

FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Circuit Courtroom, Fluvanna Courts Building
72 Main Street, Palmyra, VA 22963
August 5, 2026
Special Meeting 4:00pm
Regular Meeting 5:00pm

MEMBERS PRESENT: Tony O’Brien, Rivanna District, Chair
Timothy M. Hodge, Palmyra District, Vice Chair *(left the meeting at 4:14pm)*
Chris Fairchild, Cunningham District *(entered the meeting at 4:14pm)*
Mike Goad, Fork Union District *(entered the meeting at 4:20pm)*
John M. (Mike) Sheridan, Columbia District

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

SPECIAL CLOSED MEETING

MOTION:	At 4:05pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.1 of the Code of Virginia, 1950, as amended, for the purpose of discussing Personnel – Organizational Efficiency Study.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Absent	Absent	Yes	Yes	Yes
RESULT:	3-0				

- Mr. Fairchild entered the meeting at 4:14pm, Mr. Hodge left the meeting at 4:14pm.
- Mr. Goad entered the meeting at 4:20pm.

MOTION:	At 5:06 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:					
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

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

At 5:06pm, Chair O’Brien called to order the Regular Meeting of August 5, 2026. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

3 - ADOPTION OF AGENDA

MOTION:	Accept the Agenda, for the August 5, 2026 Regular Meeting of the Board of Supervisors, as presented.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Second				Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

4 - COUNTY ADMINISTRATOR’S REPORT

Mr. Dahl reported on the following topics:
Announcements and Updates

- Congratulations to Michael Grandstaff, Director of Communications, on being named Region 3 Member-at-Large for the Emergency Communications Leadership Alliance of Virginia (ECLAV).

2026 Fluvanna County Fair

- Join us at the 2026 Fluvanna County Fair! August 12-16, 2026

NEXT BOS MEETINGS

Day	Date	Time	Purpose	Location
Wed	Aug 19	6:00 PM	Regular Meeting	Circuit Court
Wed	Sep 2	5:00 PM	Regular Meeting	Circuit Court
Wed	Sep 16	6:00 PM	Regular Meeting	Circuit Court
Wed	Oct 7	5:00 PM	Regular Meeting	Circuit Court

5 - PUBLIC COMMENTS #1

At 5:12pm, Chair O’Brien opened the first round of Public Comments.

- Michelle Dubert-Bellrichard, Troy, commented on data centers.
- Jennifer Kingrea Ruffner, Rivanna, gave the Board a handout and commented on Tenaska.
- Ray Bassi, Lake Monticello, gave the Board a handout and commented on Tenaska.

With no one else wishing to speak, Chair O’Brien closed the first round of Public Comments at 5:22pm.

6 – BOARDS AND COMMISSIONS

MOTION:	Move the Board of Supervisors approve the following Board, Commission, or Committee appointment(s)/reappointments(s):				
BOARD/COMMISSION/COMMITTEE	APPOINTEES		APPT/ REAPPT	BEGINS TERM	ENDS TERM
Community Policy and Management Team (CPMT) Vendor Representative	Curtis V. Mills		Appt	8/5/2026	6/30/2028
James River Water Authority (JRWA) – Fluvanna Citizen Representative	John M. Sheridan (I)		Reappt	1/1/2026	12/31/2029
Monticello Area Community Action Agency (MACAA) – Fluvanna County Representative	Chris Baca		Appt	8/5/2026	06/30/2029
Social Services Board – Columbia Representative	Sandra Patterson (I)		Reappt	7/1/2026	6/30/2026
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Motion	Second			
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

7 – PRESENTATIONS

Conservation Easements – Dan Whitten, County Attorney

Mr. Whitten gave the Board of Supervisors a review of Conservation Easement practices, requirements, benefits, application and evaluation procedures; in response to the first Conservation Easement the County has received in many years.

8 - ACTION MATTERS

Recommendation for Appointment to the Board of Zoning Appeals – Eric Dahl, County Administrator

- The Fluvanna County Board of Supervisors recommends Board of Zoning Appeals (BZA) members, who are then appointed by the Fluvanna County Circuit Court to serve. There are two (2) positions available. One with a term to begin August 5, 2026 and end December 31, 2029; and one with a term to begin August 5, 2026 and end December 31, 2028.
- Ron Barche and Page Stribling are seeking appointment to the Board of Zoning Appeals.

MOTION:	Recommend to the Circuit Court Ron Barche, for appointment to The Board of Zoning Appeals, At-large position, with a term to begin August 5, 2026 and ending December 31, 2028.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Motion	Second			
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

MOTION:	Recommend to the Circuit Court Page Stribling, for appointment to The Board of Zoning Appeals, At-large position, with a term to begin August 5, 2026 and ending December 31, 2029.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:	Motion				Second
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

Waiver of Road Naming Policy to Approve a Road Name – Dan Whitten, County Attorney

- The Road Naming Policy was adopted by the Board of Supervisors in 2006. Section 3-6.4.1. states that a road will receive a name once the road provides access to 3 or more residences.
- Mark and Joi McGhee own two lots off an unnamed access road. They plan to build houses on both lots and do a family subdivision for one of the lots which would create a total of 3 residences with houses at some point in the future. They have requested a waiver of policy to allow the road name before the 3 residences are constructed. They have pointed out safety concerns for emergencies and have noted there are other named roads that only serve two houses. The access road has already been constructed and will be maintained by the McGhee’s

MOTION:	Deferred a waiver to section 3-6.4.1. of the road naming policy and approve the name of an access road as McGhee Lane, until August 19, 2026.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Motion			Second
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

Authorization to Advertise for a public hearing to amend County Code § 21-2-13 and the water and sewer fee schedule – Dan Whitten, County Attorney

- The County currently has an ordinance regarding the sale of water through hydrant meters in § 21-2-13.
- This amendment includes the establishment of a permitting process and clarified payment structure involving rates, deposits, and rental fees.
- This amendment creates and clarifies processes involved with the lease of County hydrant meters concerning reporting, equipment returns, lost or damaged equipment, water withdraw access, and charges and fees.
- New highlighted language has been added to address comments made at the July 1, 2026 meeting to include the following:
 - (i) Each truck must have a separate meter;
 - (ii) Each company shall be allowed 3 meters;
 - (iii) A maximum of 5 meters shall be issued for tankers with a capacity of at least 2,000 gallons;
 - (iv) A maximum of 5 meters shall be issued for tankers with a capacity of less than 2,000 gallons;
 - (v) Companies with 2,000 gallon tanker shall have a combined limit of 50,000 gallons per week;
 - (vi) Companies that only have tankers that hold less than 2,000 gallons shall have no limit on the total gallons per week; andCompanies will be required to provide a daily estimate of usage.

MOTION:	Advertise a public hearing on September 16, 2026, to amend County Code § 21-2-13 and the Water and Sewer Fee Schedule in the County Code to clarify the process for the sale of bulk water.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:	Motion				Second
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

Pleasant Grove Park Well Testing – Dan Whitten, County Attorney

- The County signed a General Professional Engineering & Architectural Services Term Contract with Dewberry Engineers, Inc. on January 19, 2024.
- Under this Project Agreement #11, Dewberry will:
 - o Perform preliminary environmental assessment of treatment facility locations, well site locations, and waterline alignments.
 - o Coordinate and supervise the drilling of up to six test wells.
 - o Well Yield and Water Quality Testing.
 - o Prepare a Hydrogeologic Report summarizing the well drilling and testing.
 - o Prepare a technical memorandum.

MOTION:	approve Project Agreement #11 between Fluvanna County and Dewberry Engineers, Inc. for well testing at Pleasant Grove, and further authorize the County Administrator to execute the agreement subject to approval as to form by the County Attorney.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Motion	Second			
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

Reclassification of Deputy Treasurer II to Deputy Treasurer III – Ryan Lipscomb, Director of Human Resources

- The Treasurer’s Office has requested the reclassification of an existing Deputy Treasurer II position to Deputy Treasurer III.
- The requested reclassification reflects the employee’s assigned duties, level of responsibility, experience, and operational needs of the Treasurer’s Office.
- Human Resources has reviewed the request and determined that the reclassification is appropriate for Board consideration before processing the related pay action.
- The reclassification would not create an additional full-time equivalent position; it would reclassify an existing position within the Treasurer’s Office.
- If approved, Human Resources will process the reclassification and corresponding salary adjustment in accordance with the County’s approved pay plan and applicable personnel policies.

MOTION:	Approve the reclassification of one Deputy Treasurer II position in the Treasurer’s Office to Deputy Treasurer III, and authorize the associated salary adjustment in accordance with the County’s approved pay plan and personnel policies, effective August 9, 2026, as presented.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Motion	Second			
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

Emergency Communications Position Reclassification: Operations Coordinator to Communications Supervisor – Ryan Lipscomb, Director of Human Resources

- Emergency Communications is currently authorized one Operations Coordinator position (Job Class 6281, Pay Band 19) and one Communications Supervisor position (Job Class 6251, Pay Band 18).
- Following implementation of the Deputy Director position, the Department requests replacing the Operations Coordinator with a second Communications Supervisor to realign mid-level management. Both supervisors will use the same job description, with responsibilities divided between operations and administration.
- The change maintains the authorized position count and will allow recruitment for both Communications Supervisor roles following Board approval.

MOTION:	Approve eliminating the authorized Operations Coordinator position (Job Class 6281, Pay Band 19) and adding a second Communications Supervisor position (Job Class 6251, Pay Band 18) in Emergency Communications, with no increase in authorized positions or County funding.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Motion				Second
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

2% Bonus for Social Services Employees – Kim Mabe, Social Services Director

A two percent salary bonus for full-time employees of local departments of social services, employed as of June 1, 2026, was included in the FY26 Governor’s Budget and approved by the 2026 General Assembly. The Fluvanna County Board of Social Services recommends providing this bonus to Social Services employees. Because state participation in the bonus requires authorization by the Board of Supervisors, formal action is needed in order to proceed.

Additionally, Social Services must certify to the Virginia Department of Social Services (VDSS) by September 30, 2026, indicating whether the bonus will be issued. If the bonus is not provided, the corresponding state match will be removed from the agency’s budget.

The total amount required to provide the two percent bonus to all full-time Social Services employees, employed as of June 1, 2026, is \$39,118. The state/federal match is \$22,942 and the local match required is \$16,176.

MOTION:	Approved the provision of a two percent bonus for Social Services employees, employed as of June 1, 2026, as authorized by the Commonwealth, and further authorize a supplemental appropriation of \$16,176 to come from BOS contingency to contribute the required local match				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second			Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

FY28 Budget Calendar – Theresa McAllister, Management Analyst II
Ms. McAllister gave the Board an overview of the FY28 Budget Calendar.

MOTION:	Approve the FY28 Budget Calendar, as presented.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Second	Motion			
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

Adoption of Emergency Operations Plan – Eric Dahl, County Administrator
Previously, Virginia Code required counties to review the Emergency Operations Plan every four years. That timing has now changed to five years and the County is due to submit a revised plan to the Virginia Department of Emergency Management with any needed updates and revisions, and adopted via resolution. Most of the changes were administrative in nature, to comply with changes due to state code.

MOTION:	Adopt the Resolution to Adopt the Fluvanna County Emergency Operations Plan.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Motion	Second			
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

9 - PUBLIC HEARING
None.

10 - CONSENT AGENDA
The following items were discussed before approval:

- The following items were approved under the Consent Agenda for August 5, 2026:
- *Minutes of July 1, 2026* – Caitlin Solis, Clerk to the Board
 - *Accounts Payable for June FY26* – Theresa McAllister, Management Analyst II
 - *Appointment of Zoning Administrator* – Eric Dahl, County Administrator
 - *Contract for UPS Refresh with Magna5 MS LLC* – Dan Whitten, County Attorney
 - *Authorized Salaries of General Registrar and Local Electoral Board Members 2026 – 2027* – Tori Melton, Director of Finance & Eric Dahl, County Administrator
 - *FY26 Voluntary Contributions* – Theresa McAllister, Management Analyst II
 - *FY27 Fluvanna County Public Schools Insurance Claim – Tree Damage* – Tori Melton, Finance Director
 - *CRMF - FCHS Sewer Station Grinder Pumps* – Don Stribling, Executive Director
 - *CRMF - FCHS Tennis Courts* – Don Stribling, Executive Director
 - *CRMF - SBO Tree Damage* – Don Stribling, Executive Director

MOTION:	Approve the consent agenda, for the August 5, 2026 Board of Supervisors meeting, and to ratify Accounts Payable and Payroll for June 2026, in the amount of \$4,024,831.42.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Second	Motion			
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

11 - UNFINISHED BUSINESS
Tenaska – The Board discussed transmission lines, and substations in relation to the new power plant. In response to Tenaska changing from water cooled to air cooled technology, the Board suggested having Tenaska coming to the Board to present any changes they are making to the original design.

- Mr. Fairchild requested a list of changes that have been made since Tenaska was approved.

Winnsville Road Speed Study – Mr. Dahl gave the Board a brief overview of the speed incidents on Winnsville Road and confirmed they would like staff to add a resolution for a VDOT speed study on the upcoming agenda.

Virginia Economic Development Partnership Energy Site – Mr. O’Brien asked for confirmation that the County Website had been updated regarding the statement about the data center advertisement on the VDEP Website. Mr. Dahl and Jennifer Schmack, Director of Economic Development, clarified that Fluvanna County cannot dictate what is posted to the VEDP Website, and she is listed as the point of contact on all the Fluvanna Parcels listed for sale on the VEDP site, including the one listed as an energy site.

- Mr. Fairchild asked staff to find out what the qualifiers are for listing a piece of property on the VEDP website

12 - NEW BUSINESS

Data Centers – Mr. Goad asked about restrictions that can be put in place against data centers. After some discussion, the Board directed staff to add a resolution to amend the county code to restrict data centers.

13 - PUBLIC COMMENTS #2

At 7:43pm, Chair O’Brien opened the second round of Public Comments.

- Sharon Harris, lake Monticello, commented on the Tenaska handout from the first public comments.
- Ray Bassi, Lake Monticello, commented on Tenaska.
- Tracey Smith, Palmyra, commented on Tenaska and Valley Link.

With no one else wishing to speak, Chair O’Brien closed the second round of Public Comments at 7:52pm.

RECESS FOR DINNER AND CLOSED SESSION

14 - CLOSED MEETING

MOTION:	At 7:52pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.1 & A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Personnel – County Attorney Performance Evaluation, County Administrator Performance Evaluation, Prospective Employee of the Sheriff’s Office; and Legal Matters – Legal advice involving Expedition Generating Station, discussion of Amazon utility easements, and discussion Zion 3 Notch utility easements.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:	Second				Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

MOTION:	At 9:38 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:		Second			Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

MOTION TO EXTEND

- At 9:39pm, a motion was made to extend the Board of Supervisors meeting.

MOTION:	Approve a motion to extend the August 5, 2026 Regular Board of Supervisors meeting to 10:00pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second			Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

MOTION:	Approve a Deputy Sheriff Certified position in the Sheriff’s Office with a pay allocation of \$35.25 an hour be approved by the County Administrator.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Motion			Second
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

MOTION:	Adjourn the regular meeting of Wednesday, August 5, 2026 at 9:40pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second			Motion
VOTE:	Yes	Yes	Absent	Yes	Yes
RESULT:	4-0				

ATTEST: FLUVANNA COUNTY BOARD OF SUPERVISORS

Caitlin Solis
Clerk to the Board

Anthony O'Brien
Chair

APPROVED



BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia
RESOLUTION No. 22-2026

**A RESOLUTION TO ADOPT THE
FLUVANNA COUNTY EMERGENCY OPERATIONS PLAN**

WHEREAS, the Fluvanna County Board of Supervisors recognizes the need to prepare for, respond to, and recover from natural and manmade disasters; and

WHEREAS, Fluvanna County has a responsibility to provide for the safety and well-being of its citizens and visitors; and

WHEREAS, Fluvanna County has established and appointed a Director of Emergency Management (DEM); and

WHEREAS, the DEM is the County Administrator, Eric Dahl; and

WHEREAS, the Fluvanna County Board of Supervisors adopted an Emergency Operations Plan (EOP) on February 3, 2021;

WHEREAS, the DEM has prepared revisions to the EOP as required under the Commonwealth of Virginia Emergency Services and Disaster Law of 2000; and

NOW, INTHEREFORE, BE IT RESOLVED by the Fluvanna County Board of Supervisors, this Emergency Operations Plan, as revised, is officially adopted, and

NOW, INTHEREFORE, BE IT RESOLVED by the Fluvanna County Board of Supervisors, this Emergency Operations Plan, as revised, is officially adopted, and

IT IS FURTHER RESOLVED AND ORDERED that the Director of Emergency Management, or his/her designee, is tasked and authorized to maintain and revise as necessary this document during the next five (5) year period or until such time it be ordered to come before this board.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors of Fluvanna County on this 5th day of August 2026.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Anthony P. O’Brien, Rivanna District	X					
Timothy Hodge, Palmyra District				X		
Chris Fairchild, Cunningham District	X				X	
Mike Goad, Fork Union District	X					X
John M. Sheridan, Columbia District	X					

A Copy, teste:

Anthony O’Brien
Chair, Board of Supervisors
Fluvanna County, Virginia