To: Board of Supervisors
From: C. McGarry
Date: November 16, 2026
Re: County Administrator's Report for November 17, 2026

A. **DSS Building Project:** As of the construction meeting on October 28, 2026 exterior work including the installation of metal roofing and flashing, siding, windows and store fronts is progressing. Interior ceramic tiles are being installed, IT room rough-ins and wires are being pulled, drywall hanging and finishing is also progressing with the construction schedule on track. IT coordination between the County and State is ongoing as well as furniture delivery is being coordinated for early April after substantial completion. **Project Financials will be updated in next month's report.**

B. **Zoning and Subdivision Ordinance:** Following the joint work session on October 28th, the following items will be reviewed by the Planning Commission on November 18th and the Board of Supervisors on December 8th:
   1. Standards for Temporary Automobile Storage Lot
   2. Cannabis definitions
   3. Comp Plan Data Center Text

   Final decisions for changes to the proposed Ordinance are to be provided to Berkley Group by December 11th. These will be incorporated and a clean draft of the proposed Ordinance will be provided in January, with planned public hearings by the Planning Commission and Board of Supervisors in February and March respectively. The proposed Mapping scope is being reviewed by staff and is pending Board of Supervisors consideration.

C. **Piney River BRRT Cover the Caboose Project:** Three (3) sealed bids were received and opened on November 10th with the lowest responsive and responsible bid being significantly above the current funds available. Staff will seek to negotiate with the lowest bidder as is allowed by § 2.2-4318 of the Virginia Public Procurement Act and may include both modifications of the bid price and the Scope of Work/Specifications to be performed. Staff is also discussing looking into less costly protective alternatives that would provide at least some level of protection from the elements for the caboose.

D. **Collection Site Cameras and Montebello Site Improvement Pricing:** The camera system was installed at the Faber collection site and have been performing well. Next installations will be at the Gladstone and Montebello sites. An initial pavement quote was received from Bryant Paving for the Montebello site; however, the gravel there is in good shape and provides a more than sufficient surface for site patrons.

E. **Wild Rose Solar Project Follow Up:** At the October meeting, Mr. Reed inquired about the Wild Rose Solar SUP expiration timeframe. In the approved Special Use Permit Conditions (**Appendix B of the SUP**), and in accordance with the current Zoning Ordinance *Section 3-8 Renewal of SUP with Time Limits, Expiration, Revocation. b. Expiration.* -the duration of the SUP was extended to five (5) years from approval, unless extended by written agreement between the County and the Applicant. This condition was requested by the Applicant in order to allow them to work through the utility interconnection process and required state permitting. SUP #24-0014 was approved by the Board of Supervisors on January 14, 2025. **Therefore, in order to comply with this condition, Wild Rose Solar has to establish the authorized use or commence and diligently pursue authorized construction by January 14, 2030 (5 years from SUP approval), unless extended by written agreement between the County and Wild Rose Solar. They have been diligently pursuing authorized construction and their current project timeline as of October 2026 is:**

- Development Permitting has been completed as of April 1, 2026
- Preconstruction permitting is expected to be completed in December of 2029
- Solar array construction to occur from January – May of 2030
- Commercial operations beginning Q3 (Sept-Dec) of 2030

F. Application of Tax Payments for Installment Agreements: At the October meeting, Mr. Reed asked Staff to look into the need for an Ordinance pertaining to the application of tax payments for delinquent taxes when a payment plan has been established with the Treasurer. Ms. Hull provided staff with legal guidance from the counsel for the Treasurer's Association, that VA Code §58.1-3965 states that installment agreements entered into as part of the tax sale process once the court case has been filed, allows for current tax payments to be applied to current taxes. He further noted that "entering into such an agreement during the tax sale process is at the Treasurer's discretion, but if such an agreement is entered into, it is mandatory under this Code section to apply a current tax payment to current taxes, and no ordinance is necessary or advisable in that case.

Pursuant to VA Code §58.1-3913, he also advised that "If your taxpayer is not in a tax sale situation, then an ordinance would be necessary to apply current tax payments to current taxes rather than to the most delinquent taxes. In my opinion, even with an ordinance, although an ordinance can allow the Treasurer to do that, the Treasurer has discretion whether to apply to current or most delinquent, and an ordinance cannot require that the Treasurer apply them to current taxes."

G. Region 2000 Services Authority: All Settlement Agreements were provided to Campbell County and the Authority met in a Special Called Meeting on November 10th and authorized the submission of a rezoning request and special use permit to the Community Development Office of Campbell County, for an expansion of the Livestock Road landfill. The Campbell County Planning Commission is expected to consider the application at their November 30th regular meeting, and the Board of Supervisors at their January 6th regular meeting. The expansion would allow for 24 years of additional future capacity beginning in early 2034. The Authority will have to implement alternative solid waste management, such as construction of a waste sorting facility in the interim, that would remove recyclables and the remaining waste would be hauled to another landfill TBD.

H. 2026 VACo Conference: Mr. Reed, Mr. Lenahan, Mr. Rutherford, and I attended the VACo conference last week, where they were recognized along with 25 other Supervisors from across the State, for completing the Virginia Certified County Supervisors' Program. Congratulations on this accomplishment!

I. VDEM/VDOT Emergency Response Tabletop Exercise: Nelson County and Wintergreen EMS staff, including ECC/EM staff of Kevin Adams, Dispatcher Jennings, Seargent Harris, and Captains Wampler & Eastep participated in a Regional mass casualty tabletop exercise with Sheriff Embrey and I attending as observers. Director of Emergency Management Adkins was instrumental in coordinating the exercise along with VDEM and VDOT staff.

J. FEMA Grant Generator Replacement Project: Staff is working with EMN on a path forward with this project. Lovingston and Montebello have had upgraded generators installed and they have passed inspection. The Nelson EMS (NEMS) site needs some alterations (breaker box/breakers, conductors, load shedding, and propane upgrade) in order to be able to utilize an 80kW generator.

After reviewing the remaining sites of Roseland, Piney River, Faber, and Rockfish for existing conditions and code compliance needs; EMN is recommending hiring an electrical A/E to design necessary code compliant electrical upgrades, which is beyond their capabilities. Given this, the current EMN contract scope will need to be modified to remove these four sites. The contract will reflect a credit for this and

will reflect the additional work at NEMS along with an extension of time beyond the current December completion date. EMN will provide a technical narrative letter to VDEM/FEMA regarding expanding the scope of the awarded grant to include A/E electrical design work to safely upgrade the remaining 4 sites. This would require a re-bid of the resulting work needed at these four sites. Our VDEM Grant Monitor has reacted favorably to these changes in conversations with John Adkins; however, this would be subject to FEMA approval. Our current grant performance period runs through January 2028.

Current Site Status:

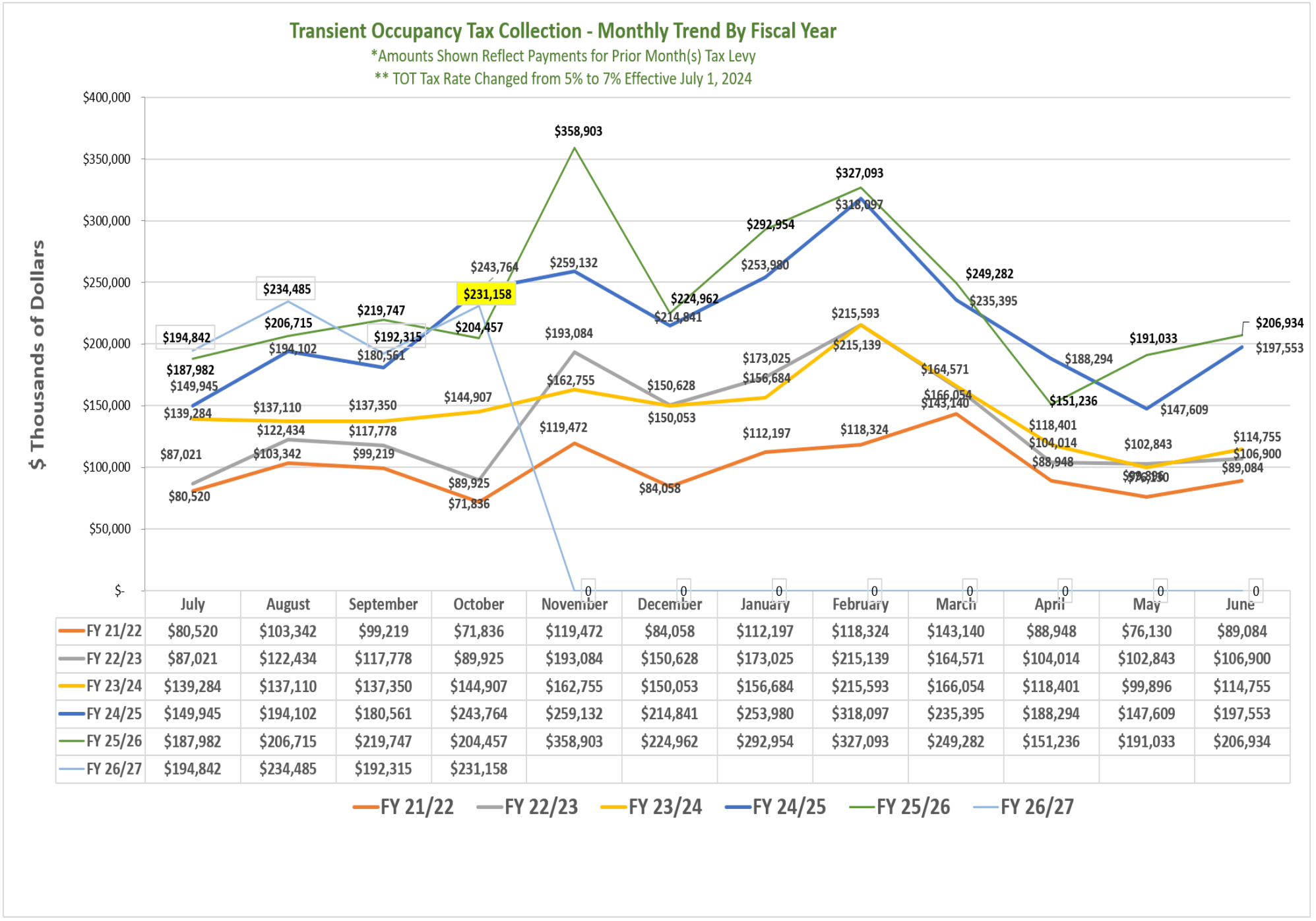
- Lovingston & Montebello – New generators installed and operable in auto mode
- Nelson EMS – New generator to be installed following minor site alterations
- Roseland & Piney River – New generators installed and operable in manual mode
- Faber & Rockfish – No upgrade installations completed; current generators are operable

K. Radio Trunking Project: Staff continues to work with Motorola to fine tune their proposal. A staff concern is that they currently cannot provide any coverage guarantees for the new radio equipment that would be included.

L. Meals and Lodging Tax Collection & Lodging Entity Tracking: See Attached Charts - Lodging Units are reported at the same # as last report of 872; **however, the updated number is 870** .

M. Staff Reports: Department and office reports for September/October have been provided.

October 2026 Collection – November 17, 2026, BOS Report



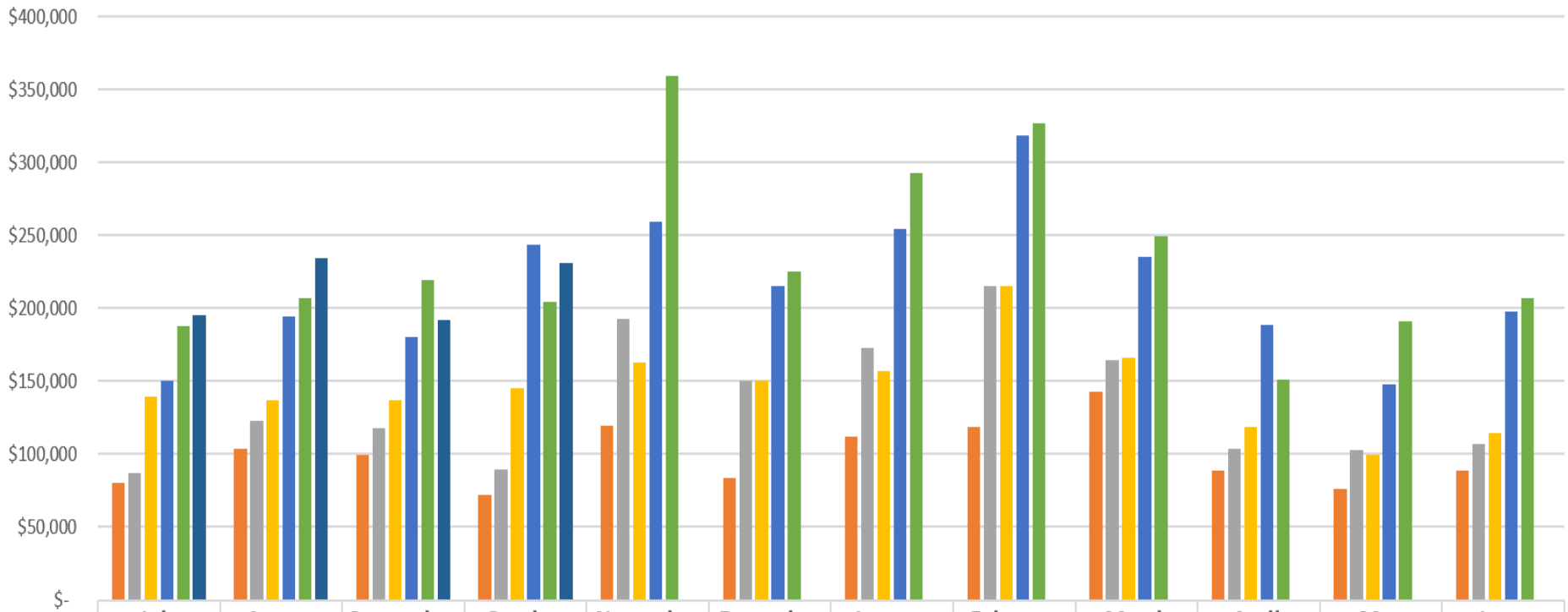
	July	August	September	October	November	December	January	February	March	April	May	June
FY 21/22	$80,520	$103,342	$99,219	$71,836	$119,472	$84,058	$112,197	$118,324	$143,140	$88,948	$76,130	$89,084
FY 22/23	$87,021	$122,434	$117,778	$89,925	$193,084	$150,628	$173,025	$215,139	$164,571	$104,014	$102,843	$106,900
FY 23/24	$139,284	$137,110	$137,350	$144,907	$162,755	$150,053	$156,684	$215,593	$166,054	$118,401	$99,896	$114,755
FY 24/25	$149,945	$194,102	$180,561	$243,764	$259,132	$214,841	$253,980	$318,097	$235,395	$188,294	$147,609	$197,553
FY 25/26	$187,982	$206,715	$219,747	$204,457	$358,903	$224,962	$292,954	$327,093	$249,282	$151,236	$191,033	$206,934
FY 26/27	$194,842	$234,485	$192,315	$231,158								

October 2026 Collection – November 17, 2026, BOS Report

Transient Occupancy Tax Collection by Month and Fiscal Year

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

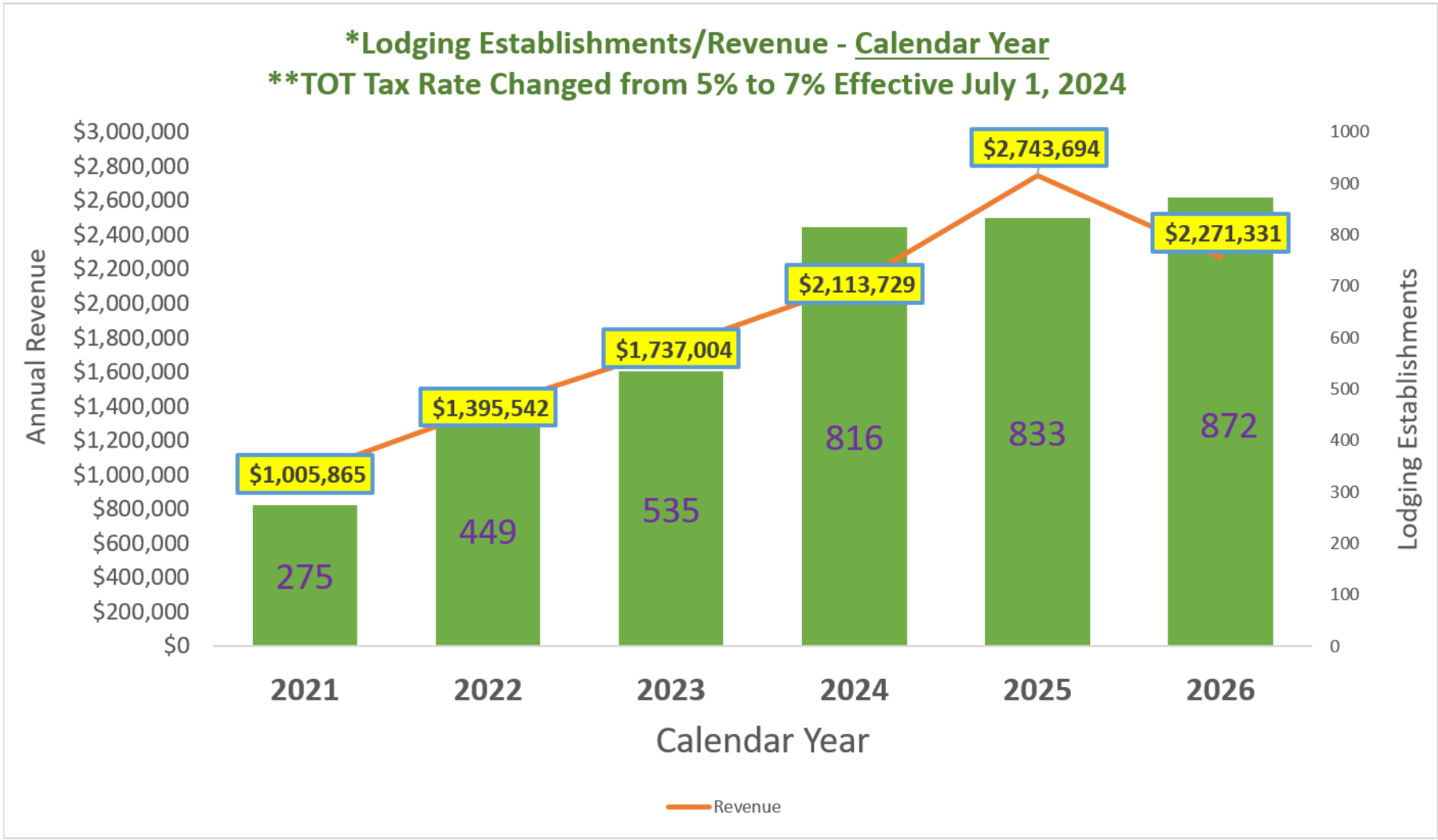
** TOT Tax Rate Changed from 5% to 7% Effective July 1, 2024



	July	August	September	October	November	December	January	February	March	April	May	June
FY 21/22	$80,520	$103,342	$99,219	$71,836	$119,472	$84,058	$112,197	$118,324	$143,140	$88,948	$76,130	$89,084
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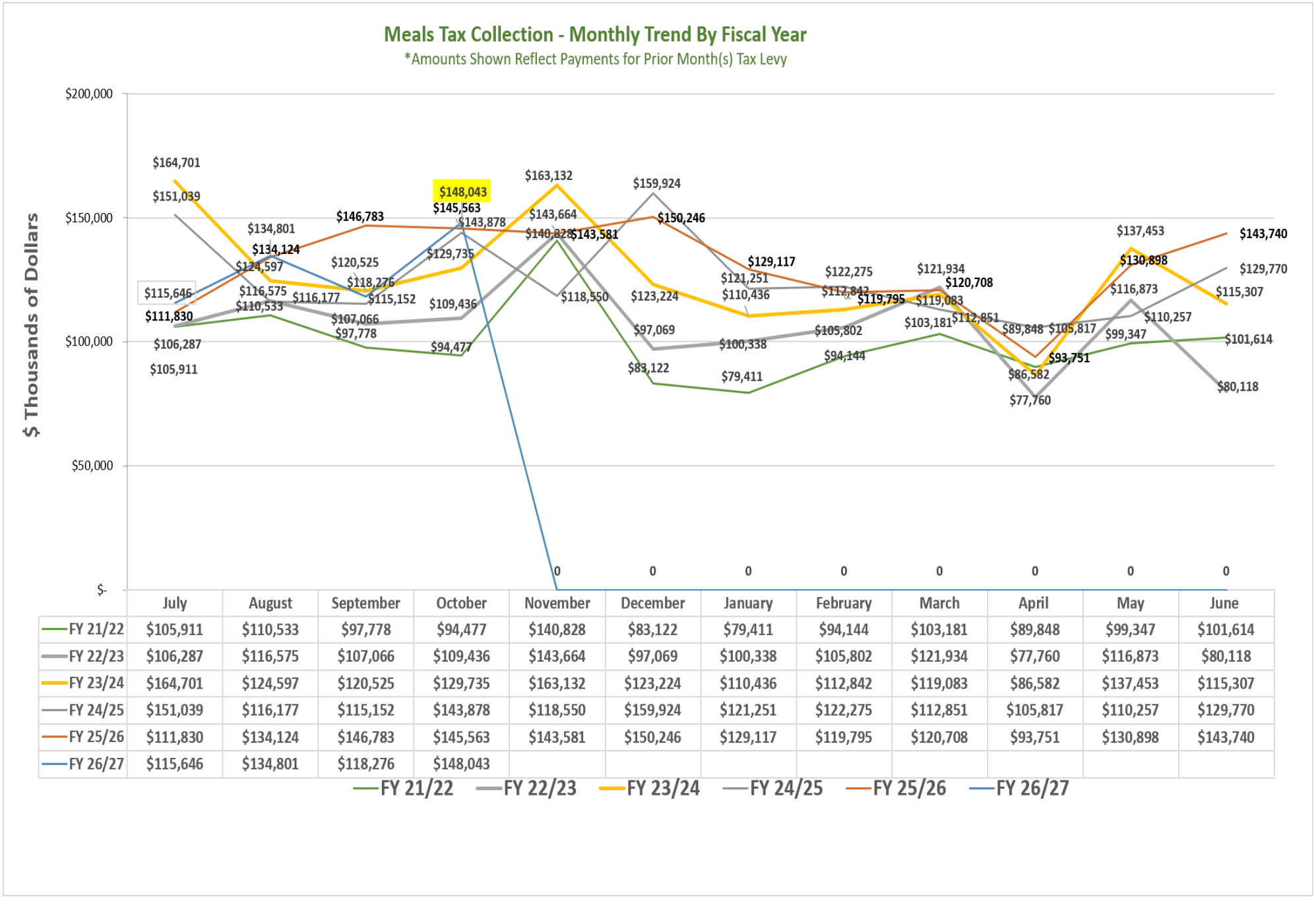
FY 21/22 FY 22/23 FY 23/24 FY 24/25 FY 25/26 FY 26/27

October 2026 Collection – November 17, 2026, BOS Report



*Lodging Establishments is the number of businesses who are registered with the Commissioner of the Revenue for lodging in Nelson County. **This number has not yet been reported for this month and is shown as 872, as in the previous month's report.** The number includes businesses who may have multiple properties who remit for all units with one payment. Some businesses remit their taxes quarterly, and due to their start date, may not be on a January-March-June-September schedule. Many businesses utilize services such as AirBnB who remit on their behalf and by State Code, these revenues are only to be disclosed in aggregate; no personal information can be shared (State Code Section 55.1-1209).

October 2026 Collection – November 17, 2026, BOS Report

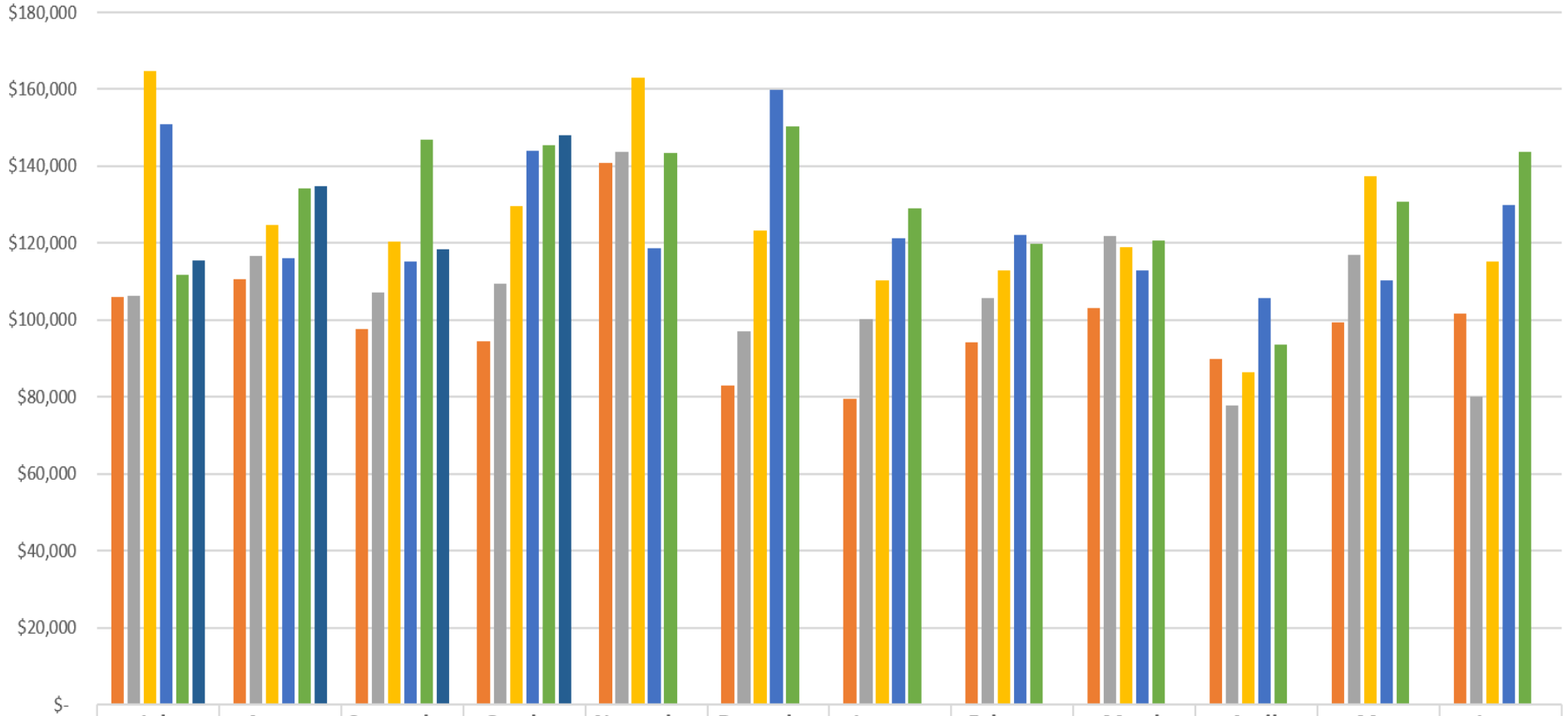


	July	August	September	October	November	December	January	February	March	April	May	June
FY 21/22	$105,911	$110,533	$97,778	$94,477	$140,828	$83,122	$79,411	$94,144	$103,181	$89,848	$99,347	$101,614
FY 22/23	$106,287	$116,575	$107,066	$109,436	$143,664	$97,069	$100,338	$105,802	$121,934	$77,760	$116,873	$80,118
FY 23/24	$164,701	$124,597	$120,525	$129,735	$163,132	$123,224	$110,436	$112,842	$119,083	$86,582	$137,453	$115,307
FY 24/25	$151,039	$116,177	$115,152	$143,878	$118,550	$159,924	$121,251	$122,275	$112,851	$105,817	$110,257	$129,770
FY 25/26	$111,830	$134,124	$146,783	$145,563	$143,581	$150,246	$129,117	$119,795	$120,708	$93,751	$130,898	$143,740
FY 26/27	$115,646	$134,801	$118,276	$148,043								

October 2026 Collection – November 17, 2026, BOS Report

Meals Tax Collection by Month and Fiscal Year

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



	July	August	September	October	November	December	January	February	March	April	May	June
FY 21/22	$105,911	$110,533	$97,778	$94,477	$140,828	$83,122	$79,411	$94,144	$103,181	$89,848	$99,347	$101,614
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FY 26/27	$115,646	$134,801	$118,276	$148,043								

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