



JAMES RIVER WATER AUTHORITY (JRWA)

BOND FINANCING UPDATE

Eric Dahl, County Administrator

May 15, 2024

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Financing Results

- JRWA closed today on the Virginia Resource Authority 2024 spring bond issuance
- The All-In True Interest Cost of Borrower Bonds is 4.35% and the annual debt service payment is ~\$2.83M.
- This annual debt service payment will be split 50/50 between Fluvanna and Louisa County with each to pay ~\$1.42M
- \$42.5M is available for project costs
- \$2.1M is set aside for capitalized interest, which pushes back the first debt service payment until 10/1/2025 (FY26).
- \$2.8M is set aside for a debt service reserve fund, which is a requirement of VRA for debt service payment protection.
- All project funds and debt service reserve funds are placed in an interest bearing account, to be used towards project costs and to credit future debt service payments.

Future Timeline

- **June 2024 - Construction Start**
- **September 2026 – Construction Completion**

Questions?



Current Project Estimate

ITEM	DESCRIPTION	COSTS
1	Mobilization	\$575,000
2	General Conditions	\$1,480,000
3	Design & Construction Engineering Services	\$3,850,000
4	Surveying	\$110,000
5	Railroad Insurance/Flagging & Improvements	\$350,000
6	Material Storage & Handling	\$700,000
7	Pump Station Laydown	\$35,000
8	Clearing for UG Electric Across Brema Road	\$7,000
9	Existing Utility Protection & Potholing	\$75,000
10	Erosion Controls	\$475,000
11	Wetland and Sensitive Area Restoration	\$85,000
12	Temporary Construction Roads & Clearing	\$150,000
13	Pump Station Site Access Road	\$1,110,000
14	Site Access Road Storm Improvements	\$220,000
15	Pump Station Site Work	\$2,035,000
16	Pump Station Work	
16a	General Conditions	\$700,000
16b	Concrete + Structural	\$2,900,000
16c	Metals	\$880,000
16d	Equipment	\$1,500,000
16e	Mechanical	\$1,060,000
16f	Electrical	\$3,600,000
16g	Controls	\$410,000

ITEM	DESCRIPTION	COSTS
17	Furnish & Install Porta Dam	\$715,000
18	Intake Pipe Work	\$585,000
19	Intake Structure	\$850,000
20	Build Access Road Down Ramp Into River	\$30,000
21	Restore Bank of James River with Class 2 Rip Rap	\$175,000
22	Dewater Swale Between Pump Station & Swale	\$30,000
23	24" Raw Water Line	\$9,800,000
24	Water Line Appurtenances	\$2,080,000
25	Water Line Testing	\$200,000
26	Rail Road & Electrical Jack & Bore	\$500,000
27	Jack & Bore Electrical Under Brema Road (Now Open Cut)	\$55,000
28	Route 6 Jack & Bore	\$170,000
29	Jack and Bore at 127+00 Brema Road (Now Open Cut)	\$70,000
30	Jack and Bore at 133+00 Gale Hill Road (Now Open Cut)	\$110,000
31	Rivanna Crossing- Open Cut	\$960,000
32	Rock Blasting & Removal	\$370,000
33	Site & Easement Restoration	\$460,000
34	QC testing	\$185,000
35	SWPP Development & Inspections	\$35,850
	TOTAL CONSTRUCTION COSTS	\$39,687,850.00
	TOTAL PERMITTING, PROPERTY ACQ. AND CONST. SUPPORT COSTS	\$5,922,800.00
	TOTAL JRWA PROJECT COSTS	\$45,610,650.00



FUSD RATES AND CHARGES INCREASE

Eric Dahl

County Administrator

May 15, 2024

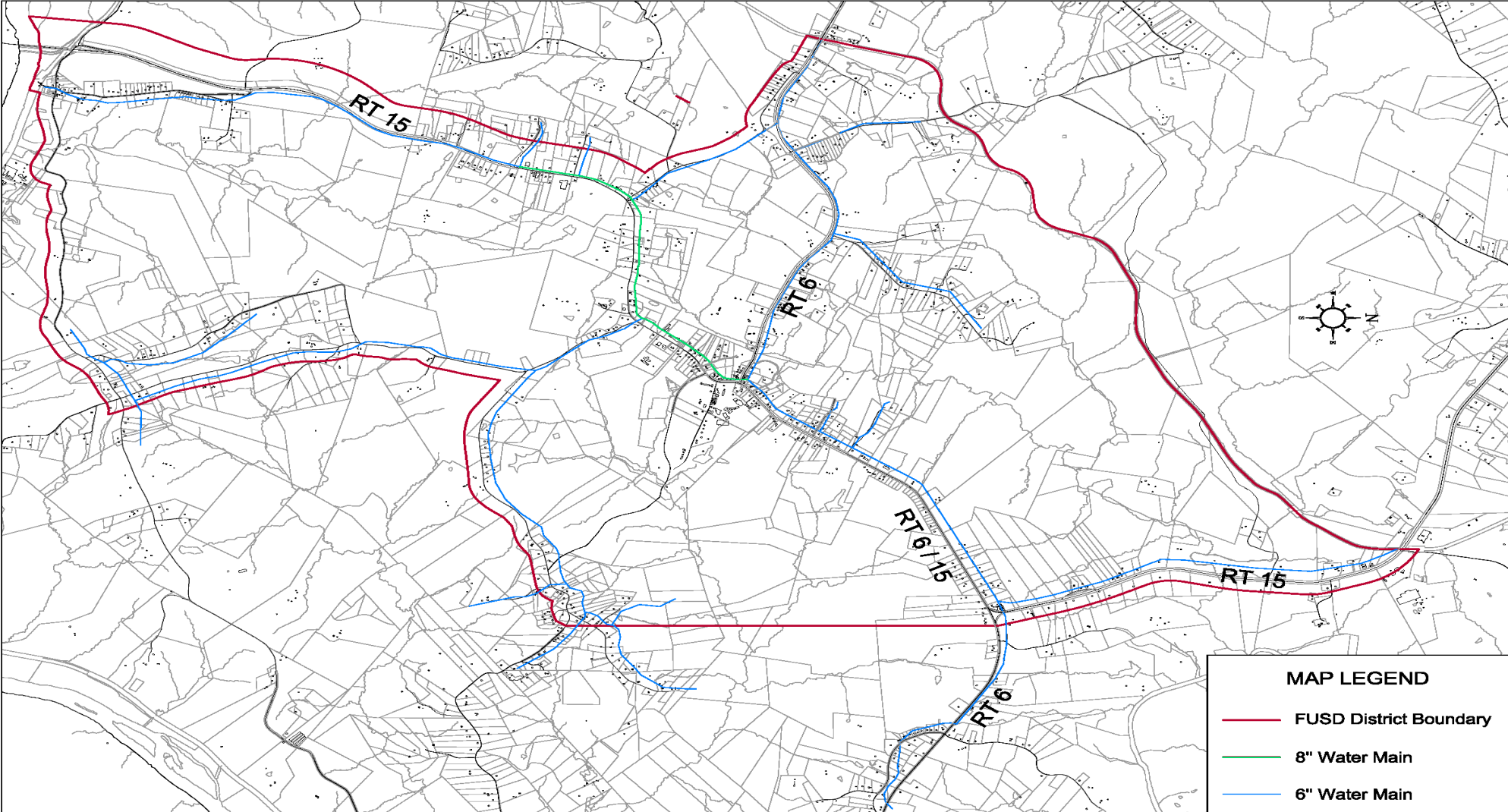
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Department of Public Utilities

- **The Department of Public Utilities oversees the operations, maintenance and repairs for the following utility systems:**
 - Fork Union Sanitary District (FUSD)
 - Zion Crossroads Water and Sewer Distribution System
 - Palmyra Sewer
 - Carysbrook Wastewater Treatment Plant (Carysbrook Elementary School and Social Services/Performing Arts Center)
 - Central Wastewater Treatment Plant (Central Elementary, West Central Elementary and the Middle School)

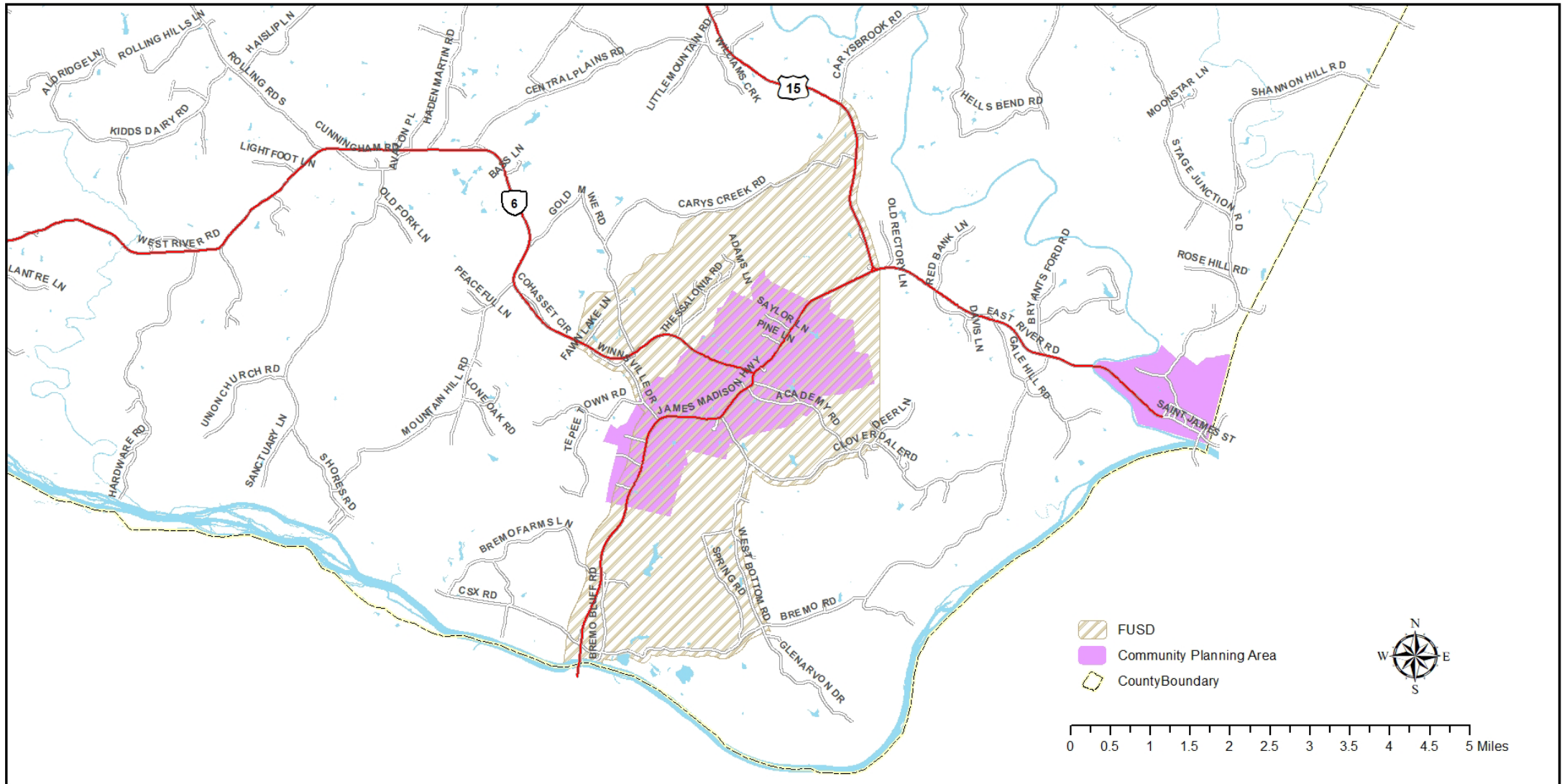
Fork Union Sanitary District (FUSD) Map of Sanitary District & Water System

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FUSD Service Map Overview



History of FUSD Water Rates

Category	Rates Implemented July 15, 1986	Rates Implemented June 21, 2006	Rates Implemented May 5, 2010	Current Rates Implemented July 2, 2014	Proposed Rates Implemented July 1, 2024
Minimum Charge - Includes up to 2,000 gal usage	\$14.00	\$15.44	\$17.76	\$21.00	\$24.00
Rate (\$/1,000 gallons) - 2,001 gal to 300,000 gallons usage	\$5.83	\$7.72	\$8.88	\$11.00	\$11.22
Rate (\$/1,000 gallons) - >300,000 gallons usage	\$3.00	\$3.97	\$4.57	\$11.00	\$11.22

Comparison of Monthly Bills

This Chart Shows the Effect of the Proposed Rates on Monthly Charges for Various Water Usage Amounts:

Estimated annual
increase in revenue
\$19,243 - \$20,557

Usage (GAL)	Current Rates	Proposed Rates	Monthly Increase
1,000	\$ 21.00	\$ 24.00	\$ 3.00
2,000	\$ 21.00	\$ 24.00	\$ 3.00
3,000	\$ 32.00	\$ 35.22	\$ 3.22
5,000	\$ 54.00	\$ 57.66	\$ 3.66
10,000	\$ 109.00	\$ 113.76	\$ 4.76
20,000	\$ 219.00	\$ 225.96	\$ 6.96
50,000	\$ 549.00	\$ 562.56	\$ 13.56
100,000	\$ 1,099.00	\$ 1,123.56	\$ 24.56

History of FUSD Water Availability/Connection Charges

Category	Charges Implemented June 21, 2006	Charges Implemented May 5, 2010	Current Charges Implemented July 2, 2014	Proposed Charges Implemented July 1, 2024
Availability Charge	\$1,050.00	\$2,000.00	\$2,000.00	N/A
Connection Charge	N/A	\$2,500.00	\$2,500.00	\$6,500.00

Next Steps

- Move forward with implementing a rate increase?
 - At the July 2, 2014 meeting, the board directed staff to set a process to evaluate FUSD rates every 2 years

QUESTIONS?



**RESOLUTION TO EXTEND THE DUE DATE FOR REAL ESTATE TAXES,
PERSONAL PROPERTY TAXES, PUBLIC SERVICE TAXES, MACHINERY
AND TOOLS TAXES AND VEHICLE LICENSE FEES TO JUNE 21, 2024**

Dan Whitten, County Attorney

May 15, 2024

County Code References

- **Fluvanna County Code § 20-1-2 states “The taxes on real property and tangible personal property, but excluding public service real property, shall be due in equal installments not later than the close of business of the County Treasurer's office, on June 5 and December 5 of the calendar year in which the levy is made.”**
- **Fluvanna County Code § 15-2-3 states “The license fee on every motorcycle shall be \$18.00 per year, on every trailer and semi-trailer shall be \$18.00 and on every other type of motor vehicle shall be \$33.00 per year, payable to the Treasurer of this County. Such license fee shall be due and payable on June 5 in each year.”**

Treasurer's Request for an Extension

- **The Treasurer has requested an extension of the due date from June 5, 2024 to June 21, 2024.**
- **The bills were mailed out on May 13, 2024.**
- **The extension will give taxpayers extra time to receive the bill in the mail.**

Resolution for Extension

- **The Resolution states that the due date for the real estate taxes, personal property taxes, public services taxes, machinery and tools taxes and vehicle license fees shall be extended from June 5, 2024 to June 21, 2024.**
- **Penalty and interest will not be applicable until after the new due date.**

QUESTIONS?



FY24 AND FY25 FLUVANNA COUNTY PUBLIC SCHOOLS CIP BUDGET

Eric Dahl, County Administrator

May 15, 2024

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FY24 and FY25 FCPS CIP Budget

- Fluvanna County Public Schools is requesting the appropriation of \$850,000 from the FY25 CIP be moved to the FY24 CIP.

FCHS Track Total CIP FY25 funding - \$443,000 \$30,000 appropriate request for FY24	
Demo FCHS Track	\$30,000
FCHS Turf Total CIP FY25 funding - \$455,000 \$295,000 appropriation request for FY24	
General Conditions	\$10,000
Mobilization	\$5,000
FCHS Turf Demo	\$78,000
FCHS Turf materials	\$202,000
FMS Track Total CIP FY25 funding - \$1,060,000 \$525,000 appropriation request for FY24	
Field Irrigation	\$100,000
FMS Track Demo	\$47,000
Asphalt	\$378,000

QUESTIONS?

Motions

MOTION #1

I move the Board of Supervisors approve a supplemental appropriation of \$30,000 from Unassigned Fund Balance for the FY24 FCHS Track Resurfacing/Milling CIP and further decrease the FY25 FCHS Track Resurfacing/Milling CIP budget appropriation by \$30,000.

MOTION #2

I move the Board of Supervisors approve a supplemental appropriation of \$295,000 from Unassigned Fund Balance for the FY24 FCHS Football Field Turf Replacement and further decrease the FY25 FCHS Football Field Turf Replacement CIP budget appropriation by \$295,000.

MOTION #3

I move the Board of Supervisors approve a supplemental appropriation of \$525,000 from Unassigned Fund Balance for the FY24 FMS Track Resurfacing/Milling and further decrease the FY25 FMS Track Resurfacing/Milling budget appropriation by \$525,000.



**AUTHORIZATION TO ADVERTISE FOR A PUBLIC HEARING TO AMEND
§ 2-1-5 OF THE COUNTY CODE TO INCREASE COURT COSTS**

Dan Whitten, County Attorney

May 15, 2024

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State Code Authority

- **Virginia Code Section 53.1-120 was amended in 2020 to increase the maximum amount of costs in each criminal or traffic case in the district and circuit courts from \$10.00 to \$20.00, and the funds shall be used for courthouse security personnel and, if requested by the Sheriff, equipment and other personal property used in connection with courthouse security.**

County Code Amendment

- **The proposed amendment to County Code Section 2-1-5 would increase the costs in each criminal or traffic case in the district and circuit courts from \$10.00 to \$20.00, and the funds shall be used for courthouse security personnel.**
- **Also, under the proposed amendment, the funds could, if requested by the Sheriff, be used for equipment and other personal property used in connection with courthouse security.**
- **Estimated revenue of \$10,000 - \$15,000.**
- **The Ordinance would be effective July 1, 2024.**

QUESTIONS?



**AUTHORIZATION TO ADVERTISE FOR A PUBLIC HEARING TO ENACT
§ 2-1-6 OF THE COUNTY CODE TO AUTHORIZE A REGIONAL JAIL
PROCESSING FEE**

Dan Whitten, County Attorney

May 15, 2024

State Code Authority

- **Section 15.2-1613.1 of the Code of Virginia authorizes a processing fee of \$25.00 on any individual admitted to a regional jail following conviction in General District or Circuit Court.**
- **The fee shall be ordered as a part of court costs collected by the clerk, deposited into the account of the Treasurer of the County and shall be used by the Sheriff's Office to defray the costs of processing arrested persons into a regional jail.**

County Code Amendment

- **The proposed amendment to the County Code to enact Section 2-1-6 to authorize a processing fee of \$25.00 on any individual admitted to the Central Virginia Regional Jail following conviction which shall be used to defray the costs of processing arrested persons into the regional jail.**
- **Estimated revenue of \$3,000- \$5,000**
- **The ordinance will be effective July 1, 2024.**

QUESTIONS?



**AUTHORIZATION TO ADVERTISE FOR A PUBLIC HEARING TO AMEND
§ § 20-6-1, 20-6-2 AND 20-6-3 TO AUTHORIZE A RECORDATION
FEE**

Dan Whitten, County Attorney

May 15, 2024

State Code Authority

- **Virginia Code Section 58.1-3805 authorizes the governing body to charge a \$25 fee for the recordation of a list of heirs pursuant to 64.2-509 or an affidavit pursuant to § 64.2-510, as provided in § 58.1-1717.1.**

County Code Amendment

- **The proposed amendment to County Code Section 20-6-1 would charge a fee of \$25.00 for every recordation of a list of heirs pursuant to § 64.2-509 or an affidavit pursuant to § 64.2-510, unless a will has been probated for the decedent or there has been a grant of administration on the decedent's estate.**
- **Estimated revenue of \$1,000.**
- **The Ordinance would go into effect July 1, 2024.**

QUESTIONS?



**AUTHORIZATION TO ADVERTISE FOR A PUBLIC HEARING TO AMEND
§ 4-2-2 AND § 4-2-5 OF THE COUNTY CODE TO ADD A
DEFINITION OF A VIOLATION**

Dan Whitten, County Attorney

May 15, 2024

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Previous County Code Amendments

- **Amendments to Section 4-2-2 of the County Code were made on September 20, 2023 regarding the prohibition on dogs running at large.**
- **Section 4-2-5 was enacted on January 17, 2024 regarding the prohibition on unrestricted dogs.**

Proposed County Code Amendment

- **When the County Attorney's Office brought the first running at large case to court, the General District Court Judge had questions regarding the definition of a "violation" since there is a civil penalty on the 3rd violation. The Judge questioned whether there was a separate violation when the person was found guilty in court or was a violation considered each time the sworn law enforcement officer completed a criminal incident report on the violation.**
- **The proposed definition of "violation" will clarify the intent of the ordinance that a violation means each criminal incident report filed by a sworn law enforcement officer for the violation.**

QUESTIONS?



REPORT FROM SOLAR ORDINANCE REVIEW COMMITTEE

Dan Whitten, County Attorney

May 15, 2024

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Formation of Solar Ordinance Review Committee

- **The Board of Supervisors approved the creation of the committee on April 3, 2024.**
- **The Board appointed Mr. Hodge and Mr. O'Brien to the Committee.**
- **On April 9, 2024, the Planning Commission appointed Ms. Kilpatrick and Ms. Johnson-Morgan to the Committee.**

Consideration to Remove Utility Scale Solar in A-1

- **At the Board of Supervisor's meeting on March 6, the Board approved a resolution of intention to amend § 22-4-2.2 to remove utility scale solar generation facilities as a use allowed by special use permit in the Agricultural, A-1 Zoning District.**
- **The Committee had the task of considering the removal of such use from the A-1 zoning district.**
- **The Planning Commission must hold a public hearing by June 20, 2024 regarding the removal of the use.**

Consideration to Add Supplemental Regulations

- **At the Board of Supervisor's meeting on March 6, the Board approved a resolution of intention to enact § 22-17-21 to add supplemental regulations for small scale solar generation facilities, minor scale solar generation facilities and utility scale solar generation facilities.**
- **The Committee will consider supplemental regulations at a future committee meeting.**
- **The Planning Commission must hold a public hearing by September 20, 2024 regarding the supplemental regulations.**

Options for Removing the Utility Scale Solar Generation Facilities Use from A-1 District

- **The Committee discussed two options:**
 - 1) Creating a new zoning district that authorizes utility scale solar facilities and minor scale solar facility by special use permit; or**
 - 2) Creating a zoning overlay district that authorizes utility scale solar facilities and minor scale solar facilities by special use permit.**

Pros/Cons of Creating a New Zoning District

- **Positives**

- Rezoning is required which allows voluntary proffers.
- Special use permit is required which allows conditions.
- Certain A-1 by-right uses and uses by special use permit could still be allowed

- **Negatives**

- Spot zoning consideration unless the action also serves some identifiable public interest. Illegal spot zoning is deemed to exist where a court can find that it has no public benefit and hence is effected “solely to serve the private interests of one or more landowners . . . [rather than] to further the welfare of the entire county.” *Wilhelm v. Morgan*, 208 Va. 398, 403, 157 S.E.2d 920, 924 (1967)

Pros/Cons of Overlay District

- **Positives**

- Designated areas on either side of the high voltage transmission lines.
- Special use permit required which allows conditions
- Underlying zoning district by-right uses and uses by special use permit still allowed

- **Negatives**

- No rezoning required so no voluntary proffers
- Hard to contain the solar project completely within the overlay district
- May have to constantly change boundaries of overlay district

Planning Commission Recommendation

- **Planning Commission recommended advertising a public hearing at the June 11, 2024 meeting to remove utility scale solar from the A-1 Zoning District.**
- **Planning Commission recommended advertising a new zoning district with supplemental regulations.**
- **The public hearing would be held before September 20, 2024.**

Dinwiddie Ordinance Supplemental Regulations

- **Utility Scale Solar Energy District**
 - Conditional Use permit required if disturbs more than 5 acres
 - Meeting with planning staff required 30 days before application.
 - Site plan
 - Community impact assessment
 - Approved solar components
 - Documentation of right to use property
 - Liability insurance
 - Criteria for Solar Energy Projects
 - Visual Impact
 - Signage
 - Noise

Dinwiddie Ordinance Continued

- **Supplemental regulations continued**
 - Setbacks
 - Security
 - Height
 - Buffers and Landscaping
 - Transmission lines
 - Ground water monitoring
 - Inspections
 - Decommissioning
 - Substantial accord waived under 15.2-2232
 - Siting agreements

Surry Ordinance

- **Emerging Technologies District**

- Authorizes data centers, energy storage facilities and renewable energy generation facilities by-right.
- Allows other uses by-right and by conditional use permit.
- Minimum size of 500 acres
- Maximum height of 75'
- Staff meeting before application
- Application requirements
- Approval of preliminary and final site development plans
- Inspections
- Renewable energy generating facility is intended to produce energy for on-site consumption and to support other uses in the district.

QUESTIONS?