



FLUVANNA COUNTY BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

November 19, 2025 at 6:00 pm

TAB	AGENDA ITEMS
1	CALL TO ORDER
2	PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
3	ADOPTION OF AGENDA
4	COUNTY ADMINISTRATOR'S REPORT
5	PUBLIC COMMENTS #1 (5 minutes each)
6	APPOINTMENTS
7	PRESENTATIONS (normally not to exceed 10 minutes each)
A	Treasurer's Report – Debbie Rittenhouse, Treasurer
B	Department of Emergency Services Staffing – Eric Dahl, County Administrator
C	Fire Training Building – Eric Dahl, County Administrator
8	ACTION MATTERS
9	PUBLIC HEARING
D	Juror Pay Donation – Dan Whitten, County Attorney
10	CONSENT AGENDA
E	Minutes of November 5, 2025 – Caitlin Solis, Clerk to the Board
F	FY26 EMS - Insurance Claim - 2022 Ford F-55 - 2973 – Linda Mills, Purchasing Officer
G	FY26 E-911 - Insurance Claim - Radio RX VFW Antenna – Linda Mills, Purchasing Officer
H	CRMF - Abrams Academy Fire Alarm System – Don Stribling, FCPS Executive Director
I	CRMF - FCHS Chiller (1) Tubes Cleaning – Don Stribling, FCPS Executive Director
J	CRMF - FCHS VFD in the AHU – Don Stribling, FCPS Executive Director
K	CRMF - FMS and FCHS Remote Well Monitoring System – Don Stribling, FCPS Executive Director
11	UNFINISHED BUSINESS
L	Tenaska Project Update – Eric Dahl, County Administrator
12	NEW BUSINESS
	TBD
13	PUBLIC COMMENTS #2 (5 minutes each)
14	CLOSED MEETING
	TBD
15	ADJOURN

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, while preserving the unique identity and rural character of the County.



County Administrator Review

PLEDGE OF ALLEGIANCE

I pledge allegiance, to the flag,
of the United States of America,
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

GENERAL RULES OF ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Board wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Board to discuss the matter.
3. No member or citizen shall be allowed to use defamatory or abusive language directed at any member of the Board or other person, to create excessive noise, or in any way incite persons to use such tactics. The Chair shall be the judge of such breaches, however, the Board may by majority vote of the Board members present and voting to overrule the judgment of the Chair.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

RULES OF PROCEDURE FOR PUBLIC HEARINGS

1. PURPOSE
 - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
 - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
 - Speakers should approach the lectern so they may be visible and audible to the Board.
 - Each speaker should clearly state his/her name and address.
 - All comments should be directed to the Board.
 - All questions should be directed to the Chairman. Members of the Board are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
 - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
 - Speakers with questions are encouraged to call County staff prior to the public hearing.
 - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
 - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
 - The Board will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
 - Further public comment after the public hearing has been closed generally will not be permitted.

Fluvanna County is committed to providing an excellent quality of life for our citizens and businesses through the efficient delivery of core services and programs, while preserving the unique identity and rural character of the County.

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB A

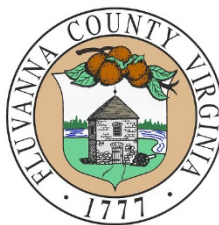
MEETING DATE:	November 19, 2025				
AGENDA TITLE:	Treasurer's Update				
MOTION(s):					
BOS WORKPLAN?	Yes	No	If yes, which item(s):		
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Debbie Rittenhouse, Treasurer				
PRESENTER(S):	Debbie Rittenhouse, Treasurer				
RECOMMENDATION:	N/A				
TIMING:	Routine				
DISCUSSION:	Presenting bank balances, TACS collection, Meals Tax collection, general information.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:					
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

Jan	4,245,566.81	1,037.52	76,756.57	39,792.37	1,235,528.14	6,666.40	16,171,043.55	71,569.03	2,890,215.38	17,999.09	3,847.09	5,405,131.92	30,067,881.83
Feb	4,417,833.17	1,239.60	105,074.99	65,682.97	1,231,189.82	(4,338.32)	14,226,145.06	55,101.51	2,870,029.28	(20,186.10)	3,861.07	5,424,772.93	28,344,589.29
Mar	2,102,955.38	1,068.20	23,841.84	8,489.77	1,235,983.12	4,793.30	14,860,932.87	54,787.81	2,915,554.11	45,524.83	3,876.96	5,436,499.13	26,588,133.18
Apr	4,120,302.53	1,853.98	48,958.49	16,356.08	1,239,504.73	3,521.61	10,913,415.52	52,482.65	2,922,246.13	6,692.02	3,892.91	5,469,559.67	24,734,236.06
May	3,674,694.82	1,512.72	113,755.58	65,564.47	1,240,331.92	827.19	19,467,271.23	53,855.71	2,915,137.36	(7,108.77)	3,901.94	5,493,554.68	32,974,212.00
Jun	3,251,785.89	1,862.62	153,229.43	86,089.25	1,241,964.41	1,632.49	29,585,959.92	118,688.69	2,900,870.62	(14,266.74)	3,918.97	5,517,310.58	42,741,129.07
Jul	5,200,849	1,196.51	34,781	26,210	1,248,222	6,257	19,773,391	107,431	2,910,920	10,050	3,944	5,542,318	34,740,635.00
Aug	2,841,007	2,110.27	60,681	39,693	1,251,707	3,485	16,859,986	86,594	2,921,767	10,846	3,963	5,568,105	29,546,909.00
Sept	3,707,412	2,286.67	86,477	49,929	1,254,697	2,989	10,927,511	67,525	2,920,949	(818)	3,981	5,593,408	24,544,364.00
Oct	4,569,015	1,411.42	10,791	2,088	1,258,943	4,246	10,024,861	47,349	2,930,600	9,651	3,999	5,619,732	24,420,029.00
Nov	5,880,319	1,802.11	71,496	28,876	1,269,105	10,161	15,077,244	52,383	2,960,873	30,273	4,018	5,645,467	30,937,398.00
Dec	3,027,332	2,283.71	32,644	34,064	1,281,808	12,703	24,781,577	104,333	2,994,672	33,798	4,037	5,672,158	37,828,292.00

Jan	5,221,107.44	1,677.73	95,558.06	162,784.81	1,293,012.45	11,204.09	20,884,095.07	102,517.69	3,005,279.93	10,608.18	4,056.01	5,698,807.55	36,364,701.32
Feb	5,450,567.92	1,199.52	25,746.19	6,879.87	1,293,659.42	646.97	19,320,430.26	90,482.19	2,992,118.06	(13,161.88)	4,073.72	5,723,721.04	34,817,196.48
Mar	5,850,557.69	1,535.37	32,707.52	7,864.26	1,295,392.06	1,732.64	16,978,981.67	82,377.18	3,002,968.44	10,850.38	4,092.66	5,750,304.53	32,922,868.83
Apr	5,603,640.05	3,012.96	25,416.98	5,000.00	1,300,005.38	4,613.32	15,640,903.65	71,369.03	491,318.64	(11,649.80)	4,110.97	5,776,069.59	28,846,465.26
May	5,534,527.40	3,118.17	25,000.00	5,000.00	1,302,758.96	2,753.58	18,805,610.95	66,503.02	494,396.35	3,077.71	4,129.89	5,802,720.88	31,974,144.43
Jun	5,665,209.52	3,217.51	25,000.00	5,000.00	1,309,033.26	6,274.30	33,675,620.31	105,067.14	497,357.87	2,961.52	*	5,828,559.66	47,005,780.62
Jul	9,726,103.03	2,729.20	26,199.85	13,835.28	1,319,166.40	10,133.14	19,825,672.86	112,809.72	502,365.23	5,007.36	0.00	5,855,373.17	37,268,715.82
Aug	6,582,521.68	5,030.45	25,000.00	5,000.00	1,328,119.09	8,952.69	18,481,500.24	93,414.32	507,291.82	4,926.59	0.00	5,882,276.34	32,811,709.17
Sept	5,262,264.36	3,657.78	25,255.00	5,000.00	1,335,607.42	7,488.33	15,638,259.61	67,741.90	511,111.23	3,819.14	0.00	5,907,810.58	28,685,308.20
Oct	6,807,079.80	4,195.88	25,000.00	5,000.00	1,339,210.60	3,603.18	11,212,424.00	54,035.56	508,163.54	(2,947.69)	0.00	5,933,064.67	25,829,942.61
Nov	5,754,730.07	2,694.58	25,000.00	5,000.00	1,341,926.32	2,715.72	16,826,209.89	53,211.38	509,630.03	1,466.49	0.00	5,956,694.62	30,419,190.93
Dec	6,225,245.59	2,343.85	28,829.57	12,159.20	1,347,528.38	5,602.06	23,492,935.21	88,256.02	510,667.05	1,037.02	0.00	5,980,317.78	37,597,682.78

**** Closed American Rescue - Moved to Liquid Gen**

[illegible]



FLUVANNA COUNTY TREASURER

Deborah Rittenhouse

34 Palmyra Way
P.O. Box 299
Palmyra, VA 22963
Telephone: (434) 591-1945

TREASURER'S REPORT

November 19, 2025

Account Balances for October 2025:

Wells Fargo –	\$4,398,660.24
Wells Fargo Interest Earned –	19.73
Wells Fargo Cost Recovery –	3,500.00
Truist Cost Recovery –	1,000.00
Multi-Bank Securities (CD's) –	1,360,291.16
Multi-Bank Earnings –	2,232.84
VIP Liquidity Pool –	17,927,593.57
VIP Earnings –	60,975.00
VIP 1-3 Year High Quality Bond –	531,930.92
VIP 1-3 Year Earnings -	1,521.26

TACS Collections Report:

Total amount collected as of November 7, 2025 - \$2,960,408.72

Meals Tax Collections Report:

Total collected for September - \$45,131.98

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB B

MEETING DATE:	November 19, 2025					
AGENDA TITLE:	Department of Emergency Services Staffing					
MOTION(s):	N/A					
BOS WORKPLAN?	Yes	No	If yes, which item(s):			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other	
	X					
STAFF CONTACT(S):	Eric Dahl, County Administrator and MJ Fick, EMS Supervisor					
PRESENTER(S):	Eric Dahl, County Administrator and MJ Fick, EMS Supervisor					
RECOMMENDATION:	Information only					
TIMING:	Routine					
DISCUSSION:	At the October 15, 2025 Board of Supervisors meeting, the board asked staff to provide an update on staffing for the Department of Emergency Services, and more specifically an update on staffing the Kents Store rescue station. A discussion ensued about making the current Kents Store rescue station 24-hour staffing versus the current FY26 budgeted 12-hour staffing. Staff will provide costs and different staffing options besides what is currently in place.					
FISCAL IMPACT:	Depends on the different options selected.					
POLICY IMPACT:	None					
LEGISLATIVE HISTORY:	None					
ENCLOSURES:	None					
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other	
					X	

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB C

MEETING DATE:	November 19, 2025				
AGENDA TITLE:	Fire Training Building Update				
MOTION(s):	N/A				
BOS WORKPLAN?	Yes	No	If yes, list item(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
			X		
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Information only				
TIMING:	Routine				
DISCUSSION:	Provide an update on the fire training building project.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB D

MEETING DATE:	November 19, 2025				
AGENDA TITLE:	Public hearing to enact County Code Section 2-1-8 to Allow Jurors to Donate Their Pay to Specified Recovery Court Service Organizations				
MOTION(s):	I move that the Board of Supervisors approve the amendment to the County Code to enact Section 2-1-8.				
BOS WORKPLAN?	Yes	No	If yes, list item(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Dan Whitten, County Attorney and Tristana Treadway, Clerk of the Circuit Court				
PRESENTER(S):	Dan Whitten, County Attorney				
RECOMMENDATION:	Approval amendment to the County Code				
TIMING:	Ordinance is effective after Board approval				
DISCUSSION:	• Virginia Code § 17.1-619 authorizes a County to “provide by local ordinance that a juror may direct in writing that compensation due him be paid to the court service unit or to any other agency, authority or organization which is ancillary to and provides services to the courts of the county or city.” • OAR – Jefferson Area Community Corrections and Region Ten Community Service Board provide extensive services to our court, especially with regard to Recovery Court.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	Amendment to the County Code				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	• Proposed Section 2-1-8 of the County Code • Advertisement for Public Hearing				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				

ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA”, BY ENACTING § 2-1-8 TO PROVIDE THAT JURORS MAY DONATE THEIR PAY TO OFFENDER AID AND RESTORATION – JEFFERSON AREA COMMUNITY CORRECTIONS OR TO REGION TEN COMMUNITY SERVICES BOARD

BE IT ORDAINED by the Board of Supervisors of Fluvanna County:

(1) That The Code of the County of Fluvanna, Virginia is amended by enacting § 2-1-8, as follows:

CHAPTER 2 ADMINISTRATION

ARTICLE 1. – IN GENERAL

Sec. 2-1-8. – Juror pay donation.

In accordance with Code of Virginia § 17.1-619 (b), a juror may direct in writing that compensation due him be paid to Offender Aid and Restoration - Jefferson Area Community Corrections or to Region Ten Community Services Board.

(2) That the Ordinance shall be effective after adoption.

(Seal)

PUBLIC HEARING
Fluvanna County Board of Supervisors
Wednesday, November 19, 2025 at 6:00 p.m.

Pursuant to Virginia Code Section 15.2-1427, a Public Hearing will be held in the Fluvanna County Circuit Court, at 72 Main Street, Palmyra, Virginia for citizens of the County to have the opportunity to appear before and be heard by the Board of Supervisors for the following item:

ORDINANCE TO AMEND “THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA”, BY ENACTING § 2-1-8 TO PROVIDE THAT JURORS MAY DONATE THEIR PAY TO OFFENDER AID AND RESTORATION – JEFFERSON AREA COMMUNITY CORRECTIONS OR TO REGION TEN COMMUNITY SERVICES BOARD

A COPY OF THE FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR REVIEW BY THE PUBLIC ON THE COUNTY'S WEBSITE AND IN THE OFFICE OF THE COUNTY ADMINISTRATOR DURING REGULAR OFFICE HOURS.

All interested persons wishing to be heard are invited to attend the public hearing.

TO: Fluvanna Review

Advertise on the following dates: October 30 & November 6, 2025

Authorized by: Fluvanna County Board of Supervisors

Bill to: Board of Supervisors

CONTACT INFORMATION:

Caitlin Solis

Clerk, Board of Supervisors

Fluvanna County

P. O. Box 540

Palmyra, VA 22963

csolis@fluvannacounty.org

434-591-1910

434-591-1913

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB E

MEETING DATE:	November 19, 2025				
AGENDA TITLE:	Adoption of the Fluvanna County Board of Supervisors November 5, 2025 Meeting Minutes.				
MOTION(s):	I move the meeting minutes of the Fluvanna County Board of Supervisors Regular Meeting on Wednesday November 5, 2025, be adopted.				
BOS WORKPLAN?	Yes	No	If yes, list item(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				XX	
STAFF CONTACT(S):	Caitlin Solis, Clerk to the Board				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Routine				
DISCUSSION:	None.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Draft Minutes November 5, 2025.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
Circuit Courtroom, Fluvanna Courts Building
72 Main Street, Palmyra, VA 22963
November 5, 2025
Regular Meeting 5:00pm

MEMBERS PRESENT: Chris Fairchild, Cunningham District, Chair
Tony O’Brien, Rivanna District, Vice Chair
Mike Goad, Fork Union District
Timothy M. Hodge, Palmyra District
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

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

At 5:02pm, Chair Fairchild called to order the Regular Meeting of November 5, 2025. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

3 - ADOPTION OF AGENDA

- Mr. Dahl requested the addition of Substantial Accord Resolution and VACo Resolution Honoring Mozell H. Booker to the New Business.

MOTION:	Accept the Agenda, for the November 5, 2025 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	Yes
RESULT:	5-0				

4 - COUNTY ADMINISTRATOR’S REPORT

Mr. Dahl reported on the following topics:

HALLOWEEN 2025 AT PLEASANT GROVE PARK

- Parks and Recreation held their Annual Trunk or Treat and Semi-Scary Trail on October 25.
- This year’s Semi-Scary Trail used the Farm Heritage Museum for most of the trail.
- Trunk or Treat total was 1310 and the trail had 1090 patrons visit.
- Special THANKS to FUMA and all of our Volunteers for their help with different aspects of the event plus Dominos for donating pizzas to feed volunteers and staff!
- Thank you to the 26 Community Members for setting up a trunk and handing out candy! Without the community giving back, this event would not be possible!

PG Community of Lights Celebration

- Enjoy a Holiday-Light-Drive-Through-Loop at Pleasant Grove Park December 11-14, 2025
- Event is free and open to the public!
- Parks and Rec is looking for businesses, organizations, groups, clubs, scout troops, churches, families or anyone who would like to set up a family friendly holiday light display. FCPR will supply electricity!
- To set up a family friendly holiday light display please Register Online Free at <https://fluvanna.recdesk.com> or call (434)589-2016.
- The deadline to register is Noon, December 5, 2025

Spotlight on Business

- Ribbon cutting for Rainbow Restoration
- November 6, 2025 at 3:30 pm, 170 Industrial Way, Troy 22974

Next BOS Meetings

Day	Date	Time	Purpose	Location
Wed	Nov 19	6:00 PM	Regular Meeting	Circuit Court
Wed	Dec 3	5:00 PM	Regular Meeting	Circuit Court
Wed	Dec 3	7:00 PM	Budget Work Session	Morris Room

5 - PUBLIC COMMENTS #1

At 5:07pm, Chair Fairchild opened the first round of Public Comments.

- Tracey Smith, 2 Sandy Beach Ct, commented on polling place locations.

- Don Reynard, 3531 union Mills Rd, commented on guidelines for campaigning at county facilities.
- Patti Reynard, 3531 union Mills Rd, commented on assessments, ordinances, and polling places.
- Mel Sheridan, 89 Covered Bridge Rd, commented on the polling places and the community at large.
- James Kelley, 363 Manor Blvd, suggested using schools as polling places.
- Tim Hodge, 228, commented on polling location issues.
- Mike Sheridan, 445 Covered Bridge, commented on polling places and shortening early voting.
- Lisa Williams, 29 Smokewood Dr, commented on board members reacting to, and participating in public comments.
- Cody Davidson 2373 Carys Creek Rd, thank Mr. Dahl and Mr. Sheridan for their help resolving an issue on Carys Creek Rd.

With no one else wishing to speak, Chair Fairchild closed the first round of Public Comments at 5:36pm.

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
Thomas Jefferson Area Community Criminal Justice Board		Amanda Galloway (I)	Reappt	1/1/2025	12/31/2027
Thomas Jefferson Area Community Criminal Justice Board		Shawn Custer	Appt	11/5/2025	12/31/2027
James River Alcohol Safety Action Plan (ASAP) Policy Board		Jeff Haislip (I)	Reappt	1/1/2026	12/31/2029
Social Services Board – Rivanna District Representative		Jacquelyn Wheeler	Appt	11/5/2025	12/31/2025
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:				Motion	Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

7 – PRESENTATIONS

2025 MAPP2Health Community Health Assessment – Ryan McKay, Health Director BRHD

Mr. McKay presented an overview of the 2025-2026 MAPP2Health Community Health Assessment, and how it relates to Fluvanna County; including a review of primary data and relevant secondary health data to establish priorities to address Chronic conditions, healthcare access, and social drivers for health. Mr. McKay also explored current efforts and potential opportunities for support of the Assessment and its implementation plan.

Economic Development Project Updates – Jennifer Schmack, Director of Economic Development
Economic Development Strategic Plan FY23-FY28

- Goal 1: New Business Development - Position Fluvanna County as a business-friendly county with competitive assets in the Central Virginia Region.
- Goal 2: Business Retention & Expansion - Foster entrepreneurship, business growth, and expansion in Fluvanna County through business retention efforts.
- Goal 3: Tourism Development - Develop new and enhance existing tourism experiences, activities, and events in Fluvanna County to increase tourism attraction.
- Goal 4: Workforce Development – Support Fluvanna County businesses with talent recruitment and retention challenges.

Target Industries

- Business & Financial Services
- Light Manufacturing
- Transportation & Logistics
- Agribusiness, Food Processing & Technology
- Health Services
- Forest & Wood Products

Recent Economic Activity – 2025 Small business openings

- Revolution
- The Barista Baker
- Freedom Drip
- Hardware Hills Vineyard - Expansion
- Orme’s Gym
- Grass or Grain Beefhouse
- Fluvanna Family Chiropractor
- Hensley’s Antiques

- Oh My Daisies
- Rainbow Restoration
- Hightech Outdoors
- Johnston
- Artful Lodger
- Independence industrial Park
- S.B. Cox
- Charlottesville Glass
- Wawa
- Little Creek Road Property
- Project Hoops
- Fluvanna Health Clinic
- The Fork Union Drive In

Food and Beverage Tax Update – Dan Whitten, County Attorney

Overview

- The County adopted a Food and Beverage Tax on March 19, 2025.
- The 4% Food and Beverage Tax was effective August 1, 2025.
- Certain amendments to the Food and Beverage Tax Ordinance were made on June 18, 2025 to clarify the duties of the Commissioner of the Revenue and the Treasurer regarding the administration of the tax.

Collections

- In the month of August, \$49,131.33 was collected (including vendors at the County Fair).
- In the month of September, \$45,032.18 was collected.
- The remittance forms for October are due by November 20th.
- So far 36 restaurants are remitting the food and beverage tax which includes food trucks from the County Fair and other events.

Registration and Remittance Forms

- The Commissioner of Revenue sends out the registration form and remittance form to sellers.
- The Seller shall deliver the remittance form to the Treasurer along with the remittance of the tax.
- The Commissioner of the Revenue has sent a total of 3 letters to all restaurants in the County with a copy of the registration and remittance forms attached.

Enforcement

- The Commissioner of Revenue shall have all of the enforcement powers as authorized by Code of Va., article 1, chapter 31 of title 58.1 (Code of Va., § 58.1-3100) for the purposes of this article.
- The Treasurer shall have all of the enforcement powers as authorized by Code of Va., Article 2, Chapter 31 of Title 58.1 to proceed against any seller who fails, refuses or neglects to collect such tax or to make the reports and remittances required by this article.

Statutory Assessment

- If a seller does not file a remittance form, the Treasurer will send a letter by registered mail to the seller with the total amount of tax and penalties.
- However, the Treasurer has agreed to waive any interest and penalties until the end of the calendar year.
- The Treasurer is able to receive information from the Commissioner of the Revenue’s Office to determine the statutory assessment. The Commissioner of the Revenue can receive the sales tax numbers from the Virginia Tax Department. In addition, the Treasurer and the Commissioner of the Revenue can sub poena the seller to their offices to determine the gross receipts for food and beverages.

Quick Reference Guide

- The Commissioner of the Revenue sent out the attached Quick Reference Guide in October to all restaurants.
- One change in the guide from initial guidance is that all food and beverages are taxable including when a customer purchases a beverage that is not part of a meal.
- Therefore, if a customer purchases a glass of wine or glass of beer that is not part of a meal, the food and beverage tax is applicable.

Authority for Food and Beverage Tax on Beverages

- Va Code Sec. 58.1-3833 - Any county is hereby authorized to levy a tax on food and beverages sold, for human consumption, by a restaurant, as such term is defined in § 35.1-1, not to exceed six percent of the amount charged for such food and beverages.
- The term "beverage" as set forth herein means alcoholic beverages as defined in § 4.1-100.
- The term “beverage” means nonalcoholic beverages served as part of a meal.
- There is no food and beverage tax on “alcoholic beverages sold in factory sealed containers and purchased for off-premises consumption.”

8 - ACTION MATTERS

2026 TJPDC Legislative Program Approval – David C. Blount, Deputy Director/Director of Legislative Services
TJPDC

David Blount presented the Thomas Jefferson Planning District Commission Draft Legislative Priorities for 2026 including, public education funding, budgets and funding, and Land Use and Growth Management.

MOTION:	Approve the 2026 Thomas Jefferson Planning District Legislative Program as presented.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes

RESULT:	5-0
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Deer Hunt for Handicapped Hunters at Pleasant Grove – Aaron Spitzer, Director of Parks and Recreation
The Sheriff’s Office continues to believe that it is necessary to reduce the numbers of deer on Pleasant Grove and that the best means of such control is through a managed hunt under the auspices of Wheelin’ Sportsmen, a group affiliated with the National Wild Turkey Federation. The proposal is to permit a small (7-10) group of hunters to take deer during the current hunting season. The hunt will be confined to carefully selected areas of Pleasant Grove on Friday, December 19, 2025. Like the events held in recent years past, it is proposed that the hunt be scheduled for the afternoon only (beginning around 2 p.m.). This reflects the success rate of the afternoon period of past years and is intended to minimize the closing of the Park as well as the time devoted by volunteers and maximizing the safety at the high school. Security will be provided by the sheriff’s office, and portions of the property west of the dog park will be closed to public access during that day only. Primary access for hunters will be at the sheriff’s office and the main entrance to the Pleasant Grove house. All hunters will be wheel-chair bound or otherwise handicapped, will be duly licensed and will be escorted by qualified volunteers from the community. Wheelin’ Sportsmen organizes similar hunts at numerous locations in Virginia, including state parks and other similar properties as well as selected private properties and has done so for many years. It is a qualified charitable organization which maintains a \$2 million liability insurance policy. The County enjoys sovereign immunity.

Similar shoots were held in December/January of 2013-2024 with safety and success. It is expected that, if approved, this hunt will be similar, with minor changes based on previous years’ experience.

MOTION:	Authorize the Sheriff to conduct a deer hunt at Pleasant Grove Park on December 19, 2025 for the purpose of controlling deer numbers, such hunt to be managed by Wheelin’ Sportsmen, a non-profit organization providing outdoor recreation opportunities for handicapped hunters.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

9 - PUBLIC HEARING

None.

10 - CONSENT AGENDA

The following items were approved under the Consent Agenda for November 5, 2025:

- *Minutes of October 7, 2025* – Caitlin Solis, Clerk to the Board
- *Minutes of October 15, 2025* – Caitlin Solis, Clerk to the Board
- *CRMF - CEN and FMS Food Service Cooler Flooring* – Don Stribling, FCPS Executive Director
- *CRMF - FCHS Pass Through Refrigerators* – Don Stribling, FCPS Executive Director
- *CRMF - Fire Rescue Door Repairs* – Dale Critzer, Director of Public Works
- *CRMF – Migration to M365 Government Cloud* – Andy Notman, Director of Information Technology
- *CRMF - PG P&R Extend Rower* – Dale Critzer, Director of Public Works
- *Temporary Staff Stipend for Additional Duties – Hamner* – Tori Melton, Director of Finance

MOTION:	Approve the consent agenda, for the November 5, 2025 Board of Supervisors meeting.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

11 - UNFINISHED BUSINESS

None.

12 - NEW BUSINESS

Substantial Accord Resolution

MOTION:	Approve the resolution entitled “A RESOLUTION TO EXTEND THE TIME PERIOD ALLOWED FOR THE FLUVANNA COUNTY PLANNING COMMISSION TO COMMUNICATE ITS FINDINGS REGARDING SUBSTANTIAL ACCORD 25:01 UNTIL NO LATER THAN THE PLANNING COMMISSION MEETING ON JANUARY 13, 2026.”				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

VACo Resolution Honoring Mozell H. Booker

MOTION:	Authorize staff to submit the resolution honoring Mozell H. Booker to the Virginia Association of Counties.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

Nuisance Emergency Calls – Mr. Hodge brought up the increase of nuisance calls that take personnel and apparatus away from potential emergencies and asked about exploring an ordinance to get penalties put in place to deter false alarms in the future.

13 - PUBLIC COMMENTS #2

At 6:37pm, Chair Fairchild opened the second round of Public Comments.

- Tracey Smith, 2 Sandy Beach Ct, commented on how well the voters were well behaved but there were issues with those manning the candidate tents.
- Patti Reynard, 3531 Union Mills Rd, commented on the election, and taxes.
- Ray Bassi, 50 Smokewood Dr, presented the Board with a list of requests to consider for the new Tenaska powerplant.

With no one else wishing to speak, Chair Fairchild closed the second round of Public Comments at 6:50pm.

RECESS FOR DINNER AND CLOSED SESSION

14 - CLOSED MEETING

MOTION:	At 6:50pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.6 & A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Investment of Funds – General reassessment services; Legal Matters – Tenaska Project traffic impact study, discussion of an organizational efficiency study, Human Resources Department, participation in the Aqua VA rate increase.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	5-0				

MOTION:	At 8:10 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				

15 - ADJOURN

MOTION:	Adjourn the regular meeting of Wednesday, November 5, 2025 at 8:11pm.				
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

Christopher S. Fairchild

Clerk to the Board

Chair

DRAFT



BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia

RESOLUTION No. 24-2025

A RESOLUTION TO EXTEND THE TIME PERIOD ALLOWED FOR THE FLUVANNA COUNTY PLANNING COMMISSION TO COMMUNICATE ITS FINDINGS REGARDING SUBSTANTIAL ACCORD 25:01 UNTIL NO LATER THAN THE PLANNING COMMISSION MEETING ON JANUARY 13, 2026

WHEREAS, § 15.2-2232(A) of the Code of Virginia requires that the Fluvanna County Planning Commission review all proposed developments that include a “public utility facility” prior to the construction or authorization of such facility to determine whether the general or approximate location, character, and extent of the proposed public utility facility is substantially in accord with the Fluvanna County Comprehensive Plan or part thereof; and

WHEREAS, § 15.2-2232(B) of the Code of Virginia states “The [planning] commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. . . Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval . . .”; and

WHEREAS, SA 25:01 Substantial Accord Review and Determination for Expedition Generation Holdings per Virginia Code Section 15.2-2232 was submitted to the Planning Commission on October 7, 2025; and

WHEREAS, at the Planning Commission meeting on October 7, 2025, the Planning Commission approved a motion to defer SA 25:01 until November 18, 2025; and

WHEREAS, the Board of Supervisors desires to extend the time period allowed for the Planning Commission to communicate its findings regarding SA 25:01 until no later than the Planning Commission Meeting on January 13, 2026, so as to allow the Planning Commission to consider the related Zoning Text Amendment (ZTA 25:09) and Special Use Permit (SUP 25:04) during that same Planning Commission Meeting.

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors that the Planning Commission’s time period allowed to communicate its findings regarding SA 25:01 be extended pursuant to § 15.2-2232(B) of the Code of Virginia until no later than the conclusion of the Planning Commission Meeting held on January 13, 2026.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors on this 5th day of November 2025.

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

Attest:

Christopher S. Fairchild, Chair
Fluvanna County Board of Supervisors

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB F

MEETING DATE:	November 19, 2025				
AGENDA TITLE:	FY26 EMS - Insurance Claim – 2022 Ford F-550—2973				
MOTION(s):	I move the Board of Supervisors approve a supplemental appropriation of \$235,500.00 to the FY26 EMS CIP Vehicle Budget to reflect reimbursement from VACORP insurance claim.				
BOS WORKPLAN?	Yes	No	If yes, which item(s):		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Linda Mills, Purchasing Officer				
PRESENTER(S):	Linda Mills, Purchasing Officer				
RECOMMENDATION:	Recommend approval of the following action				
TIMING:	Routine				
DISCUSSION:	Ambulance was on route to scene when another vehicle ran a stop sign causing a collision. The EMS vehicle was declared a total loss by VACORP. The recovered amount for the vehicle after the \$500 deductible is \$235,500.00. The supplemental appropriation would authorize staff to appropriate the additional revenue and expense				
FISCAL IMPACT:	This action will increase the FY26 EMS CIP Vehicle Budget by \$235,500.00.				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			

**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB G

MEETING DATE:	November 19, 2025				
AGENDA TITLE:	FY26 E-911 - Insurance Claim – Radio RX VFW Antenna				
MOTION(s):	I move the Board of Supervisors approve a supplemental appropriation of \$4,130.00 to the FY26 E-911 Budget to reflect reimbursement from VACORP insurance claim.				
BOS WORKPLAN?	Yes	No	If yes, which item(s):		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Linda Mills, Purchasing Officer				
PRESENTER(S):	Linda Mills, Purchasing Officer				
RECOMMENDATION:	Recommend approval of the following action				
TIMING:	Routine				
DISCUSSION:	VFW Antenna located in Scottsville was struck by lightning. The antenna was declared to have damage by VACORP. The recovered amount for the antenna after the \$1,000 deductible is \$4,130.00.				
	The supplemental appropriation would authorize staff to appropriate the additional revenue and expense				
FISCAL IMPACT:	This action will increase the FY26 E-911 Budget by \$4,130.00.				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			



Capital Reserve Maintenance Fund Request

TAB H

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of **\$9,991.99** for the purpose(s) of:
replace and install a new fire alarm control system at Abrams Academy.

Section 1 - REQUEST

Requesting Department/Agency FCPS	Dept/Agency Contact Don Stribling	Date of Request 11/07/2025
Phone (434) 589-5948	Fax (434) 589-5393	Fiscal Year FY26

Reserve Fund Purpose Category: **Unexpected facility repairs or replacements**

Description of Project/Repair	Qty	Unit Price	Total Price
BFPE International	1	\$9,991.99	\$9,991.99
			\$0.00
			\$0.00
			\$0.00

Total Request: **\$9,991.99**

Description and justification for proposed use.

The current system is obsolete and damaged. The new system will support all existing installed detection and notification devices in a single control panel.

Department/Agency Head Name Don Stribling	Signature Don Stribling Digitally signed by Don Stribling DN: cn=Don Stribling, o=FCPS, ou=FCPS, email=dstribling@apps.fluco.org, c=US Date: 2018.08.21 13:12:45 -04'00'	Date 11/07/2025
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Section 2 - REVIEW

Recommended? ☒ Yes ☐ No	County Finance Director Tori Melton Digitally signed by Tori Melton Date: 2025.11.12 11:05:18 -05'00'	Date
Recommended? ☒ Yes ☐ No	County Administrator Eric Dahl Digitally signed by Eric Dahl Date: 2025.11.12 14:30:14 -05'00'	Date

Section 3 - BOARD OF SUPERVISORS

Approved? ☐ Yes ☐ No	Decision Date	Comments
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Capital Reserve Maintenance Fund Request

TAB I

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of \$10,000.00 for the purpose(s) of:
cleaning out Chiller (1) tubes for Silica, Carbonate, and Sulfate scale that has built up over time at FCHS.

Section 1 - REQUEST

Requesting Department/Agency FCPS	Dept/Agency Contact Don Stribling	Date of Request 11/07/2025
Phone (434) 589-5948	Fax (434) 589-5393	Fiscal Year FY26

Reserve Fund Purpose Category: **Unexpected facility repairs or replacements**

Description of Project/Repair	Qty	Unit Price	Total Price
Bond Water Tech	1	\$10,000.00	\$10,000.00
			\$0.00
			\$0.00
			\$0.00

Total Request: **\$10,000.00**

Description and justification for proposed use.

Chiller 1 at FCHS is currently not operational. This process would clean the chiller tubes for Silica, Carbonate, and Sulfate scale. This build up within the lines is not allowing appropriate temperature transfer.

Department/Agency Head Name Don Stribling	Signature Don Stribling Digitally signed by Don Stribling DN: cn=Don Stribling, o=FCPS, ou=FCPS, email=dstribling@apps.fluco.org, c=US Date: 2018.08.21 13:12:45 -04'00'	Date 11/07/2025
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Section 2 - REVIEW

Recommended? ☒ Yes ☐ No	County Finance Director Tori Melton Digitally signed by Tori Melton Date: 2025.11.12 11:07:16 -05'00'	Date
Recommended? ☒ Yes ☐ No	County Administrator Eric Dahl Digitally signed by Eric Dahl Date: 2025.11.12 14:29:35 -05'00'	Date

Section 3 - BOARD OF SUPERVISORS

Approved? ☐ Yes ☐ No	Decision Date	Comments
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Capital Reserve Maintenance Fund Request

TAB J

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of **\$6,833.00** for the purpose(s) of:
replacing the Variable Frequency Drive (VFD) in the Air Handling Unit (AHU) on the stage at FCHS.

Section 1 - REQUEST

Requesting Department/Agency FCPS	Dept/Agency Contact Don Stribling	Date of Request 11/07/2025
Phone (434) 589-5948	Fax (434) 589-5393	Fiscal Year FY26

Reserve Fund Purpose Category: **Unexpected facility repairs or replacements**

Description of Project/Repair	Qty	Unit Price	Total Price
Daikin Applied Americas	1	\$6,833.00	\$6,833.00
			\$0.00
			\$0.00
			\$0.00

Total Request: **\$6,833.00**

Description and justification for proposed use.

The Variable Frequency Drive (VFD) is an electrical device that controls the speed of an AC motor by adjusting the frequency and voltage of the power supplied to it. The FCHS Stage Air Handling Unit (AHU), that powers the fans, blowers, motors, and control system, needs this replaced for the unit to operate.

Department/Agency Head Name Don Stribling	Signature Don Stribling Digitally signed by Don Stribling DN: cn=Don Stribling, o=FCPS, ou=FCPS, email=dstribling@apps.fluco.org, c=US Date: 2018.08.21 13:12:45 -04'00'	Date 11/07/2025
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Section 2 - REVIEW

Recommended? ☒ Yes ☐ No	County Finance Director Tori Melton Digitally signed by Tori Melton Date: 2025.11.12 11:06:01 -05'00'	Date
Recommended? ☒ Yes ☐ No	County Administrator Eric Dahl Digitally signed by Eric Dahl Date: 2025.11.12 14:30:57 -05'00'	Date

Section 3 - BOARD OF SUPERVISORS

Approved? ☐ Yes ☐ No	Decision Date	Comments
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Capital Reserve Maintenance Fund Request

TAB K

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of **\$6,450.00** for the purpose(s) of:
installing (2) cellular based monitoring and control systems for the FMS and FCHS well pumps.

Section 1 - REQUEST

Requesting Department/Agency FCPS	Dept/Agency Contact Don Stribling	Date of Request 11/07/2025	
Phone (434) 589-5948	Fax (434) 589-5393	Fiscal Year FY26	
Reserve Fund Purpose Category: Unexpected facility repairs or replacements			
Description of Project/Repair	Qty	Unit Price	Total Price
Power and Flow Solutions	1	\$6,450.00	\$6,450.00
			\$0.00
			\$0.00
			\$0.00
Total Request:			\$6,450.00

Description and justification for proposed use.

The installation of this monitoring and control system would allow real time alerts, notifications, and status updates of for the water pumps at FMS and FCHS.

Department/Agency Head Name Don Stribling	Signature Don Stribling Digitally signed by Don Stribling DN: cn=Don Stribling, o=FCPS, ou=FCPS, email=dstribling@apps.fluco.org, c=US Date: 2018.08.21 13:12:45 -04'00'	Date 11/07/2025
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Section 2 - REVIEW

Recommended? ☒ Yes ☐ No	County Finance Director Tori Melton Digitally signed by Tori Melton Date: 2025.11.12 11:07:58 -05'00'	Date
Recommended? ☒ Yes ☐ No	County Administrator Eric Dahl Digitally signed by Eric Dahl Date: 2025.11.12 14:31:32 -05'00'	Date

Section 3 - BOARD OF SUPERVISORS

Approved? ☐ Yes ☐ No	Decision Date	Comments
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**FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT**

TAB L

MEETING DATE:	November 19, 2025				
AGENDA TITLE:	Tenaska Project Update				
MOTION(s):	N/A				
BOS WORKPLAN?	Yes	No	If yes, list item(s):		
		X			
AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
					XX
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Information Only				
TIMING:	Routine				
DISCUSSION:	Staff will provide an update on action taken by the Planning Commission at their November 18, 2025 meeting, provide an update on the Board of Supervisors initiated traffic study and provide any additional updates as requested.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

**FLUVANNA COUNTY BOARD OF SUPERVISORS
MEETING PACKAGE ATTACHMENTS**

Incl?	Item
☒	BOS Contingency Balance Report
☒	Building Inspections Report
☒	Capital Reserve Balances Memo
☐	Fluvanna County Bank Balance and Investment Report
☒	Unassigned Fund Balance Report
☐	VDOT Monthly Report
☐	ARPA Fund Balance Memo
☐	The Board of Supervisors Work Plan

MEMORANDUM

Date: November 19, 2025
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY26 BOS Contingency Balance

The FY26 BOS Contingency line balance is as follows:

Beginning Original Budget:	\$150,000
Less: Transfer to BOS Professional Services Budget – 10.15.25	-\$22,500
Less: Operational Medical Director (OMD) Agreement – 10.15.25	-\$24,000
Available:	\$103,500

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	Oct-2025

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
BUILDING PERMITS ISSUED														
NEW - Single Family Detached (incl. Trades permits & SWMH)	2021	15	9	19	20	16	22	15	11	8	22	13	8	178
	2022	17	11	20	11	18	32	10	9	11	12	9	4	164
	2023	5	6	6	12	12	6	10	5	7	8	9	7	93
	2024	9	7	13	7	8	12	16	8	11	12	16	6	125
	2025	11	6	12	8	12	11	22	11	5	12	0	0	110
NEW - Single Family Attached (Town Homes)	2021	0	0	0	0	1	6	0	0	6	0	0	0	6
	2022	0	0	0	0	0	0	0	0	6	0	0	0	0
	2023	0	8	0	0	0	0	0	0	0	0	0	7	15
	2024	0	0	0	0	0	0	0	6	0	6	0	7	12
	2025	0	7	5	6	6	6	7	4	3	7	0	0	51
Multi Family (Apartment, Duplex)	2021	0	0	0	0	0	0	0	0	0	0	0	0	0
	2022	0	0	0	0	0	0	0	5	0	0	0	0	5
	2023	1	0	0	0	0	0	0	0	0	0	0	0	1
	2024	0	0	0	0	0	0	0	0	0	0	0	0	0
	2025	0	0	0	0	0	0	0	0	0	0	0	0	0
Additions and Alterations	2021	28	14	43	39	31	40	30	29	26	30	35	33	378
	2022	33	48	60	45	47	50	51	63	45	63	51	44	600
	2023	52	34	51	34	36	28	36	35	45	39	43	37	470
	2024	39	33	45	31	43	29	39	27	38	32	36	30	422
	2025	30	27	40	42	43	46	42	33	45	47	0	0	395
* Trade permits count not in .														
Accessory Buildings	2021	1	3	3	6	3	6	1	3	2	4	4	2	38
	2022	3	4	13	6	5	2	5	4	5	3	0	2	52
	2023	7	2	7	5	6	2	5	8	4	7	5	6	64
	2024	1	6	5	3	9	3	5	2	8	1	2	4	49
	2025	6	2	2	3	3	3	5	3	5	5	0	0	37
Swimming Pools	2021	0	0	7	1	5	2	3	4	1	0	1	2	26
	2022	0	2	4	4	1	0	3	3	0	0	0	0	17
	2023	1	0	6	1	2	4	0	0	0	2	0	0	16
	2024	1	0	6	1	2	4	0	0	0	2	0	0	16
	2025	3	0	2	1	1	0	1	1	1	0	0	0	10
Commercial/ Industrial Build/Cell Towers	2021	1	0	1	0	0	0	1	0	0	0	2	0	5
	2022	0	0	0	0	0	2	3	2	0	2	1	0	10
	2023	1	1	0	1	0	0	0	0	0	0	0	0	3
	2024	0	0	0	0	0	1	0	1	0	0	0	0	2
	2025	1	0	0	7	3	1	0	1	0	1	0	0	14
TOTAL BUILDING PERMITS	2021	51	26	73	66	55	70	50	47	37	56	55	45	631
	2022	54	65	97	66	71	86	72	77	61	80	61	50	840
	2023	67	51	64	52	51	40	52	48	56	56	57	57	651
	2024	49	46	64	44	63	45	60	44	57	49	55	40	616
	2025	51	42	61	67	64	67	77	53	59	72	0	0	613
* Trade permits count not included as in previous years														
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2021	\$5,397,000	\$1,687,484	\$2,506,869	\$4,952,702	\$3,473,256	\$5,766,891	\$2,885,146	\$2,506,053	\$2,046,134	\$3,637,390	\$4,633,868	\$2,712,396	\$ 41,734,789
	2022	\$5,073,054	\$3,017,155	\$5,012,175	\$2,937,240	\$5,694,955	\$9,371,750	\$11,374,772	\$17,974,068	\$2,743,309	\$4,363,026	\$6,842,941	\$1,046,000	\$ 75,410,524
	2023	\$3,929,572	\$4,916,308	\$3,029,674	\$3,087,131	\$6,370,476	\$3,088,398	\$4,234,315	\$3,224,163	\$2,474,897	\$2,332,220	\$3,542,065	\$4,921,929	\$ 45,140,458
	2024	\$4,126,791	\$1,874,058	\$5,852,079	\$2,471,063	\$3,280,586	\$3,890,154	\$4,188,990	\$3,864,595	\$5,369,898	\$7,528,119	\$5,410,678	\$2,354,273	\$ 50,208,284
	2025	\$5,630,704	\$4,293,869	\$6,004,330	\$6,674,070	\$7,747,704	\$6,289,149	\$9,757,893	\$5,863,048	\$3,226,559	\$66,767,440	\$0	\$0	\$ 122,234,766

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	2021	22	10	18	20	18	22	16	11	4	23	13	8	185
	2022	16	13	19	11	18	34	11	10	8	13	8	3	164
	2023	5	14	9	15	10	7	10	5	10	8	8	14	115
	2024	8	6	15	8	9	11	16	12	12	16	14	7	134
	2025	12	12	17	13	18	16	29	17	10	19	0	0	163
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	2021	430	349	465	431	402	426	333	355	419	453	422	356	4,841
	2022	304	414	551	449	439	486	594	589	523	400	300	351	5,400
	2023	350	298	321	308	288	285	261	294	287	375	297	300	3,664
	2024	272	200	226	226	256	266	308	435	352	366	308	230	3,445
	2025	221	238	303	479	342	382	437	404	426	418	0	0	3,650
FEES COLLECTED														
Building Permits	2021	\$18,733	\$15,400	\$15,654	\$21,333	\$16,184	\$23,031	\$27,000	\$11,923	\$9,144	\$20,620	\$15,563	\$9,211	\$ 203,796
	2022	\$21,100	\$19,347	\$23,488	\$15,404	\$19,739	\$23,621	\$18,713	\$54,782	\$11,348	\$34,994	\$17,657	\$6,021	\$ 266,214
	2023	\$11,925	\$20,870	\$11,256	\$15,385	\$21,848	\$9,751	\$9,429	\$8,207	\$10,590	\$11,603	\$11,462	\$14,778	\$ 157,104
	2024	\$21,425	\$8,680	\$19,958	\$9,063	\$8,812	\$17,936	\$21,896	\$18,824	\$19,968	\$27,219	\$20,829	\$10,272	\$ 204,882
	2025	\$18,604	\$16,502	\$23,870	\$37,980	\$29,452	\$23,670	\$36,793	\$21,790	\$13,985	\$73,116	\$0	\$0	\$ 295,762
Land Disturbing Permits	2021	\$5,678	\$1,250	\$14,463	\$2,500	\$2,250	\$2,750	\$13,581	\$2,824	\$500	\$4,848	\$1,625	\$1,000	\$ 53,268
	2022	\$2,000	\$2,050	\$9,963	\$1,375	\$2,250	\$10,014	\$1,375	\$2,175	\$27,725	\$3,649	\$2,175	\$375	\$ 65,126
	2023	\$625	\$1,875	\$1,125	\$2,300	\$1,625	\$5,000	\$2,408	\$625	\$4,975	\$1,000	\$1,000	\$1,750	\$ 24,308
	2024	\$1,000	\$750	\$9,584	\$1,000	\$3,713	\$1,375	\$2,000	\$1,500	\$2,375	\$2,000	\$1,750	\$2,648	\$ 29,695
	2025	\$1,500	\$1,500	\$2,125	\$1,625	\$2,250	\$2,550	\$20,326	\$2,906	\$6,064	\$5,490	\$0	\$0	\$ 46,336
Zoning Fees collected by Building Dept starting February 2024	2021	\$2,150	\$1,150	\$3,650	\$2,950	\$2,650	\$3,400	\$2,450	\$1,850	\$1,300	\$2,900	\$1,900	\$1,150	\$ 27,500
	2022	\$1,900	\$1,400	\$3,900	\$1,650	\$2,300	\$3,900	\$1,800	\$1,500	\$1,500	\$2,000	\$1,450	\$750	\$ 24,050
	2023	\$1,350	\$1,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,300
	2024	\$0	\$800	\$2,250	\$1,150	\$1,800	\$2,250	\$2,250	\$1,650	\$1,750	\$2,300	\$1,900	\$1,000	\$ 19,100
	2025	\$1,600	\$2,550	\$1,800	\$2,650	\$3,600	\$3,300	\$3,250	\$1,950	\$1,850	\$3,700	\$0	\$0	\$ 26,250
TOTAL FEES	2021	\$26,561	\$17,800	\$33,767	\$26,783	\$21,084	\$29,181	\$43,031	\$15,148	\$10,944	\$28,368	\$24,584	\$11,361	\$ 293,810
	2022	\$25,001	\$22,797	\$37,351	\$18,429	\$24,289	\$37,535	\$21,888	\$58,457	\$40,573	\$40,643	\$24,584	\$7,146	\$ 290,061
	2023	\$13,900	\$24,395	\$12,381	\$17,685	\$23,473	\$14,751	\$11,837	\$8,834	\$15,565	\$12,603	\$12,462	\$16,528	\$ 184,714
	2024	\$22,425	\$10,230	\$31,792	\$11,213	\$14,325	\$21,561	\$26,146	\$21,974	\$24,093	\$31,519	\$24,479	\$13,920	\$ 253,677
	2025	\$21,704	\$20,552	\$27,795	\$42,255	\$35,302	\$29,520	\$60,369	\$26,646	\$21,899	\$82,306	\$0	\$0	\$ 368,348

MEMORANDUM

Date: November 19, 2025
From: Theresa McAllister – Management Analyst
To: Board of Supervisors
Subject: FY26 Capital Reserve Balances

The FY26 Capital Reserve account balances are as follows:

County Capital Reserve:

FY25 Carryover	\$542,664.43
FY26 Budget Allocation:	\$250,000
Less: FUF D Receptacles to Light Poles – 10.01.25	-\$6,500
Less: Carysbrook Softball Field Lights – 10.15.25	-\$3,950
Less: Fire Rescue Door Repairs – 11.05.25	-\$6,580
Less: Migration to M365 Government Cloud – 11.05.25	-\$63,269.60
Less: PG P&R Extend Power – 11.05.25	-\$15,805
FY26 Available:	\$696,559.83

Schools Capital Reserve:

FY25 Carryover	\$176,044.63
FY26 Budget Allocation:	\$250,000
Less: CEN Playground Equipment – 08.06.25	-\$16,263.10
Less: FCHS Bus Loop Sheetrock & Ceiling – 08.06.25	-\$12,000
Less: FCHS Chiller 1 – 08.06.25	-\$9,430
Less: FCHS Stage CYC Lights – 08.06.25	-\$10,660
Less: FMS Track Inspections and Projects – 07.02.25	-\$13,000

Less: FCHS Café Dishwasher – 09.17.25	-\$5,448.93
Less: Replace Variable Frequency Drive in FCHS Air Handler – 10.01.25	-\$7,258
Less: Removal of Bleachers at Middle School Football Field – 10.01.25	-\$15,000
Less: CEN and CAR Replacement of Cafeteria Tables – 10.15.25	-\$29,982.27
Less: FCHS Baseball Field Drainage – 10.15.25	-\$13,905
Less: CE & FMS Replace Flooring in Food Service Coolers – 11.05.25	-\$36,708
Less: Replace (2) Refrigerators at FCHS – 11.05.25	-\$49,398
FY26 Available:	\$206,991.33

MEMORANDUM

Date: November 19, 2025
From: Theresa McAllister– Management Analyst
To: Board of Supervisors
Subject: Unassigned Fund Balance

*FY25 Year End (Unaudited) Unassigned Fund Balance:	\$11,387,352.90
Less: Coves Monticello Performance Grant – 07.02.25	-\$63,208.33
Less: Pleasant Grove Park Paving CIP – 08.06.25	-\$21,216
Less: Information Technology ADP Services – 08.06.25	-\$11,535
Less: Fire Training Building – 09.17.25	-\$615,000
Current (Unaudited) Unassigned Fund Balance:	\$10,676,393.57

*Audited FY25 Year End Unassigned Fund Balance will be available upon
 Completion of the FY25 Annual Comprehensive Financial Report

