FLUVANNA COUNTY BOARD OF SUPERVISORS
REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building
September 16, 2026, at 6:00 pm

TAB	AGENDA ITEMS
1 - CALL TO ORDER	
2 - PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE	
3 – ADOPTION OF AGENDA	
SPECIAL PRESENTATION	
A	A Proclamation Celebrating the 100th Anniversary of EW Thomas Grocery – Jennifer Schmack, Director of Economic Development and Tourism
4 – COUNTY ADMINISTRATOR'S REPORT	
5 – PUBLIC COMMENTS #1 (5 minutes each)	
6 – APPOINTMENTS	
7 – PRESENTATIONS (normally not to exceed 10 minutes each)	
B	Expedition Generating Station Update – Jarrod Pitts, Vice President Development, Tenaska
C	Valley Link Community Advisory Group – Eric Dahl, County Administrator and Dan Whitten, County Attorney
8 – ACTION MATTERS	
D	Jaunt Demonstration Grant to Expand the Fluvanna Midday Link – Mike Murphy, Jaunt CEO
9 – PUBLIC HEARING	
E	Public hearing to amend County Code § 21-2-13 and the water and sewer fee schedule – Dan Whitten, County Attorney
F	Zoning Text Amendment (ZTA) 26:23 – Amendments to the Fluvanna County Zoning Ordinance, to define and regulate electric transmission facilities – Dan Whitten, County Attorney; Todd Fortune, Director of Planning
10 – CONSENT AGENDA	
G	Minutes of September 2, 2026 – Caitlin Solis, Clerk to the Board
H	Approval of Open Space Agreement for Manuel Victor Perrotti and Barbara A. Perrotti – Lauren R. Sheridan, Commissioner of the Revenue
I	Designation of citizen members of FAPT/CPMT to file disclosure form – Eric Dahl, County Administrator
J	County Engineer/Capital Projects Manager Position Description – Eric Dahl, County Administrator
K	Regional Solid Waste Management Plan Resolution of Adoption – Isabella O'Brien, TJPDC Planner II
L	CRMF - FMS Basketball Scoreboard – Don Stribling, FCPS Executive Director
M	CRMF - Library Geothermal Backup Pump – William Barber, Assistant Director of Public Works
N	CRMF - Treasurer HVAC Replacement – William Barber, Assistant Director of Public Works

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.

11 – UNFINISHED BUSINESS

TBD

12 – NEW BUSINESS

TBD

13 – PUBLIC COMMENTS #2 (5 minutes each)

14 – CLOSED MEETING

TBD

15 – ADJOURN

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 BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB A

MEETING DATE:	September 16, 2026
AGENDA TITLE:	A Proclamation Celebrating the 100th Anniversary of EW Thomas Grocery
MOTION(s):	**I move the Board of Supervisors adopt the Proclamation honoring EW Thomas Grocery, as presented.**

BOS WORKPLAN?	Yes	No	**If yes, list item(s):**
		X	

AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		X			

STAFF CONTACT(S):	Jennifer Schmack, Director of Economic Development and Tourism
PRESENTER(S):	Jennifer Schmack, Director of Economic Development and Tourism
RECOMMENDATION:	Approval
TIMING:	Routine
DISCUSSION:	The Board of Supervisors will consider a proclamation honoring E.W. Thomas Grocery on its 100th anniversary. The proclamation recognizes the Thomas family's century of service, their longstanding commitment to the Fluvanna County community, and the important role E.W. Thomas Grocery has played in the county's history and local business community.
FISCAL IMPACT:	N/A
POLICY IMPACT:	N/A
LEGISLATIVE HISTORY:	N/A
ENCLOSURES:	Proclamation

REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia

PROCLAMATION 04-2026

A PROCLAMATION CELEBRATING THE 100TH ANNIVERSARY OF E.W. THOMAS GROCERY

WHEREAS, in 1926, Edward Thomas Sr. opened the doors of E.W. Thomas General Store in the heart of the Village of Palmyra, beginning a remarkable family and community legacy that has endured for 100 years; and

WHEREAS, what began as a small general store serving the everyday needs of a rural community grew into much more. Through the years, E.W. Thomas has been a place where generations of Fluvanna families have purchased groceries and sundries, and where neighbors have gathered, shared stories, and stayed connected; and

WHEREAS, in 1969, Edward Thomas Jr. (E.W.) demonstrated vision and courage when he moved the store across the river to its current location, creating a larger store to serve a growing community; and

WHEREAS, the legacy of E.W. Thomas continues, with the fourth generation of the Thomas family, Beth, Linda, Lee, and Ann, carrying forward the family business, embodying the values established by their grandfather and father; and

WHEREAS, for a century, E.W. Thomas Grocery has provided local jobs, supported families, served customers, and contributed to the economic vitality and quality of life of Fluvanna County; and

WHEREAS, the remarkable longevity of E.W. Thomas is a testament not only to sound business practices, but to resilience, adaptability, hard work, family values, and an enduring commitment to the community; and

WHEREAS, E.W. Thomas Grocery has remained a familiar and trusted presence through a century of change in Fluvanna County, never losing sight of the personal service that makes a local business special; and

WHEREAS, the Fluvanna County Board of Supervisors recognizes that businesses such as E.W. Thomas are woven into the fabric of our community. They are not simply places of commerce, they are part of our shared history, our local identity, and hold the memories of generations of Fluvanna families; and

WHEREAS, the Board of Supervisors is proud to join the many customers, friends, neighbors, employees, and community members who celebrate E.W. Thomas Grocery and the Thomas family on this remarkable occasion.

NOW, THEREFORE, BE IT PROCLAIMED, that the Fluvanna County Board of Supervisors proudly celebrates and commends E.W. Thomas Grocery on its 100th Anniversary; and

BE IT FURTHER PROCLAIMED, that the Board of Supervisors extends its heartfelt appreciation to the Thomas family, past and present employees, and all who have contributed to a century of service, dedication, and commitment to Fluvanna County; and

BE IT FINALLY PROCLAIMED, that the County of Fluvanna celebrates E.W. Thomas Grocery not simply for reaching 100 years in business, but for being a treasured part of the story of Fluvanna County and wishes the Thomas family and E.W. Thomas Grocery continued success for generations to come.

Passed and adopted this 16th day of September 2026.

_____
Anthony O'Brien
Chair, Board of Supervisors

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB B

MEETING DATE:	September 16, 2026				
AGENDA TITLE:	Expedition Generating Station Update				
MOTION(s):	**N/A**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Jarrod Pitts, Vice President Development, Tenaska				
RECOMMENDATION:	Information Only				
TIMING:	Routine				
DISCUSSION:	Representatives from Tenaska-Expedition Generating Station will be present to give the Board of Supervisors an update on the 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 C

MEETING DATE:	September 16, 2026				
AGENDA TITLE:	Valley Link Community Advisory Group				
MOTION(s):	**N/A**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
	X				
STAFF CONTACT(S):	Eric Dahl, County Administrator and Dan Whitten, County Attorney				
PRESENTER(S):	Eric Dahl, County Administrator and Dan Whitten, County Attorney				
RECOMMENDATION:	Information Only				
TIMING:	Routine				
DISCUSSION:	The Board of Supervisors will be presented with pros/cons from staff on a Valley Link Community Advisory Group.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				**X**

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB D

MEETING DATE:	September 16, 2026				
AGENDA TITLE:	Jaunt Demonstration Grant to Expand the Fluvanna Midday Link				
MOTION(s):	**I move the Board of Supervisors approve to receive $8,086 in FY25 excess capital from Jaunt and add the new service to expand the Midday Link from the Jaunt Demonstration Grant.**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
		X			
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Mike Murphy, Jaunt CEO				
RECOMMENDATION:	Approve				
TIMING:	Immediate				

DISCUSSION:

In January 2026 during FY27 budget presentations, Jaunt presented to the BOS about applying for a state Demonstration Grant and if awarded, a County match would be required. The County has been notified from Jaunt that the grant was awarded, but there would be a locality match that could come from FY25 excess capital funds.

Services Today:

Fluvanna Workday Link
Commuter service to and from Fluvanna and urban Albemarle County / Charlottesville.

Su Mo Tu We Th Fr Sa

6:00 am – 6:35 am
Morning service to urban Albemarle / Charlottesville

4:15 pm – 4:30 pm
Return service to Fluvanna

General Public
$0.00 each way

Make a Reservation:
(434) 296-3184 or
trips@ridejaunt.org

Fluvanna Midday Link
This service transports passengers curb-to-curb from Fluvanna to urban Albemarle or Charlottesville.

Su Mo Tu We Th Fr Sa

7:30 am – 9:30 am
Morning service to urban Albemarle / Charlottesville

1:45 pm – 2:45 pm
Return service to Fluvanna

General Public
$0.00 each way

Make a Reservation:
(434) 296-3184 or
trips@ridejaunt.org

Fluvanna Circulator
A convenient door-to-door service that operates within Fluvanna County. Ideal for shopping and appointments.

Su Mo Tu We Th Fr Sa

8:30 am – 4:00 pm
last pickup is at 3:00 pm

General Public
$0.00 each way

Make a Reservation:
(434) 296-3184 or
trips@ridejaunt.org

How accepting the grant would change the Midday link:

Fluvanna Midday Link
This service transports passengers curb-to-curb from Fluvanna to urban Albemarle or Charlottesville.

Su Mo **Tu** We **Th** Fr Sa

7:30 am – 9:30 am
Morning service to urban Albemarle / Charlottesville

1:45 pm – 2:45 pm
Return service to Fluvanna

General Public
$0.00 each way

Make a Reservation:
(434) 296-3184 or
trips@ridejaunt.org

Move to:

- **8:00 am +/- morning bus** from Fluvanna to urban Albemarle/Charlottesville (Tues and Thursday). Bus performs urban service until returning late afternoon.
- **12:00 pm +/- midday bus** from urban Albemarle/Charlottesville to Fluvanna, and return to urban at 1:30-2:00pm. We expect the primary demand for this will be outbound to Louisa, but as the bus is returning there will be the opportunity for people to get to the urban area midday as well.
- **4:00 pm +/- afternoon bus** from urban Albemarle/Charlottesville to Fluvanna (Tues and Thursday).

If approved, this funding could be utilized for 24 months to expand the service.

The decision point for the BOS is to either receive $8,086 in excess capital from Jaunt and add the new service to expand the Midday Link, or we can decline the State grant award and Jaunt will return $24,232 to Fluvanna County.

FISCAL IMPACT:	No additional funding is requested from FY27 funds. The decision before the BOS will determine if the County receives $8,086 or $24,232 in FY25 excess capital from Jaunt.				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	None.				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X			**X**

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB E

MEETING DATE:	September 16, 2026
AGENDA TITLE:	Public hearing to amend County Code § 21-2-13 and the water and sewer fee schedule
MOTION(s):	**I move the Board of Supervisors 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.**

BOS WORKPLAN?	Yes	No	**If yes, list initiative(s):**	
		X		

AGENDA CATEGORY:	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				

STAFF CONTACT(S):	Dan Whitten, County Attorney and Bobby Popowicz, Director of Public Utilities
PRESENTER(S):	Dan Whitten, County Attorney
RECOMMENDATION:	Approve
TIMING:	Ordinance would be effective upon adoption
DISCUSSION:	• 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; and (vii) Companies will be required to provide a daily estimate of usage.
FISCAL IMPACT:	N/A
POLICY IMPACT:	N/A
LEGISLATIVE HISTORY:	N/A
ENCLOSURES:	Ordinance to amend County Code § 21-2-13 and the Water and Sewer Fee Schedule in the County Code

REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other

	X				

HYDRANT METER LEASE AGREEMENT

This **Hydrant Meter Lease Agreement** ("Agreement") is entered into this ____ day of _____, 20____, between _____ ("Permittee") and Fluvanna County, a political subdivision of the Commonwealth of Virginia (the "County").

WHEREAS Fluvanna County Code Section 21-2-13 requires the lease of a County-issued hydrant meter for bulk water purchase that records the amount of water withdrawn; and

WHEREAS the Permittee named herein desires to lease a hydrant meter from the County for recording water withdrawn from County-approved fire hydrants and has completed a hydrant meter permit application; and

WHEREAS the County has issued Permittee a hydrant meter permit pursuant to Fluvanna County Code Section 21-2-13.

THEREFORE, the County and Permittee agree as follows:

This Agreement shall commence on ____ day of _____, 20_____, and extend for a period of ____ months, ending on the day of _____, 20_____. If the Permittee wishes to renew for any additional period, a new application and Agreement are required.

I. Permittee covenants and agrees:

a. To follow all regulations contained in Fluvanna County Code Section 21-2-13.
b. To use tankers, piping, hoses, fittings, and other connections which have cross-connection and backflow prevention devices inspected and approved annually by the Fluvanna County Public Utilities Department, and to use fill tanks that have an air gap to prevent County system contamination.
c. To pay the County a hydrant meter leasing deposit in the amount listed in Chapter 21, Appendix A of the Fluvanna County Code.
d. To use the County-issued hydrant meter for all bulk water withdrawals from County-approved fire hydrants.
e. To keep the leased hydrant meter in good repair suitable to its use.
f. To only make withdrawals from County-approved locations and with meter settings that have been authorized by the County.
g. To keep the hydrant meter permit with the vehicle or tanker which is receiving the bulk water and available for inspection.
h. To pay the County the following amounts in accordance with Appendix A (attached hereto) on the first day of each month that a County-leased hydrant meter remains in the Permittee's possession:
    i. A monthly hydrant meter rental fee in the amount listed in Chapter 21, Appendix A of the Fluvanna County Code for each month the hydrant meter has been leased to the Permittee. A month shall be any calendar month of fifteen (15) days or more.
    ii. The hydrant meter bulk water price listed in Chapter 21, Appendix A of the Fluvanna County Code for water withdrawn from County-approved fire hydrants.

iii. Any additional fees, such as late fees, assessed against Permittee pursuant to Fluvanna County Code Section 21-2-13.

i. That if Permittee does not pay the total amount due by the due date each month, late fees will be assessed against Permittee pursuant to Fluvanna County Code Section 21-2-13(F).

j. That if Permittee withdraws less than 1,000 gallons over a one-year period, the hydrant meter shall be returned to the County and the hydrant permit shall be terminated.

k. To provide photographic certification to the County Department of Public Utilities on the first day of each month of the hydrant meter for recording and billing purposes. Such photographic certification shall show that there is no damage to the hydrant meter and shall clearly show the numbers on the hydrant meter indicating the quantity of water withdrawn. If the Permittee fails to report meter readings as required in this paragraph, a billing estimation will be assessed against the Permittee pursuant to Fluvanna County Code Section 21-2-13(E).

l. To make the leased hydrant meter available for inspection by County personnel at any reasonable time.

m. To return the leased hydrant meter to the County Department of Public Utilities annually on or before the yearly anniversary date of the signed lease agreement for a condition check and reading verification. If the leased hydrant meter is not returned within ten (10) days of the anniversary date, the provisions of Fluvanna County Code Section 21-2-13(G) shall apply, potentially including a late fee, hydrant meter permit revocation, County repossession of the hydrant meter, and prevention of future hydrant meter permits.

n. That if the leased hydrant meter is damaged or in any way tampered with, the deposit shall be forfeited, this Agreement shall be terminated, and the hydrant meter permit shall be revoked unless a new deposit is provided within thirty (30) days.

o. That if it is found that the backflow prevention device has been compromised or tampered with, the hydrant meter permit shall be revoked, this Agreement shall be terminated, and the deposit shall be forfeited.

p. That if Permittee withdraws water without using the hydrant meter, the Agreement shall be terminated and the hydrant meter permit shall be revoked.

q. To notify the County immediately if the leased hydrant meter is lost or stolen, in which case the original deposit shall be forfeited to compensate the County. Unless a new deposit is provided within thirty (30) days of the notification that the leased hydrant meter was lost or stolen, the hydrant meter permit shall be revoked and this Agreement shall be terminated.

r. To return the leased hydrant meter to the County on or before the date this Agreement ends.

s. That hydrant meter permit usage is subject to limitation or cancellation in the event of a water shortage or similar emergency.

II. The County covenants and agrees:

a. To provide, when available from the County's inventory of hydrant meters, a hydrant meter for Permittee upon payment of the leasing deposit.

b. To provide monthly bills based on monthly water bulk water withdrawal and the monthly rental fee pursuant to Chapter 21, Appendix A of the Fluvanna County Code.
c. To review Permittee's monthly photographic certification.
d. To annually review the leased hydrant meter pursuant to Fluvanna County Code Section 21-2-13(G).
e. To return Permittee's hydrant meter deposit if the leased hydrant meter is returned to the County undamaged upon the conclusion of the permit, unless Permittee has been issued a sixty month permit, in which case Permittee may opt to roll over the deposit as part of a new permit and lease agreement with the County, plus the difference of the deposit rate, if higher.

III. Mutual Agreement of County and Permittee.

The County and Permittee mutually Covenant and agree:

a. That this Agreement automatically terminates, the hydrant leasing deposit is forfeited, and the County may repossess the hydrant meter if it is not used and returned in accordance with the provisions of this Agreement and Fluvanna County Code Section 21-2-13.
b. That Permittee may terminate this agreement at any time by returning the hydrant meter to the County. Upon an assessment of the condition of the returned hydrant meter, if the hydrant meter is found in good and usable condition, the County will return the Permittee's hydrant meter deposit, less any unpaid assessments or fees. If the hydrant meter is found to be damaged beyond normal wear and tear, it will retain all or a portion of Permittee's hydrant meter deposit to replace or repair the hydrant meter.
c. That Permittee agrees to indemnify, defend, and hold the County harmless from and against all claims, loss, damage, injury, and liability, however caused, including any negligence by Permittee's agents or employees resulting from, arising out of, or in any way connected with the lease or use of the hydrant meter.
d. It is understood by the County and Permittee that all provisions of Fluvanna County Code Section 21-2-13 are incorporated into this Agreement and this Agreement is not intended to alter or in any way modify the provisions or requirements thereof.
e. That this Agreement shall not be assignable by Permittee.

IV. Miscellaneous

a. Choice of Law. This Agreement shall be construed in accordance with the laws of the Commonwealth of Virginia. The Parties acknowledge that this is a jointly drafted Agreement. The Parties agree that the statements, representations, agreements, and covenants contained herein are contractual in nature and are not mere recitations of fact, and that the agreements and covenants herein shall be binding upon the Parties hereto and their respective predecessors, successors, and assigns, as described above. If the Parties are unable to resolve any dispute related to the enforcement of this Agreement, then the venue for any dispute shall be the Circuit Court for the County of Fluvanna, Virginia.
b. Integration Clause: No Oral Modification. This Agreement contains the entire agreement between the Parties hereto and may not be modified, amended or

terminated except by a written agreement specifically referring to this Agreement and signed by the Parties hereto prior to the effective date of any such modification, amendment or termination.

c. Counterparts. This Agreement may be executed in one or more counterparts, and shall be effective when all Parties have signed a counterpart hereof.
d. Severability. If any provision of this Agreement, or application thereof, shall be held to be invalid, the invalidity shall not affect the other provisions of the Agreement which can be given effect without the invalid provisions or applications, and to this end the provisions of this Agreement are declared to be severable.
e. Entire Agreement. This Agreement sets forth the entire agreement and understanding between the Parties as to the subject matter hereof and merges all prior discussions between them and the Parties shall not be bound by any condition/s, definition/s or representation/s with respect to the subject matter of this =Agreement other than as expressly provided for herein. This written agreement embodies all of the understandings and obligations between the Parties and is signed by duly authorized representatives of each Party.
f. No Waiver. No waiver of any provision of this Agreement shall be valid unless the same is in writing and signed by the Party against whom it is sought to be enforced. The signature thereto must be of the same or comparable person of authority or interest as whom executed this Agreement. No waiver of any provision of this Agreement will be deemed a waiver of any other provision of this Agreement.

IN WITNESS WHEREOF, the Parties hereafter have executed this Agreement on the date indicated below

_____	_____
Permittee	Fluvanna County Director of Public Utilities
_____	_____
Date	Date

ORDINANCE TO AMEND "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA", BY AMENDING § 21-2-13 AND CHAPTER 21 APPENDIX A TO REQUIRE A HYDRANT METER PERMIT AND CLARIFY THE PROCESS FOR THE SALE OF BULK WATER

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

(1) That The Code of the County of Fluvanna, Virginia is amended by amending § 21-2-13 and Chapter 21 Appendix A, as follows:

Sec. 21-2-13. Hydrant meters.

(A) *Hydrant meter permit required.* Upon receipt of a hydrant meter permit application, the County may approve metered bulk water purchases. To be eligible for a hydrant meter permit, the applicant must:

(1) Have a need to make bulk water purchases.

(2) Use tankers, piping, hoses, fittings, and other connections which have cross-connection and backflow prevention devices inspected as part of the application process and then approved annually by the Fluvanna County Public Utilities Department ("Department"). All water haulers used must use fill tanks that have an air gap to prevent County system contamination.

(3) Agree to be responsible for any damages to the County-owned meters, hydrants, or meter settings beyond normal wear and tear.

(B) *Hydrant meter permits.*

(1) Hydrant meter permits may be issued for up to five (5) years. A new permit may be applied for and approved to be effective upon the conclusion of a previous hydrant meter permit.

(2) Hydrant meter permits may stipulate conditions for water withdrawal, including conditions involving quantity, frequency, and withdrawal location.

(~~A~~**C**) *Provision of hydrant meters, deposit required.*

(1) ~~A hydrant meter~~ **Approved hydrant meter permittees** shall **lease a hydrant meter through a lease agreement with** ~~be leased from~~ the County for the purpose of recording water withdrawn from County-approved fire hydrants upon ~~submittal of a signed lease agreement to the Director and~~ payment of the lease deposit found in the County's fee schedule adopted as an Appendix A to this chapter.

(2) **The leased hydrant meter must be used for any water withdrawal.**

(3) **Each truck shall have a separate hydrant meter.**

(4) **Each company shall be allowed no more than three (3) hydrant meters.**

(5) **The Department shall issue a maximum total of five (5) hydrant meters for tankers with a capacity of at least 2,000 gallons.**

(6) **The Department shall issue a maximum of five (5) hydrant meters for tankers with capacity of less than 2,000 gallons.**

(~~B~~**D**) *Water usage~~ and administrative~~ charges.* Water usage charges **per 1,000 gallons** for water **withdrawn** ~~consumed~~ through hydrant meters can be found in the County's fee schedule adopted as an Appendix A to this chapter. ~~If usage is less than 1,000 gallons over a one-year period, the meter shall be returned to the County and the agreement terminated~~. A monthly ~~administrative~~ **rental** charge**,** found in the County's fee schedule adopted as an Appendix A to this chapter, shall also be assessed to each ~~lessee~~ **permittee** for every month a hydrant meter remains in the **permittee's** possession**. Permittees shall provide payment on the first day of each month to the Department for the monthly rental fee and any water withdrawal charge.** ~~of such person. If lessee fails to pay total amount due by the due date, a late payment penalty in the amount of $10.00 or ten percent of the overdue amount, whichever is greater, will be added to lessee's bill. This late payment penalty shall be charged in each month that there is an overdue amount on any overdue balance.~~

(E) Water usage restrictions.

(i) If a permittee withdraws less than 1,000 gallons over a one-year period, the hydrant meter shall be returned to the County and the lease agreement shall be terminated.

(ii) Companies that have permits for tankers with a capacity of at least 2,000 gallons shall have a total combined limit of 50,000 gallons per week for all tankers that have been issued a hydrant meter. If a company exceeds this limit, the hydrant meter shall be returned to the County and the lease agreement shall be terminated.

(iii) Companies that only have permits for tankers with a capacity of less than 2,000 gallons shall have no restrictions on the total gallons per week.

(iv) Companies will be required to provide a daily estimate of usage.

(~~C~~**F**)*Monthly meter reading reports; billing based on estimate where no report given.* **On the first day of each month, permittees shall provide photographic certification to the Department of the leased hydrant meter for recording and billing purposes. Such photographic certification shall show that there is no damage to the hydrant meter and shall clearly show the numbers on the hydrant meter indicating the quantity of water withdrawn.** ~~Meter readings certified by the lessee must be provided to the Department by the 10th day of each month for recording and billing.~~ If ~~lessee~~ **the permittee** fails to report meter readings as required in this paragraph, the Director shall estimate a water usage based on an average of the last two **(2)** billing periods. ~~To the extent there is an increase in~~ **If** the estimated billing amount **is less than the actual amount of water withdrawn**, a late payment penalty in the amount of $10.00 or ten **(10)** percent **of the overage**, whichever is greater, ~~will~~ **shall** be **assessed against the permittee.** ~~added to the increased billing amount.~~

(G) ***Late fees.*** **If the total amount due for the month, including both water withdrawal charges and the rental fee, is not remitted by the due date, the account is deemed delinquent and a late charge of ten (10) percent of the amount overdue or $10.00, whichever is greater, shall be assessed against the permittee. If the delinquent charges and fees are not paid within thirty (30) days after the original due date, the permittee's hydrant permit shall be revoked, the lease agreement shall be terminated, and the County may repossess the leased hydrant meter. If the leased hydrant meter cannot be repossessed or is damaged, the deposit shall be forfeited.**

(~~D~~**H**) *Annual inspections;* ***permit revocation*** ~~*lease terminated*~~*.* **Hydrant meters must be available for inspection by County personnel at any reasonable time.** All **leased hydrant** meters must be returned to the Department annually on or before the yearly anniversary date of the signed lease agreement for a condition check and reading verification. If **a leased hydrant** meter~~s~~ **is** ~~are~~ not returned to the County within ten **(10)** days of the anniversary date**,** a fee of $25.00 plus $1.00 per day thereafter ~~will~~ **shall** be ~~added to the billing amount~~ **assessed against the permittee** or deducted from the deposit. If such failure to return **a leased hydrant meter** ~~or delinquency of a hydrant meter billing amount~~ continues for a period of **fifteen (**15**)** days following written notice of such failure **to return** ~~or delinquency~~, **the permittee's hydrant meter permit shall be revoked** ~~such lease shall automatically terminate~~, the ~~lease~~ **permittee's hydrant water** deposit ~~will~~ **shall** be forfeited, and the County may ~~take~~ **re**possess~~ion of~~ the **leased hydrant** meter. **If the leased hydrant meter cannot be repossessed or is damaged, the deposit shall be forfeited.** ~~The~~ **Such** notice shall be sent by first class mail to the **permittee** ~~person leasing the meter~~ and shall specify that **permit revocation** ~~lease termination~~, deposit forfeiture**,** and **leased hydrant** meter repossession ~~will~~ **or deposit forfeiture shall** result if such failure ~~or delinquency~~ continues beyond the 15-day period. **Once the 15-day period has passed, the permittee's hydrant meter permit shall be revoked. No further permit shall be provided to the former permittee unless the leased hydrant** ~~Such service shall not thereafter be provided to such lessee unless the~~ meter is returned or repossessed, a new **water hydrant permit is applied for and obtained, a new** lease agreement **is** signed, a new deposit is paid**,** and any delinquent amounts **owed by the former permittee** are paid. ~~Meters must be available for inspection by County personnel at any reasonable time.~~

(~~E~~**I**) *Damage to County equipment.* If the **leased** hydrant meter is damaged or in any way tampered with, ~~the cost to repair or replace the equipment will be at the expense of the lessee~~ **the deposit shall be forfeited, the lease agreement shall be terminated, and the hydrant meter permit shall be revoked unless a new deposit is provided within thirty (30) days**. If it is found that the backflow prevention device has been compromised or tampered with, **the hydrant meter permit shall be revoked, the lease agreement shall be terminated, and the deposit shall be forfeited.** ~~the lease agreement will be terminated and the deposit will be forfeited.~~

(~~F~~**J**) *Lost or stolen equipment.* The ~~lessee~~ **permittee** shall notify the County immediately if the **leased hydrant** meter is lost or stolen**, in which case the original deposit shall be forfeited to compensate the County**. ~~The lessee shall reimburse the County for the cost of the meter within 30 days of such notification.~~ **Unless a new deposit is provided within thirty (30) days of the notification that the leased hydrant meter was lost or stolen, the hydrant meter permit shall be revoked and lease agreement shall be terminated.**

(K) ***Return of leased hydrant meter.***

(1) If a leased hydrant meter is returned to the County undamaged upon the conclusion of the lease agreement, the deposit shall be returned to the permittee.

(L) ***Access to withdraw.***

(1) Only designated locations and existing meter settings that have been authorized by the County may be used for bulk water withdrawal.

(2) Once a hydrant meter permit has been acquired and a hydrant meter has been leased from the County, the permittee shall have access to withdraw from County-approved fire hydrants on a 24/7 basis, unless such fire hydrant is currently in use by the County.

(3) Permittees shall, while any water is being withdrawn from the County's water system, keep the hydrant meter permit with the vehicle or tanker which is receiving the bulk water and available for inspection.

(4) If a Permittee withdraws water without using the hydrant meter, the lease agreement will be terminated and the hydrant meter permit will be revoked.

(5) Any hydrant meter permit issued under this section is subject to limitation on the amount of water that can be withdrawn or cancellation of the permit in the event of a water shortage on account of either the needs of existing or new customers on the County's water system or a declared local or state drought emergency.

(M) *Exemption for County*.

(1) County Departments and County Volunteer Fire Companies are exempt from the requirements to acquire a hydrant meter or to pay for water usage.

(2) The County Departments and County Volunteer Fire Companies shall notify the Department of any bulk water withdrawals during both emergency and non-emergency events.

APPENDIX A. WATER AND SEWER FEE SCHEDULE

County Code	Fee Description	Fee Amount
Sec. 21-2-7. Extensions to existing lines	Initial Review Fee, Base	$600
	Initial Review Fee, Water Lines	$0.33 per linear foot (LF)
	Subsequent Review Fee, Base	$200
	Subsequent Review Fee, Water Lines	$0.11 per linear foot (LF)
Sec. 21-2-13. Hydrant meters	Hydrant meter, leasing, ~~commercial~~ deposit	~~$400.00~~ **$1,500.00**

	Hydrant meter, ~~leasing, other deposit~~ **bulk water price per 1,000 gallons**	~~$100.00~~ **$12.00**
	Hydrant meter, Monthly Rental ~~Administration~~ Fee	~~$10.00~~ **$35.00** per month
Sec. 21-2-33. Payments for water generally; service deposit by tenant.	Customer set up charge for new water or sewer account	$10.00
	Deposit (owner)	$100
	Deposit* (tenant/lessee)	$100
Sec. 21-2-36. Overdue bills; disconnection for nonpayment generally.	Reconnection Fee	$30
Sec. 21-2-40. Water service and volume charges.	Minimum usage included in Base Fee per meter size	Water Base Service Charges
	⅝ x ¾-inch meter, 2,000 gallons	$21.42
	1-inch meter, 6,000 gallons	$64.26
	1-½-inch meter, 12,000 gallons	$128.52
	2-inch meter, 20,000 gallons	$214.20
	3-inch meter, 48,000 gallons	$514.08
	4-inch meter, 96,000 gallons	$1,028.16
	Water rate per 1,000 gallons above minimum usage	$11.22
Sec. 21-2-87. Connections to existing water mains (see also Sec. 21-2-8(E))	Connection Fees, Water	
	⅝ x ¾-inch meter	$8,500
	1-inch meter	$17,000
	1-½-inch meter	$42,500
	2-inch meter	$68,000
	3-inch meter	$136,000
	4-inch meter	$272,000
	Initial Review Fee, Base	$600

Sec. 21-3-11. Extensions to existing lines.	Initial Review Fee, Sewer Lines	$0.66 per linear foot (LF)
	Subsequent Review Fee, Base	$200
	Subsequent Review Fee, Sewer Lines	$0.22 per linear foot (LF)
Sec. 21-3-31. Connection by applicant.	Customer set up charge for new water or sewer account	$10.00
	Deposit (owner)	$100
	Deposit (tenant/lessee)	$100
Sec. 21-3-32. Sewer connection fees - Generally.	Connection Fees, Sewer	
	⅝ x ¾-inch meter	$8,500
	1-inch meter	$17,000
	1-½-inch meter	$42,500
	2-inch meter	$68,000
	3-inch meter	$136,000
	4-inch meter	$272,000
Sec. 21-3-33. Sewer service charges and rates—Generally.	Minimum usage included in Base Fee per meter size	Sewer Base Service Charges
	⅝ x ¾-inch meter, 2,000 gallons	$25.81
	1-inch meter, 6,000 gallons	$77.43
	1-½-inch meter, 12,000 gallons	$154.86
	2-inch meter, 20,000 gallons	$258.10
	3-inch meter, 48,000 gallons	$619.44
	4-inch meter, 96,000 gallons	$1,238.88
	Sewer rate per 1,000 gallons above minimum usage	$17.65
Sec. 21-3-62. Permit required - Existing and new users (*relates to industrial pretreatment)	Application fee	$50
	Permit Fee	$50

Sec. 21-3-91 Permit for Installation and repair	Permit Fee	4% of estimated construction costs

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

ORDINANCE TO AMEND "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA", BY AMENDING § 21-2-13 AND CHAPTER 21 APPENDIX A TO REQUIRE A HYDRANT METER PERMIT AND CLARIFY THE PROCESS FOR THE SALE OF BULK WATER

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

(1) That The Code of the County of Fluvanna, Virginia is amended by amending § 21-2-13 and Chapter 21 Appendix A, as follows:

Sec. 21-2-13. Hydrant meters.

(A) *Hydrant meter permit required.* Upon receipt of a hydrant meter permit application, the County may approve metered bulk water purchases. To be eligible for a hydrant meter permit, the applicant must:

(1) Have a need to make bulk water purchases.

(2) Use tankers, piping, hoses, fittings, and other connections which have cross-connection and backflow prevention devices inspected as part of the application process and then approved annually by the Fluvanna County Public Utilities Department ("Department"). All water haulers used must use fill tanks that have an air gap to prevent County system contamination.

(3) Agree to be responsible for any damages to the County-owned meters, hydrants, or meter settings beyond normal wear and tear.

(B) *Hydrant meter permits.*

(1) Hydrant meter permits may be issued for up to five (5) years. A new permit may be applied for and approved to be effective upon the conclusion of a previous hydrant meter permit.

(2) Hydrant meter permits may stipulate conditions for water withdrawal, including conditions involving quantity, frequency, and withdrawal location.

(C) *Provision of hydrant meters, deposit required.*

(1) Approved hydrant meter permittees shall lease a hydrant meter through a lease agreement with the County for the purpose of recording water withdrawn from County-approved fire hydrants upon payment of the lease deposit found in the County's fee schedule adopted as an Appendix A to this chapter.

(2) The leased hydrant meter must be used for any water withdrawal.

(3) Each truck shall have a separate hydrant meter.

(4) Each company shall be allowed no more than three (3) hydrant meters.

(5) The Department shall issue a maximum total of five (5) hydrant meters for tankers with a capacity of at least 2,000 gallons.

(6) The Department shall issue a maximum of five (5) hydrant meters for tankers with capacity of less than 2,000 gallons.

(D) *Water usage charges.* Water usage charges per 1,000 gallons for water withdrawn through hydrant meters can be found in the County's fee schedule adopted as an Appendix A to this chapter. A monthly rental charge, found in the County's fee schedule adopted as an Appendix A to this chapter, shall also be assessed to each permittee for every month a hydrant meter remains in the permittee's possession. Permittees shall provide payment on the first day of each month to the Department for the monthly rental fee and any water withdrawal charge.

(E) *Water usage restrictions.*

(i) If a permittee withdraws less than 1,000 gallons over a one-year period, the hydrant meter shall be returned to the County and the lease agreement shall be terminated.

(ii) Companies that have permits for tankers with a capacity of at least 2,000 gallons shall have a total combined limit of 50,000 gallons per week for all tankers that have been issued a hydrant meter. If a company exceeds this limit, the hydrant meter shall be returned to the County and the lease agreement shall be terminated.

(iii) Companies that only have permits for tankers with a capacity of less than 2,000 gallons shall have no restrictions on the total gallons per week.

(iv) Companies will be required to provide a daily estimate of usage.

(F) *Monthly meter reading reports; billing based on estimate where no report given.* On the first day of each month, permittees shall provide photographic certification to the Department of the leased hydrant meter for recording and billing purposes. Such photographic certification shall show that there is no damage to the hydrant meter and shall clearly show the numbers on the hydrant meter indicating the quantity of water withdrawn. If the permittee fails to report hydrant meter readings as required in this paragraph, the Director shall estimate a water usage based on an average of the last two (2) billing periods. If the estimated billing amount is less than the actual amount of water withdrawn, a late payment penalty in the amount of $10.00 or ten (10) percent of the overage, whichever is greater, shall be assessed against the permittee.

(G) *Late fees.* If the total amount due for the month, including both water withdrawal charges and the rental fee, is not remitted by the due date, the account is deemed delinquent and a late charge of ten (10) percent of the amount overdue or $10.00, whichever is greater, shall be assessed against the permittee. If the delinquent charges and fees are not paid within thirty (30) days after the original due date, the permittee's hydrant permit shall be revoked, the lease agreement shall be terminated, and the County may repossess the leased hydrant meter. If the leased hydrant meter cannot be repossessed or is damaged, the deposit shall be forfeited.

(H) *Annual inspections; permit revocation.* Hydrant meters must be available for inspection by County personnel at any reasonable time. All leased hydrant meters must be returned to the Department annually on or before the yearly anniversary date of the signed lease agreement for a condition check and reading verification. If a leased hydrant meter~~s~~ is not returned to the County within ten (10) days of the anniversary date, a fee of $25.00 plus $1.00 per day thereafter shall be assessed against the permittee or deducted from the deposit. If such failure to return a leased hydrant meter continues for a period of fifteen (15) days following written notice of such failure to return, the permittee's hydrant meter permit shall be

revoked, the permittee's hydrant water deposit shall be forfeited, and the County may repossess the leased hydrant meter. If the leased hydrant meter cannot be repossessed or is damaged, the deposit shall be forfeited. Such notice shall be sent by first class mail to the permittee and shall specify that permit revocation, deposit forfeiture, and leased hydrant meter repossession or deposit forfeiture shall result if such failure continues beyond the 15-day period. Once the 15-day period has passed, the permittee's hydrant meter permit shall be revoked. No further permit shall be provided to the former permittee unless the leased hydrant meter is returned or repossessed, a new water hydrant permit is applied for and obtained, a new lease agreement is signed, a new deposit is paid, and any delinquent amounts owed by the former permittee are paid.

(I) *Damage to County equipment.* If the leased hydrant meter is damaged or in any way tampered with, the deposit shall be forfeited, the lease agreement shall be terminated, and the hydrant meter permit shall be revoked unless a new deposit is provided within thirty (30) days. If it is found that the backflow prevention device has been compromised or tampered with, the hydrant meter permit shall be revoked, the lease agreement shall be terminated, and the deposit shall be forfeited.

(J) *Lost or stolen equipment.* The permittee shall notify the County immediately if the leased hydrant meter is lost or stolen, in which case the original deposit shall be forfeited to compensate the County. Unless a new deposit is provided within thirty (30) days of the notification that the leased hydrant meter was lost or stolen, the hydrant meter permit shall be revoked and lease agreement shall be terminated.

(K) *Return of leased hydrant meter.*

(1) If a leased hydrant meter is returned to the County undamaged upon the conclusion of the lease agreement, the deposit shall be returned to the permittee.

(L) *Access to withdraw.*

(1) Only designated locations and existing hydrant meter settings that have been authorized by the County may be used for bulk water withdrawal.

(2) Once a hydrant meter permit has been acquired and a hydrant meter has been leased from the County, the permittee shall have access to withdraw from County-approved fire hydrants on a 24/7 basis, unless such fire hydrant is currently in use by the County.

(3) Permittees shall, while any water is being withdrawn from the County's water system, keep the hydrant meter permit with the vehicle or tanker which is receiving the bulk water and available for inspection.

(4) If a Permittee withdraws water without using the hydrant meter, the lease agreement will be terminated and the hydrant meter permit will be revoked.

(5) Any hydrant meter permit issued under this section is subject to limitation on the amount of water that can be withdrawn or cancellation of the permit in the event of a water shortage on account of either the needs of existing or new customers on the County's water system or a declared local or state drought emergency.

(M) *Exemption for County*.

(1) County Departments and County Volunteer Fire Companies are exempt from the requirements to acquire a hydrant meter or to pay for water usage.

(2) The County Departments and County Volunteer Fire Companies shall notify the Department of any bulk water withdrawals during both emergency and non-emergency events.

APPENDIX A. WATER AND SEWER FEE SCHEDULE

County Code	Fee Description	Fee Amount
Sec. 21-2-7. Extensions to existing lines	Initial Review Fee, Base	$600
	Initial Review Fee, Water Lines	$0.33 per linear foot (LF)
	Subsequent Review Fee, Base	$200
	Subsequent Review Fee, Water Lines	$0.11 per linear foot (LF)
Sec. 21-2-13. Hydrant meters	Hydrant meter, leasing, deposit	$1,500.00
	Hydrant meter, bulk water price per 1,000 gallons	$12.00
	Hydrant meter, Monthly Rental Administration Fee	$35.00 per month
Sec. 21-2-33. Payments for water generally; service deposit by tenant.	Customer set up charge for new water or sewer account	$10.00
	Deposit (owner)	$100
	Deposit* (tenant/lessee)	$100
Sec. 21-2-36. Overdue bills; disconnection for nonpayment generally.	Reconnection Fee	$30
Sec. 21-2-40. Water service and volume charges.	Minimum usage included in Base Fee per meter size	Water Base Service Charges
	⅝ x ¾-inch meter, 2,000 gallons	$21.42
	1-inch meter, 6,000 gallons	$64.26
	1-½-inch meter, 12,000 gallons	$128.52
	2-inch meter, 20,000 gallons	$214.20

	3-inch meter, 48,000 gallons	$514.08
	4-inch meter, 96,000 gallons	$1,028.16
	Water rate per 1,000 gallons above minimum usage	$11.22
Sec. 21-2-87. Connections to existing water mains (see also Sec. 21-2-8(E))	Connection Fees, Water	
	⅝ x ¾-inch meter	$8,500
	1-inch meter	$17,000
	1-½-inch meter	$42,500
	2-inch meter	$68,000
	3-inch meter	$136,000
	4-inch meter	$272,000
Sec. 21-3-11. Extensions to existing lines.	Initial Review Fee, Base	$600
	Initial Review Fee, Sewer Lines	$0.66 per linear foot (LF)
	Subsequent Review Fee, Base	$200
	Subsequent Review Fee, Sewer Lines	$0.22 per linear foot (LF)
Sec. 21-3-31. Connection by applicant.	Customer set up charge for new water or sewer account	$10.00
	Deposit (owner)	$100
	Deposit (tenant/lessee)	$100
Sec. 21-3-32. Sewer connection fees - Generally.	Connection Fees, Sewer	
	⅝ x ¾-inch meter	$8,500
	1-inch meter	$17,000
	1-½-inch meter	$42,500
	2-inch meter	$68,000
	3-inch meter	$136,000
	4-inch meter	$272,000
Sec. 21-3-33. Sewer service charges and rates—Generally.	Minimum usage included in Base Fee per meter size	Sewer Base Service Charges

	⅝ x ¾-inch meter, 2,000 gallons	$25.81
	1-inch meter, 6,000 gallons	$77.43
	1-½-inch meter, 12,000 gallons	$154.86
	2-inch meter, 20,000 gallons	$258.10
	3-inch meter, 48,000 gallons	$619.44
	4-inch meter, 96,000 gallons	$1,238.88
	Sewer rate per 1,000 gallons above minimum usage	$17.65
Sec. 21-3-62. Permit required - Existing and new users (*relates to industrial pretreatment)	Application fee	$50
	Permit Fee	$50
Sec. 21-3-91 Permit for Installation and repair	Permit Fee	4% of estimated construction costs

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

(Seal)
PUBLIC HEARING
Fluvanna County Board of Supervisors
Wednesday, September 16, 2026, at 7:00 p.m.

Pursuant to VA Code Section 15.2-1427, a public hearing will be held in the held **Fluvanna County Circuit Court, 72 Main Street, Palmyra, VA 22963** for citizens of the County to have the opportunity to be heard by the Board of Supervisors on the following item:

Ordinance to amend of the Code of the County of Fluvanna, Virginia, by amending § 21-2-13 and the Water and Sewer Fee Schedule to clarify the process for the sale of bulk water.

Copies of the complete text of the above ordinance is available for public review at the Office of the Fluvanna County Administrator during normal business hours. Questions about the Ordinance may be directed to the Utilities Department, at (434) 842-5310. All interested persons wishing to be heard are invited to attend the public hearing.

TO: Fluvanna Review

Advertise on the following dates: August 27 and September 3, 2026

Authorized by: Fluvanna County BOS

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 F

MEETING DATE:	September 16, 2026
AGENDA TITLE:	ZTA 26:23 – Amendments to the Fluvanna County Zoning Ordinance, to define and regulate electric transmission facilities
MOTION(s):	**Finding that the proposed zoning ordinance amendments (are/ are not) appropriate for the public necessity, convenience and general welfare and (are/ are not) good zoning practice, I move that the Board of Supervisors (approve / deny) ZTA 26:23 – an ordinance to amend and reordain the code of the county of Fluvanna, Virginia by amending §§ 22-4-2.2, 22-11-2.2, 22-12-2.2, and 22-22-1 and enacting §§ 22-29-1 through 22-29-23 to define and regulate electric transmission facilities.**

BOS WORKPLAN?	Yes	No	**If yes, which item(s):**	
		X		

AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
			X		

STAFF CONTACT(S):	Dan Whitten, County Attorney; Todd Fortune, Director of Planning
PRESENTER(S):	Dan Whitten, County Attorney; Todd Fortune, Director of Planning
RECOMMENDATION:	Planning Commission recommended approval 5-0.
TIMING:	Routine
DISCUSSION:	This ZTA is being presented pursuant to recent discussions and developments regarding Valley Link's proposed Joshua Falls-Yeat transmission line.
FISCAL IMPACT:	None
POLICY IMPACT:	This change, if approved, would 1) Add a definition for Electric Transmission Facility and amend the definition Utility, Major; 2) Require a SUP for Electric Transmission Facilities; and 3) establish regulations for Electric Transmission Facilities.
LEGISLATIVE HISTORY:	This proposed Zoning Text Amendment was presented to the Planning Commission for review on August 11, 2026. The Commission, by a vote of 5-0, recommended approval of the proposed amendment.
ENCLOSURES:	• Staff Report • Proposed Ordinance Amendment

REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
	X				**X**

132 Main Street
P.O. Box 540
Palmyra, VA 22963
(434) 591-1910
Fax (434) 591-1911
www.vannacounty.org

COUNTY OF FLUVANNA

"Responsive & Responsible Government"

BOARD OF SUPERVISORS STAFF REPORT

To: Fluvanna County Board of Supervisors
From: Dan Whitten, County Attorney; and Todd Fortune, Director of Planning
Case Number: ZTA 26:23
District: Countywide Amendment

General Information: This public hearing is to be held on Wednesday, September 16, 2026, at 7:00 pm by the Fluvanna County Board of Supervisors in the Fluvanna County Circuit Court, 72 Main Street, Palmyra, VA 22963.

Requested Action: Approval of an amendment to the Fluvanna County Code by amending §§ 22-4-2.2, 22-11-2.2, 22-12-2.2, and 22-22-1 and enacting §§ 22-29-1 through 22-29-23 to define and regulate electric transmission facilities.

Background Information: This recommended change is being presented pursuant to recent discussions and developments regarding Valley Link's proposed Joshua Falls-Yeat transmission line. The proposed changes would: 1) Add a definition for Electric Transmission Facility and amend the definition Utility, Major; 2) Require a SUP for Electric Transmission Facilities; and 3) establish regulations for Electric Transmission Facilities.

At its regular meeting on August 11, 2026, the Planning Commission considered this proposed ZTA and recommended approval by a vote of 5-0.

Recommended Motion:

FINDING THAT THE PROPOSED ZONING ORDINANCE AMENDMENTS (ARE/ ARE NOT) APPROPRIATE FOR THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE AND (ARE/ ARE NOT) GOOD ZONING PRACTICE, I MOVE THAT THE BOARD OF SUPERVISORS (APPROVE / DENY) ZTA 26:23 – AN ORDINANCE TO AMEND AND REORDAIN THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA BY AMENDING §§ 22-4-2.2, 22-11-2.2, 22-12-2.2, AND 22-22-1 AND ENACTING §§ 22-29-1 THROUGH 22-29-23 TO DEFINE AND REGULATE ELECTRIC TRANSMISSION FACILITIES.

ZTA 26:23

ORDINANCE TO AMEND AND REORDAIN "THE CODE OF THE COUNTY OF FLUVANNA, VIRGINIA" BY AMENDING §§ 22-4-2.2, 22-11-2.2, 22-12-2.2, AND 22-22-1 AND ENACTING §§ 22-29-1 THROUGH 22-29-23 TO DEFINE AND REGULATE ELECTRIC TRANSMISSION FACILITIES

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

(1) That the Code of the County of Fluvanna, Virginia is amended by amending §§ 22-4-2.2, 22-11-2.2, 22-12-2.2, and 22-22-1 and enacting §§ 22-29-1 through 22-29-23:

CHAPTER 22 – ZONING

ARTICLE 4. - AGRICULTURAL, GENERAL, DISTRICT A-1

Sec. 22-4-2.2. Uses permitted by special use permit only.

The following uses shall be permitted by special use permit only:

Miscellaneous Uses

Electric transmission facilities

ARTICLE 11. - INDUSTRIAL, LIMITED, DISTRICT I-1

Sec. 22-11-2.2. Uses permitted by special use permit only.

The following uses shall be permitted by special use permit only:

Miscellaneous Uses

Electric transmission facilities

ARTICLE 12. - INDUSTRIAL, GENERAL, DISTRICT I-2

Sec. 22-12-2.2. Uses permitted by special use permit.

The following uses shall be permitted by special use permit only:

Miscellaneous Uses

Electric transmission facilities

ARTICLE 22. DEFINITIONS

Sec. 22-22-1. Rules of construction; definitions.

***Electric transmission facility*: A facility, equipment, or structure that supports electric transmission lines, including, but not limited to, electrical substations, switching stations, and related infrastructure.**

Utility, major: Facilities for the distribution, collection, treatment, production, transmission and generation of public, private and central utilities including, but not limited to, transmission lines, production plants, ~~electrical substations,~~ pumping stations, treatment facilities, information and communication facilities.

ARTICLE 29. REGULATION OF ELECTRIC TRANSMISSION FACILITIES

Sec. 22-29-1. Statement of intent.

The purpose of this Article is to protect the public health, safety, and welfare by regulating the placement, conditions, and impact of electric transmission facilities. The intent of this Article is to:

- **(A) Provide for the orderly and compatible siting of electric transmission facilities;**
- **(B) Minimize adverse impacts on residential areas, agricultural lands, sites of historical and cultural significance, and the County's rural character;**
- **(C) Protect public infrastructure;**
- **(D) Protect County entrance corridors, which include Route 6, US 15, Route 53, and US 250;**
- **(E) Establish reasonable conditions regulating the construction and operation of electric transmission facilities; and**
- **(F) Ensure compliance with federal and state regulations.**

Sec. 22-29-2. Applicability.

- **(A) Subject to the limitation in subsection (C), this Article shall apply to:**
  - **(1) New electric transmission facilities; and**
  - **(2) Expansions or modifications of existing electric transmission facilities that materially increase the facility's capacity or footprint.**
- **(B) Electric transmission facilities existing or permitted prior to the adoption of this article shall be subject to the provisions of Article 16, Nonconforming Uses, of this Chapter.**
- **(C) This Article shall apply to all electric transmission facilities, except where explicitly preempted under Virginia Code § 56-265.2(A)(2).**

Sec. 22-29-3. General requirements and considerations.

- **(A) In considering an application for this use, the Board shall:**
  - **(1) Take into account the maximum height, size, and location of the electric transmission facility in relation to interconnecting electric transmission lines, and shall include measures designed to screen or otherwise minimize the visibility of proposed facilities;**
  - **(2) Take into account the protection of entrance corridors, wetlands, floodplains, rivers, steep slopes, and agricultural lands. The views of and vistas from these locations and adjoining properties shall be protected and**

not be impaired or diminished by the placement of the electric transmission facility;

(3) Take into accost the impact of the electric transmission facility on residential areas, agricultural lands, scenic byways, historical and cultural sites, and the County's rural character; and

(4) Analyze the potential visual and auditory impacts from multiple vantage points in the area of the proposed electric transmission facility, including those at higher elevations, to determine whether the proposed site is compatible with the County's rural character.

(B) All applications for this use shall demonstrate that the proposed electric transmission facility:

(1) Is consistent with the comprehensive plan;

(2) Minimizes impacts to adjacent properties and surrounding communities;

(3) Is designed and located to minimize visual, environmental, and land use impacts to the surrounding area; and

(4) Is compatible with existing and planned uses in the surrounding area.

(C) In addition to the requirements of Article 23, Site Development Plans, the following documents and information shall be provided by an applicant for an electric transmission facility:

(1) A narrative identifying the applicant, owner, and operator, and describing the proposed project, including an overview of the project and its location, the approximate rated capacity, a description of all ancillary facilities, and a visual rendering of equipment and ancillary facilities;

(2) Project site development and landscape plans demonstrating that the project minimizes the impacts on adjoining lands and viewsheds;

(3) Potential hazards to adjacent properties, public roadways, and the applicant's plans to protect the County and its citizens from the impact of those hazards;

(4) Identification of the party responsible for the long-term maintenance of the facility;

(5) A completed independent sound study developed by a third party and paid for by the applicant that demonstrates the sound impact of the proposed electric transmission facility on adjacent properties; and

(6) A site plan including the following information and details, in addition to the requirements of Article 23, Site Development Plans:

(a) The location and types of off-site electric utility infrastructure upgrades needed to support the electric transmission facility, including the location and routing of any off-site cabling required from the point of interconnection with existing electrical utility cabling and the locations and routing of existing electrical utility cabling that must be upgraded to support the electric transmission facility;

(b) The location of fencing and other methods of ensuring public health and safety;

(c) A visual depiction of required screening and buffering in scaled plan and elevation perspectives; and
(d) Representative diagrams, ariel photo superposition maps, ground photographs, visual simulations, and other similar renderings showing the current and proposed conditions from adjacent properties.

Sec. 22-29-4. Siting.

(A) The applicant shall evaluate and document alternative siting options, including:
(1) The use of existing transmission corridors;
(2) Co-location within existing utility easements; and
(3) Alignment along transportation corridors, where feasible.

(B) In support of the selected siting, the applicant shall demonstrate:
(1) Minimization of impacts to residential areas;
(2) Avoidance of visibility, or increased visibility for expansions or modifications of existing electric transmission facilities, from County entrance corridors, which include Route 6, US 15, Route 53, and US 250;
(3) Avoidance of unnecessary fragmentation of agricultural and forestal lands; and
(4) Minimization of impacts on scenic, historic, and cultural resources.

Sec. 22-29-5. Standards and regulations for electric transmission facilities.

An electric transmission facility shall comply with all standards and regulations enumerated within this Article, as well as all requirements for the zone in which the property is located. If any such standards or regulations overlap, the most restrictive standard or regulation shall apply.

Sec. 22-29-6. Minimum setbacks for electric transmission facilities.

The electric transmission facility area, which includes any buildings, structures, equipment, parking, and disturbed areas shall have the following minimum setbacks from the nearest edge of any such buildings, structures, equipment, parking, and disturbed areas:

(A) 200 feet from the nearest point on the outer wall of existing occupied community buildings and dwellings on nonparticipating properties;
(B) 100 feet from the outside edge of the roadbed of any road abutting the property;
(C) 100 feet from the edge of tidal wetlands or nontidal wetlands, as defined in 9VAC25-830, or from the top of bank of perennial streams, as defined in Virginia Code § 62.1-44.122; and
(D) Seventy-five (75) feet measured from the nearest shared property line for nonparticipating properties.

Sec. 22-29-7. Landscaping and buffers.

An electric transmission facility shall meet the requirements of Article 24, Landscaping and Tree Protection, of this Chapter.

Sec. 22-29-8. Height.

The Board shall impose height restrictions on a case-by-case basis as a part of the special use permit conditions, taking into consideration the location and specific voltage level of the electric transmission facility.

Sec. 22-29-9. Visual Design.

Electric transmission facilities shall adhere to the following visual design standards:

(A) Structures shall utilize non-reflective materials;
(B) Structure color and finish shall be selected to minimize visual contrast with the surrounding environment; and
(C) Project segments shall maintain consistency in structure type and design where feasible.

Sec. 22-29-10. Sound.

In addition to the sound requirements of Chapter 15.2, Noise Control, the Board shall impose sound restrictions on a case-by-case basis as a part of the special use permit conditions for the electric transmission facility, taking into consideration the use and location, including proximity to nearby residential property.

Sec. 22-29-11. Lighting.

An electric transmission facility shall meet the requirements of Article 25, Outdoor Light Control, of this Chapter.

Sec. 22-29-12. Signage.

No signage shall be allowed on the fencing, structures, or buildings in the project area for an electric transmission facility. One (1) sign shall be allowed at each of the emergency access points which shall list the required warnings, the name of the electric transmission facility, address, and relevant emergency contact information. Any signage required by state or federal law or regulation shall be exempt from this requirement.

Sec. 22-29-13. Fencing.

The electric transmission facility project area must be enclosed by security fencing on the interior of the buffer area at a height of at least eight (8) feet.

Sec. 22-29-14. Erosion and sediment control.

An electric transmission facility shall meet the requirements of Chapter 6, Erosion and Sedimentation Control.

Sec. 22-29-15. Emergency management.

(A) Prior to completion of construction, the owner, or operator of the facility shall provide the Planning Director with an emergency management plan for the facility.
(B) County emergency personnel must be provided a knox box or code to access the property in case of an on-site emergency.

Sec. 22-29-16. Environmental and agricultural protection.

(A) The applicant shall demonstrate efforts to:
(1) Avoid farmland and active agricultural operations;
(2) Minimize soil disturbance and compaction; and
(3) Restore disturbed land to its pre-construction condition or better.
(B) The applicant shall comply with all applicable local, state, and federal environmental regulations and permits.

Sec. 22-29-17. Construction management plan.

The applicant shall submit to the County a detailed Construction Management Plan that includes:

(A) Construction schedule and phasing;

(B) Hours of operation;

(C) Traffic management and haul routes including measures for repairing any public roads that are damaged by construction vehicles and equipment during construction;

(D) Staging areas and material storage locations;

(E) Dust, noise, and lighting control measures; and

(F) Worker parking and access provisions.

Sec. 22-29-18. Roads and infrastructure.

(A) Electric transmission facilities may only be located on Virginia Department of Transportation-maintained public roads that have a minimum paved width of twenty (20) feet along the entire length of travel to the nearest primary road.
(B) The applicant shall conduct a pre-construction survey for public roads and driveways impacted by facility construction.
(C) The applicant shall repair or replace any damaged roads or infrastructure to restore it to the condition it was in before construction or better.
(D) The Board may require evidence of a Virginia Department of Transportation Bond or other financial assurance in the form of a road and/or infrastructure bond on a case-by-case basis as a part of the special use permit conditions to guarantee repairs to County roads and infrastructure.

Sec. 22-29-19. Property owner coordination.

(A) The applicant shall provide an advance notice to adjacent property owners regarding construction timing, access requirements, and potential disruptions prior to the commencement of construction.
(B) The applicant shall designate a local point of contact for the resolution of complaints made by adjacent property owners.

Sec. 22-29-20. Cessation of operation.

(A) Within six (6) months of the cessation of operation of the electric transmission facility for its designed purpose, all facilities, equipment, and structures shall be removed from the property and the land shall be restored to its prior condition or better.

(B) The Board may, on a case-by-case basis as a part of the special use permit conditions, require a decommissioning plan and/or decommissioning bond or other financial assurance to ensure restoration of the property.

Sec. 22-29-21. Special use permit conditions.

Nothing in this Section shall be construed to restrict the ability of the Board to require additional or more stringent conditions as a part of the special use permit.

Sec. 22-29-22. Waivers and modification.

The Board may modify or waive specific requirements of this Section where the applicant demonstrates that:

(A) Compliance is not feasible due to engineering, safety, or regulatory constraints; and/or

(B) Such modification is necessary to comply with requirements imposed by the Virginia State Corporation Commission or other state or federal governing body.

Sec. 22-29-23. Compliance with other regulations.

Nothing in this Section shall be construed to conflict with or supersede the authority of the Virginia State Corporation Commission, the Federal Energy Regulatory Commission, or any applicable state or federal law.

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

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB G

MEETING DATE:	September 16, 2026				
AGENDA TITLE:	Adoption of the Fluvanna County Board of Supervisors September 2, 2026 Meeting Minutes.				
MOTION(s):	**I move the meeting minutes of the Fluvanna County Board of Supervisors Regular Meeting on Wednesday September 2, 2026, 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 September 2, 2026.				
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
September 2, 2026
Regular Meeting 5:00pm

MEMBERS PRESENT: Tony O'Brien, Rivanna District, Chair
Timothy M. Hodge, Palmyra District, Vice Chair
Chris Fairchild, Cunningham District *(entered the meeting at 5:03pm)*
Mike Goad, Fork Union District
John M. (Mike) Sheridan, Columbia District *(entered the meeting at 5:15pm)*

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 O'Brien called to order the Regular Meeting of September 2, 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 September 2, 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	Yes	Yes	Yes
RESULT:	**5-0**				

4 - COUNTY ADMINISTRATOR'S REPORT
Mr. Dahl reported on the following topics:
Announcements and Updates
The Economic Development and Tourism Office is recognizing the businesses that make our community a great place to live, work and visit. Nominations for Business Appreciation Awards close on Friday, September 4. Community members can nominate businesses in two categories:
- Rising Star Business
- Business of the Year

The top five nominated businesses in each category will move on to the finals.

Art in the Park
- September 12, 2026, from 10am to 3pm at Pleasant Grove Park
- Local Artisans and artists, children's activities, and food trucks.
- Now accepting vendor applications

Groovin' at the Grove
- Lost Beach Band • Saturday, September 12th
- Free Live Music from 5-7pm. Food and Beer Garden from 4-7pm.
- The Lost Beach Band is a passionate group of musicians who blend tropical rock and beach music to create a laid-back, sun-soaked sound that transports listeners to sandy shores, swaying palm trees and beach dancing.

Ribbon Cutting Ceremony- Smokey Hollow Tattoo
- September 14, 2026, at 1:00pm
- 264 Turkeysag Trl, Palmyra 22963

2026 Annual Halloween Festival
- Semi-Scary Haunted Barn and Trunk or Treat, Saturday, October 24, 2026, 6:30pm to 8:30pm, free and open to the public
- If you plan on handing out candy or treats from a trunk you must Register your Vehicle's Trunk at https://fluvanna.recdesk.com or call (434) 589-2016 Monday through Friday, 9am - 4pm. Trunks must be registered by 12pm Noon, Tuesday, October 20

NEXT BOS MEETINGS

Day	Date	Time	Purpose	Location
Wed	Sep 16	6:00 PM	Regular Meeting	Circuit Court
Wed	Oct 7	5:00 PM	Regular Meeting	Circuit Court
Wed	Oct 21	6:00 PM	Regular Meeting	Circuit Court
Wed	Nov 4	5:00 PM	Regular Meeting	Circuit Court

5 - PUBLIC COMMENTS #1

At 5:08pm, Chair O'Brien opened the first round of Public Comments.

- Chris Zima, Cunningham District, commented on Tenaska.
- Ray Bassi, Lake Monticello, commented on Tenaska.
- Allan Powell, Palmyra, commented on Valley Link.
- Julie Moon, Fork Union, commented on Valley Link.
- Carolyn Talley, Palmyra, commented on Valley Link.
- Donna Acree, Cunningham, commented on Tenaska.
- Lee Levitnas, Fork Union, commented on Valley Link.
- Channing Snoddy, Salen Church Rd, commented on Valley Link.
- Kay Jeffries, Fork Union, commented on Valley Link.
- Tom Pratley, Fork Union, commented on Valey Link.
- Arlene Macnamara, Lake Monticello, commented on Tenaska.
- Dave Peterson, Covered Bridge Rd, commented on Valley Link.
- Jeff Carr, Central Plains, commented on Valley Link.
- Tracey Smith, Palmyra, commented on the Organizational Efficiency Study.

With no one else wishing to speak, Chair O'Brien closed the first round of Public Comments at 6:07pm.

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) Juvenile Justice Rep	Christa Galleo, Juvenile Court Services Unit Director	Appt	9/2/2026	Permanent
Community Policy and Management Team (CPMT) Juvenile Justice Rep Alternate	Alexandria Tisdale, Probation/Parole Supervisor	Appt	9/2/2026	Permanent

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

VDOT Quarterly Report – Craig Simpson, VDOT Residency Administrator

Mr. Simpson reviewed VDOT maintenance, construction and traffic studies over the last few months. The Palmyra Streetscape project will no longer be moving forward. Board members offered areas of road that could use some attention from VDOT.

2026 Thomas Jefferson Planning District Legislative Program Update – David C. Blount, Deputy Director/Director of Legislative Services TJPDC

Mr. Blount presented the three top legislative priorities for 2026 as follows:

1. Public Education Funding
2. Budgets and Funding
3. Land Use and Growth Management

- *The Board asked Mr. Blount questions about the Valley Link project and requested legislative support from the TJPDC.*

Comprehensive Plan Update – Todd Fortune, Director of Planning

- In September 2024, the Board adopted a "quick update" of the Fluvanna County 2015 Comprehensive Plan.
  - This was a readoption of the 2015 Plan with changes to select sections, to keep the County in compliance with Code of Virginia requirements.

- The County is now undergoing a full update of the Plan.
  - Some new chapters are proposed for inclusion in the Plan update.
    - Rural Preservation
    - Community Resiliency
    - Implementation Plan
    - Supplemental Data
- In August 2026, the Board approved an addendum to the current Plan.
  - This addendum was developed in the wake of developments regarding the proposed Vally Link Joshua Falls – Yeat transmission line and is intended to address electric transmission infrastructure.
- This addendum will be incorporated into the new Plan update, in Chapter 4 (Infrastructure).
- The Planning Commission Chair appointed the following advisory groups to assist with updates to various sections of the Plan.
  - Rural Preservation
  - Historic Preservation
  - Economic Development
  - Housing
- An additional group is expected to be appointed: Disability/Accessibility, which will look at possible changes to the Plan to address disability awareness.
- A revised DRAFT introduction and Chapter 1 (Natural Environment) have been reviewed by the Planning Commission. Changes are being made to those documents based on feedback received.
- The Rural Preservation Advisory Group has worked on a new Chapter – Chapter 3 (Rural Preservation). The draft has been reviewed by the Planning Commission, and the advisory group is working on changes based on feedback received.
- The Economic Development Advisory Group is working to finalize a draft of Chapter 6 (Economic Development), which will be presented to the Commission when ready.
- The Historic Preservation Advisory Group is working to finalize a draft of Chapter 7 (Historic Preservation), which will be presented to the Commission when ready.
- Updates on two chapters have been delayed:
  - Chapter 9 (Housing) – due to the ongoing Thomas Jefferson PDC Regional Housing Study, scheduled for completion in the first quarter of 2027.
    - Components of this study should be considered for incorporation into the Housing section of the Comprehensive Plan Update.
  - Chapter 5 (Transportation) – due to the kickoff of an update of the Thomas Jefferson PDC Rural Long-Range Plan, scheduled for completion by mid-2027.
- Components of this updated Plan should be considered for incorporation into the Housing section of the Comprehensive Plan Update.
- Summary – Status of each chapter
  - Introduction: reviewed by Planning Commission, undergoing revisions
  - Chapter 1 (Location and Natural Environment): reviewed by Planning Commission, undergoing revisions
  - Chapter 2 (Land Use): needs updated Future Land Use Maps, otherwise ready to present to the Planning Commission
  - Chapter 3 (Rural Preservation): reviewed by Planning Commission, undergoing revisions
  - Chapter 4 (Infrastructure): under development
  - Chapter 5 (Transportation): under development, delayed
  - Chapter 6 (Economic Development): under development
  - Chapter 7 (Historic Preservation): under development
  - Chapter 8 (Parks and Recreation): *ready for review by the Planning Commission*
  - Chapter 9 (Housing) under development, delayed
  - Chapter 10 (Human Services): *ready for review by the Planning Commission*
  - Chapter 11 (Education): *ready for review by the Planning Commission*
  - Chapter 12 (Public Safety): *ready for review by the Planning Commission*
  - Chapter 13 (Financial Sustainability): *ready for review by the Planning Commission*
  - Chapter 14 (Community Resiliency): under development
  - Chapter 15 (Implementation Goals and Strategies); will be updated as individual chapters are finalized
  - Chapter 16 (Implementation Plan): under development
  - Chapter 17 (Supplemental Data): ready, subject to change updates depending on changes in data
- An updated schedule for Plan completion will be presented in late 2026/early 2027. A rough outline of benchmarks is below:
  - First half of 2026: Completion of draft Plan (depending on progress of the TJPDC Housing Study and updated of the TJPDC's Rural Long-Range Plan).
  - Second/third quarter 2026: At least one joint work session between the Planning Commission and the Board to review the Plan.
  - Third/Fourth quarter 2026: Planning Commission and Board public hearings

DRAFT

- Just a reminder: The Code of Virginia requires the Plan to be reviewed and/or updated once every five years at a minimum. The most recent Plan was adopted in September 2024.

Valley Link Transmission Line Project Update – Dan Whitten, County Attorney

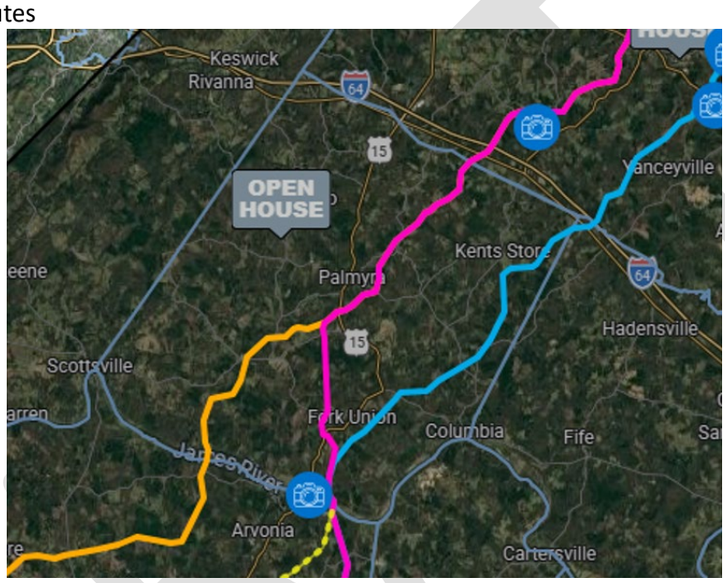
Summary of Project

- Proposed 115-mile 765kV transmission line from Campbell County to Culpeper County, passing through Fluvanna County and eight other rural counties.
- Joint venture between Dominion Energy, FirstEnergy Transmission, and Transource Energy.
- Towers will be located within a 200-foot-wide easement.
- No portion of either route through Fluvanna County is in existing easements and will require purchase or eminent domain process for between 76 – 120 parcels in Fluvanna County.

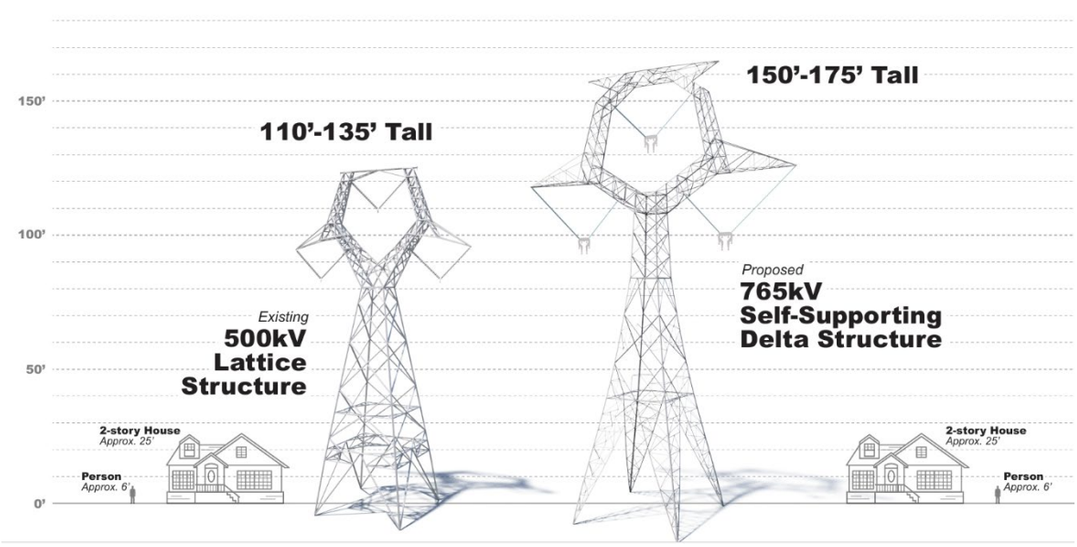
Changes since last update

- Joshua Falls Substation will be relocated a short distance from its current location in Campbell County.
- There are now three line options (purple, blue, orange).
- All 3 options pass through a portion of Fluvanna County.
- Towers will now be up to 175 feet tall.
- Valley Link North, a second 765kV line, has been proposed to run through 260 miles in West Virginia, Virginia, and Maryland.

Updated Proposed Routes



765kV Supporting Structures



Resolution Approved on April 1, 2026

- The Board of Supervisors approved a resolution on April 1, 2026, formally expressing the Board's opposition to the Valley Link Joshua Falls - Yeat Electric Transmission Line Project.
- The Valley Link Project would have financial, environmental, visual, and health impacts on Fluvanna County and its citizens.
- The Valley Link Project will have a negative impact on County residents' quality of life and County property values, as well as cause irreparable damage to the County's natural beauty and rural character, both of which are the basis for agritourism and recreational businesses in the County.

- The negative impact to County property values and businesses will, in turn, negatively impact the County operational budget for schools, emergency services, and other core services.
- The resolution strongly urges Valley Link and the Virginia State Corporation Commission to seek alternatives that do not impact the welfare, health, and beauty of Fluvanna County.
- The resolution was forwarded to the Virginia State Corporation Commission, the Governor of Virginia, and Fluvanna County's representatives in the Virginia General Assembly.
- Other counties that passed a resolution included Orange County, Goochland County, Louisa County, and Appomattox County.

FERC Filing
- Fluvanna County jointly participated in a Motion to Intervene and Protest in FERC Docket No. ER26-1563-001 concerning PJM Interconnection's proposed Expedited Interconnection Track ("EIT").
- The Motion was submitted on behalf of Culpeper County, Fluvanna County, Goochland County, Louisa County, and Orange County.
- The Motion requested FERC to make three narrow fixes: (1) recognize Virginia counties as siting authorities where state law gives us that role; (2) require developers to notify; and (3) give host localities 30 days to comment before their applications are deemed complete; and require PJM to publish, after each annual application window, a summary of where the new generation is being proposed and what transmission it will require.
- FERC issued its order on June 9, 2026, which confirms that the SCC remains the forum for the siting and need for the transmission line.

Addendum to Comprehensive Plan
- On August 19, 2026, the Board of Supervisors approved an addendum to the 2015 Comprehensive Plan – 2024 Update.
- The addendum established guidance for siting of electric transmission infrastructure.
- The guidance seeks to protect entrance corridors and minimize impacts to residential areas, agricultural operations, natural resources, and historic and cultural resources

Zoning Ordinance Amendment for Transmission Facilities
- The Board of Supervisors will consider a zoning ordinance amendment on September 16 which clarifies that a Special Use Permit is required for Electric Transmission Facilities, a use which includes electrical substations, switching stations, and related infrastructure.
- In addition, the zoning ordinance amendment contains supplemental regulations for Electric Transmission Facilities.

SCC Representation
- Fluvanna County has hired outside legal counsel to jointly participate in the SCC hearing.
- Other counties represented by the outside legal counsel include Louisa County, Goochland County, Buckingham County, and Orange County.

SCC Process
- Valley Link plans to submit an application to the SCC in September 2026 which shows the full project details.
- SCC will post the application for public review.
- The SCC will invite public comment and formal participation in the case as a respondent.
- DEQ will issue its first report within 60 days of application filing.
- SCC will conduct public hearings in selected areas near the project.
- The SCC will conduct a formal evidentiary hearing.
- The SCC hearing examiner will issue a report of recommendation.
- The SCC will issue a final order.

8 - ACTION MATTERS

Board of Supervisors Legislative Priorities – Eric Dahl, County Administrator
- It is the time of the year for localities to begin considering any legislative priorities they would want to introduce for their legislators and/or the next General Assembly session.
- On September 11th, the Virginia Association of Counties (VACo) will hold a Region 5 meeting for county representatives to share their legislative priorities and help VACo in developing its state legislative program.
- They are asking county attendees to share top legislative priorities, and legislators from the region will be present to hear locality priorities.
- In addition, we will hold the Elected Officials Breakfast around the Oct./Nov. timeframe, and the VACo annual conference will occur in early November.
- It is useful to have any County priorities formalized and vetted in the coming months to have any topics of interest introduced.

DRAFT

MOTION:	Authorize staff to draft legislative priorities for the following topic(s): Public utility rate increases, energy demand revenue sharing, land use and energy growth justification and impact on localities.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

Organizational Efficiency Implementation Services Contract – Dan Whitten, County Attorney

- The Fluvanna County Board of Supervisors contracted with Tech Dynamism, a local Virginia management and technology consulting firm, to conduct an Organizational Efficiency Study.
- The study focused on how effectively and efficiently the County organization delivers services, with findings focusing on opportunities to strengthen organizational performance, coordination, and service delivery.
- The Organizational Efficiency Implementation Services Contract will allow Tech Dynanism to assist the County with modernizations improvements for its current enterprise technology systems and also to create different strategic plans
    - These services will be purchased through Spotsylvania County Contract No. 24-11-TO-03, Business Consulting Services, which is available for cooperative purchasing by other public bodies.
    - Vendor shall be paid a fixed fee of no more than $170,000.00 and a time and materials fee of no more $85,000.00.
    - Services include the following strategic plans:
        - County Strategic Plan
        - Technology Strategic Plan
        - Operational Continuity and Cyber Resilience Plan
    - The combined milestone schedule will be completed by June 30, 2027.

MOTION:	Approve the Organizational Efficiency Implementation Services Contract with Tech Dynamism, LLC, at a total cost not to exceed $255,000.00, and authorize the County Administrator to execute the contract subject to approval as to form by the County Attorney and further authorize a supplemental appropriation of $255,000 from Unassigned Fund Balance.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
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 September 2, 2026:

- *Minutes of August 19, 2026* – Caitlin Solis, Clerk to the Board
- *Approval of Carysbrook Sports Complex Playground Contract with PlayPower, Inc. and Playground Specialists, Inc.* – Dan Whitten, County Attorney
- *Victim/Witness Assistance Program Grant Funding – Families and Children's Trust of Virginia (FACT) Grant* – Kirby Baughn, Director, Victim/Witness Assistance Program
- *Business Systems Manager Job Description* – Ryan Lipscomb, Director of Human Resources
- *Professional Services for Fire Training Building – Geotechnical Services* – Dan Whitten, County Attorney
- *Road Name Assignment – Scotts Lane* – Jason Overstreet, Senior Planner

MOTION:	Approve the consent agenda for the September 2, 2026, Board of Supervisors 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**				

11 - UNFINISHED BUSINESS

Board of Supervisors Retreat – Mr. Dahl asked if all the Board members could attend a BOS Retreat on October 3, 2026. Due to a Schedule conflict, the Board asked for dates the Berkley meeting organizer will be available in October and November.

Tenaska – The Board asked about water and sound issues brought up from the proposed air-cooled Tenaska plant.

DRAFT

12 - NEW BUSINESS

Valley Link Community Advisory Group – the Board discussed the creation of a group to advise on Valley Link matters.

13 - PUBLIC COMMENTS #2

At 8:40pm, Chair O'Brien opened the second round of Public Comments.

- Ray Bassi, Lake Monticello, commented on Tenaska.
- Jeff Carr, Shiloh Church Rd, commented on Valley Link.
- Gareth Hunt, Hardware Rd, commented on Valley Link.
- Chris Dima, Cunningham, commented on Tenaska.
- Tracey Smith, Palmyra, commented on Tenaska.

With no one else wishing to speak, Chair O'Brien closed the second round of Public Comments at 8:59pm.

MOTION TO EXTEND

- *At 8:59pm, a motion was made to extend the Board of Supervisors meeting.*

MOTION:	Approve a motion to extend the September 2, 2026 Regular Board of Supervisors meeting to 11:00pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second		Motion
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

RECESS FOR DINNER AND CLOSED SESSION

14 - CLOSED MEETING

MOTION:	At 9:00pm, move the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.1, A.5, A.6, & A.8 of the Code of Virginia, 1950, as amended, for the purpose of discussing Personnel – discussion with County Administrator on the Organizational Efficiency Study; Prospective Industry – expansion of an existing business in the Columbia District; Investment of Funds – discussion of Zion 3 Notch utility easements; Legal Matters – expansion of an existing business in the Columbia District and discussion of Zion 3Notch utility easements.				
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 10:02 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	Yes	Yes	Yes
RESULT:	**5-0**				

15 - ADJOURN

MOTION:	Adjourn the regular meeting of Wednesday, September 2, 2026, at 10:03pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Motion		Second
VOTE:	Yes	Yes	Yes	Yes	Yes
RESULT:	**5-0**				

DRAFT

ATTEST: FLUVANNA COUNTY BOARD OF SUPERVISORS

_____ _____

Caitlin Solis
Clerk to the Board

Anthony O'Brien
Chair

BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia

RESOLUTION No. 26-2026

A RESOLUTION TO ASSIGN A ROAD NAME: SCOTTS LANE

WHEREAS, the E9ll emergency system requires the assignment of names to all streets and roads in the County, the assignment of building numbers to all buildings having telephones and/or occupancies, and the erection of appropriate street signs at intersections; and,

WHEREAS, an unnamed private road has been approved to serve the three lots of Scotts Landing minor subdivision; and,

WHEREAS, Section 18-2 (B) of the Code of the County of Fluvanna provides that the name of each street shown on a subdivision plat approved pursuant to Chapter 19 of the Code of the County of Fluvanna and subsequently recorded in the office of the Clerk of the Circuit Court shall be deemed to have been approved pursuant to this section; and,

WHEREAS, the Board of Supervisors is empowered to name streets, roads and alleys within the County in accordance with Section 18-2 of the Code of the County of Fluvanna;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Fluvanna County pursuant to Section 18-2 of the Code of the County of Fluvanna that the private road located off Rising Sun Road serving Scotts Landing III subdivision be named Scotts Lane.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors on this 2nd day of September 2026.

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

Attest:

_____

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

DRAFT

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB H

MEETING DATE:	September 16, 2026
AGENDA TITLE:	Approval of Open Space Agreement for Manuel Victor Perrotti and Barbara A. Perrotti
MOTION(s):	**I move to approve the open space agreement for Manuel Victor Perrotti and Barbara A. Perrotti for tax map parcels 40-A-2, 40-11-1, 40-11-2, 40-11-7 and 40-11-8; agreement shall remain in effect for a term of ten (10) consecutive years.**

BOS WORKPLAN?	Yes	No	**If yes, which item(s):**	
		X		

AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
				X	

STAFF CONTACT(S):	Lauren R. Sheridan, Commissioner of the Revenue
PRESENTER(S):	Lauren R. Sheridan, Commissioner of the Revenue
RECOMMENDATION:	Approval
TIMING:	Immediate
DISCUSSION:	These properties qualify for an open space agreement with Fluvanna County in accordance with Code Section 58.1-3230 et. seq. of the Virginia State Code.
FISCAL IMPACT:	None
POLICY IMPACT:	In accordance with Section 58.1-3230 et. seq. of Virginia State Code.
LEGISLATIVE HISTORY:	N/A
ENCLOSURES:	- Manuel Victor Perrotti and Barbara A. Perrotti's executed open space agreement - Map of tax map parcels 40-A-2, 40-11-1, 40-11-2, 40-11-7 and 40-11-8

REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other

Prepared by (Landowner's name and address):

Manuel Victor & Barbara A. Perrotti
1988 Haden Martin Rd.
Palmyra, VA 22963

Tax map parcels: 40-A-2, 40-11-1, 40-11-2, 40-11-7 & 40-11-8

After recordation, return to: County of Fluvanna
132 Main Street
Palmyra, VA 22963

This instrument is exempt from Clerk's fees pursuant to Virginia Code Sections 17.1-266 and 17.1-279(E)

OPEN SPACE USE AGREEMENT

THIS AGREEMENT, made this 27th day of August, 2026, by and between **MANUEL VICTOR PERROTTI** and **BARBARA A. PERROTTI**, party(ies) of the first part, hereinafter called the Grantor (whether one or more), and the **COUNTY OF FLUVANNA**, a political subdivision of the Commonwealth of Virginia, party of the second part, hereinafter called the County:

WITNESSETH

WHEREAS, the Grantor owns certain real estate, described below, hereinafter called the Property; and

WHEREAS, the County is the local governing body having real estate tax jurisdiction over the Property; and

WHEREAS, the County has determined:

A. That it is in the public interest that the Property should be provided or preserved for conservation of agricultural and forestal land and of wildlife; and

B. That the Property meets the applicable criteria for real estate devoted to open-space use as prescribed in Article 4 (Section 58.1-3230 et. seq.) of Chapter 32 of Title 58.1 of the

Code of Virginia, and the standards for classifying such real estate prescribed by the Director of the Virginia Department of Conservation and Recreation; and

C. That the provisions of this agreement meet the requirements and standards prescribed under section 58.1-3233 of the Code of Virginia for recorded commitments by landowners not to change an open-space use to a non-qualifying use; and

WHEREAS, the Grantor is willing to make a written recorded commitment to preserve and protect the open-space uses of the Property during the term of this agreement in order for the Property to be taxed on the basis of a use assessment, and the Grantor has submitted an application for such taxation to the Commissioner of the Revenue of the County pursuant to Section 58.1-3234 of the Code of Virginia and Section 20-4-2(d) of the Fluvanna County Code; and

WHEREAS, the County is willing to extend the tax for the Property on the basis of a use assessment commencing with the next succeeding tax year and continuing for the term of this agreement, in consideration of the Grantor's commitment to preserve and protect the open-space uses of the property, and on the condition that the Grantor's application is satisfactory and that all other requirements of Article 4, Chapter 32, Title 58.1 of the Code of Virginia and Section 20-4-2(d) of the Fluvanna County Code are complied with.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual benefits, covenants and terms herein contained, the parties hereby **COVENANT** and **AGREE** as follows:

1. This agreement shall apply to all the following described real estate:

Tax Map Parcels:	40-A-2 (16.632 acres)	40-11-7 (2.987 acres)
	40-11-1 (3.034 acres)	40-11-8 (2.754 acres)
	40-11-2 (2.169 acres)	
	Total Acreage: 27.576 acres	

2. The Grantor agrees that during the term of this agreement:

   A. There shall be no change in the use or uses of the Property that exist as of the date of this agreement to any use that would not qualify as open-space use. The qualifying use for the Property is conservation of agricultural and forestal land and of wildlife.
   B. There shall be no display of billboards, signs or other advertisements on the property except to (i) state solely the name of the Grantor and the address of the Property, (ii) advertise the sale or lease of the Property, (iii) advertise the sale of goods or services produced pursuant to the permitted use of the Property, or (iv) provide warnings. No sign shall exceed four feet by four feet.
   C. There shall be no construction, placement or maintenance of any structure on the Property unless such structure is either:
      1) on the Property as of the date of this agreement; or
      2) related to and compatible with the open-space uses of the Property which this agreement is intended to protect or provide for.

D. There shall be no dumping, storage, or accumulations of trash, garbage, ashes, waste, junk, abandoned property or other unsightly or offensive material on the Property.

E. There shall be no filling, excavating, mining, drilling, removal of topsoil, sand, gravel, rock, minerals, or other materials which alters the topography of the Property, except as required in the construction of permissible building structures and features under this agreement.

F. There shall be no construction or placement of fences, screens, hedges, walls or other similar barriers which materially obstruct the public's view of scenic areas of the Property.

G. There shall be no removal or destruction of trees, shrubs, plants and other vegetation, except that the Grantor may: (1) engage in agricultural, horticultural or silvicultural activities, provided that there shall be no cutting of trees, other than selective cutting and salvage of dead or dying trees, within 100 feet of a scenic river, a scenic highway, a Virginia Byway or public property listed in the approved State Comprehensive Outdoor Recreation Plan (Virginia Outdoors Plan); and (2) remove vegetation which constitutes a safety, a health or an ecological hazard, e.g., vegetation classified as a noxious weed pursuant to the Code of Virginia (1950), as amended.

H. There shall be no alteration or manipulation of natural water courses, shores, marshes, swamps, wetlands or other water bodies, nor any activities or uses which adversely affect water quality, level or flow.

I. On areas of the Property that are being provided or preserved for conservation of land, floodways or other natural resources, or that are to be left in a relatively natural or undeveloped state, there shall be no operation of dune buggies, all-terrain vehicles, motorcycles, motorbikes, snowmobiles or other motor vehicles, except to the extent necessary to inspect, protect or preserve the area.

J. There shall be no industrial or commercial activities, conducted on the Property, except for the continuation of agricultural, horticultural or silvicultural activities; or activities that are conducted in a residence or an associated outbuilding such as a garage, smokehouse, small shop or similar structure which is permitted on the property.

K. There shall be no separation or split-off of lots, pieces or parcels from the Property. The Property may be sold or transferred during the term of this agreement only as the same entire parcel that is the subject of this agreement, provided, however, that the Grantor may grant to a public body or bodies open-space, conservation or historic preservation easements which apply to all or part of the Property.

3. This agreement shall be effective upon acceptance by the County, provided, however, that the real estate tax for the Property shall not be extended on the basis of its use value until the next succeeding tax year following timely application by the Grantor for the use assessment and taxation in accordance with Section 20-4-2(d) of the Fluvanna County Code. Thereafter, this agreement shall remain in effect for a term of Ten (10) consecutive tax years.

4. Nothing contained herein shall be construed as giving to the public a right to enter upon or to use the Property or any portion thereof, except as the Grantor may otherwise allow, consistent with the provisions of this agreement.

5. The County shall have the right at all reasonable times to enter the Property to determine whether the Grantor is complying with the provisions of this agreement.

6. Nothing in this agreement shall be construed to create in the public or member thereof a right to maintain a suit for any damages against the Grantor for any violation of this agreement.

7. Nothing in this agreement shall be construed to permit Grantor to conduct any activity or to build or maintain any improvement which is otherwise prohibited by law.

8. If any provision of this agreement is determined to be invalid by a court of competent jurisdiction, the remainder of the agreement shall not be affected thereby.

9. The provisions of this agreement shall run with the land and be binding upon the parties, their successors, assigns, personal representatives, and heirs.

10. Words of one gender used herein shall include the other gender, and words in the singular shall include words in the plural, whenever the sense requires.

11. This agreement may be terminated in the manner provided in Section 15.2-4314 of the Code of Virginia for withdrawal of land from an agricultural, a forestal or an agricultural and forestal district.

12. Upon termination of this agreement, the Property shall thereafter be assessed and taxed at its fair market value, regardless of its actual use, unless the County determines otherwise in accordance with applicable law.

13. Upon execution of this agreement, it shall be recorded with the record of land titles in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, at the Grantor's expense. The Grantor, as evidenced by the Grantor's signature below, hereby authorizes the County to deliver this agreement to the Clerk's Office for recordation.

14. NOTICE: WHEN THE OPEN SPACE USE OR USES BY WHICH THE PROPERTY QUALIFIED FOR ASSESSMENT AND TAXATION ON THE BASIS OF USE CHANGES TO A NONQUALIFYING USE OR USES, OR WHEN THE ZONING FOR THE PROPERTY CHANGES TO A MORE INTENSIVE USE AT THE REQUEST OF THE GRANTOR, THE PROPERTY, OR SUCH PORTION OF THE PROPERTY WHICH NO LONGER QUALIFIES SHALL BE SUBJECT TO ROLLBACK TAXES IN ACCORDANCE WITH SECTION 58.1-3237 OF THE CODE OF VIRGINIA. THE GRANTOR SHALL BE SUBJECT TO ALL OF THE OBLIGATIONS AND LIABILITIES OF SAID CODE SECTION.

Witness the following duly authorized signatures and seals.

Manuel Victor Perrotti (SEAL)
Landowner

STATE OF Virginia

CITY/COUNTY OF Fluvanna, to-wit:

The foregoing instrument was acknowledged before me this 27 day of August, 2026, by Manuel victor Perrotti.

Amber M Townsend
Notary Public

[SEAL]

My commission expires: 1/31/2030
Notary registration number: 00410458

AMBER M. TOWNSEND
NOTARY PUBLIC
REG # 00410458
MY COMMISSION EXPIRES
1/31/2030
COMMONWEALTH OF VIRGINIA

Barbara A Perrotti (SEAL)
Landowner

STATE OF Virginia

CITY/COUNTY OF Fluvanna, to-wit:

The foregoing instrument was acknowledged before me this 27 day of August, 2026, by Barbara A. Perrotti.

Amber M Townsend
Notary Public

[SEAL]

My commission expires: 1/31/2030
Notary registration number: 00410458

AMBER M. TOWNSEND
NOTARY PUBLIC
REG # 00410458
MY COMMISSION EXPIRES
1/31/2030
COMMONWEALTH OF VIRGINIA

COUNTY OF FLUVANNA, VIRGINIA

By: _____(SEAL)
County Administrator

STATE OF VIRGINIA

COUNTY OF FLUVANNA, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by Eric M. Dahl, County Administrator, on behalf of the County of Fluvanna, Virginia.

_____
Notary Public

[SEAL]

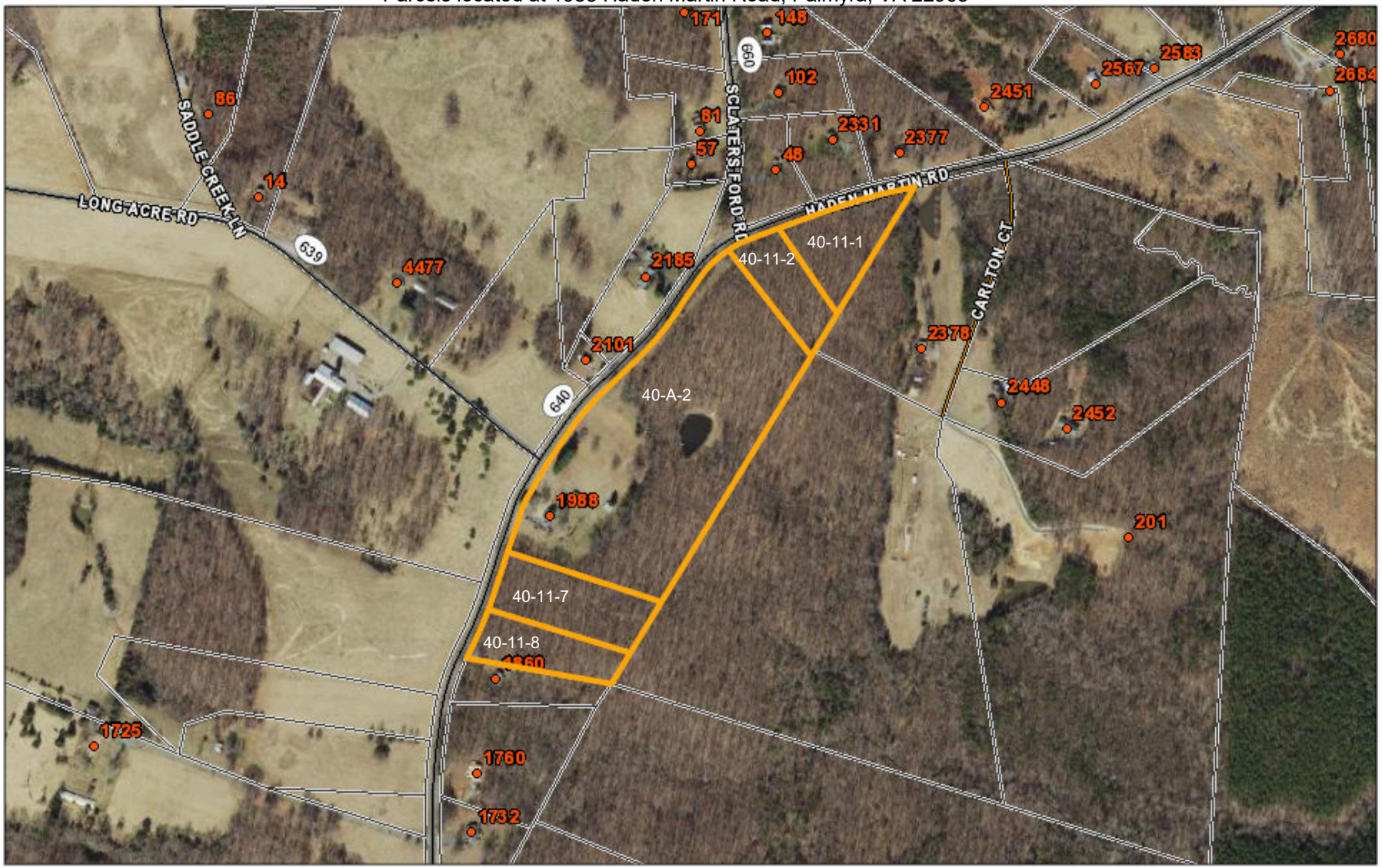
My commission expires:
Notary registration number:

Approved as to form:

_____
Fluvanna County Attorney

Fluvanna County, VA WebGIS

Parcels located at 1988 Haden Martin Road, Palmyra, VA 22963



August 31, 2026

Parcels

Town Boundary (From Survey)

Surrounding Counties

County Boundary

Roads Labels

Roads

Interstate

Primary

Secondary

1:8,172

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Virginia Geographic Information Network (VGIN)

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB I

MEETING DATE:	September 16, 2026				
AGENDA TITLE:	Designation of citizen members of FAPT/CPMT to file disclosure form				
MOTION(s):	**I move that the Board of Supervisors approve the resolution requiring citizen members of FAPT and CPMT to file a disclosure form in accordance with Virginia Code Section 2.2-3115(B)**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Normal				
DISCUSSION:	Recently the CSA Program Manager received guidance that the citizen members of FAPT and CPMT are not required to complete the disclosure form. However, Virginia Code Section 2.2-3115(B) states that "nonsalaried citizen members of local boards, commissions and councils as may be designated by the governing body shall file with the Council, as a condition to assuming office, a disclosure form of their personal interests and such other information as is required on the form prescribed by the Council pursuant to § 2.2-3118 and thereafter shall file such form annually on or before February 1." It is the recommendation of the CSA Program Manager that the citizen members of FAPT and CPMT continue to file the disclosure form.				
FISCAL IMPACT:	None				
POLICY IMPACT:	None				
LEGISLATIVE HISTORY:	None				
ENCLOSURES:	Resolution in accordance with Virginia Code Section 2.2-3115(B)				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
				X	

BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia

RESOLUTION No. 27-2026

A RESOLUTION OF THE FLUVANNA COUNTY BOARD OF SUPERVISORS TO REQUIRE CITIZEN MEMBERS OF FAPT AND CPMT TO FILE A DISCLOSURE FORM IN ACCORDANCE WITH VIRGINIA CODE SECTION 2.2-3115(B)

WHEREAS, citizen members of Family Assessment and Planning Team (FAPT) and Community Policy and Management Team (CPMT) have been filing a disclosure form of their personal interests since 2021; and

WHEREAS, the Board of Supervisors desires to continue requiring citizen members of FAPT and CPMT to continue filing the disclosure form; and

WHEREAS, Virginia Code Section 2.2-3115(B) states that "nonsalaried citizen members of local boards, commissions and councils as may be designated by the governing body shall file with the Council, as a condition to assuming office, a disclosure form of their personal interests and such other information as is required on the form prescribed by the Council pursuant to § 2.2-3118 and thereafter shall file such form annually on or before February 1;" and

NOW, THEREFORE, BE IT RESOLVED by the Fluvanna County Board of Supervisors as follows:

1. In accordance with Virginia Code Section 2.2-3115(B), the Board of Supervisors will require citizen members of FAPT and CPMT to file as a condition to assuming office a disclosure form of their personal interests pursuant to Virginia Code Section 2.2-3118 and thereafter shall file such form annually on or before February 1.

Adopted this 16th day of September 2026 by the following recorded vote:

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

Attest:

_____
Anthony P. O'Brien, Chair
Fluvanna County Board of Supervisors

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB J

MEETING DATE:	September 16, 2026				
AGENDA TITLE:	County Engineer/Capital Projects Manager Position Description				
MOTION(s):	**I move the Board of Supervisors approve the County Engineer/Capital Projects Manager position description, as presented.**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Eric Dahl, County Administrator				
RECOMMENDATION:	Approve				
TIMING:	Normal				
DISCUSSION:	The position was approved in the FY27 budget; funds allocated beginning July 1, 2026.				
FISCAL IMPACT:	Budgeted in the FY27 budget				
POLICY IMPACT:	None				
LEGISLATIVE HISTORY:	None				
ENCLOSURES:	Draft County Engineer/Capital Projects Manager Position Description				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
		X		**X**	

Fluvanna County, Virginia
Department of Administration
Job Description

COUNTY ENGINEER/CAPITAL PROJECTS MANAGER

Job Class #:	TBD
Pay Grade:	21
Category:	Full-Time (with benefits)
FLSA Status:	Exempt
Reports To:	County Administrator

SUMMARY

Provides professional civil engineering and capital project management for County capital projects. Serves as the County's engineering subject matter expert for assigned projects and collaborates on the planning, design coordination, budgeting, procurement support, construction administration, and technical guidance for projects related to public facilities, utilities, transportation, parks, public safety, and other infrastructure projects. Works under the general supervision of the County Administrator.

ESSENTIAL FUNCTIONS

- Plans, directs, and coordinates activities for assigned capital projects and related engineering initiatives.
- Responsible for all phases of assigned projects from concept development and budgeting through design, procurement, construction, closeout, and final acceptance.
- Provides technical engineering review and guidance for public facilities, site/civil, roadway, drainage, stormwater, water, wastewater and other County infrastructure projects, as assigned.
- Coordinates activities with County departments, local jurisdictions, state and federal agencies, contractors, consultants, utilities and others involved with projects.
- Assists with Requests for Proposals (RFP), Invitations for Bid (IFB), technical specifications, contract documents, and consultant and contractor selection processes.
- Coordinates with architectural, engineering, surveying, and other professional consultants in the preparation of studies, reports, plans, specifications, estimates, easements, plats, and related documents.
- Reviews drawings, calculations, specifications, submittals, schedules, pay applications, change orders and as-built records for technical accuracy, completeness, and contract compliance.
- Assures that assigned projects meet applicable regulatory requirements, permitting conditions, codes, standards and County expectations for scope, schedule, quality, and budget.
- Provides construction phase support, including field observations, coordination meetings, issue resolution, documentation and contract administration.
- Prepares Board of Supervisors and County Administrator reports, staff studies, presentations and other technical or administrative materials related to assigned projects.
- Supports grant-funded and externally-funded capital projects by assisting with applications, documentation, reimbursements, compliance and reporting requirements.
- Coordinates project-related data, records, mapping, and documentation, including maintenance of project files, drawings, permits, and related reference materials.
- Assists with long-range capital planning, project prioritization, budgeting, infrastructure assessments and development of the County's Capital Improvement Program.

- Responds to citizen inquiries, project issues, and infrastructure-related concerns, and provides technical assistance to County staff and leadership.
- Conducts field inspections and site visits as necessary.
- Participates in various work teams.
- Performs other duties as assigned.

KNOWLEDGE, SKILLS, AND ABILITIES

Knowledge of:

- Principles and practices of civil engineering, public infrastructure design, and capital project delivery.
- Project planning, budgeting, scheduling, cost estimating, procurement, contract administration, and construction management in a public-sector environment.
- Applicable local, state, and federal regulations, permitting requirements, building and site development principles, and related safety standards.
- Engineering and construction documents, including plans, specifications, drawings, submittals, change orders, schedules, and as-built records.
- Computer applications associated with the work, including Microsoft Office, Adobe Acrobat or Bluebeam, GIS, CAD, project tracking tools and financial systems.

Ability to:

- Manage multiple projects simultaneously and prioritize work at various stages of development and completion.
- Develop and review scopes, estimates, schedules, procurement documents, technical reports, and recommendations.
- Interpret plans, specifications, codes, standards, contracts and technical calculations and compare them with actual work performed.
- Analyze technical and administrative problems, identify practical solutions, and make sound recommendations.
- Communicate complex technical information clearly and effectively to leadership, staff, contractors, consultants, regulatory agencies, and the public.
- Establish and maintain effective working relationships with co-workers, other departments, outside agencies, consultants, contractors, and citizens.
- Work independently with minimal supervision, exercise sound judgment, and maintain accurate and organized project records.
- Prepare and deliver presentations, staff reports, correspondence and other written materials in a clear and concise manner.
- Negotiate and coordinate effectively with public agencies, consultants, contractors, and other stakeholders.
- Understand and compare project plans, specifications, diagrams, blueprints or drawings with actual work performed.
- Use sound judgment in responding to project issues, emergencies, and changing priorities.
- Maintain a good work ethic concerning attendance, punctuality, professionalism, deadlines, and collaboration.

Skills in:

- Coordinating consultant and contractor activities and maintaining project accountability for scope, schedule, budget, and quality.
- Reviewing and administering technical documents such as pay applications, Requests for Information (RFI), submittals, change orders, contracts, and status reports.
- Applying engineering methods and standards to the planning, design review, and implementation of a

variety of County capital projects.

- Using computers and software associated with job responsibilities, including project management, mapping, document management, and financial applications.

REQUIRED EDUCATION, EXPERIENCE, AND TRAINING

- Bachelor's degree from an accredited college or university with a major in civil engineering or a closely related field.
- Five (5) or more years of progressively responsible experience in professional civil engineering, public works, facilities, construction management, capital projects or a closely related field; public sector experience preferred; an equivalent combination of education and experience may be considered.
- Experience managing capital projects involving public buildings, utilities, site/civil improvements, drainage or stormwater systems, transportation improvements, parks, public safety facilities, or similar infrastructure.
- Current licensure as a professional engineer in the Commonwealth of Virginia, or proven ability to obtain Virginia licensure by reciprocity within six (6) months of employment date; VDOT Locally Administered Projects, erosion and sediment control/stormwater, grant administration, or project management credentials preferred.

WORKING CONDITIONS AND PHYSICAL REQUIREMENTS

This is light work requiring the exertion of up to 20 pounds of force occasionally and a negligible amount of force to frequently move objects; work requires standing, walking, reaching, bending, kneeling, crouching, climbing, grasping, and traversing uneven terrain during site visits; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for preparing and analyzing written or computer data, reviewing plans and construction documents, operating motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is subject to inside and outside environmental conditions, including office settings, active construction sites, and traffic or weather-related exposures. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential tasks.

SPECIAL REQUIREMENTS

- Possession of an appropriate driver's license valid in the Commonwealth of Virginia and ability to attend evening meetings, respond to project issues, and travel to field sites as needed.

POST OFFER REQUIREMENTS

- Criminal background check, driving record check, and credential/licensure verification.

Department Head Recommended:	Director of HR Approval as to Form:	County Administrator Recommended:	Board of Supervisors Approved:

FLUVANNA COUNTY BOARD OF SUPERVISORS
AGENDA ITEM STAFF REPORT

TAB K

MEETING DATE:	September 16, 2026				
AGENDA TITLE:	Regional Solid Waste Management Plan Resolution of Adoption				
MOTION(s):	**I move the Board of Supervisors adopt the resolution entitled "RESOLUTION ENDORSING THE 2026-2031 REGIONAL SOLID WASTE MANAGEMENT PLAN FOR THE THOMAS JEFFERSON SOLID WASTE PLANNING UNIT."**				
BOS WORKPLAN?	Yes	No	**If yes, which item(s):**		
		X			
AGENDA CATEGORY:	Presentation	Action Matter	Public Hearing	Consent Agenda	Other
				X	
STAFF CONTACT(S):	Eric Dahl, County Administrator				
PRESENTER(S):	Isabella O'Brien, TJPDC Planner II				
RECOMMENDATION:	Information only.				
TIMING:	Routine				
DISCUSSION:	After a presentation and feedback offered on the August 19, 2026 Board of Supervisors meeting, the TJPDC presents the Regional Solid Waste Management Plan Resolution of Adoption for the Board's consideration.				
FISCAL IMPACT:	N/A				
POLICY IMPACT:	N/A				
LEGISLATIVE HISTORY:	N/A				
ENCLOSURES:	Resolution				
REVIEWS COMPLETED:	Legal	Finance	Purchasing	HR	Other
					X

BOARD OF SUPERVISORS
County of Fluvanna
Palmyra, Virginia

RESOLUTION No. 28-2026

RESOLUTION ENDORSING THE 2026-2031 REGIONAL SOLID WASTE MANAGEMENT PLAN FOR THE THOMAS JEFFERSON SOLID WASTE PLANNING UNIT

WHEREAS, Virginia Code § 9VAC-130-120 and § 9VAC-130-125 requires each solid waste planning unit to have a solid waste management plan and to update the plan every five years; and

WHEREAS, Virginia Code § 9VAC-130-120 and § 9VAC-130-125 requires each solid waste management plan to include objectives for the 20-year planning horizon, discuss plan implementation and tracking, provide facility names, capacity, and lifespan, provide a strategy for funding and resources with descriptions of each, include a public education and information strategy, consider public-private partnerships and private sector participation, and maintain at least a 25% recycling rate; and

WHEREAS, the Thomas Jefferson Planning District Commission ('TJPDC') coordinates the Thomas Jefferson Solid Waste Planning Unit ('TJSWPU') which includes the localities of Albemarle County, Fluvanna County, Greene County, the City of Charlottesville, and the incorporated Towns of Scottsville and Stanardsville; and

WHEREAS, the previous TJSWPU Solid Waste Management Plan was approved in October 2021; and

WHEREAS, Fluvanna County participated in the TJPDC's Technical Advisory Committee to develop implementation plans for each TJSWPU locality and to update the TJPDC Solid Waste Management Plan for 2026-2031; and

NOW THEREFORE, BE IT RESOLVED by the Fluvanna County Board of Supervisors, Virginia, that Council approves the 2026-2031 TJPDC Solid Waste Management Plan.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors at a regular meeting of the Board held on the 16th day of September 2026:

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

Attest:

_____
Anthony O'Brien
Chair, Board of Supervisors
Fluvanna County, Virginia

Capital Reserve Maintenance Fund Request

TAB L

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of $19,200.00 for the purpose(s) of:

replacing and installing FMS basketball scoreboard.

Section 1 - REQUEST

Requesting Department/Agency	Dept/Agency Contact	Date of Request
FCPS	**Don Stribling**	**08/20/2026**
Phone	Fax	Fiscal Year
(434) 589-5948	**(434) 589-5393**	**FY27**

Reserve Fund Purpose Category: **Non-recurring project**

Description of Project/Repair	Qty	Unit Price	Total Price
DAKTRONICS	1	$19,200.00	$19,200.00
			$0.00
			$0.00
			$0.00
		Total Request:	**$19,200.00**

Description and justification for proposed use.

Replace and install FMS basketball scoreboard due to the current scoreboard being intermittent in operation, out dated, and missing several components.

Department/Agency Head Name	Signature	Date
Don Stribling	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'	**08/20/2026**

Section 2 - REVIEW

Recommended?	County Finance Director	Date
☒ Yes ☐ No	Tori Melton Digitally signed by Tori Melton Date: 2026.09.10 15:52:02 -04'00'	
Recommended?	**County Administrator**	**Date**
☒ Yes ☐ No	Eric Dahl Digitally signed by Eric Dahl Date: 2026.09.10 16:00:25 -04'00'	

Section 3 - BOARD OF SUPERVISORS

Approved?	Decision Date	Comments
☐ Yes ☐ No		

Capital Reserve Maintenance Fund Request

TAB M

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of $9,746.90 for the purpose(s) of:

Replacing the Fluvanna County Library geothermal main backup pump.

Section 1 - REQUEST

Requesting Department/Agency	Dept/Agency Contact	Date of Request
Public Works PW27-002	**William Barber**	**09/02/2026**
Phone	Fax	Fiscal Year
(434) 591-1925	**(434) 591-1924**	**FY27**

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

Description of Project/Repair	Qty	Unit Price	Total Price
5 HP Geothermal water pump	1	$8,641.90	$8,641.90
Gaskets, hardware, and sealants	1	$200.00	$200.00
Contingency	1	$905.00	$905.00
			$0.00
		Total Request:	**$9,746.90**

Description and justification for proposed use.

In June, the primary geothermal pump failed, shutting down the library's entire air conditioning system. Fortunately, Public Works employees had previously staged a backup pump in the library boiler room. This foresight allowed us to resolve the issue in days rather than weeks, bypassing the standard two-to-three-week lead time required to order and receive parts. Funding the replacement of this backup pump is critical to maintaining facility readiness and protecting the library against future multi-week service disruptions.

Department/Agency Head Name	Signature	Date
Assistant Director of Public Works	William Barber	**09/02/2026**

Section 2 - REVIEW

Recommended?	County Finance Director	Date
☑ Yes ☐ No	UCmeeton	9·10·2026
Recommended?	**County Administrator**	**Date**
☒ Yes ☐ No	[illegible]	9/10/26

Section 3 - BOARD OF SUPERVISORS

Approved?	Decision Date	Comments
☐ Yes ☐ No		

Capital Reserve Maintenance Fund Request

TAB N

MOTION: I move that the Board of Supervisors approve a Capital Reserve Maintenance Fund Request in the amount of $11,844.00 for the purpose(s) of:

Replace 1.5 ton heat pump at the Treasurers office building.

Section 1 - REQUEST

Requesting Department/Agency	Dept/Agency Contact	Date of Request
Public Works PW27-003	**William Barber**	**09/02/2026**
Phone	Fax	Fiscal Year
(434) 591-1925	**(434) 591-1924**	**FY27**

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

Description of Project/Repair	Qty	Unit Price	Total Price
Ruud Endeavor, 1.5-ton heat pump split system	1	$8,670.00	$8,670.00
Electrical upgrade for emergency heat	1	$1,200.00	$1,200.00
Contingency	1	$1,974.00	$1,974.00
			$0.00
		Total Request:	**$11,844.00**

Description and justification for proposed use.

The 1.5-ton heat pump system servicing the lobby and customer service area is failing. Over the past two months, the unit has repeatedly leaked refrigerant despite multiple repair attempts. Our in-house HVAC team and two independent contractors have evaluated the equipment and unanimously agree that a full replacement is the most cost-effective solution. Due to the system's age, replacement parts are scarce, making further repairs costly, time-consuming, and we unable to ensure reliable ongoing operation of the old system.

Department/Agency Head Name	Signature	Date
Assistant Director Of Public Works	William Barber	**09/02/2026**

Section 2 - REVIEW

Recommended?	County Finance Director	Date
☑ Yes ☐ No	L Emerton	9.10.2026
Recommended?	**County Administrator**	**Date**
☑ Yes ☐ No		9-10-26

Section 3 - BOARD OF SUPERVISORS

Approved?	Decision Date	Comments
☐ Yes ☐ No		

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

COUNTY OF FLUVANNA

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MEMORANDUM

Date: September 16, 2026
From: Tori Melton – Director of Finance
To: Board of Supervisors
Subject: FY27 BOS Contingency Balance

The FY27 BOS Contingency line balance is as follows:

Beginning Original Budget:	**$155,859**
Less: Social Services Required Local Match for 2% Bonus – 08.05.26	-$16,176
Available:	**$139,683**

BUILDING INSPECTIONS MONTHLY REPORT

County of Fluvanna

Building Official:	Period:
Andrew Wills	Aug-2026

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)	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	12	7	**129**
	2026	2	11	21	13	15	10	15	9	0	0	0	0	**96**
NEW - Single Family Attached (Town Homes)	2022	0	0	0	0	0	0	0	0	6	0	0	0	**6**
	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	**19**
	2025	0	7	5	6	6	6	7	4	3	7	11	0	**62**
	2026	5	11	8	0	0	0	0	0	0	0	0	0	**24**
Multi Family (Apartment, Duplex)	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**
	2026	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Additions and Alterations	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	27	35	**457**
	2026	20	24	49	49	48	49	54	45	0	0	0	0	**338**
		* Trade permits count not in .												
Accessory Buildings	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	7	3	**47**
	2026	4	4	6	8	1	3	5	1	0	0	0	0	**32**
Swimming Pools	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	1	**11**
	2026	1	1	4	0	0	3	0	3	0	0	0	0	**12**
Commercial/ Industrial Build/Cell Towers	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**
	2026	0	0	0	0	0	1	3	0	0	0	0	0	**4**
TOTAL BUILDING PERMITS	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	57	46	**716**
	2026	32	51	88	70	64	63	77	58	0	0	0	0	**503**
		* Trade permits count not included as in previous years												
BUILDING VALUES FOR PERMITS ISSUED														
TOTAL BUILDING VALUES	2022	$5,073,054	$3,017,155	$5,012,175	$2,937,240	$5,694,955	$9,371,750	$11,347,772	$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	$6,370,646	$3,088,938	$4,234,315	$3,224,163	$3,474,897	$2,332,220	$3,542,065	$4,921,929	**$ 45,140,458**
	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**
	2025	$5,630,704	$4,293,869	$6,004,330	$6,674,070	$7,447,704	$6,289,149	$9,757,893	$5,863,893	$3,226,559	$66,767,440	$7,028,000	$2,943,270	**$ 132,206,036**
	2026	$7,433,663	$8,471,769	$10,560,573	$6,028,264	$6,572,632	$6,873,944	$6,329,104	$3,972,547	$0	$0	$0	$0	**$ 52,242,496**

Category	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
LAND DISTURBING PERMITS ISSUED														
LAND DISTURBING PERMITS	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	23	8	**194**
	2026	7	22	30	15	16	8	13	9	0	0	0	0	**120**
INSPECTIONS COMPLETED														
TOTAL INSPECTIONS	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	455	352	366	308	230	**3,465**
	2025	221	238	303	479	342	382	437	404	426	418	329	346	**4,325**
	2026	264	301	328	418	428	411	390	342	0	0	0	0	**2,882**
FEES COLLECTED														
Building Permits	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	$34,994	$17,667	$6,021	**$ 157,104**
	2024	$21,425	$8,680	$29,958	$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	$28,352	$13,911	**$ 338,025**
	2026	$29,977	$44,076	$38,200	$21,311	$25,806	$16,400	$34,757	$17,224	$0	$0	$0	$0	**$ 227,681**
Land Disturbing Permits	2022	$2,000	$2,050	$9,963	$1,375	$2,250	$10,014	$1,375	$2,175	$27,775	$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	$7,412	$1,000	**$ 54,748**
	2026	$875	$2,750	$3,750	$4,878	$3,618	$1,000	$1,625	$1,125	$0	$0	$0	$0	**$ 19,621**
Zoning Fees collected by Building Dept starting February 2024	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	$3,150	$1,600	**$ 31,000**
	2026	$1,650	$4,000	$5,250	$2,750	$3,050	$2,500	$2,100	$1,700	$0	$0	$0	$0	**$ 23,000**
TOTAL FEES	2022	$25,001	$22,797	$37,351	$18,429	$24,289	$37,535	$21,888	$58,457	$40,573	$40,643	$24,584	$7,145	**$ 290,061**
	2023	$13,900	$24,395	$12,381	$17,685	$23,473	$14,751	$11,837	$8,384	$15,565	$12,603	$12,462	$16,528	**$ 184,174**
	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	$49,255	$35,302	$29,520	$60,369	$26,464	$21,899	$82,306	$38,914	$16,511	**$ 423,773**
	2026	$32,502	$50,826	$47,200	$28,939	$32,474	$19,900	$38,482	$20,049	$0	$0	$0	$0	**$ 270,372**

COUNTY OF FLUVANNA

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MEMORANDUM

Date: September 16, 2026
From: Tori Melton – Director of Finance
To: Board of Supervisors
Subject: FY27 Capital Reserve Balances

The FY27 Capital Reserve account balances are as follows:

County Capital Reserve:

FY26 Carryover	$534,525.21
FY27 Budget Allocation:	**$250,000**
Less: Replace One Hanwha 4 MP Bullet IP Camera – 08.19.26	-$1,295
FY27 Available:	**$783,230.21**

Schools Capital Reserve:

FY26 Carryover	$81,671.34
FY27 Budget Allocation:	**$250,000**
Less: FCHS Sewer Station Grinder Pumps – 08.05.26	-$9,247.63
Less: FCHS Tennis Courts – 08.05.26	-$17,540
Less: SBO Tree Damage – 08.05.26	-$50,486
Less: FCHS Seat Covers – 08.19.26	-$8,249.64
FY27 Available:	**$246,148.07**

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COUNTY OF FLUVANNA

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MEMORANDUM

Date: September 16, 2026
From: Tori Melton – Director of Finance
To: Board of Supervisors
Subject: Unassigned Fund Balance

***FY26 Year End (Unaudited) Unassigned Fund Balance:**	**$4,711,470.23**
Less: FCPS Revenue Budget Transfer – 07.01.26	-$2,610,296.35
Less: Organizational Efficiency Implementation Services – 09.02.26	-$255,000.00
Current (Unaudited) Unassigned Fund Balance:	**$1,846,173.87**

*Audited FY26 Year End Unassigned Fund Balance will be available upon Completion of the FY26 Annual Comprehensive Financial Report