that they hope to find a buyer who wants to buy all of the parcels and keep the land in its entirety. However, they are aware that once the land is sold, the new owner can break up the parcels for resale.

In the 20 years that AFDs have existed in the County, this was the first request for the withdrawal of land to come before the Committee. This was a new issue for the Committee to consider, and members expressed their thoughts about withdrawing these parcels from the AFD:

- Ms. McSwain said that she wished she had known that the Klemics wanted to keep their parcels together. She serves on the board for the Central VA Land Conservancy (CVALC), and she would have encouraged them to put a conservation easement on their land that would guarantee that all the parcels would be kept together as a single unit. She pointed out that in exchange for surrendering division rights, the IRS authorizes tax deductions to landowners who place land under conservation easement, and Virginia tax credits are also available and help to balance the lower sale price.
- Ms. Rea (who also serves on the CVALC board) mentioned that landowners who sell property within a year of placing a conservation easement on the land cannot realize the full benefits of Federal tax deductions and state tax credits. If the Klemics are hoping to sell their land as soon as possible, a conservation easement might not be of interest to them.
- Ms. Burton said she does not know the time frame that the Klemics have in mind, but she will be in contact with them later and find out if they are interested in speaking with Ms. McSwain about conservation easements.
- Mr. Kessler voiced concern that the Klemic's land abuts Rt. 151, which makes the parcels attractive for anyone wanting to add to the rampant development occurring along that road. He said that even if a buyer says they are not interested in developing the land, there is no guarantee that they will follow through on anything they say. He pointed out that AFDs help protect land in the surrounding area, and he said that AFDs are one of the only ways for a community to have a common voice when it comes to land use.

- Ms. Burton reported that some of the interest from landowners who joined the Greenfield AFD when it was created was the threat of the Atlantic Coast Pipeline's (ACP) potential taking of private property through the use of eminent domain. At the time, the route of the ACP was proposed to go through the Greenfield area. The permit process set forth in State code to condemn land in an AFD takes at least six months, and creating an AFD was seen as a way to forestall approval of the route. She said that the Klemics had doubts that AFDs did much to protect land in the County.
- Mr. Reed mentioned that the timing for this request is unfortunate since the County is in the process of looking at overlay districts that can provide protection for landowners in certain areas of the County. Removal of the Klemics' land breaks the connection of the Greenfield AFD to the Route 151 corridor.
- Ms. Rea and Mr. Kessler said that our Committee needs to do a better job explaining the benefits of AFDs to landowners. Mr. Kessler pointed out that none of the other AFDs were created in response to the ACP but rather were created to promote community cohesion. Ms. McSwain mentioned that in prior years, meetings were held for landowners in AFDs to provide information that affected forests, agriculture, and land in general. Perhaps this effort can be started up again, but it will require some effort.
- Mr. Kessler asked if information about AFDs could be included with the land use applications and tax notices that the County mails to landowners. Ms. Goff responded that this would be a question for Neely Hull, the County Treasurer. Ms. McSwain said that information about conservation easements had been included in mailings done in Amherst County a few times, but that county handles mailings in-house. Volunteers stuffed the information into envelopes, but Nelson uses an outside contractor.

Vote on the Request

Mr. Rutherford asked if we were ready to vote, and Mr. Newman asked for a motion. Ms. Burton moved that we approve the Klemics' request to remove their land from the AFD. Ms. McSwain seconded the motion.

- During further discussion, Ms. McSwain asked that a statement that the County has the right to charge the Klemics \$300 for their request be included in the motion.
- Mr. Newman asked if the County charged landowners to add parcels to existing AFDs, and Ms. McSwain clarified that the County only charges a fee to create a new AFD or when a landowner withdraws land from an AFD. Ms. Burton and Mr. Newman said that this was important, in case the buyer of the Klemic's land should wish to put the land back into the AFD.
- Ms. Rea pointed out that the State allows someone who inherits the land due to death of the original owner to pull out of an AFD without penalty if done within two years of the death of an owner. She would like clarification if the land is inherited by a non-family member. Ms. McSwain said she would try and get clarification.

Motion

The AFD Advisory Committee approves the request from Jim and Joan Klemic to withdraw all six parcels that they own totaling 196.375 acres from the Greenfield AFD, with the understanding that the Klemics may be charged \$300 to cover costs associated with the withdrawal process.

13 A 1

7 A 87

13 A 1A

7 A 88

7 A 93A

6 A 158B

The motion was passed unanimously. Ms. Burton said she will inform the Klemics of the Committee's decision. Ms. McSwain will send minutes of the meeting to Committee members for approval, and she will forward the minutes with any requested edits to the Planning Commission and Board of Supervisors.

Adjournment

Mr. Rutherford moved to adjourn, seconded by Ms. Rea. Before adjourning the meeting, Mr. Newman suggested that the Committee get together more often to discuss issues that affect AFDs and land in general. He offered to host the additional meetings on zoom so that it would be easier to find a date when everyone was available. He adjourned the meeting at 9:59 a.m.

Minutes submitted by Ms. McSwain, Committee Secretary

Nelson County, Virginia

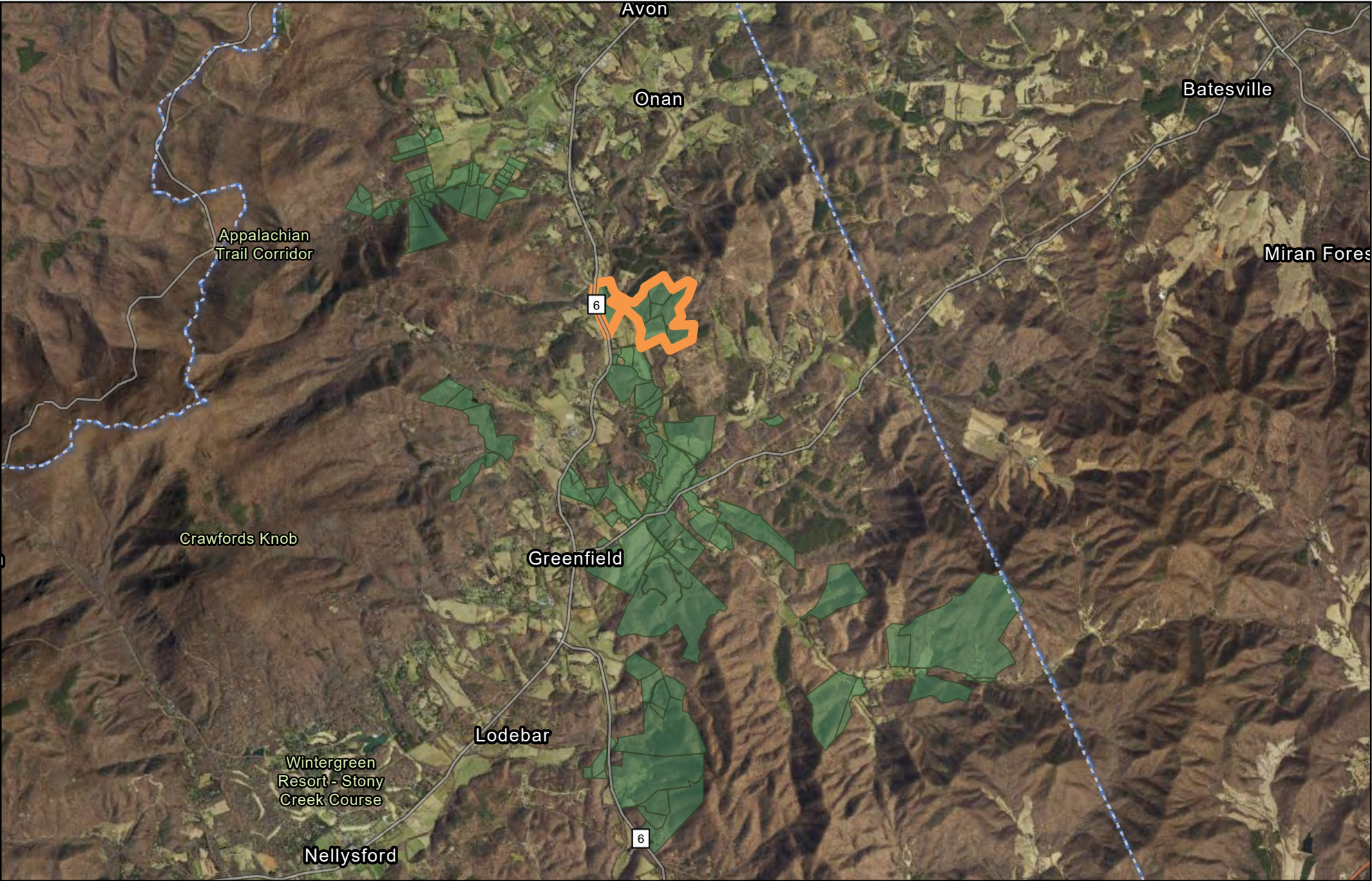
$$1'' = 1,362'$$


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Nelson County Greenfield AFD - Klemic

 AgForest Districts

— Roads



Nelson County Greenfield AFD

 AgForest Districts

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Sec. 9-205. Withdrawal of land from district.

- (a) At any time after the creation of a district, any owner of land lying in such district may file with the program administrator a written request to withdraw all or part of his land from the district for good and reasonable cause.
 - (1) *Procedure.* The program administrator shall refer the request to the advisory committee for its recommendation. The advisory committee shall make recommendations concerning the request to withdraw to the local planning commission, which shall hold a public hearing and make recommendations to the local governing body. The landowner seeking to withdraw land from a district, if denied favorable action by the governing body, shall have an immediate right of appeal de novo to the circuit court. This section shall in no way affect the ability of an owner to withdraw an application for a proposed district or withdraw from a district pursuant to section 9-201(3)(a)(v) or 9-204(2).
 - (2) *Criteria for review.*
 - a. The proposed new land use will not have a significant adverse impact on agricultural or forestal operations on land within the district;
 - b. The proposed new land use is consistent with the comprehensive plan;
 - c. The proposed land use is consistent with the public interest of the county in that it promotes the health, safety, or general welfare of the county rather than only the proprietary interest of the owner; and
 - d. The proposed land use was not anticipated by the owner at the time the land was placed in the district and there has been a change in circumstances since that time.
- (b) Upon termination of a district or withdrawal or removal of any land from a district created pursuant to this article, land that is no longer part of a district shall be subject to and liable for roll-back taxes as are provided in Code of Virginia, § 58.1-3237. Sale or gift of a portion of land in a district to a member of the immediate family as defined in Code of Virginia, § 15.2-2244 shall not in and of itself constitute a withdrawal or removal of any of the land from a district.
- (c) Upon termination of a district or upon withdrawal or removal of any land from a district, land that is no longer part of a district shall be subject to those local laws and ordinances prohibited by the provisions of section 9-202.
- (d) Upon the death of a property owner, any heir at law, devisee, surviving cotenant or personal representative of a sole owner of any fee simple interest in land lying within a district shall, as a matter of right, be entitled to withdraw such land from such district upon the inheritance or descent of such land provided that such heir at law, devisee, surviving cotenant or personal representative files written notice of withdrawal with the board of supervisors and the commissioner of the revenue within two years of the date of death of the owner.
- (e) Upon termination or modification of a district, or upon withdrawal or removal of any parcel of land from a district, the board of supervisors shall submit a copy of the ordinance or notice of withdrawal to the commissioner of revenue, the state forester, and the state commissioner of agriculture and consumer services for information purposes. The commissioner of revenue shall delete the identification of such parcel from the land book and the tax map, and the board of supervisors shall delete the identification of such parcel from the zoning map, where applicable.
- (f) The withdrawal or removal of any parcel of land from a lawfully constituted district shall not in itself serve to terminate the existence of the district. The district shall continue in effect and be subject to review as to whether it should be terminated, modified or continued pursuant to section 9-204.

(Ord. No. O2015-01, 4-14-15)

State law reference(s)—Code of Virginia, § 15.2-4314.

§ 15.2-4314. Withdrawal of land from a district; termination of a district

A. At any time after the creation of a district within any locality, any owner of land lying in such district may file with the program administrator a written request to withdraw all or part of his land from the district for good and reasonable cause. The program administrator shall refer the request to the advisory committee for its recommendation. The advisory committee shall make recommendations concerning the request to withdraw to the local planning commission, which shall hold a public hearing and make recommendations to the local governing body. Land proposed to be withdrawn may be reevaluated through the Virginia or local Land Evaluation and Site Assessment (LESA) System. The landowner seeking to withdraw land from a district, if denied favorable action by the governing body, shall have an immediate right of appeal de novo to the circuit court serving the territory wherein the district is located. This section shall in no way affect the ability of an owner to withdraw an application for a proposed district or withdraw from a district pursuant to clause (v) of subdivision 1 of § 15.2-4307 or § 15.2-4311.

B. Upon termination of a district or withdrawal or removal of any land from a district created pursuant to this chapter, land that is no longer part of a district shall be subject to and liable for roll-back taxes as are provided in § 58.1-3237. Sale or gift of a portion of land in a district to a member of the immediate family as defined in § 15.2-2244 shall not in and of itself constitute a withdrawal or removal of any of the land from a district.

C. Upon termination of a district or upon withdrawal or removal of any land from a district, land that is no longer part of a district shall be subject to those local laws and ordinances prohibited by the provisions of subsection B of § 15.2-4312.

D. Upon the death of a property owner, any heir at law, devisee, surviving cotenant or personal representative of a sole owner of any fee simple interest in land lying within a district shall, as a matter of right, be entitled to withdraw such land from such district upon the inheritance or descent of such land provided that such heir at law, devisee, surviving cotenant or personal representative files written notice of withdrawal with the local governing body and the local commissioner of the revenue within two years of the date of death of the owner.

E. Upon termination or modification of a district, or upon withdrawal or removal of any parcel of land from a district, the local governing body shall submit a copy of the ordinance or notice of withdrawal to the local commissioner of revenue, the State Forester and the State Commissioner of Agriculture and Consumer Services for information purposes. The commissioner of revenue shall delete the identification of such parcel from the land book and the tax map, and the local governing body shall delete the identification of such parcel from the zoning map, where applicable.

F. The withdrawal or removal of any parcel of land from a lawfully constituted district shall not in itself serve to terminate the existence of the district. The district shall continue in effect and be subject to review as to whether it should be terminated, modified or continued pursuant to § 15.2-4311 of this chapter.

1977, c. 681, § 15.1-1513; 1979, c. 377; 1985, c. 13; 1987, c. 552; 1997, c. 587; 2000, c. [521](#); 2011, cc. [344](#), [355](#).

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.