

To: Board of Supervisors  
From: C. McGarry  
Re: County Administrator's Report for June 9, 2026

- A. DSS Building Project:** Truss installation is complete and internal wall framing is ongoing. Electrical work is slightly behind schedule but is not impacting the overall schedule and meetings with County IT staff, PMA, and state VITA representatives are being scheduled to coordinate the technological/ security aspects of the building.

**Department of Social Services:** The first DSS Advisory Board meeting was held on May 19<sup>th</sup>. This was an introductory meeting where members introduced themselves, a chairperson was elected (Katherine Barron-Stump), Ms. DeShong provided an office and programs overview, and a program called Care Portal was discussed. This program creates a partnership with churches and community partners to provide needed items for families. Ms. DeShong will follow up with a Care Portal program representative to schedule them to present this program to the Advisory Board. The next meeting is June 16<sup>th</sup> at 3:30 pm at the DSS Office.

- B. Transfer Station Tipping Floor Replacement:** The transfer station re-opened for business on June 1<sup>st</sup>, with minor work left to be done that did not affect use of the tipping floor. A draft punch list is being generated by the architect and staff to move the project to final inspection and completion. We have not received full invoicing from Amherst County to know how much of our tonnage was processed by them during the closure or what those costs are; this will be reported out once this data is obtained.

- C. Wintergreen Wastewater Treatment Plant:** A Consent Order agreement has been finalized between the Service Authority and DEQ on this matter and DEQ has initiated a public notice period in accordance with State regulations for June 15, 2026 through July 15, 2026. DEQ will provide the County with a copy of the Consent Order once they have finalized web and newspaper public notice submittals; which could be any day now. DEQ public notices can be found at <https://www.deq.virginia.gov/news-info/shortcuts/public-notices/enforcement-actions> and this will be posted on the County's website.

- D. Cover The Caboose:** County staff are working on an Invitation to Bid for the Piney River Caboose cover project. This method of procurement is prescribed by the Virginia Public Procurement Act due to it being construction and the possibility that it will cost over \$50,000. With this being a commercial structure, engineered stamped project plans are required for Building Code compliance. The planned timeline is:

- June 15<sup>th</sup> - Issue the IFB
- June 23<sup>rd</sup> – Deadline for Bidder Questions
- June 30<sup>th</sup> – Sealed Bids Due by 2pm

- E. FEMA Generator Grant:** County staff met with the project contractor, EMN Electrical, to discuss electrical infrastructure deficiencies identified during the generator replacement project. During installation of the new generators and automatic transfer switches (ATS), multiple sites were found to have existing electrical conditions that prevent final inspection approval and limit the ability to fully utilize the new generators. These conditions include outdated electrical panels, undocumented and unlabeled circuits, conductor sizing concerns, and other electrical deficiencies that were not identified during the original FEMA grant scoping process, which was limited to generator replacement and associated equipment. As a result, additional engineering analysis is necessary to determine the extent of required corrective actions and establish a path toward project completion.

EMN Electrical will develop a quote regarding the creation of comprehensive engineering assessments for each affected facility. The assessment will include preparation of as-built and CBO required, Engineer stamped one-line diagrams, conductor sizing evaluations, inventories of overcurrent protection

devices and switches, load calculations, generator capacity utilization analysis, generator runtime calculations, and code compliance evaluations. EMN will also verify generator sizing at the Faber and Rockfish Valley stations. This quote will be delivered to Admin for review and approval prior to EMN starting and / or completing the assessments. If the quote for the assessment is too expensive or declined for any reason by Admin, EMN will still be required, per CBO, to provide Engineer stamped one-line diagrams for each facility, to successfully complete the original contracts in a code compliant manner. IF APPROVED, the engineering assessments will categorize recommendations into three levels:

**Level I – Code Compliance:** Identification of deficiencies that must be corrected to achieve code compliance and obtain final inspection approval regarding current contract, including issues such as conductor sizing violations, improper terminations, ATS installation deficiencies, and required electrical clearances.

**Level II – Full Functionality:** Identification of improvements necessary to allow the facilities to fully utilize the installed generators full power and load share capabilities and provide reliable emergency operation. This may include transfer switch modifications, consolidation of electrical panels, relocation of critical loads, establishment of dedicated emergency power panels and more.

**Level III – Reliability Enhancements:** Identification of additional infrastructure improvements that would enhance long-term reliability, resiliency, and service life, including panel replacements, electrical service upgrades, modernization of aging electrical systems and identification of future use capabilities.

Upon completion of the engineering assessment and associated cost estimates, CBO Marrs will review the findings for feasibility, code compliance, operational impacts, and long-term benefits. The County can then evaluate the recommended improvements at each facility and determine the appropriate course of action, including potential change orders, contract amendments, and requests for FEMA participation in eligible remediation costs.

Many of the affected facilities serve critical public safety functions, including fire suppression, emergency medical response, and community shelter operations during emergency events. The engineering findings will also support documentation necessary for discussions with FEMA regarding potential funding assistance for unforeseen electrical infrastructure deficiencies discovered during construction.

The County remains responsible for a 5 percent local match of FEMA-eligible project costs. Any approved increase in eligible project costs would increase the County's local share accordingly. Costs determined to be ineligible for FEMA reimbursement would be the sole responsibility of the County.

**F. Meals and Lodging Tax Collection & Lodging Entity Tracking:** See Attached Charts - Lodging Units went from 862 to 866. TOT and Meals taxes collected FY to date respectively are \$2,614,364 and \$1,426,397 with one (1) month remaining.

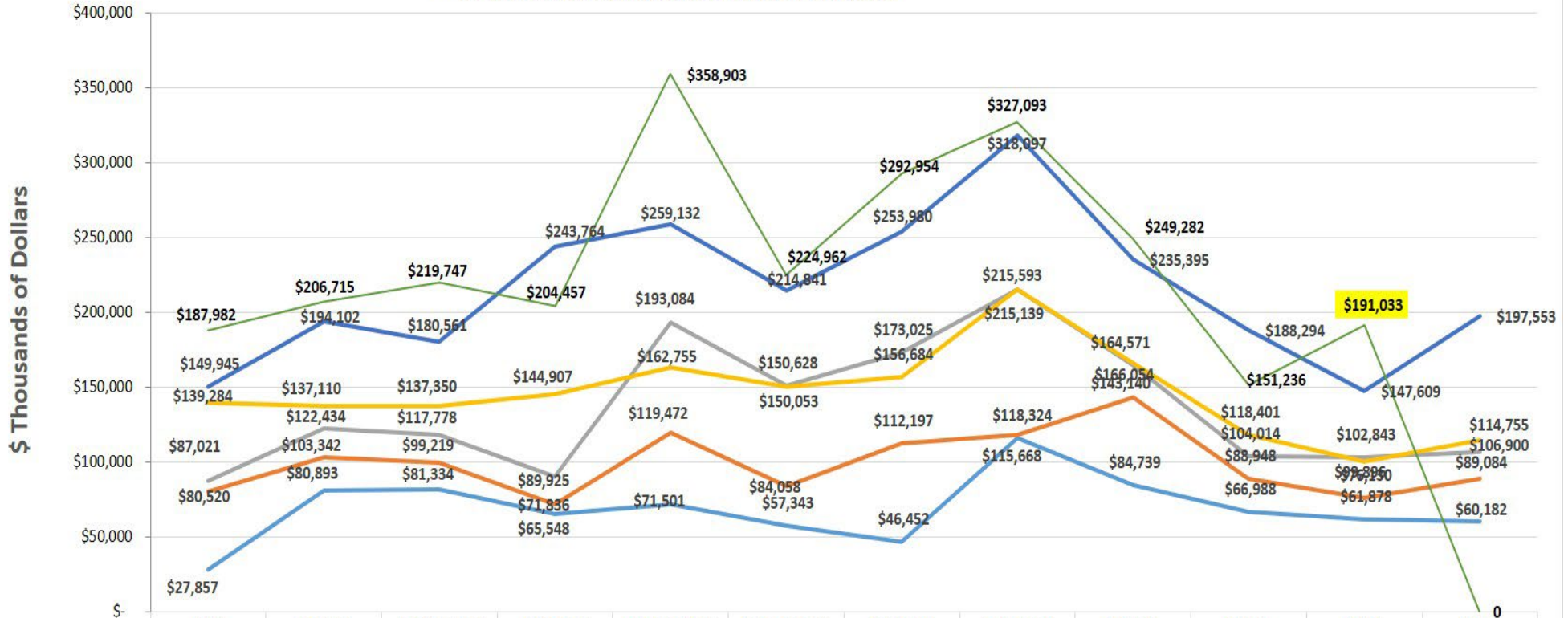
**G. Staff Reports:** Department and office reports for May/June have been provided.

# May 2026 Collection – June 9, 2026, BOS Report

## Transient Occupancy Tax Collection - Monthly Trend By Fiscal Year

\*Amounts Shown Reflect Payments for Prior Month(s) Tax Levy

\*\* TOT Tax Rate Changed from 5% to 7% Effective July 1, 2024



	July	August	September	October	November	December	January	February	March	April	May	June
FY 20/21	\$27,857	\$80,893	\$81,334	\$65,548	\$71,501	\$57,343	\$46,452	\$115,668	\$84,739	\$66,988	\$61,878	\$60,182
FY 21/22	\$80,520	\$103,342	\$99,219	\$71,836	\$119,472	\$84,058	\$112,197	\$118,324	\$143,140	\$88,948	\$76,130	\$89,084
FY 22/23	\$87,021	\$122,434	\$117,778	\$89,925	\$193,084	\$150,628	\$173,025	\$215,139	\$164,571	\$104,014	\$102,843	\$106,900
FY 23/24	\$139,284	\$137,110	\$137,350	\$144,907	\$162,755	\$150,053	\$156,684	\$215,593	\$166,054	\$118,401	\$99,896	\$114,755
FY 24/25	\$149,945	\$194,102	\$180,561	\$243,764	\$259,132	\$214,841	\$253,980	\$318,097	\$235,395	\$188,294	\$147,609	\$197,553
FY 25/26	\$187,982	\$206,715	\$219,747	\$204,457	\$358,903	\$224,962	\$292,954	\$327,093	\$249,282	\$151,236	\$191,033	

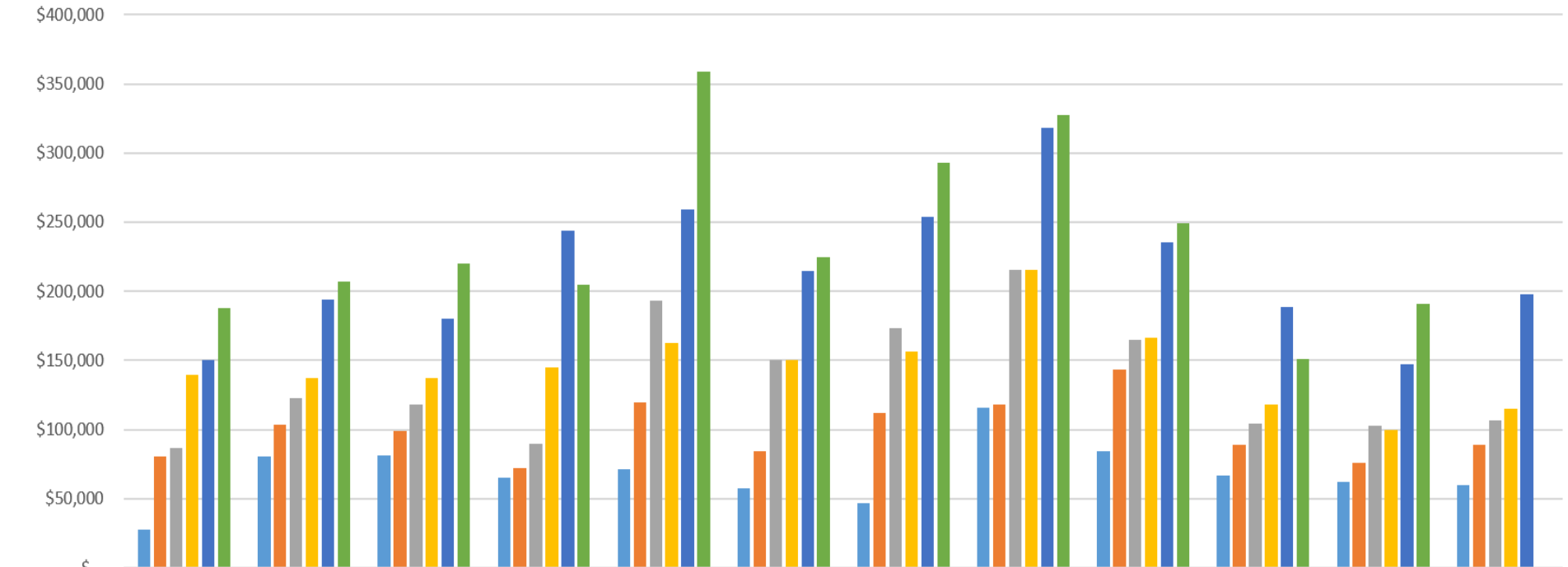
— FY 20/21 — FY 21/22 — FY 22/23 — FY 23/24 — FY 24/25 — FY 25/26

## May 2026 Collection – June 9, 2026, BOS Report

### Transient Occupancy Tax Collection by Month and Fiscal Year

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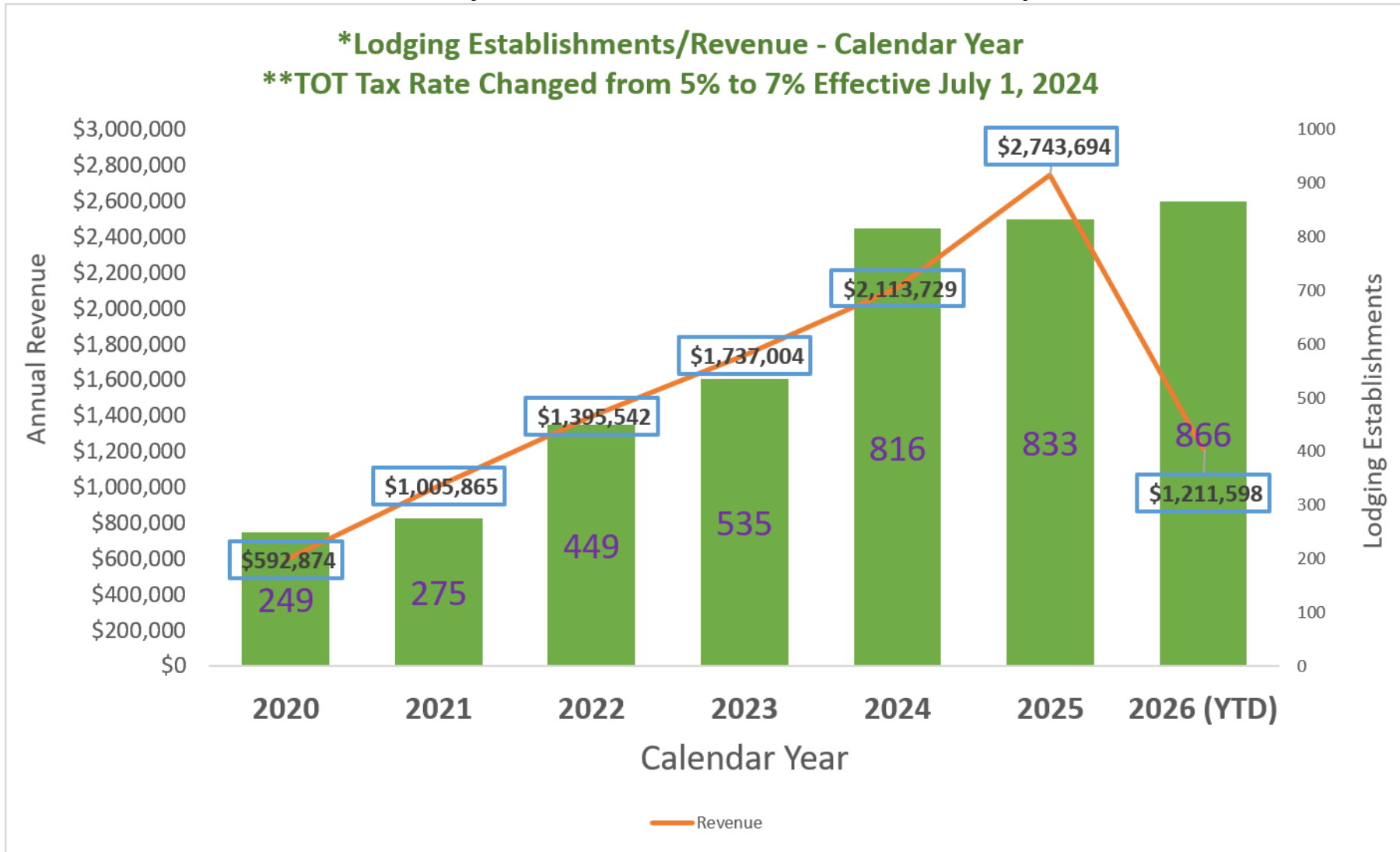
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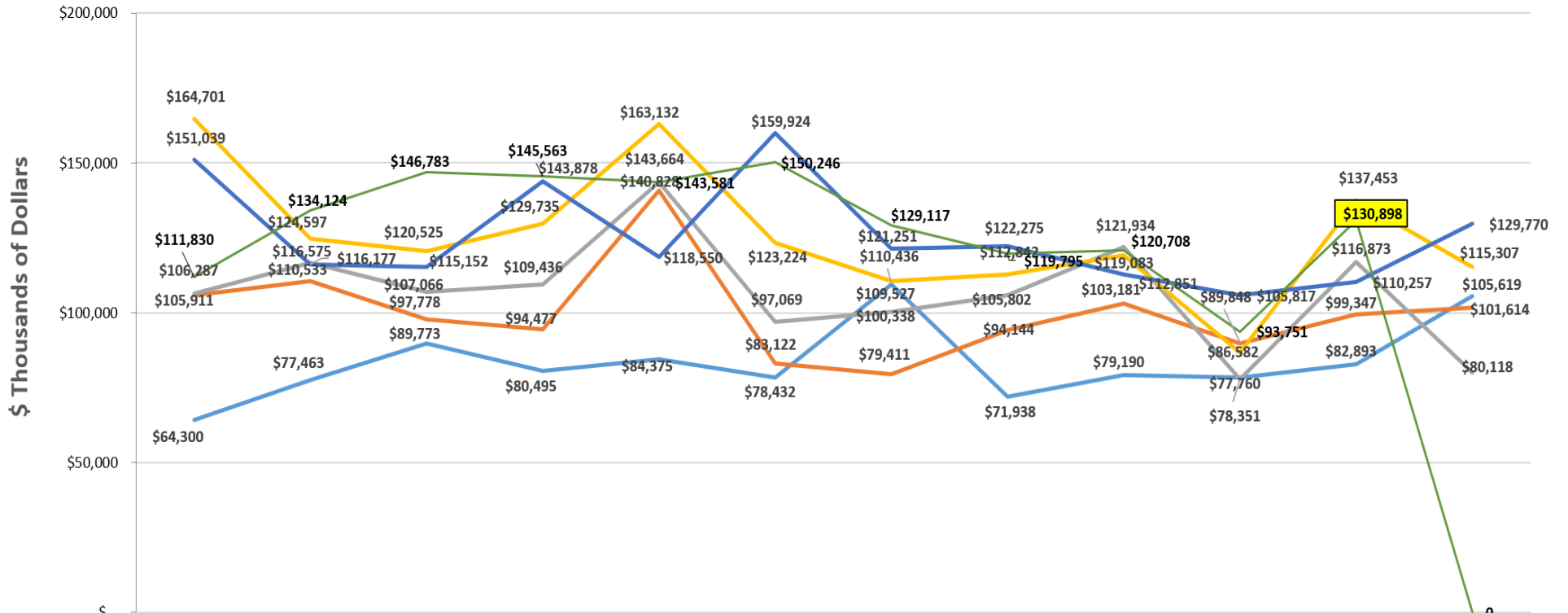


\*Lodging Establishments is the number of businesses who are registered with the Commissioner of the Revenue for lodging in Nelson County. This number is up 4 from 862 to 866, in the previous month’s report. The number includes businesses who may have multiple properties who remit for all units with one payment. Some businesses remit their taxes quarterly, and due to their start date, may not be on a January-March-June-September schedule. Many businesses utilize services such as AirBnB who remit on their behalf and by State Code, these revenues are only to be disclosed in aggregate; no personal information can be shared (State Code Section 55.1-1209).

# May 2026 Collection – June 9, 2026, BOS Report

## Meals Tax Collection - Monthly Trend By Fiscal Year

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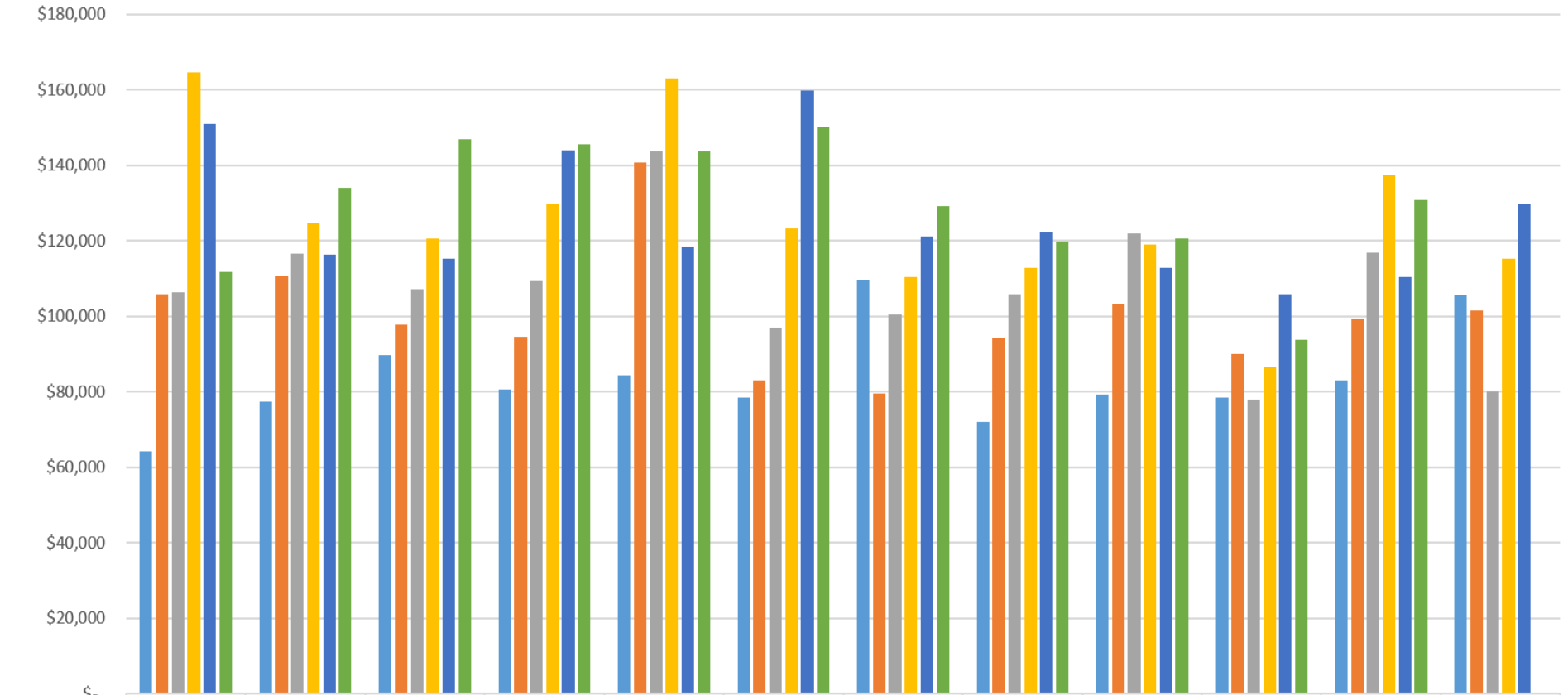
	July	August	September	October	November	December	January	February	March	April	May	June
FY 20/21	\$64,300	\$77,463	\$89,773	\$80,495	\$84,375	\$78,432	\$109,527	\$71,938	\$79,190	\$78,351	\$82,893	\$105,619
FY 21/22	\$105,911	\$110,533	\$97,778	\$94,477	\$140,828	\$83,122	\$79,411	\$94,144	\$103,181	\$89,848	\$99,347	\$101,614
FY 22/23	\$106,287	\$116,575	\$107,066	\$109,436	\$143,664	\$97,069	\$100,338	\$105,802	\$121,934	\$77,760	\$116,873	\$80,118
FY 23/24	\$164,701	\$124,597	\$120,525	\$129,735	\$163,132	\$123,224	\$110,436	\$112,842	\$119,083	\$86,582	\$137,453	\$115,307
FY 24/25	\$151,039	\$116,177	\$115,152	\$143,878	\$118,550	\$159,924	\$121,251	\$122,275	\$112,851	\$105,817	\$110,257	\$129,770
FY 25/26	\$111,830	\$134,124	\$146,783	\$145,563	\$143,581	\$150,246	\$129,117	\$119,795	\$120,708	\$93,751	\$130,898	0

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### Meals Tax Collection by Month and Fiscal Year

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