

December 16, 2025

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: Ernie Q. Reed, Central District Supervisor – 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

Absent: Thomas D. Harvey, North District Supervisor
Dr. Jessica L. Ligon, South District Supervisor – Vice Chair

I. CALL TO ORDER

Mr. Reed called the meeting to order at 2:02 p.m. with three (3) Supervisors present to establish a quorum. Mr. Harvey and Dr. Ligon were absent.

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

II. PUBLIC COMMENTS

Joanne Thompson Clarkson – Piney River, Virginia

Ms. Clarkson stated that she owned several parcels of land and had received her property tax reassessment notices. She noted that she had a hard time receiving her notices, commenting that the mail can be unreliable. Ms. Clarkson suggested that once the notices are mailed out, copies should be placed in the County Administrator’s office, which she understood did not receive a copy until the previous Friday. She explained that this means if the mail is late, there are only a few days to file an appeal—and there are also unknowns in terms of the tax rate and the composition of the Equalization Board.

William Percy – Lovingston, Virginia

Mr. Percy stated that it’s the time of year to be thankful and appreciate the many blessings all too often taken for granted. He expressed his gratitude to the Board of Supervisors and administrative staff for their service and dedication to Nelson County. Mr. Percy said that as a substitute teacher in the County’s public schools, he is grateful to the Sheriff’s Department and school resource officers controlling traffic to allow buses and cars to exit safely at the end of the day. He added that he is still hopeful that the speed monitoring cameras will be reconsidered and approved next year. He expressed appreciation for the School Board and Superintendent Dr. Hester for doing an outstanding job with School Board meetings and presentations, noting that he hoped the Board of Supervisors would emulate their use of technology for meetings.

Mr. Percy said he is thankful that Wild Rose Solar Farm representatives are with them today and believes a project of this scope and importance to Nelson County warrants a tab on the Board of Supervisors’

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website. He stated that he is watching to see how the Nelson County High School scholarship selection is awarded and how and when the applications are made available. In light of a recent notice from CVEC, he said, he is hopeful that the project can offset and prevent much of the anticipated energy rate increase of almost 8%. He added that the large-scale Dillard Creek Larkin Property project should also have a special tab on the website, commenting that this remains a significant source of frustration as Nelson County waits on CHA to manage a project that should be controlled locally, disregarding the notion that an 82,000-gallon-a-day supply source is necessary before anything can be done with the property to benefit citizens here. He said there are several local companies in Nelson County capable of drilling wells and excavating to build a recreation reservoir or extending and renovating the high school fitness trail that already exists adjacent to the Larkin property and also already has a well on it.

Woody Greenberg – Arrington, Virginia

Mr. Greenberg stated that it had been an honor to serve on the Board with Tommy Harvey, whose dedication to the County was incredible. Mr. Greenberg said he learned a tremendous amount from Mr. Harvey and admired his command of the process in dealing with VDOT and getting the roads in his district on the priority list expeditiously. Mr. Greenberg stated that Mr. Harvey was also a leader in supporting and promoting the fire departments and emergency services, serving as a true advocate for volunteer rescue squads and fire departments while conveying that knowledge to his colleagues. Mr. Greenberg said that Mr. Harvey was also dedicated to the public school system, and he appreciated everything Mr. Harvey had done for Nelson County.

Edith Napier – Arrington, Virginia

Ms. Napier, stated that she was before the Board to speak on behalf of the Nelson County Juneteenth Celebration Committee, and she asked committee members to stand and be recognized. Ms. Napier stated that preparations are underway for the fourth annual Juneteenth celebration in Nelson County, scheduled for June 20, 2026, at 3 p.m., emphasizing that the event continues to expand its reach and impact by providing a space for the community to honor history, celebrate progress, and invest in the future. She said the 2025 celebration theme focused on historical black colleges and universities and the educational opportunities they had to offer all students. She noted that they had college students share their experiences and engage with attendees. She thanked the Nelson Heritage Center for once again hosting the event and said while the Juneteenth Committee operates independently, the Center's support and partnership help make the celebration possible. Ms. Napier said they are requesting a \$5,000 contribution and are also asking for this contribution to be considered as a recurring County budget line item to demonstrate ongoing support for this tradition. Ms. Napier stated that with support, the committee can continue to offer students and families experiences that uplift, inform, and inspire.

Connie Brennan – Faber, Virginia

Ms. Brennan said she had served for 16 years on the Board of Supervisors with Tommy Harvey and greatly appreciated that opportunity, as she learned a tremendous amount from him. She also thanked the current Supervisors for their service and understands firsthand what that commitment is. She commented that while they did not always agree, they both agreed on the importance of public education, public safety, and the library. She noted those were all very important to him. She asked Mr. Harvey's spouse, Ms. Diane Harvey, to extend her thanks to him.

There being no further speakers, the Chair closed the public comment portion of the meeting.

III. CONSENT AGENDA

Mr. Rutherford moved to approve the Consent Agenda as presented. Mr. Parr seconded the motion. There being no further discussion, Supervisors unanimously approved the motion by vote of acclamation (3-0), and the following resolutions were adopted:

A. Resolution – R2025-80 Minutes for Approval

**RESOLUTION R2025-80
NELSON COUNTY BOARD OF SUPERVISORS
APPROVAL OF MINUTES
(October 14, 2025)**

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

B. Resolution – R2025-81 FY26 Budget Amendment

**RESOLUTION R2025-81
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF FISCAL YEAR 2025-2026 BUDGET
December 9, 2025**

I. Appropriation of Funds (General Fund)

Amount	Revenue Account (-)	Expenditure Account (+)
\$ 7,477.07	3-100-009999-0001	4-100-031020-7045
\$ 82,695.00	3-100-002404-0015	4-100-032020-5648
\$ 15,700.00	3-100-003303-0008	4-100-031020-3029
\$ 19,485.00	3-100-003303-0008	4-100-031020-3028
\$ 938.75	3-100-001401-0002	4-100-031020-7017
\$ 804.50	3-100-001401-0002	4-100-031020-7017
\$ 20,472.65	3-100-001899-0008	4-100-091030-5202
<u>\$ 1,594.00</u>	3-100-001899-0017	4-100-031020-5803
\$ 149,166.97		

C. Proclamation – P2025-06 FY26 National Wreaths Across America Day

**PROCLAMATION P2025-06
NELSON COUNTY BOARD OF SUPERVISORS
DESIGNATING DECEMBER 13, 2025 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.

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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 5,800 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 Lovingston, 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 13th, 2025 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. RECOGNITION OF SERVICE

A. North District Supervisor Thomas D. Harvey (R2025-82)

Mr. Reed and Mr. Parr both took turns reading Resolution R2025-82 into the record. Mr. Reed asked Ms. Diane Harvey to come forward.

Ms. Harvey read the following letter from Mr. Harvey:

“Mr. Chairman, fellow Supervisors, County staff, and citizens of Nelson County, thank you for allowing my wife, Diane, to read this on my behalf. I want to begin by offering a sincere apology for not being able to attend in person. Ongoing health and mobility challenges made that impossible, and I regret not being here with you today.

Serving on this Board has been one of my great honors of my life. For more than four decades, I worked for the people of Nelson County through good times and hard ones, through progress, pushback, and through moments that demanded resolve instead of applause. I never treated this seat as a formality or a stepping stone. It was a responsibility. In recent years, my health limited my role, but it has never changed my commitment. My focus remained on doing what was right for this county and the people who we call home.

Nelson County is not perfect, but it is strong. It is built by neighbors who work, who look out for one another, by public servants who do the work without recognition, and by citizens who expect honesty and not excuses.

I want to thank the County staff, past and present. Your work matters more than most people ever realize, and this county runs because of your efforts. To my fellow Supervisors, we have not always agreed that is as it should be. Governing is not about comfort. It is about responsibility. As this seat passes to a new leadership, my hope is simply that my successor brings at least half the dedication, backbone, and respect for this office that I tried to bring every day. The people of Nelson County deserve no less. To the citizens of the North District and all of Nelson County, thank you for your trust over the years. I did my best to earn it with honesty, consistency, and willingness to speak plainly when it mattered.

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Finally, I want to thank my wife, Diane. She carried more than her share so I could serve, and any good that came from that time is inspirable from her strength and sacrifice. I leave this office grateful for the opportunity, proud of the work, and confident in the future of Nelson County, so as long as the leaders remember who they are here to serve.”

The Board presented Ms. Harvey with a framed copy of Resolution R2025-82.

Mr. Parr motioned to adopt **Resolution R2025-82** as presented. Mr. Rutherford seconded the motion, which passed unanimously (3-0) by roll call vote and the following resolution was adopted:

RESOLUTION R2025-82
NELSON COUNTY BOARD OF SUPERVISORS
RECOGNIZING THE COUNTY SERVICE OF THOMAS D. HARVEY

WHEREAS, Afton resident and lifelong Nelsonian Thomas D. “Tommy” Harvey was elected in a special election in November 1984 at age 30; and was subsequently elected to serve 10 consecutive terms on the Board of Supervisors for the North District, for a total of 41 years of public service; and

WHEREAS, Tommy Harvey has distinguished himself as a dedicated public servant who worked to support policies in the best interest of all local residents and during his tenure, he has worked with 23 Supervisors, 8 County Administrators, and countless staff members along the way; and

WHEREAS, during his tenure on the Board of Supervisors, Mr. Harvey helped the County advance its available utilities through the formation of the Nelson County Service Authority for improvements to public water and sewer in Lovington, Shipman, Schuyler, Gladstone, Piney River and Wintergreen; and the Nelson County Broadband Authority, which successfully initiated the County’s fiber broadband project and contributed to making high speed internet connectivity available to homes and businesses throughout Nelson County; and

WHEREAS, Mr. Harvey has been a strong supporter of Nelson County Public Schools, and during his tenure, the County built Tye River and Rockfish River Elementary Schools, Nelson Middle School, and completed renovations to Nelson County High School; and

WHEREAS, throughout his career, Mr. Harvey has made many important contributions to the community, including efforts to secure adequate funding for local emergency services, the implementation of Enhanced 911, improvements to public safety radio communications, and road safety improvements throughout the County; and

WHEREAS, Mr. Harvey also assisted with the expansion of the Nelson Memorial Library and the Courthouse complex, the completion of the Blue Ridge Railway Trail and the Blue Ridge Tunnel Trail, and countless other projects and endeavors over the years;

NOW THEREFORE BE IT RESOLVED that the Nelson County Board of Supervisors do hereby officially recognize Thomas D. “Tommy” Harvey as the longest-serving member of the Board of Supervisors, and

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respectfully asks all citizens to join in expressing their sincere gratitude and appreciation for the 41 years of outstanding service to our community that he has most generously given.

BE IT FURTHER RESOLVED that the Nelson County Board of Supervisors does hereby name Former Board of Supervisors Room #420 in Mr. Harvey's honor to now be known as the Thomas D. Harvey Meeting Room.

B. Retiring Registrar Jacqueline C. Britt (R2025-83)

Mr. Rutherford read **Resolution R2025-83** into the record and moved to adopt it as presented. Mr. Parr seconded the motion, which passed unanimously (3-0) by roll call vote and the following resolution was adopted:

**RESOLUTION R2025-83
NELSON COUNTY BOARD OF SUPERVISORS
RESOLUTION RECOGNIZING THE COUNTY SERVICE OF
JACQUELINE CLARK BRITT**

WHEREAS, Jacqueline Clark "Jackie" Britt has been a lifelong active member of the Nelson County community, and

WHEREAS, since January 1, 2009, Jacqueline Britt has served as the duly appointed General Registrar and Director of Elections for Nelson County, and

WHEREAS, during her tenure as General Registrar, Jacqueline Britt has diligently overseen more than thirty General and Primary Elections, trained hundreds of Officers of Election, and monitored the filings of dozens of local candidates, and

WHEREAS, in addition to her core responsibilities, Jacqueline Britt has served in several statewide and regional leadership roles in the Voter Registrars Association of Virginia, and

WHEREAS, to further her education in the elections field, Jacqueline Britt has received professional certification at both the state and national levels, and

WHEREAS, in recognition of her extensive knowledge base and dedication to fairness, security, and transparency, Jacqueline Britt was selected to serve as a member of the Bipartisan Policy Center's Elections Task Force,

NOW THEREFORE BE IT RESOLVED that the Nelson County Board of Supervisors, jointly with the Nelson County Electoral Board, do hereby officially recognize Jacqueline Clark "Jackie" Britt, and respectfully ask all citizens alike to join in expressing their sincere gratitude and appreciation for the many years of outstanding service to our community she has most generously given.

BE IT FURTHER RESOLVED that Jacqueline Clark "Jackie" Britt will be missed both personally and professionally, and the Board wishes her continued health, happiness, and prosperity upon her well-deserved retirement.

The Board presented Ms. Britt with a framed copy of Resolution R2025-83.

V. PRESENTATIONS

A. VDOT Report

VDOT Administrator Robert Brown stated that the last litter pickup to Nelson County was now completed. He reported that between 1,600 and 2,000 bags of trash were picked up by the contractor. He noted that VDOT had been able to continue funding litter pickup. Mr. Brown said a lot of work was done on Route 623, Davis Creek, where the rural rustic project is part of the six-year plan, describing it as “quite an ordeal,” with large pipes needing replacement. He stated the pipe replacement was finished and hoped the hard surface could be put down next spring to get residents out of the dust. Mr. Brown said the replacement of cross-line pipes on secondary routes in Nelson County is ongoing, attributing this project to special funding and a large number of pipes in poor-condition in the area, and said the effort would continue. He stated that snow removal last week gave them a good workout and went very well, mentioning the use of a lot of chemical to keep roads clear. Mr. Brown said VDOT’s private contractor for Nelson and state forces both did a very good job with the service, no one was hurt, and there was no equipment damage.

Mr. Rutherford stated that there was a culvert pipe in front of 812 Peavine Lane (Route 605) that is starting to collapse in several locations, and his guess is it has probably been holding on since the 70s or 80s. He said his second concern is the sinkhole at the beginning of Whippoorwill, which is off of Route 605. Mr. Rutherford also mentioned that there has been another accident at the Route 6 intersection with Route 29 at Woods Mill, which is where his office is located. He emphasized that there have been a lot of accidents there, and they need to address the situation, perhaps sending traffic down Tidbit Trail.

Mr. Brown responded that one of the vehicles involved in the accident today was a VDOT crew, but everyone was okay. He stated that there is a good Smart Scale project in the works to help there, but they really need to do another traffic study. He said he had talked to his traffic operations people and they may have it on the books to do another study, but he will follow up to be sure. He stated that until they prohibit the left turn going north, there will be accidents there—but there is not a lot of room to make improvements. He said traffic would likely need to go as far as the crossover at the weigh station due to the elevation of the lanes.

Mr. Rutherford said he liked that idea, and in the meantime, he encouraged drivers to go to the Wayside and go down Tidbit if there are three or more cars trying to make a left to get on 6/151, or to not go through the intersection if there is a tractor-trailer there at any point.

Mr. Brown commented that it may be possible now to prohibit drivers from making a left turn there and make them go down to the Wayside, but they would have to study it carefully and do a traffic impact analysis to ensure they were not missing anything and creating a bigger problem.

Mr. Reed stated that he had met with Jerry West from Parks and Rec at Janet Hunter’s property on Rockfish River Road in Schuyler, and he thanked Mr. Brown for the help VDOT has provided for the kayak takeout there just above the dam. Mr. Reed then asked if there had been any discussions or funding available for a kayak put-in at the southern part of the wayside.

Mr. Brown responded that they just need a plan of what the County wants to install, and it would be permitted in the VDOT right of way. He said while there may not be VDOT funding available for it, there was always revenue-sharing money and recreational access funds—the latter of which would be more for access to the canoe launch.

Mr. Reed said with the kayak takeout eight miles downriver, it makes sense to have a place to put in, which was something the County could have that they would be really proud of. Mr. Brown asked if there were any concepts of what the launch area would look like. Mr. Reed responded that there were none formalized yet, but he felt confident they could come up with something. Mr. Brown suggested that they send him something they want and plan to construct it along the edge of the river. Mr. Reed said he would touch base with Ms. McGarry and Mr. West to see what they could put together.

Mr. Rutherford asked if the takeout was complete. Mr. Brown responded that VDOT had started cleaning up the parking area and made improvements with VDOT County safety funds when they renovated to put in the new tables, but that was unfinished and they had not gotten back to it yet. He said the intent was to remove all of the stockpiles of soil there, and extend that corridor to close up some entrances as well as grading to get access at a lower level.

Mr. Brown also stated that he would talk with Mr. West. Mr. Reed said the adjacent landowner there has put up a nice fence that demarcates the area well. He said it was not a large area, but it will be something they can tout on behalf of County recreation and the people on the river.

Mr. Reed also thanked him for the work on Davis Creek and said the people there really appreciated it. Mr. Brown said they would get that finished when the weather gets better.

B. Central Virginia Land Conservancy – Charles Lacy

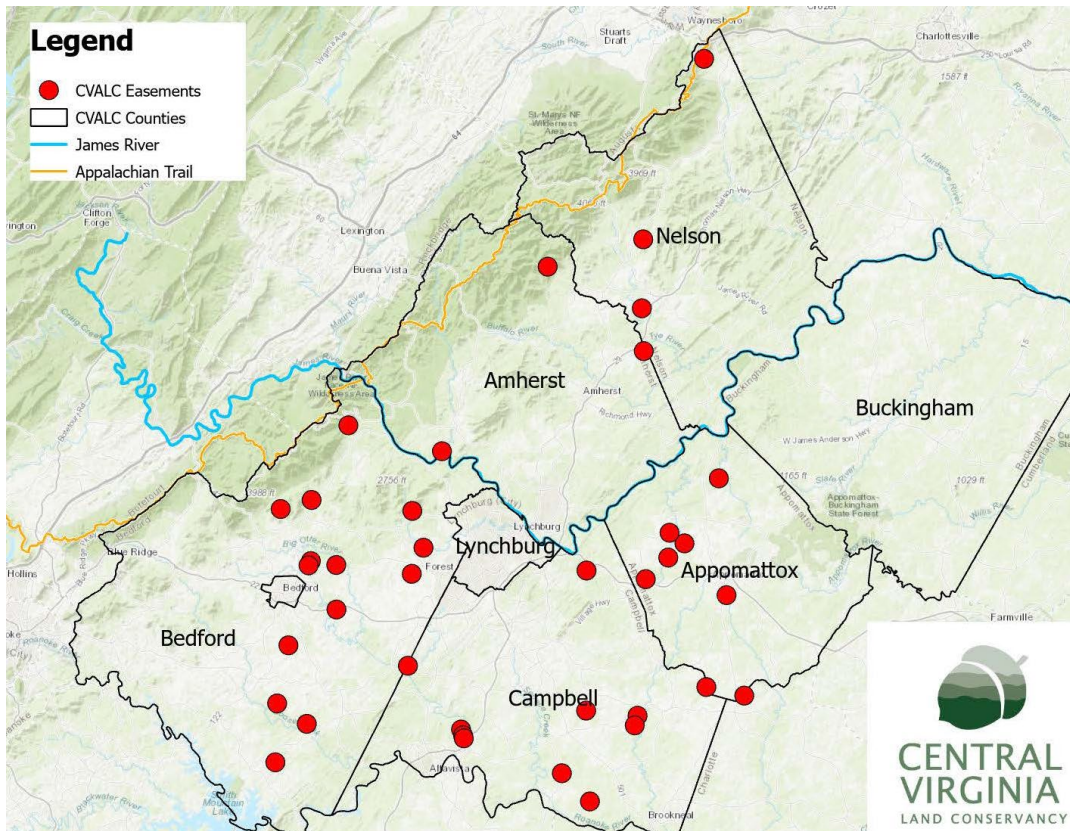
Ms. Susan McSwain, a resident of Elma, said she has served as a board member for the Central Virginia Land Conservancy since 2011. She introduced Charles Lacy, who was hired as the conservancy's new program manager earlier in 2025. She noted that a requirement for that position is that the person lives within the area they serve, which includes six (6) counties, and Mr. Lacy and his wife chose to live in Nelson. She reported that the County's Comprehensive Plan lists specific ways to preserve the rural nature of the County, and one is through conservation and open space easements. Ms. McSwain noted that Mr. Lacy previously worked for the Department of Forestry in the office that handles open space easements, in which this experience has provided him with a wealth of knowledge in conserving land. She noted that Mr. Lacy had grown up in Wythe County and understood the value of land preservation.

Mr. Charles Lacy stated that the Conservancy's primary specialization is conservation easements, which are pursued to preserve forested and agricultural land, both of which Nelson County possesses in significant quantity. He explained for those unfamiliar with conservation easements, they are voluntary agreements that a landowner can make with an easement holder such as his organization. He stated that the main goal is to limit development rights and protect the conservation values of private land, and an easement must be held by a public entity, either an organization like his or a state entity such as the Department of Forestry or the Virginia Outdoors Foundation.

Mr. Lacy said the organization was founded in 2003 by volunteers in Amherst County. Mr. Lacy stated that the group did not hold easements until 2019, when it merged with the Blue Ridge Land Conservancy of Roanoke. He said since 2019, the organization has grown from holding no easements to now holding thirty-five across a six-county area, including Nelson, Amherst, Appomattox, Bedford, Buckingham, and Campbell counties. Mr. Lacy stated that Bedford County is the most populous county, where the largest number of easements, fourteen total, are held, and he said the organization continues to expand beyond the greater Lynchburg area.

Mr. Lacy stated that Nelson, as the northernmost county, is a high priority for him, particularly as a new resident, and he would like to see the program grow and expand in Nelson County. Mr. Lacy said the current holdings are 456 acres across three easements in Nelson County, and there is much opportunity for further growth. He stated that about one-third of Nelson County is either national forest, wilderness area, or in agricultural use, and as such, public land, recreation, and farming are central to the County's economy and identity. Mr. Lacy said it is especially important to buffer and preserve these areas to maintain what makes Nelson County unique.

Mr. Lacy stated that the map shown below illustrates the spread of easements within the service area, including three in Nelson County and one on the border with Amherst. Mr. Lacy said the northwestern boundary of Nelson County is marked by the Appalachian Trail, and the southeastern side by the James River, which together provide ample opportunity for conservation.



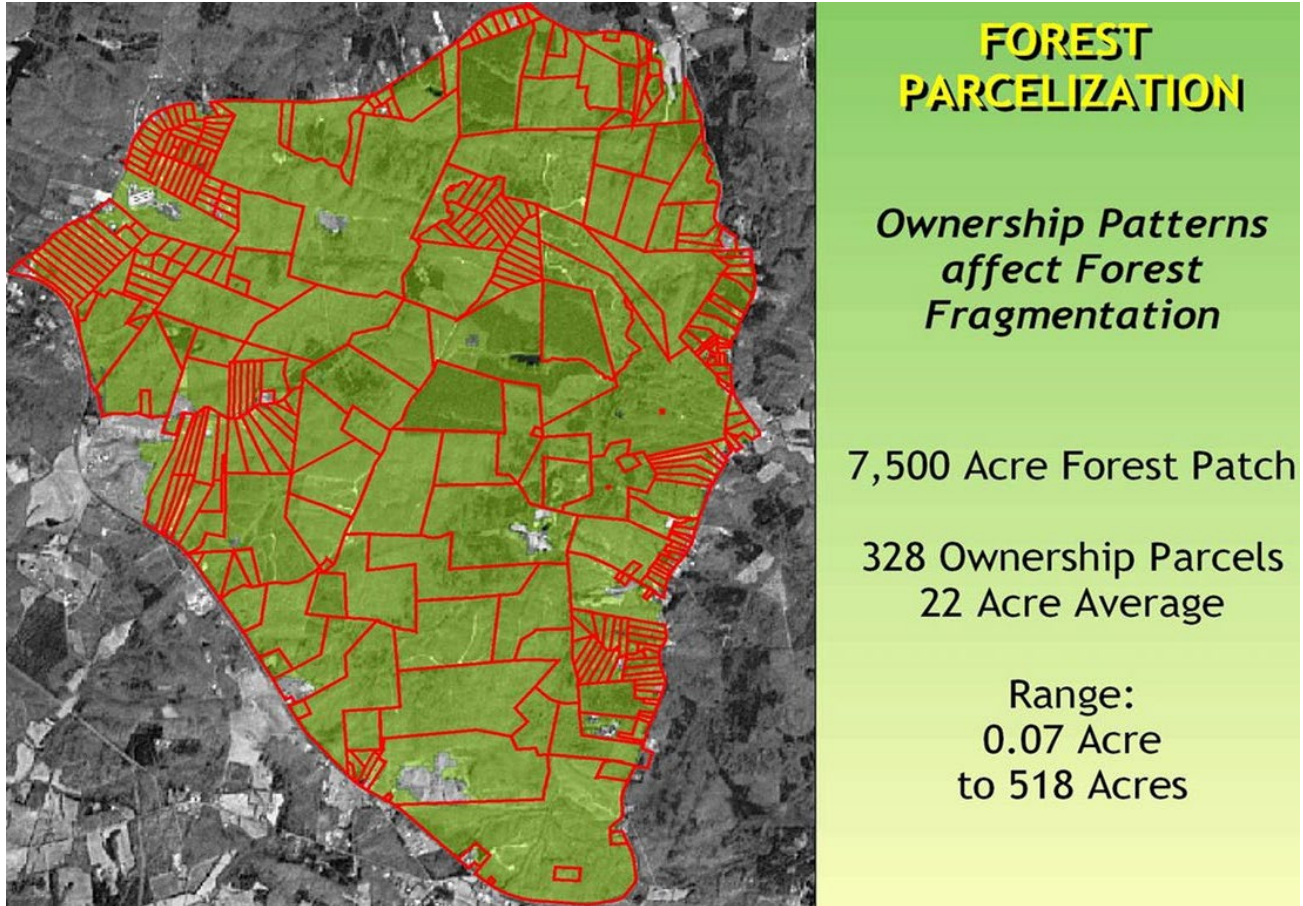
He displayed satellite imagery from which 2000 showed a contiguous 7,500-acre forest, but by 2022, the area had 328 separate owners. Mr. Lacy said this demonstrates how parcelization can change a landscape, and an animation further shows forest land being converted into subdivisions. He stated that the Conservancy acknowledges that development is part of life, noting that people need places to live, and prefers development be concentrated in suitable areas to keep agricultural and forested land intact.



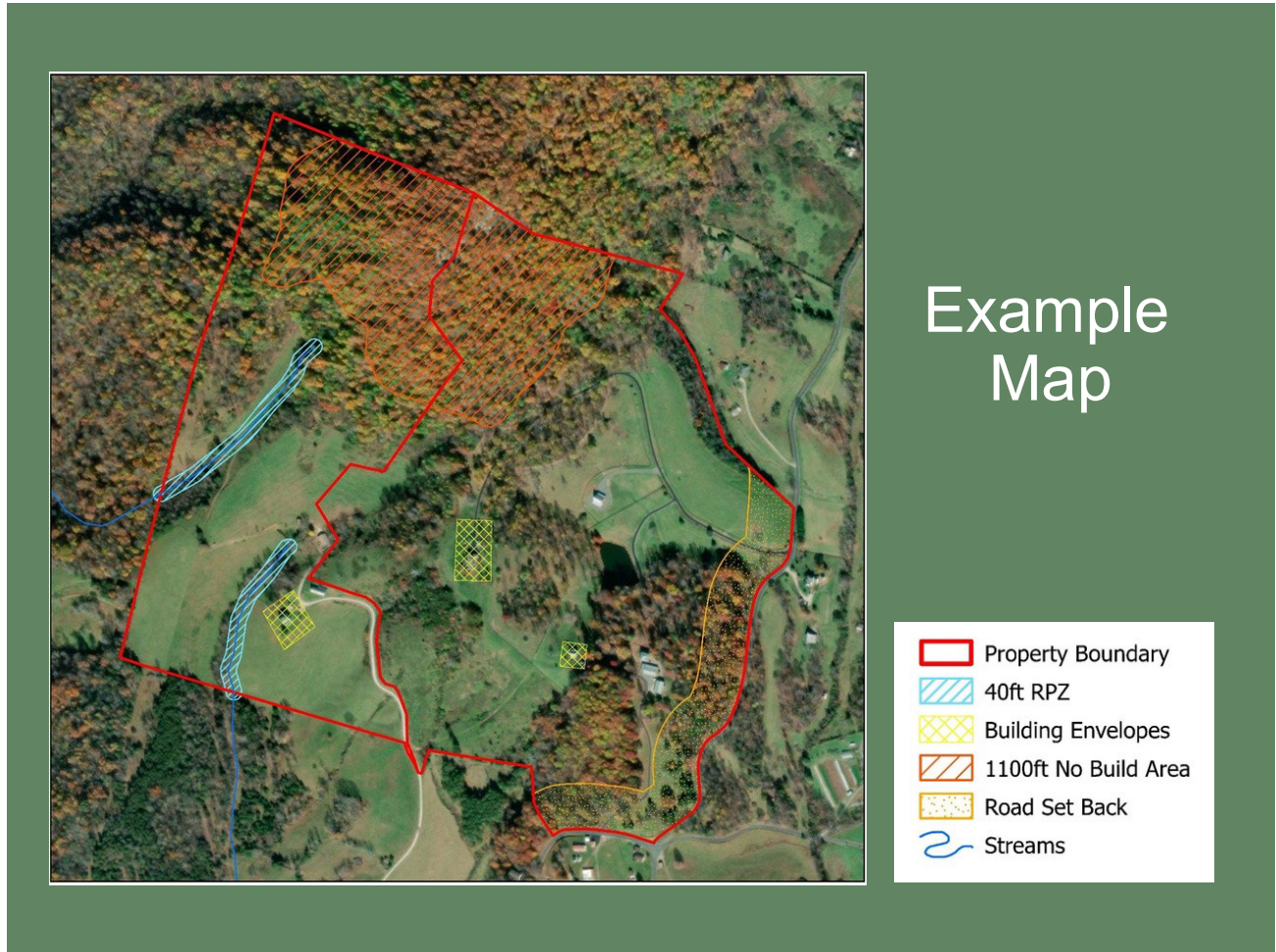
FOREST PATCH

7,500 Acres
Continuous Forest Cover

Derived from
Year 2000
Landsat Satellite
Image Analysis



Mr. Lacy said a conservation easement limits development rights by capping the number of times a property can be subdivided and also limits the number and size of structures that can be built. He stated that the owner keeps full ownership and usage rights, as long as conservation values are maintained. Mr. Lacy said public access is not required unless specifically desired by the owner. He stated that Fortunes Cove, held under conservation easement by the Nature Conservancy, allows public access, but that is not mandatory. He said all easement properties are accompanied by maps, such as an example he prepared, showing a property subdivided once. Mr. Lacy stated that perennial streams are buffered with forty-foot riparian zones, and some areas are designated as no-build zones, sometimes on higher elevations to protect view sheds. He said building envelopes are also common, which specify where dwellings may be built.



Mr. Lacy stated that landowners may be interested in conservation easements for many reasons, with personal values being the most common. He said many properties have been in families for generations and hold significant meaning. Mr. Lacy stated that as development spreads from Charlottesville, conservation easements, being perpetual, offer landowners peace of mind that their property will not become a subdivision or shopping center. He said land stewardship is another reason for conservation easements, as many in Nelson County wish to protect places for recreation and agriculture for future generations.

He stated that there are substantial tax benefits for landowners who enter into conservation easements, as the IRS treats them as charitable donations, allowing for both state tax credits and federal deductions for qualifying landowners. Mr. Lacy said if a property is worth \$1 million and an easement reduces its value to \$600,000, the \$400,000 difference is the easement value, which can be recouped through tax credits. He stated that a \$400,000 easement value yields a \$240,000 federal deduction (60%) usable over 15 years and a \$160,000 state tax credit (40%) that can be sold. Mr. Lacy said state tax credits in Virginia can be sold for up to 80 or 90 cents on the dollar, resulting in approximately \$140,000 returned to the owner while preserving rural and agricultural land. He stated that in addition to personal benefits, conservation easements protect view sheds, water and air quality, wildlife corridors, and working farms, benefiting everyone.

Mr. Lacy said after an easement is recorded, the organization continues to monitor it, remaining in contact with landowners to ensure compliance with easement terms. He stated that as a smaller land trust, Central

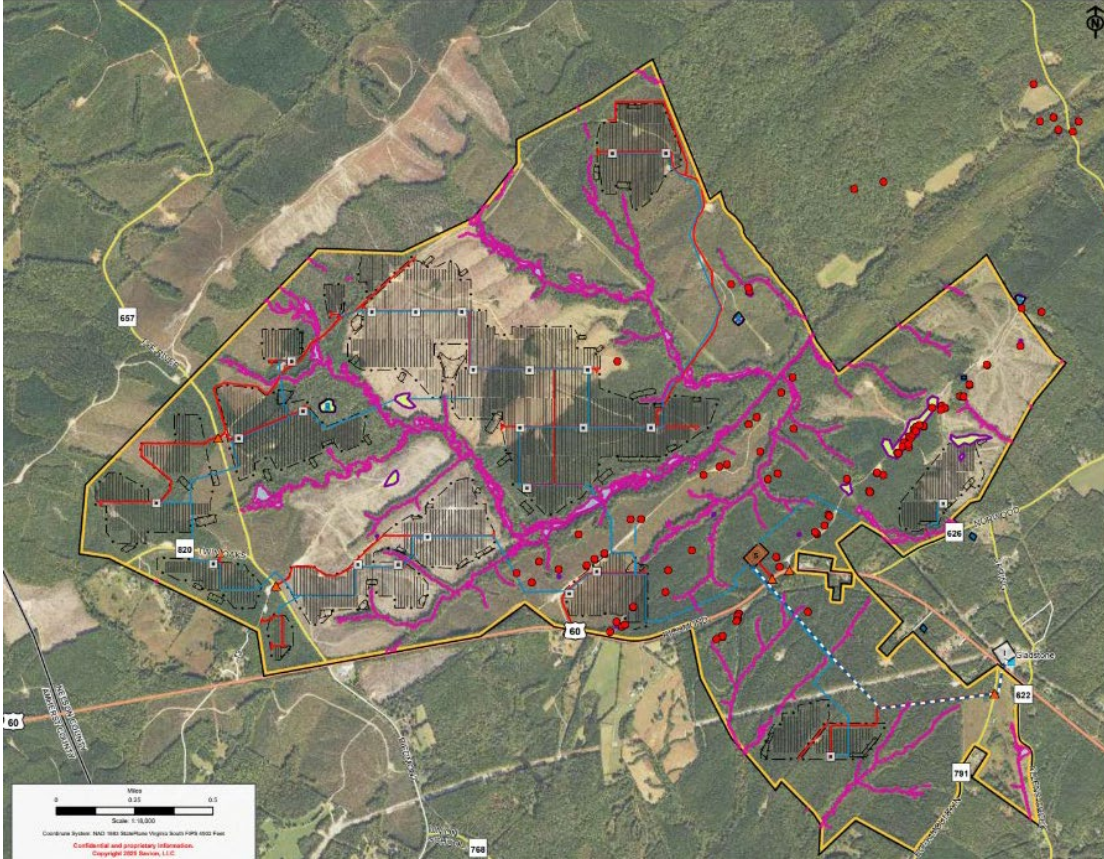
Virginia Land Conservancy offers more flexibility than larger entities such as the Virginia Outdoors Foundation, Department of Forestry, or the Nature Conservancy, which have stricter requirements and higher acreage minimums. Mr. Lacy said the organization can work with landowners to draft mutually beneficial terms and cater to smaller landowners, noting that most larger agencies require a 100-acre minimum, while Central Virginia Land Conservancy has several easements under 50 acres, including one of 29 acres. He stated that the organization aims not to turn landowners away and is always willing to discuss options for land conservation.

C. Wild Rose Solar Project Update – Jeannine Johnson and Lauren Devine

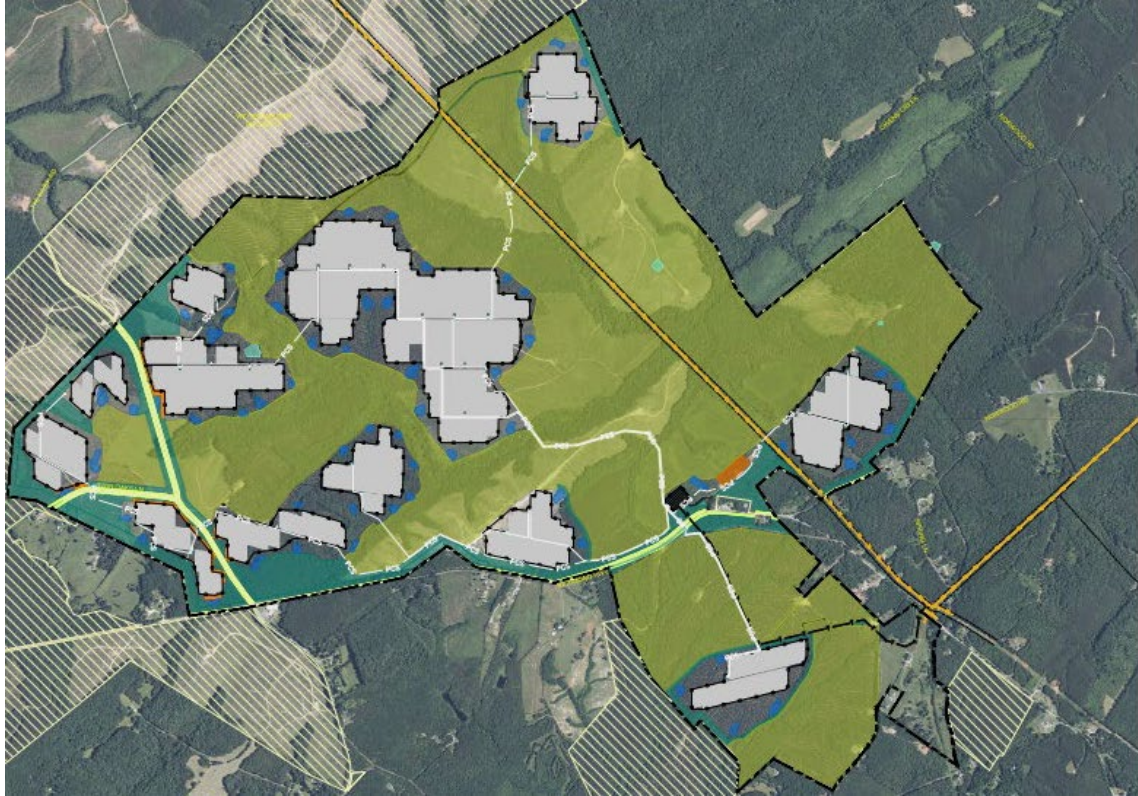
Ms. Johnson noted that Ms. Devine was unable to attend the meeting. Ms. Jeannine Johnson reported that the special use permit for Wild Rose was approved in January 2025 and that she was before the Board to update them on project progress over the past year and answer any questions. She stated that they were working on a 90-megawatt project in the southern portion of Nelson County. Ms. Johnson reported that their current construction start date was targeted for September of 2028, and they would be commercially operable in November of 2029.

Ms. Johnson stated that this was different than what was presented during the permitting process, and most of the changes were due to the interconnection agreement phase with the local utility, which was required before a solar project could be turned on. She explained that they had been in this process since 2020 and were reaching the final agreement in 2026. She said the final interconnection agreement was scheduled to be issued within a few days and was expected to be signed at the beginning of 2026, which was a significant milestone for solar projects. She said the utility had told them after a few studies this year the upgrades would be completed no earlier than November of 2029.

Ms. Johnson stated that the design submitted was the preliminary design as part of the special use permit and explained that there was a design update as a result of due diligence done this year, and the design would continue to evolve when working with EPC engineering companies. Ms. Johnson explained that some things identified on the site design plan included the pink wetland delineation, which required shifting some panels, and many red dots representing historical mining features, which would be detailed further. She said panels were shifted to completely avoid potential mining features.



Ms. Johnson explained that the old design was being referenced, but extensive vegetative buffers had been committed to and would remain even as the design changed, so much of the dark green would still be present. Ms. Johnson stated that the existing vegetative buffer would be kept to buffer and screen the project as much as possible.



Ms. Johnson said the list of studies used during the application included many desktop studies but explained that many field studies had since been completed, including Phase I Environmental, LiDAR, wetland delineation, and studies of mine features. She explained that the mine features were from a historic iron ore mine from the late 1870s and stated that the duration of activity onsite was limited. She said she was unsure how many people in Nelson County knew the mine existed, but there was a low probability for additional unknown mining in the area. She stated that the strategy and design moving forward were to avoid those areas out of caution, with features identified including mine shafts, mine openings, prospecting picks, and tailing piles, which are mining waste.

Ms. Johnson outlined the permits obtained, including the special use permit, and the Virginia DEQ permit by rule obtained in September. Ms. Johnson explained that the process was expedited because the Virginia DEQ deemed the site a brownfield due to historic mining, defining a brownfield as real property whose expansion or redevelopment may be complicated by the presence or potential presence of hazardous substances, pollutants, or contaminants. She explained that the mine complicated development, and this was why DEQ deemed it a brownfield. Ms. Johnson explained that the permit by rule process was expedited but stated that they remained committed to coordinating with all sister agencies of Virginia, including the Conservation and Recreation Department, Department of Historic Resources, and Department of Wildlife Resources.

Ms. Johnson said there was ongoing communication with these agencies to obtain sign-offs and approvals as required during a normal permit by rule process. She said the final permit in process currently was the Certificate of Public Convenience and Necessity, specifically for the generation tie to tie in to the local substation, which did not encompass the entire solar facility but just the generation tie line. She stated that this permit had been submitted and was expected at the beginning of the year. Ms. Johnson flagged the next steps, stating that before construction, the stormwater pollution prevention plan and permit would be

obtained. She explained that the final site plan, building, and electrical permit would be presented before construction. Ms. Johnson stated that the final site plan was anticipated in early 2028 for a Q4 2028 construction start, and she offered to answer questions.

Mr. Reed mentioned Mr. Percy's earlier question during public comments regarding scholarships and asked if there were any updates. Ms. Johnson responded that she did not have an update, as they were currently trying to get through all the permitting. She said now that they have solid phasing and a good understanding of construction start, 2026 will be the year they start working through the scholarship and the SHINE program, through which they will train as many interested locals as possible in how to install panels, heavy machinery, etc.

Mr. Parr asked if any of the site adjustments made would impact the visibility, as this was important to him. Ms. Johnson responded that there were no new impacts to her knowledge, but this is the next iteration so they could revisit it once they are at 30 to 50 percent design.

VI. NEW & UNFINISHED BUSINESS

A. VTC Application to Request Recognition of GO Virginia Region 9 (R2025-84)

Ms. Brittany Niemeyer, Assistant Director of Nelson County Tourism, stated that she was presenting a resolution formally requesting that the Virginia Tourism Corporation (VTC) recognize the GO Virginia Region 9 as its own distinct tourism region, proposed to be called "Virginia's Piedmont." She explained that Region 9 already collaborates extensively in tourism and economic development, but localities are currently divided between two separate regions—Central Virginia and Northern Virginia—and this designation will better reflect how visitors engage with the area as well as strengthening regional marketing and collaboration. She said the proposed Piedmont region includes Fauquier, Rappahannock, Culpeper, Orange, Madison, Green, Louisa, Albemarle, Charlottesville, and Nelson. Ms. Niemeyer stated that economic development organizations and GO Virginia programs already treat this area as a unified region for workforce and visitor initiatives, so this resolution will align tourism efforts with these existing partnerships, and strengthen the Commonwealth's tourism strategy by ensuring that the region's identity is clearly defined and promoted. She noted that with the Board's approval, they could move forward with the application and strengthen the region's visibility within the state tourism framework.

Mr. Parr commented that he was shocked at how big the area is and that Nelson is lumped in with Fauquier.

Mr. Rutherford stated that it was a positive attribute for Nelson to be surrounded by two other GO Virginia regions, which allows for new monies if they ever partnered on a project and wanted to use localities such as Amherst or Augusta or both. Ms. Niemeyer agreed.

Mr. Parr moved to adopt **Resolution R2025-84**. Mr. Rutherford seconded the motion, which passed unanimously (3-0) by roll call vote and the following resolution was adopted:

RESOLUTION R2025-84
NELSON COUNTY BOARD OF SUPERVISORS
REQUEST FOR RECOGNITION OF GO VIRGINIA REGION 9
AS A DISTINCT TOURISM REGION

WHEREAS, the Virginia Tourism Corporation (VTC) currently recognizes the Central Virginia Tourism Region as encompassing an extensive collection of counties, including Madison, Greene, Albemarle,

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Louisa, Fluvanna, Nelson, Charlottesville, Amherst, Campbell, Appomattox, Prince Edward, Nottoway, Buckingham, Cumberland, Goochland, Hanover, Powhatan, Amelia, Dinwiddie, Chesterfield, Henrico, Prince George, and Sussex; and

WHEREAS, VTC currently recognizes the Northern Virginia Tourism Region as encompassing the eclectic counties of Culpeper, Rappahannock, Fauquier, Arlington, Fairfax, Prince William, Stafford, Spotsylvania, and Caroline; and

WHEREAS, these two VTC regions do not align with tourists' travel tendencies, nor support any cohesive tourism identity or unified marketing strategy, and

WHEREAS, the counties/cities of Fauquier, Rappahannock, Culpeper, Orange, Madison, Greene, Fluvanna, Louisa, Albemarle, Charlottesville, and Nelson currently work collaboratively through GO Virginia Region 9 (hereafter "The Region") to advance shared goals in economic development, workforce, and entrepreneurship; and

WHEREAS, these same counties share distinct tourism commonalities, including rich agricultural landscapes, vibrant main streets, historic sites, wineries and breweries, and proximity to the Blue Ridge Mountains and Shenandoah National Park, creating a natural and unified visitor experience where visitors travel organically within The Region's lodging, dining and recreating — reinforcing a shared tourism ecosystem that functions as a single destination market; and

WHEREAS, The Region's steep history, serves as home to two of America's most significant presidential estates — Monticello and James Madison's Montpelier — as well as historic properties such as Airlie Resort, Barboursville Ruins, and countless Civil War and early American sites; and

WHEREAS, The Region offers unparalleled outdoor recreation opportunities, including the Blue Ridge Mountains and the Shenandoah National Park, a national treasure drawing over 1.2 million visitors annually, complemented by regional attractions such as the James River Water Trail, Rapidan Wildlife Management Area, and numerous cycling, hiking, and agritourism routes; and

WHEREAS, The Region is home to the Virginia's most award winning wine and internationally acclaimed Monticello American Viticultural Area (AVA), recognized as the birthplace of Virginia wine and consistently awarded among the nation's best, attracting both domestic and international visitors; and

WHEREAS, The Region's towns and rural communities — from Lovingston to Stanardsville, Orange, Culpeper, Madison, Sperryville, Washington, and Warrenton — embody the Virginia Main Street small-town charm, authenticity, and countryside beauty that define Virginia's tourism brand; and

WHEREAS, a collaborative tourism initiative within The Region would amplify these shared assets through joint marketing, coordinated visitor itineraries, and enhanced visibility of local businesses and attractions; and

WHEREAS, The Region has demonstrated strong collaboration through a number of GO Virginia Region 9 initiatives, including The Region's Wine Coalition, which supports coordinated marketing, workforce development, and infrastructure efforts for the wine industry; and further, several of The Region's localities participate in the "River Region" tourism initiative, illustrating an existing framework of inter-county cooperation, shared marketing, and collective visitor engagement; and

WHEREAS, the creation of a distinct tourism region under the VTC structure would allow more targeted investment, improved data collection, and a unified brand message aligned with the economic and cultural identity of The Region; and

WHEREAS, a redefined tourism region would not only improve coordination among local destination marketing organizations (DMOs) but also strengthen VTC's ability to market Virginia's tourism diversity more effectively across the Commonwealth;

NOW, THEREFORE, BE IT RESOLVED, that the localities of Fauquier, Rappahannock, Culpeper, Orange, Madison, Greene, Fluvanna, Louisa, Albemarle, Charlottesville, and Nelson hereby respectfully request that the Virginia Tourism Corporation formally recognize GO Virginia Region 9 as an independent and distinct tourism region known as **Virginia's Piedmont** within the Commonwealth;

BE IT FURTHER RESOLVED that this newly recognized region be empowered to collaboratively promote its unique historical, cultural, and natural assets under a shared identity that reflects the spirit, landscape, and hospitality of Virginia's Piedmont and Blue Ridge Mountains.

B. Piney River Vol. Fire Dept. 80/20 Program Truck Order Request (**R2025-85**)

Piney River Fire Chief Billy Hughes thanked the Board for supporting emergency services for many years and said he hoped it continued. He explained that they started putting together a plan more than a year ago and went through six different vendors, ultimately settling on what is being presented. He stated that this is the truck they designed based off of actual usage to make coverage for seven companies plus the mutual aid agreement with Amherst. He noted that they got the same kind of package that Anchor-Richey did with Faber through which they would receive a prepayment discount for cab and chassis that knocks off about \$28,000.

Chief Hughes said they were able to stay at the 2025 price, and on January 1, they would hit a 6% increase on pump components, 3% increase on tank components, and a possible increase on manufacturing. He noted that the total price was \$807,244 minus the discount. Mr. Parr indicated that the request had gone through EMS Council. Chief Hughes mentioned that the truck committee included two diesel mechanics, a VDOT employee, and two career firemen, who assisted in the truck specifications. He reported that Piney River's two in-house mechanics save the department about \$64,000 a year in mechanical repairs. He also mentioned that nobody wants to have to meet 2027 emissions standards, so everyone is ordering their trucks now.

Mr. Parr moved to adopt **Resolution R2025-85** to approve the truck order request for the Piney River Volunteer Fire Department. Mr. Rutherford seconded the motion, which passed unanimously (3-0) by roll call vote and the following resolution was adopted:

RESOLUTION R2025-85
NELSON COUNTY BOARD OF SUPERVISORS
APPROVAL OF 80/20 TRUCK ORDER REQUEST FOR
PINEY RIVER VOLUNTEER FIRE DEPARTMENT

BE IT RESOLVED that the Nelson County Board of Supervisors hereby authorizes Piney River Volunteer Fire Department to place an order for an equipped Kenworth Tanker with Anchor-Richey Emergency Vehicle Services, Inc.

BE IT FURTHER RESOLVED that staff is hereby directed to include a funding request of \$645,795.20 (80% of the truck cost) in the FY27 proposed budget; with the understanding that final funding approval is pending adoption of the FY27 budget including these funds.

C. Sheriff's Request to Consolidate 2 Part-Time Positions to 1 Full-Time (**R2025-86**)

Sheriff Mark Embrey referenced a brief correspondence he had submitted to the Board on December 1 regarding two vacant part-time positions that the Sheriff's Office payroll budget has allocated. Sheriff Embrey said they lost a member who was a part-time employee, noting that Deputy Steve Davis, who had been with them since January 1, 2024, announced his retirement in mid-November. He said Deputy Davis had done a phenomenal job as their civil process server and took care of things within the allotted 29 hours a week. Sheriff Embrey stated that his retirement caused a major strain on their office, and the patrol division was having to take care of civil process service. Sheriff Embrey emphasized that part-time applicants and qualified candidates are few and far between, and it is very difficult in the current workforce environment—but he has had no issues finding full-time candidates to come on board. He said that effective December 1, they appointed an individual from within their agency in courthouse security to take over full-time responsibilities for civil process, and he is pleased to report that all of their civil process duties are being served and workflow is efficient once again.

Sheriff Embrey explained that what he cannot do is fill these two vacant part-time positions, so it makes sense for them to consolidate them both into one full-time. He thanked Grace Mawyer for allowing time to meet with him in weeks past to discuss what would be required, but his understanding is it would be \$7,000 for the consolidation to finish out the fiscal budget June 30. He said they already have an individual that they brought on board that he would move into this vacant spot, and this would be a locally funded position.

Mr. Reed asked if this was combining the civil processes server with a payroll and personnel person. Sheriff Embrey responded yes, the civil process server would be full-time, as the two part-time positions would be consolidated into one. He said they have already reassigned Deputy Davis's duties to another individual who is a full-time employee; by consolidating the two roles, this would give back the position to the court security complex.

Ms. McGarry noted that fiscally speaking, it would cost another \$7,000 from January 1 through June 30, then approximately \$14,000 for a full year going forward, through more local funding.

Mr. Rutherford moved to approve **Resolution R2025-86** as presented. Mr. Parr seconded the motion, which passed unanimously (3-0) by roll call vote and the following resolution was adopted:

RESOLUTION R2025-86
NELSON COUNTY BOARD OF SUPERVISORS
APPROVAL TO CONSOLIDATE TWO PART-TIME POSITIONS
INTO ONE FULL-TIME POSITION

RESOLVED, by the Nelson County Board of Supervisors that the two (2) Nelson County Sheriff's Office part-time deputy positions at an hourly wage be consolidated into one (1) full-time, locally funded Deputy Sheriff position at an annual salary of \$50,917.00, in accordance with the County of Nelson's pay scale, to become effective January 1, 2026.

BE IT FURTHER RESOLVED that the Board does hereby allocate \$7,000.00 to compensate the remaining six months of this position for Fiscal Year 2025-2026.

The Board then took a brief recess.

D. Real Estate Tax Exemption Applications (**R2025-87**)

Commissioner of Revenue Kimberly Goff stated that every three years, those with real estate tax exemption must reapply, and three (3) have reapplied for 2026. She stated that the first is Piedmont Habitat for Humanity, which is on its second house, and she did not know if this one would even be considered for 2026. She stated that more than likely, it will go on regular taxes because the home is finished and once they sell it, the exemption will be removed. Ms. Goff stated the next applicant is Synchronicity Foundation, which has reapplied and has four tax map numbers. She noted that she could provide the amount of taxes if needed. She said Synchronicity's four parcels have been granted exemption for many years. Ms. Goff reported that the last application is the Nature Foundation at Wintergreen, which has reapplied and has four tax map numbers as well. She said they just purchased a tract that is 1,422.89 acres, and that was not exempt—but it is in conservation easement, making the rate cheaper than it would normally be. She said the Nature Foundation wants the other parcels to stay in and would like to add the 1,422.89 acre parcel to their exempt properties. Mr. Reed noted that the new parcel was in conservation easement and would not be developed as there are a number of rare species found there. Ms. Goff noted that she had visited both Synchronicity and the Nature Foundation as part of the application review process.

Mr. Parr asked how many other tax-exempt properties there are in the County. Ms. Goff responded that to her knowledge, there are just these three groups. Ms. McGarry noted that Monroe Institute was another that was listed in the County Code. Ms. Goff noted that she was not sure when Monroe Institute was due to reapply and she would look into that. She noted that religious institutions like churches are tax-exempt automatically and they do not have to apply for exemption.

Mr. Parr asked what the basis was for Synchronicity's exemption and whether there were any residences on the property. Ms. Goff indicated that there were several trailers on the property that she believed people did reside in, but also noted that they did bring people in to stay for the weekend. Ms. Goff confirmed from their filings for many years that they do "spiritual holistic meditation" and offer retreats, online consultations, and Zoom meetings; they have walking trails and buildings that are used for what they offer, such as chapel—but that chapel would not be tax-exempt as far as being like a church. She indicated that they also had a dining hall and some other buildings. She noted that they have been granted tax exemption by the Board for many years.

Mr. Parr asked for a church with a parsonage whether the parsonage is automatically exempt as well. Ms. Goff confirmed that they were.

Mr. Parr asked how conservation easements were taxed. Ms. Goff explained that something normally taxed for \$3,000 of value, would be taxed on \$450 value per acre if they were in an easement or forestry. She noted that the same was true for land use, that they were also taxed at a lesser value, but she would have to confirm the numbers. She commented that she did not believe any of the parcels were in land use, only existing tax exemption and the conservation easement. She explained that putting a property into a conservation easement was done through a recorded deed. Mr. Parr noted that people who had land in either land use or a conservation easement were paying taxes, just at a lower rate, while Synchronicity, Wintergreen Nature Foundation, Piedmont Habitat for Humanity and Monroe Institute were tax-exempt.

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Ms. McGarry explained that State Code section 58.1-3651, which authorizes this tax exemption, says that “Any county, city, or town made by designation or classification exempt from real or personal property taxes or both by ordinance adopted by the local government body. The real or personal property or both owned by a nonprofit organization, including a single member limited liability company whose sole member is a nonprofit organization that uses such property for religious, charitable, patriotic, historical, benevolent, cultural, or public park and playground purposes.” She noted that the designation was a may, not a shall, which meant that the Board did have discretion.

Mr. Rutherford moved to approve **Resolution R2025-87** as presented. Mr. Parr seconded the motion for discussion.

Mr. Parr stated that he would be voting no because while he understands the Wintergreen Nature Foundation and the value they bring to our community, he has nothing against Synchronicity but thinks they bring value mostly to themselves. He said they are not taking school kids and are not adding value to the community outside of the value they bring for themselves. He said if they were able to look at the spiritual or religious parts and the residential separately, he might be more inclined to vote yes—but lumping them all together, he was going to vote no on all of it.

Mr. Rutherford asked what the timeframe was for making a decision.

Mr. Parr said this is for next tax year and probably wouldn’t warrant a decision by April. He stated that he would like to see a breakdown on Synchronicity in terms of how much it is for institutional use and how much is for the actual residential structures. He added that it would be helpful to have information on Monroe Institute as well, even though the Board is not voting on them in this round. He also noted that farmers are not tax exempt.

The Board deferred voting on the item until more information is provided and Mr. Rutherford rescinded his motion.

E. Piney River Water and Sewer Rates (**O2025-09**)

Ms. McGarry stated that at their November meeting, the Board directed staff to come back with the ordinance as proposed. She said the only changes made were to the base service fees and the grinder pump fees; they changed the effective date from January 1, 2026 to July 1, 2026 for the first increase in those, and the increase would be 7% each year from July 2026 to July 1, 2027 and then again July 1, 2028. She noted that other than that, all other proposed fees and charges remained as presented.

Mr. Rutherford asked if, including the metering size and connection fees, they we going to move those to July 1, 2026 as well. Ms. McGarry said the ordinance in its entirety would become effective July 1, 2026.

Mr. Parr moved to adopt **Ordinance O2025-09**, Nelson County Board of Supervisors, Amendment to the Code of Nelson County, Virginia, Chapter 12, Utilities, Article 3, Water and Wastewater, Division 10, as presented. Mr. Rutherford seconded the motion, which passed unanimously (3-0) by roll call vote and the following ordinance was adopted:

ORDINANCE O2025-09
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF THE CODE OF NELSON COUNTY, VIRGINIA
CHAPTER 12 UTILITIES, ARTICLE III WATER AND WASTEWATER,

DIVISION TEN

BE IT HEREBY ORDAINED, by the Nelson County Board of Supervisors that the Code of Nelson County, Virginia, Chapter 12, Utilities, Article III Water and Wastewater, Division Ten is hereby amended as follows:

Amend

Sec. 12-152. Connection fees.

Meter Sizing and Fees

Required Meter Size	Connection Fee	
	Water	Sewer
$\frac{5}{8}$ " \times $\frac{3}{4}$ "	\$ 2,000.00	\$ 2,000.00
Full $\frac{3}{4}$ "	3,000.00	3,000.00
1"	5,000.00	5,000.00
1 $\frac{1}{2}$ "	8,000.00	8,000.00
2"	16,000.00	16,000.00
3"	32,000.00	32,000.00
4"	50,000.00	50,000.00
6"	100,000.00	100,000.00

Meter Sizing and Fees

Required Meter Size	Connection Fee	
	Water	Sewer
$\frac{5}{8}$ " \times $\frac{3}{4}$ "	\$ 4,000.00	\$ 4,000.00
Full $\frac{3}{4}$ "	6,000.00	6,000.00
1"	10,000.00	10,000.00
1 $\frac{1}{2}$ "	17,500.00	17,500.00
2"	32,000.00	32,000.00
3"	64,000.00	64,000.00
4"	100,000.00	100,000.00
6"	200,000.00	200,000.00

Sec. 12-153. Base service fees.

Base service fee allots consumption up to four thousand (4,000) gallons per billing period.

Base-Service Fees

	Water	Sewer
Minimum usage— Up to 4,000 gallons per month	\$29.90	\$29.60
Cost per 1,000 gallons, exceeding 4,000	6.10	6.85

Base Service Fees

Effective Date:	7/1/2026	7/1/2027	7/1/2028
<i>Water Usage - (4,000 gallons monthly minimum)</i>	\$31.99	\$34.23	\$36.63
<i>Water Usage - (per 1,000 gallons over monthly min)</i>	\$6.53	\$6.98	\$7.47
<i>Sewer Usage - (4,000 gallons monthly minimum)</i>	\$31.67	\$33.89	\$36.26
<i>Sewer Usage - (per 1,000 gallons over monthly min)</i>	\$7.33	\$7.84	\$8.39

Unmetered water or sewer residential customers will be charged for four thousand (4,000) gallons per month.

Sec. 12-156. Yard hydrant fees.

Base fee*, per month ~~\$7.50~~ **\$48.30**

* Base fee allots consumption of ~~one thousand five hundred (1,500)~~ **four thousand (4,000)** gallons per month. Consumption over the minimum is charged at rate specified in section 12-153.

Sec. 12-160. Returned check fees.

The county will assess a fee of ~~twenty-five dollars (\$25.00)~~ **fifty dollars (\$50.00)** for any returned check. Plus any actual bank charge.

Sec. 12-164. Unauthorized water/sewer use fees.

Initial charge ~~\$500.00~~

Additional daily charges ~~500.00~~ **\$1,000.00**

Sec. 12-165. Copy of the water and sewer ordinance.

~~\$2.50~~ **\$10.00**

Sec. 12-167. Inspection fees.

Water/sewer services (for first service) \$25.00

For each additional service ~~20.00~~ **\$25.00**

To be billed at the completion of service.

Sec. 12-169. Grinder pump fees.

~~\$9.00~~ per month

<i>Effective Date:</i>	<i>7/1/2026</i>	<i>7/1/2027</i>	<i>7/1/2028</i>
<i>Grinder Pump Fees</i>	\$9.63	\$10.30	\$11.03

New

Sec. 12-170. Customer Requested Service Fee.

A \$25.00 fee will be assessed for customer requested service for any service beyond the County’s responsibility. This fee will be assessed for customer requested meter re-reads unless meter error is on the part of the County. Any customer requested service would be assessed an overtime fee if service is requested during a County observed holiday or after hours.

Sec. 12-171. New Service Opinion Fee.

A \$50.00 fee will be assessed when the County is requested to given an opinion whether an undeveloped property has the water and or sewer service currently installed. If an opinion is not sufficient information, an additional fee of time and material will be charge if the service is physically located.

Sec. 12-172. Misuse/Damage Fee.

The County will assess at a minimum, a fee of \$500.00, to any customer who misuses their water and or sewer service, causing damage to the County’s infrastructure. These fees are designed to recoup the actual cost of damages to the County’s infrastructure.

BE IT FURTHER ORDAINED, by the Nelson County Board of Supervisors that this Ordinance becomes effective **July 1, 2026**.

VII. REPORTS, APPOINTMENTS, DIRECTIVES AND CORRESPONDENCE

- A. Reports
 - 1. County Administrator’s Report

Ms. McGarry began her report by stating that she had the pleasure of working with Tommy Harvey for 25 years, and he was always highly engaged and supportive of County employees.

She also provided the following report:

A. DSS Building Project: The site has been cleared, graded, and other sitework is underway as weather permits. The wet weather has impacted this progress for the time being.

B. Department of Social Services CPS Data:

Agency CPS Referral Data for November is shown below. Total referrals received were elevated due to a case that received multiple duplicate referrals; which necessitated that the duplicates be screened out, causing that percentage to be high. Another referral was screened out due to it being in Albemarle’s jurisdiction. Other Departmental data is provided with the monthly report submitted to the Board.

Total Referrals Received = 24
 Validated = 9
 Screened out = 15
 Percentage Validated = 38%
 Percentage Screened Out = 62%

Results of Referrals Validated:
 Investigations = 2
 Family Assessments = 7
 Percentage Investigations = 22%
 Percentage Family Assessments = 78%

Applications for the Local DSS Advisory Board are still being taken with potential appointment being in January.

C. Christmas Lights: Thank you to CVEC and County Maintenance staff for the Christmas lights installation. Maintenance staff installed lights where they were able to safely assess existing pole brackets and connections for safe installation. After this holiday season, we can circle back to determine how many poles may need electrical work done for next year. County staff will plan for taking down the Lovington/Shipman lights by January 9th, weather permitting, and will coordinate with CVEC to do the same as their schedule permits.

D. 2026 Reassessment: 2026 Reassessment notices have been mailed out and Assessors are conducting appeal reviews through December 18th. Procedures for appealing to the Assessors and Board of Equalization are provided on the notices and we have posted the attached FAQs regarding the re-assessment. It is important to note that the reassessment determines your property's fair market value, but your actual tax bill depends on the tax rate set annually by your local Board of Supervisors. The Nelson County Board of Supervisors will evaluate its budgetary needs and 2026 real estate tax rates will be set sometime in mid-April of 2026. Proposed changes in tax rates require a public hearing prior to them being set by the governing body.

E. FY25 Region Ten Cooperative Projects fund with Opioid Abatement Authority Funding: Nelson participates with other Region Ten CSB localities in Opioid Abatement Authority grants initiated in FY25 to provide (1) Community Outreach Services and (2) expansion of the Crisis Response & CITAC services at the Region Ten Crisis Receiving Center (CRC). In FY25 183 Nelson County residents were served in program (1) and 9 residents served by program (2). While a local match IS NOT required for these grants, Region Ten staff has asked if Nelson would like to contribute some of our Direct Opioid Settlement distribution funds in order to strengthen the FY27 renewal application that will be submitted in March 2026. We have received \$21,099 in additional unexpected payments from the Deficiency Fund (funds remaining after payments to counsel) and staff recommends contributing \$5,000 - \$10,000 of these funds to the FY27 renewal application. The Board's advisement on this contribution is requested.

Ms. McGarry noted that the application was not due until March 2026, so there would be time to discuss it further if the Board chose to do so. She noted that Albemarle and Charlottesville may have chosen to contribute about 15,000 of their direct funds to previous applications.

F. NCCDF Family Assistance Program Report: From Margaret Clair of the Nelson County Community Development Foundation Family Assistance Program: As of November 18, requests for assistance have been received from 48 families, totaling just over \$24,000 in funding requests. Of those, 26 families have been assisted for a total of \$11,423.68, or an average of \$423.10 per family.

Assistance has been distributed as follows:

Tax Payment 1 - \$500.00
Rent 9 - \$3,716.57 (avg. \$412.95)
Utility 16 - \$7,194.16 (avg. \$449.64)
Fees (AEP) - \$12.95

Family characteristics are:

Average age of HOH - 57
Elderly 41.4%
White 68.9%
Black 31%
Avg. Gross Income \$15,027
AMI 17.7%
Disability - 24%
Under 18 (in family) 41%

Including the admin fee of \$2,500, \$13,923.68 of the \$25,000 allocation has been expended with the balance estimated to be spent by early February.

G. Meals and Lodging Tax Collection & Lodging Entity Tracking: Number of Lodging Units went from 820 to 826. RentalScape is the selected STR monitoring and tracking software platform and staff is in process with its procurement.

Mr. Reed asked when they expected the RentalScape software to be operational.

Ms. McGarry said she was not sure but would have a better idea once they completed their first set of training later that week. She added that staff could likely offer the Board a demo of the product at an upcoming meeting.

2. Board Reports

Mr. Rutherford:

Mr. Rutherford reported that he and Mr. Reed had a meeting yesterday and talked about the fire marshal. Mr. Rutherford said his interpretation of the meeting is that what they were trying to accomplish is not what is really needed. He said there is a liability aspect in that if they implemented their own fire marshal, it would make the County responsible for all fire marshal needs, that would also involve pyrotechnics, fireworks, and all sorts of other things. He said the specific resolution that they had was not necessarily resolving their issues and was not going to give Wintergreen the authority to do what they had intended. He said they met with the Virginia State fire marshal, who provided a lot of clarity, and he indicated that it would require implementation of the extensive fire code—which would be quite a shock to the community.

Mr. Rutherford reported that he attended the TJPDC meeting. He noted that he also attended the Jail Board meeting, where they had a groundbreaking ceremony for the renovation project.

Mr. Parr:

Mr. Parr stated that he could not attend the Emergency Services Council meeting last month, but they would be meeting again tonight. He asked if anyone had any updates on the Wintergreen access on the Parkway. Mr. Reed confirmed that they did and it got through committee.

Mr. Reed:

Mr. Reed reported that he had attended the Drug Recovery Court, Jefferson Area Board for Aging, and Service Authority meetings. He said he was at the last School Board meeting, at which they said goodbye to three of their longstanding board members. He said the new School Board has to deal with the information on the new composite index, which is actually a 10% increase from the last biennium's composite index, which is going to be a real challenge for the school budget and the County budget as well..

B. Appointments

Agricultural and Forestal District Advisory Committee

Mr. Rutherford moved to appoint Deborah White on the Agriculture and Forest Advisory Committee. Mr. Parr seconded the motion. There being no further discussion, Supervisors approved the motion unanimously by roll call vote (3-0).

Social Services Advisory Board

Mr. Reed stated that they have applicants for all the different districts for the Social Services Advisory Board, but Dr. Ligon was not present, and new Board member Cameron Lenahan would also be present in January. He said it might make more sense for them to take a look at these next month, and Ms. McGarry agreed.

Board of Equalization

Mr. Rutherford moved to appoint Carlton Ballowe, James Clinton Bibb, and Thomas Nelson Jr., all who have served in the past, to the Board of Equalization. Mr. Parr seconded the motion. There being no further discussion, Supervisors approved the motion unanimously by roll call vote (3-0).

Other Vacancies

Ms. Spivey reported that they were still seeking an alternate for the Board of Zoning Appeals, as Mary Cunningham did not wish to be reappointed. She also noted that Carole Saunders had just resigned from the Board of Zoning Appeals, which her appointment was as a regular member.

Ms. Spivey indicated that they were still looking for someone to serve on the Thomas Jefferson Community Criminal Justice Board. She noted that someone with a background in law enforcement, the courts or probation would be a good fit.

Ms. Spivey also reported that there was a new vacancy on the Agricultural and Forestal District Advisory Committee as Andy Wright had resigned.

C. Correspondence

There was none.

D. Directives

Juneteenth Committee Funding Request

Supervisor Parr moved to approve the \$5,000 requested by the Juneteenth Committee and asked that the Juneteenth celebration be made a line item in the ongoing annual budget process. Mr. Rutherford seconded the motion, which passed unanimously (3-0) by roll call vote.

VIII. OTHER BUSINESS (AS PRESENTED)

Mr. Rutherford noted the joint meeting with the Planning Commission that would take place the following day. He suggested that they consider the need for an additional work session to follow.

IX. ADJOURN AND CONTINUE TO DECEMBER 17, 2025 AT 5:00 P.M. FOR A JOINT WORK SESSION WITH THE PLANNING COMMISSION – AN EVENING SESSION WILL NOT BE CONDUCTED.

At 4:05 p.m., Mr. Parr moved to adjourn and continue the meeting to December 17, 2025 at 5:00 p.m. for a joint work session with the Planning Commission. Mr. Rutherford seconded the motion, which passed unanimously (3-0) by roll call vote and the meeting adjourned.