

**FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Circuit Courtroom, Fluvanna Courts Building
72 Main Street, Palmyra, VA 22963
March 4, 2026
Regular Meeting 5:00pm
Budget Work Session 7:00pm**

MEMBERS PRESENT:

Tony O'Brien, Rivanna District, Chair
Timothy M. Hodge, Palmyra District, Vice Chair
Chris Fairchild, Cunningham District
Mike Goad, Fork Union District
John M. (Mike) Sheridan, Columbia District (*entered meeting at 5:03pm*)

ABSENT:

None.

ALSO PRESENT:

Eric M. Dahl, County Administrator
Kelly Harris, Assistant County Administrator
Dan Whitten, County Attorney
Caitlin Solis, Clerk for the Board of Supervisors

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE, & MOMENT OF SILENCE

At 5:01pm, Chair O'Brien called to order the Regular Meeting of March 4, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

3 - ADOPTION OF AGENDA

- *Mr. Dahl requested the addition of Recovery Court Regional Grant to New Business.*

MOTION:	Accept the Agenda, for the March 4, 2026 Regular Meeting of the Board of Supervisors, as amended.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0				

4 - COUNTY ADMINISTRATOR'S REPORT

Mr. Dahl reported on the following topics:

Announcements and Updates

Valley Link Transmission Line Project

- Community Open House – Fluvanna County
- 3:30-7:30pm Tuesday, March 10, 2026
- Fluvanna County Community Center
- 5725 James Madison Highway, Fork Union, VA 23055

NEXT BOS MEETINGS

Day	Date	Time	Purpose	Location
Wed	Mar 11	5:30 PM	BOS Budget Work Session	Morris Room
Wed	Mar 18	6:00 PM	Regular Meeting	High School
Wed	Mar 25	5:30 PM	BOS Budget Work Session - TBD	Morris Room

5 - PUBLIC COMMENTS #1

At 5:07pm, Chair O'Brien opened the first round of Public Comments.

- Greg Cox, Rock Ln, commented on Tenaska.
- Don Reynard, 3531 Union Mills Rd, commented on taxes.
- Patti Reynard, 3531 Union Mills Rd, commented on public comments, and Fire and Rescue locations.
- Adam Combs, 327 Meeks Ln, commented on the Valley Link Transmission Line.
- Ray Bassi, 50 Smokewood Dr, commented on Tenaska.
- Ron Barche, 204 Panorama Ct, commented on Tenaska.
- Calvin Hickman, 139 Briery Creek Rd, commented on Tenaska.

With no one else wishing to speak, Chair O'Brien closed the first round of Public Comments at 5:42pm.

7 – PRESENTATIONS

VDOT Quarterly Report – Willie Gordon, Louisa Residency

Mr. Gordon reviewed VDOT maintenance, construction and traffic studies over the last few months. Board members offered areas of road that could use some attention from VDOT.

- Mr. Hodge asked for the Stop Ahead to be repainted before Paynes Mill Rd before you get to the Rt250 intersection to bring attention to the stop sign. He also brought up Beaverdam Rd and asked to have the narrow shoulders and deep ditches improved to prevent accidents.
- Mr. O’Brien asked for flashing light signs at South Boston and Riverside to prevent accidents.

Government Facility Study – Gil Entzminger, Enteros Design, presented plans for constructing a new administration building across from the Public Safety Building and the Library; and renovating the existing administration building, Social Services Building and Public Safety Building.



Building Phase	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
New Administration Building	Design \$2,214,929	Construction \$37,701,946			
Exist. Admin/Courthouse Complex		Design \$813,995	Construction \$10,736,150		
Existing Social Services Building		Design \$527,773	Construction \$6,005,930		
Public Safety Building Expansion				Design \$755,393	Construction \$9,675,879

Pleasant Grove Park and Commons Blvd. Water and Sewer Evaluation – Ryan Bogese, Dewberry, presented an evaluation of water and sewer system improvements for Pleasant Grove Park and Commons Blvd, estimating costs of \$14.7 to \$18.7 million.

Evaluate providing water and sewer service for County facilities in Pleasant Grove Park and along Commons Boulevard

County Facilities

- Existing
 - Pleasant Grove Park Restrooms, Irrigation, Pleasant Grove House Museum
 - Public Safety Building
 - Library
- Proposed
 - Administration/Social Services Building
- Future
 - Park Recreation Center and splash pad
 - Additional Park Restrooms
 - School Board Building

Water Overview

- Water infrastructure for existing, proposed, and future facilities
- Anticipated to include:
 - Two to three wells (to be determined with well testing)
 - Well treatment facility with ground storage for potable use

- Water transmission mains
- Offline ground storage and booster pump station for fire flow requirements for Commons Boulevard facilities

Sewer Overview

- Pleasant Grove Park Restrooms served by grinder pump stations discharge to existing gravity sewer
- Commons Boulevard buildings will be connected to existing gravity sewer
- Future improvements may require evaluation of existing Palmyra WWTP capacity and need for expansion

Next Steps

- Well testing to confirm yield, water quality, and treatment assumptions
- Confirm well site locations, treatment facility location, and update OPCC
- Evaluate Palmyra waste water treatment plant capacity

Tenaska Special Use Permit (SUP) 25:04 Conditions Review – Dan Whitten, County Attorney and Todd Fortune, Director of Planning

SUP 25:04

- The parcels are zoned A-1, Agricultural, General. The proposed use for a power production plant qualifies as “Utility, major” under the County Code, which requires a SUP in A-1. The proposed facility would be constructed and operated on Tax Map 27-A-1. Tax Map 27-A-4 would be used as a laydown area for construction. After construction, the applicant plans to restore Tax Map 27-A-4 to a natural area.
- The project site is adjacent to the existing Tenaska facility, accessed from Branch Road.
- Water use for power generation at the facility would be from surface waters. The only groundwater use at the facility would be for employees to use the bathroom and running water for uses like washing hands and dishes.
- Related to this project, the applicant seeks to acquire two additional parcels south of the project site, totaling approximately 354.82 acres, and place conservation easements on those parcels. Those parcels, in turn, could be used as natural and recreational areas.

SUP Conditions

- The applicant and the County have been discussing conditions for the SUP. In addition, the County has retained the Berkley Group and Sands Anderson to review and comment on the proposed conditions. The Board of Supervisors and Planning Commission held a joint work session on January 7, 2026, to review the conditions and comments from each firm. The applicant and the County have since had additional meetings to review the SUP conditions. A revised set of conditions are available on the County website and in the packet for tonight’s meeting.
- There are now 45 conditions.

Sound/Noise Conditions

- Attenuation measures condition amended to apply sound limits to one-hour Leq levels (as opposed to L90 readings) – Condition 5.
- New condition added that sound level limits will apply to sound from plant operations alone – Condition 6.
- Condition regarding sound from construction activities amended to restrict times and dates for noises above a Leq level of 60 dBA at the Project Boundary Lines – Condition 8.
- New condition added to stipulate baseline sound testing prior to Commercial Operation Date – Condition 9.
- New condition added to stipulate remedy for sounds exceeding applicable limits – Condition 10.
- New condition added to identify monetary penalties for repeated or uncorrected exceedances of sound limits – Condition 11.
- New condition added to stipulate sound testing by an Institute of Noise Control Engineers certified acoustical practitioner approved by the County, paid by the applicant – Condition 12.
- New condition added to define “Commercial Operation Date” – Condition 13.
- New condition added to define “Project Boundary Lines” – Condition 14.

Traffic Conditions

- First traffic condition amended to clarify that project access will comply with VDOT requirements – Condition 28.
- New condition added to stipulate that the applicant will reimburse the County for the traffic study and construction traffic management plan developed by TRC – Condition 29.
- The condition regarding the development and implementation of a construction traffic management plan by the applicant modified to include specific measures to be included in the plan – Condition 30.
- New condition added to stipulate the applicant will comply with VDOT requirements regarding construction entrances, access, roads, and timing of deliveries – Condition 31.
- New condition added to include the provision of funding by the applicant to undertake roadway improvements at the intersection of Route 53 and Route 619 in the amount of up to \$5,500,000 – Condition 32.

Decommissioning and Off-site Conservation Conditions

- New condition added to stipulate the submission (by the applicant) of a decommissioning plan subject to County approval – Condition 36.
- The condition regarding deeded conservation easements was amended to include more details about how the easements would be held – Condition 37.

Other Conditions

- Condition amended to require exterior lighting to be shielded and have a correlated color temperature of 3,000 Kelvin or less and to require illumination-reducing automatic lighting controls during periods of inactivity – Condition 15.
- New condition added to require applicant to submit a lighting compliance report prepared by a qualified professional demonstrating that site lighting complies with all SUP requirements – Condition 16.
- Condition amended to require structures above the tree height to be an earth tone or a color with a light reflective value of 25 to 60 with non-glossy finish – Condition 26.
- Condition amended to require applicant to maintain trained on-site personnel and equipment capable of providing initial emergency response and mitigation for incidents associated with facility operations and to promptly notify and coordinate with County Fire and Rescue and Emergency Services on any emergency incidents – Condition 43.
- Condition added to mandate the provision of a security plan by the applicant to the Fluvanna County Sheriff’s Office – Condition 44.

Conditions Moved to Declaration of Restrictive Covenants

- Establishment of “Good Neighbor Fund” with a minimum amount of \$5,000,000 to help mitigate impacts of construction for homeowners within 2 miles of the plant’s footprint.
- “First responder contribution” to the County for the construction of a new fire/EMS station in the Kidd’s Store area and funding needs for the Sheriff’s Department for a total amount of \$5,000,000.

8 - ACTION MATTERS

None.

9 - PUBLIC HEARING

None.

10 - CONSENT AGENDA

The following items were approved under the Consent Agenda for March 4, 2026:

- *Minutes of February 11, 2026* – Caitlin Solis, Clerk to the Board
- *Minutes of February 18, 2026* – Caitlin Solis, Clerk to the Board
- *Minutes of February 25, 2026* – Caitlin Solis, Clerk to the Board
- *Accept Dedication of Easements from Stanley Martin Homes for Colonial Circle* – Dan Whitten, County Attorney
- *AP Report January FY26* – Theresa McAllister, Management Analyst
- *Transient Occupancy Tax Supplemental Appropriation* – Tori Melton, Director of Finance
- *FY26 Sheriff’s Office Supplemental Appropriation* – Theresa McAllister, Management Analyst II
- *FY26 Sheriff’s Office Supplemental Appropriation* – Theresa McAllister, Management Analyst II

MOTION:	Approve the consent agenda, for the March 4, 2026 Board of Supervisors meeting and to ratify Accounts Payable and Payroll for January 2026, in the amount of \$5,448,978.49.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

11 - UNFINISHED BUSINESS

None.

12 - NEW BUSINESS

Valley Link Power Line Project

- *Mr. Goad brought up the Valley Link power line. After some discussion, a motion was made requesting a resolution to express the Board’s opposition to the line.*

MOTION:	Authorize the County Attorney to bring a draft resolution of opposition back to the Board of Supervisors and reach out to legal counsel in other localities to put together a coalition to voice concerns about the Valley Link transmission line project.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Recovery Court Regional Grant

- *Mr. Dahl brought up a regional grant application between Fluvanna, Nelson, Madison and Orange Counties, that is due March 16, 2026. No general fund dollars are needed, only opioid abatement funds will be used. OAR would be submitting the grant on the County’s behalf. The Board directed staff to proceed.*

13 - PUBLIC COMMENTS #2

At 7:52pm, Chair O’Brien opened the second round of Public Comments.

- Ray Bassi, 50 Smokewood Dr, commented on Tenaska.
- Ron Barche, 204 Panorama Ct, commented on renewable energy on the proposed New Administration Building and Tenaska.
- Don Reynard, 3531 Union Mills Rd, commented on the proposed New Administration Building, and taxes.
- Patti Reynard, 3531 Union Mills Rd, commented on road issues, and the proposed New Administration Building.
- James Kelley, 363 Manor Blvd, commented on the FCPS budget

With no one else wishing to speak, Chair O’Brien closed the second round of Public Comments at 8:08pm.

- *Mr. Hodge made a motion to recess between the Regular Meeting and the Work Session.*

MOTION:	Approve a motion to modify the agenda by tabling Closed Session until after the Work Session; and to recess for 15 minutes.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

BUDGET WORK SESSION

Capital Improvement Plan (CIP) Review – Eric Dahl, County Administrator

- The Board heard CIP requests from the Parks and Recreation Department, Public Works, the Sheriff’s Office, E911, Fire and Rescue, the Schools, and the Utilities Department.

MOTION TO EXTEND

- *At 9:55pm, a motion was made to extend the Board of Supervisors meeting.*

MOTION:	Approve a motion to extend the March 4, 2026 Regular Board of Supervisors meeting to 11:00pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Motion			Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Budget Discussion – Eric Dahl, County Administrator

The Board discussed the County’s budget and tax rates for the upcoming fiscal year. They agreed to the Assistant Director position at Social Services for half a year. The Board set the real property tax rate at \$0.777 per \$100 of assessed value, and authorized staff to advertise the budget, tax rates, and capital improvement plan for a public hearing on April 1st, 2026.

14 - CLOSED MEETING

MOTION:	At 10:24pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Legal Matters – Organizational Efficiency Study review; and legal advice regarding Restrictive Covenants.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	At 11:13 pm, move Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and “BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member’s knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting.”				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION TO EXTEND

- At 11:13pm, a motion was made to extend the Board of Supervisors meeting.

MOTION:	Approve a motion to extend the March 4, 2026 Regular Board of Supervisors meeting to 11:30pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Advertisement of Proposed Fiscal Year 2027 Operations Budget, Tax Rates, & Capital Improvement Plan – Tori Melton, Finance Director

MOTION:	Authorize staff to advertise the FY27 Budget, Tax Rates, and Capital Improvement Plan (CIP) for a public hearing on April 1, 2026; the proposed budget amount for FY27 is \$167,344,888 The advertised tax rate are as follows: Real Property \$.777 per \$100 Mobile Homes \$.777 per \$100 Personal Property (Residential) \$ 4.10 per \$100 Personal Property (Business) \$ 2.90 per \$100 Personal Property (Public Service Corps.) \$ 4.10 per \$100 Machinery and Tools \$ 1.90 per \$100				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	No	No	Yes	Yes	Yes
RESULT:	3-2				

15 - ADJOURN

MOTION:	Adjourn the regular meeting of Wednesday, March 4, 2026 at 11:16pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second			Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

Caitlin Solis
Clerk to the Board

Anthony O'Brien
Chair