

**FLUVANNA COUNTY BOARD OF SUPERVISORS
SPECIAL MEETING MINUTES
Circuit Courtroom, Fluvanna Courts Building
72 Main Street, Palmyra, VA 22963
February 18, 2025
Regular Meeting 5:00pm**

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

ABSENT: John M. (Mike) Sheridan, Columbia District

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

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

At 5:02pm, Chair Fairchild called to order the Special Budget Work Session of February 18, 2025. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

BUDGET WORK SESSION

FCPS FY26 Adopted Budget Presentation – Superintendent Dr. Peter Gretz, presented the FY26 Fluvanna County Public Schools Budget including overview of the budget development process, compensation, health insurance, and positions/staffing.

FY26 Budget Highlights:

- Compensation - application of a 3% increase (proposed state budget)
- Health Insurance - shares cost of 10% increase (school board 75%, employees 25%)
- Staffing - restructuring, elimination, additional positions

FY 2026 BUDGET Proposal	
LOCAL	\$24,166,367
STATE (Based on Governor's Introduced and House and Senate Proposals for Biennial Budget for FY2026)	\$31,265,400
FEDERAL	\$1,440,500
OTHER LOCAL	\$454,200
Total Requested FY2025 Appropriation-Superintendent's Proposed	\$57,326,467

The FY26 budget includes an additional **\$1,896,979** in local funding.

RECESS FOR DINNER

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

At 6:03pm, Chair Fairchild called to order the Special Meeting of February 18, 2025. After the recitation of the Pledge of Allegiance, a moment of silence was observed.

3 - ADOPTION OF AGENDA

- Mr. Dahl requested pulling Project Comprehensive Plan update, ZTA 24:08 Amendments to the Fluvanna County Zoning Ordinances Regarding Day Homes, and ZTA 24:10 Amendments to the Fluvanna County Zoning Ordinances to correct the definition of “front yard” from the agenda.

MOTION:	Accept the Agenda, for the February 18, 2025 Special Meeting of the Board of Supervisors, as amended.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O’Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0				

4 - COUNTY ADMINISTRATOR’S REPORT

Mr. Dahl reported on the following topics:

Announcements and Updates - New Employees

- Stephen Pleasants, IT Department, Information Technology Systems Engineer, Started February 13, 2025

Winter Ball for All

The Winter Ball for All event was held on Saturday, February 15 from 6 - 9pm at the Middle School gymnasium.

- We had 300 total guests at the event; 154 youth & 146 adults.
- DJ K Breezy “Keith Brown” kept the crowd entertained and Tasty Vittles catered the event.
- There were also giveaways throughout the event as well as a goody bag to take home for each youth.
- Special THANK YOU goes out to the FUMA Interact Club for helping us set up for the event and the FCHS SGA for decorating and helping with the event!

Comprehensive Plan Community Meetings

- Four (4) Community Meetings have been scheduled for citizens to give input. Dates/times are as follows:

Location	Date/time
Fork Union Community Center	February 25, 6:00 – 8:00 p.m.
Lake Monticello Fire Department, Maple room	February 27, 6:00 – 8:00 p.m.
Antioch Baptist Church	March 4, 7:00 – 9:00 p.m.
Columbia Baptist Church	March 8, 1:00 3:00 p.m.

- The meetings are intended to give citizens a chance to offer input for the Plan Update and the County’s vision for the future. After the meetings are completed, staff will disseminate a public survey for residents to give additional input.

Next BOS Meetings

Day	Date	Time	Purpose	Location
Wed	Feb 26	5:30 PM	BOS Budget Work Session - Constitutional Officer Presentations & County Agency Briefs	Morris Room
Wed	Mar 5	5:00 PM	Regular Meeting	Circuit Court
Wed	Mar 5	7:00 PM	Budget Work Session – County Department Briefs/CIP Review	Morris Room
Wed	Mar 12	5:30 PM	BOS Budget Work Session	Morris Room

5 - PUBLIC COMMENTS #1

At 6:08pm, Chair Fairchild opened the first round of Public Comments.

- Ashleigh Crocker, 442 Justin Dr, spoke in support of fully funding the Fluvanna County Public School budget request. With no one else wishing to speak, Chair Fairchild closed the first round of Public Comments at 6:10pm.

6 – BOARDS AND COMMISSIONS

None.

7 – PRESENTATIONS

EDTAC Update from Gateway Signs Subcommittee – David Wells, EDTAC Chair; Nina Monroe, EDTAC Vice-Chair; Cathy Tatro; Suzy Morris; Ben Shaw

EDTAC Subcommittee, Gateway Signs, has been working since spring of 2024 to come up with a concept and locations for new “Gateway Signs” for Fluvanna County. The signs are designed to look inviting and welcoming to visitors and residents entering and exiting the county. They are also a different color and design from “County Building” signs as these signs are for all activities available in the county.

Since “Gateway Signs” require a master plan to be considered by VDOT under the Tourist Oriented Directional Signs (TODS) program, the EDTAC Subcommittee feels it is beyond what they can do and recommends the Economic Development department take over the project with assistance from the Parks and Recreation department.

Comprehensive Plan update – Todd Fortune, Director of Planning

- Pulled from agenda.

8 - ACTION MATTERS

Confirmation of Local Emergency Declaration – Eric Dahl, County Administrator

Beginning Monday, February 10, 2025, Fluvanna County Public Safety and Emergency Management Staff determined that the threat of potential injury from winter weather, forecast to impact Central Virginia, was great enough to warrant coordinated local government action to prevent or alleviate any potential damage, loss, hardship, or suffering. A Declaration of Local Emergency grants Fluvanna County access to state and federal resources in order to address any public safety needs that may arise as a result of the anticipated storm and its residual effects.

Governor Glenn Youngkin declared a State of Emergency on Monday, February 10, 2025.

This action is consistent with the requirements of the Code of Virginia Emergency Services and Disaster Law.

MOTION:	Approve the RESOLUTION FOR THE DECLARATION OF LOCAL EMERGENCY effective February 11, 2025 at 8:00am, in response to the effects of winter weather systems impacting the area.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0				

Funding for Deed of Easement and Utility Agreement with Macon Properties, LLC – Dan Whitten, County Attorney

- The County approved a Deed of Easement and Utility Agreement with Macon Properties, LLC on January 22, 2025.
- The consideration for the Deed of Easement is \$37,000. The variable width utility easement will allow for the construction of a gravity sewer line.
- The County approved a payment of \$69,000 as part of the Utility Agreement for Macon Properties, LLC to upgrade the sewer force main to ductile iron.

MOTION:	Approve a supplemental appropriation in the amount of \$106,000.00 from Unassigned Fund Balance to the Zion Crossroads Water and Sewer System budget to provide funding for the Deed of Easement and Utility Agreement with Macon Properties, LLC.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0				

Zion 3 Notch, LLC Development Agreement – Dan Whitten, County Attorney

This revised Development Agreement provides additional clarification for the project. The agreement extends the timeline to complete the construction of the gravity sewer line. The agreement also amends the amount of consideration under the agreement for completing construction.

MOTION:	Approve a Resolution Authorizing the Revised Development Agreement Between Fluvanna County, the Economic Development Authority of Fluvanna County, and Zion 3 Notch LLC, and authorize the County Administrator to execute the agreement subject to approval as to form by the County Attorney				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:			Second	Motion	
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0				

9 - PUBLIC HEARING

ZTA 24:08 Amendments to the Fluvanna County Zoning Ordinances Regarding Day Homes – Todd Fortune, Director of Planning

- Pulled from agenda. Public Hearing will be rescheduled for March 19, 2025

ZTA 24:10 Amendments to the Fluvanna County Zoning Ordinances to correct the definition of “front yard” – Todd Fortune, Director of Planning

- Pulled from agenda. Public Hearing will be rescheduled for March 19, 2025

10 - CONSENT AGENDA

The following items were approved under the Consent Agenda for February 18, 2025:

- *Minutes of February 5, 2025 – Caitlin Solis, Clerk to the Board*

MOTION:	Approve the consent agenda, for the February 18, 2025 Board of Supervisors meeting.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Motion	Second		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0				

11 - UNFINISHED BUSINESS

- *Mr. O'Brien asked for more clear language explaining the equalized rate on assessment notices in the future to help the public understand. The Board discussed the reassessment process, Mel Sheridan, Commissioner of The Revenue, answered questions.*

12 - NEW BUSINESS

None.

13 - PUBLIC COMMENTS #2

At 6:55pm, Chair Fairchild opened the second round of Public Comments. With no one wishing to speak, Chair Fairchild closed the second round of Public Comments at 6:55pm.

14 - CLOSED MEETING

None.

BUDGET WORK SESSION (CONTINUED)

County Administrator's FY26 Budget Proposal – Eric Dahl, County Administrator

Budget Development

- Carefully review revenue projections from all existing revenue sources to minimize the need for tax rate increases.
- Perform a detailed review of all expenditure budgets requested.
- Incorporate essential personnel requests to best support Fluvanna's service, expansion and technical needs.
- Support staff with an adequate compensation and benefits plan.
- Identify any potential funding shortfalls for further discussion during the budget process.
- Determine any service gaps or new services needed.
- Refine and update the future years planning budget projections.

Budget Pressures

- Increased costs for providing public safety:
 - Recognizing the full operational costs for the Department of Emergency Services.
 - Costs related to affiliated regional facilities at Central Virginia Regional Jail and Blue Ridge Juvenile Detention
 - Requests for additional Sheriff's Office Deputies.
 - Aging Sheriff's Office patrol vehicles and Fire & Rescue apparatus.
- Aging facilities, fleet and equipment that require significant maintenance.
 - The County and Schools combined have over 33 buildings with HVAC and ~300 vehicles.
- The increasing cost of goods and services.
 - Over the last 12 months, the Consumer Price Index (CPI) increased 3%.
- Maintaining competitive salaries and benefits for our County and School System staff.
- New and expanding water and sewer infrastructure needs in our designated growth areas to support economic development.
- Our high existing debt load.

FY26 Budget Proposal Highlights

- Budget totals \$115,135,516
 - Real Estate tax rate of \$0.72 (Equalized Tax Rate \$0.689) (FY25 - \$0.844)
 - Results in a tax increase of 4.50% for the average homeowner.
 - The personal property tax rate of \$4.10 per \$100 of assessed value remains unchanged from FY2025.
 - No change to the Business and Public Utility Personal Property tax rates (Remains at \$2.90 per \$100 of assessed value)
 - No change to the Machinery & Tools tax rate (Remains at \$1.90)
- Overall increase in total County expenditures by \$4,129,271, a 3.7% increase from the FY25 amended budget

Revenues

- Projected total revenues will increase by \$4.1 million above the FY25 amended budget amount. The most significant contributing factors are:
 - A net increase of \$3.3M in tax and local operating revenue, mainly in part to the following increases: real estate revenue, delinquent real estate and personal property taxes, local option sales tax, interest earnings and EMS cost recovery.
 - A decrease of \$3.2M in Schools state/federal/other local revenue, not including the County contribution. This is due to not receiving Fluvanna County Public Schools adopted funding request at this point.

- A decrease of \$18K in Debt Service revenue.
- A net increase of \$3.8M for CIP project funding, mainly due to the use of proffer funds and grants to fund CIP projects.
- Increase of \$62K in Enterprise Funds.
- Increase of \$134K in Social Services state/federal revenue

Revenue Category	FY25 Budget (Amended)	FY26 COAD Proposed	Percent Change
GENERAL FUND OPERATING REVENUE	\$62,796,657	\$66,166,225	5.4%
SCHOOLS	\$36,095,343	\$32,881,000	-8.9%
SOCIAL SERVICES	\$2,118,761	\$2,252,707	6.3%
DEBT SERVICE	\$1,308,984	\$1,290,834	-1.4%
CAPTIAL IMPROVEMENT PLAN (CIP)	\$5,565,508	\$9,361,539	68.2%
ENTERPRISE	\$3,120,991	\$3,183,211	2.0%
REVENUES TOTAL	\$111,006,244	\$115,135,516	3.7%

Expenditures

- Departments, Constitutional Officers and Agency budgets have been reviewed in detail and funded at reasonably levels to cover day-to-day operational requirements
 - The County has not received Fluvanna County Public School’s formal funding request, since the FY2026 Budget Request has not yet been presented by the School Board.
 - The School System’s full budget request was just presented to the Board of Supervisors this evening.
- Judicial Administration
 - Clerk of the Circuit Court - \$57,645 total: The budget included additional grant related expenditures, with funding for these expenditures to come from the state Technology Trust Fund and the Library of Virginia Preservation Grant
- Public Safety
 - Sheriff’s Office - \$228,655 total: (1) new Deputy position including needed equipment/supplies, (2) position promotions (Sergeant and Lieutenant) and an increase for personnel related costs (overtime, holiday pay, workers compensation and Line of Duty).
 - E-911 - \$61,550 total: Mainly due to E911/Radio System maintenance services and subscriber replacements.
 - Emergency Services - \$248,193 total: (1) new position for a Chief of Fire and EMS, increase in contract services for covering all County owned PowerLoad/PowerCot maintenance costs, increase in vehicle repair and maintenance and an increase in uniforms.
 - Correction and Detention - \$66,395 total: Blue Ridge Juvenile Detention costs increase request.
 - Public Animal Shelter - \$109,193 total: Fluvanna County utilizes the Fluvanna SPCA as its public animal shelter. Their submitted budget covers costs increases to retain a quality workforce, to assist with building improvements/maintenance and to adequately cover costs for the animals in their care.
- Public Works
 - James River Water Authority (JRWA) Operations - \$1,415,673 total: Fluvanna County is a 50/50 partner with Louisa County for the JRWA. Within the last year, the JRWA issued \$45M in additional debt, with approvals by both boards, to begin construction the raw water intake and pipeline in Fluvanna County to meet the long range water supply needs of both counties. This increase represents the 50% portion for Fluvanna County.
- Health and Welfare
 - CSA Purchase of Services - \$375,000 total: Primary increase for private day placement for clients of the Children’s Service Act. This increase has some offsets for state matching funds.
 - Social Services - \$109,757 total: (1) new position for a Family Services Specialist I and an increase in public assistance programs. These increases have some offsets of state and federal matching funds.
- Non-Departmental
 - BOS and Personnel Contingency - \$40,000 total: The County has a contingency policy that states we will maintain Board and Personnel contingency lines in the general fund to pay for needs caused by unforeseen emergencies, including unanticipated expenditures of a nonrecurring nature, or to meet unexpected small increases in service delivery cost. These contingency lines shall be budgeted at least 0.5% of governmental general fund expenditures. This increase will bring these contingency amounts in line with the policy.
 - Staff Pay Plan, Health Insurance and Compensation Study/Salary Adjustment Costs - \$1,079,505 total: The specifics will be discussed below under Employee Compensation and Health Insurance.
- Employee Compensation
 - Maintain competitive compensation to attract and retain high quality employees.
 - \$496,347 - 3% COLA for all County staff July 2025 (1% = \$165K).
 - Compensation Board and Social Services reimbursement for the COLA is \$119,919
 - \$300,000 is included for a Compensation Study (\$50K) and mid year salary adjustment costs (\$250K)

Expenditure Category	FY25 Budget (Amended)	FY26 COAD Proposed	Percent Change
GENERAL GOVERNMENT	\$4,114,259	\$4,098,702	-0.4%
JUDICIAL ADMINISTRATION	\$1,770,866	\$1,835,622	3.7%
PUBLIC SAFETY	\$13,762,008	\$14,513,230	5.5%
PUBLIC WORKS	\$3,297,034	\$4,581,331	39.0%
HEALTH AND WELFARE	\$7,115,449	\$7,625,555	7.2%
PARKS, RECREATION & CULTURAL	\$1,450,982	\$1,441,162	-0.7%
COMMUNITY DEVELOPMENT	\$1,756,045	\$1,518,202	-13.5%
NON-DEPARTMENTAL	\$277,012	\$1,424,505	414.2%
SCHOOLS	\$58,364,731	\$55,150,388	-5.5%
DEBT SERVICE	\$8,955,047	\$8,876,348	-0.9%
CAPITAL IMPROVEMENT PLAN (CIP)	\$5,640,508	\$9,861,539	74.8%
ENTERPRISE	\$4,502,303	\$4,208,932	-6.5%
EXPENDITURES TOTAL	\$111,006,245	\$115,135,516	3.7%

- Health Insurance
 - Health insurance cost increases have been significant fiscal influences every year.
 - The budget includes \$283,158 to cover a 9.0% portion of an estimated 10% increase, and lessen any adverse impact on employees.
 - Each 1% premium increase represents approximately \$31,462
 - *UPDATE: We just received notification from Anthem/The Local Choice this morning that the County increase is actually 6.4%*

• New Position Requests

Position	Department	Notes
Included in FY2026 Budget Proposal (planned for July 2025)		
Deputy Sheriff	Sheriff's Office	New FT Position
Chief of Fire and EMS	Emergency Services	New FT Position
Utilities Operator 1,2,3,4	Public Utilities	New FT Position
Family Services Specialist I	Social Services	New FT Position
Convert Deputy Sheriff to Sergeant	Sheriff's Office	Position Upgrade
Convert Sergeant to Lieutenant	Sheriff's Office	Position Upgrade
Not Included in FY2026 Budget Proposal (planned for July 2025)		
Deputy Treasurer II	Treasurer's Office	New FT Position
Information Security Officer	IT	New FT Position
Cyber Security Specialist	IT	New FT Position
(5) Five Deputy Sheriffs	Sheriff's Office	New FT Position's
(4) Four EMT BLS Providers	Emergency Services	New FT Position's

Capital Projects

- The

(2) Two EMS Billing Specialists – FT & PT
Crew Chief
(2) Two Pipe Technicians 1,2
FAPT Coordinator
Human Services Assistant III
Benefits Supervisor
Program Specialist

Project	Department/ Agency	\$ Included	\$ NOT Included
Fork Union Streetscape	County Admin	\$505,785	
Palmyra Streetscape	County Admin		\$772,906
Community Development	Subtotal	\$505,785	\$772,906
PG ADA Playground Expansion	P&R	\$90,000	
PG Bathroom near Playground	P&R	\$54,000	
PG Basketball and Tennis Courts	P&R		\$583,000
PG Park Paving	P&R	\$82,000	
Carysbrook Sports Complex Basketball Court	P&R		\$61,000
Carysbrook Sports Complex Playground Update	P&R		\$178,000
Community Center Basketball to Pickleball Court	P&R		\$110,000
Community Center Playground Update	P&R		\$320,000
Community Services	Subtotal	\$226,000	\$1,252,000
Capital Reserve Maintenance Fund	Public Works	\$250,000	
Admin and Courts Building Parking Lot Paving	Public Works		\$100,000
Community Center Parking Lot Paving	Public Works		\$65,000
Public Safety Building Parking Lot Paving	Public Works	\$70,000	
Courts Building Interior Painting and Carpet	Public Works	\$80,000	
Courts Building Sally Port Roof	Public Works		\$75,000
Carysbrook Gym Roof Replacement	Public Works	\$130,000	
Admin Building Foundation Waterproofing	Public Works		\$300,000
Kents Store Fire Company Parking Lot Paving	Public Works	\$80,000	
Community Center Renovations	Public Works		\$500,000
Community Ctr. Transitional Shelter Generator	Public Works	\$193,544	
Social Services Vehicle	Public Works	\$35,000	
Public Works	Subtotal	\$838,544	\$1,040,000
Fork Union Water Supply	Public Utilities	\$4,000,000	
PG Park and Commons Blvd Water System	Public Utilities	\$301,200	
Public Utilities	Subtotal	\$4,301,200	\$0
Sheriff Vehicles	Sheriff	\$372,000	
Sheriff Vehicles Expansion	Sheriff	\$83,300	\$416,500
Sheriff	Subtotal	\$455,300	\$416,500
Ambulance 48	EMS	\$528,190	
Stryker PowerLoad and Stretchers	EMS	\$141,440	
Update Cardiac Monitors	EMS		\$237,658
Emergency Services	Subtotal	\$669,630	\$237,658
Dive 5 – Lake Monticello	Fire & Rescue		\$430,950
Utility 22 – Fork Union	Fire & Rescue		\$119,310
Support 57 – Lake Monticello	Fire & Rescue		\$119,310
Engine 52 – Lake Monticello	Fire & Rescue	\$1,589,000	
Johnboat 50 and Trailer – Lake Monticello	Fire & Rescue	\$76,080	
Fire and Rescue	Subtotal	\$1,665,080	\$669,570
Capital Reserve Maintenance Fund	Schools	\$250,000	
Central Elementary Roof Patching and Repl.	Schools	\$100,000	
FCPS OpenGate Detectors	Schools	\$60,000	
FCPS Gym Floors Resurfaced and Painted	Schools		\$75,000
FCPS Locker Rooms and Field House	Schools		\$2,250,000
FCPS Transportation and Food Svcs. Ofc. Repairs	Schools	\$150,000	
Schools Buses	Schools	\$540,000	
Student Transport/Facility Vehicles	Schools	\$100,000	
Schools	Subtotal	\$1,200,000	\$2,325,000
Grand Total		\$9,861,539	\$6,713,634

County has made a practice of using unassigned fund balance to fund one-time expenditures.

- Many requested projects of less urgency were delayed until later fiscal years to avoid affecting the tax rates, fund balance or debt service funding requirements.
- Cannot continue to defer essential maintenance, facilities, equipment, and vehicles; before long they will be beyond effective life, potentially compromise safety, or fail at a critical time of use.
- Debt service financing may be required to maintain adequate and safe service levels for the community.

Fund Balance

- Fluvanna continues to adhere to a conservative fund balance policy that maintains unassigned restricted fund balance at a minimum of 12% of General Fund revenues and the School Fund revenues, less the County's funding portion from the General Fund.
- As of June 30, 2024:
 - Unassigned restricted fund balance is \$12,268,030.
 - Unassigned unrestricted fund balance is currently \$17,209,836 (use toward capital projects).
 - FY26 includes \$6,063,670

Economic Factors

- Annual Unemployment Rate
 - US 3.6%, VA 2.9% & Fluvanna 2.5%
 - Fluvanna Monthly Unemployment Rate
 - Dec. 2024: 2.1%
- Sales Tax
 - 2022 to 2023 increased 10.02%

- Changes implemented for online retailers making more than \$100,000 in annual gross sales to collect and pay sales tax starting July 1, 2019.
- Residents were shopping more locally during the coronavirus pandemic and that trend has
- Population Growth
 - 2000 to 2010 increased 28.2%
 - 25,691
 - 2010 to 2020 increased 6.1%
 - 27,249
 - 2020 to 2023 increased 3.0%
- Total Building Permits*
 - 2020: 624
 - 2021: 631 (1%)
 - 2022: 840 (33%)
 - 2023: 651 (-22%)
 - 2024: 616 (-5%)
- Permits for new home construction*
 - 2020: 208
 - 2021: 184 (-12%)
 - 2022: 169 (-8%)
 - 2023: 109 (-35%)
 - 2024: 137 (25%)

*numbers are based upon calendar year

New Revenue Sources

- Staff continues to review and investigate other potential new and existing revenue sources. New sources would include:
 - **Food and Beverage Tax:** A new local taxing authority was passed by the General Assembly that allows Counties to now implement a food and beverage tax without a referendum, effective July 1, 2020. The Board considered the option of implementing a food and beverage tax in our County (as in most surrounding counties) and put the referendum question to the voters in November 2018, but it failed to pass. The new legislation includes that a County may not impose a food and beverage tax until six years after a referendum failed. With this language, Fluvanna is prohibited from adopting a food and beverage tax ordinance until November 2024. A very conservative estimate shows that a meal tax could generate \$300K-\$600K annually. A public hearing for the Board of Supervisors to consider a food and beverage tax will be held March 19, 2025. Funding is not included in the County Administrator’s FY26 budget proposal.

Budget Calendar

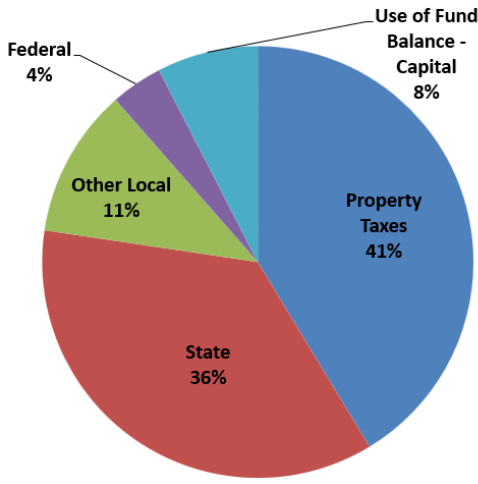
				Feb-2025								
Wed	Feb 5	BOS Regular Meeting	5:00 pm; Circuit Court Room									1
Wed	Feb 5	School Board Work Session - Superintendent's Budget (TBD) and Public Hearing	5:30 pm; School Board	2	3	4	5	6	7	8		
Wed	Feb 12	School Board Meeting - Budget Adoption (TBD)	6:30 pm; School Board	9	10	11	12	13	14	15		
Wed	Feb 12	BOS Budget Work Session - Constitutional Officer Briefs	5:30 pm; Morris Room	16	17	18	19	20	21	22		
		County Administrator's FY26 Budget Proposal and Revenue/Expenditure Brief	7:00 pm; Morris Room	23	24	25	26	27	28			
Wed	Feb 19	BOS Budget Work Session - FCPS FY26 Adopted Budget Presentation	5:00 pm; Circuit Court Room									
Wed	Feb 19	BOS Regular Meeting	6:00 pm; Circuit Court Room									
Wed	Feb 26	BOS Budget Work Session - County Agency Briefs - Set Max RE Tax Rate for Advertising	5:30 pm; Morris Room									
				Mar-2025								
Wed	Mar 5	BOS Regular Meeting	5:00 pm; Circuit Court Room									1
Wed	Mar 5	BOS Budget Work Session - County Department Briefs/CIP Review	7:00 pm; Circuit Court Room	2	3	4	5	6	7	8		
Wed	Mar 12	BOS Budget Work Session	5:30 pm; Morris Room	9	10	11	12	13	14	15		
Wed	Mar 19	BOS Budget Work Session	5:00 pm; Circuit Court Room	16	17	18	19	20	21	22		
Wed	Mar 19	BOS Regular Meeting - Set Proposed FY26 Budget & CY25 Tax Rates for Advertising	6:00 pm; Circuit Court Room	23	24	25	26	27	28	29		
Wed	Mar 26	BOS Budget Work Session - TBD	5:30 pm; Morris Room	30	31							
				Apr-2025								
Wed	Apr 2	BOS Regular Meeting	5:00 pm; Circuit Court Room			1	2	3	4	5		
Wed	Apr 2	BOS Budget Work Session - TBD	7:00 pm; Circuit Court Room	6	7	8	9	10	11	12		
Wed	Apr 9	BOS Special Meeting - Public Hearing for Equalized RE Tax Rate - Public Hearing for FY26 Budget and CY25 Tax Rate	7:00 pm; Circuit Court Room	13	14	15	16	17	18	19		
Wed	Apr 16	BOS Regular Meeting - Adopt FY26 Budget and CY25 Tax Rate *	6:00 pm; Circuit Court Room	20	21	22	23	24	25	26		
Wed	Apr 23	BOS Special Meeting - TBD - Adopt FY26 Budget and CY25 Tax Rate *	6:00 pm; Circuit Court Room	27	28	29	30					

* Can adopt at Regular Meeting on April 16th or hold special meeting on April 23th to adopt

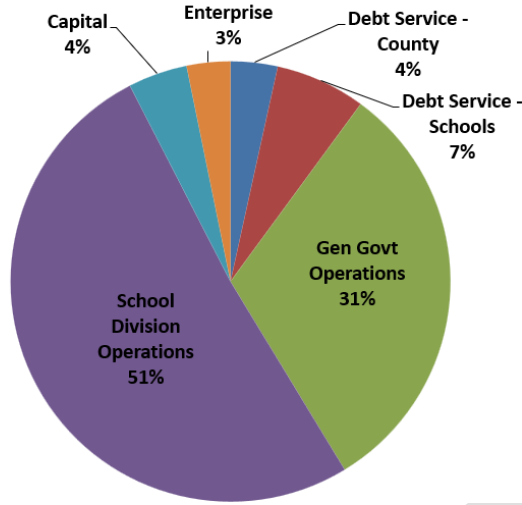
Finance Revenue/Expenditures Presentation – Tori Melon, Director of Finance

FY26 COAD Proposed Budget - \$115,135,516

Revenues



Expenditures



General Fund Revenue Summary – FY24-26

Revenue Source	FY24 ACTUAL	FY25 Amended Budget	FY26 COAD	FY26 to FY25 Budget (Inc/Dec)
General Property Taxes	\$44,879,939	\$44,841,757	\$47,749,085	\$2,907,328
Other local taxes	5,742,543	5,737,170	6,026,500	\$289,330
Permits and fees	278,454	403,450	462,750	\$59,300
Fines and forfeitures	44,386	60,925	51,000	(\$9,925)
Use of money	1,574,695	644,165	679,165	\$35,000
Charges for services	1,289,207	1,085,895	1,377,300	\$291,405
Miscellaneous	339,500	77,075	100,000	\$22,925
Recovered Cost	338,307	289,224	310,195	\$20,971
Commonwealth	9,253,140	9,498,708	10,028,563	\$529,855
Federal	6,422,413	1,709,206	1,785,265	\$76,059
Total	\$70,162,584	\$64,347,575	\$68,569,823	\$4,222,248

Top 4 Local Revenue Sources

Revenue Source	FY24 Actual	FY25 Amended	FY26 COAD	FY26 to FY25 Inc/Dec
Real Estate Taxes	\$28,704,836	\$28,803,711	\$31,012,550	\$2,208,839
Personal Property Taxes	10,986,603	11,844,450	12,519,747	675,297
Public Service Corporation	4,454,155	4,139,037	3,418,888	(720,149)
Local Sales Taxes	2,900,320	2,925,000	3,060,000	135,000

Commonwealth of VA Revenue

PPTRA	\$2,996,570
Compensation Board	\$2,893,549
CSA	\$2,156,581
Social Services	\$774,761
Miscellaneous	\$1,207,602
TOTAL	\$10,029,063

Real Estate Tax

#	Category	FY26 Residential	FY26 Commercial	Final Date
1	Total Assessed Real Estate Value	\$4,838,962,320	\$122,838,091	Supplements thru Oct.
2	Non-Taxable Real Estate Value	-\$325,135,894	\$0	
3	Total Taxable Real Estate Value	\$4,513,826,426	\$122,838,091	Supplements thru Oct.
4	Land Use, Conservation Easements, and Open Space Agreements (Est.)	-\$301,736,300	N/A	April
5	Tax Relief for Elderly/Veterans (Est.)	-\$97,461,496	N/A	April 1
6	Revised Taxable Real Estate Value	\$4,114,628,631	\$122,838,091	
7	Divided By	100	100	
8	Times Tax Rate	\$0.720	\$0.720	
9	Taxable Real Estate Revenue	\$29,625,326	\$884,434	
10	Collection Rate	98.0%	98.0%	
11	FY26 Budget Real Estate Tax	\$29,032,820	\$866,746	6

Real Estate Tax Rate Comparison

COUNTY/CITY	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Albemarle	0.819	0.839	0.839	0.839	0.854	0.854	0.854	0.854	0.854	0.854
Buckingham	0.50	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.52	0.60
Charlottesville	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.96	0.96	0.98
Cumberland	0.74	0.78	0.78	0.78	0.78	0.77	0.75	0.75	0.75	0.60
Fluvanna	0.899	0.917	0.907	0.939	0.925	0.925	0.884	0.870	0.844	0.844
Goochland	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53
Greene	0.75	0.775	0.775	0.775	0.82	0.82	0.82	0.82	0.73	0.71
Louisa	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72
Nelson	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.65	0.65	0.65
Average	0.736	0.753	0.752	0.756	0.761	0.761	0.753	0.744	0.728	0.72

Real Estate Penny Calculation

Real Estate (Residential) Value/100	\$41,146,286
Real Estate (Commercial) Value/100	\$1,228,381
Public Utilities Value/100	\$4,748,456
Mobile Homes Value/100	\$21,362
Total Value/100	\$47,144,485
Times \$0.01	\$0.01
Revenue generated by each \$0.01 increase in tax rate (100% Collection Rate)	\$471,455
Per Penny Amount (Collection Rates: 98.0% Real Estate, 100% Public Utilities, and 98.0% Mobile Homes)	\$462,966

Expenditure	FY24 Actual	FY25 Amended Budget	FY26 COAD	FY26 to FY25 Budget (Inc/Dec)
General Govt	\$3,874,939	\$4,114,259	\$4,098,072	(\$16,187)
Judicial Admin	1,672,635	1,770,866	1,835,622	\$64,756
Public Safety	12,719,902	13,762,008	14,513,230	\$751,222
Public Works	2,855,891	3,297,034	4,581,331	\$1,284,297
Health & Welfare	5,848,972	7,115,449	7,625,555	\$510,106
Education	21,928,526	22,269,388	22,269,388	\$0
Parks, Rec. & Library	1,272,448	1,450,982	1,441,162	(\$9,820)
Comm. Development	1,896,220	1,756,045	1,518,202	(\$237,843)
Non-departmental	39,042	277,012	1,424,505	\$1,147,493
Debt Service	9,201,449	8,955,047	8,876,348	(\$78,699)
Total	\$61,310,024	\$64,768,090	\$68,183,415	\$3,415,325

15 – ADJOURN

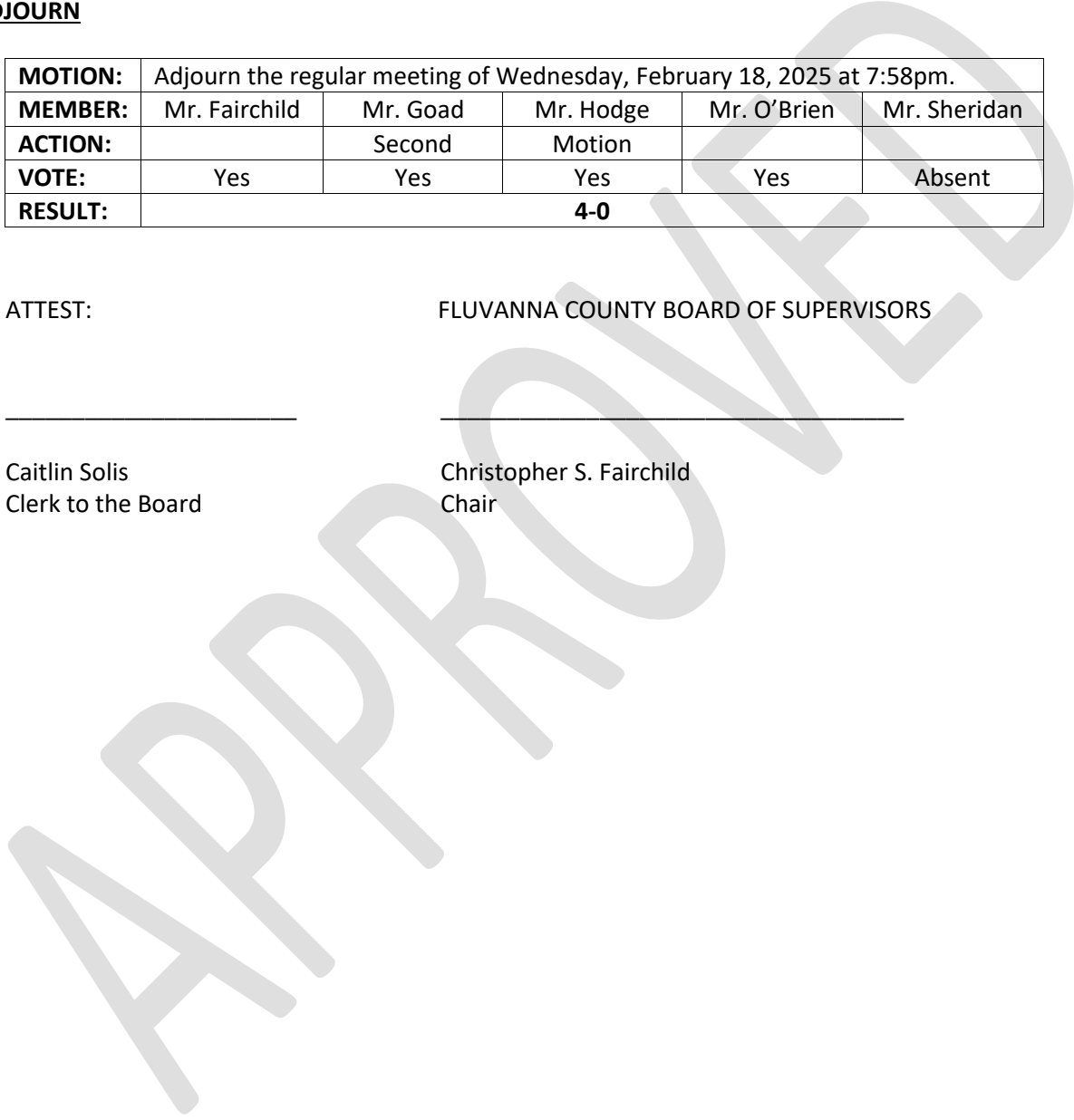
MOTION:	Adjourn the regular meeting of Wednesday, February 18, 2025 at 7:58pm.				
MEMBER:	Mr. Fairchild	Mr. Goad	Mr. Hodge	Mr. O'Brien	Mr. Sheridan
ACTION:		Second	Motion		
VOTE:	Yes	Yes	Yes	Yes	Absent
RESULT:	4-0				

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

 Caitlin Solis
 Clerk to the Board

 Christopher S. Fairchild
 Chair





BOARD OF SUPERVISORS
 County of Fluvanna
 Palmyra, Virginia

RESOLUTION No. 05-2025

RESOLUTION FOR THE DECLARATION OF LOCAL EMERGENCY

WHEREAS, the National Weather Service has issued a Winter Storm Warning for Fluvanna County in anticipation of the arrival of winter weather systems currently moving into the Commonwealth and expected to bring significant snowfall amounts, potentially causing significant disruption, impacting transportation, and causing power outages; and

WHEREAS, County Public Safety and Emergency Management Staff, and the Director of Emergency Management, determined that the threat of potential injury from the forecasted weather was great enough to warrant coordinated local government action to prevent or alleviate any potential damage, loss, hardship, or suffering; and

WHEREAS, a State of Emergency throughout the Commonwealth was previously declared by the Governor on February 10, 2025;

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Virginia Code Section 44-146.21, the Director of Emergency Management has declared the existence of a local emergency for Fluvanna County, which such local emergency exists throughout Fluvanna County effective retroactively to Tuesday, February 11, 2025 at 8:00am and expiring on February 28, 2025, and to which declaration the Board of Supervisors hereby consents; and

BE IT FURTHER RESOLVED that during the existence of said local emergency, the Director of Emergency Management and the Acting Director of Emergency Services, of Fluvanna County respectively, shall have the powers, functions, and duties prescribed by Virginia Code Section 44-146.21(c) and by the Fluvanna County Emergency Operations Plan in order to mitigate and recover from the effects of said local emergency.

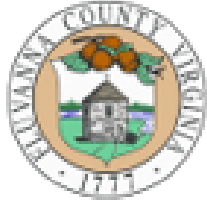
THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors at a regular meeting of the Board held on the 18th day of February, 2025:

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

A Copy, teste:

 Caitlin Solis
 Clerk to the Board of Supervisors
 Fluvanna County, Virginia

 Chris Fairchild
 Chair, Board of Supervisors
 Fluvanna County, Virginia



BOARD OF SUPERVISORS

County of Fluvanna
Palmyra, Virginia

RESOLUTION No. 06-2025

A RESOLUTION AUTHORIZING THE REVISED DEVELOPMENT AGREEMENT BETWEEN FLUVANNA COUNTY, THE ECONOMIC DEVELOPMENT AUTHORITY OF FLUVANNA COUNTY AND ZION 3 NOTCH LLC

WHEREAS, the development agreement (“Development Agreement”) is among Fluvanna County (“County”), the Economic Development Authority of Fluvanna County (“EDA”) and Zion 3 Notch LLC (“Company”); and

WHEREAS, the County, the EDA, and the Company entered into a development agreement on November 27, 2023 for a grant of up to One Hundred and Twenty-five Thousand Dollars (\$125,000) to the Company after the Company completes construction of the sewer line improvement project (“Project”)

WHEREAS, the County, the EDA and the Company desire to execute a revised Development Agreement that will offer an additional grant (“Grant”) of Seventy-Four Thousand Dollars (\$74,000) for a total of One Hundred and Seventy-Nine Thousand Dollars (\$179,000) to the Company after the Company completes construction of a sewer line improvement project; and

WHEREAS, the Company will purchase, improve, equip, and operate a convenience store (“Convenience Store”) located on James Madison Highway in Zion Crossroads, Virginia, thereby making a significant capital investment, and creating and maintaining a significant number of new jobs; and

WHEREAS, the stimulation of the additional tax revenue and economic activity to be generated by the construction of the Convenience Store constitutes a valid public purpose for the expenditure of public funds and is the animating purpose for the Grant.

NOW, THEREFORE, BE IT RESOLVED, that the Fluvanna County Board of Supervisors accepts the Development Agreement and that the County Administrator is directed to execute the Development Agreement subject to approval as to form by the County Attorney.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Fluvanna County Board of Supervisors at a meeting of the Board held on the 18th day of February 2025:

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

Attest:

Christopher S. Fairchild, Chair
Fluvanna County Board of Supervisors