

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 LENAHA
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**

OCTOBER 13, 2026

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

- I. CALL TO ORDER**
 - A. Moment of Silence
 - B. Pledge of Allegiance
- II. PUBLIC COMMENTS**
- III. CONSENT AGENDA**
 - A. Resolution – **R2026-77** Minutes for Approval
 - B. Resolution – **R2026-78** FY27 Budget Amendment
- IV. PROCLAMATION - DOMESTIC VIOLENCE AWARENESS MONTH (P2026-06)**
- V. PRESENTATIONS**
 - A. VDOT Report
 - B. NCSA Report – Wintergreen WWTP
 - C. FY27 Q1 General Fund Financial Report
 - D. Nelson County Public Schools Report
- VI. NEW & UNFINISHED BUSINESS**
 - A. School Division Space Study Proposals
 - B. Larkin Property Financing Repayment Term Comparisons
 - C. TJPDC 2027 Housing Summit Sponsorship Request
 - D. Building Permit Fees (**O2026-03**)
- VII. REPORTS, APPOINTMENTS, CORRESPONDENCE AND DIRECTIVES**
 - A. Reports
 - 1. County Administrator's Report
 - 2. Board Reports
 - B. Appointments
 - C. Correspondence
 - D. Directives
- VIII. OTHER BUSINESS (AS PRESENTED)**

- IX. ADJOURN AND CONTINUE TO DSS BUILDING SITE AT TANBARK PLAZA FOR A TOUR.**
- X. ADJOURN AND CONTINUE TO OCTOBER 28, 2026 AT 4:30 P.M. FOR A JOINT WORK SESSION WITH THE PLANNING COMMISSION (AN EVENING SESSION WILL NOT BE CONDUCTED)**



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RESOLUTION R2026-77
NELSON COUNTY BOARD OF SUPERVISORS
APPROVAL OF MINUTES
(March 11, 2026)

RESOLVED, by the Nelson County Board of Supervisors that the minutes of said Board meetings conducted on **March 11, 2026**, be and hereby are approved and authorized for entry into the official record of the Board of Supervisors meetings.

Approved: October 13, 2026

Attest: _____, Clerk
Nelson County Board of Supervisors

Virginia:

AT A CONTINUED MEETING of the Nelson County Board of Supervisors at 2:00 p.m. in the Thomas D. Harvey Meeting Room located on the fourth floor of the Nelson County Courthouse, in Lovingston, Virginia.

Present: Dr. Jessica Ligon, South District Supervisor - Chair
Jesse N. Rutherford, East District Supervisor – Vice Chair
Ernie Q. Reed, Central District Supervisor
David Parr, West District Supervisor
Cameron Lenahan, North District Supervisor (arrived at 4:42 p.m.)
Candice W. McGarry, County Administrator
Amanda B. Spivey, Administrative Assistant/Deputy Clerk
Grace E. Mawyer, Director of Finance and Human Resources

I. CALL TO ORDER

Dr. Ligon called the meeting to order at 2:03 p.m., with four (4) Supervisors present to establish a quorum.

II. FY27 BUDGET WORK SESSION

A. 3/10 Work Session Follow-up

Ms. McGarry stated that staff has provided the Animal Control canine transfers data into a summary table. She said that also provided is an impact estimate of a 0.80 LCI, which would equate to 0.67% and equal \$1,094,238 compared to the current change amount of \$1,087,000. She clarified that applying the percentage increase between the 0.729 LCI for FY27/28 and 0.80 yields \$1,094,238 for FY28/29 and FY29/30. She confirmed that adding those two together means their related state revenue loss would be a total of \$4.3 million over four years.

Dr. Ligon commented that Hopeful Hounds had done more than just one transfer last year. Ms. McGarry responded that Hopeful Hounds took one, but Fonda Bell had handled all the transfers associated with Hopeful Hounds. Dr. Ligon said she thought this was representing Hopeful Hounds. Ms. Spivey stated that this was the information Kevin Wright of Animal Control had provided, and he had indicated that he works with her to funnel them through the other sources. Dr. Ligon explained that Ms. Bell takes them into Hopeful Hounds, does the vetting that the other places require, then puts them back out in the process.

Mr. Reed asked what constitutes a transfer. Ms. McGarry explained that the animals start out in the Nelson County shelter then get transferred to other animal rescue agencies or the SPCA.

Mr. Rutherford expressed concern at the loss of \$4 million total - about \$1 million per year for the LCI. Ms. McGarry pointed out that this is also not counting any other decreases in other funding sources or increases in expenditures.

Mr. Reed asked what this would mean in terms of a penny on the tax rate. Ms. McGarry confirmed that it would require about 10.25 cents on the rate to cover the \$4 million.

Dr. Ligon commented that the schools are getting less funding, but so is every other entity. Mr. Rutherford noted that the Health Department had never before asked the County to fund positions.

Dr. Ligon said there used to be a state epidemiologist so that every department didn't have to have one, and she understood there was more disease to track with COVID—but it would be interesting to hear from the state whether the need is there. She added that certain departments just did not want to see loss of jobs.

Ms. McGarry commented that they could refer to the data later, noting that they had not yet received the School budget request. She confirmed that the School Board would be discussing their budget the following day.

B. FY27 Health Insurance Renewal and Establishment of Rates (R2026-21)

Ms. Mawyer reported that the County saw a 7% increase this year in health insurance rates, with no change in plan offerings or coverage amounts, at a total cost of approximately \$71,000. She clarified that they are still covering about 31% of dependent care, and they are not required to cover dependent care if 80% of eligible employees are enrolled. Ms. McGarry stated that the County pays a portion of the premium for those in the dual and family plans.

Mr. Rutherford asked if retirees can still participate in insurance if they are not eligible for Medicare.

Ms. McGarry confirmed that they would be responsible for 100%, minus any retiree health insurance credit they get from the County, which is up to \$75.

Ms. Mawyer added that Medicare Advantage 65 changed and was \$254 this year compared to \$232 last year.

Dr. Ligon asked how long you had to be employed in the County for the credit.

Ms. McGarry noted that it is 15 years before someone was eligible for the credit.

Dr. Ligon asked if they had the opportunity to shop around.

Ms. McGarry explained that it wasn’t ideal at this point because they are members of the Local Choice program through the state, which has typically been a very good option for localities; if they were to look for comparison plans, that would need to happen immediately.

Mr. Rutherford recalled that they had just done this recently.

Ms. Mawyer clarified that they changed their plan offerings two years ago, which is when they added the high deductible health plan—but last year there was no change, so they did not make any adjustments.

Ms. McGarry noted that the \$71,000 is incorporated into Employee Salaries and Benefits line in the current introduced budget.

Mr. Rutherford moved to approve **Resolution R2026-21** as presented. Mr. Parr seconded the motion, which passed unanimously (4–0) by vote of acclamation and the following resolution was approved:

RESOLUTION R2026-21
NELSON COUNTY BOARD OF SUPERVISORS
FY27 HEALTH INSURANCE RENEWAL AND ESTABLISHMENT OF RATES

WHEREAS, Nelson County participates in the Local Choice Health Benefits Program and the renewal deadline for the next plan year of July 1, 2026 - June 30, 2027 is April 1, 2026, and

WHEREAS, premiums for the next plan year include an increase of 7% for the current Anthem Blue Cross Blue Shield plan offerings;

NOW THEREFORE BE IT RESOLVED, by the Nelson County Board of Supervisors that Nelson County’s 2026-2027 health insurance plan year renewal rates be hereby established for active employees and retirees as follows and submitted to Local Choice by the renewal deadline of April 1, 2026:

Active Employees	FY27 (July 1, 2026 - June 30, 2027)		
<u>Key Advantage 250</u>	Employee	County	Total
Single, Comprehensive Dental	\$101	\$904	\$1,005
Dual, Comprehensive Dental	\$660	\$1,200	\$1,860
Family, Comprehensive Dental	\$1,249	\$1,465	\$2,714
Single, Preventative Dental	\$99	\$886	\$985
Dual, Preventative Dental	\$647	\$1,176	\$1,823
Family, Preventative Dental	\$1,224	\$1,436	\$2,660

<u>Key Advantage 500</u>	Employee	County	Total
Single, Comprehensive Dental	\$91	\$819	\$910
Dual, Comprehensive Dental	\$595	\$1,087	\$1,682
Family, Comprehensive Dental	\$1,130	\$1,326	\$2,456

Single, Preventative Dental	\$89	\$801	\$890
Dual, Preventative Dental	\$582	\$1,063	\$1,645
Family, Preventative Dental	\$1,105	\$1,297	\$2,402

<u>High Deductible Health Plan</u>	Employee	County	Total
Single, Comprehensive Dental	-	\$734	\$734
Dual, Comprehensive Dental	\$431	\$927	\$1,358
Family, Comprehensive Dental	\$860	\$1,120	\$1,980
Single, Preventative Dental	-	\$714	\$714
Dual, Preventative Dental	\$419	\$902	\$1,321
Family, Preventative Dental	\$836	\$1,090	\$1,926

Retirees Not Eligible For Medicare	
<u>Key Advantage 250</u>	Retiree
Single, Comprehensive Dental	\$1,005
Dual, Comprehensive Dental	\$1,860
Family, Comprehensive Dental	\$2,714
Single, Preventative Dental	\$985
Dual, Preventative Dental	\$1,823
Family, Preventative Dental	\$2,660

<u>Key Advantage 500</u>	Retiree
Single, Comprehensive Dental	\$910
Dual, Comprehensive Dental	\$1,682
Family, Comprehensive Dental	\$2,456
Single, Preventative Dental	\$890
Dual, Preventative Dental	\$1,645
Family, Preventative Dental	\$2,402

<u>High Deductible Health Plan</u>	Retiree
Single, Comprehensive Dental	\$734
Dual, Comprehensive Dental	\$1,358
Family, Comprehensive Dental	\$1,980
Single, Preventative Dental	\$714
Dual, Preventative Dental	\$1,321
Family, Preventative Dental	\$1,926

Retiree Medicare Plan	
Advantage 65 (Dental & Vision)	\$254

C. General Fund Expenditures

Ms. Mawyer reported that the County had received an email from MACAA that morning confirming that they wish to withdraw their after-school program request.

Ms. Mawyer said the budget presented reflects the changes from March 4th.

Mr. Parr stated that the Board had a question on the Foothills.

Ms. McGarry explained that Foothills had not received further information on their software request, and she suggested that the Board consider the request as originally presented, which was \$15,000. She said they could always come back to make an additional request.

The Board agreed on the \$15,000 as requested by Foothills.

Ms. Mawyer noted that the MACAA request is now \$30,000, which is what the County awarded last year. She said this was for two programs: Project Discovery and the Emergency Assistance Program.

Dr. Ligon said following the MACAA presentation, she wondered what the school counselor was doing.

Mr. Reed explained that the counselor was providing one-on-one counseling for students, as well as providing student counseling for college and other initiatives. Ms. Spivey noted that MACAA's Project Discovery was specifically geared to working with students who were the first in their families attending college. She commented that the school counselors were likely working with the other students in the school who were looking at college.

Mr. Parr pointed out that what's before them is already included in what staff presented the day before, so anything they do on those pages is not increasing those numbers. Ms. McGarry confirmed this.

Dr. Ligon clarified that MACAA's actual ask is \$30,000 now and not \$45,000, and she asked the Board for input. Board members indicated that they felt this was reasonable and agreed with funding at \$30,000.

Dr. Ligon said the Humane Society was next for discussion.

Mr. Parr said that \$60,000 was a big number, and he did not support it. Mr. Rutherford agreed that was too much.

Mr. Rutherford said they should give them at least \$10,000, as that was what was originally in the budget when they were receiving funding from the County.

Dr. Ligon said the County gave the \$10,000 when the Humane Society was taking 70 dogs from Animal Control, noting that they took 16 last year and 17 the year before that. She suggested that they use a per-animal multiplier for fairness, and what's currently happening is they pick and choose which ones they want after others have done the heartworm and disease testing—which is frustrating.

Mr. Parr asked if they were taking animals from other counties and whether those localities were funding them.

Dr. Ligon responded that they absolutely are and are emptying Buckingham and Appomattox all the time, yet they are not helping Nelson, which is her objection. She said she did not know if they were getting funding from other localities, but her calculations (\$10,000 divided by 73, multiplied by 16 dogs) based on the number of animals yields \$2,191.

Mr. Rutherford suggested rounding up to \$2,500.

Mr. Parr suggested rounding it up to \$5,000.

Mr. Reed said he would go with flat funding based on last year.

Mr. Parr said that was \$0 and had been for several years, although it had been funded higher in the past.

Mr. Reed stated that their representative was out front in saying that she's asking for \$60,000 because she was told to shoot high, but had also said that anything would be appreciated. He emphasized that they need to sustain themselves, and that means a lot more than just the number of dogs they serve. He added that one-sixth of what they've asked for is probably reasonable, given that.

Mr. Parr said as much as he supports what they do, he was surprised and disappointed to learn that they are serving two other localities and bringing in more animals from Buckingham than they are from Nelson.

Mr. Reed responded that this is a good rationale for whatever they decide to do.

The Board agreed to allocate \$5,000 to the Humane Society.

Mr. Parr emphasized that it's important to deliver that news with a reason: They want to see more Nelson and want to see some changes.

Dr. Ligon asked if the Blue Ridge Health District request was on top of what the County already pays in rent and other expenses for them.

Ms. McGarry confirmed that the total request includes the County's share of the rent, which increased since when they were at the Blue Ridge Medical Center.

Dr. Ligon said she had wanted to ask the health district rep if the disease trends presented were for just Nelson.

Ms. McGarry responded that her understanding was those were just for Nelson. Dr. Ligon commented that she had thought it was for the entire district.

Mr. Reed stated that given how vital their services are and the fact a great proportion of the people they serve are taking a big hit with healthcare, their services are more vital than ever. He said they could probably consider a half-percent increase pretty conservative, and the fact they had to pull out items to justify what they were doing shows they really need the support.

Mr. Rutherford noted that it's \$24,000, and the rep had wanted the disease specialist at \$9,000, along with 3% pay increases aligned with the state. He suggested that they fund the disease specialist and the 3%—so that would include everything but the senior epidemiologist at \$6,000. He added that he didn't think the state was going to do 3%, and it would actually be 2%, so there would be some additional money.

Ms. McGarry confirmed that the additional allocation would be \$18,619, without the senior epidemiologist funding. Mr. Reed noted if something fell through, they could always come back to it again.

Mr. Parr stated that there were previous Board questions on the TJEMS Council and Region Ten Community Services Board.

Ms. McGarry said they had not gotten anything back from Region Ten.

Mr. Rutherford said they should wait on the Region Ten information.

Regarding TJEMS, Ms. McGarry mentioned that they reorganized last year, and Nelson is now in a different group called NVERS. Dr. Ligon noted that they were not funded last year and asked how that affected Nelson.

Mr. Parr pointed out that in the past, TJEMS hasn't been providing services and there may be some changes, so he is doing some checking.

Ms. McGarry noted that NVERS reported that local funds help them meet the Virginia requirement of a 25 percent match of state funding and they state that they provided support for EMS training across the county.

Mr. Rutherford recalled that they have had this discussion before and continually shrunk their contributions.

Dr. Ligon noted that they would move on from NVERS for now. The Board then reviewed OAR Community Connections. Mr. Rutherford noted that OAR worked with the County on Recovery Court. Mr. Reed noted that they also worked with Region Ten. The Board agreed to fund OAR an additional \$1,535 as requested. Mr. Parr noted that OAR had proven themselves as a successful program.

The Board then discussed Region Ten and agreed to include a flat-fund placeholder of \$150,000 until they returned with the data and information requested.

The Board agreed to level fund Virginia Career Works, then reconsidered and decided that should be \$0, based on lack of activity and information.

Dr. Ligon commented that they had planned to be more active in Nelson once the DSS building was up and running, but she was not certain how sincere that was—and she did not even know Career Works existed, nor did several jobseekers she had asked. She added that she is fine with \$0.

Mr. Rutherford suggested that they come in and give a report.

Ms. McGarry clarified that they are asking for \$5,915, based on 40 cents per capita from each of their 11 localities in the region, which for Nelson is 1,478.

Mr. Rutherford suggested that they leave them at \$0 and have them make the case to the Economic Development Authority or the Board.

Mr. Parr said Curtis Sheets had indicated that with NVERS, the new organization, they have seen an increase in services. He mentioned that one of the reasons they didn't fund TJEMS the previous year was Mr. Sheets recommendation in the other direction. The Board was in agreement to fund NVERS at \$10,000 as requested.

Ms. McGarry said with those changes, they have added \$148,394 to their recurring contingency.

Dr. Ligon commented that she didn't know enough about Region Ten but felt they gave a lot to the community; however, their residential facility is an eyesore and a drain, with people frequently walking up and down the middle of the road.

Mr. Reed commented that having those people visible in the County is certainly valid, as they are invisible to most people in the County. He added that having them on the streets is not a liability.

Dr. Ligon said her complaint is when they are shipped in from Charlottesville, and they are an hour away from urgent care and other things by being here.

Mr. Rutherford noted that they are not necessarily from a specific geographical area; they typically come from Western State.

Dr. Ligon disagreed with the blanket statement that it's not a risk to the community, as they are importing people with mental issues who are unstable and unpredictable—so there's an inherent nature of safety problems, and you can't just generalize that these people being shipped in here is okay for the community.

Mr. Reed stated that he would retract the liability statement, but it didn't change how he felt.

Capital Outlay

Ms. McGarry reported that they included everything from the CIP but removed the radio tower site in southern Nelson and the radio system upgrade to a trunked system because they are high-dollar things that will likely need financing of some sort and not fully covered within the General Fund budget. Mr. Rutherford commented that if those two big ticket items were being taken out of Capital Outlay, he was fine with everything else listed.

The Board reviewed numerous line items listed, including battery replacement, McGinnis Building structural repairs, compactor replacement, an economic development study through the EDA, accessible voting systems, BAI municipal software server replacement, mini split unit at the Courthouse, raised floor tiles in the Emergency Communications Center (ECC), ECC furniture and Sheriff's Office mobile data computers.

Ms. McGarry noted that the repairs at the McGinnis building would likely need to be done in phases. The Board agreed that an economic development study was needed and would help the EDA to be proactive. Ms. McGarry noted that there was some state PSAP funding that could be used for the floor tile replacement.

Ms. McGarry reported that the Sturt Park development is funded by timber funds the County has been carrying forward, which would include a survey of the 344 acres, and plans for a parking area across the street.

Mr. Reed explained that there's a notion that a parking area across the street would serve the area better because it's not in a floodplain and is higher up; there is currently not a good place to put parking on the side where the property is. He said at some point, there would likely be a request to approach Weyerhaeuser about selling an acre or so to the County for a parking area that's safe and well located.

Mr. Parr commented that on a related tangent, there may be a possible donation of the small sliver of land out by the Transfer Station as well as a small piece of property that adjoins the Courthouse parking lot, which don't have cash value but may offer the owner a tax deduction while providing use to the County.

Additional items were discussed under Capital Outlay to include a water and sewer study at the Larkin property. Ms. Mawyer reported that under Sheriff's Department vehicles and equipment, the original truck is no longer available, but there is a civilian model, non-pursuit, that will not require the same equipment as the vehicles

assigned to the patrol division. She clarified that the vehicle would be used for an admin person, but it still needs minimal equipment and installations, with all those costs included in the \$262,000. She confirmed that there are four total vehicles—three Durangos and one Chevy Silverado.

Mr. Rutherford said they have customarily done four vehicles, with some catchup needed along the way.

Ms. Mawyer mentioned that the Enterprise vehicles were no longer considered a viable option, as it would only be advantageous if they had an in-house option to equip them.

The Board agreed that the \$27,000 quote from CMA Automotive in Charlottesville for a Nissan Rogue for Building Inspections was reasonable, and Ms. McGarry indicated that the department had been happy with those vehicles thus far. They also discussed the purchase of a new skid steer for the Transfer Station, and Ms. McGarry said they would keep the old one, but it was starting to require a lot of repairs and would remain as a back up only, not for everyday use. She also mentioned that there was an ambulance chassis replacement in this budget as well as a fire truck.

Regarding the facilities system study, Ms. McGarry explained that there are consultants who evaluate facilities and systems such as HVAC for energy savings, with a guarantee for savings if new equipment is needed. She noted they could budget a lesser amount than the \$75,000 that had been included.

Mr. Rutherford said he would like to hear a presentation from that group.

Dr. Ligon said it would be nice to include the schools in that evaluation. Ms. McGarry noted that if the Board wanted to include them in the evaluation, they could do so.

Ms. McGarry stated that the school already has a contract with Honeywell and while they have not been pleased with them, they did like the program and how it worked logistically. She noted that there were about 15 companies on state contract that provide this type of service—so the County would not have to go through a formal solicitation process. She added that they would not move forward without the Board's approval.

Mr. Rutherford said he would be willing to budget \$20,000 for the facilities evaluation and have a group present. He noted he would like to know more about the process as it is occurring at the jail. The Board agreed to budget \$20,000 for the facilities study.

Regarding the sidewalks in Lovington, Mr. Parr noted that they were only putting them on the west side of Front Street, with a cost of \$1 million to do the other side. Mr. Rutherford noted that the County just needs to stay in a perpetual spot with VTAP funding and applications so they can get the other side done.

Ms. Spivey noted that had been the plan all along, to apply for the other side of the street. She explained that the current scope for the west side of Front Street went from the intersection of Front and Main, down to Theater Drive.

Ms. McGarry assured them that she was expecting an estimate for the project and would stay on top of it, noting that the local match for FY28 would be \$1 million for the sidewalk project.

Mr. Rutherford said when they originally considered sidewalks for Lovington, the total cost was \$1.8 million and included some nice amenities.

Ms. McGarry reported that for the Lovington Park playground, they are holding some other funds that could potentially cover that cost, at the Board's discretion, and she is currently keeping it as a placeholder.

The Board discussed repaving the first quarter-mile VBRRT trail in Piney River, with the primary issues being handicapped accessibility and tree roots coming through the pavement.

Mr. Reed said as someone who negotiates a wheelchair quite often, it really doesn't need to be paved because you can get your way around it if needed, and it can still be accessible even though perhaps not by the book. He added that if this is something that needs to be done the following year, they can look into it then. Mr. Parr noted if they were going to spend money at the trail, they needed to also consider expanding the parking on the Piney River side. He said that he also wanted a third entrance to the trail near the over pass on 29 in the future.

Ms. McGarry suggested that they just leave it in as a placeholder. Dr. Ligon suggested at half the current amount, which would be \$30,000. Ms. McGarry noted that the trail was built around early 2000's.

The Board reviewed additional list items such as a maintenance carport at Callohill next to the maintenance shop, a Contingency and System Security plan for Local Election security, and an animal shelter addition for the attendant to move into as an office, which would also free up lobby space for people who come into the shelter. They also discussed the Blue Ridge Tunnel electric trailhead gates—with the east gate estimated at \$16,332 and the west gate at \$30,000—and the Board noted that Mr. West had suggested that the County at least do its side. The Board reduced the trailhead gate amount to \$16,500 for the east side only.

Mr. Parr commented that Waynesboro should fund their side as well, and the odds are that the east side is more likely to be breached.

Staff confirmed that they could remotely close an electronic gate.

Ms. McGarry concluded by stating that the sum of these budget actions added \$115,300 to the non-recurring contingency and saved \$415,300 from the original proposed budget.

The Board took a brief recess.

The Board discussed departmental budgets. Dr. Ligon asked why the Board of Supervisors' budget was higher. Ms. Mawyer explained that this was partly due to health insurance with having a full year of a new person on the plan. She noted that there was an increase budgeted in Professional Services as the cost of the audit was expected to increase.

The Board then discussed pay for Supervisors and School Board members.

Ms. McGarry noted that she would have to check, but there may be some authority in State Code that allows for the Board to have the same salary percentage increase as County employees. Mr. Parr commented that if they do not change it at some point, it ends up being a similar situation as the School Board. He stated that School Board members get \$150 a month, which has been the same since he was on the School Board in 2003, and a study was done while he was still on that Board, which determined that to be in line with surrounding counties, the School Board salary should be \$425 a month.

Ms. McGarry noted that those increases needed to go up in tandem with the rest of County employees, as there were some constraints that restricted that from happening at other times. Dr. Ligon commented that it seemed fair to go up at the same time the County goes up. Ms. McGarry explained that she would double check the code to make sure that it is kosher, and they could include the increases for the Board of Supervisors when they do the normal resolution for employees.

Mr. Rutherford said for public purposes, they should show what 2% and 3% equate to for the Board's salary increase.

The Board then discussed General Fund Expenditures.

Board of Supervisors: FY27 requested amount of \$239,810, which is a 16.1% increase over FY26.

Ms. Mawyer reported that other increases in the Board of Supervisors budget besides Professional Services include telecommunications, as the budget now reflects cell phones for three Supervisors. Ms. Mawyer noted that Mr. Lenahan, Dr. Ligon and Mr. Rutherford were all budgeted for cell phones. Ms. Spivey noted that they had included a phone in the budget for Mr. Rutherford just in case he had wanted to discontinue using his personal phone for County business. Mr. Rutherford confirmed that he was interested.

Dr. Ligon said in talking with board members from other counties, their primary suggestion was achieving that separation in phones.

Mr. Parr noted that he had been told that since he was on the School Board and he asked what happened if he got a FOIA request from his personal cell phone.

Staff confirmed that the request only relates to specific matters under consideration by the County, and only relative to that topic.

Mr. Parr asked what the advantage is of having the separate phone.

Mr. Rutherford explained that if they ever get to a point where someone would FOIA messages from a Supervisor's phone, it's a lot easier to hand over a separate work phone than a personal one.

Ms. Mawyer said the budget also includes additional travel and training costs because some of the Supervisors are attending more trainings.

Mr. Rutherford commented that they need to take more consideration as they pursue additional professional development opportunities and classes, particularly for VACo.

County Administration: FY27 requested amount of \$406,537

The Board noted that the County Administration budget was actually a -0.3% from the previous year.

County Attorney: FY27 amount of \$100,000

Commissioner of Revenue: FY27 requested amount of \$360,250, a 1.6% increase from FY26.

Ms. Mawyer noted that the Commissioner of Revenue increases are primarily related to postage, which she commented was also true of other departments. She noted that the Commissioner of Revenue also had an increase in professional services for ProVal, which increases each year.

Ms. McGarry noted that Board of Equalization was not in the budget as they were not needed for FY27.

Mr. Rutherford said he would like to discuss doing reassessments every two years.

Ms. McGarry stated that they could analyze whether it would be more cost effective to do it in house versus using a third party.

Mr. Rutherford mentioned that other neighboring counties are discussing a regional shared arrangement, which has good potential.

Ms. McGarry said that would be preferable, especially given office space considerations.

Treasurer: FY27 requested amount of \$437,292, a 4.9% increase from FY26.

Dr. Ligon asked about the Treasurer's office and the increase in budget requested. Ms. Mawyer noted a lot of the increase was related to postage. She noted that there were also increases related to investment services fees on a Sweep investment account. Ms. Mawyer commented that the return on investment outweighed those fees.

Finance: FY27 requested amount of \$420,690

Technology: FY27 requested amount of \$451,866, a one percent increase from FY26.

Ms. Mawyer reported that the budget increase for Technology was related to service contracts for maintenance.

Mr. Rutherford and Mr. Parr agreed that they were good with the listed budgets showing a decrease which included the following departments and their FY27 requested budget: Registrar (\$303,136), Courts (\$874,270), Commonwealth Attorney (\$737,438), Sheriff (\$3,166,150), Public Safety and Emergency Services (\$735,944), Emergency Services Council (\$688,510). Ms. McGarry noted that many of the departments showing decreases were due to grant funding. She explained that the Sheriff's Office had grant funding and Asset Forfeiture funds that are not reappropriated until after the previous year's balances are certified, typically September or October. She indicated that those amounts would be appropriated after the start of the fiscal year.

Ms. Mawyer explained that the Emergency Services Council line included things like disability insurance, Line of Duty Act, as well as gas, oil and grease for fire and rescue. Mr. Parr asked if they were taking increased fuel costs into consideration in other parts of the budget besides EMS. Ms. McGarry responded that they would be reflected in the Motor Pool.

E911 Program: FY27 requested amount of \$754,026

Forest Fire Service: FY27 requested amount of \$20,986

Paid EMS: FY27 requested amount of \$1,860,178

Dr. Ligon asked about paid EMS increases and whether there was a regular reassessment of transport fees.

Ms. McGarry said they got a rate sheet for that and could make adjustments annually if desired, and this year's offsets those costs but does not fully fund them. Ms. McGarry confirmed that they are projected to bring in \$1,005,098 for FY26, but the cost totals \$1,700,000. Dr. Ligon commented that they definitely need to increase it if the rate sheet says they can.

Regional Jail & Food Supplies: FY27 amount of \$2,058,060

Building Inspections: FY27 requested amount of \$433,366

The Board agreed that they needed to align with what neighboring localities are charging for building inspections, which is on the revenue side, and that would be coming before them in May.

Animal Control: FY27 request amount of \$382,996

Medical Examiner: FY27 amount of \$160

Waste Management: FY27 amount requested is \$1,568,868

Ms. Mawyer explained that with transportation fees, there are no increases built in for fuel costs but there are for repairs and maintenance. Ms. McGarry reported that the tipping fees at Region 2000 would remain the same.

The Board discussed tipping fees and determined that Nelson charges \$55 a ton, while Amherst is \$44 a ton at the gate. Ms. McGarry said she would clarify whether those charges are commercial or residential for Amherst.

Building and Grounds: FY27 amount requested is \$1,059,717

Ms. Mawyer confirmed that Buildings & Grounds only increased in one line item—contracted services—which covers maintenance costs.

Motor Pool: FY27 amount requested is \$257,000, the same amount as FY26

Mr. Parr asked if they should build additional funds in the budget. Ms. McGarry noted that while they could anticipate fuel costs going up, she would not build it in, rather just amend the budget as needed. Ms. Mawyer noted they were projecting lower than usual, which was likely why the amount requested was lower.

At Risk Youth & Families (CSA): FY27 amount requested of \$2,039,165

Ms. McGarry explained that DSS-related items include Children's Services Act (CSA) funding from the state, which covers the expenses associated with foster care, in-home services, residential therapy placements, etc.

Parks and Recreation: FY27 amount requested was \$551,927

The Board agreed that the Parks & Rec budget Jerry West previously presented to them was acceptable. Ms. McGarry noted that the request included the after-school program.

Planning and Zoning: FY27 amount requested was \$254,627

Ms. McGarry confirmed that they would be evaluating the fees for Planning and Zoning. Ms. Mawyer clarified that the only Planning & Zoning increase is for postal services and the Junkyard Cleanup Grant Program. Ms. McGarry noted that the junkyard cleanup program was something Director Dylan Bishop has wanted for a long time.

Tourism and Economic Development: \$581,357 requested for FY27

Ms. McGarry the 11.2% decrease from FY26 was due to grant funding from the prior year, which she noted was about \$80,000. Ms. Mawyer reported that noted that there is funding for Tourism & Economic Development for short-term rental software, which is shifting from capital to operations as an annual expense. Staff confirmed that both that department and the Commissioner of Revenue will have access to that software and platform.

Anti-Litter Grant: FY27 currently at \$0 until awarded and appropriated.

The Board asked if the anti-litter grant has actually been used.

Ms. Spivey responded that they currently use that toward the recycling coordinator position, and they have contemplated using it for things like tire amnesty. She noted that the number can vary from year to year.

Extension Service: \$67,544 budgeted for FY27

Refunds: \$32,000 budgeted for FY27

Ms. McGarry noted that Refunds were budgeted for any refunds that the County may need to issue. Ms. Spivey noted as an example that at the meeting the day prior, there was a tax refund on the agenda that they had to issue relating to a disabled veteran.

Employee Salary Adjustment/Benefit Cost: \$431,780 budgeted for FY27

Mr. Rutherford mentioned the employee salary adjustment benefit cost.

Ms. Mawyer explained that the number looks large because of all the transfers they had done, as the \$135,000 was not what was originally budgeted; that amount had originally been \$397,000.

Ms. McGarry noted that they usually lump it all into one line to make it easier for the Board to decide on a compensation and insurance and benefits increase; then during the fiscal year, they transfer individual amounts from this line out into the departments. She noted that this effectively reduces their amended budget amount, and in this case what's left is \$135,000.

Ms. Mawyer further explained that included is the 2% cost-of-living increase for all staff as well as bonuses, which will hinge on what the governor does. She said that amount is \$190,541, which includes a \$500 bonus for part-time staff; the cost-of-living increase would be \$170,055, and the health insurance increase of 7% or \$71,184 is also included in this figure.

Transfer to Social Services (excludes CSA): \$2,144,252 for FY27

Dr. Ligon recalled that Brad Burdette, formerly of DSS, had implied that the state was going to pay more of their share of rent once the new building was done, and she wondered if that was still in motion.

Ms. McGarry clarified that Mr. Burdette had done nothing in that regard, but there is a cost allocation plan that staff has met with the state about—so there is momentum. She also stated that the transfer as shown is just for the social services department, excluding the other \$2 million for CSA expenditures.

Transfer to Debt Service: \$3,325,284 for FY27

Transfer to Reassessment Fund: \$105,000 for FY27

Mr. Rutherford asked if they are throwing just \$100,000 in the Reassessment fund.

Ms. McGarry responded that they were doing \$85,000 but set aside more based on previous costs.

School Funding

Dr. Ligon commented that the Schools did not make any changes to their School Nurse funding, noting that she was surprised by that. Ms. Mawyer noted that it had not been changed in a while. Ms. McGarry noted that staff had worked off of the School's introduced budget. She commented that they were so close to receiving the School funding request, and once they did, they would make adjustments to the amounts requested.

Ms. McGarry indicated that they could run through revenues and circle back to School funding if preferred.

Mr. Rutherford asked for the rest of the Board's thoughts on School funding. He stated that he was at \$1 million in new money and then \$600,000 coming from a non-recurring source. He commented that was about \$1.6 million of the \$2.2 million that the Schools were lacking. Ms. McGarry noted that the number was not yet finalized, as they did not know what the Schools' ask would be.

The Board agreed that they would need to do a deep dive into the School budget after it was formally presented, but they would address some specific items now.

Dr. Ligon stated that the Blue Ridge Medical Center is supposed to talk with Dr. Hester this week about the school nurse budget. Dr. Ligon said she is expecting it to be higher, as Blue Ridge is offering \$10 an hour less than the surrounding health care centers—and thus they cannot retain those employees.

Dr. Ligon commented that the requirements are stringent. It was noted that the nurses may be BRMC employees.

Mr. Rutherford reiterated that he was at \$1 million in recurring funds, and then \$600,000 for buses from non-recurring funds. Dr. Ligon commented that she was thinking about funding the Schools at the same amount as FY26.

Ms. Mawyer stated that the school operations totaled \$19,918,914 last year, which had increased from \$19.3 million the previous year, plus buses.

Mr. Parr said that it sounded like Dr. Ligon was at \$800,000 plus buses, and Mr. Rutherford was at \$1 million plus buses, and he guessed that Mr. Reed was at \$2.2 million.

Mr. Reed said when they get to the advertised tax rate, they can come down but they cannot go up—so they want to have something that will make it bearable. He noted that some other counties were putting big raises in their tax rates for that reason, and a lot of people will show up for the public hearings. He emphasized that it's very difficult to not look at both of these things at the same time, so he's glad they are discussing them now.

Ms. McGarry confirmed that for recurring, the County is now at \$4,270,371 with keeping 16% of the reassessment; and their non-recurring is now at \$415,300.

Mr. Parr asked if this was with the 57-cent rate.

Ms. McGarry confirmed this and said it would generate \$3.2 million.

Mr. Parr stated that he is on the same number as Mr. Rutherford—at about half of that increase in revenue, or \$1.6 million including buses.

D. Discussion of Proposed Tax Rates

Mr. Reed said he would be in the minority here, as always, but his concern is less with the school budget numbers and more with the property tax rate. He said the problem is that the people who have the greatest ability to pay their taxes are going to pay the least in property taxes. He commented that this is equally as difficult to deal with as the composite index, and he did not know how to address those inequities. He said they have the opportunity for more revenue but not the means to arrive at it because there are so many people living on the low end of the scale, and the people who live on the high end of the scale continue to find their way into Nelson County because property taxes are so low.

Mr. Rutherford commented that they're not just moving here because of property taxes.

Mr. Reed said that it is a big factor, and if you're looking for a place to spend the rest of your days, you want a low property tax rate.

Dr. Ligon said if they are really doing that, they're moving to Colorado or Tennessee. Mr. Reed commented that Nelson County was an attractive place to be.

Mr. Rutherford added that Augusta County's tax rate is 52 cents, and this would put Nelson 5 cents above that. He also stated that the 4% practice is not an unhealthy one, and if they gave schools the \$1 million and figured out the \$600,000 from recurring, that would leave them with about \$2.6 million left from the reassessment increase—which would likely go to the school's capital needs anyway. He said he is not a big believer in capturing all the money and then having it saved up for all four years to be distributed; in the event they have to raise taxes to accomplish something, they can then go to the taxpayers with that explanation.

Mr. Reed said it's pretty clear they are going to lower the tax rate—but equalizing it is not realistic in this scenario.

Mr. Rutherford said that's not being proposed, and they are capturing 16% of the 20%, and it leaves some money that can address some of the capital improvement needs. He added that it's sad to say that \$1.8 million

isn't going to address a lot, but it's money they can utilize without going into debt service to accomplish some of those things.

Mr. Reed stated that it was important for Mr. Lenahan to be here, and he wasn't sure what the schedule might allow in that regard. Mr. Rutherford commented that he was hoping to set the tax rate today,

Mr. Parr said he respected that but felt assured that Mr. Lenahan would not be going above 57 cents.

Mr. Reed agreed but said Mr. Lenahan was an important piece of this. Mr. Parr noted that even at 57 cents, they still had work to do. He emphasized that they are not approving a budget today but are prepared to set a rate for advertisement.

Ms. McGarry pointed out that personal property would yield \$6,489,001. Mr. Rutherford noted that was about a four percent increase over FY26.

Mr. Reed commented that the 57-cent rate is reasonable, but he would advocate for 58 because it's likely they are going to come down through something in the budget that would work toward their benefit. He said given what they have looked at before—the value of what the state's not putting forth and a value of 10 cents—this concerns him. He added that when they get everything from the state, Mr. Lenahan will be here, and then they will be able to really drill down on what they ought to do.

Mr. Rutherford said he isn't going to die on a hill of 57 versus 58 cents.

Mr. Parr stated that he's fine with 58 cents to authorize the public hearing, but he will stick to 57 when the time comes to vote on it.

Mr. Reed said if they have a clear rationale about it without disagreements that have characterized previous years, it's easier to explain.

Ms. McGarry commented that it's wise to advertise something a little higher than where they might land. She also stated that they will not have the personal property book numbers from the Commissioner of Revenue until early April, but they needed to set that rate today for advertising, as well as machinery and tools.

Mr. Rutherford suggested that they leave the personal property tax rate where it is for now. The Board discussed the Machinery and Tools tax also. Dr. Ligon commented that Nelson did not get much from businesses in comparison to other localities. She said that increasing Machinery and Tools tax would not say that Nelson is not favorable to businesses. She commented that they had some things happening in the county and she was interested in diversifying income. Mr. Reed and Mr. Parr commented that when the solar farm was on the horizon, they could revisit the machinery and tools rate. Ms. McGarry noted that she would look at the solar siting agreements to see what they say in regards to the machinery and tools tax rate and whether that amount is fixed.

Mr. Reed stated that he was fine with keeping all of the other tax rates at the same rate.

Mr. Rutherford **moved** to advertise a proposed real estate tax rate of 58 cents per \$100 of assessed value. Mr. Parr **seconded** the motion. Supervisors **approved the motion** by roll call vote (4–0); Mr. Lenahan was absent from the meeting and the vote.

Revenue Discussion

Public Service Tax: \$1,246,446 estimated revenue for FY27

Ms. McGarry explained that the public service tax is assessed on utilities and infrastructure, which is set as the same as the current fiscal year until they get SCC information.

Personal Property Tax and Mobile Home Tax: \$6,489,001 estimated revenue for FY27

Mr. Rutherford noted that they were keeping the personal property tax rate the same for 2026.

For personal property tax, Ms. McGarry said they are projecting a little more revenue than what is budgeted; the difference between the 2027 estimate and projections is only \$107,654 or 1.69% more; the difference from budgeted is 4.6%. She clarified that this is without the benefit of the actual values from the Commissioner.

Late Tax Penalty – 10%: \$262,056 in estimated revenue for FY27

Late Tax Interest – 10%: \$187,920 in estimated revenue for FY27

Ms. McGarry noted that she just applied the same 16% increase relating to the real estate tax revenue increase to both the late tax penalty and the late tax interest.

Local Sales and Use Tax: \$2,513,279 estimated revenue for FY27

Ms. McGarry confirmed that they did not have any control over that amount, noting it was an estimate.

Electric Consumer Utility Tax: \$530,754 in estimated revenue for FY27

Ms. McGarry explained that she over-projected the electric utility tax for FY26, so the FY27 projection is about \$25,000 less than budgeted, going up to just \$530,754.

Business Licenses: \$54,000 in estimated revenue for FY27

She stated that business license revenue was projected to stay the same, and she confirmed that any business doing business in the County—including builders—is required to have a business license.

Ms. Mawyer noted that for commercial accounts at the Transfer Station, they confirm that each account has a current business license every year.

Dr. Ligon noted that in Amherst, all the contractors she used were not allowed to pull a permit until they had a business license and a projected value of their work.

Mr. Rutherford suggested that this was a follow-up for Building Inspections to make sure they are checking.

Electric Consumption Tax: \$65,000 for FY27

Telecommunications Gross Receipts Tax: \$15,000 for FY27

Motor Vehicle License: \$740,090 for FY27

Bank Franchise Tax: \$109,728 for FY27

Ms. McGarry noted that she would have to look into what dictated that revenue. She noted it was not within the County's control at all and was an educated guess.

Recordation Tax: \$380,000 for FY27

Transient Lodging Tax: \$2,722,813 for FY27

Ms. McGarry stated that she was fairly conservative with the transient occupancy tax (TOT), especially for FY26; they are at about \$2 million now with four months left to go in the fiscal year.

Mr. Rutherford pointed out the anomaly with the Seven Stars event, which drives that total up.

Dr. Ligon asked what staff had found out about the PetData initiative.

Ms. Spivey responded that Albemarle was using it and had no issues with it, and it seemed to work well—but in checking with other localities through the inquiry desk, none were using it. She suggested that they perhaps get a demo on it to understand its capabilities, and cost would be a factor.

Dr. Ligon said she would like to hear from them.

Meals Tax: \$1,621,560 estimated for FY27

Ms. McGarry reported that she was projecting higher revenue from the meals tax for this fiscal year, and she would use that same amount for next year.

Mr. Reed said he mentioned the meals tax at their last meeting, and he wondered if they could put something in the contract for Seven Stars that they would be responsible for any unpaid meals taxes.

Mr. Rutherford stated that he had that concern from day one and felt that the Commissioner of Revenue should be present onsite. He emphasized that tax collection is just as critical as the tax rate, and the County has an enforcement issue.

Dr. Ligon asked what the outstanding amount was from the festival.

Mr. Reed responded that not all unpaid had been recouped. Mr. Rutherford commented that there is a rule now that they cannot find out who owes what. Ms. McGarry noted that was just related to lodging.

Dog Licenses: \$11,675 estimated for FY27

Dr. Ligon noted that she would like to hear from the PetData people.

Dog Pound Fees: \$1,820 for FY27

Land Use Application Fees: \$47,500 for FY27

Ms. McGarry also noted that next year is big for land use reapplications, which is why that projected revenue is high. She also confirmed that subdivision fees and building permits remained fairly flat in her estimates, but she hasn't included any Renaissance Ridge numbers, which could potentially come online in FY27.

Transfer Fees: \$1,200 for FY27

Subdivision Fees: \$11,000 for FY27

Building Permits: \$365,000 for FY27

Building Inspection Fees and Fines: \$16,000 for FY27

Zoning Permits and Fees: \$11,400 for FY27

It was noted that they would be visiting the fees for Building Inspections and Zoning, likely in May.

Well/Septic Fees: \$0

It was noted that those fees were collected by the Health Department and remitted to the County.

The Board briefly reviewed listed miscellaneous revenue sources such as tourism office sales, court fines, online ticket fees (violations), jail admission fees, and courthouse security fees.

Court Fines: \$264,000 estimated for FY27

E-Ticket Fees: \$9,801 estimated for FY27

Jail Admission Fees: \$1,750 estimated for FY27

Courthouse Security Fees: \$77,000 estimated for FY27

Ms. McGarry explained that the courthouse security fees were generated through ticketing.

Mr. Parr asked the point of reviewing some of the revenues. Mr. Rutherford asked if they were going to increase any of the fees. Mr. Parr asked if they were reviewing them to see if they needed to change any. Ms. McGarry commented that a lot of them were not within the County's authority to change. Mr. Reed noted that reviewing them helped to understand what they are. They moved on to the next revenue line showing a decrease.

Mr. Lenahan arrived at 4:42 p.m.

Recreation Fees: \$50,700 for FY27, which was a decrease of \$5,544 from FY26

Ms. McGarry noted that the recreation fee revenue estimate came from Jerry West, so they used that amount which included the afterschool program fees.

Expenditure Refunds: \$0 for FY27, Ms. McGarry noted that was related to any voided checks. It was noted that the FY26 amount was \$20,647.

Overpayment to Health Department Refund: \$0 for FY27, Ms. McGarry noted they received a refund in the amount of \$37,054 for overpayment for FY26.

Opioid Abatement Settlement Funds: \$21,377 for FY27

Opioid Abatement Authority Grant – ACRJ Sublocade Program: \$0 for FY27

Sheriff's Fundraising Account: \$0 for FY27

Mr. Rutherford asked about the sheriff's fundraising account.

Ms. Mawyer explained that the auditors recommended that they put their fundraising account within the department, as they used to have it separately through the bank. Ms. McGarry noted that they were currently expected to spend all funds in FY26, but if they did not, then the balance would be reappropriated for FY27.

Dr. Ligon asked about the Sheriff's Department request for community programs.

Ms. Mawyer said the request is for a community programs and events line in the amount of \$3,000. She said the Sheriff's request states: "Supports community events and engagements that are organized by the agency. This line item would be utilized to offset costs associated with Cop Camp, senior citizen programs, and the Nelson Night Out events. Currently, they rely on business and community donations, they are applied to the fundraising account in order to support those three specific programs. But over the last few years, additional costs such as food, recreational activities, and supplies have exceeded the amount of donations received. I'm requesting strong consideration be given to this request, considering the work that our agency has accomplished in keeping our community safer."

Dr. Ligon asked if the Sheriff's Office was just automatically getting funding because the overall budget request was less than the previous year. She said if they were drilling down on the schools budget, they needed to apply that same approach across the board. She asked for clarification on the fundraising account, which comes from donations from businesses, etc. Ms. Mawyer noted once funds come in, they are appropriated to the budget to the fundraising account expenditures line.

Mr. Lenahan pointed out a \$1,500 expense for Facebook. Ms. Spivey clarified that it is for social media monitoring software. Ms. Mawyer noted that the software would be archiving social media. Ms. Spivey indicated that each office covers their share of the expense.

Mr. Lenahan asked if the Sheriff was allowed to use asset forfeiture money for Cop Camp. The Board and staff indicated that the funding had to be used for drug-related initiatives.

Dr. Ligon asked about the UVA MOU.

Ms. Mawyer explained that this is through the Sheriff's Office, wherein UVA would pay the County to use deputies for big events; they currently use an off-duty management company at no cost to the County, and they handle all the scheduling.

Recycling: \$18, 500 estimated for FY27 in revenue

Ms. McGarry noted that was revenue from the recycling of metals.

Ms. McGarry noted that was the rest of local revenues for revenue. She indicated that the state and federal were mostly grant related, and then the Compensation Board reimbursements.

Ms. McGarry noted that if the Board wanted to increase any of the other tax rates, that would also need to be advertised for public hearing, if not, they could be approved with the real estate rate when all of the tax rates are approved.

The Board reviewed some of their previous consensus items with Mr. Lenahan. Mr. Rutherford noted that he was at \$1 million plus \$600,000 for the buses for the School Division and he said Mr. Reed was at \$2.2 million. Dr. Ligon commented that she was at the same amount as last year, about \$800,000 plus \$600,000 for buses. Mr. Parr stated that he was at \$1.6 million, which worked out to the \$1 million and then \$600,000 for buses. Mr. Lenahan asked if they had determined what the real number was from the Schools and Ms. McGarry noted they were waiting to receive the formal request from the School Division, which they were expecting to receive by the end of the week.

Mr. Parr noted that they would still have time to review the School budget, the Sheriff's budget and Region Ten if they wanted.

Mr. Lenahan asked about the radio trunking system. Ms. McGarry noted that was taken out of the capital outlay budget because that and the tower site would likely be paid in a financing scenario. She indicated that Susan Rorrer would be talking with Motorola more about quotes. She noted that Motorola also did financing.

Ms. McGarry reviewed the changes made to affect the recurring contingency totaled \$148,394; the changes made to affect non-recurring contingency was \$115,300.

She corrected her previous statement to confirm that the savings realized totaled \$263,694, not \$400,000.

Ms. McGarry confirmed that their next budget work session was scheduled for March 18, 2026 at 1:00 p.m., and the public hearing on the tax rate is set for April 16 at 7:00 p.m.

III. OTHER BUSINESS (AS PRESENTED)

A Tipping Floor Bid Award (R2026-22)

Ms. McGarry reported that the low bidder of \$90,000 she had reported on the previous day had withdrawn their bid due to an error; the bidder had not included the actual concrete material, just the labor, in their bid. She said the next lowest apparent responsive and responsible bidder is Anglers, LLC from Leesburg at \$199,675, and Architectural Partners has said everything looks good with that bid and made a few reference check calls. She said staff would like the Board to authorize staff to issue a Notice of Intent to Award the contract to them; once they get a favorable evaluation, they can be deemed responsive and responsible, and the County can issue them a Notice of Award. She said their authorization would be issuing the Notice of Intent to Award; staff will do the follow-up, and if that's favorable, the Board would be authorizing staff to proceed with the Notice of Award.

Mr. Rutherford **moved** to approve **Resolution R2026-22**, Nelson County Board of Supervisors Evaluation of Competitive Sealed Bids for IFB-2026 in CTIP and Intent to Award the Contract to the Submitter of the Next Lowest Responsive and Responsible Bid (Anglers, LLC). Mr. Parr **seconded** the motion, which passed unanimously (5-0) and the following resolution was adopted:

RESOLUTION R2026-22
NELSON COUNTY BOARD OF SUPERVISORS
EVALUATION OF COMPETITIVE SEALED BIDS FOR IFB#2026-NCTIP AND INTENT TO
AWARD THE CONTRACT TO THE SUBMITTER OF THE NEXT LOWEST RESPONSIVE
AND RESPONSIBLE BID

WHEREAS, Competitive sealed bids for IFB#2026-NCTIP were received and publicly opened on March 4, 2026, in accordance with the IFB, Addendums 1-2, and the Virginia Public Procurement Act (VPPA) §2.2-4300; and

WHEREAS, on March 6, 2026, within the two business day allowance under the VPPA, Architectural Partners and Nelson County were notified by Modulus, LLC, that their bid omitted the cost of the concrete for the project and subsequently, Modulus, LLC withdrew their bid; and

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

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

NOW THEREFORE IT BE RESOLVED, that the Board of Supervisors hereby authorizes the provision of a Notice of Intent to Award the contract pursuant to IFB#2026-NCTIP, to Anglers LLC, the bidder who submitted the next lowest base bid of \$199,675, .; and following the completion of reference checks and a favorable evaluation of their status as responsive and responsible, issue them a Notice of Award.

BE IT FURTHER RESOLVED, that following the presumptive issuance of a Notice of Award to Anglers LLC, the Board hereby authorizes the County Administrator to execute a contract with said contractor in the amount of \$199,675; which is within the budgeted and appropriated amount of funds for the project.

Follow-Up: Authorization to Advertise Public Hearing on Real Estate Tax Rate

Mr. Reed **moved** to authorize staff to advertise a public hearing on the real estate tax rate of 58 cents on \$100 of assessed value, to be held on April 16, 2026 at 7:00 p.m. Mr. Rutherford **seconded** the motion, which passed unanimously (5-0).

IV. ADJOURN AND CONTINUE TO MARCH 18, 2026 AT 1:00 P.M. FOR A BUDGET WORK SESSION.

At 5:08 p.m., Mr. Rutherford **moved** to adjourn and continue the Board meeting to March 18, 2026 at 1:00 p.m.. Mr. Parr **seconded** the motion, which passed unanimously (5-0). The meeting was adjourned.

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

RESOLUTION R2026-78
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF FISCAL YEAR 2026-2027 BUDGET
October 13, 2026

I. Appropriation of Funds (General Fund)

<u>Amount</u>	<u>Revenue Account (-)</u>	<u>Expenditure Account (+)</u>
\$ 18,661.76	3-100-002404-0002	4-100-032020-5650
\$ 114.75	3-100-003303-0107	4-100-031020-1013
\$ 1,426.67	3-100-001401-0002	4-100-031020-7017
\$ 1,362.75	3-100-001401-0002	4-100-031020-7017
\$ 35,882.00	3-100-009999-0001	4-100-091050-7098
\$ 2,990.26	3-100-003303-0008	4-100-999000-9905
\$ 2,543.58	3-100-003303-0008	4-100-999000-9905
\$ 89,214.00	3-100-002404-0015	4-100-032020-5648
\$ 29,420.00	3-100-002404-0015	4-100-999000-9905
\$ 30,000.00	3-100-001901-0034	4-100-031020-3040
\$ 22,062.00	3-100-001899-0009	4-100-033010-6002
\$ 22,602.00	3-100-009999-0001	4-100-033010-6002
\$ 26,508.78	3-100-009999-0001	4-100-091030-5657
\$ 49,650.25	3-100-002404-0001	4-100-031020-5419
\$ 116.40	3-100-002404-0001	4-100-031020-5419
\$ 6,500.00	3-100-002404-0064	4-100-081020-7069
\$ 21,931.00	3-100-001803-0001	4-100-999000-9905
\$ 1,336.50	3-100-001901-0009	4-100-999000-9901
\$ 9,404.94	3-100-002404-0017	4-100-021060-3164
\$ 23,345.00	3-100-002404-0035	4-100-031020-7038
\$ 17,945.00	3-100-002404-0064	4-100-999000-9905
\$ 27,000.00	3-100-009999-0001	4-100-071020-8003
\$ 9,937.89	3-100-009999-0001	4-100-031020-5803
\$ 449,955.53		

Adopted: _____

Attest: _____, Clerk
Nelson County Board of Supervisors

EXPLANATION OF BUDGET AMENDMENT

- I. Appropriations are the addition of unbudgeted funds received or held by the County for use within the current fiscal year budget. These funds increase the budget bottom line. The General Fund Appropriations of \$449,955.53 includes requests of (1) \$18,661.76 appropriation requested for FY26 Four-For-Life funds received in FY27 for disbursement to the Nelson EMS Council; (2) \$114.75 appropriation requested for Sheriff's DEA Task Force Grant funding for August 2026; (3) \$1,426.67 appropriation requested for Sheriff's E-ticket revenue received in August 2026; (4) \$1,362.75 appropriation requested for Sheriff's E-ticket revenue received in September 2026; (5) \$35,882.00 request to reappropriate unused funds budgeted in FY26 to finish out PO for the Asphalt Repair Project; (6)(7) \$2,990.26 and \$2,543.58 appropriation requests for Sheriff's DMV Selective Enforcement Alcohol and Traffic Federal Grant funding for April-June 2026; (8) \$89,214.00 appropriation requested for annual FY27 Fire Funds received from Virginia Department of Fire Programs; (9) \$29,420.00 appropriation requested for FY26 Department of Fire Programs grant funds received in FY27; (10) \$30,000.00 appropriation requested for Sheriff's FY27 Seven Stars Festival deposit received for Overtime incurred assisting with festival during weekend of 10/8-10/12; (11) \$22,062.00 appropriation requested for FY27 Opioid Abatement Authority Grant Funds to be used for ACRJ-OAA Sublocade Program; (12) \$22,062.00 request to reappropriate FY26 Opioid Abatement Authority Grant Funds for ACRJ-OAA Sublocade Program; (13) \$26,508.78 request to reappropriate unused FY26 Community Center Tax Refund funds; (14)(15) \$49,650.25 and \$116.40 appropriation requests for Sheriff's asset forfeiture funds received in FY27; (16) \$6,500 appropriation requested for FY27 Virginia Wine Board grant funds from Madison County, VDACS, and Greene County (partner contributions); (17) \$21,931.00 appropriation requested for Jaunt distribution of excess FY25 local funding received in FY27; (18) 1,336.50 appropriation requested for higher than budgeted funds received from Wintergreen for PD CAD Reimbursement; (19) \$9,404.94 appropriation requested for FY25 Circuit Court Records Preservation (CCRP) grant funds received in FY27; (20) \$23,345.00 appropriation requested for FY27 Sheriff's Department SRO (School Resource Officer) State Grant funds awarded for Tye River Elementary School with local cash match of \$62,136.00; (21) \$17,945.00 appropriation requested for FY26 VA Wine Board grant funds received in FY27; (22) \$27,000 request to reappropriate unused FY26 VOF (Virginia Outdoors Foundation) grant funds for Rockfish River Boat Takeout and Parking Lot Project; and (23) \$9,937.89 request to reappropriate the balance of FY26 Sheriff's Fundraising Account for use in FY27. *The total appropriation request for this period is below the 1% of expenditure budget limit of \$993,589.13 for October. Of the total appropriations this month, \$74,829.84 (Items 6, 7, 9, 17, and 21) of funds are being added to Non-Recurring Contingency. \$1,336.50 (Item 18) of funds are being added to Recurring Contingency. Following approval of these expenditures, the balance of Non-Recurring Contingency will be \$635,755.53. The balance of Recurring Contingency will be \$1,046,246.50.***

Grace Mawyer

From: Neely Hull
Sent: Monday, August 10, 2026 11:38 AM
To: Holly Henderson
Cc: Grace Mawyer
Subject: EDI-Thank you

CESG

Total Amount: 18,661.76

Deposit Date: 08/07/2026

Trace Number: 83012336

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
601	18,661.76	0.00	0.00	LOCALITY 403	07/29/2026		0304530	EMS RETURN TO LOCALITY

Tot 601: 18,661.76

3-100-2404-0002

4-100-32020-5650_{GM}

Pay to: Nelson Co. Emergency Services Council
(Four for Life funds)

CESG

Neely Hull
County of Nelson, Treasurer



COMMONWEALTH of VIRGINIA
Department of Health

B. Cameron Webb, MD, JD
State Health Commissioner

Maria Beermann-Foat, PhD, NRP
Director

Office of Emergency Medical Services

109 Governor Street
Richmond, VA 23219

804-888-9100
1-800-523-6019 (Va. only)

July 29, 2026

NELSON COUNTY BOARD OF SUPERVISORS
PO Box 336 Lovingston VA 22949-0336

Dear City/County Administrator:

IMMEDIATE ATTENTION REQUIRED

Please return this report within 30 days

Your locality will be receiving the Fiscal Year 2026 "Four-For-Life" payment for Emergency Medical Services (EMS) in the amount of **\$18,661.76**. These funds are for the collection period March 01, 2025 through February 28, 2026.

Guidelines for the use of these funds are attached and are available on our website:

<https://www.vdh.virginia.gov/content/uploads/sites/23/2022/08/Guidelines-for-Expenditure-081622-1.pdf>. Prior to distribution of these funds to the local government, this office must receive your Report of Expenditures on last year's distribution. The total amount that must be reported for last year's distribution is annotated on the enclosed report.

The Four-For-Life program, as amended in 2000, stipulates that four additional dollars be charged and collected at the time of registration of each passenger vehicle, pickup or panel truck. The funds collected, pursuant to Section 46.2-694, Code of Virginia, shall be used only for emergency medical services. The law further states that the Department of Health shall return twenty-six percent (26%) of the registration fees collected to the locality wherein such vehicle is registered to provide funding for:

1. Training of volunteer or salaried emergency medical service personnel of licensed, non-profit emergency medical service agencies; or
2. The purchase of necessary equipment and supplies for licensed, non-profit emergency medical service agencies.

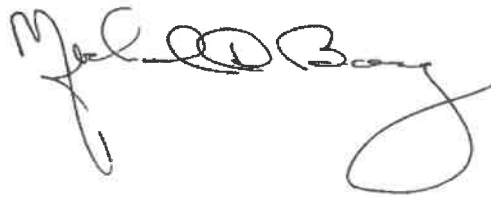
It is important to recognize two clauses in the Four-For-Life legislation: (1) non-supplanting funds and (2) failure to report the use of funds by any local governing body will result in funds being retained. The Assistant Attorney General, at our request has offered the following interpretation for use of the funds. "Any funds received from

Section 46.2-694 by a non-state agency cannot be used to match any other funds derived from Section 46.2-694 by that same non-state agency" Simply put, funds returned to localities cannot be used as the matching share of any grants offered using Four-For-Life funds.

*"Each local governing body shall report to the Board of Health on the use of **Four-For-Life** funds, which were returned to it. In any case in which the local governing body grants the funds to a regional emergency medical council to be distributed to licensed, non-profit emergency medical and rescue services, the local governing body shall remain responsible for the proper use of the funds. If, at the end of any fiscal year, a report on the use of **Four-For-Life** funds for that year has not been received from a local governing body, any funds due to that local governing body for the next fiscal year shall be retained until such time as the report has been submitted to the board."*

If you have any questions or need additional information, please do not hesitate to contact the Office of Emergency Medical Services at 804-888-9100.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Berg". The signature is fluid and cursive, with a large loop at the end.

Michael D. Berg, MPA, NRP

Grace Mawyer

From: Neely Hull
Sent: Wednesday, September 9, 2026 11:23 AM
To: Sandy Neblett; Holly Henderson
Cc: Grace Mawyer
Subject: RE: DEA reimbursement request for September

3-100-3303-0107
4-100-31020-1013

SEP 8 2026

015 TREAS 310/MISC PAY RMR*IV*06262026RB*PI*114.75\ NELSON CO

546001441151100

Amount: one hundred fourteen dollars and seventy five cents \$114.75

DEATF

From: Sandy Neblett <sneblett@nelsoncounty.org>
Sent: Wednesday, September 2, 2026 3:43 PM
To: Neely Hull <nhull@nelsoncounty.org>; Holly Henderson <hhenderson@nelsoncounty.org>
Cc: Grace Mawyer <gmawyer@nelsoncounty.org>
Subject: DEA reimbursement request for September

Reimbursement submitted to DEA today in the amount of \$114.75 – let Grace and I know once this is received

Thanks

Sandy Neblett
Nelson County
Finance and HR Specialist
Payroll/Benefits Administrator
PO Box 336, Lovington, VA 22949
(P) 434.2637137 (F) 434.263.7134
sneblett@nelsoncounty.org
www.nelsoncounty-va.gov

Company No: 001	Account Number: 3100	1401	2	Period:
Date: 10/09/26	E-Ticket Fees			Time: 1507
Budget Amount	Year To Date	Encumbrances		Balance
\$11,276.33-	\$5,521.75-	\$.00		\$5,754.58-

=====

Date	Source	Reference Number	PO#	Amount	Period	Description
07012026	CS	1	20260701	\$1,257.00-	202607	-TREASURER CASH REPORT-
08032026	CS	1	20260803	\$1,475.33-	202608	-TREASURER CASH REPORT-
09012026	CS	1	20260901	\$1,426.67-	202609	-TREASURER CASH REPORT-
*****		G/L Year-To-Date-		\$4,159.00-		
*****		Encumbrance-				
*****		A/P Holding File-				
*****		P/R Holding File-				
*****		U/T Holding File-				
10012026	CS	1	20261001	\$1,362.75-	202610	-TREASURER CASH REPORT-
*****		A/R Holding File-		\$1,362.75-		
*****		G/L Holding File-				
*****		S/S Holding File-				
*****		INV Holding File-				
07012026	BA	1	0000308	\$9,801.00-	202607	-APPROPRIATION ENTRY- 05355
09152026	BS	1	0000463	\$1,475.33-	202609	FY27 SHERIFF E TICK REV 05369
*****		Budget Amount-		\$11,276.33-		

3-100-1401-0002
4-100-31020-7017

FY27

Company No: 001

Date: 10/09/26

Budget Amount

\$.00

Account Number: 4100 910507098

Asphalt Repair-Crthse & Conv Ctrs

Year To Date

\$35,882.00

Encumbrances

\$.00

Period:

Time: 1507

Balance

\$35,882.00-

Date	Source	Reference Number	PO#	Amount	Period	Description	
07282026	AP	1 792026	MMILL	\$10,650.00	202607	BRYANT PAVING INC.	BH- 03022
09242026	AP	1 FABER JUN 2026		\$9,787.00	202609	BRYANT PAVING INC.	BH- 03034
09242026	AP	1 SHIPMAN JUN/26		\$9,100.00	202609	BRYANT PAVING INC.	BH- 03034
09242026	AP	1 ROCKFISH JUN/26		\$6,345.00	202609	BRYANT PAVING INC.	BH- 03034
*****		G/L Year-To-Date-		\$35,882.00			

***** Encumbrance-

***** A/P Holding File-

***** P/R Holding File-

***** U/T Holding File-

***** A/R Holding File-

***** G/L Holding File-

***** S/S Holding File-

***** INV Holding File-

***** Budget Amount-

FY26

Company No: 326	Account Number: 4100	910507098
Date:10/09/26	Asphalt Repair-Crthse & Conv Ctrs	
Budget Amount	Year To Date	Encumbrances
\$86,000.00	\$33,025.00	\$.00

Period:
Time: 1510

Balance
\$52,975.00

→ Reappropriate \$35,882.00 for final
work completed in FY27
(Fund Balance)

Date	Source	Reference Number	PO#	Amount	Period	Description
01232026	AP	1 182025	COURTHSE	\$33,025.00	202601	BRYANT PAVING INC. BH- 02981
*****		G/L Year-To-Date-		\$33,025.00		

```
***** Encumbrance-
***** A/P Holding File-
***** P/R Holding File-
***** U/T Holding File-
***** A/R Holding File-
***** G/L Holding File-
***** S/S Holding File-
***** INV Holding File-
```

07012025	BA	1	0000307	\$86,000.00	202507	-APPROPRIATION ENTRY-	05196
*****			Budget Amount-	\$86,000.00			

Grace Mawyer

From: Neely Hull
Sent: Friday, October 9, 2026 1:37 PM
To: Grace Mawyer
Subject: RE: EDI - DMV grant

Total Amount: 5,533.84

Deposit Date: 09/21/2026

Trace Number: 83047256

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
530	2,543.58	0.00	0.00	56054-26054-	09/03/2026	125	38036761	56054 26054 003 GRANT
530	2,990.26	0.00	0.00	56044-26044-	09/03/2026	125	38036762	56044 26044 003 GRANT

For period of Apr - Jun 2026 (prior FY)

SDGRF

Tot 530: 5,533.84

3-100-3303-0008

4-100-999000-9905 (NRC)

From: Grace Mawyer <gmawyer@nelsoncounty.org>
Sent: Friday, October 9, 2026 12:15 PM
To: Neely Hull <nhull@nelsoncounty.org>
Subject: EDI - DMV grant

Could you please send me where this came in, too?

Grace Mawyer

From: Neely Hull
Sent: Thursday, October 8, 2026 3:46 PM
To: Grace Mawyer
Subject: FW: EDI

From: Neely Hull
Sent: Thursday, September 17, 2026 10:51 AM
To: Holly Henderson <hhenderson@nelsoncounty.org>
Subject: EDI

Fire Funds (FY27)
3-100-2404-0015
4-100-32020-5648

Total Amount: 89,214.00

Deposit Date: 09/18/2026

Trace Number: 83046027

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
960	89,214.00	0.00	0.00	1Q27ATL125	09/09/2026		00009425	Nelson County FPF 2 P

Tot 960: 89,214.00

CFIR

Neely Hull
County of Nelson, Treasurer
PO Box 100

Virginia Total		322	8,631,393	\$ 53,551,882		0
Description	FIN	FIPS Code	Population ²	FY 2027 Allocation 06/24/26	PAYMENT (100%)	Transfer (Quarter)
Louisa Co.	0000053902	109	35,139	\$ 212,175	\$ -	
Lunenburg Co.	0000053227	111	9,090	\$ 54,887	\$ -	
Madison Co.	0000065252	113	13,632	\$ 82,312	\$ -	
Mathews Co.	0000052038	115	8,533	\$ 51,524	\$ -	
Mecklenburg Co.	0000050100	117	21,314	\$ 128,697	\$ -	
Middlesex Co.	0000111460	119	10,133	\$ 61,185	\$ -	
Montgomery Co.	0000050705	121	31,547	\$ 190,486	\$ -	
Nelson Co.	0000053203	125	14,775	\$ 89,214	\$ -	
New Kent Co.	0000052040	127	22,945	\$ 138,546	\$ -	
Northampton Co.	0000052041	131	8,231	\$ 49,700	\$ -	
Northumberland Co.	0000052042	133	11,766	\$ 71,045	\$ -	
Nottoway Co.	0000053332	135	9,611	\$ 58,033	\$ -	
Orange Co.	0000050424	137	29,972	\$ 180,976	\$ -	
Page Co.	0000054904	139	14,689	\$ 88,695	\$ -	
Patrick Co.	0000052044	141	16,177	\$ 97,679	\$ -	
Pittsylvania Co.	0000050289	143	56,692	\$ 342,315	\$ -	
Powhatan Co.	0000053856	145	30,333	\$ 183,155	\$ -	
Prince Edward Co.	0000050662	147	14,875	\$ 89,818	\$ -	
Prince George Co.	0000053261	149	43,010	\$ 259,701	\$ -	
Prince William Co.	0000055571	153	473,367	\$ 2,858,265	\$ -	
Pulaski Co.	0000054816	155	22,133	\$ 133,643	\$ -	
Rappahannock Co.	0000111465	157	7,262	\$ 43,849	\$ -	
Richmond Co.	0000106394	159	7,286	\$ 43,994	\$ -	
Roanoke Co.	0000050429	161	88,870	\$ 536,611	\$ -	
Rockbridge Co.	0000065811	163	21,260	\$ 128,371	\$ -	
Rockingham Co.	0000054078	165	62,064	\$ 374,752	\$ -	
Russell Co.	0000054782	167	21,106	\$ 127,441	\$ -	
Scott Co.	0000053650	169	17,511	\$ 105,734	\$ -	
Shenandoah Co.	0000052023	171	25,726	\$ 155,338	\$ -	
Smyth Co.	0000050759	173	20,737	\$ 125,213	\$ -	
Southampton Co.	0000050178	175	15,328	\$ 92,553	\$ -	
Spotsylvania Co.	0000055945	177	140,032	\$ 845,535	\$ -	
Stafford Co.	0000054931	179	156,927	\$ 947,550	\$ -	
Surry Co.	0000055792	181	5,797	\$ 35,003	\$ -	
Sussex Co.	0000050427	183	7,772	\$ 46,929	\$ -	
Tazewell Co.	0000060489	185	24,249	\$ 146,419	\$ -	
Warren Co.	0000050002	187	25,716	\$ 155,277	\$ -	
Washington Co.	0000057281	191	43,238	\$ 261,078	\$ -	
Westmoreland Co.	0000070476	193	14,236	\$ 85,959	\$ -	
Wise Co.	0000046254	195	23,295	\$ 140,659	\$ -	
Wythe Co.	0000053846	197	18,479	\$ 111,579	\$ -	
York Co.	0000053349	199	70,045	\$ 422,943	\$ -	
Total Counties		95	5,513,482	\$ 33,314,595	\$ -	0

(a)

Abingdon	0000050760	300	8,376	\$ 50,576	\$ -	
Accomac	0000111328	301	519	\$ 15,000	\$ -	
Alberta	0000062562	302	302	\$ 15,000	\$ -	
Altavista	0000050230	303	3,378	\$ 20,397	\$ -	
Amherst	0000052076	304	2,110	\$ 15,000	\$ -	
Appalachia	0000052066	305	1,432	\$ 15,000	\$ -	
Appomattox	0000052067	306	1,919	\$ 15,000	\$ -	
Ashland	0000052068	307	7,565	\$ 45,679	\$ -	

Grace Mawyer

From: Neely Hull
Sent: Tuesday, July 14, 2026 8:16 AM
To: Grace Mawyer
Subject: EDI-CODE please

Good morning,
I looked backed and in Aug 25 we got funds and they were posted to CFIR...I want to double check before we post these, is that the correct code? The description was different but the agency code was the same so, I just wanted to check 😊

Total Amount: 29,420.00

Deposit Date: 07/15/2026

Trace Number: 82994162

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
960	29,420.00	0.00	0.00	26MG125	07/09/2026		00009277	Nelson County FY26 Min

Tot 960: 29,420.00

3-100-2404-0015
4-100-999000-9905 (NRC)
FY26 grant + expense - Funds received in FY27

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



COMMONWEALTH of VIRGINIA

Brad Creasy
EXECUTIVE DIRECTOR

Jamey Brads
DEPUTY DIRECTOR

Virginia Department of Fire Programs

Theresa Hunter
CHIEF OF ADMINISTRATION

March 9, 2026

John Adkins
84 Courthouse Sq P.O. Box 336
Lovingston, VA 22949-0336

Dear Mr. Adkins,

On behalf of the Virginia Fire Services Board, we are pleased to advise Nelson County, Virginia of a grant award of up to **\$29,420.00** for the particulate blocking hoods included in the original application submitted for the Mini Grant program. The Virginia Fire Services Board (VFSB) approved the grant funding on February 20, 2026.

To remain eligible for this award, the enclosed Award Acceptance Certification must be returned no later than April 3, 2026.

Please be aware the performance period for this grant is 3/9/2026 -3/8/2027 work performed outside this performance period will NOT be reimbursable under this grant.

Funds disbursement for the Mini Grant award are reimbursement only for items identified in the original application. Reimbursement will be made based on actual costs incurred by the jurisdiction and will be made in one (1) payment upon completion of the project. A brief summary/after-action report is required along with the submission of supporting documentation of eligible cost (invoices, receipts, and proof of payment from financial systems). If a check is submitted as a cost supporting document, please ensure that all bank account numbers and other sensitive financial information are fully redacted.

If you have any questions, feel free to contact me at my office (804) 325-8942 or via email at zeina.altaha@vdfp.virginia.gov.

Respectfully,

Zeina Altaha
Zeina Altaha
Grants Program Manager

FIRE SAFETY
EQUIPMENT COMPANY

www.fireandsafety.net

100X, LLC
100 N. 18TH ST SUITE 550
PHILADELPHIA, PA 19103

1040

3-50/310 21974

DATE

9/17/26

PAY
TO THE
ORDER OF

County of Nelson

\$ 30,000.00

Thirty thousand

DOLLARS

WELLS
FARGO

Wells Fargo Bank, N.A.
Pennsylvania
wellsfargo.com

FOR

10/8-10/12 2026

[Signature]

SEVSTA (deposit)

3-100-1901-0034

4-100-31020-3040

Grace Mawyer

From: Neely Hull
Sent: Friday, October 2, 2026 8:24 AM
To: Holly Henderson
Cc: Grace Mawyer
Subject: EDI-Thank you

Total Amount: 22,062.00

Deposit Date: 10/05/2026

Trace Number: 83058638

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
856	22,062.00	0.00	0.00	91626	09/16/2026		00001206	OAA Grant Award

3-100-1899-0009
4-100-33010-6002

Tot 856: 22,062.00

OAAGRA

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

P (434) 263 7060

F (434) 263 7064

FY26

Company No: 326

Account Number: 4100 330106002

Period:

Date: 10/09/26

ACRJ - OAA Sublocade Program

Time: 1542

Budget Amount

Year To Date

Encumbrances

Balance

\$22,062.00

\$.00

\$.00

\$22,062.00

→ Reappropriate FY27

```
=====
Date      Source Reference Number      PO#      Amount Period Description
*****
*****      Encumbrance-
*****      A/P Holding File-
*****      P/R Holding File-
*****      U/T Holding File-
*****      A/R Holding File-
*****      G/L Holding File-
*****      S/S Holding File-
*****      INV Holding File-

11132025 BS    1    0000447      $22,062.00 202511 FY26 OPIOID ABATEMENT ACR05233
*****      Budget Amount-      $22,062.00
```

FY26

Company No: 326	Account Number: 4100 910305657	Period:
Date: 10/09/26	Community Center Tax Refunds	Time: 1531
Budget Amount	Year To Date	Encumbrances
\$38,994.00	\$12,485.22	\$0.00
		Balance
		\$26,508.78 → Reappropriate from Fund Bal.

Date	Source	Reference Number	PO#	Amount	Period	Description
08262025	AP	1 1ST TX RFD FY25		\$421.20	202508	FLEETWOOD COMMUNITY CBH-E02946
08262025	AP	1 1ST TX RFD FY25		\$5,301.42	202508	SCHUYLER COMMUNITY CEBH-R02946
08262025	AP	1 1ST TX RFD		\$6,341.40	202508	ROCKFISH VALLEY COMMUBH-Y02946
09092025	AP	1 2ND TX RFD FY25		\$421.20	202509	FLEETWOOD COMMUNITY CBH-E02947
*****		G/L Year-To-Date-		\$12,485.22		
*****		Encumbrance-				
*****		A/P Holding File-				
*****		P/R Holding File-				
*****		U/T Holding File-				
*****		A/R Holding File-				
*****		G/L Holding File-				
*****		S/S Holding File-				
*****		INV Holding File-				
07012025	BA	1 0000307		\$19,497.00	202507	-APPROPRIATION ENTRY- 05196
09092025	BS	1 0000445		\$19,497.00	202509	FY26 COMMUNITY CENTER TAX05213
*****		Budget Amount-		\$38,994.00		

Grace Mawyer

From: Neely Hull
Sent: Thursday, July 23, 2026 8:23 AM
To: Grace Mawyer
Subject: DEA EDI- codes

It's your favorite pest again 😊

We received these funds and I want to make sure I post to the correct please.



JUL 22 2026

Total: \$49,650.25
DEA Asset Forfeiture Proceeds
3-100-2404-0001
4-100-31020-5419

015 TREAS 310/MISC PAY 25-DEA-718427 NELSON CO 546001441151800

Amount: forty five thousand, nine hundred two dollars and twenty two cents **\$45,902.22**

JUL 22 2026

015 TREAS 310/MISC PAY 23-DEA-716496 NELSON CO 546001441151800

Amount: two thousand, five hundred sixty two dollars and ninety two cents **\$2,562.92**

JUL 22 2026

015 TREAS 310/MISC PAY 23-DEA-699144 NELSON CO 546001441151800

Amount: one thousand, one hundred eighty five dollars and eleven cents **\$1,185.11**



Disbursements for: 9/30/2026 through 9/30/2026

Date to Finance	DCJS Seizure No	Asset Description	Value	Disbursal Amt	Voucher No
County of Nelson					
Nelson County Sheriff's Office					
9/30/2026	20-FS35010	2006 Ford Freestyle	\$3,000.00	\$116.40	14400
		Sale Date: 11/5/2023	Sale Price: \$600.00	Expenses: \$18.00 Fees	
			Subtotal:	\$116.40	3-100-2404-0001
			Total:	\$116.40	4-100-31020-5419

Grace Mawyer

From: Neely Hull
Sent: Tuesday, October 6, 2026 8:08 AM
To: Holly Henderson
Cc: Grace Mawyer; Taylor Martin
Subject: FW: Forfeited Asset Sharing Proceeds-
Attachments: Nelson Co 9.30.2026.pdf

Deposit Date: 10/06/2026

Trace Number: 83059469

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
140	116.40	0.00	0.00	14400	09/29/2026		00039934	Asset Forfeiture Proce

Tot 140: 116.40

FDRG

From: Fawcett, Kristina (DCJS) <Kristina.Fawcett1@dcjs.virginia.gov>
Sent: Thursday, October 1, 2026 7:30 AM
To: Connor Tobin <ctobin@nelsoncounty.org>; Taylor Martin <tmartin@nelsoncounty.org>; Ryan Bierowski <rbierowski@nelsoncounty.org>
Cc: Knabe, Alexandra (DCJS) <Alexandra.Knabe@dcjs.virginia.gov>; Candy McGarry <CMcGarry@nelsoncounty.org>; Neely Hull <nhull@nelsoncounty.org>; Grace Mawyer <gmawyer@nelsoncounty.org>
Subject: Forfeited Asset Sharing Proceeds

3-100-2404-0064

4-100-81020-7069

\$6,500 total partner contributions



Virginia Wine Board Marketing Office
Virginia Wine Marketing Fund Fiscal Year 2024/2025

PARTNER NUMBER TWO CONTACT INFORMATION

Virginia Cabernet Franc Experience

Name of Program

Madison County Economic Development & Tourism

Name of Partner

Mailing address of Partner

110 N Main Street

Physical address of Partner

Madison

Virginia

22727

City

State

Zip

(540) 948-7500

Telephone

Fax

tgardner@madisonco.virginia.gov

E-mail address

Madisonco.virginia.gov

Website address

\$1,000

Partners Financial Commitment

Tracey Gardner

Name and title of authorized person (please print)

Tracey Gardner

Signature of authorized person

3/30/26

Date

Please attach additional forms for each partner in program



Virginia Wine Board Marketing Office
Virginia Wine Marketing Fund Fiscal Year 2024/2025

PARTNER NUMBER TWO CONTACT INFORMATION

Virginia Cabernet Franc Experience
Name of Program

Greene County Economic Development & Tourism
Name of Partner

Mailing address of Partner

9157 Seminole Trail
Physical address of Partner

Ruckersville	Virginia	22968
City	State	Zip

(434) 985-6663
Telephone

Fax

ayost@gcva.us
E-mail address

Gcva.us
Website address

\$500
Partners Financial Commitment

Alan Yost, Director of Economic Development and Tourism
Name and title of authorized person (please print)


Signature of authorized person

3/30/2026
Date

Please attach additional forms for each partner in program



Virginia Wine Board Marketing Office
Virginia Wine Marketing Fund Fiscal Year 2024/2025

PARTNER NUMBER THREE CONTACT INFORMATION

Virginia Cabernet Franc Experience

Name of Program

Virginia Winery Distribution Company

Name of Partner

Mailing address of Partner

102 Governor Street

Physical address of Partner

Richmond

Virginia

23219

City

State

Zip

(804) 225-3662

Telephone

Fax

Staci.saunders@vdacs.virginia.gov

E-mail address

www.vwdc.org

Website address

\$ 5000.00

Partners Financial Commitment

Staci Saunders

Name and title of authorized person (please print)

Staci Saunders

03/30/2026

Signature of authorized person

Date

Grace Mawyer

From: Missy Corbin <missyc@ridejaunt.org>
Sent: Monday, August 3, 2026 9:09 AM
To: Grace Mawyer
Subject: RE: Check received from JAUNT

EXRF

Grace,

That was your payment of **excess capital for FY25**. I will work to get you the Q1 invoice for FY27 in the next week!

3-100-1803-0001

Thanks,
Missy

4-100-999000-9905 (NRC)

Missy Corbin
CFAO | Jaunt, Inc.
mcorbin@ridejaunt.org

Office: 434.296.3184 x 103
Follow Us: [LinkedIn](#) | [Facebook](#) | [Instagram](#)

JAUNT
People. Service. Connection.

From: Grace Mawyer <gmawyer@nelsoncounty.org>
Sent: Friday, July 31, 2026 1:37 PM
To: Missy Corbin <missyc@ridejaunt.org>
Subject: Check received from JAUNT

Hi, Missy,

We received a check today from JAUNT totaling **\$21,931.00**. Could you please let me know the reason for the check?

Best,

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

Company No: 001 Account Number: 3100 1901 9
Date: 10/09/26 Wintergreen PD Cad Reimbursement
Budget Amount Year To Date Encumbrances
\$8,323.00- \$9,659.50- \$.00

Period:
Time: 1549
Balance
\$1,336.50

=====

Date	Source	Reference Number	PO#	Amount	Period	Description
08052026	CS	1	20260805	\$9,659.50	202608	-TREASURER CASH REPORT-
*****				\$9,659.50-		

***** Encumbrance-
***** A/P Holding File-
***** P/R Holding File-
***** U/T Holding File-
***** A/R Holding File-
***** G/L Holding File-
***** S/S Holding File-
***** INV Holding File-

3-100-1901-0009
4-100-999000-9901(RC)

07012026	BA	1	0000308	\$8,323.00	202607	-APPROPRIATION ENTRY-	05355
*****			Budget Amount-	\$8,323.00-			

Grace Mawyer

From: Neely Hull
Sent: Thursday, October 8, 2026 3:48 PM
To: Grace Mawyer
Subject: FW: EDI-Thank you

From: Neely Hull
Sent: Wednesday, August 19, 2026 8:06 AM
To: Holly Henderson <hhenderson@nelsoncounty.org>
Subject: EDI-Thank you

FY25 Grant → Expense incurred + Funds Rec'd FY27
3-100-2404-0017
4-100-21060-3164

Total Amount: 9,404.94

Deposit Date: 08/20/2026

Trace Number: 83023207

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
202	9,404.94	0.00	0.00	2025FY-079	06/01/2026	LIBRARY OF VIRG	00012647	CCRP 2025FY-079

Tot 202: 9,404.94

LIBR

Neely Hull
County of Nelson, Treasurer
PO Box 100
Lovington Va 22949

STATEMENT OF GRANT AWARD (SOGA)

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

567166-FY27 - School Resource Officer Continuation Grants - SRO**DCJS Grant Information**

Please note grant awards are contingent on the availability of funding.

Subgrantee:	Nelson, County	DCJS Grant Number:	27-419-D
UEI Number:	XSCRKWJHKVQ5	Indirect Cost Rate*:	%
Grant Start Date:	7/1/2026	Grant End Date:	6/30/2027

Award Amounts

State General Funds:	\$ 0	
State Special Funds:	\$23,345 → 27.31 %	3-100-2404-0035
Local Match:	\$62,136 → 72.69 %	4-100-31020-7038
TOTAL BUDGET:	\$85,481	

Authorized Officials

Project Director	Project Administrator	Finance Officer
Jeremiah Templeton Captain 94 Courthouse Square Lovingson, Virginia 22949 434-320-9543 jtempleton@nelsoncounty.org	Candy McGarry County Administrator 84 Courthouse Square Lovingson, Virginia 22949 434-263-7001 cmcgarry@nelsoncounty.org	Grace Mawyer Finance Director 84 Courthouse Square Lovingson, Virginia 22949 434-263-7136 gmaywer@nelsoncounty.org

*If applicable, please indicate your Indirect Cost Rate in the space provided and attach written documentation if not using the de minimis.

As the duly authorized representative, the undersigned, having received the Statement of Grant Awards (SOGA) and reviewing the Special Conditions, hereby accepts this grant and agrees to the conditions and provisions of all other Federal and State laws and rules and regulations that apply to this award. If there has been a change in an authorized official, cross out the information on the document and write the new contact information. Do not electronically alter this document.

Signature: _____
Authorized Official (Project Administrator)

Title: _____

Date: _____



COMMONWEALTH of VIRGINIA

Department of Criminal Justice Services

Ashaki McNeil
Director

Harvey Powers
Chief Deputy Director

Washington Building
1100 Bank Street
Richmond, Virginia 23219
(804) 786-4000
www.dcjs.virginia.gov

May 29, 2026

Candy McGarry
County Administrator
84 Courthouse Square
Lovingston, Virginia 22949

RE: 567166-FY27 - School Resource Officer Continuation Grants - SRO

Dear Candy McGarry:

We are pleased to inform you that your organization has been awarded a grant under the funding opportunity listed above. Your DCJS grant award number is **27-419-D** and was approved for a total budget of **\$85,481**, through state funding. The project period is **7/1/2026** through **6/30/2027**.

Included with this letter is your Statement of Grant Award/Acceptance (SOGA), Special Conditions, Reporting Requirements, and Projected Due Dates. Please review these materials carefully. In addition, there may be Encumbrances, action items related to your grant award, that require your immediate attention. If applicable, these must be addressed and submitted through the On-line Grants Management System (OGMS) at <https://ogms.dcjs.virginia.gov>.

We are committed to supporting you throughout the life of your grant and are available to assist in any way to help ensure your project's success. To formally accept the award and its conditions, please sign the enclosed Statement of Grant Award/Acceptance (SOGA) and return it electronically within 60 days to grantsmgmt@dcjs.virginia.gov. If you have questions, contact your DCJS Grant Monitor **Jordy Nolan** at **(804) 845-1156** or via email at jordy.nolan@dcjs.virginia.gov.

Sincerely,

A handwritten signature in black ink that reads "Ashaki McNeil".

Ashaki McNeil
Director

Grace Mawyer

From: Neely Hull
Sent: Thursday, July 23, 2026 8:15 AM
To: Grace Mawyer
Subject: EDI-Code please

Hi Grace,
Can you please tell me where to post these 😊

Total Amount: 17,945.00

Deposit Date: 07/24/2026

Trace Number: 83001782

Agy No	Amount	CDS Offset Amount	TOP Offset Amount	Invoice Number	Invoice Date	Customer Number	Voucher Number	Description
301	17,945.00	0.00	0.00	26-33PRDCST	07/19/2026		2789585	26-33 PRDCST

*FY26 Grant - Expenses incurred/pd FY26
3-100-2404-0064
4-100-999000-9905 (NRC)*

Tot 301: 17,945.00

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

P (434) 263 7060
F (434) 263 7064

FY26

Company No: 326

Account Number: 4100 710208003

Period:

Date: 10/09/26

VOF Public Access Grant- Rock River

Time: 1554

Budget Amount

Year To Date

Encumbrances

Balance

\$27,000.00

\$.00

\$.00

\$27,000.00

→ Reappropriate FY27

```
=====
Date      Source Reference Number      PO#      Amount Period Description
*****
*****      Encumbrance-
*****      A/P Holding File-
*****      P/R Holding File-
*****      U/T Holding File-
*****      A/R Holding File-
*****      G/L Holding File-
*****      S/S Holding File-
*****      INV Holding File-

07012025 BA  1    0000307      $17,000.00 202507 -APPROPRIATION ENTRY-      05196
03102026 BS  1    0000453      $10,000.00 202603 FY26 UNUSED FY25 VOF GRAN05273
*****      Budget Amount-      $27,000.00
```

FY26

Company No: 326 Account Number: 4100 310205803
 Date: 10/09/26 Fundraising Account Expenditures
 Budget Amount Year To Date Encumbrances
 \$23,213.09 \$13,275.20 \$.00

Period:
 Time: 1349
 Balance

\$9,937.89 → Reapp. from Fund Bal FY27

Date	Source	Reference Number	PO#	Amount	Period	Description
11122025	AP	1 0656 OCT25		\$3,319.31	202511	BANK OF AMERICA BH- 02963
12092025	AP	1 0656 NOV25		\$95.60	202512	BANK OF AMERICA BH- 02970
12092025	AP	1 0656 NOV25		\$534.92	202512	BANK OF AMERICA BH- 02970
01132026	AP	1 0656 DEC25		\$4,536.12	202601	BANK OF AMERICA BH- 02977
01132026	AP	1 0656 DEC25		\$114.76	202601	BANK OF AMERICA BH- 02977
02102026	AP	1 0656 JAN26		\$357.28	202602	BANK OF AMERICA BH- 02983
02102026	AP	1 0656 JAN26		\$1,264.91	202602	BANK OF AMERICA BH- 02983
03102026	AP	1 0656 FEB26		\$39.72	202603	BANK OF AMERICA BH- 02992
04092026	AP	1 0656 MAR26		\$190.35	202604	BANK OF AMERICA BH- 02998
05122026	AP	1 0656 APR26		\$1,403.20	202605	BANK OF AMERICA BH- 03004
06092026	AP	1 0656 MAY26		\$21.91	202606	BANK OF AMERICA BH- 03011
06292026	AP	1 0669765-IIN		\$1,124.80	202606	HIGH PEAK SPORTSWEAR BH- 03015
06292026	AP	1 22165		\$144.00	202606	I.H. MCBRIDE SIGN CO, BH-C03015
06292026	AP	1 0656 JUN26		\$128.32	202606	BANK OF AMERICA BH- 03015
*****		G/L Year-To-Date-		\$13,275.20		
*****		Encumbrance-				
*****		A/P Holding File-				
*****		P/R Holding File-				
*****		U/T Holding File-				
*****		A/R Holding File-				
*****		G/L Holding File-				
*****		S/S Holding File-				
*****		INV Holding File-				
10142025	BS	1 0000446		\$9,236.89	202510	FY26 SHER FUNDRAISING ACC05223
11132025	BS	1 0000447		\$4,010.00	202511	FY26 SHERIFF FUNDRAISING 05233
12182025	BS	1 0000450		\$1,594.00	202512	FY26 SHERIFF OFFICE FUNDR05242
01132026	BS	1 0000451		\$5,455.00	202601	FY26 SHERIFF FUNDRAIS DEC05253
05122026	BS	1 0000455		\$730.00	202605	FY26 SHER FNDRSING APRIL/05298
06092026	BS	1 0000456		\$2,000.00	202606	FY26 MAY 26 SHERIFF FUNDR05311
07142026	BS	1 0000458		\$187.20	202606	FY26 SHERIFF FUNDRAISING 05330
*****		Budget Amount-		\$23,213.09		

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 LENAHA
North District



CANDICE W. MCGARRY
County Administrator

AMANDA B. SPIVEY
Administrative Assistant/
Deputy Clerk

GRACE E. MAWYER
Director of Finance and
Human Resources

**PROCLAMATION P2026-06
NELSON COUNTY BOARD OF SUPERVISORS
OCTOBER IS DOMESTIC VIOLENCE AWARENESS MONTH**

WHEREAS, the problems of domestic violence are not confined to any group or groups of people but cross all economic, racial and societal barriers, and are supported by societal indifference; and

WHEREAS, the crime of domestic violence violates an individual's privacy, dignity, security, and humanity, due to systematic use of physical, emotional, sexual, psychological and economic control and/or abuse, with the impact of this crime being wide-ranging; and

WHEREAS, no one person, organization, agency or community can eliminate domestic violence on their own—we must work together to educate our entire population about what can be done to prevent such violence, support victims/survivors and their families, and increase support for agencies providing services to those community members; and

WHEREAS, the Shelter for Help in Emergency and the Nelson County Victim/Witness Program have led the way in the County of Nelson in addressing domestic violence by providing 24-hour hot line services to victims/survivors and their families, offering support and information, and empowering survivors to chart their own course for healing; and

WHEREAS, the Shelter for Help in Emergency commemorates its 47th year of providing unparalleled services to women, children and men who have been victimized by domestic violence; and

WHEREAS, the Nelson County Victim/Witness Program currently provides a victim advocate and a support group for those seeking relief from domestic violence in Nelson County;

NOW THEREFORE, BE IT RESOLVED, in recognition of the important work being done by the Shelter for Help in Emergency and the Nelson County Victim/Witness Program, the Nelson County Board of Supervisors do hereby proclaim the month of October 2026 as DOMESTIC VIOLENCE AWARENESS MONTH, and urge all citizens to actively participate in the elimination of personal and institutional violence against women, children and men.

Adopted: October 13, 2026

Attest: _____, Clerk
Nelson County Board of Supervisors

By Email @ 8:07 am
9/8/2026

September 8, 2026

RE: RFP Professional Architectural Services: Fixed-Fee Cost Estimation Study

Nelson County Public Schools
Dr. Amanda Hester, Superintendent
P.O. Box 276, Lovingsston, VA 22949
Emailed: ahester@nelson.k12.va.us

Dear Dr. Hester and Members of the Review Committee:

Moseley brings a strong foundation of work with Nelson County Public Schools (NCPS) that will be beneficial when developing options to accommodate your central administrative offices. Based on our 2023 district-wide study and Nelson County High School renovation, we have an extensive understanding of your needs and existing facility conditions. We offer this institutional knowledge and experience working with your maintenance team and administration to position NCPS with a team that can move quickly and efficiently on this study.

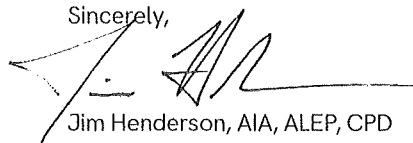
Our services will include:

- Program meeting with NCPS administration and staff to refine the space needs.
- Generation of diagrams for a renovation option, a new construction option, and a combination option. We will evaluate two different locations for the new construction option.
- Review meeting to discuss the options.
- Refinement of options.
- Independent cost estimating (Downey & Scott) of options based on square foot costs for new and renovation scope.
- A final report with brief narrative describing the options, timelines and costs.

For the purposes of this high-level study, we will not include civil engineering or survey consulting as part of the scope. We will use existing documents and aerial imagery to generate site plans for the new construction options.

We welcome an opportunity to meet with you to discuss your project. For more information, please contact me at (540) 434-1346 or jhenderson@moseleydesigns.com.

Sincerely,



Jim Henderson, AIA, ALEP, CPD
Principal



BID PRICING FORM

To: Nelson County Public Schools Procurement Office

Project: Nelson County High School Facility Option Study

The undersigned, having visited the site and familiarized themselves with the IFB requirements, proposes to provide all professional services for the following lump-sum **Fixed Fee**:

1. Fee Breakdown

- **Option A: Basement Renovation Study Fee:** \$ 33,000
- **Option B: New Construction Study Fee:** \$ 10,000
- **Option C: Renovation/New Construction Fee:** \$ 10,000

- **TOTAL LUMP-SUM FIXED FEE:** \$ 53,000
(Amount in Words: Fifty-three thousand dollars)

2. Firm Acknowledgement

- **Virginia APELSCIDLA License #:** 0410000058
- **Firm Name:** Moseley, Inc.
- **Authorized Representative Name & Title:** James M. Henderson, Vice President
- **Signature:** [Handwritten Signature] **Date:** 9/4/2026



Direct Contact with Students Form

Name of Bidder/Vendor: Moseley, Inc

Pursuant to Va. Code § 22.1-296.1, as a condition of awarding a contract for the provision of services that require the contractor, his employees or subcontractors to have **direct contact with students** on school property during regular school hours or during school-sponsored activities, the school board shall require the contractor to provide certification that all persons who will provide such services have not been convicted of a felony or any offense involving the sexual molestation or physical or sexual abuse or rape of a child.

Any person making a materially false statement regarding any such offense shall be guilty of a Class 1 misdemeanor and, upon conviction, the fact of such conviction shall be grounds for the revocation of the contract to provide such services and, when relevant, the revocation of any license required to provide such services.

I further understand and acknowledge (1) that if I make a materially false statement regarding any of the above offenses, I will be guilty of a Class 1 misdemeanor and (2) that before any person is permitted to provide such services subsequent to this certification, I must complete a new certification regarding such person.

As part of this submission, I certify that the employees of, or subcontractors to, the above mentioned contractor that will be providing services that require direct contact with students to the School Board under the resulting contract will have not been convicted of a felony or any offense involving the sexual molestation or physical or sexual abuse or rape of a child. Furthermore, I understand that the duty to certify is ongoing and extends to future employees and employees of subcontractors for the duration of the contract.

A handwritten signature in black ink, appearing to read "J M Henderson", written over a horizontal line.

Signature of Authorized Representative

James M. Henderson, Vice President

Printed Name of Authorized Representative

A handwritten date "9/4/2024" in black ink, written over a horizontal line.

Date

From: [Candy McGarry](#)
To: [Amanda Spivey](#)
Subject: FW: Moseley Design Fixed-Fee Proposal for NCPS School Board Administration Office Feasibility Study
Date: Tuesday, October 6, 2026 3:20:20 PM
Attachments: [Moseley Fixed-Cost Estimate School Board Office Relocation.pdf](#)

Here you go! We only have the Mosely proposal that seemingly was the desired choice by the NCSB at their 9/11/26 meeting.

From: Hester, Amanda <ahester@nelson.k12.va.us>
Sent: Tuesday, September 15, 2026 3:24 AM
To: Candy McGarry <CMcGarry@nelsoncounty.org>
Cc: Jessica Ligon <jligon@nelsoncounty.org>; Jesse Rutherford <jrutherford@nelsoncounty.org>; Ernie Reed <ereed@nelsoncounty.org>; David Parr <dparr@nelsoncounty.org>; Cameron Lenahan <clenahan@nelsoncounty.org>; Shannon Powell <spowell@nelson.k12.va.us>; Ceaser Perkins <cperkins@nelson.k12.va.us>; Joe Richardson <jrichardson@nelson.k12.va.us>; Joe Kennedy <jkennedy@nelson.k12.va.us>; Stacy Rush <srush@nelson.k12.va.us>
Subject: Moseley Design Fixed-Fee Proposal for NCPS School Board Administration Office Feasibility Study

Good morning, Ms.McGarry,

On September 8, 2026, Nelson County Public Schools received two fixed-cost proposals for the Nelson County Public Schools School Board Administration Office Feasibility Study. This information was presented to the School Board during the September 11, 2026, School Board meeting.

Moseley Designs provided the lowest total cost (\$53,000) comprehensive, fixed-fee facility study evaluating three alternatives to accommodate the Nelson County Public Schools Central Administrative Offices. ZMM Architects and Engineers provided a fixed-fee proposal of \$85,260. Additionally, Moseley is familiar with Nelson County Public Schools and Nelson County High School, as they are the firm involved in the NCHS Renovation Project.

Please see the attached proposal.

If you have any questions, please let me know.

Mandy



Repayment Term Comparison

Nelson County, Virginia



October 13, 2026

Background



- Nelson County (the “County”) purchased (or is in the process of purchasing) two (2) tracts of land along Route 29 for governmental and/or economic development purposes.

- In 2022, the County purchased approximately 309 acres of land (for \$2,500,000) to be used for governmental purposes (the “2022 Purchase”) and financed on a Tax-Exempt basis (per guidance from Bond Counsel).
 - The 2022 Purchase was originally funded with the \$2,600,000 Economic Development Authority (“EDA”) Lease Revenue Bond Anticipation Note, Series 2022 with First National Note (the “2022 Note”) that is scheduled to mature on 8/1/2027.

- In 2026, the County is in the process of purchasing approximately 683 acres of land (for \$8,925,000) to be used for economic development and/or other purposes to be determined (the “2026 Purchase”; collectively with the 2022 Purchase, the “Land Purchases”) and financed on a Taxable basis (per guidance from Bond Counsel).
 - The 2026 Purchase is expected to be funded with cash on hand until a debt financing mechanism is in place this fall.

- At its meeting on September 15, 2026, the County Board of Supervisors adopted a resolution to move forward with permanent financings through the Virginia Resources Authority (“VRA”) Fall Pool for a term of up to 30 years.
 - The following pages provide additional perspective on the repayment term of each financing, including current market estimates for debt service and additional affordability.



Estimated Current Market Debt Service

- Estimated debt service for the terms under consideration is shown here as of 9/30/2026.
 - Interest rates will not be locked in until VRA sells bonds on 10/27/2026.
- The maximum term under consideration for the 2022 Purchase should be limited to 25 years based on VRA's guideline that all debt be retired within 30 years of the original related issuance, which is 2052 in this case (i.e., 30 years after the 2022 Note was issued).
- The County Board resolution included a maximum True Interest Cost ("TIC") of 5.50% for the 2022 Purchase and 6.50% for the 2026 Purchase.

A		B	C	D	E	F	G	H
Estimated Current Market Numbers*		2022 Purchase (Tax-Exempt)			2026 Purchase (Taxable)			
		15-Year	20-Year	25-Year	15-Year	20-Year	25-Year	30-Year
1	TIC/Interest Rate	4.47%	4.74%	4.93%	5.80%	5.98%	6.11%	6.22%
2	Debt Service (By FY)							
3	2027	\$ 60,469	\$ 61,286	\$ 62,220	\$ 239,869	\$ 247,825	\$ 253,906	\$ 259,333
4	2028	249,663	212,481	190,172	921,184	792,483	723,008	681,325
5	2029	248,384	208,381	187,353	919,829	793,976	724,003	680,279
6	2030	246,850	209,153	189,406	921,851	789,534	724,286	683,713
7	2031	249,931	209,669	191,203	922,057	793,987	723,833	681,610
8	2032	247,628	209,928	187,872	920,581	792,287	722,699	679,143
9	2033	245,069	209,931	189,413	922,198	794,375	720,851	681,151
10	2034	247,125	209,678	190,697	921,615	790,157	723,084	682,453
11	2035	248,669	209,169	191,725	918,953	789,707	719,451	683,080
12	2036	249,700	208,403	187,625	919,231	792,845	720,019	683,078
13	2037	245,347	207,381	188,397	922,041	794,349	719,595	682,411
14	2038	245,609	210,975	188,913	917,280	794,152	722,991	681,051
15	2039	245,359	209,184	189,172	919,717	792,201	720,171	683,827
16	2040	244,597	212,009	189,175	919,005	793,314	721,112	680,724
17	2041	248,194	209,450	188,922	919,850	792,253	720,606	681,701
18	2042	246,150	211,506	188,413	917,167	789,060	723,528	681,627
19	2043	-	208,178	187,647	-	793,441	719,885	680,507
20	2044	-	209,466	186,625	-	790,120	719,596	683,130
21	2045	-	210,241	190,219	-	789,517	722,631	679,688
22	2046	-	210,503	188,428	-	791,048	723,652	680,057
23	2047	-	210,253	186,381	-	789,193	722,415	683,759
24	2048	-	-	188,950	-	-	719,182	680,970
25	2049	-	-	191,006	-	-	723,677	681,719
26	2050	-	-	187,678	-	-	720,766	680,863
27	2051	-	-	188,966	-	-	720,475	683,262
28	2052	-	-	189,741	-	-	722,348	678,822
29	2053	-	-	-	-	-	-	682,299
30	2054	-	-	-	-	-	-	683,351
31	2055	-	-	-	-	-	-	681,984
32	2056	-	-	-	-	-	-	683,103
33	2057	-	-	-	-	-	-	681,500
34	Total Debt Service	\$ 3,768,744	\$ 4,257,227	\$ 4,786,317	\$ 14,042,428	\$ 16,085,822	\$ 18,297,769	\$ 20,711,518

* Estimated current market interest rates as of 9/30/2026. Preliminary, subject to change until VRA sells its bonds on/about 10/27/2026.



Additional Affordability in FY 2027 & Total Debt Service

- The table shown in the top right reflects the County's estimated ability to afford additional projects in FY 2027 within the current debt service budget based on a range of amortization terms for the Land Purchases.
 - As the term of the financing for the Land Purchases is extended (starting from the top left corner to the bottom right), the County's ability to afford additional projects generally increases.
- However, the total debt service (shown in the bottom right) increases as the term is extended.
- If the County does not issue additional debt in FY 2027 but maintains its debt service budget at its current level, a greater amount of debt could be issued in future years.
 - See the next page for more details.

Additional FY 2027 Affordability⁽¹⁾

2022 Purchase (Tax-Exempt)	2026 Purchase (Taxable)			
	15-Year	20-Year	25-Year	30-Year
15-Year	\$1,905,000	\$3,660,000	\$4,625,000	\$5,170,000
20-Year	\$2,420,000	\$3,815,000	\$4,780,000	\$5,335,000
25-Year	\$2,705,000	\$4,105,000	\$4,935,000	\$5,485,000

Total Debt Service⁽²⁾

2022 Purchase (Tax-Exempt)	2026 Purchase (Taxable)			
	15-Year	20-Year	25-Year	30-Year
15-Year	\$17,811,173	\$19,854,567	\$22,066,513	\$24,480,262
20-Year	\$18,299,655	\$20,343,050	\$22,554,996	\$24,968,745
25-Year	\$18,828,746	\$20,872,140	\$23,084,086	\$25,497,835

- (1) Future affordability is calculated based on a Fall 2026 (FY 2027) issuance, a 25-year term, and an interest rate of 5%. Assumes that the County's General Fund Transfer to the Debt Service Fund remains constant at the FY 2027 level of \$3.3 million and that the \$4.6 million balance in the Debt Service Fund as of 6/30/2025 and estimated FY 2026 surplus of \$268,500 in the Debt Service Fund are available to pay future debt service.
- (2) Estimated current market interest rates as of 9/30/2026. Preliminary, subject to change until VRA sells its bonds on/about 10/27/2026.



Additional Affordability by Fiscal Year

- For a range of repayment term options for each of the Land Purchases, the table below reflects the total debt service and additional affordability by fiscal year in which the additional affordability is issued.
 - All additional affordability shown on this page assumes that the prior years' additional affordability is not issued (i.e., the figures are independent and should not be added together).
- As the repayment term of the Land Purchases is extended, additional affordability is gained, with larger increases as the 2026 Purchase is extended due to its relative size.
- The County could shorten the 2022 Purchase to 15 years and actually gain affordability in FY 2029 and beyond compared to options with the same 2026 Purchase term due to the more rapid repayment (see the blue box below).

	A	B	C	D	E	F	G	H
	2022 Purchase (Tax-Exempt)	2026 Purchase (Taxable)	Total Debt Service	Affordability by FY of Next Issuance (\$ Millions)				
				2027	2028	2029	2030	2031
1	15-Year	15-Year	17,811,173	1,905,000	2,040,000	2,190,000	2,370,000	2,580,000
2	20-Year	15-Year	18,299,655	2,420,000	2,590,000	2,785,000	3,010,000	3,275,000
3	25-Year	15-Year	18,828,746	2,705,000	2,890,000	3,110,000	3,360,000	3,655,000
4	15-Year	20-Year	19,854,567	3,660,000	3,915,000	4,210,000	4,550,000	4,950,000
5	20-Year	20-Year	20,343,050	3,815,000	4,015,000	4,230,000	4,475,000	4,750,000
6	25-Year	20-Year	20,872,140	4,105,000	4,315,000	4,550,000	4,815,000	5,110,000
7	15-Year	25-Year	22,066,513	4,625,000	4,945,000	5,315,000	5,745,000	6,255,000
8	20-Year	25-Year	22,554,996	4,780,000	5,030,000	5,305,000	5,610,000	5,950,000
9	25-Year	25-Year	23,084,086	4,935,000	5,155,000	5,395,000	5,660,000	5,955,000
10	15-Year	30-Year	24,480,262	5,170,000	5,530,000	5,945,000	6,425,000	6,995,000
11	20-Year	30-Year	24,968,745	5,335,000	5,610,000	5,915,000	6,255,000	6,640,000
12	25-Year	30-Year	25,497,835	5,485,000	5,730,000	6,000,000	6,295,000	6,620,000

Examples where the 15-year 2022 Purchase term results in more affordability than the 20-year term

Recommendation



								Comparison of Benefits/Drawbacks			
	A	B	C	D	E	F	G	H	I	J	K
	2022 Purchase (Tax-Exempt)	2026 Purchase (Taxable)	Total Debt Service	Affordability by FY of Next Issuance (\$ Millions)					Near-Term Affordability	FY 2029 + Affordability	Debt Serv./ Total Term
				2027	2028	2029	2030	2031			
1	15-Year	25-Year	22,066,513	4,625,000	4,945,000	5,315,000	5,745,000	6,255,000	3	3	1
2	15-Year	30-Year	24,480,262	5,170,000	5,530,000	5,945,000	6,425,000	6,995,000	2	1	2
3	25-Year	30-Year	25,497,835	5,485,000	5,730,000	6,000,000	6,295,000	6,620,000	1	2	3

- To balance the County's goals of preserving affordability for future projects and limiting interest costs, Davenport recommends that the County select one of the options presented above.
 - Option/line 1 in the table above (15-Year Tax-Exempt + 25-Year Taxable) **prioritizes reduced debt service and overall repayment term** while only sacrificing \$0.4-\$0.9 million of additional affordability.
 - Option/line 2 (15-Year Tax-Exempt + 30-Year Taxable) **strikes a balance** between reduced debt service, overall repayment term, and near-term additional affordability while providing greater additional affordability in future years.
 - Option/line 3 (25-Year Tax-Exempt + 30-Year Taxable) **prioritizes near-term additional affordability** but results in higher debt service, a longer overall repayment term, and less additional affordability in future years than option/line 2.

- As a reminder, VRA has requested that the final decision for the repayment terms be provided by 10/16/2026.
 - No formal action is required to provide guidance to VRA, as all options reflected above meet the parameters in the resolution adopted by the Board on 9/15/2026.



Appendix

Debt Affordability Model Cash Flows



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 15 Years | 2026 Land Purchase Over 15 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
							(G - D)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	Annual Surplus/ (Deficit)	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	3,595,060	300,338	3,895,398	3,325,284	-	3,325,284	(570,114)	4,324,602
2028	3,524,580	1,170,847	4,695,426	3,325,284	-	3,325,284	(1,370,142)	2,954,460
2029	2,708,671	1,168,214	3,876,885	3,325,284	-	3,325,284	(551,601)	2,402,859
2030	2,461,201	1,168,701	3,629,903	3,325,284	-	3,325,284	(304,619)	2,098,241
2031	2,459,593	1,171,988	3,631,581	3,325,284	-	3,325,284	(306,297)	1,791,944
2032	2,130,753	1,168,209	3,298,963	3,325,284	-	3,325,284	26,321	1,818,265
2033	2,134,631	1,167,267	3,301,898	3,325,284	-	3,325,284	23,386	1,841,651
2034	2,131,101	1,168,740	3,299,842	3,325,284	-	3,325,284	25,442	1,867,093
2035	2,130,165	1,167,622	3,297,787	3,325,284	-	3,325,284	27,497	1,894,591
2036	2,131,568	1,168,931	3,300,499	3,325,284	-	3,325,284	24,785	1,919,376
2037	2,135,056	1,167,388	3,302,444	3,325,284	-	3,325,284	22,840	1,942,216
2038	2,135,503	1,162,889	3,298,392	3,325,284	-	3,325,284	26,892	1,969,108
2039	2,132,909	1,165,076	3,297,985	3,325,284	-	3,325,284	27,299	1,996,407
2040	2,133,398	1,163,602	3,297,000	3,325,284	-	3,325,284	28,284	2,024,691
2041	2,132,223	1,168,043	3,300,266	3,325,284	-	3,325,284	25,018	2,049,709
2042	2,132,366	1,163,317	3,295,684	3,325,284	-	3,325,284	29,600	2,079,309
2043	2,133,697	-	2,133,697	3,325,284	-	3,325,284	1,191,587	3,270,896
2044	2,131,473	-	2,131,473	3,325,284	-	3,325,284	1,193,811	4,464,708
2045	2,130,545	-	2,130,545	3,325,284	-	3,325,284	1,194,739	5,659,447
2046	2,131,410	-	2,131,410	3,325,284	-	3,325,284	1,193,874	6,853,321
2047	2,133,262	-	2,133,262	3,325,284	-	3,325,284	1,192,022	8,045,343
2048	2,130,069	-	2,130,069	3,325,284	-	3,325,284	1,195,215	9,240,557
2049	2,132,119	-	2,132,119	3,325,284	-	3,325,284	1,193,165	10,433,723
2050	2,130,033	-	2,130,033	3,325,284	-	3,325,284	1,195,251	11,628,974
2051	568,978	-	568,978	3,325,284	-	3,325,284	2,756,306	14,385,280
2052	-	-	-	3,325,284	-	3,325,284	3,325,284	17,710,564
2053	-	-	-	3,325,284	-	3,325,284	3,325,284	21,035,848
2054	-	-	-	3,325,284	-	3,325,284	3,325,284	24,361,132
2055	-	-	-	3,325,284	-	3,325,284	3,325,284	27,686,416
2056	-	-	-	3,325,284	-	3,325,284	3,325,284	31,011,700
2057	-	-	-	3,325,284	-	3,325,284	3,325,284	34,336,984
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	37,662,268
Totals	\$ 58,887,144	\$ 17,811,173	\$ 76,698,317		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

This page represents the option with the shortest overall repayment term and highest annual debt service.

Assuming that these funding sources are available going forward, the County could afford an additional \$1.9-\$2.6 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 15 Years | 2026 Land Purchase Over 20 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	(G - D) Annual Surplus/ (Deficit)	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	3,595,060	308,294	3,903,354	3,325,284	-	3,325,284	(578,070)	4,316,647
2028	3,524,580	1,042,146	4,566,725	3,325,284	-	3,325,284	(1,241,441)	3,075,206
2029	2,708,671	1,042,360	3,751,031	3,325,284	-	3,325,284	(425,747)	2,649,459
2030	2,461,201	1,036,384	3,497,586	3,325,284	-	3,325,284	(172,302)	2,477,157
2031	2,459,593	1,043,918	3,503,511	3,325,284	-	3,325,284	(178,227)	2,298,930
2032	2,130,753	1,039,915	3,170,668	3,325,284	-	3,325,284	154,616	2,453,546
2033	2,134,631	1,039,444	3,174,075	3,325,284	-	3,325,284	151,209	2,604,755
2034	2,131,101	1,037,282	3,168,383	3,325,284	-	3,325,284	156,901	2,761,656
2035	2,130,165	1,038,376	3,168,541	3,325,284	-	3,325,284	156,743	2,918,399
2036	2,131,568	1,042,545	3,174,113	3,325,284	-	3,325,284	151,171	3,069,571
2037	2,135,056	1,039,695	3,174,752	3,325,284	-	3,325,284	150,532	3,220,103
2038	2,135,503	1,039,761	3,175,264	3,325,284	-	3,325,284	150,020	3,370,123
2039	2,132,909	1,037,560	3,170,469	3,325,284	-	3,325,284	154,815	3,524,938
2040	2,133,398	1,037,911	3,171,309	3,325,284	-	3,325,284	153,975	3,678,913
2041	2,132,223	1,040,447	3,172,669	3,325,284	-	3,325,284	152,615	3,831,528
2042	2,132,366	1,035,210	3,167,577	3,325,284	-	3,325,284	157,707	3,989,235
2043	2,133,697	793,441	2,927,138	3,325,284	-	3,325,284	398,146	4,387,381
2044	2,131,473	790,120	2,921,593	3,325,284	-	3,325,284	403,691	4,791,072
2045	2,130,545	789,517	2,920,062	3,325,284	-	3,325,284	405,222	5,196,294
2046	2,131,410	791,048	2,922,458	3,325,284	-	3,325,284	402,826	5,599,120
2047	2,133,262	789,193	2,922,455	3,325,284	-	3,325,284	402,829	6,001,949
2048	2,130,069	-	2,130,069	3,325,284	-	3,325,284	1,195,215	7,197,163
2049	2,132,119	-	2,132,119	3,325,284	-	3,325,284	1,193,165	8,390,329
2050	2,130,033	-	2,130,033	3,325,284	-	3,325,284	1,195,251	9,585,580
2051	568,978	-	568,978	3,325,284	-	3,325,284	2,756,306	12,341,886
2052	-	-	-	3,325,284	-	3,325,284	3,325,284	15,667,170
2053	-	-	-	3,325,284	-	3,325,284	3,325,284	18,992,454
2054	-	-	-	3,325,284	-	3,325,284	3,325,284	22,317,738
2055	-	-	-	3,325,284	-	3,325,284	3,325,284	25,643,022
2056	-	-	-	3,325,284	-	3,325,284	3,325,284	28,968,306
2057	-	-	-	3,325,284	-	3,325,284	3,325,284	32,293,590
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	35,618,874
Totals	\$ 58,887,144	\$ 19,854,567	\$ 78,741,711		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$3.7-\$5.0 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 15 Years | 2026 Land Purchase Over 25 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	(G - D) Annual Surplus/ (Deficit)	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	3,595,060	314,376	3,909,436	3,325,284	-	3,325,284	(584,152)	4,310,565
2028	3,524,580	972,670	4,497,250	3,325,284	-	3,325,284	(1,171,966)	3,138,599
2029	2,708,671	972,387	3,681,058	3,325,284	-	3,325,284	(355,774)	2,782,825
2030	2,461,201	971,136	3,432,338	3,325,284	-	3,325,284	(107,054)	2,675,772
2031	2,459,593	973,764	3,433,357	3,325,284	-	3,325,284	(108,073)	2,567,699
2032	2,130,753	970,327	3,101,081	3,325,284	-	3,325,284	224,203	2,791,902
2033	2,134,631	965,919	3,100,551	3,325,284	-	3,325,284	224,733	3,016,636
2034	2,131,101	970,209	3,101,310	3,325,284	-	3,325,284	223,974	3,240,610
2035	2,130,165	968,120	3,098,285	3,325,284	-	3,325,284	226,999	3,467,609
2036	2,131,568	969,719	3,101,287	3,325,284	-	3,325,284	223,997	3,691,606
2037	2,135,056	964,942	3,099,999	3,325,284	-	3,325,284	225,285	3,916,892
2038	2,135,503	968,601	3,104,104	3,325,284	-	3,325,284	221,180	4,138,072
2039	2,132,909	965,531	3,098,439	3,325,284	-	3,325,284	226,845	4,364,917
2040	2,133,398	965,709	3,099,107	3,325,284	-	3,325,284	226,177	4,591,093
2041	2,132,223	968,800	3,101,022	3,325,284	-	3,325,284	224,262	4,815,355
2042	2,132,366	969,678	3,102,044	3,325,284	-	3,325,284	223,240	5,038,595
2043	2,133,697	719,885	2,853,582	3,325,284	-	3,325,284	471,702	5,510,297
2044	2,131,473	719,596	2,851,069	3,325,284	-	3,325,284	474,215	5,984,513
2045	2,130,545	722,631	2,853,176	3,325,284	-	3,325,284	472,108	6,456,621
2046	2,131,410	723,652	2,855,062	3,325,284	-	3,325,284	470,222	6,926,843
2047	2,133,262	722,415	2,855,677	3,325,284	-	3,325,284	469,607	7,396,449
2048	2,130,069	719,182	2,849,251	3,325,284	-	3,325,284	476,033	7,872,482
2049	2,132,119	723,677	2,855,796	3,325,284	-	3,325,284	469,488	8,341,970
2050	2,130,033	720,766	2,850,798	3,325,284	-	3,325,284	474,486	8,816,456
2051	568,978	720,475	1,289,453	3,325,284	-	3,325,284	2,035,831	10,852,287
2052	-	722,348	722,348	3,325,284	-	3,325,284	2,602,937	13,455,224
2053	-	-	-	3,325,284	-	3,325,284	3,325,284	16,780,508
2054	-	-	-	3,325,284	-	3,325,284	3,325,284	20,105,792
2055	-	-	-	3,325,284	-	3,325,284	3,325,284	23,431,076
2056	-	-	-	3,325,284	-	3,325,284	3,325,284	26,756,360
2057	-	-	-	3,325,284	-	3,325,284	3,325,284	30,081,644
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	33,406,928
Totals	\$ 58,887,144	\$ 22,066,513	\$ 80,953,657		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$4.6-\$6.3 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 15 Years | 2026 Land Purchase Over 30 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	(G - D) Annual Surplus/ (Deficit)	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	3,595,060	319,802	3,914,862	3,325,284	-	3,325,284	(589,578)	4,305,139
2028	3,524,580	930,988	4,455,567	3,325,284	-	3,325,284	(1,130,283)	3,174,856
2029	2,708,671	928,664	3,637,335	3,325,284	-	3,325,284	(312,051)	2,862,805
2030	2,461,201	930,563	3,391,764	3,325,284	-	3,325,284	(66,480)	2,796,325
2031	2,459,593	931,541	3,391,135	3,325,284	-	3,325,284	(65,851)	2,730,474
2032	2,130,753	926,771	3,057,524	3,325,284	-	3,325,284	267,760	2,998,234
2033	2,134,631	926,220	3,060,851	3,325,284	-	3,325,284	264,433	3,262,666
2034	2,131,101	929,578	3,060,679	3,325,284	-	3,325,284	264,605	3,527,271
2035	2,130,165	931,749	3,061,914	3,325,284	-	3,325,284	263,370	3,790,641
2036	2,131,568	932,778	3,064,346	3,325,284	-	3,325,284	260,938	4,051,579
2037	2,135,056	927,758	3,062,814	3,325,284	-	3,325,284	262,470	4,314,049
2038	2,135,503	926,660	3,062,164	3,325,284	-	3,325,284	263,120	4,577,169
2039	2,132,909	929,186	3,062,095	3,325,284	-	3,325,284	263,189	4,840,358
2040	2,133,398	925,321	3,058,719	3,325,284	-	3,325,284	266,565	5,106,923
2041	2,132,223	929,895	3,062,117	3,325,284	-	3,325,284	263,167	5,370,090
2042	2,132,366	927,777	3,060,143	3,325,284	-	3,325,284	265,141	5,635,231
2043	2,133,697	680,507	2,814,204	3,325,284	-	3,325,284	511,080	6,146,311
2044	2,131,473	683,130	2,814,603	3,325,284	-	3,325,284	510,681	6,656,992
2045	2,130,545	679,688	2,810,233	3,325,284	-	3,325,284	515,051	7,172,043
2046	2,131,410	680,057	2,811,467	3,325,284	-	3,325,284	513,817	7,685,861
2047	2,133,262	683,759	2,817,020	3,325,284	-	3,325,284	508,264	8,194,124
2048	2,130,069	680,970	2,811,039	3,325,284	-	3,325,284	514,245	8,708,369
2049	2,132,119	681,719	2,813,838	3,325,284	-	3,325,284	511,446	9,219,815
2050	2,130,033	680,863	2,810,896	3,325,284	-	3,325,284	514,388	9,734,204
2051	568,978	683,262	1,252,240	3,325,284	-	3,325,284	2,073,044	11,807,247
2052	-	678,822	678,822	3,325,284	-	3,325,284	2,646,462	14,453,710
2053	-	682,299	682,299	3,325,284	-	3,325,284	2,642,985	17,096,695
2054	-	683,351	683,351	3,325,284	-	3,325,284	2,641,933	19,738,628
2055	-	681,984	681,984	3,325,284	-	3,325,284	2,643,301	22,381,928
2056	-	683,103	683,103	3,325,284	-	3,325,284	2,642,182	25,024,110
2057	-	681,500	681,500	3,325,284	-	3,325,284	2,643,785	27,667,894
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	30,993,178
Totals	\$ 58,887,144	\$ 24,480,262	\$ 83,367,407	\$ - \$ 109,734,372				
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$5.2-\$7.0 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 20 Years | 2026 Land Purchase Over 15 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	(G - D) Annual Surplus/ (Deficit)	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	3,595,060	301,156	3,896,216	3,325,284	-	3,325,284	(570,932)	4,323,785
2028	3,524,580	1,133,665	4,658,245	3,325,284	-	3,325,284	(1,332,961)	2,990,824
2029	2,708,671	1,128,211	3,836,882	3,325,284	-	3,325,284	(511,598)	2,479,227
2030	2,461,201	1,131,004	3,592,206	3,325,284	-	3,325,284	(266,922)	2,212,305
2031	2,459,593	1,131,726	3,591,319	3,325,284	-	3,325,284	(266,035)	1,946,270
2032	2,130,753	1,130,509	3,261,263	3,325,284	-	3,325,284	64,021	2,010,292
2033	2,134,631	1,132,129	3,266,761	3,325,284	-	3,325,284	58,523	2,068,815
2034	2,131,101	1,131,293	3,262,395	3,325,284	-	3,325,284	62,889	2,131,704
2035	2,130,165	1,128,122	3,258,287	3,325,284	-	3,325,284	66,997	2,198,702
2036	2,131,568	1,127,634	3,259,202	3,325,284	-	3,325,284	66,082	2,264,783
2037	2,135,056	1,129,422	3,264,478	3,325,284	-	3,325,284	60,806	2,325,589
2038	2,135,503	1,128,255	3,263,758	3,325,284	-	3,325,284	61,526	2,387,115
2039	2,132,909	1,128,901	3,261,810	3,325,284	-	3,325,284	63,474	2,450,590
2040	2,133,398	1,131,015	3,264,413	3,325,284	-	3,325,284	60,871	2,511,461
2041	2,132,223	1,129,300	3,261,522	3,325,284	-	3,325,284	63,762	2,575,223
2042	2,132,366	1,128,674	3,261,040	3,325,284	-	3,325,284	64,244	2,639,467
2043	2,133,697	208,178	2,341,875	3,325,284	-	3,325,284	983,409	3,622,876
2044	2,131,473	209,466	2,340,938	3,325,284	-	3,325,284	984,346	4,607,222
2045	2,130,545	210,241	2,340,786	3,325,284	-	3,325,284	984,498	5,591,720
2046	2,131,410	210,503	2,341,913	3,325,284	-	3,325,284	983,371	6,575,091
2047	2,133,262	210,253	2,343,515	3,325,284	-	3,325,284	981,769	7,556,860
2048	2,130,069	-	2,130,069	3,325,284	-	3,325,284	1,195,215	8,752,075
2049	2,132,119	-	2,132,119	3,325,284	-	3,325,284	1,193,165	9,945,240
2050	2,130,033	-	2,130,033	3,325,284	-	3,325,284	1,195,251	11,140,491
2051	568,978	-	568,978	3,325,284	-	3,325,284	2,756,306	13,896,797
2052	-	-	-	3,325,284	-	3,325,284	3,325,284	17,222,081
2053	-	-	-	3,325,284	-	3,325,284	3,325,284	20,547,365
2054	-	-	-	3,325,284	-	3,325,284	3,325,284	23,872,649
2055	-	-	-	3,325,284	-	3,325,284	3,325,284	27,197,933
2056	-	-	-	3,325,284	-	3,325,284	3,325,284	30,523,217
2057	-	-	-	3,325,284	-	3,325,284	3,325,284	33,848,501
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	37,173,785
Totals	\$ 58,887,144	\$ 18,299,655	\$ 77,186,800		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$2.4-\$3.3 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 20 Years | 2026 Land Purchase Over 20 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
							(G - D)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	Annual Surplus/ (Deficit)	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	3,595,060	309,111	3,904,171	3,325,284	-	3,325,284	(578,887)	4,315,830
2028	3,524,580	1,004,965	4,529,544	3,325,284	-	3,325,284	(1,204,260)	3,111,570
2029	2,708,671	1,002,357	3,711,028	3,325,284	-	3,325,284	(385,744)	2,725,826
2030	2,461,201	998,687	3,459,889	3,325,284	-	3,325,284	(134,605)	2,591,221
2031	2,459,593	1,003,656	3,463,249	3,325,284	-	3,325,284	(137,965)	2,453,256
2032	2,130,753	1,002,215	3,132,968	3,325,284	-	3,325,284	192,316	2,645,572
2033	2,134,631	1,004,306	3,138,937	3,325,284	-	3,325,284	186,347	2,831,919
2034	2,131,101	999,835	3,130,936	3,325,284	-	3,325,284	194,348	3,026,267
2035	2,130,165	998,876	3,129,041	3,325,284	-	3,325,284	196,243	3,222,510
2036	2,131,568	1,001,248	3,132,816	3,325,284	-	3,325,284	192,468	3,414,978
2037	2,135,056	1,001,730	3,136,786	3,325,284	-	3,325,284	188,498	3,603,476
2038	2,135,503	1,005,127	3,140,630	3,325,284	-	3,325,284	184,654	3,788,131
2039	2,132,909	1,001,385	3,134,294	3,325,284	-	3,325,284	190,990	3,979,121
2040	2,133,398	1,005,324	3,138,722	3,325,284	-	3,325,284	186,562	4,165,683
2041	2,132,223	1,001,703	3,133,926	3,325,284	-	3,325,284	191,358	4,357,042
2042	2,132,366	1,000,567	3,132,933	3,325,284	-	3,325,284	192,351	4,549,393
2043	2,133,697	1,001,619	3,135,316	3,325,284	-	3,325,284	189,968	4,739,360
2044	2,131,473	999,586	3,131,058	3,325,284	-	3,325,284	194,226	4,933,586
2045	2,130,545	999,758	3,130,303	3,325,284	-	3,325,284	194,981	5,128,567
2046	2,131,410	1,001,551	3,132,961	3,325,284	-	3,325,284	192,323	5,320,890
2047	2,133,262	999,446	3,132,708	3,325,284	-	3,325,284	192,576	5,513,466
2048	2,130,069	-	2,130,069	3,325,284	-	3,325,284	1,195,215	6,708,680
2049	2,132,119	-	2,132,119	3,325,284	-	3,325,284	1,193,165	7,901,846
2050	2,130,033	-	2,130,033	3,325,284	-	3,325,284	1,195,251	9,097,097
2051	568,978	-	568,978	3,325,284	-	3,325,284	2,756,306	11,853,403
2052	-	-	-	3,325,284	-	3,325,284	3,325,284	15,178,687
2053	-	-	-	3,325,284	-	3,325,284	3,325,284	18,503,971
2054	-	-	-	3,325,284	-	3,325,284	3,325,284	21,829,255
2055	-	-	-	3,325,284	-	3,325,284	3,325,284	25,154,539
2056	-	-	-	3,325,284	-	3,325,284	3,325,284	28,479,823
2057	-	-	-	3,325,284	-	3,325,284	3,325,284	31,805,107
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	35,130,391
Totals	\$ 58,887,144	\$ 20,343,050	\$ 79,230,194		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$3.8-\$4.8 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 20 Years | 2026 Land Purchase Over 25 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
							(G - D)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	Annual Surplus/ (Deficit)	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	3,595,060	315,193	3,910,253	3,325,284	-	3,325,284	(584,969)	4,309,748
2028	3,524,580	935,489	4,460,069	3,325,284	-	3,325,284	(1,134,785)	3,174,964
2029	2,708,671	932,384	3,641,055	3,325,284	-	3,325,284	(315,771)	2,859,193
2030	2,461,201	933,439	3,394,641	3,325,284	-	3,325,284	(69,357)	2,789,836
2031	2,459,593	933,501	3,393,094	3,325,284	-	3,325,284	(67,810)	2,722,025
2032	2,130,753	932,627	3,063,381	3,325,284	-	3,325,284	261,903	2,983,929
2033	2,134,631	930,782	3,065,413	3,325,284	-	3,325,284	259,871	3,243,800
2034	2,131,101	932,762	3,063,863	3,325,284	-	3,325,284	261,421	3,505,221
2035	2,130,165	928,620	3,058,785	3,325,284	-	3,325,284	266,499	3,771,720
2036	2,131,568	928,422	3,059,990	3,325,284	-	3,325,284	265,294	4,037,014
2037	2,135,056	926,977	3,062,033	3,325,284	-	3,325,284	263,251	4,300,265
2038	2,135,503	933,966	3,069,469	3,325,284	-	3,325,284	255,815	4,556,080
2039	2,132,909	929,356	3,062,264	3,325,284	-	3,325,284	263,020	4,819,099
2040	2,133,398	933,122	3,066,520	3,325,284	-	3,325,284	258,764	5,077,864
2041	2,132,223	930,056	3,062,278	3,325,284	-	3,325,284	263,006	5,340,869
2042	2,132,366	935,034	3,067,400	3,325,284	-	3,325,284	257,884	5,598,753
2043	2,133,697	928,063	3,061,760	3,325,284	-	3,325,284	263,524	5,862,277
2044	2,131,473	929,062	3,060,534	3,325,284	-	3,325,284	264,750	6,127,027
2045	2,130,545	932,872	3,063,417	3,325,284	-	3,325,284	261,867	6,388,894
2046	2,131,410	934,155	3,065,565	3,325,284	-	3,325,284	259,719	6,648,613
2047	2,133,262	932,668	3,065,930	3,325,284	-	3,325,284	259,354	6,907,967
2048	2,130,069	719,182	2,849,251	3,325,284	-	3,325,284	476,033	7,383,999
2049	2,132,119	723,677	2,855,796	3,325,284	-	3,325,284	469,488	7,853,487
2050	2,130,033	720,766	2,850,798	3,325,284	-	3,325,284	474,486	8,327,973
2051	568,978	720,475	1,289,453	3,325,284	-	3,325,284	2,035,831	10,363,804
2052	-	722,348	722,348	3,325,284	-	3,325,284	2,602,937	12,966,741
2053	-	-	-	3,325,284	-	3,325,284	3,325,284	16,292,025
2054	-	-	-	3,325,284	-	3,325,284	3,325,284	19,617,309
2055	-	-	-	3,325,284	-	3,325,284	3,325,284	22,942,593
2056	-	-	-	3,325,284	-	3,325,284	3,325,284	26,267,877
2057	-	-	-	3,325,284	-	3,325,284	3,325,284	29,593,161
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	32,918,445
Totals	\$ 58,887,144	\$ 22,554,996	\$ 81,442,140		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$4.8-\$6.0 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 20 Years | 2026 Land Purchase Over 30 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	(G - D) Annual Surplus/ (Deficit)	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	3,595,060	320,619	3,915,679	3,325,284	-	3,325,284	(590,395)	4,304,322
2028	3,524,580	893,807	4,418,386	3,325,284	-	3,325,284	(1,093,102)	3,211,220
2029	2,708,671	888,661	3,597,332	3,325,284	-	3,325,284	(272,048)	2,939,172
2030	2,461,201	892,866	3,354,067	3,325,284	-	3,325,284	(28,783)	2,910,389
2031	2,459,593	891,279	3,350,872	3,325,284	-	3,325,284	(25,588)	2,884,801
2032	2,130,753	889,071	3,019,824	3,325,284	-	3,325,284	305,460	3,190,260
2033	2,134,631	891,083	3,025,714	3,325,284	-	3,325,284	299,570	3,489,831
2034	2,131,101	892,131	3,023,232	3,325,284	-	3,325,284	302,052	3,791,882
2035	2,130,165	892,249	3,022,414	3,325,284	-	3,325,284	302,870	4,094,752
2036	2,131,568	891,481	3,023,049	3,325,284	-	3,325,284	302,235	4,396,987
2037	2,135,056	889,793	3,024,849	3,325,284	-	3,325,284	300,435	4,697,422
2038	2,135,503	892,026	3,027,529	3,325,284	-	3,325,284	297,755	4,995,177
2039	2,132,909	893,011	3,025,920	3,325,284	-	3,325,284	299,364	5,294,541
2040	2,133,398	892,734	3,026,132	3,325,284	-	3,325,284	299,152	5,593,694
2041	2,132,223	891,151	3,023,374	3,325,284	-	3,325,284	301,910	5,895,604
2042	2,132,366	893,133	3,025,500	3,325,284	-	3,325,284	299,784	6,195,388
2043	2,133,697	888,685	3,022,382	3,325,284	-	3,325,284	302,902	6,498,290
2044	2,131,473	892,596	3,024,068	3,325,284	-	3,325,284	301,216	6,799,506
2045	2,130,545	889,928	3,020,473	3,325,284	-	3,325,284	304,811	7,104,317
2046	2,131,410	890,560	3,021,970	3,325,284	-	3,325,284	303,314	7,407,631
2047	2,133,262	894,012	3,027,274	3,325,284	-	3,325,284	298,010	7,705,642
2048	2,130,069	680,970	2,811,039	3,325,284	-	3,325,284	514,245	8,219,886
2049	2,132,119	681,719	2,813,838	3,325,284	-	3,325,284	511,446	8,731,332
2050	2,130,033	680,863	2,810,896	3,325,284	-	3,325,284	514,388	9,245,721
2051	568,978	683,262	1,252,240	3,325,284	-	3,325,284	2,073,044	11,318,765
2052	-	678,822	678,822	3,325,284	-	3,325,284	2,646,462	13,965,227
2053	-	682,299	682,299	3,325,284	-	3,325,284	2,642,985	16,608,212
2054	-	683,351	683,351	3,325,284	-	3,325,284	2,641,933	19,250,145
2055	-	681,984	681,984	3,325,284	-	3,325,284	2,643,301	21,893,446
2056	-	683,103	683,103	3,325,284	-	3,325,284	2,642,182	24,535,627
2057	-	681,500	681,500	3,325,284	-	3,325,284	2,643,785	27,179,412
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	30,504,696
Totals	\$ 58,887,144	\$ 24,968,745	\$ 83,855,889		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$5.3-\$6.6 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 25 Years | 2026 Land Purchase Over 15 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
							(G - D)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	Annual Surplus/ (Deficit)	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	3,595,060	302,089	3,897,150	3,325,284	-	3,325,284	(571,866)	4,322,851
2028	3,524,580	1,111,356	4,635,936	3,325,284	-	3,325,284	(1,310,652)	3,012,200
2029	2,708,671	1,107,183	3,815,854	3,325,284	-	3,325,284	(490,570)	2,521,630
2030	2,461,201	1,111,258	3,572,459	3,325,284	-	3,325,284	(247,175)	2,274,455
2031	2,459,593	1,113,260	3,572,853	3,325,284	-	3,325,284	(247,569)	2,026,886
2032	2,130,753	1,108,453	3,239,206	3,325,284	-	3,325,284	86,078	2,112,964
2033	2,134,631	1,111,611	3,246,242	3,325,284	-	3,325,284	79,042	2,192,006
2034	2,131,101	1,112,312	3,243,413	3,325,284	-	3,325,284	81,871	2,273,877
2035	2,130,165	1,110,678	3,240,843	3,325,284	-	3,325,284	84,441	2,358,318
2036	2,131,568	1,106,856	3,238,424	3,325,284	-	3,325,284	86,860	2,445,178
2037	2,135,056	1,110,438	3,245,494	3,325,284	-	3,325,284	79,790	2,524,968
2038	2,135,503	1,106,192	3,241,695	3,325,284	-	3,325,284	83,589	2,608,557
2039	2,132,909	1,108,889	3,241,797	3,325,284	-	3,325,284	83,487	2,692,043
2040	2,133,398	1,108,180	3,241,578	3,325,284	-	3,325,284	83,706	2,775,749
2041	2,132,223	1,108,771	3,240,994	3,325,284	-	3,325,284	84,290	2,860,039
2042	2,132,366	1,105,580	3,237,946	3,325,284	-	3,325,284	87,338	2,947,377
2043	2,133,697	187,647	2,321,344	3,325,284	-	3,325,284	1,003,940	3,951,317
2044	2,131,473	186,625	2,318,098	3,325,284	-	3,325,284	1,007,186	4,958,504
2045	2,130,545	190,219	2,320,764	3,325,284	-	3,325,284	1,004,520	5,963,024
2046	2,131,410	188,428	2,319,838	3,325,284	-	3,325,284	1,005,446	6,968,470
2047	2,133,262	186,381	2,319,643	3,325,284	-	3,325,284	1,005,641	7,974,111
2048	2,130,069	188,950	2,319,019	3,325,284	-	3,325,284	1,006,265	8,980,375
2049	2,132,119	191,006	2,323,125	3,325,284	-	3,325,284	1,002,159	9,982,534
2050	2,130,033	187,678	2,317,711	3,325,284	-	3,325,284	1,007,573	10,990,107
2051	568,978	188,966	757,944	3,325,284	-	3,325,284	2,567,340	13,557,448
2052	-	189,741	189,741	3,325,284	-	3,325,284	3,135,543	16,692,991
2053	-	-	-	3,325,284	-	3,325,284	3,325,284	20,018,275
2054	-	-	-	3,325,284	-	3,325,284	3,325,284	23,343,559
2055	-	-	-	3,325,284	-	3,325,284	3,325,284	26,668,843
2056	-	-	-	3,325,284	-	3,325,284	3,325,284	29,994,127
2057	-	-	-	3,325,284	-	3,325,284	3,325,284	33,319,411
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	36,644,695
Totals	\$ 58,887,144	\$ 18,828,746	\$ 77,715,890		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$2.7-\$3.7 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 25 Years | 2026 Land Purchase Over 20 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	(G - D) Annual Surplus/ (Deficit)	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	3,595,060	310,045	3,905,105	3,325,284	-	3,325,284	(579,821)	4,314,896
2028	3,524,580	982,655	4,507,235	3,325,284	-	3,325,284	(1,181,951)	3,132,945
2029	2,708,671	981,329	3,690,000	3,325,284	-	3,325,284	(364,716)	2,768,229
2030	2,461,201	978,941	3,440,142	3,325,284	-	3,325,284	(114,858)	2,653,372
2031	2,459,593	985,190	3,444,783	3,325,284	-	3,325,284	(119,499)	2,533,873
2032	2,130,753	980,159	3,110,912	3,325,284	-	3,325,284	214,372	2,748,245
2033	2,134,631	983,787	3,118,419	3,325,284	-	3,325,284	206,865	2,955,110
2034	2,131,101	980,853	3,111,955	3,325,284	-	3,325,284	213,329	3,168,439
2035	2,130,165	981,432	3,111,597	3,325,284	-	3,325,284	213,687	3,382,126
2036	2,131,568	980,470	3,112,038	3,325,284	-	3,325,284	213,246	3,595,373
2037	2,135,056	982,745	3,117,802	3,325,284	-	3,325,284	207,482	3,802,855
2038	2,135,503	983,064	3,118,567	3,325,284	-	3,325,284	206,717	4,009,572
2039	2,132,909	981,372	3,114,281	3,325,284	-	3,325,284	211,003	4,220,575
2040	2,133,398	982,489	3,115,887	3,325,284	-	3,325,284	209,397	4,429,971
2041	2,132,223	981,175	3,113,397	3,325,284	-	3,325,284	211,887	4,641,858
2042	2,132,366	977,473	3,109,839	3,325,284	-	3,325,284	215,445	4,857,303
2043	2,133,697	981,088	3,114,785	3,325,284	-	3,325,284	210,499	5,067,802
2044	2,131,473	976,745	3,108,218	3,325,284	-	3,325,284	217,066	5,284,868
2045	2,130,545	979,736	3,110,281	3,325,284	-	3,325,284	215,003	5,499,871
2046	2,131,410	979,476	3,110,886	3,325,284	-	3,325,284	214,398	5,714,269
2047	2,133,262	975,574	3,108,836	3,325,284	-	3,325,284	216,448	5,930,716
2048	2,130,069	188,950	2,319,019	3,325,284	-	3,325,284	1,006,265	6,936,981
2049	2,132,119	191,006	2,323,125	3,325,284	-	3,325,284	1,002,159	7,939,140
2050	2,130,033	187,678	2,317,711	3,325,284	-	3,325,284	1,007,573	8,946,713
2051	568,978	188,966	757,944	3,325,284	-	3,325,284	2,567,340	11,514,054
2052	-	189,741	189,741	3,325,284	-	3,325,284	3,135,543	14,649,597
2053	-	-	-	3,325,284	-	3,325,284	3,325,284	17,974,881
2054	-	-	-	3,325,284	-	3,325,284	3,325,284	21,300,165
2055	-	-	-	3,325,284	-	3,325,284	3,325,284	24,625,449
2056	-	-	-	3,325,284	-	3,325,284	3,325,284	27,950,733
2057	-	-	-	3,325,284	-	3,325,284	3,325,284	31,276,017
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	34,601,301
Totals	\$ 58,887,144	\$ 20,872,140	\$ 79,759,284		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$4.1-\$5.1 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 25 Years | 2026 Land Purchase Over 25 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
							(G - D)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	Annual Surplus/ (Deficit)	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	3,595,060	316,127	3,911,187	3,325,284	-	3,325,284	(585,903)	4,308,814
2028	3,524,580	913,180	4,437,759	3,325,284	-	3,325,284	(1,112,475)	3,196,339
2029	2,708,671	911,356	3,620,027	3,325,284	-	3,325,284	(294,743)	2,901,596
2030	2,461,201	913,693	3,374,894	3,325,284	-	3,325,284	(49,610)	2,851,986
2031	2,459,593	915,036	3,374,629	3,325,284	-	3,325,284	(49,345)	2,802,642
2032	2,130,753	910,571	3,041,324	3,325,284	-	3,325,284	283,960	3,086,601
2033	2,134,631	910,263	3,044,894	3,325,284	-	3,325,284	280,390	3,366,991
2034	2,131,101	913,781	3,044,882	3,325,284	-	3,325,284	280,402	3,647,393
2035	2,130,165	911,176	3,041,341	3,325,284	-	3,325,284	283,943	3,931,336
2036	2,131,568	907,644	3,039,212	3,325,284	-	3,325,284	286,072	4,217,408
2037	2,135,056	907,992	3,043,049	3,325,284	-	3,325,284	282,235	4,499,644
2038	2,135,503	911,904	3,047,407	3,325,284	-	3,325,284	277,877	4,777,521
2039	2,132,909	909,343	3,042,252	3,325,284	-	3,325,284	283,032	5,060,553
2040	2,133,398	910,287	3,043,685	3,325,284	-	3,325,284	281,599	5,342,152
2041	2,132,223	909,528	3,041,750	3,325,284	-	3,325,284	283,534	5,625,686
2042	2,132,366	911,940	3,044,306	3,325,284	-	3,325,284	280,978	5,906,663
2043	2,133,697	907,532	3,041,229	3,325,284	-	3,325,284	284,055	6,190,718
2044	2,131,473	906,221	3,037,694	3,325,284	-	3,325,284	287,590	6,478,309
2045	2,130,545	912,850	3,043,395	3,325,284	-	3,325,284	281,889	6,760,198
2046	2,131,410	912,080	3,043,490	3,325,284	-	3,325,284	281,794	7,041,991
2047	2,133,262	908,797	3,042,058	3,325,284	-	3,325,284	283,226	7,325,217
2048	2,130,069	908,132	3,038,201	3,325,284	-	3,325,284	287,083	7,612,300
2049	2,132,119	914,683	3,046,802	3,325,284	-	3,325,284	278,482	7,890,782
2050	2,130,033	908,444	3,038,476	3,325,284	-	3,325,284	286,808	8,177,589
2051	568,978	909,441	1,478,419	3,325,284	-	3,325,284	1,846,865	10,024,455
2052	-	912,088	912,088	3,325,284	-	3,325,284	2,413,196	12,437,651
2053	-	-	-	3,325,284	-	3,325,284	3,325,284	15,762,935
2054	-	-	-	3,325,284	-	3,325,284	3,325,284	19,088,219
2055	-	-	-	3,325,284	-	3,325,284	3,325,284	22,413,503
2056	-	-	-	3,325,284	-	3,325,284	3,325,284	25,738,787
2057	-	-	-	3,325,284	-	3,325,284	3,325,284	29,064,071
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	32,389,355
Totals	\$ 58,887,144	\$ 23,084,086	\$ 81,971,230		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

Assuming that these funding sources are available going forward, the County could afford an additional \$4.9-\$6.0 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.



Debt Affordability Model | Existing & Proposed Debt

2022 Land Purchase Over 25 Years | 2026 Land Purchase Over 30 Years

A	B C D			E	F	G	H	I
	Capital Funding Requirements			Revenue Available for DS			Cash Flow Surplus (Deficit)	
							(G - D)	
Fiscal Year	Existing Debt Service	Proposed Debt Service	Total Requirements	General Fund Transfer to Debt Service Fund	Additional Revenues	Total Revenues Available	Annual Surplus/ (Deficit)	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	3,595,060	321,553	3,916,613	3,325,284	-	3,325,284	(591,329)	4,303,388
2028	3,524,580	871,497	4,396,077	3,325,284	-	3,325,284	(1,070,793)	3,232,595
2029	2,708,671	867,632	3,576,304	3,325,284	-	3,325,284	(251,020)	2,981,576
2030	2,461,201	873,119	3,334,321	3,325,284	-	3,325,284	(9,037)	2,972,539
2031	2,459,593	872,813	3,332,406	3,325,284	-	3,325,284	(7,122)	2,965,417
2032	2,130,753	867,015	2,997,768	3,325,284	-	3,325,284	327,516	3,292,933
2033	2,134,631	870,564	3,005,195	3,325,284	-	3,325,284	320,089	3,613,022
2034	2,131,101	873,150	3,004,251	3,325,284	-	3,325,284	321,033	3,934,055
2035	2,130,165	874,805	3,004,970	3,325,284	-	3,325,284	320,314	4,254,368
2036	2,131,568	870,703	3,002,271	3,325,284	-	3,325,284	323,013	4,577,381
2037	2,135,056	870,808	3,005,864	3,325,284	-	3,325,284	319,420	4,896,801
2038	2,135,503	869,964	3,005,467	3,325,284	-	3,325,284	319,817	5,216,618
2039	2,132,909	872,999	3,005,907	3,325,284	-	3,325,284	319,377	5,535,995
2040	2,133,398	869,899	3,003,297	3,325,284	-	3,325,284	321,987	5,857,982
2041	2,132,223	870,623	3,002,845	3,325,284	-	3,325,284	322,439	6,180,420
2042	2,132,366	870,040	3,002,406	3,325,284	-	3,325,284	322,878	6,503,298
2043	2,133,697	868,154	3,001,851	3,325,284	-	3,325,284	323,433	6,826,731
2044	2,131,473	869,755	3,001,228	3,325,284	-	3,325,284	324,056	7,150,788
2045	2,130,545	869,906	3,000,451	3,325,284	-	3,325,284	324,833	7,475,620
2046	2,131,410	868,485	2,999,895	3,325,284	-	3,325,284	325,389	7,801,010
2047	2,133,262	870,140	3,003,402	3,325,284	-	3,325,284	321,882	8,122,892
2048	2,130,069	869,920	2,999,989	3,325,284	-	3,325,284	325,295	8,448,187
2049	2,132,119	872,725	3,004,844	3,325,284	-	3,325,284	320,440	8,768,627
2050	2,130,033	868,541	2,998,574	3,325,284	-	3,325,284	326,710	9,095,337
2051	568,978	872,228	1,441,206	3,325,284	-	3,325,284	1,884,078	10,979,415
2052	-	868,562	868,562	3,325,284	-	3,325,284	2,456,722	13,436,137
2053	-	682,299	682,299	3,325,284	-	3,325,284	2,642,985	16,079,122
2054	-	683,351	683,351	3,325,284	-	3,325,284	2,641,933	18,721,055
2055	-	681,984	681,984	3,325,284	-	3,325,284	2,643,301	21,364,355
2056	-	683,103	683,103	3,325,284	-	3,325,284	2,642,182	24,006,537
2057	-	681,500	681,500	3,325,284	-	3,325,284	2,643,785	26,650,321
2058	-	-	-	3,325,284	-	3,325,284	3,325,284	29,975,605
Totals	\$ 58,887,144	\$ 25,497,835	\$ 84,384,980		\$ -	\$ 109,734,372		
	(Note 1)			(Note 2)			(Note 3)	

This page represents the option with the longest overall repayment term and lowest annual debt service.

Assuming that these funding sources are available going forward, the County could afford an additional \$5.5-\$6.6 million of debt, depending on the FY it is issued (based on a 25-year term and a 5% interest rate).

- (1) Includes 2/3 of the interest due on the 2022 Note in FY 2027. Does not include related principal.
- (2) Based on the County's budgeted Transfer to the Debt Service Fund in FY 2026 and 2027. Assumed to remain constant in FY 2028 and beyond.
- (3) FY 2025 Debt Service Fund Balance, per the audit.

Disclaimer



The enclosed information relates to an existing or potential municipal advisor engagement.

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Candy McGarry
County Administrator
84 Courthouse Square
Lovingson, VA 22949

September 17, 2026

Re: Request for Financial Sponsorship for the 2027 Regional Housing Summit

Dear Candy,

I hope this letter finds you well. I am writing to seek your financial sponsorship for the Central Virginia Regional Housing Partnership's upcoming Housing Summit, scheduled to take place April 15, 2027. The first Housing Summit was held in 2019, and focused on the needs related to housing in our region. The second Housing Summit, in 2023, began developing our understanding of the issues, while the third in 2025 brought in lots of solutions that our region is working towards, to address the need for affordable housing.

This fourth Summit is being designed to highlight opportunities to connect funding with effective strategies. We will highlight work being done in our region, attract additional funding, and educate the audience about regional efforts and business practices that allow development to be funded and meet locality goals.

To ensure the event's success, we are seeking financial sponsorship from Nelson County. Your support will be crucial in covering the cost of hosting the summit, including attracting high quality speakers, venue rental, refreshments, and promotional materials. Specifically, we are requesting a sponsorship of \$2500, which will greatly assist in ensuring the summit's effectiveness and reach.

In return for your generous sponsorship, and depending on what level you are able to fund, we are pleased to offer the following benefits:

Recognition: Your office will be prominently recognized as a key sponsor in all summit materials, including the website, signage, and during the event.

Complimentary Attendance: Complimentary registration for a representative from your office to attend the summit and engage with other stakeholders.

Promotional Opportunities: Your sponsorship will be acknowledged in all promotional activities, including social media campaigns, press releases, and community outreach efforts.



We believe that the active involvement and financial support of our local governments are essential to addressing the housing crisis effectively. Your sponsorship will not only demonstrate a commitment to improving housing conditions but also inspire other organizations to contribute to this vital cause.

We would be delighted to discuss this further at your convenience and address any questions or suggestions you might have.

Thank you for considering our request for financial sponsorship. We look forward to your positive response and to the possibility of working together to increase the resources in our region.

Warm regards,

A handwritten signature in black ink, appearing to read "L. Talun".

Laurie Jean Talun, on behalf of the Central Virginia Regional Housing Partnership
Thomas Jefferson Planning District Commission

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

ORDINANCE O2026-03
NELSON COUNTY BOARD OF SUPERVISORS
AMENDMENT OF THE CODE OF NELSON COUNTY, VIRGINIA
CHAPTER 4, BUILDINGS, ARTICLE II, BUILDING CODE
SECTION 4-29 FEE SCHEDULES

BE IT HEREBY ORDAINED, by the Nelson County Board of Supervisors, that the Code of Nelson County, Virginia, Chapter 4, Buildings, Article II Building Code, Section 4-29 is hereby amended as follows:

Amend

Sec. 4-29. Fee schedules.

No permit to begin work for new construction, demolition, alteration or other building operation shall be issued, nor shall any application to the board of building code appeals be accepted, until the fees, as established by resolution of the board of supervisors, ~~has~~ **have** been paid to the county by the applicant. (Schedule for permit fees, ~~twenty-five dollars (\$25.00) minimum and five dollars (\$5.00)~~ **are as follows: ninety-six dollars (\$96.00) minimum and six dollars (\$6.00) per one thousand dollars (\$1,000.00) of the proposed value of work** thereafter, **for any permit listed within this section, or not listed, but deemed necessary by the Building Code Official to be issued. Annually updated building valuation data averages of cost to build will be taken into consideration during the review of the reported proposed value of work by applicant.**)

- (1) ~~Fee of twenty-five dollars (\$25.00) minimum for each plumbing, mechanical or electrical permit where such inspection is required under the Virginia Uniform Statewide Building Code and no building permit has been issued or the building permit fee is less than one hundred dollars (\$100.00).~~ **Fee of ninety-six dollars (\$96.00) minimum and six dollars (\$6.00) per one thousand dollars (\$1,000.00), or fraction thereof, of the proposed value of work, for any permit related to plumbing, mechanical, electrical, gas, or any other applicable trade or related work where a permit and/or inspections is/are required under the Virginia Uniform Statewide Building Code, Code of Federal Regulations, or other applicable codes deemed necessary by the Building Code Official.**

For example, for a project with a proposed value of \$16,000.00 or less, the permit fee will be ninety-six dollars (\$96.00). For projects with a proposed value above \$16,000.00, the permit fee will be calculated based on six dollars (\$6.00) per one thousand dollars (\$1,000.00) of the proposed value of work.

- (2) ~~Fee of twenty-five dollars (\$25.00) minimum~~ **ninety-six dollars (\$96.00) minimum and six dollars (\$6.00) per one thousand dollars (\$1,000.00) of the proposed value of work thereafter** for each demolition permit for demolishing any building or structure.

- (3) ~~Twenty-five dollars (\$25.00)~~ **Ninety-six dollars (\$96.00)** minimum fee **and six dollars (\$6.00) per one thousand dollars (\$1,000.00) of the proposed value of work thereafter** for signs, billboards and other display structures for which permits are required under provisions of the Virginia Uniform Statewide Building Code and in accordance with the local zoning ordinance.
- (4) There will be a fee of ~~twenty-five dollars (\$25.00)~~ **seventy-five dollars (\$75.00)** for any special use permit when it is required by the local zoning ordinance or state statutes.
- (5) ~~Fee for mobile homes shall be one hundred fifty dollars (\$150.00) for single wides and one hundred seventy-five dollars (\$175.00) for double wides.~~ **Fee for manufactured homes: Fee of ninety-six dollars (\$96.00) minimum and six dollars (\$6.00) per one thousand dollars (\$1,000.00), or fraction thereof, for any permit related to plumbing, mechanical, electrical, gas, or any other applicable trade or related work where a permit and/or inspections is/are required under the Virginia Uniform Statewide Building Code, Code of Federal Regulations, or other applicable codes deemed necessary by the Building Code Official.**
- (6) ~~Twenty-five dollars (\$25.00)~~ **Ninety-six dollars (\$96.00)** minimum fee for a building permit for the removal of a building or structure from one (1) lot to another or to a new location on the same lot, or ~~five dollars (\$5.00)~~ **six dollars (\$6.00)** per one thousand dollars (\$1,000.00) of the estimated cost of moving plus the cost of the new foundation and all work necessary to place the building or structure in its completed condition in the new location, whichever is greater. **Other applicable trade fees will also apply** (Refer to Statewide Uniform **Statewide** Building Code.)
- (7) When additional inspections are necessary, due to the failure of the contractor or builder to comply with the requirements of this Code or any other local ordinances, an additional fee of ~~twenty-five dollars (\$25.00)~~ **seventy-five dollars (\$75.00)** for each such trip shall be paid. **Not being "ready" for an inspection after scheduling that inspection will be cause for a re-inspection fee after the first failed inspection. Nelson County does not offer specific times of when inspectors will be on site unless absolutely necessary. The Building Code Official and/or Inspectors shall deem what is necessary. Contractors shall be "ready" prior to inspector's arrival any time between 8 a.m. to 4 p.m. on the day of the requested inspection. Contractors are not required to be on site at the time of the inspection. However, safe and easy access to the inspection is absolutely necessary. Locked gates, door, etc., without a key or code given prior to the inspection, will be deemed no access and require a re-inspection fee.**
- (8) Seventy-five dollars (\$75.00) for the installation of any onsite sewage disposal system. The fee is in addition to any fee required by the Virginia Department of Health for such installation. The owner of each property in the county shall obtain a county permit from Nelson County prior to the construction, installation, modification or operation of a sewage system for which a permit is required by the Virginia Department of Health. Such county permit issued by Nelson County shall be issued jointly with and upon the same terms as, the permit issued by the Virginia Department of Health.

Any applicant who shall be exempt from the payment of fees for the issuance of a permit for such system by the Virginia Department of Health shall likewise be exempt from the payment of any fee hereunder. Any applicant denied a construction permit based upon the regulations of the Virginia Department of Health governing such construction and eligible for refund of the state application fee shall be eligible for refund of the county application fee upon the same terms.

- (9) Twenty-five dollars (\$25.00) for the construction of a private water well. The fee is in addition to any fee required by the Virginia Department of Health for such construction. The owner of each property in the county shall obtain a county permit from Nelson County prior to construction of any private water well for which a permit is required by the Virginia Department of Health. Such county permit issued by Nelson County shall be issued jointly with, and upon the same terms as, the permit issued by the Virginia Department of Health.

Any applicant who shall be exempt from the payment of fees for the issuance of a permit for such system by the Virginia Department of Health shall likewise be exempt from the payment of any fee hereunder. Any applicant denied a construction permit based upon the regulations of the Virginia Department of Health governing such construction and eligible for refund of the state application fee shall be eligible for refund of the county application fee upon the same terms.

- (10) ~~To all permit fees there shall be added such state levy as may be effective at the time the fee is charged.~~ **Any necessary issuances of Stop Work Orders, working without a permit, or other notable violations: one hundred dollars (\$100.00) per violation, plus fifty dollars (\$50.00) per necessary correlating site visit.**

- (11) Temporary Certificate of Occupancy: one hundred fifty dollars (\$150.00) issuance fee and one hundred fifty (\$150.00) per month thereafter.*
- (12) Plan Amendment: Minimum fifty dollars (\$50.00); additional fees may be added depending on the time involved to accomplish the amendment.*
- (13) Cancelled Permit Fee (Cost shall be at the discretion of the Building Code Official based on the amount of time spent on permit processing, plan review, etc.) No less than seventy-five dollars (\$75.00).*
- (14) To all permit fees there shall be added such state levy as may be effective at the time the fee is charged.*

(Ord. of 5-11-76; Res. of 9-9-86(1); Ord. of 10-14-97; Ord. of 12-9-97; Ord. of 12-14-99; Ord. of 12-9-03)

BE IT FURTHER ORDAINED, by the Nelson County Board of Supervisors that this Ordinance becomes effective **January 1, 2027**.

Adopted: _____

Attest: _____, Clerk
Nelson County Board of Supervisors

Sec. 4-29. Fee schedules.

No permit to begin work for new construction, demolition, alteration or other building operation shall be issued, nor shall any application to the board of building code appeals be accepted, until the fees, as established by resolution of the board of supervisors, has been paid to the county by the applicant. (Schedule for permit fees, twenty-five dollars (\$25.00) minimum and five dollars (\$5.00) per one thousand dollars (\$1,000.00) thereafter.)

- (1) Fee of twenty-five dollars (\$25.00) minimum for each plumbing, mechanical or electrical permit where such inspection is required under the Virginia Uniform Statewide Building Code and no building permit has been issued or the building permit fee is less than one hundred dollars (\$100.00).
- (2) Fee of twenty-five dollars (\$25.00) minimum for each demolition permit for demolishing any building or structure.
- (3) Twenty-five dollars (\$25.00) minimum fee for signs, billboards and other display structures for which permits are required under provisions of the Virginia Uniform Statewide Building Code and in accordance with the local zoning ordinance.
- (4) There will be a fee of twenty-five dollars (\$25.00) for any special use permit when it is required by the local zoning ordinance or state statutes.
- (5) Fee for mobile homes shall be one hundred fifty dollars (\$150.00) for single wides and one hundred seventy-five dollars (\$175.00) for double wides.
- (6) Twenty-five dollars (\$25.00) minimum fee for a building permit for the removal of a building or structure from one (1) lot to another or to a new location on the same lot, or five dollars (\$5.00) per one thousand dollars (\$1,000.00) of the estimated cost of moving plus the cost of the new foundation and all work necessary to place the building or structure in its completed condition in the new location, whichever is greater. (Refer to Statewide Uniform Building Code.)
- (7) When additional inspections are necessary, due to the failure of the contractor or builder to comply with the requirements of this Code or any other local ordinances, an additional fee of twenty-five dollars (\$25.00) for each such trip shall be paid.
- (8) Seventy-five dollars (\$75.00) for the installation of any onsite sewage disposal system. The fee is in addition to any fee required by the Virginia Department of Health for such installation. The owner of each property in the county shall obtain a county permit from Nelson County prior to the construction, installation, modification or operation of a sewage system for which a permit is required by the Virginia Department of Health. Such county permit issued by Nelson County shall be issued jointly with and upon the same terms as, the permit issued by the Virginia Department of Health.

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- (10) To all permit fees there shall be added such state levy as may be effective at the time the fee is charged.

(Ord. of 5-11-76; Res. of 9-9-86(1); Ord. of 10-14-97; Ord. of 12-9-97; Ord. of 12-14-99; Ord. of 12-9-03)

To: Board of Supervisors
 From: C. McGarry
 Date: October 9, 2026
 Re: County Administrator's Report for October 13, 2026

- A. DSS Building Project:** As of the construction meeting on October 7, 2026 Window framing and installation is occurring and 75% of the drywall has been hung with sanding to occur prior to turning on HVAC systems and finish work to be done once these can be turned on. Work is being done on stormwater drainage and permanent power installation; once the power inspection is done in the next couple of weeks, CVEC can remove the existing overloaded power pole. Security and IT coordination meetings have been held, and wires will begin to be pulled in early November. Siding installation has begun and metal roofing is expected to be delivered in early November. The Board will adjourn and continue today's meeting for a walk through of the building with staff, PMA, and Coleman-Adams. The public will be invited to tour the building at a future open house once the building is completed.

Project Financials:

Construction Contract - Coleman-Adams							
Original Contract			\$ 5,684,799	<u>Paid to Date</u>	<u>5% Retainage</u>	<u>Contract Balance</u>	
* Change Orders to Date	2.65%	\$ 150,450					
New Contract to Date		\$ 5,835,249	\$ (3,406,636)	\$ (179,297)	\$ 2,249,317		
*CO-1	Roof sheathing change from plyboard to gypsum & metal roofing fasteners						
*CO-2	Building security work station computer, water pressure valve, sprinkler system modification, CVEC electrical service distribution (transformer change)						
*CO-3	Demo of existing sign, addition of waer filtration system, site-work related to water main break (builder's risk insurance covered)						
NOTE: The original construction contract amount reported in July has been corrected with this report							

A&E Contract - PMA Architecture			
Contract		\$	1,197,151
Payments to Date		\$	(1,122,635)
Contract Balance		\$	74,516

VRA Series 2025B Project Fund Balances		
Opening Balance	\$	7,179,064.43
Draws to Date	\$	(3,282,970.41)
Remaining Balance	\$	3,896,094.02

- B. Zoning and Subdivision Ordinance:** A joint meeting of the Board and Planning Commission with Berkley Group is scheduled for October 28th, preceding the Planning Commission's regular meeting and starting at 4:30 pm. Berkley Group will have compiled feedback from both recent public engagement sessions into a summary memo and comment matrix, to be reviewed and discussed. This work session will also include a review of any unsettled items. Following this meeting, it is intended that Berkley Group will incorporate final changes and will produce a clean draft for presentation to the public for public

hearing. This timeframe will be discussed at the aforementioned work session. A proposed mapping scope of work will also be presented for discussion at this meeting.

C. Piney River BRRT Cover the Caboose Project: The County has received, reviewed, and approved the finalized engineered stamped drawings for the caboose cover and we are now proceeding with issuing the IFB for this construction and installation. The timeline is:

- Invitation For Bid issued by October 16th
- On site Pre-Bid Conference on November 2nd at 2pm
- Bids due by November 10th at 2pm

D. Collection Site Cameras and Montebello Site Improvement Pricing: A camera system has been ordered and will be placed at the Faber site first to make sure it is capable of providing the proper coverage. If the camera works well, we would like to install one at each site, including the transfer station. The cost of the camera plus materials needed for installation (by our staff) at each of the 8 sites will be roughly \$750 (\$6,000 total), with no monthly fees. Jeff has spoken with Gary Bryant about pricing pavement at Montebello and he plans to visit the site on Sunday. Currently, the gravel is in good shape and the site is neat.

E. Wild Rose Solar Project Update: Staff is working with Savion project staff to schedule an update presentation to the Board in November or December. What we know now is:

- Slight design changes have been made to avoid old mine portals at the site, solar array size is 589 acres
- Outstanding permits include DEQ Stormwater Pollution Prevention Plan and permit and Local permitting including submission and approval of a Final Site Plan, Building, and Electrical permits that will be submitted by Savion's General Contractor
- Key equipment has been procured and interconnection agreements executed with ongoing coordination with AEP for point of interconnection design.
- Have strong interest from state regulated utilities to enter into power purchase agreements, expecting executing these contracts in early 2028
- A schedule driver for the project are other utility upgrades; preconstruction permitting is expected to be completed in December of 2029, with solar array construction to occur from January – May of 2030 and commercial operations beginning Q3 (Sept-Dec) of 2030. They are looking for ways to accelerate the schedule
- Agrivoltaics (sheep grazing) is still being planned for; has been an effective vegetative management tool at other sites

F. Virginia Business Ready Sites Grant Questions: Staff is reaching out to Abigail Patterson on the Board's grant questions and hope to have information to report back at the meeting.

G. Meals and Lodging Tax Collection & Lodging Entity Tracking: See Attached Charts - Lodging Units went from 874 to 872.

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

Transient Occupancy Tax Collection - Monthly Trend By Fiscal Year

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

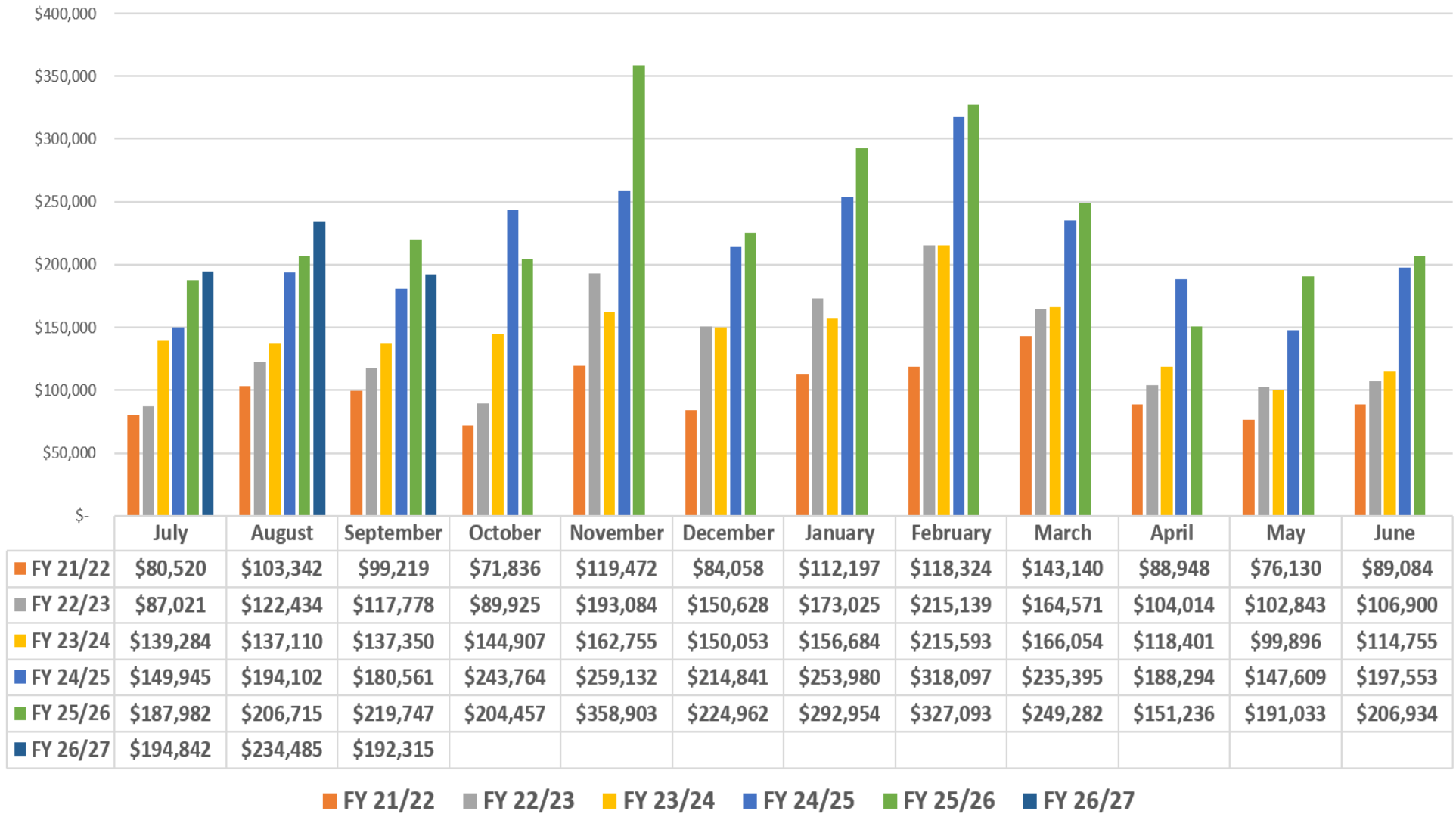
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September 2026 Collection – October 13, 2026, BOS Report

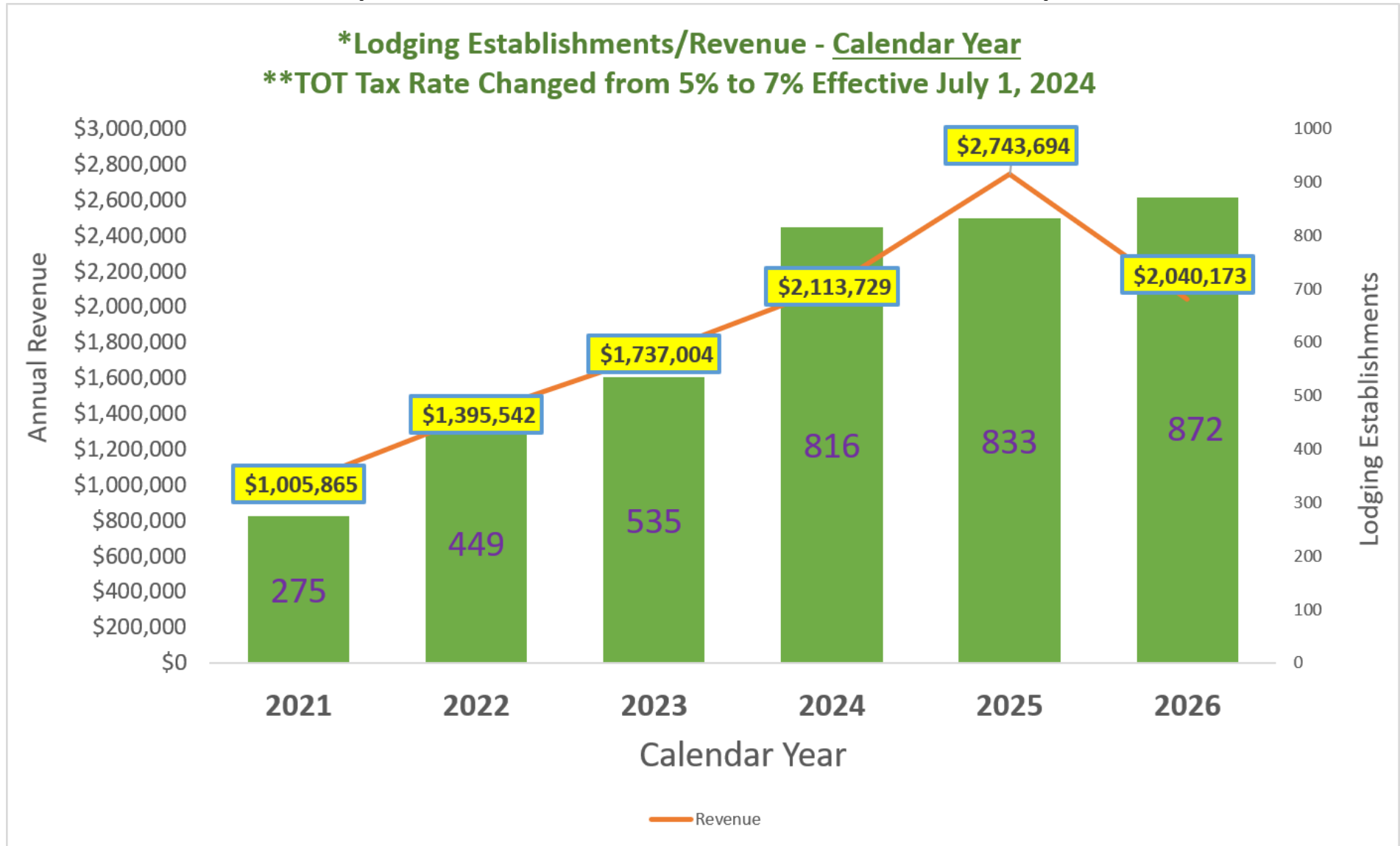
Transient Occupancy Tax Collection by Month and Fiscal Year

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

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



September 2026 Collection – October 13, 2026, BOS Report

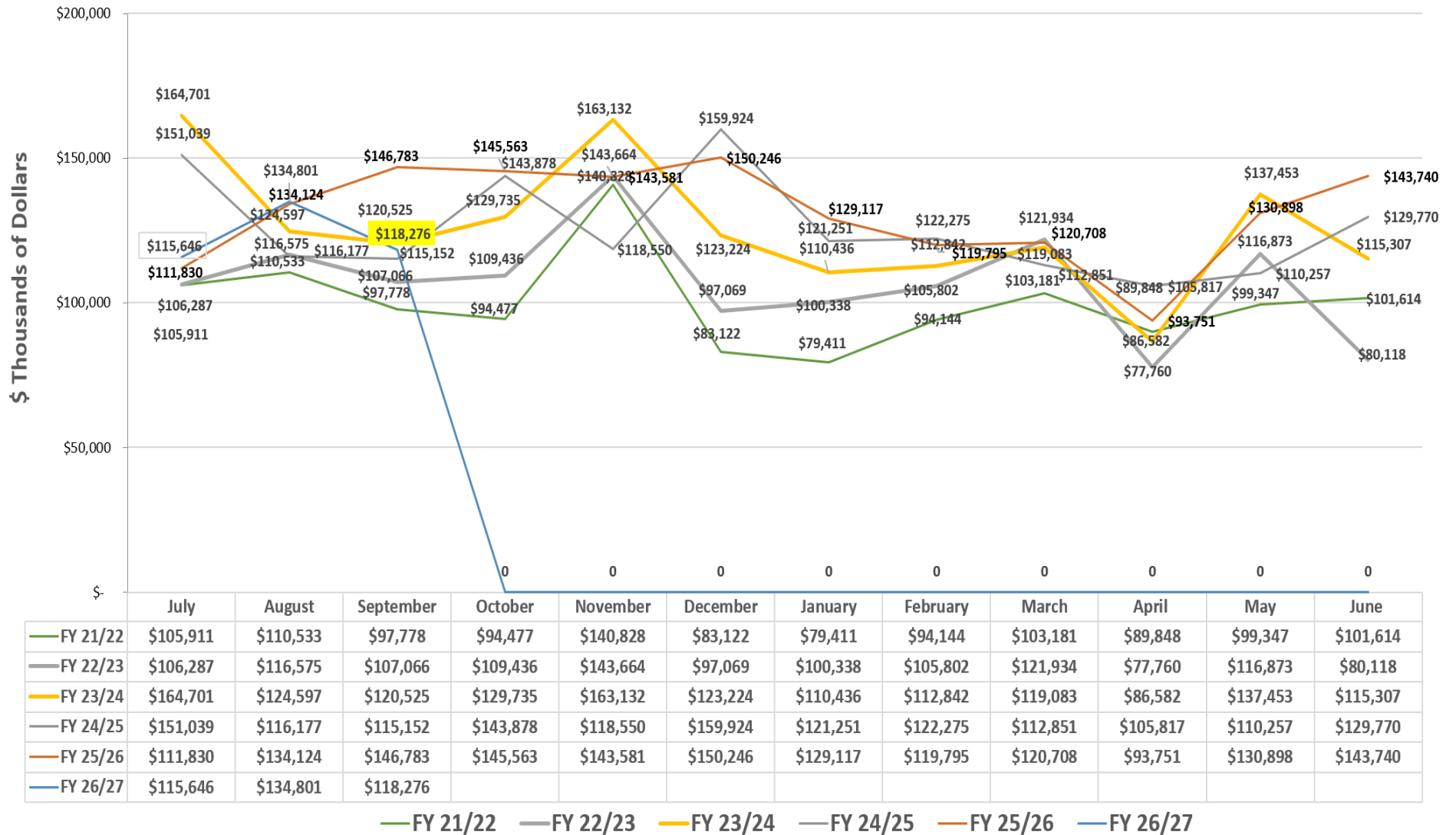


*Lodging Establishments is the number of businesses who are registered with the Commissioner of the Revenue for lodging in Nelson County. This number is up 12 from 874 to 872, in the previous month's report. The number includes businesses who may have multiple properties who remit for all units with 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).

September 2026 Collection – October 13, 2026, BOS Report

Meals Tax Collection - Monthly Trend By Fiscal Year

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



September 2026 Collection – October 13, 2026, BOS Report

Meals Tax Collection by Month and Fiscal Year

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



[illegible]

<u>Board/Commission</u>	<u>Term Expiration</u>	<u>Term & Limit Y/N</u>	<u>Incumbent</u>	<u>Re-appointment</u>	<u>Applicant(s)</u>
MACAA Board of Directors	6/30/2026	3 year term/No limits	Ann Mische	N	Advertising
N.C. Library Advisory Committee - North District	6/30/2026	4 year term/No limits	Jennifer Page	N	Advertising
Thomas Jefferson Area Community Criminal Justice Board	6/30/2026	3 years/2 term limit	Mark Stapleton	N - resigned	Advertising
Ag & Forestal District Advisory Committee - Producer	5/13/2027	4 year term/ 3 term limit	Andy Wright	N - resigned	Advertising

EXISTING VACANCIES AS OF OCTOBER 9, 2026

Board or Commission	Term Expiration	Incumbent
<i>T.J. Community Criminal Justice Board</i> 3 year term, 2 term limit	6/30/2026	Mark Stapleton (resigned)
<i>MACAA Board of Directors</i> 3 year term	6/30/2026	Ann Mische (T1)
<i>N.C. Library Committee</i> 4 year term by District	6/30/2026	Jennifer Page - North District
<i>Agricultural and Forestal District Advisory Committee</i> 4 year term, 3 term limit	5/13/2027	Andy Wright (resigned) producer

Remaining Citizen Appointments to be made in 2026

Board or Commission	Terms Expiring 2026	Incumbent
<i>Board of Zoning Appeals</i> 5 year term, appointed by Circuit Court Judge	11/11/2026	Angela Jones
<i>JABA Council on Aging</i> 2 year term	12/31/2026	Dr. William O. Iverson

Citizen Appointments to be made in 2027

<i>Ag & Forestal Dist. Advisory</i> 4 Year Term - 3 Term Limit	5/13/2027 5/13/2027 5/13/2027 5/13/2027 5/13/2027 5/13/2027 5/13/2027 5/13/2027 5/13/2027	Producers Ernie Reed (T1) Andy Wright (T5) Billy Newman (T4) Susan McSwain (T5) Other Landowners Joyce Burton (T3) Charlotte L. Rea (T2) Deborah White (UT) Staff Member Commissioner of Rev. Jesse Rutherford
<i>N.C. Economic Dev. Authority</i> 4 year term; no limits	6/30/2027 6/30/2027	Robert Crouch (UT) John Bruguiera
<i>JAUNT</i> 3 year term	6/30/2027	Brad Burdette (T1)
<i>N.C. Library Advisory Committee</i> 4 year term appointed by District	6/30/2027	Chuck Strauss - Central District
<i>Region Ten Community Services Board</i> 3 Year term; 3 term limit	6/30/2027	Peggy Whitehead (T3)
<i>JABA Board of Directors</i> 2 year term	7/15/2027	Dana E. Quillen
<i>Board of Zoning Appeals</i> Appointed by Circuit Ct. Judge 5 year term	11/11/2027	W. Jerrold Samford
<i>T.J. Water Resources Protection Foundation</i> 4 year term	12/31/2027	Andy Wright (T5)
<i>NC Social Services Advisory Board</i> 4 year term - 2 term limit First appointment in 2026	12/31/2027 12/31/2027	Chris Baker (T1) Katherine Baron-Stump (T1)
<i>JABA Council on Aging</i> 2 year Terms	12/31/2027	Carl Stellwag