



BOARD OF
SUPERVISORS

ERNIE Q. REED
Central District

JESSE N. RUTHERFORD
East District

J. DAVID PARR
West District

DR. JESSICA LIGON
South District

A. CAMERON LENAHAN
North 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
FEBRUARY 25, 2026
THE CONTINUED MEETING CONVENES AT 4:00 P.M. IN THE
THOMAS D. HARVEY MEETING ROOM AT THE COURTHOUSE IN LOVINGSTON

- I. CALL TO ORDER**
- II. CONSENT AGENDA**
 - A. Resolution – **R2026-09** FY26 Budget Amendment
- III. COUNTY FUND BALANCE & DEBT UPDATE - DAVENPORT**
- IV. CIP REVIEW (AS TIME PERMITS)**
- V. OTHER BUSINESS (AS PRESENTED)**
- VI. ADJOURNMENT**



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RESOLUTION R2026-09
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF FISCAL YEAR 2025-2026 BUDGET
February 25, 2026

I. Transfer of Funds (Employee Benefits & Departmental)

<u>Amount</u>	<u>Credit Account (-)</u>	<u>Debit Account (+)</u>
\$ 38,226.00	4-100-031020-1005	4-100-031020-1006
\$ 60,976.00	4-100-081020-1004	4-100-081020-1001
\$ 21,328.00	4-100-032010-1001	4-100-031020-1001
\$ 11,274.00	4-100-091030-5616	4-100-011010-2005
\$ 14,294.00	4-100-091030-5616	4-100-012010-1001
\$ 222.00	4-100-091030-5615	4-100-012010-2011
\$ 11,283.00	4-100-091030-5616	4-100-012090-1001
\$ 202.00	4-100-091030-5615	4-100-012090-2011
\$ 7,172.00	4-100-091030-5616	4-100-012130-1001
\$ 48.00	4-100-091030-5615	4-100-012130-2011
\$ 10,570.00	4-100-091030-5616	4-100-012150-1001
\$ 246.00	4-100-091030-5615	4-100-012150-2011
\$ 5,041.00	4-100-091030-5616	4-100-012180-1001
\$ 1,681.00	4-100-091030-5616	4-100-013020-1001
\$ 6,000.00	4-100-091030-5616	4-100-013020-1002
\$ 201.00	4-100-091030-5615	4-100-013020-2011
\$ 12,463.00	4-100-091030-5616	4-100-021010-1001
\$ 278.00	4-100-091030-5615	4-100-021010-2011
\$ 4,779.00	4-100-091030-5616	4-100-021060-1001
\$ 4,284.00	4-100-091030-5616	4-100-021060-2005
\$ 235.00	4-100-091030-5615	4-100-021060-2011
\$ 15,140.00	4-100-091030-5616	4-100-022010-1001
\$ 5,373.00	4-100-091030-5616	4-100-022010-1006
\$ 525.00	4-100-091030-5615	4-100-022010-2011
\$ 85,347.00	4-100-091030-5616	4-100-031020-1001
\$ 3,074.00	4-100-091030-5616	4-100-031020-1010
\$ 1,319.00	4-100-091030-5616	4-100-031020-1011
\$ 3,673.00	4-100-091030-5615	4-100-031020-2011
\$ 4,138.00	4-100-091030-5616	4-100-031020-7015

I. Transfer of Funds (Employee Benefits & Departmental)

<u>Amount</u>	<u>Credit Account (-)</u>	<u>Debit Account (+)</u>
\$ 660.00	4-100-091030-5615	4-100-032010-2011
\$ 3,428.00	4-100-091030-5616	4-100-032030-1001
\$ 1,253.00	4-100-091030-5615	4-100-032030-2011
\$ 71.00	4-100-091030-5615	4-100-034010-2011
\$ 6,807.00	4-100-091030-5616	4-100-035010-1001
\$ 3,687.00	4-100-091030-5616	4-100-042030-1001
\$ 76.00	4-100-091030-5615	4-100-042030-2011
\$ 15,617.00	4-100-091030-5616	4-100-043020-1001
\$ 357.00	4-100-091030-5615	4-100-043020-2011
\$ 133.00	4-100-091030-5615	4-100-053600-2011
\$ 3,799.00	4-100-091030-5616	4-100-071020-1001
\$ 2,941.00	4-100-091030-5616	4-100-081010-1001
\$ 124.00	4-100-091030-5615	4-100-081010-2011
\$ 21,491.00	4-100-091030-5616	4-100-081020-1001
\$ 54.00	4-100-091030-5615	4-100-081020-2011

II. Transfer of Funds (General Fund Nonrecurring Contingency)

<u>Amount</u>	<u>Credit Account (-)</u>	<u>Debit Account (+)</u>
\$ 15,041.90	4-100-999000-9905	4-100-013020-1001
\$ 1,150.71	4-100-999000-9905	4-100-013020-2001
\$ 406,082.61		

Adopted: _____

Attest: _____, Clerk
Nelson County Board of Supervisors

EXPLANATION OF BUDGET AMENDMENT

- I. 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. Total transfers of **\$389,890.00** represent **(1) \$120,530.00** in the transfer of funds between departments related to position changes during the course of FY26; **(2) \$261,002.00** in the distribution of funds related to the FY26 3% pay increase for employees retroactive to July 1, 2025 as approved by the Board of Supervisors; and **(3) \$8,358.00** applied for Worker's Compensation rate increase for FY26.

- II. This **General Fund Transfer** of **\$16,192.61** reflects a request to cover the cost of benefits owed to employee at retirement. *Following this expenditure, the balance of Non-Recurring Contingency will be \$408,092.42. The balance of Recurring Contingency will be \$26,469.04.*

Fund Balance & Debt Update

Nelson County, Virginia



February 25, 2026

Background



- Davenport & Company LLC (“Davenport”) has served as Financial Advisor to Nelson County, Virginia (the “County”) since 2002.

- As Financial Advisor to the County, Davenport has provided the following services:
 - Debt Capacity and Debt Affordability analyses;
 - Multi-year strategic financial planning;
 - Plan of finance development and implementation;
 - Comparative analyses/peer benchmarking; and
 - Key financial (debt/fund balance) ratio analysis.

- At the request of the County, Davenport periodically updates our analysis related to the County’s Fund Balance, Debt Capacity, and Debt Affordability.
 - This presentation provides a general update on the County’s Debt Capacity and Debt Affordability following the recent permanent financings of the Department of Social Services (“DSS”) Building and Nelson High School Renovation in CY 2025.



Background (*Continued*)

- In CY 2025, the County permanently financed two (2) projects for which estimates had previously been included in our Debt Capacity and Debt Affordability analyses:
 - \$24.5 million Nelson High School Renovation – permanent bond funding for \$22.0 million via the 2025 Virginia Public School Authority (“VPSA”) Spring Pool plus a \$2.5 million School Construction Assistance Program Grant.
 - \$8.3 million Department of Social Services (“DSS”) Building – permanent bond funding via the 2025 Virginia Resources Authority (“VRA”) Summer Pool.

- *Currently, the 2022 BAN remains outstanding and has a final maturity of August 1, 2027, which means that the County will need to pay off the 2022 BAN with funds on hand or via a permanent financing by that date.*

- The Existing Debt Service shown on the following pages includes the recent 2025 permanent financings and the interest due on the 2022 BAN through maturity but does not include the total principal amount of \$2.6 million due on August 1, 2027.

- For the purposes of the Debt Capacity and Debt Affordability analysis, we have assumed that the County will permanently finance the 2022 BAN in Spring 2027 (FY 2027) ahead of the maturity date of August 1, 2027.



Historical Fund Balances

- The County’s historical fund balances in the General Fund and other governmental funds are shown below.
- Accounting standards for local governments require that fund balances are reported the type and source of constraints placed on how resources can be spent.
 - The least constraining category is Unassigned Fund Balance, which may be used at the County’s discretion and is typically the focus of fund balance policies.
- Maintaining a sufficient level of Unassigned Fund Balance allows the County to cash flow its month-to-month operations, earn interest income, and benefit from a stronger credit profile through reduced borrowing costs on long-term debt.

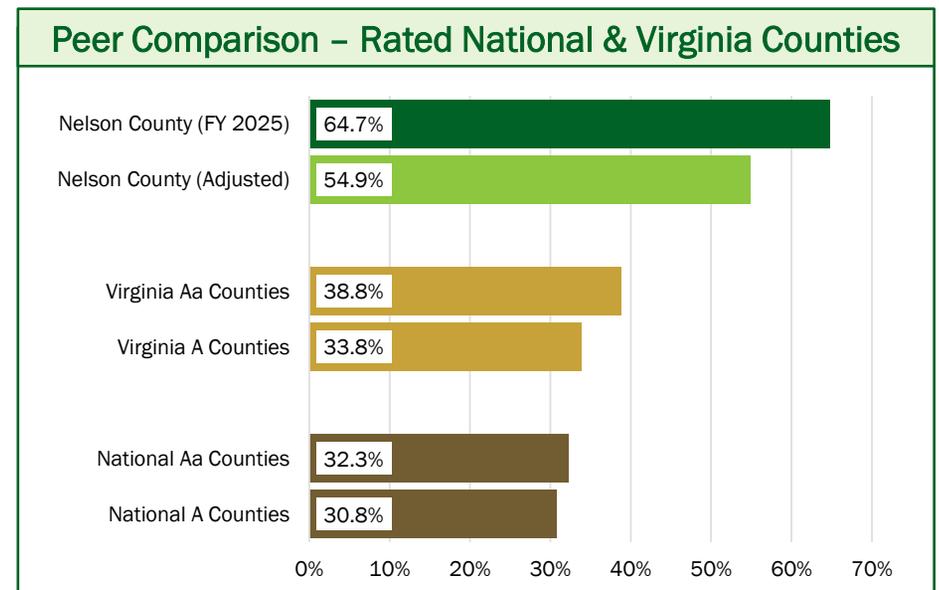
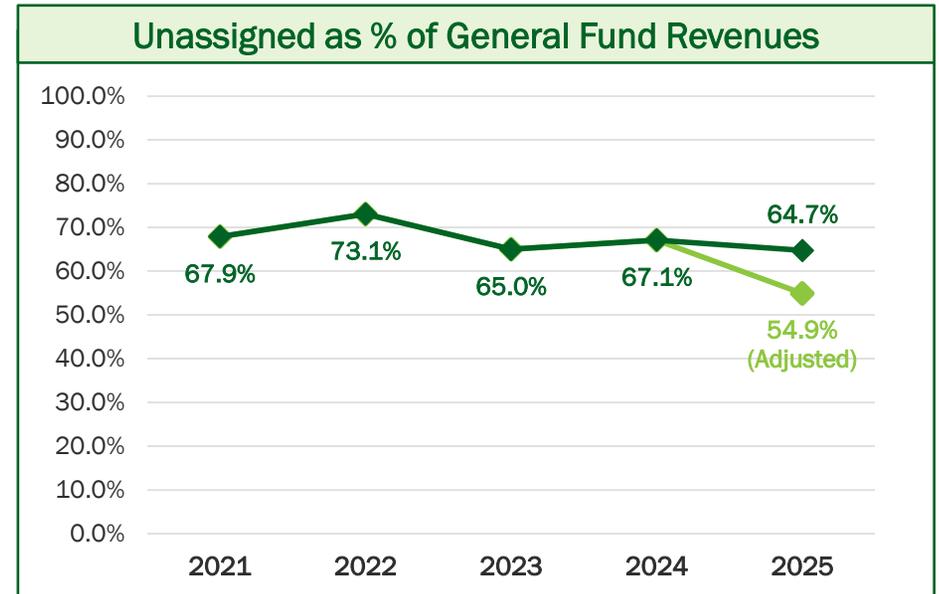
Historical Fund Balance	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
	<i>Audit</i>	<i>Audit</i>	<i>Audit</i>	<i>Audit</i>	<i>Draft Audit</i>
1 General Fund Balance					
2 Nonspendable	\$ 381,307	\$ 488,413	\$ 389,510	\$ 670,552	\$ 639,167
3 Restricted	-	5,978	8,093	14,729	14,729
4 Committed	1,051,472	681,175	813,563	728,551	562,729
5 Unassigned	28,169,080	30,473,594	29,078,931	30,206,488	31,115,855
6 Total General Fund Balance	\$ 29,601,859	\$ 31,649,160	\$ 30,290,097	\$ 31,620,320	\$ 32,332,480
7 Other Fund Balances					
8 Debt Service Fund	\$ 220,280	\$ 221,377	\$ 3,237,412	\$ 3,397,328	\$ 4,626,213
9 Capital Projects Fund	720,230	720,230	720,230	720,230	18,368,535
10 Other Governmental Funds	50	50	50	50	50
11 Total Other Fund Balances	\$ 940,560	\$ 941,657	\$ 3,957,692	\$ 4,117,608	\$ 22,994,798

After adjusting for amounts appropriated in FY 2026 (\$4,734,712), the Unassigned Fund Balance totals \$26,381,143.



Unassigned Fund Balance

- The County’s Unassigned Fund Balance has historically been strong, though no policy is currently in place requiring a specific level be maintained.
- The Governmental Finance Officers’ Association (GFOA) recommends that local governments establish a formal policy related to fund balance, though the appropriate level of fund balance to maintain is reliant on many factors, including:
 - Predictability of revenues.
 - Volatility of expenditures.
 - Exposure to one-time outlays.
 - Potential need for the General Fund to support other funds (such as Schools).
 - Impact on the County’s credit profile.
- ***Additional analysis of these factors would be critical to determining the appropriate level of Unassigned Fund Balance that the County should maintain.***



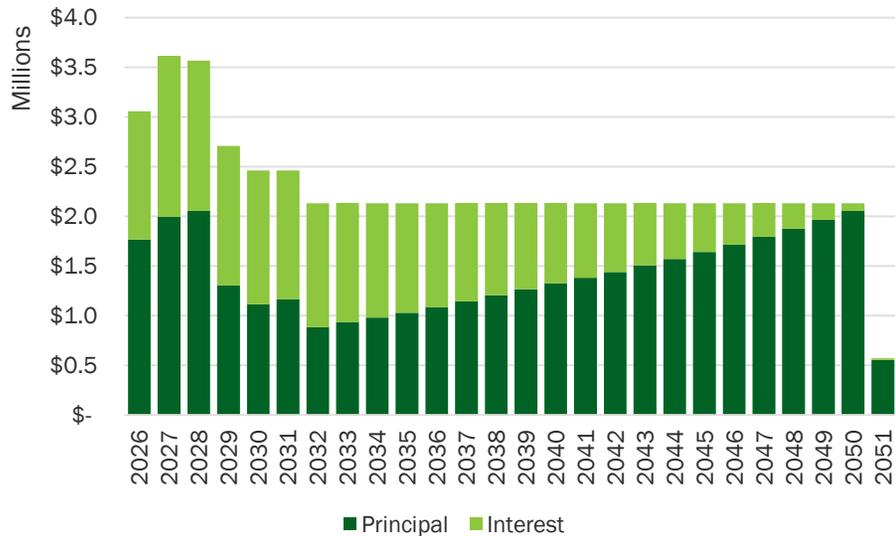
Note: 'Adjusted' amounts reflect Unassigned Fund Balance after the use of \$4.7 million in FY 2026.

Source: 2025 Draft Audit, S&P Ratings Pro, GFOA Fund Balance Guidelines for the General Fund.



Existing Debt Profile

Tax-Supported Debt Service*



Tax-Supported Debt Service*

Fiscal Year	Principal	Interest	Total Debt Service	10-Year Payout
2026	\$ 1,767,000	\$ 1,289,780	\$ 3,056,780	36.0%
2027	1,996,000	1,619,340	3,615,340	35.9%
2028	2,054,000	1,511,140	3,565,140	35.5%
2029	1,305,000	1,403,671	2,708,671	35.1%
2030	1,115,000	1,346,201	2,461,201	36.5%
2031	1,165,000	1,294,593	2,459,593	38.6%
2032	885,000	1,245,753	2,130,753	41.1%
2033	935,000	1,199,631	2,134,631	44.5%
2034	980,000	1,151,101	2,131,101	48.4%
2035	1,030,000	1,100,165	2,130,165	52.7%
2036	1,085,000	1,046,568	2,131,568	57.7%
2037	1,145,000	990,056	2,135,056	63.2%
2038	1,205,000	930,503	2,135,503	69.7%
2039	1,265,000	867,909	2,132,909	77.2%
2040	1,325,000	808,398	2,133,398	86.1%
2041	1,380,000	752,223	2,132,223	96.8%
2042	1,440,000	692,366	2,132,366	100.0%
2043	1,505,000	628,697	2,133,697	100.0%
2044	1,570,000	561,473	2,131,473	100.0%
2045	1,640,000	490,545	2,130,545	100.0%
2046	1,715,000	416,410	2,131,410	100.0%
2047	1,795,000	338,262	2,133,262	100.0%
2048	1,875,000	255,069	2,130,069	100.0%
2049	1,965,000	167,119	2,132,119	100.0%
2050	2,055,000	75,033	2,130,033	100.0%
2051	555,000	13,978	568,978	100.0%
Total	\$ 36,752,000	\$ 22,195,984	\$ 58,947,984	

Par Outstanding – Estimated as of 6/30/2025

Type	Par Amount
Long-Term Debt as of 6/30/2025	\$28,607,000
2022 BAN	2,600,000
Total as of 6/30/2025	\$31,207,000
DSS Building (Issued After 6/30/2025)	8,145,000
Total (Adjusted for DSS Building)	\$39,352,000

Note: includes the par amount of the 2022 BAN. Adjusted for the 2025 VRA Summer Pool issuance for the DSS Building that closed after 6/30/2025.

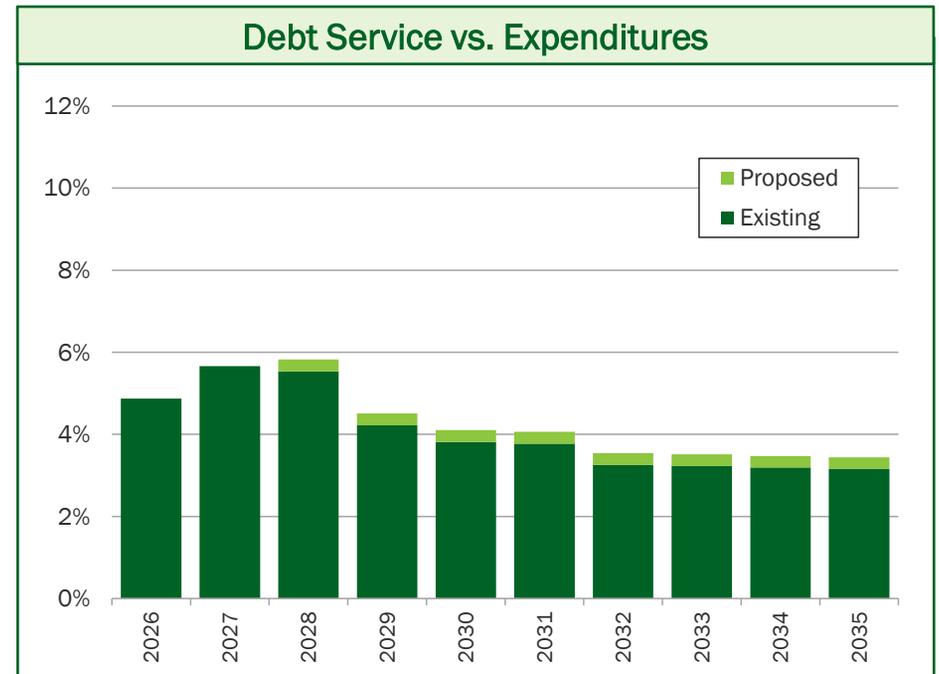
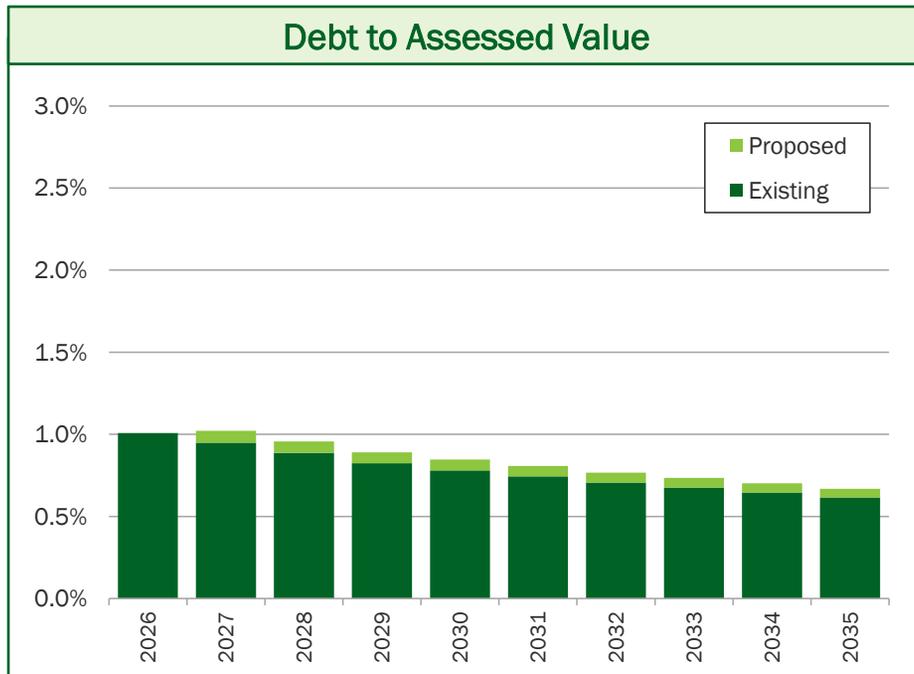
See Appendix for details.

* Excludes principal on the 2022 BAN.

Source: 2025 Draft Audit, Final Numbers, and Documents.



Existing Tax-Supported Debt Ratios & Capacity



- Current Year Ratio (FY 2026): **1.1%**
- Assessed Value Growth Assumptions
 - FY 2025: \$3,609,967,598
 - FY 2026 & Beyond: 1.0%
- The County could issue an additional \$70 million of debt in FY 2026 and still remain at or below the industry standard benchmark of 3.0%.
 - Based on the County’s reassessment effective 1/1/2026 (approx. 26.6% increase in values), the capacity would be \$100 million.

- Current Year Ratio (FY 2026): **4.9%**
- Maximum Projected Ratio (FY 2028): **5.8%**
- Expenditure Growth Assumptions
 - FY 2025: \$59,076,711
 - FY 2026 & Beyond: 1.0%
- The County could issue an additional \$60 million of debt in FY 2026 (assuming a 25-year term and 5% interest rate) and still remain at or below the industry standard benchmark of 12.0%.

Note: 'Existing' includes the 2022 BAN in FY 2026 of the Debt to Assessed Value ratio and interest on the 2022 BAN through FY 2027 of the Debt Service vs. Expenditures ratio. 'Proposed' represents the permanent financing of the 2022 BAN in Spring 2027 (FY 2027) assuming a 25-year term and a 5.0% interest rate.

Debt Affordability Model Introduction



A Fiscal Year	B Capital Funding Requirements			E Revenue Available for DS			H Cash Flow Surplus (Deficit)	
	C Existing Debt Service	C Proposed Debt Service	D Total Requirements	E General Fund Transfer to Debt Service Fund	F Additional Revenues	G Total Revenues Available	(G - D) Annual Surplus/ (Deficit)	I Debt Service Fund Balance
2025								\$4,626,213
2026	\$ 3,056,780	\$ -	\$ 3,056,780	\$ 3,325,284	\$ -	\$ 3,325,284	\$ 268,504	4,894,717
2027	3,615,340	-	3,615,340	3,325,284	-	3,325,284	(290,056)	4,604,661
2028	3,565,140	188,166	3,753,305	3,325,284	-	3,325,284	(428,021)	4,176,639
2029	2,708,671	188,166	2,896,837	3,325,284	-	3,325,284	428,447	4,605,086
2030	2,461,201	188,166	2,649,367	3,325,284	-	3,325,284	675,917	5,281,003
2031	2,459,593	188,166	2,647,759	3,325,284	-	3,325,284	677,525	5,958,528
2032	2,130,753	188,166	2,318,919	3,325,284	-	3,325,284	1,006,365	6,964,893
2033	2,134,631	188,166	2,322,797	3,325,284	-	3,325,284	1,002,487	7,967,380
2034	2,131,101	188,166	2,319,267	3,325,284	-	3,325,284	1,006,017	8,973,397
2035	2,130,165	188,166	2,318,331	3,325,284	-	3,325,284	1,006,953	9,980,350
2036	2,131,568	188,166	2,319,734	3,325,284	-	3,325,284	1,005,550	10,985,900
2037	2,135,056	188,166	2,323,222	3,325,284	-	3,325,284	1,002,062	11,987,961
2038	2,135,503	188,166	2,323,669	3,325,284	-	3,325,284	1,001,615	12,989,576
2039	2,132,909	188,166	2,321,075	3,325,284	-	3,325,284	1,004,209	13,993,786
2040	2,133,398	188,166	2,321,564	3,325,284	-	3,325,284	1,003,720	14,997,506
2041	2,132,223	188,166	2,320,388	3,325,284	-	3,325,284	1,004,896	16,002,401
2042	2,132,366	188,166	2,320,532	3,325,284	-	3,325,284	1,004,752	17,007,153
2043	2,133,697	188,166	2,321,863	3,325,284	-	3,325,284	1,003,421	18,010,574
2044	2,131,473	188,166	2,319,638	3,325,284	-	3,325,284	1,005,646	19,016,220
2045	2,130,545	188,166	2,318,711	3,325,284	-	3,325,284	1,006,573	20,022,793
2046	2,131,410	188,166	2,319,576	3,325,284	-	3,325,284	1,005,708	21,028,501
2047	2,133,262	188,166	2,321,428	3,325,284	-	3,325,284	1,003,856	22,032,357
2048	2,130,069	188,166	2,318,235	3,325,284	-	3,325,284	1,007,049	23,039,406
2049	2,132,119	188,166	2,320,285	3,325,284	-	3,325,284	1,004,999	24,044,405
2050	2,130,033	188,166	2,318,198	3,325,284	-	3,325,284	1,007,086	25,051,491
2051	568,978	188,166	757,144	3,325,284	-	3,325,284	2,568,140	27,619,631
2052	-	188,166	188,166	3,325,284	-	3,325,284	3,137,118	30,756,749
Totals	\$ 58,947,984	\$ 4,704,148	\$ 63,652,132		\$ -	\$ 89,782,668		

Potential Existing Funding Sources Available for Future Capital

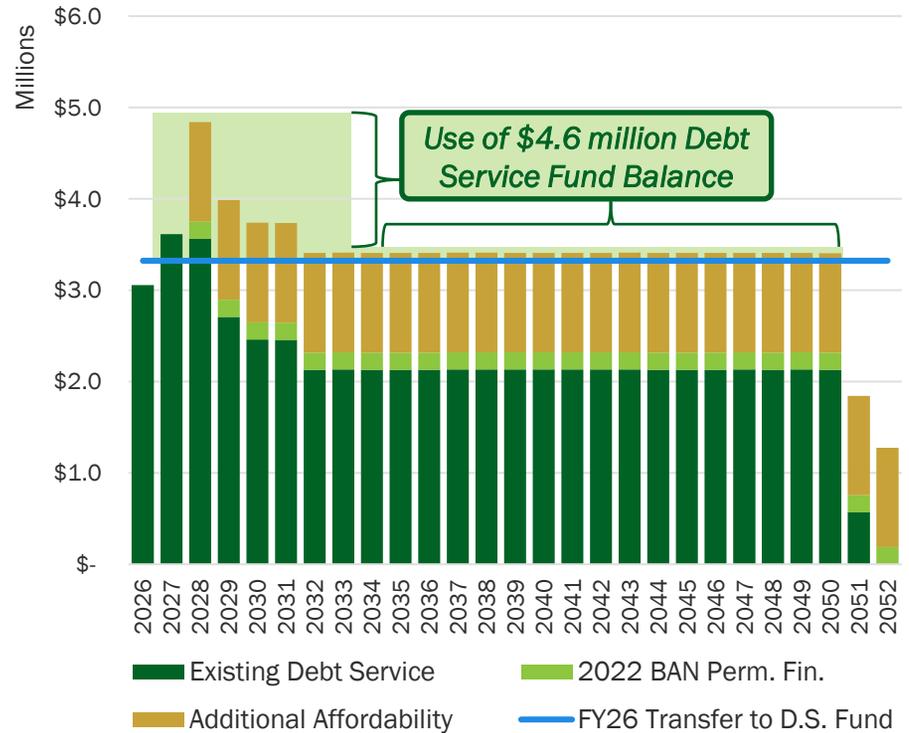
- (1) Includes interest due on the 2022 BAN. Does not include related principal.
- (2) Includes estimated permanent financing of the 2022 BAN assumed to occur in Spring 2027 (FY 2027) with a 25-year term and a 5% interest rate.
- (3) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026. Assumed to remain constant in FY 2027 and beyond.
- (4) FY 2025 Debt Service Fund Balance, per the draft audit.



Future Debt Affordability

- In FY 2026, the County included a \$3,325,284 Transfer to the Debt Service Fund from recurring revenues in its budget.
- As of 6/30/2025, the County held \$4,626,213 in the Debt Service Fund Balance.
 - From that amount, \$718,077 is projected to be used in FY 2027 and FY 2028, leaving \$4,176,639 available for future use.
- Assuming that these funding sources are available going forward, the County could afford an additional \$15.0 million of debt (based on a 25-year term and a 5% interest rate).
- For each additional 1¢ on the tax rate (which approximately \$426,540) dedicated to debt service, the County could afford approximately \$6,900,000 of additional debt.

Existing & Proposed Debt Service



Additional Recurring Revenue Dedicated to Debt Service		Resulting Additional Affordability	
		Incremental	Total
1¢	\$ 426,540	\$ 6,900,000	\$ 21,900,000
2¢	853,080	13,800,000	28,800,000
3¢	1,279,620	20,700,000	35,700,000

Note: based on value of a 1¢ of \$426,540 following the reassessment effective 1/1/2026. Provided by staff.



Debt Affordability Model | Existing Debt + \$15 Million

A Fiscal Year	B Capital Funding Requirements			E Revenue Available for DS			H Cash Flow Surplus (Deficit)	
	C Existing Debt Service	C Proposed Debt Service	D Total Requirements	E General Fund Transfer to Debt Service Fund	F Additional Revenues	G Total Revenues Available	(G - D) Annual Surplus/ (Deficit)	I Debt Service Fund Balance
2025								\$4,626,213
2026	\$ 3,056,780	\$ -	\$ 3,056,780	\$ 3,325,284	\$ -	\$ 3,325,284	\$ 268,504	4,894,717
2027	3,615,340	-	3,615,340	3,325,284	-	3,325,284	(290,056)	4,604,661
2028	3,565,140	1,277,357	4,842,497	3,325,284	-	3,325,284	(1,517,213)	3,087,448
2029	2,708,671	1,277,357	3,986,028	3,325,284	-	3,325,284	(660,744)	2,426,704
2030	2,461,201	1,277,357	3,738,558	3,325,284	-	3,325,284	(413,274)	2,013,430
2031	2,459,593	1,277,357	3,736,950	3,325,284	-	3,325,284	(411,666)	1,601,763
2032	2,130,753	1,277,357	3,408,110	3,325,284	-	3,325,284	(82,826)	1,518,937
2033	2,134,631	1,277,357	3,411,988	3,325,284	-	3,325,284	(86,704)	1,432,233
2034	2,131,101	1,277,357	3,408,458	3,325,284	-	3,325,284	(83,174)	1,349,058
2035	2,130,165	1,277,357	3,407,522	3,325,284	-	3,325,284	(82,238)	1,266,820
2036	2,131,568	1,277,357	3,408,925	3,325,284	-	3,325,284	(83,641)	1,183,179
2037	2,135,056	1,277,357	3,412,413	3,325,284	-	3,325,284	(87,129)	1,096,050
2038	2,135,503	1,277,357	3,412,860	3,325,284	-	3,325,284	(87,576)	1,008,474
2039	2,132,909	1,277,357	3,410,266	3,325,284	-	3,325,284	(84,982)	923,492
2040	2,133,398	1,277,357	3,410,755	3,325,284	-	3,325,284	(85,471)	838,020
2041	2,132,223	1,277,357	3,409,580	3,325,284	-	3,325,284	(84,296)	753,725
2042	2,132,366	1,277,357	3,409,723	3,325,284	-	3,325,284	(84,439)	669,285
2043	2,133,697	1,277,357	3,411,054	3,325,284	-	3,325,284	(85,770)	583,515
2044	2,131,473	1,277,357	3,408,830	3,325,284	-	3,325,284	(83,546)	499,970
2045	2,130,545	1,277,357	3,407,902	3,325,284	-	3,325,284	(82,618)	417,352
2046	2,131,410	1,277,357	3,408,767	3,325,284	-	3,325,284	(83,483)	333,869
2047	2,133,262	1,277,357	3,410,619	3,325,284	-	3,325,284	(85,335)	248,534
2048	2,130,069	1,277,357	3,407,426	3,325,284	-	3,325,284	(82,142)	166,391
2049	2,132,119	1,277,357	3,409,476	3,325,284	-	3,325,284	(84,192)	82,199
2050	2,130,033	1,277,357	3,407,390	3,325,284	-	3,325,284	(82,106)	94
2051	568,978	1,277,357	1,846,335	3,325,284	-	3,325,284	1,478,949	1,479,043
2052	-	1,277,357	1,277,357	3,325,284	-	3,325,284	2,047,927	3,526,969
Totals	\$ 58,947,984	\$ 31,933,927	\$ 90,881,912	\$	-	\$ 89,782,668		

(Note 1)

(Note 2)

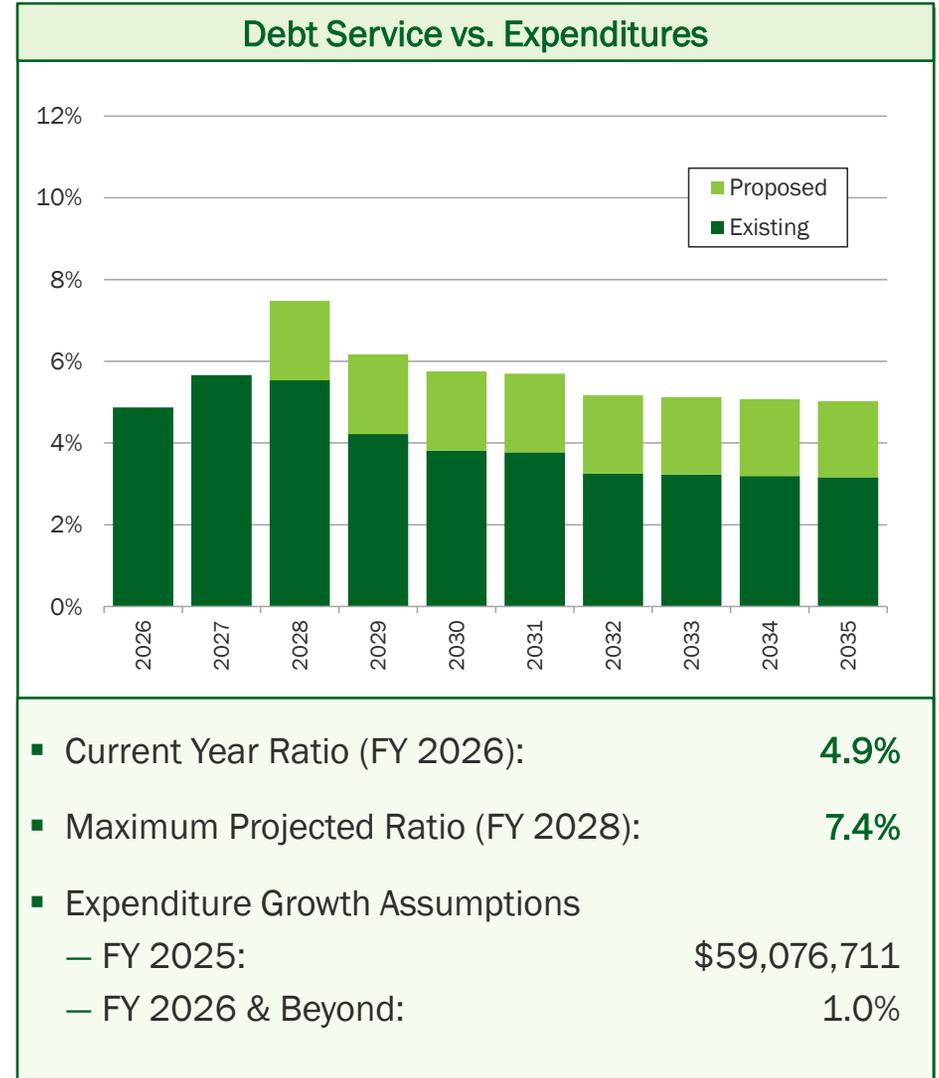
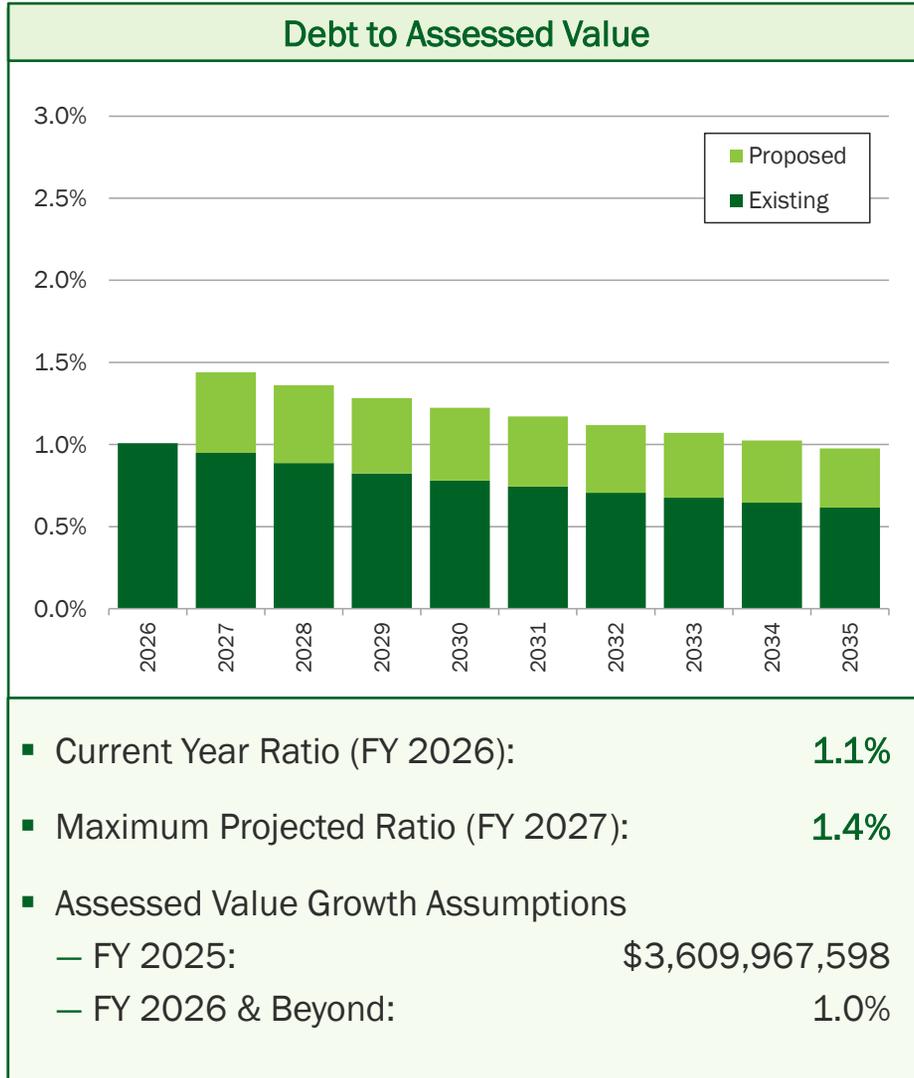
(Note 3)

(Note 4)

- (1) Includes interest due on the 2022 BAN. Does not include related principal.
- (2) Includes estimated permanent financing of the 2022 BAN (\$2.6 million) and an additional \$15 million of debt, all assumed to occur in Spring 2027 (FY 2027) with a 25-year term and a 5% interest rate.
- (3) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026. Assumed to remain constant in FY 2027 and beyond.
- (4) FY 2025 Debt Service Fund Balance, per the draft audit.



Projected Debt Ratios | Existing Debt + \$15 Million



Note: 'Existing' includes the 2022 BAN in FY 2026 of the Debt to Assessed Value ratio and interest on the 2022 BAN through FY 2027 of the Debt Service vs. Expenditures ratio. 'Proposed' includes the permanent financing of the 2022 BAN and the additional \$15 million of affordability in Spring 2027 (FY 2027) assuming a 25-year term and a 5.0% interest rate.



Next Steps

- Revise and amend the analysis, as necessary, based on input from the Board of Supervisors.

- Continue to work with staff and the Board of Supervisors to update the capital plan as the County's needs evolve.
 - Incorporate potential additional needs along with possible permanent financing of the 2022 BAN.

- Revisit the implementation of financial policies for debt and fund balance, if desired.

- Consider potential alternative funding sources for debt service, such as the 1% Local Option Sales Tax for school capital that is currently being considered in the General Assembly.
 - The Local Option Sales Tax would only be enacted in the County if the Board decides to hold a referendum and a majority of voters are in favor. As a result of this process, the earliest that revenues would likely be available (if approved) would be FY 2028, assuming the referendum takes place in November 2026.
 - In one version of the current bill being considered in the General Assembly, the revenues could be used for payments on existing debt that funded certain school capital projects.



Appendix | Existing Debt Details

Existing Debt | By Category



Total Debt Service

Fiscal Year	Principal	Interest	Total Debt Service
2026	\$ 1,767,000	\$ 1,289,780	\$ 3,056,780
2027	1,996,000	1,619,340	3,615,340
2028	2,054,000	1,511,140	3,565,140
2029	1,305,000	1,403,671	2,708,671
2030	1,115,000	1,346,201	2,461,201
2031	1,165,000	1,294,593	2,459,593
2032	885,000	1,245,753	2,130,753
2033	935,000	1,199,631	2,134,631
2034	980,000	1,151,101	2,131,101
2035	1,030,000	1,100,165	2,130,165
2036	1,085,000	1,046,568	2,131,568
2037	1,145,000	990,056	2,135,056
2038	1,205,000	930,503	2,135,503
2039	1,265,000	867,909	2,132,909
2040	1,325,000	808,398	2,133,398
2041	1,380,000	752,223	2,132,223
2042	1,440,000	692,366	2,132,366
2043	1,505,000	628,697	2,133,697
2044	1,570,000	561,473	2,131,473
2045	1,640,000	490,545	2,130,545
2046	1,715,000	416,410	2,131,410
2047	1,795,000	338,262	2,133,262
2048	1,875,000	255,069	2,130,069
2049	1,965,000	167,119	2,132,119
2050	2,055,000	75,033	2,130,033
2051	555,000	13,978	568,978
Total	\$ 36,752,000	\$ 22,195,984	\$ 58,947,984

County

Fiscal Year	Principal	Interest	Total Debt Service
2026	\$ 1,767,000	\$ 570,478	\$ 2,337,478
2027	1,996,000	615,663	2,611,663
2028	2,054,000	507,462	2,561,462
2029	730,000	414,513	1,144,513
2030	510,000	386,838	896,838
2031	525,000	366,666	891,666
2032	215,000	350,903	565,903
2033	230,000	339,500	569,500
2034	240,000	327,456	567,456
2035	250,000	314,900	564,900
2036	265,000	301,703	566,703
2037	280,000	287,738	567,738
2038	295,000	273,003	568,003
2039	310,000	257,500	567,500
2040	325,000	242,353	567,353
2041	340,000	227,488	567,488
2042	355,000	211,341	566,341
2043	375,000	193,909	568,909
2044	390,000	175,644	565,644
2045	410,000	156,531	566,531
2046	430,000	136,469	566,469
2047	450,000	114,866	564,866
2048	475,000	91,566	566,566
2049	500,000	67,003	567,003
2050	525,000	41,181	566,181
2051	555,000	13,978	568,978
Total	\$ 14,797,000	\$ 6,986,650	\$ 21,783,650

Schools

Fiscal Year	Principal	Interest	Total Debt Service
2026	\$ -	\$ 719,302	\$ 719,302
2027	-	1,003,678	1,003,678
2028	-	1,003,678	1,003,678
2029	575,000	989,159	1,564,159
2030	605,000	959,364	1,564,364
2031	640,000	927,928	1,567,928
2032	670,000	894,850	1,564,850
2033	705,000	860,131	1,565,131
2034	740,000	823,645	1,563,645
2035	780,000	785,265	1,565,265
2036	820,000	744,865	1,564,865
2037	865,000	702,319	1,567,319
2038	910,000	657,500	1,567,500
2039	955,000	610,409	1,565,409
2040	1,000,000	566,045	1,566,045
2041	1,040,000	524,735	1,564,735
2042	1,085,000	481,026	1,566,026
2043	1,130,000	434,788	1,564,788
2044	1,180,000	385,829	1,565,829
2045	1,230,000	334,014	1,564,014
2046	1,285,000	279,941	1,564,941
2047	1,345,000	223,396	1,568,396
2048	1,400,000	163,504	1,563,504
2049	1,465,000	100,116	1,565,116
2050	1,530,000	33,851	1,563,851
2051	-	-	-
Total	\$ 21,955,000	\$ 15,209,335	\$ 37,164,335

Existing Debt | County



2013A VRA Issuance

Fiscal Year	Coupon	Debt Service		
		Principal	Interest	Total
2026	4.286%	\$ 475,000	\$ 55,222	\$ 530,222
2027	4.350%	500,000	34,169	534,169
2028	4.523%	515,000	11,647	526,647
2029				
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2051				
Total		\$ 1,490,000	\$ 101,038	\$ 1,591,038

Additional Details

Original Issuance Amount:	\$7,305,000
Lender:	VRA
Closing Date:	6/5/2013
Principal Payment Date(s):	October 1
Interest Payment Date(s):	April 1 / October 1
Call Date:	11/1/2013
Call Price:	100.0%
Collateral Package:	Courthouse
Purpose:	Refund RD Loan (Courthouse/Admin.)
Source:	Documents

2015D VRA Issuance

Fiscal Year	Coupon	Debt Service		
		Principal	Interest	Total
2026	4.452%	\$ 260,000	\$ 63,694	\$ 323,694
2027	4.495%	270,000	51,838	321,838
2028	4.458%	285,000	39,416	324,416
2029	4.481%	295,000	26,453	321,453
2030	3.125%	315,000	14,922	329,922
2031	3.125%	320,000	5,000	325,000
2032				
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2051				
Total		\$ 1,745,000	\$ 201,322	\$ 1,946,322

Additional Details

Original Issuance Amount:	\$3,590,000
Lender:	VRA
Closing Date:	11/18/2015
Principal Payment Date(s):	October 1
Interest Payment Date(s):	April 1 / October 1
Call Date:	11/1/2025
Call Price:	100.0%
Collateral Package:	TBD
Purpose:	Courthouse Renovation/Expansion
Source:	Documents

2018C VRA Issuance

Fiscal Year	Coupon	Debt Service		
		Principal	Interest	Total
2026	5.125%	\$ 215,000	\$ 42,153	\$ 257,153
2027	5.125%	225,000	30,878	255,878
2028	5.125%	240,000	18,963	258,963
2029	5.125%	250,000	6,406	256,406
2030				
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2051				
Total		\$ 930,000	\$ 98,400	\$ 1,028,400

Additional Details

Original Issuance Amount:	\$2,025,000
Lender:	VRA
Closing Date:	11/14/2018
Principal Payment Date(s):	October 1
Interest Payment Date(s):	April 1 / October 1
Call Date:	11/1/2028
Call Price:	100.0%
Collateral Package:	Courthouse
Purpose:	Nelson Memorial Library Addition
Source:	Documents

Existing Debt | County



2021 Lease Revenue Refunding

Fiscal Year	Coupon	Debt Service		
		Principal	Interest	Total
2026	1.430%	\$ 817,000	\$ 29,723	\$ 846,723
2027	1.430%	831,000	17,939	848,939
2028	1.430%	839,000	5,999	844,999
2029				
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2051				
Total		\$ 2,487,000	\$ 53,661	\$ 2,540,661

Additional Details

Original Issuance Amount:	\$5,482,000
Lender:	Truist
Closing Date:	4/20/2021
Principal Payment Date(s):	August 15
Interest Payment Date(s):	February 15 / August 15
Call Date:	Any Time, Whole Only
Call Price:	100.0%
Collateral Package:	Nelson County Middle School
Purpose:	Refund 2012 Bond (School Projects)
Source:	Closing Memo, Documents

2022 Lease Revenue BAN

Fiscal Year	Coupon	Debt Service		
		Principal	Interest	Total
2026		\$ -	\$ 81,120	\$ 81,120
2027		-	81,120	81,120
2028	3.120%	2,600,000	40,560	2,640,560
2029				
2030				
2031				
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2051				
Total		\$ 2,600,000	\$ 202,800	\$ 2,802,800

Additional Details

Original Issuance Amount:	\$2,600,000
Lender:	First National Bank
Closing Date:	8/12/2022
Principal Payment Date(s):	August 1
Interest Payment Date(s):	February 1 / August 1
Call Date:	Any Time, Whole or Part
Call Price:	100.0%
Collateral Package:	Larkin Property
Purpose:	Land Purchase
Source:	Closing Memo, Documents

2025B VRA Issuance

Fiscal Year	Coupon	Debt Service		
		Principal	Interest	Total
2026		\$ -	\$ 298,567	\$ 298,567
2027	5.125%	170,000	399,719	569,719
2028	5.125%	175,000	390,878	565,878
2029	5.125%	185,000	381,653	566,653
2030	5.125%	195,000	371,916	566,916
2031	5.125%	205,000	361,666	566,666
2032	5.125%	215,000	350,903	565,903
2033	5.125%	230,000	339,500	569,500
2034	5.125%	240,000	327,456	567,456
2035	5.125%	250,000	314,900	564,900
2036	5.125%	265,000	301,703	566,703
2037	5.125%	280,000	287,738	567,738
2038	5.125%	295,000	273,003	568,003
2039	5.125%	310,000	257,500	567,500
2040	4.433%	325,000	242,353	567,353
2041	4.507%	340,000	227,488	567,488
2042	4.780%	355,000	211,341	566,341
2043	4.772%	375,000	193,909	568,909
2044	4.779%	390,000	175,644	565,644
2045	4.777%	410,000	156,531	566,531
2046	4.776%	430,000	136,469	566,469
2047	5.038%	450,000	114,866	564,866
2048	5.038%	475,000	91,566	566,566
2049	5.039%	500,000	67,003	567,003
2050	5.038%	525,000	41,181	566,181
2051	5.037%	555,000	13,978	568,978
Total		\$ 8,145,000	\$ 6,329,429	\$ 14,474,429

Additional Details

Original Issuance Amount:	\$8,145,000
Lender:	VRA
Closing Date:	8/5/2025
Principal Payment Date(s):	October 1
Interest Payment Date(s):	April 1 / October 1
Call Date:	11/1/2035
Call Price:	100.0%
Collateral Package:	DSS Building
Purpose:	DSS Building
Source:	Closing Memo, Final Numbers

Existing Debt | Schools



2025A VPSA Issuance

Fiscal Year	Coupon	Debt Service		
		Principal	Interest	Total
2026		\$ -	\$ 719,302	\$ 719,302
2027		-	1,003,678	1,003,678
2028		-	1,003,678	1,003,678
2029	5.050%	575,000	989,159	1,564,159
2030	5.050%	605,000	959,364	1,564,364
2031	5.050%	640,000	927,928	1,567,928
2032	5.050%	670,000	894,850	1,564,850
2033	5.050%	705,000	860,131	1,565,131
2034	5.050%	740,000	823,645	1,563,645
2035	5.050%	780,000	785,265	1,565,265
2036	5.050%	820,000	744,865	1,564,865
2037	5.050%	865,000	702,319	1,567,319
2038	5.050%	910,000	657,500	1,567,500
2039	5.050%	955,000	610,409	1,565,409
2040	4.050%	1,000,000	566,045	1,566,045
2041	4.050%	1,040,000	524,735	1,564,735
2042	4.175%	1,085,000	481,026	1,566,026
2043	4.175%	1,130,000	434,788	1,564,788
2044	4.300%	1,180,000	385,829	1,565,829
2045	4.300%	1,230,000	334,014	1,564,014
2046	4.300%	1,285,000	279,941	1,564,941
2047	4.300%	1,345,000	223,396	1,568,396
2048	4.425%	1,400,000	163,504	1,563,504
2049	4.425%	1,465,000	100,116	1,565,116
2050	4.425%	1,530,000	33,851	1,563,851
2051				
Total		\$ 21,955,000	\$ 15,209,335	\$ 37,164,335

Additional Details

Original Issuance Amount:	\$21,955,000
Lender:	VPSA
Closing Date:	4/27/2025
Principal Payment Date(s):	July 15
Interest Payment Date(s):	January 15 / July 15
Call Date:	VPSA Discretion
Call Price:	VPSA Discretion
Collateral Package:	General Obligation
Purpose:	Nelson High School Renovation
Source:	Closing Memo, Final Numbers

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Prepare a listing of new or replacement capital improvement items required for your department for the next five (5) fiscal years. Please provide the cost of each item as well as any annual operational expenses that would be required to maintain the item going forward. Be sure to place the items in **priority order by fiscal year**. ***Capital Improvement items are items that cost over \$10,000 and have at least a 5-year life expectancy.***

Fiscal Year (in order of priority)	Department	Item Name	Item Description	Item Cost	Annual Operational Cost(s)	Justification
FY27	11010 & 12010 - Board of Supervisors & County Administration	Larkin Water Source Investigation	Test Well Installation and Draw Down Testing (2)	\$130,500-\$160,000	TBD	Estimated range of costs for 2 wells from October 2025 CHA Report - refined costs to be provided. FY26 -Capital Outlay
FY27	11010 & 12010 - Board of Supervisors & County Administration	County Facilities/Systems Study	Comprehensive Evaluation of County-Owned Facilities - Evaluate the Feasibility of Performance Contracting for Equipment/Systems Upgrades. Cost is an estimate.	\$75,000	N/A	To Identify Needed Repairs/Replacement for future CIP needs and Development of Facilities Maintenance Schedules. Look at Performance Contracting Possibilities. FY26 Capital Outlay
FY27	11010 & 12010 - Board of Supervisors & County Administration	Economic Development Study	Comprehensive Evaluation of Economic Development Strategies (County Staff/EDA). Cost is an estimate.	\$100,000	N/A	To further work by the EDA/Staff to evaluate and identify feasible strategies for Economic Development. FY26 Capital Outlay
FY27	12180 & 32030 - Technology & E911	Battery Replacement Eaton IT UPS	Replace IT Network UPS batteries in accordance with recommended 5 year replacement cycle.	\$30,000	\$ -	This UPS protects all County network servers, routers, switches and the telephone system from power surges and powers all equipment in the event of generator failure during a power outage. UPS power protects servers from being corrupted due to improper shutdown during power failures.
FY27	12180 & 32030 - Technology & E911	BAI Municipal Software Server Replacement	Replace IBM server that hosts software and data for the County's financial, real estate and personal property system.	\$65,500	\$ 1,500	Server will reach end of End of Life in 2026 and will need to be purchased and implementation completed prior to December 2026.
FY27	12180 & 32030 - Technology & E911	SIEM and SOC Services	Security Information and Event Management (SIEM) and Security Operations Center (SOC) as a service for comprehensive real-time detection and containment of cybersecurity threats including system log analysis and retention.	\$52,000	\$ 52,000	To comply with the Department of Elections Locality Election Security Standards the County must collect and retain logging of network events. This solution detects emerging threats, responds to contain incidents quickly, investigates and provides detailed information on events. It collects, analyzes and retains all log files which is also important to the County's Cyber Risk Insurance provider, and provides 24x7x365 monitoring with live agents in a Security Operations Center.
FY27	12180 & 32030 - Technology & E911	Courthouse Network Switch Upgrade	Replacement of 1 network switch at the Courthouse that provides for County network, internet and telephone system connectivity	\$10,000	\$ 700	Switch will be over 10 years old and will no longer be supported by the manufacturer effective 10/31/2026.
FY27	12180 & 32030 - Technology & E911	Replace Sheriff's Office Mobile Data Computers	Replace 19 Sheriff's Office mobile data computers.	\$95,000	\$ -	Sheriff's Department mobile data computers used for call response, dispatch communications, ticker writing, report writing and general computing. Devices will be 7 years old, out of support and recommended for replacement in 2027 per the recommended vendor replacement cycle.
FY27	12180 & 32030 - Technology & E911	Replace ECC Raised Floor Tiles	Replace raised floor tiles/carpet in the ECC	\$30,000	\$ -	Current carpeted raised floor tiles have been installed since 2011 and have extensive wear and stains. Project cost may be covered by FY27 Virginia PSAP Grant Program.
FY27	12180 & 32030 - Technology & E911	Replace ECC Furniture	Replace/refresh 911 answering position furniture and increase the number of answering positions from 4 to 6 to accommodate increase in staff for some shifts and a supervisors position.	\$150,000	\$ -	Replace/refresh 911 answering position furniture and increase the number of answering positions to accommodate increase in staff on duty for some shifts. Project cost may be covered by FY27 Virginia PSAP Grant Program.

FY27	12180 & 32030 - Technology & E911	Radio System Upgrade to Trunked	Upgrade the County radio system from a 4 channel conventional system to a trunked radio system which will allow the County to use those 4 channels (frequencies) in a system that allows those channels to be shared by a number of users, in multiple talkgroups, without their conversations interfering with each other. The number of talk groups in a trunked system can far exceed the current 4 channel limitation.	\$4,583,014	\$	600,000	The current communications capacity of the County's radio system is becoming increasingly inadequate in meeting the County's radio communications needs. Additional talk groups are needed when multiple fire, rescue and law enforcement events or operations are occurring at the same time in order to prevent missed communications due to simultaneous transmissions. Consideration should also be given to migrating Wintergreen to this system from their aging and limited footprint system. Increase in annual maintenance from \$212,827 currently to an estimated \$600,00. All costs are a current budgetary estimate.
FY27	12180 & 32030 - Technology & E911	Add Radio Tower Site - Southern Nelson	Construction of a new radio communications tower site in southern Nelson.	\$1,659,074	\$	43,000	Addition of tower site would improve coverage in radio communications coverage gaps in southern Nelson. Annual operational costs would be reflected in the overall annual maintenance cost of the radio system.
FY27	13010 - Board of Elections	Accessible Voting Systems	Replacement ADA-compliant ballot marking interfaces	\$55,200		\$2,928	Existing federally-mandated ADA-compliant units are reaching end-of-life. Operating costs reflect annual firmware and extended warranty costs for 12 ADA units
FY27	32010 - Emergency Services	Drones	This would add 2 drones to the Emergency Services Department. These would be used for EM,SAR, fire incidents and the planned events each year.	\$30,000	\$	1,000	The use of drones in SAR decreases time to find and assist lost or injured persons. In LE, they can be used for overwatch during dangerous situations. For fire incidents they can be used as scouts. In EM disaster response, these units are invaluable for damage assesment and searching for victims.
FY27	34010 - Building Inspections	Building Renovations	Major Repairs to the Building Department (Building/Structure) at 80 Front Street, Lovingson VA.	\$115,650		Light Bill and Property Taxes (Assuming)	If the County plans to keep and use the structure, even if not for the Building Department, we should consider "fixing" the structural issues the structure currently has. At the very least, a structural assesment, evaluation of repairs and cost analysis. This will allow the County to know if the structure is "worth" repairing. We may also think about a true survey of the flood plain/way and see how much land is available in that location to build a new structure instead, if desired. Also, enough renovations over time could accomplish a new structure in that location. We would need a proper plan and wouldnt want it on the fill dirt it is currently on; for longevity purposes. Regardless, in the condition it is in now, it warrants a site visit and a conversation where we could discuss the facts and not wasting valuable resources on a "band-aid."
FY27	35010 - Animal Control	Shelter Office	12X12 Addition New Construction	\$30,000		\$30,000	Additional office space needed for staff and storage
FY27	42030 - Waste Management	Scale House	Located at the Transfer Station, this building is used by the employees to operate the scale, lunch break, and has a restroom	\$125,000		Utility Costs	The current building is deteriorating and has foundation issues causing the building to sag.
FY27	42030 - Waste Management	Skid Steer	Used to load waste on the Transfer Station floor (\$2,700 monthly cost if leased)	\$74,000		\$0	This is a vital piece of equipment at the transfer station. The current skid steer has had many mechanical issues which is costly and requires moving equipment between facilities which takes a considerable amount of time and effort. With a leasing program, all maintenance will be covered (no unforeseen costs) and if the equipment fails the lease provider will replace it until repairs can be made
FY27	43020 - Buildings & Grounds	Storage Building	40' x 40' x12' carport	\$23,000		\$0	This would be used store and extend the life and reliability of our heavy equipment

FY27	43020 - Buildings & Grounds	Mini Split	Mitsubishi ductless air system - Men's public restroom - 3rd floor	\$10,000	Utility Costs	This unit is over 15 years old and should be replaced. The unit in the 3rd floor womens restroom is currently being replaced due to the unit failing. Current cost is \$8,500 but I'm allowing for price increase this year
FY27	71020 - Parks & Recreation	Lovingston Park Playground	Lovingston Playground Project	\$65,000		To enhance the recreational ammeneties of the Lovingston area providing families a small play area for children. Project helps support the Lovingston revitalization efforts. Possible use of Forest Sustainability Grant Reserve Funds for funding.
FY27	71020 - Parks & Recreation	Security Gates @ Tunnel	Electronic Security Gates at the Blue Ridge Tunnel to allow scheduled daily closure of parking areas. Estimate is for 1 gate on the East Trailhead and 2 gates at the West Trailhead (Entrance and Exit)	\$46,800		Provide additional security of the tunnel trail to be able to lock the gates daily at sunset and open each day at sunrise by an electronic schedule. Can also split to add East Trailhead gate in FY27 for \$16,332.27 (As of 11/24/25) and West Trailhead gates in FY28 for \$30,467.42. Possible use of Forest Sustainability Grant Reserve Funds for funding.
FY27	71020 - Parks & Recreation	Repaving VBRRT Piney River Section	Repair and repave the 1/4 section of trail beginning at the Piney River Trailhead	\$60,000		To provide a safe walking surface along the paved portion of the trail. This will eliminate buckling of current paved trail from tree roots. The repair will allow better accessible usage of the trail along the Story Book Walk trail and allow for safe conditions for potential races. *Exploring a grant opportunity for this (2/13/26). Also a possible use of Forest Sustainability Grant Reserve Funds for funding.
TOTAL FY27				\$7,614,738	\$731,128	
			TOTAL	\$38,984,331	\$751,828	

Capital Improvement Plan

Prepare a listing of new or replacement capital improvement items required for your department for the next five (5) fiscal years. Please provide the cost of each item as well as any annual operational expenses that would be required to maintain the item going forward. Be sure to place the items in **priority order by fiscal year**. ***Capital Improvement items are items that cost over \$10,000 and have at least a 5-year life expectancy.***

Fiscal Year (in order of priority)	Department	Item Name	Item Description	Item Cost	Annual Operational Cost(s)	Justification
FY28	11010 & 12010 - Board of Supervisors & County Administration	Financing of Larkin Property Cost and Phase 1 Development	Payoff of \$2.6M Bond Anticipation Note for Property Purchase and \$15M Phase 1 Development	\$17,600,000	Debt Service Costs Covered by current funded Debt Capacity within the Debt Service Fund	Payoff of 2022 Bond Anticipation Note of \$2.6M by 8/01/2027 (FY27/28) and Finance \$15M Phase 1 Development Costs. New Debt Service
FY28	11010 & 12010 - Board of Supervisors & County Administration	School Board Offices Temporary Relocation	Temporary Location solution if Relocated from Courthouse	TBD - Estimates of costs needed once location known	TBD	To address additional space and security needs of the Commonwealth Attorneys' Office. Funding Source TBD
FY28	12180 & 32030 - Technology & E911	Firewall Replacement	Replace the County's network firewall appliance with supported equipment.	\$8,500	\$1,200	Estimated End of Life for system
FY28	12180 & 32030 - Technology & E911	Courthouse Network Switch Upgrade	Replacement of 4 network switches at the Courthouse that provide for County network, internet and telephone system connectivity	\$38,500	\$2,800	Current switches are approximately 10 years old and will no longer be supported by the manufacturer effective 10/31/2027.
FY28	32010 - Emergency Services	New ECC	A new ECC/EOC center	\$10,000,000		The current center is out of space and crowded. Current storage is in the holding cell area of the S.O. We currently have no space to train or to have an EOC open in the event of a disaster.
FY28	71020 - Parks & Recreation	Recreation Master Plan	Department wide recreation master plan to allow the county to plan accordingly for future recreation needs and facilities.	\$100,000		With the push for a recreational facility, this will allow us to better understand the community wants/needs compared to professionally formed data on regional/state/national trends. In addition, the plan will help the department align and have a more detailed focus for the future as it relates to the Nelson 2042 Comp Plan.
FY28	71020 - Parks & Recreation	Permanent Bathroom Facility @ Tunnel	Vault system bathroom facility at the Eastern Trailhead of the tunnel. Would also include storage room to provide area to store maintenance equipment.	\$90,000	\$7,200	To provide a more sanitary experience for visitors at the tunnel. Would also help with the aesthetics of what you first see when arriving and not blue portable toilets. Would still require contracted pumping and filling of potable water.
TOTAL FY28				\$27,837,000	\$11,200	
TOTAL				\$38,984,331	\$751,828	

Capital Improvement Plan

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Fiscal Year (in order of priority)	Department	Item Name	Item Description	Item Cost	Annual Operational Cost(s)	Justification
FY29	11010 & 12010 - Board of Supervisors & County Administration	Gladstone Depot Relocation/Restoration	Relocation and Restoration of the Historic Gladstone Depot. Price estimate provided by Friends of Gladstone Depot September 2025, Phases provided in 2023 for TAP Grant	\$3,194,393	TBD	Phase 1 Estimate \$590,932 -Hazmat Assessments, engineering/design for foundation at new location , site prep and pair footings installed. Phase 2 Estimate \$472,749 - Installation of structural foundations and piers for the deck and movement of the depot to new location. Phase 3 Estimate \$817,072 - Exterior renovations of the Depot building. Phase 4 Estimate \$524,414 Interior renovations of the Depot building. Phase 5 Estimate \$789,226 Site work -parking lot grading, utilities and landscaping installation. Possible Usage of Wild Rose Solar Revenue
FY29	12180 & 32030 - Technology & E911	Vesta 911 Call Handling Equipment Hardware Refresh	Replacement of all hardware components for the Vesta 911 Call Handling Equipment used in the ECC to process and answer 911 calls.	\$175,000	\$0	Mission Critical Equipment. If the system fails 911 calls would have to be rerouted to administrative phone lines and no caller information would be provided other than by the caller.
FY29	12180 & 32030 - Technology & E911	ECC UPS Battery Replacement	Replace UPS batteries in accordance with recommended 5 year replacement cycle.	\$15,000	\$0	Mission Critical Equipment. UPS protects all equipment in the Emergency Communications Center from power surges and provides power to the equipment in the event of generator failure during a power outage.
FY29	12180 & 32030 - Technology & E911	Call Recording System Upgrade	Replace current 911 call recording system	\$45,000	\$7,000	Estimated End of Life for system
FY29	12180 & 32030 - Technology & E911	Courthouse Network Switch Upgrade	Replacement of 2 network switches at the Courthouse that provide for County network, internet and telephone system connectivity.	\$16,000	\$2,500	Current switches are approximately 10 years old and will no longer be supported by the manufacturer effective 11/30/2028.
TOTAL FY29				\$3,445,393	\$9,500	
			TOTAL	\$38,984,331	\$751,828	

Capital Improvement Plan

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Fiscal Year (in order of priority)	Department	Item Name	Item Description	Item Cost	Annual Operational Cost(s)	Justification
FY30	11010 & 12010 - Board of Supervisors & County Administration	Stoney Creek Aqua VA System Purchase	Possible Purchase of Stoney Creek/Aqua VA System	TBD	TBD	Supervisor Reed Request From FY26. Funding Source TBD
FY30	12180 & 32030 - Technology & E911	Computer Aided Dispatch PC Replacement	Replace 4 CAD workstations in the ECC used by dispatchers to track 911 calls for service, determine responding agencies and view caller location on the map.	\$10,000	\$0	Computer Aided Dispatch (CAD) functionality is essential to dispatchers in processing calls for emergency services.
FY30	12180 & 32030 - Technology & E911	Tower Site UPS Battery Replacement	Replace UPS batteries at 4 tower sites in accordance with recommended 5 year replacement cycle.	\$47,200	\$0	Mission Critical Radio Communications Sites. UPS protects equipment from power surges and powers radio communications equipment in the event of generator failure during power outage. Loss of power to equipment results in loss of radio communications in the coverage area of the site.
TOTAL FY30				\$57,200	\$0	
FY31	11010 & 12010 - Board of Supervisors & County Administration	School Board Offices	Long-term Location Solution for School Board Offices if Relocated from Courthouse	TBD	TBD	To provide the School Division Central Office with a long-term location. Probable New Debt Service
FY31	12180 & 32030 - Technology & E911	Tower Site Microwave DC Plant Battery Replacement	Replace UPS batteries in accordance with recommended 5 year replacement cycle.	\$30,000	\$0	Mission Critical Radio Communications System. DC plant protects equipment from power surges and powers the County's microwave systems at the site in the event of generator failure during a power outage. Loss of power to microwave equipment results in loss of microwave network connectivity to the ring for the site and disrupts simulcast synchronization for the site.
TOTAL FY31				\$30,000	\$0	
TOTAL				\$38,984,331	\$751,828	

Capital Improvement Plan

Prepare a listing of new or replacement capital improvement items required for your department for the next five (5) fiscal years. Please provide the cost of each item as well as any annual operational expenses that would be required to maintain the item going forward. Be sure to place the items in **priority order by fiscal year**. ***Capital Improvement items are items that cost over \$10,000 and have at least a 5-year life expectancy.***

Department: Board of Supervisors & County Administration (11010 & 12010)

Fiscal Year (in order of priority)	Item Name	Item Description	Item Cost	Annual Operational Cost(s)	Justification
FY27	Larkin Water Source Investigation	Test Well Installation and Draw Down Testing (2)	\$130,500-\$160,000	TBD	Estimated range of costs for 2 wells from October 2025 CHA Report - refined costs to be provided. FY26 -Capital Outlay
FY27	County Facilities/Systems Study	Comprehensive Evaluation of County-Owned Facilities - Evaluate the Feasibility of Performance Contracting for Equipment/Systems Upgrades	Estimated \$75,000	N/A	To Identify Needed Repairs/Replacement for future CIP needs and Development of Facilities Maintenance Schedules. Look at Performance Contracting Possibilities. FY26 Capital Outlay
FY27	Economic Development Study	Comprehensive Evaluation of Economic Development Strategies (County Staff/EDA)	TBD - \$100,000 Estimated	N/A	To further work by the EDA/Staff to evaluate and identify feasible strategies for Economic Development. FY26 Capital Outlay
FY27/28	Financing of Larkin Property Cost and Phase 1 Development	Payoff of \$2.6M Bond Anticipation Note for Property Purchase and \$15M Phase 1 Development	\$17,600,000	Debt Service Costs Covered by current funded Debt Capacity within the Debt Service Fund	Payoff of 2022 Bond Anticipation Note of \$2.6M by 8/01/2027 (FY27/28) and Finance \$15M Phase 1 Development Costs. New Debt Service
FY27/28	School Board Offices Temporary Relocation	Temporary Location solution if Relocated from Courthouse	TBD - Estimates of costs needed once location known	TBD	To address additional space and security needs of the Commonwealth Attorneys' Office. Funding Source TBD
FY28/29	Gladstone Depot Relocation/Restoration	Relocation and Restoration of the Historic Gladstone Depot	\$3,194,393 - Provided by Friends of Gladstone Depot September 2025, Phases provided in 2023 for TAP Grant	TBD	Phase 1 Estimate \$590,932 -Hazmat Assessments, engineering/design for foundation at new location , site prep and pier footings installed. Phase 2 Estimate \$472,749 - Installation of structural foundations and piers for the deck and movement of the depot to new location. Phase 3 Estimate \$817,072 - Exterior renovations of the Depot building. Phase 4 Estimate \$524,414 Interior renovations of the Depot building. Phase 5 Estimate \$789,226 Site work -parking lot grading, utilities and landscaping installation. Possible Usage of Wild Rose Solar Revenue
FY30	Stoney Creek Aqua VA System Purchase	Possible Purchase of Stoney Creek/Aqua VA System	TBD	TBD	Supervisor Reed Request From FY26. Funding Source TBD
FY31	School Board Offices	Long-term Location Solution for School Board Offices if Relocated from Courthouse	TBD	TBD	To provide the School Division Central Office with a long-term location. Probable New Debt Service
		TOTAL	\$21,099,893-\$21,129,398	\$0	

Capital Improvement Plan

Prepare a listing of new or replacement capital improvement items required for your department for the next five (5) fiscal years. Please provide the cost of each item as well as any annual operational expenses that would be required to maintain the item going forward. Be sure to place the items in **priority order by fiscal year**.

Department: Technology & E911 (12180 & 32030)

Fiscal Year	Department	Item Name	Item Description	Item Cost	Annual Operational Cost(s)	Justification
FY27	12180 & 32030 - Technology & E911	Battery Replacement Eaton IT UPS	Replace IT Network UPS batteries in accordance with recommended 5 year replacement cycle.	\$30,000	\$0	This UPS protects all County network servers, routers, switches and the telephone system from power surges and powers all equipment in the event of generator failure during a power outage. UPS power protects servers from being corrupted due to improper shutdown during power failures.
FY27	12180 & 32030 - Technology & E911	BAI Municipal Software Server Replacement	Replace IBM server that hosts software and data for the County's financial, real estate and personal property system.	\$65,500	\$1,500	Server will reach end of End of Life in 2026 and will need to be purchased and implementation completed prior to December 2026.
FY27	12180 & 32030 - Technology & E911	SIEM and SOC Services	Security Information and Event Management (SIEM) and Security Operations Center (SOC) as a service for comprehensive real-time detection and containment of cybersecurity threats including system log analysis and retention.	\$52,000	\$52,000	To comply with the Department of Elections Locality Election Security Standards the County must collect and retain logging of network events. This solution detects emerging threats, responds to contain incidents quickly, investigates and provides detailed information on events. It collects, analyzes and retains all log files which is also important to the County's Cyber Risk Insurance provider, and provides 24x7x365 monitoring with live agents in a Security Operations Center.
FY27	12180 & 32030 - Technology & E911	Courthouse Network Switch Upgrade	Replacement of 1 network switch at the Courthouse that provides for County network, internet and telephone system connectivity	\$10,000	\$700	Switch will be over 10 years old and will no longer be supported by the manufacturer effective 10/31/2026.
FY27	12180 & 32030 - Technology & E911 (for Sheriff's Department)	Replace Sheriff's Office Mobile Data Computers	Replace 19 Sheriff's Office mobile data computers.	\$95,000	\$0	Sheriff's Department mobile data computers used for call response, dispatch communications, ticker writing, report writing and general computing. Devices will be 7 years old, out of support and recommended for replacement in 2027 per the recommended vendor replacement cycle.
FY27	12180 & 32030 - Technology & E911	Replace ECC Raised Floor Tiles	Replace raised floor tiles/carpet in the ECC	\$30,000	\$0	Current carpeted raised floor tiles have been installed since 2011 and have extensive wear and stains. Project cost may be covered by FY27 Virginia PSAP Grant Program.
FY27	12180 & 32030 - Technology & E911	Replace ECC Furniture	Replace/refresh 911 answering position furniture and increase the number of answering positions from 4 to 6 to accommodate increase in staff for some shifts and a supervisors position.	\$150,000	\$0	Replace/refresh 911 answering position furniture and increase the number of answering positions to accommodate increase in staff on duty for some shifts. Project cost may be covered by FY27 Virginia PSAP Grant Program.
FY27	12180 & 32030 - Technology & E911	Radio System Upgrade to Trunked	Upgrade the County radio system from a 4 channel conventional system to a trunked radio system which will allow the County to use those 4 channels (frequencies) in a system that allows those channels to be shared by a number of users, in multiple talkgroups, without their conversations interfering with each other. The number of talk groups in a trunked system can far exceed the current 4 channel limitation.	\$4,583,014	\$600,000	The current communications capacity of the County's radio system is becoming increasingly inadequate in meeting the County's radio communications needs. Additional talk groups are needed when multiple fire, rescue and law enforcement events or operations are occurring at the same time in order to prevent missed communications due to simultaneous transmissions. Consideration should also be given to migrating Wintergreen to this system from their aging and limited footprint system. Increase in annual maintenance from \$212,827 currently to an estimated \$600,00. All costs are a current budgetary estimate.
FY27	12180 & 32030 - Technology & E911	Add Radio Tower Site - Southern Nelson	Construction of a new radio communications tower site in southern Nelson.	\$1,659,074	\$43,000	Addition of tower site would improve coverage in radio communications coverage gaps in southern Nelson. Annual operational costs would be reflected in the overall annual maintenance cost of the radio system.
TOTAL FY27				\$6,674,588		

FY28	12180 & 32030 - Technology & E911	Firewall Replacement	Replace the County's network firewall appliance with supported equipment.	\$8,500	\$1,200	Estimated End of Life for system
FY28	12180 & 32030 - Technology & E911	Courthouse Network Switch Upgrade	Replacement of 4 network switches at the Courthouse that provide for County network, internet and telephone system connectivity	\$38,500	\$2,800	Current switches are approximately 10 years old and will no longer be supported by the manufacturer effective 10/31/2027.
TOTAL FY28				\$47,000		
FY29	12180 & 32030 - Technology & E911	Vesta 911 Call Handling Equipment Hardware Refresh	Replacement of all hardware components for the Vesta 911 Call Handling Equipment used in the ECC to process and answer 911 calls.	\$175,000	\$0	Mission Critical Equipment. If the system fails 911 calls would have to be rerouted to administrative phone lines and no caller information would be provided other than by the caller.
FY29	12180 & 32030 - Technology & E911	ECC UPS Battery Replacement	Replace UPS batteries in accordance with recommended 5 year replacement cycle.	\$15,000	\$0	Mission Critical Equipment. UPS protects all equipment in the Emergency Communications Center from power surges and provides power to the equipment in the event of generator failure during a power outage.
FY29	12180 & 32030 - Technology & E911	Call Recording System Upgrade	Replace current 911 call recording system	\$45,000	\$7,000	Estimated End of Life for system
FY29	12180 & 32030 - Technology & E911	Courthouse Network Switch Upgrade	Replacement of 2 network switches at the Courthouse that provide for County network, internet and telephone system connectivity.	\$16,000	\$2,500	Current switches are approximately 10 years old and will no longer be supported by the manufacturer effective 11/30/2028.
TOTAL FY29				\$235,000		
FY30	12180 & 32030 - Technology & E911	Computer Aided Dispatch PC Replacement	Replace 4 CAD workstations in the ECC used by dispatchers to track 911 calls for service, determine responding agencies and view caller location on the map.	\$10,000	\$0	Computer Aided Dispatch (CAD) functionality is essential to dispatchers in processing calls for emergency services.
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TOTAL FY30				\$57,200		
FY31	12180 & 32030 - Technology & E911	Tower Site Microwave DC Plant Battery Replacement	Replace UPS batteries in accordance with recommended 5 year replacement cycle.	\$30,000	\$0	Mission Critical Radio Communications System. DC plant protects equipment from power surges and powers the County's microwave systems at the site in the event of generator failure during a power outage. Loss of power to microwave equipment results in loss of microwave network connectivity to the ring for the site and disrupts simulcast synchronization for the site.
TOTAL FY31				\$30,000		
			GRAND TOTAL	\$7,043,788	\$710,700	

