

**RICHMOND COUNTY BOARD OF SUPERVISORS
JULY 9, 2015**

MINUTES

At a regular meeting of the Board of Supervisors for Richmond County, Virginia, held on the 9th day of July, 2015, thereof in the Public Meeting Room of the County Office Building.

Present:

F. Lee Sanders, Chairman
Richard E. Thomas, Vice-Chairman
Jean C. Harper, Member
John L. Haynes, Jr., Member
Robert B. Pemberton, Member

Also Present:

R. Morgan Quicke, County Administrator
Denise Dunaway, Development Services Manager
Dr. Greg Smith, RCPS, Superintendent
David Thomas, RCVFD, Assistant Chief
Edith Anne Sanders, Treasurer
Jennifer Delano, Commissioner of the Revenue
David Brown, VDOT, Superintendent
Joseph Quesenberry, Planning & Zoning Administrator
Kennon Morris, Northern Neck Lumber, Vice-President
Steve Smith, Sheriff
Jason Patton, YMCA, Chairman
Approximately 20 others

CALL TO ORDER

Chairman Sanders called the meeting to order at 9:00 a.m., gave the invocation, and led everyone in the Pledge of Allegiance.

RICHMOND COUNTY PUBLIC SCHOOLS – DR. GREG SMITH

Dr. Smith said that 73 students graduated in 2015 and he stated that 41% will attend community college, 37% will attend a university, 8% plan to go into the workforce, 7% will attend a trade/technical school, and 5% plan to go into the military.

Dr. Smith highlighted this past school year by stating that the preliminary data states that the Richmond County Public Schools will be fully accredited, the option B school construction project is complete, the personal finance team placed second in state competition, the high school was ranked 39th out of 1552 schools nationally, the girls double tennis team placed 1st in the state championship, physics and calculus has been added to the RHS course of studies, phase 1 of the classroom technology project has been completed, a JROTC officer has been added, 10 BETA

students competed nationally and did well, the girls softball team placed 2nd in the state, this was the 1st year of the summer food service program, broadband has been upgraded, and cross country has been added to the sports program.

Dr. Smith said that improvement is a journey, not a destination.

Mrs. Harper asked Dr. Smith what is GESP. Dr. Smith responded that it mean Great Expectations Scholarship Program. He explained that they share a part-time counselor with Westmoreland and Essex counties, which work with rising seniors to secure their admission and scholarship monies.

Mr. Quicke told the Board there are two resolutions that need to be approved.

“On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to adopt the following resolution:”

RESOLUTION

BE IT RESOLVED, by the School Board of the County of Richmond, in regular session at Warsaw, Virginia, on Wednesday, July 8, 2015, that this Board request of the Board of Supervisors of said County permission to transfer funds from one category to another within the Budget set for 2015-2016.

Respectfully submitted
RICHMOND COUNTY SCHOOL BOARD

John A. Brown
Chairman

Susan H. Johns
Clerk

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to adopt the following resolution:”

RESOLUTION

WHEREAS, Secion 22.1-122 of the Code of Virginia states that the School Board shall examine and approve all claims against it and authorized payment thereof; and

WHEREAS, this section also provides for the drawing of special warrants when the School Board has by resolution authorized the payment thereof, and

WHEREAS, the regular meeting of the Richmond County School Board falls too early in the month for the payment of the bills,

WHEREAS, from time to time warrants have to be drawn for situations deemed an emergency,

NOW, THEREFORE, BE IT RESOLVED, that the Richmond County School Board by this resolution does authorize and direct the Superintendent and the Director of Finance to draw any warrants they deem necessary for payment. A list of all warrants drawn shall be presented to the School Board at their next regular meeting

Respectfully submitted,
RICHMOND COUNTY SCHOOL BOARD

John A. Brown
Chairman

Susan H. Johns
Clerk

Dr. Smith told the Board that the School Construction Dedication Ceremony will be held on August 23rd and said that invitations will be sent with the details.

VIRGINIA DEPARTMENT OF TRANSPORTATION – DAVID BROWN

Mr. David Brown informed the Board that the regular maintenance operations continue, which include mowing, litter pickup, ditch work, and cutting back vegetation.

Mr. Brown told the Board that he forwarded two resolutions to the Board as part of the secondary six year plan and asked for approval.

“On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to adopt the following resolution:”

RESOLUTION
RURAL RUSTIC ROAD PROJECT
ROUTE 639 – MOZINGO ROAD

WHEREAS, Section §33.2-332 of the Code of Virginia, permits the improvement and hard surfacing of certain unpaved roads deemed to qualify for designation as a **Rural Rustic Road**; and

WHEREAS, any such road must be located in a low-density development area and have no more than 1500 vpd; and

WHEREAS, the Board of Supervisors of Richmond County, Virginia (“Board”) requests that Route 639, Mozingo Road, from Route 638 to the End of State Maintenance, be designated a

Rural Rustic Road; and

WHEREAS, the Board is unaware of pending development that will significantly affect the existing traffic on this road; and

WHEREAS, this road is in the Board's six-year plan for improvements to the secondary system of state highways; and

WHEREAS, the general public and particularly those citizens who own land abutting this road have been made aware that this road may be paved with minimal improvements as is consistent with the development of a rural rustic road project; and

WHEREAS, the Board believes that this road should be so designated due to its qualifying characteristics; and

NOW, THEREFORE, BE IT RESOLVED, the Board hereby designates this road a Rural Rustic Road, and requests that the Residency Administrator for the Virginia Department of Transportation concur in this designation.

BE IT FURTHER RESOLVED, the Board requests that this road be hard surfaced and, to the fullest extent prudent, be improved within the existing right of way and ditch-lines to preserve as much as possible the adjacent trees, vegetation, side slopes, and rural rustic character along the road in their current state.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Residency Administrator for the Virginia Department of Transportation.

Recorded Vote

Moved By: _____

Seconded By: _____

Yeas: _____

Nays: _____

Signed _____

Printed Name _____

Title _____

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to adopt the following resolution:”

RESOLUTION
RURAL RUSTIC ROAD PROJECT
ROUTE 664 – EMMANUEL CHURCH ROAD

WHEREAS, Section §33.2-332 of the Code of Virginia, permits the improvement and hard surfacing of certain unpaved roads deemed to qualify for designation as a **Rural Rustic Road**; and

WHEREAS, any such road must be located in a low-density development area and have no more than 1500 vpd; and

WHEREAS, the Board of Supervisors of Richmond County, Virginia ("Board") requests that Route 664, Emmanuel Church Road, from Route 637 to the End of State Maintenance, be designated a Rural Rustic Road; and

WHEREAS, the Board is unaware of pending development that will significantly affect the existing traffic on this road; and

WHEREAS, this road is in the Board's six-year plan for improvements to the secondary system of state highways; and

WHEREAS, the general public and particularly those citizens who own land abutting this road have been made aware that this road may be paved with minimal improvements as is consistent with the development of a rural rustic road project; and

WHEREAS, the Board believes that this road should be so designated due to its qualifying characteristics; and

NOW, THEREFORE, BE IT RESOLVED, the Board hereby designates this road a Rural Rustic Road, and requests that the Residency Administrator for the Virginia Department of Transportation concur in this designation.

BE IT FURTHER RESOLVED, the Board requests that this road be hard surfaced and, to the fullest extent prudent, be improved within the existing right of way and ditch-lines to preserve as much as possible the adjacent trees, vegetation, side slopes, and rural rustic character along the road in their current state.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Residency Administrator for the Virginia Department of Transportation.

Recorded Vote

Moved By: _____

Seconded By: _____

Yeas: _____

Nays: _____

Signed _____

Printed Name _____

Title _____

Chairman Sanders informed Mr. Brown that the vegetation needs to be cut back at the intersection of Newland Road and County Bridge Road.

SHERIFF

Sheriff Smith reported that the Sheriff's Office has dispatched 766 calls for service in the month of June, bringing the total for the year to 4,609. He said that the Jail population is 30.

Sheriff Smith said that the recent storms caused several trees to fall across the roads, mainly in the Newland area. He reported that the antennas have been struck by lightning twice and Chief Baker is working to fix the situation.

The Sheriff said that they assisted in the Naylor's Beach Triathlon and the 4th of July event and both went well with no major incidents. Sheriff Smith reported that the Northern Neck Food Bank will be having a motorcycle ride-in on July 11th and they are expecting around 100 bikes to participate.

TREASURER

Ms. Edith Anne Sanders, Treasurer, presented the Trial Balance Report for the month of June 2015.

COMMISSIONER OF THE REVENUE

Mrs. Jennifer Delano, Commissioner, reported that her office has completed all of the personal property additions and subtractions of line items and the data should be sent to NADA within the next week.

Mrs. Delano said that she just received the 2015 Estimated Ratio figure from the Department of Taxation (Attachment 1). She stated that according to the information, the mean ratio is 97% of fair market value, which means that based on the recent sales transactions, the assessed values were just slightly lower than the actual sale price of these properties.

Mrs. Delano said she was asked by Supervisor Haynes to compile an assessment comparison of the land use rates for Richmond County and the surrounding counties. Mrs. Delano provided the Board with the chart showing the requested information (Attachment 2).

PLANNING/ZONING/LAND USE

Joseph Quesenberry, Planning and Zoning Administrator, provided the Board with the June report.

Mr. Quesenberry reminded the Board about the public hearing tonight regarding the current language that stipulates Accessory Structure height in A-1 zones. Mr. Quesenberry added that the worksession regarding the Fones Cliffs project will follow the public hearing.

Mr. Quesenberry said that the Planning Commission has been working on updating the Animal Control Ordinance and he hopes to have Officer Thomas attend next month's meeting regarding the changes.

Mr. Quesenberry said that he continues to assist property owners that are affected by the updated flood map amendments. He said that five property owners have submitted a letter of map amendment to FEMA.

EMERGENCY SERVICES

Mr. Quicke gave the following report for the month of June 2015: 108 calls for the month of June; 2 calls for mutual aid into Richmond County; 5 calls for mutual aid assistance to bordering counties; and \$45,347.00 collected in EMS billing.

Mr. Quicke updated the Board on the two antennas that were struck by lightning. Mr. Quicke said that they are working hard to replace the antennas and that the claims have been submitted to the insurance company.

RICHMOND COUNTY VOLUNTEER FIRE DEPARTMENT

Assistant Chief Thomas, RCVFD, presented the following report for June 2015: Company 1: 19 calls; Company 2: 9 calls (2 EMS assists); Company 3: 26 calls (9 EMS assists). Total calls for the month of May 2015 – 54 (11 EMS assists).

Assistant Chief Thomas informed the Board that new Engine 1 is in service and the old Engine 3 is for sale.

Assistant Chief Thomas thanked the power companies, VDOT, and the Sheriff's Office for keeping the roads open during the recent storms and for keeping the communication open during the recent antenna problems.

PUBLIC COMMENT

Mr. Kennon Morris, Vice-President of Northern Neck Lumber Company, thanked the Board for allowing him to speak. He explained the building permit process that his company recently went through and he stated that mistakes were made by his Company and the County. Mr. Morris said that the Board agreed at last month's meeting to pay half of the bill that was sent to the County, which was for reimbursement of site plan and stormwater management plans that were done, but later determined to be unnecessary. Mr. Morris said he was unhappy with the process of communication between him and the County and he asked the Board to pay the remaining balance of the bill. Mr. Morris said that he thinks there are County employees that are working against development.

YMCA ROAD ABANDONMENT

Mr. Quicke provided the Board with a letter from the adjoining property owner regarding the road abandonment in front of the YMCA building.

Mr. Quicke explained two possible options to properly abandon the portion of the road. He said that the first option would be to advertise a notice of intent to abandon with the option of a public hearing; if any adjoining property owners request one. The second option would be to advertise for and hold a public hearing on the proposed abandonment. Mr. Quicke said if the Board is satisfied with the response from the YMCA, he and VDOT recommend moving forward

for the Notice of Intent to Abandon, with the willingness to hold a public hearing if one is requested by any adjoining landowners.

Mr. Patton said that they have been in contact with the Town Office and explained that they wish to expand the existing facility and the road creates several challenges. Mr. Patton said they would like to eventually acquire the piece of land owned by VDOT for additional parking.

Mr. Brown said that a 30 day notice of publication is required and if there are no objections, the process to abandon the road will continue.

Mr. Thomas asked if the road is abandoned, who would acquire the property. Mr. Brown said the property would revert half to the adjacent property owners on both sides and an easement would be required for the adjoining property.

“On a motion made by John L. Haynes, Jr., the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to publish a Notice of Intent to Abandon with the option of a public hearing if requested by an adjoining landowner.”

VML/VACO FINANCING DOCUMENTS – VOTING MACHINES

Mr. Quicke provided the Board with documents for the closing of the \$83,000.00 financing for the new voting machines. He stated that the low bidder was US Bank at 2.19%. He said that two resolutions need to be adopted by the Board prior to closing.

Mr. Quicke said that the machines have been delivered and payment will go out today. He told the Board that the first payment will be made on January 16, 2016 and the last payment will be due on July 16, 2020. He said the total repayment will be \$88,078.00, which includes \$5,078.00 in overall interest. Mr. Quicke stated that the note may be paid in full after one year, with a prepayment penalty of 3% of outstanding principal. Mr. Haynes questioned the prepayment provision during the first year. Mr. Quicke said he doesn't think prepayment within the first year is allowed, but he would verify that and report back to the Board tonight. The Board agreed to hold off on adopting the resolutions until Mr. Quicke could answer Mr. Haynes question.

FY16 BUDGET APPROPRIATIONS

Mr. Quicke explained to the Board that the FY16 budget needs to be appropriated in full. He said that if the Board wishes to continue appropriating the Richmond County School Board and the Richmond County Social Services on a monthly basis, there will need to be two motions.

“On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to continue appropriating the Richmond County School Board and the Richmond County Social Services on a monthly basis.”

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to appropriate the remainder of the FY16 budget.”

CIRCUIT COURT JUDGE’S OFFICE - \$2,500.00 APPROPRIATION

Mr. Quicke said that with the departure of the Judge’s Administrative Assistant in April 2015, there was a \$2,500.00 in unspent funds from FY15. He stated that the Circuit Court Judge has requested that the funds be carried over into FY16. Mr. Quicke explained that the Judge’s office is funded by the five counties of Essex, Lancaster, Northumberland, Richmond, and Westmoreland; therefore, any unspent money in this budget is not Richmond County’s to revert back into the General Fund as other monies are. Mr. Quicke recommended the Board allow him to work with the Treasurer’s Office to create a new designated fund to appropriate this \$2,500.00 to.

“On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to authorize Mr. Quicke to appropriate the Circuit Court Judge’s FY15 unspent funds in the amount of \$2,500.00 to a new designated fund in the FY16 budget.”

SCHOOL CONSTRUCTION PROJECT – FINANCIAL UPDATE

Mr. Quicke presented the following School Construction Project financial update:

As of June 30, 2015

<u>SOURCE</u>	<u>ORIGINAL AMOUNT</u>	<u>SPENT AMOUNT</u>	<u>REMAINDER</u>
QSCB	\$6,005,207	\$6,005,207	\$0
VPSA	\$9,003,529	\$8,628,327	\$375,202
Local Only	\$1,176,000	\$1,176,000	\$0

FUTURE OF RICHMOND COUNTY INTERMEDIATE SCHOOL

Mr. Haynes said he feels that it is time to address the future plans of the Intermediate School. Mr. Quicke said that first step is to find out what the School Board’s intensions are with the building. He said that if they choose to turn the property over to the County, it will need to be done by resolution. Mr. Haynes agreed and asked Mr. Quicke to draft a letter to the School Board regarding the future of the property. Mr. Haynes said he doesn’t want the building to become an eyesore. The Board agreed to allow Mr. Quicke to send a letter to the School Board and report back their intensions.

MONTHLY APPROPRIATIONS – RICHMOND COUNTY DEPARTMENT OF SOCIAL SERVICES

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to appropriate \$85,000.00 to the Richmond County Department of Social Services for the month of August 2015.”

MONTHLY APPROPRIATIONS – RICHMOND COUNTY PUBLIC SCHOOLS

“On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to appropriate \$1,295,860.00 to the Richmond County School Board for the month of August 2015.”

APPROVAL OF MINUTES – JUNE 11, 2015 and JUNE 24, 2015

“On a motion made by John L. Haynes, Jr., the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to approve the minutes from the June 11 and June 24, 2015 meetings.”

OTHER BUSINESS

Mr. Thomas questioned if Mr. Morris would be willing to negotiate the balance left over from the invoice he sent to the County. Chairman Sanders asked Mr. Thomas if he would talk to Mr. Morris privately. Mr. Thomas agreed to talk to Mr. Morris and report back to the Board.

Mrs. Harper thanked the Department of Emergency Services and stated that Richmond County has a wonderful EMS system.

Mr. Haynes thanked everyone for coming to the Board meeting.

Chairman Sanders thanked those who attended the Fones Cliffs information meeting at Rappahannock Baptist Church on July 7th. Chairman Sanders submitted to the County two payments from the Richmond County Fire Department, totaling \$6,000.00. Chairman Sanders said that the remaining balance is \$18,000.00

Mr. Quicke reminded the members that a retirement dinner will be held on Wednesday, July 15th for Sheriff Bryant. He asked that everyone planning to attend to RSVP by Friday, July 10th.

RECESSED

Chairman Sanders recessed the meeting until 7:00 p.m. for a Public Hearing and worksession regarding the Fones Cliffs Resort and Spa project.

RECONVENED MEETING – 7:00 P.M.

Chairman Sanders reconvened the meeting at 7:00 p.m. and welcomed the guests.

Present:

F. Lee Sanders, Chairman
Richard E. Thomas, Vice-Chairman
Jean C. Harper, Member
John L. Haynes, Jr., Member
Robert B. Pemberton, Member

Also Present:

R. Morgan Quicke, County Administrator
Denise Dunaway, Development Services Manager
Joseph Quesenberry, Planner & Zoning Administrator
Rob Smith
Jeff Howeth
Approximately 10 others

Chairman Sanders called the meeting back to order.

PUBLIC HEARING

Mr. Quesenberry read the public notice for the following:

- To receive public comment on a proposed amendment to the Richmond County Zoning Ordinance. The updated language provides for a height increase to accessory structures in Agricultural, General (A-1) zones. The proposed language may be viewed in person at the Richmond County Administrator's office at 101 Court Circle, Warsaw, Virginia 22572 between 9:00 a.m. and 5:00 p.m.

Mr. Quesenberry explained that the current language states that accessory buildings on residential lots "shall not exceed the height of the main building". He said that the proposed language reads "shall not exceed 35 feet in height unless allowed for by Special Exception, provided that it can demonstrate that an increased height is necessary."

Chairman Sanders asked how this amendment would affect farm structures. Mr. Quesenberry said that currently barns and other structures that are customarily incidental to an agricultural use are not included in this amendment. Mr. Quicke recommended adding to the amended language that farm structures are exempt from the special exceptions.

Mr. Quesenberry said that the Planning Commission recommended approval on a 9-0 vote.

Chairman Sanders opened the public hearing. After no public comment, Chairman Sanders closed the public hearing.

“On a motion made by John L. Haynes, Jr., the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye; to amend the language for the height of accessory structures, section 3-15-1-17 of the Richmond County Zoning Ordinance, to read “Accessory buildings on residential lots: shall not exceed 35 feet in height unless allowed for by Special Exception, provided that it can demonstrate that an increased height is necessary (barns or other structures that are customarily incidental to an agricultural use are exempt from the provisions of this ordinance)”.

VML/VACO FINANCING DOCUMENTS – VOTING MACHINES

Mr. Quicke said that he checked with VACO and verified that the bond is not eligible for pre-payment until the 366th day.

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye; to adopt the following resolution:”

Resolution Approving Financing Terms

WHEREAS: The County of Richmond, Virginia (“County”) has previously determined to undertake a project for the lease purchase of new voting machines and related equipment, and the County Administrator has now presented a proposal for the financing of such Project.

BE IT THEREFORE RESOLVED, as follows:

1. The County hereby determines to finance the Project through US Bancorp, in accordance with the proposal dated June 9, 2015. The amount financed shall not exceed \$83,000.00, the annual interest rate (in absence of default or change in tax status) shall not exceed 2.189%, and the financing term shall not exceed 5 years from closing.
2. All financing contracts and all related documents for the closing of the financing (the “Financing Documents”) shall be consistent with the foregoing terms. All officers and employees of the County are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution.
3. The County Administrator is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer’s satisfaction. The County Administrator is authorized to approve changes to any Financing Documents previously signed by the County officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the County Administrator shall approve, with the County Administrator’s release of any Financing Document for delivery constituting conclusive evidence of such officer’s final approval of the Document’s final form.
4. The County shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax

purposes of the registered owners of the interest payment obligations. The County hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).

5. All prior actions of the County officers in furtherance of the purposes of this resolution are hereby ratified, approved, and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Approved this _____ day of _____, 2015

(Clerk)
SEAL

(County Administrator)

"On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye; to adopt the following resolution:"

Resolution of the Board of Supervisors of Richmond County Declaring its Intention to Reimburse Itself From the Proceeds of One or More Tax Exempt Financings for Certain Expenditures Made and/or to be Made in Connection With the Acquisition, Construction and Equipping of Certain Capital Improvements

WHEREAS, Richmond County (the "Lessee") is a political subdivision organized and existing under the laws of Virginia; and

WHEREAS, the Lessee will pay on and after the date hereof, certain expenditures in connection with the purchase of new county voting machines, as more fully described in Appendix A attached hereto; and

WHEREAS; the Board of Supervisors of Richmond County has determined that the money to be advanced on and after the date hereof to pay the expenditures are available only for a temporary period and it is necessary to reimburse the Lessee for the expenditures from the proceeds of one or more issues of tax exempt obligations;

NOW THEREFORE BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. The Board hereby declares the Lessee's intent to reimburse the Lessee with the proceeds of the obligations for the expenditures with respect to the project made on the date hereof. The Lessee reasonably expects on the date hereof that it will reimburse the expenditures with the proceeds of the obligations.

Section 2. Each Expenditures will be (a) of type properly chargeable to capital account under general federal income tax principals and (b) complies with all fund regulations.

Section 3. The maximum cost of the project is expected to be \$83,000.

Section 4. The Lessee will make a reimbursement allocation, which is a written allocation by the Lessee that evidences the Lessee's use of proceeds of the Obligations to reimburse and Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the project is placed in service or abandoned, bit in no event more than three years after the date on which the expenditure is paid. The

division recognizes that exceptions are available for certain “preliminary expenditures,” costs of issuance, certain de minimis amounts, expenditures by small Lessees and expenditures for construction projects of at least 5 years.

Section 5. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED THIS _____ day of _____, _____

F. Lee Sanders, Chairman

Attested to:

R. Morgan Quicke, County Administrator

WORKSESSION – FONES CLIFFS RESORT AND SPA

Mr. Rob Smith, Zoning Attorney representing Diatomite Corporation of America, the applicant, presented a modified Power Point presentation (Attachment 3) to the Board, explaining details about the proposed Fones Cliffs Resort and Spa project.

Mr. Smith summarized the process up unto this point and concluded that the project proposes smart growth, honors the history and environment, puts hundreds of millions of dollars in the local economy, replenishes the declining population, enhances the tax base, provides leisure activities, and attracts wealthy and educated people, jobs, and tourism.

Mr. Haynes asked about the 150’ length of the proposed community piers and if that would be long enough to reach navigable waters. Mr. Smith stated that they do not need to reach navigable waters; the purpose of the piers is more visual and a pedestrian friendly place for people to walk.

Mr. Haynes asked for details about the pier access. Jeff Howeth, Project Engineer and Surveyor, said that the structure would be similar to what the Building Official approved for the Rappahannock Cliff’s project. Mr. Howeth explained how they would be built and referenced a similar structure on Carter’s Creek.

Mr. Pemberton asked Mr. Howeth if erosion can be controlled. Mr. Howeth said that the Cliff’s will erode due to natural processes and the most that engineering does is slow it down. Mr. Howeth explained ways to stabilize the bank for a period of time.

Mr. Thomas asked what concepts are in place to enhance the roadways while the development takes place. Chairman Sanders said during the presentation, it was stated that if you build it, they will come. He said he is very concerned with the road leading into the property and feels that Rt. 624 can’t handle the construction traffic. Mr. Smith said that based on VDOT studies, the traffic capacity is down. Mr. Smith said he is aware that the roads are an issue and explained that if there was no existing road to the property, based on a conceptual point of view, the exact road would be rebuilt today. Mr. Howeth explained the traffic engineering standards and said that before VDOT will approve the project, they will ask for the traffic engineering. Chairman Sanders said that the road is a death trap and there are areas in the road where two

trucks can't meet. Mr. Howeth said that all of the roads leading to the project are prescriptive 30' right-a-ways; therefore all improvements will need to be within the prescriptive area. He said that if it proves to be sight distance issues, it can be controlled through the speed limit. Mr. Howeth said that most of the problems with the roads can be fixed. Mr. Haynes referenced a recent letter from June that VDOT sent about increasing certain widths. Mr. Quicke said he is waiting for a response from Mr. Smith in regards to that letter.

Mr. Thomas questioned the generation of wastewater. Mr. Howeth explained his calculations and said during Phase 2, a more detailed plan will be determined.

Chairman Sanders asked Mr. Smith to re-think the solid waste impacts on the County. Mr. Howeth said that Mr. Quicke is going to provide him some data regarding the solid waste impact. Chairman Sanders said he does not expect an answer tonight.

Chairman Sanders said he would like a readable copy of the letter written to VDOT regarding the traffic study and their response. Mr. Smith said he would email that letter to Chairman Sanders.

Chairman Sanders said he will soon be submitting a list of questions to Mr. Smith from the Fones Cliffs' Input Meeting on July 7, 2015.

ADJOURNMENT

Chairman Sanders adjourned the meeting at 8:47 p.m.

F. Lee Sanders, Chairman
Richmond County Board of Supervisors



COMMONWEALTH of VIRGINIA
Department of Taxation
Special Taxes and Services, Property Tax Unit
P.O. Box 565
Richmond, Virginia 23218-0565

June 23, 2015

MEMORANDUM

TO: Finance Directors, Commissioners of Revenue, and Assessors of Real Estate

FROM: David E. Seay; Virginia Property Tax Unit

RE: 2015 Estimated Ratios

Attached is the annual summary of Estimated Ratios which we have forwarded to the SCC and the Railroad & Pipeline Assessment Unit. These median ratios are utilized in order to process the assessments of the Public Service Companies; guidance for this duty is provided in VA Code 58.1-2604.

If have any questions or need further information regarding the calculations, please contact me. Thank you for all of your local data and assistance with this endeavor.

Regards,

David

David E. Seay
Sr. Property Appraisal Consultant
Ph: 804-404-4016 Fax: 804-371-4991
General Legal & Technical Services
david.seay@tax.virginia.gov

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2015 LAND USE RATES FOR RICHMOND COUNTY & SURROUNDING COUNTIES

COUNTY	AGRICULTURE RATE PER ACRE	HORTICULTURE RATE PER ACRE	FOREST RATE PER ACRE	OPEN SPACE RATE PER ACRE	# OF PARCELS IN THE PROGRAM
RICHMOND CO	\$1,200	\$1,200	\$800	\$1,200	939
NORTHUMBERLAND CO	\$800	\$800	\$500	\$800	1,160
WESTMORELAND CO	\$800	\$1,200	\$500	N/A	1,550
LANCASTER CO	\$1,400	N/A	N/A	N/A	did not report
ESSEX CO	\$1,125 (will increase significantly in 2017)	\$1,125	\$575 (productive) \$250 (non-productive)	\$1500 (golf course) \$3000 (racquet club)	1,506



CARTER'S WHARF ROAD AREA ZONED FOR 1,000 LOTS BY RIGHT IN 2005



TOWN MEETING

PUBLIC MEETING

Confusion:

Asking for the right to develop our property in line with R-3 C conditional zoning and proffers.



LONG TERM PROJECT

Sell 26 homes/year over 28 years
County loses 100 full time residents/year
Project projects 72 part time residents/year

GOOD LIKLIHOOD OF SUCCESS

Comments:

It might not work.

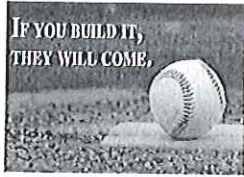
Who is hurt?

Might flip the land.

Who is hurt?

Project for Rich Come Heres?

If you are going to have Come Heres, don't you want rich, well educated ones who appreciate the Northern Neck?



If all of Richmond County was zoned R-3 would there be any more home sales, jobs or growth than there is now?



No project like this in Northern Neck
Put Big \$\$ into First Class Amenities
People Will Come
5 of 6 wealthiest counties in US within 40 to 75 miles of site.



- 116 Room Lodge
- 18 Guest Cottages
- Academics and Recreation
- 150 Seat Restaurant
- Championship Golf Course
- Equestrian Center
- Vineyard and Tasting Room
- 718 Homes
- Memorialize the Past
- Village on Luke's Island



FONES CLIFFS RESORT AND SPA



Fones Cliffs

Fones Cliffs is a proposed 1,000 acre resort and residential development project along the banks of the Rappahannock River in Virginia's historic Northern Neck. The project will:

- celebrate the history and culture of the Northern Neck.
- create a beautiful setting for a 4 star plus resort community.
- have a tremendously positive economic impact on Richmond County and the surrounding area.

LOCATION

The site is situated along a 2.5 mile stretch of the Rappahannock River in Richmond County Virginia, just 75 miles south of Washington DC, 60 miles east of Richmond and 95 miles north of the Hampton Roads area of Virginia. Thus, the site is within a 90 minute drive of approximately 8.7 million people.



THE LODGE

The 116 room Lodge will have a distinctive Tidewater Virginia look. It will be perched on the highest precipice on the Upper Rappahannock, more than 100 feet above the River with expansive, unspoiled views both up and down river.



History Comes Alive.....

- Guests will come to Fones Cliffs to learn and study colonial Virginia history and other academic pursuits.
- The Lodge will actively promote acclaimed speakers and historians to promote history of the Northern Neck:
 - Birthplace on Nation
 - Founding Fathers
 - Revolutionary Ideas
 - Grand Homes and Gardens



Richmond County Clerk's Office

COURSE OFFERINGS

(Actual course offerings in U of R Other Institute for Summer 2015)

- | | |
|-------------------------------------|--------------------------|
| • Paris Through A Literary Lens | • The Southern Garden |
| • Rome Against Carthage | • Photography |
| • Conflict in Ukraine | • Landscape Painting |
| • The Etruscans | • Red Wines of the World |
| • British History and Downton Abbey | • Fly Fishing |
| • Understanding Opera | • Investing |
| • Beowulf | • Landscaping |
| | • Virginia Ghost Stories |
| | • Intro to Acting |

BUT, More Than Just History



CONTINUING ED



- LAW
- FINRA
- MEDICINE
- ENGINEERING
- REAL ESTATE
- BANKING
- INSURANCE



Professionals Will Come to Fones Cliffs For Continuing Ed Credits

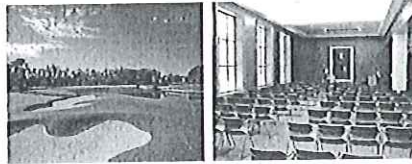
AREA OF EXTRAORDINARY BEAUTY RECREATION AND EDUCATION



Although relatively close to large metropolitan areas, the 5 miles of Fones Cliff are virtually uninhabited. The properties across the river are generational farms, most of which are in permanent conservation easements. This area is likely the most unspoiled and pristine in the entire Chesapeake Bay watershed.

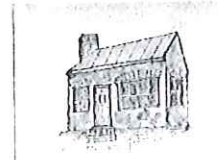
LIVE AND LEARN

FONES CLIFFS SPA AND RESORT
PURSUE LEARNING
HAVE FUN!!!!



The Lodge and resort facilities will attract visitors to study and pursue academic interests and will sponsor seminars and symposiums on history, literature, philosophy, religion, art, politics, current events and other interests, including Northern Neck and early Virginia history.

COTTAGES

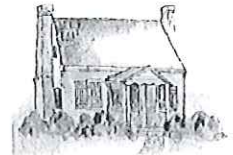


The Lodge will have 18 uniquely designed guest cottages.

The cottages are for those guests desiring a different Fones Cliffs experience.

The cottages will be within easy walking distance to the Lodge.

The cottages are ideal for small corporate groups or families.



LODGING FACILITIES.....

- The Lodge will have approximately 9,000 square feet of meeting and banquet space.
- The Lodge will have a 150 seat restaurant and bar overlooking the most beautiful view in the Northern Neck.
- When the weather permits, guests will enjoy light dining fare and drinks on the Lodge's outdoor patio above the River.
- The Lodge will have an indoor fitness facility, an outdoor pool and spa facilities featuring message therapy, baths, pedicures and similar amenities.

THE NORTHERN NECK EXPERIENCE

CONCIERGE AT LODGE WILL HOOK GUESTS UP WITH LOCAL GUIDES:

HUNTING: DEER, DUCK, GOOSE, DOVE, BIRD, TURKEY.....

FISHING: FRESH OR SALT WATER

HISTORY TOURS

BOAT TOURS

RIDING LESSONS



NC 451 NORTHERN NECK VIRGINIA

THE VIEW



FINE DINING



Bon Appetit

A SPECTACULAR VIEW



SPA AND SALON



- MESSAGE
- FACIAL
- MANICURE
- PEDICURE
- LASER
- HAIR
- MAKE UP
- BODY TREATMENTS



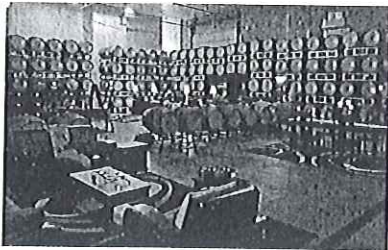
VINEYARD



UP TO 30 ACRES OF PROPERTY IN VINEYARDS
 CHESAPEAKE BAY WINE REGION
 HIGHLY PROMOTED BY VIRGINIA TOURISM
 CHESAPEAKE WINE TRAIL
www.chesapeakebaywinetrail.com



TASTING ROOM



EVENT HOSTING

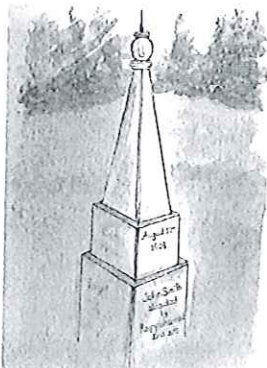
- The Lodge and other facilities on grounds will be available to the public to host events.
- There can be no more picturesque spot for a wedding reception than the view above the River.



PAYING TRIBUTE TO THE PAST

Fones Cliffs will erect and design monuments recognizing:

- the very spot where the Rappahannock Indians fired upon John Smith in July of 1608.
- the names and accomplishments of the first English settlers.
- the efforts of the Virginia militia stopping the Royal Navy from proceeding up river during the War of 1812.
- the importance of the tobacco trade in colonial Virginia.
- the golden age of the Northern Neck
- the steam boat age port at Fones Cliffs



CAPTAIN JOHN SMITH AND THESE MEN VISITED THE CLIFFS AND WERE ATTACKED BY RAPPAHANNOCK INDIAN ON AUGUST 18, 1608.

Anthony Bagnall, Doctor;
 James Bourne, Richard
 Fetherstone, Thomas Mumford,
 Nathaniel Powell, Michael
 Sicklemore: Gentlemen familiar
 with Firearms; Edward Pising,
 carpenter (boat repair);
 Richard Keale, fish merchant;
 Jonas Profit, fisherman and sailor;
 James Watkins, laborer and
 soldier; Anas Todkill, soldier;
 William Ward, tailor of clothes
 and canvas.

INTERACTIVE LEARNING



- Fones Cliffs will encourage participation with the Richmond County School System in interactive learning programs.
- The Lodge will encourage student involvement in its academic seminars and events.
- The residents of Fones Cliffs will sponsor a hands on, interactive field growing time period crops dating back to the 17th and 18th centuries.
- The residents will also sponsor bird stewardship programs.



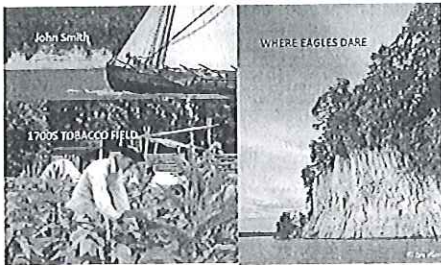
HANDS ON LEARNING....

- TIME PERIOD CROPS
- WEAVING
- ARTISAN ACTIVITIES:
 - glass blowing
 - crafts
 - candle making



- ENVIRONMENTAL STEWARDSHIP

STUDY THE PAST/LIVE FOR TODAY



GOLF !!!!

Fones Cliffs will have an 18 hole championship golf course designed by acclaimed golf course architect Lindsay Ervin.

"Why Lindsay Ervin isn't considered one of the best golf course architects in the Middle Atlantic-no make that in the country-is a little hard to understand. Every piece of ground he touches seems to turn into golf gold. His layouts are favorites of the golfing public and successful for their owners."

• Jeff Thorenson
The Washington Golf Monthly
August 1998



LINDSAY ERVIN STANDING AT THE TOP OF FONES CLIFFS

"I LOVE THIS SITE AND I LOVE THE NORTHERN NECK OF VIRGINIA. I AM AWED AT THE BEAUTY OF THE AREA AND THE KINDNESS OF NORTHERN NECKERS. THIS WILL BE A SIGNATURE PROJECT. I CAN'T WAIT TO GET STARTED."



ENVIRONMENTALLY SENSITIVE DESIGN



Lindsay Ervin was chosen to design the Fones Cliffs golf course because of his track record of designing environmentally sensitive courses, such as Queenstown Harbor Golf Links on Maryland's Eastern Shore.

"...they have done some things that show their concern for the environment... I think this golf course (Queenstown Harbor Golf Links, Queenstown, MD) can be used as a model to show how things should be done."

Ned Gerber
Project Manager
Chesapeake Wildlife Heritage

HOLE # 2 QUEENSTOWN



CLUB HOUSE



- The club house will reflect the historic architecture of Richmond County.
- Pro Shop, snack bar, meeting space.
- Great place to watch the game with friends.



EQUESTRIAN FACILITIES

- The barn and stables at Fones Cliffs will provide a wide range of equestrian activities for residents and guests.
- Residents will be able to stable their horses.
- Horseback riding for guests.
- Riding lessons
- Events



BARN

- The Fones Cliffs "Barn" will be a community gathering place.
- The Barn will be available to host civic association events.
- The Barn can be rented to the public for other events, such as:

- Music venues
- Fundraisers
- Political events
- Lectures and seminars



Tennis Anyone?

It is anticipated that the Fones Cliff neighborhood association will have a series of tennis courts sprinkled throughout the 1,000 acre project.



Hiking, Fishing.....Relaxing

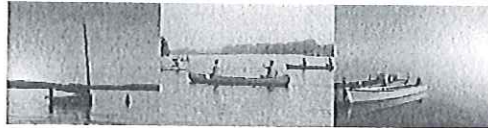
- Several miles of hiking trails
- Interior ponds and streams
- Community picnic tables
- Horseshoes, badminton,
- croquet, etc.



The RIVER !!!!



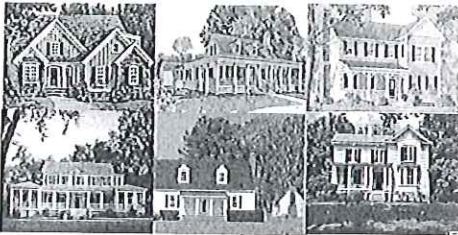
- Fones Cliffs will have 7 community piers
- Easy access for residents to the River
- Ability to launch canoes and small boats



The RESIDENCES

- Traditional Tidewater Virginia single family houses
- Strict Architectural Standards
- Houses on smaller lots in neighborhoods
- Golf Course and golf view lots
- Smaller lots, more natural, undisturbed area

SINGLE FAMILY STYLES



RIVER FRONT HOUSING

- Attached townhouses in Williamsburg and Georgetown styles
- 4 separate town house communities
- Modern demographics favor attached townhouses
- Low environmental impact
- Less land disturbance along River
- Maximization of Riverfront views
- Pedestrian friendly, community living

TOWN HOUSE STYLES



MORE TOWNHOUSE STYLES



A SENSE OF COMMUNITY
A WALKABLE VILLAGE

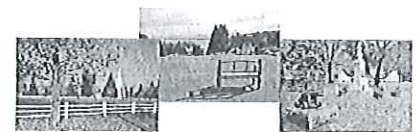


THE VILLAGE AT LUKE'S ISLAND

- The 26 acre Luke's island will become a traditional village
- 150 "Georgetown" styled townhouses
- Traditional "village green"
- Community Pier
- Church Anchor
- Low impact retail and offices

Luke's Island Village Life.....

150 Georgetown Style Townhouses on River



Open Space with Memorial, Worship or Ecumenical Bldg,
Limited Retail and Office Space

LUKE'S ISLAND RETAIL




ECONOMIC VIABILITY

- Project vetted by PKF Consulting
- San Francisco based international consulting firm servicing:
 - HOSPITALITY
 - REAL ESTATE
 - TOURISM
- PKF CONCLUDED MARKET DEMAND FOR PROJECT



ECONOMIC IMPACT

- Current Demographics 
- Richmond County losing population
 - Deaths exceed births
 - Since 2007, 20-30 year old demographic rapidly decreasing
 - Older population
 - 14.1 % below poverty level
 - Trend continues, 25 % POPULATION REDUCTION !

THIN TAX BASE

Richmond County taxable asset base- \$870 m.
Northumberland's is \$ 3 billion.



Large land holdings:

- Most valuable land not taxed.
- USFWS pays no taxes on 5,000 acres.
- Conservation easement land pays little taxes.
- Land not put to highest and best use.
- Landowners resist taxes over .67% rate.
- Tax rate 38% higher than Northumberland.

TAXABLE ASSETS ANALYSIS

1 DEVELOPED R-3 ACRE PRODUCES MORE TAX REVENUE THAN 1,237 ACRES ON RAPPAHANNOCK

1,237 ACRES IN CONSERVATION EASEMENT	1 ACRE DEVELOPED INTO \$355,000 HOUSES
\$7,109 IN TAX REVENUE	\$7,113 IN TAX REVENUE



THE MORE LAND TAKEN OFF TAX ROLLS, THE MORE LIKELY


RICHMOND COUNTY IS ECONOMIC PRISONER OF

FEDERAL GOVERNMENT

I am from the government and I am here to HELP you.



SCHOOL SYSTEM

- Crown Jewel 
- Economic engine
- Keeps population from decreasing further
- Tax rate high to support school
- \$15.3 million in new debt
- \$ 1 million debt service in 2020

RICHMOND COUNTY FINANCES

Very tight
Flat revenues
Revenue Anticipation Notes
Rising Expenditures:

- 400% increase in debt obligations.
- Jail Funding
- Other



SPIRALING FINANCES

- Population Decreasing
- Expenditures Increasing
- Borrowing \$\$\$ to Stay Afloat
- Huge Interest Payments for Capital Projects
- Tax Base Dwindling
- 50 % Plus Budget at Mercy of State and Feds
- No New Industry or Job Growth



HOW TO FIX IT !!!!!

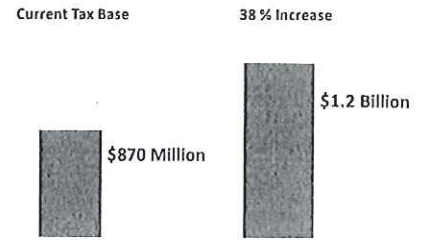
- ENHANCE TAX BASE
- JOBS
- TOURISM
- DYNAMIC EFFECTS OF CAPITAL INVESTMENT AND ECONOMIC GROWTH



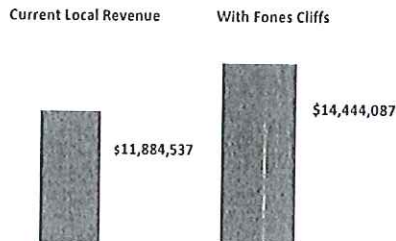
ENHANCED TAX BASE

- \$330 Million of New Real Estate Tax Base
- \$7.13 Million in New Personal Property Tax Base.
- RICHMOND COUNTY COFFERS INCREASE:
- \$2,210,000 on real estate assessments
- \$ 249,550 in personal property assessments
- \$ 50,000 to \$300,000 in sales taxes.

Real Estate Tax Base



INCREASE IN REVENUE



JOB GROWTH



\$330 Million Investment in Local Economy

- Construction Jobs
- Banking
- Real Estate Services
- Retail
- Medical
- Insurance
- Maintenance
- Legal
- Investment Services



FONES CLIFFS

- 70 new jobs at Lodge
managers, desk clerks, food and beverage, marketing, bartenders, wait staff, ground personnel, other
- 50 new jobs at Golf Course
full and part time, managers, grounds crew, marketing reps, golf pro, pro shop, food and beverage.



TOURISM

- LODGE = \$ 4,179,000 room rates
\$3,285,000/year local spending
(\$3 % occupancy, \$75 per person/day)
- GOLF COURSE = \$ 1 million plus greens fees
\$ 500,000 in local spending
- SPECIAL EVENTS = 1% to Richmond County
- VISITORS = spend money in County



COMPARATIVE ANALYSIS

- FONES CLIFFS IS LESS THAN 1% OF RICHMOND COUNTY.
- YET INCREASES TAX BASE 38 %
- \$ 330 MILLION CAPITAL INVESTMENT
- REPLENISHES DECREASING POPULATION
Lose 100/year in County, gain 100 at Fones Cliffs
- REPLACES \$161,000 HOUSE WITH \$450,00 HOUSE
- OVER 130 NEW, BETTER PAYING JOBS
- MILLIONS IN TOURISM
- COMMEMORATES OUR HISTORY
- TREMENDOUS MARKETING TOOL FOR RICHMOND CO.

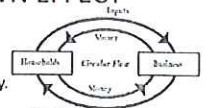


MARKETING TOOLKIT



TRICKLE DOWN EFFECT

- Hundreds of Millions of \$\$ circulating through community.
- People
(talented, educated, willing to invest in local community and devote time to charitable and philanthropic endeavors).
- Dynamic Shot In Arm
(many more "unforeseen" jobs and opportunities will likely be created as a result of the Fones Cliffs project as the dynamic effect of capital investment and wealth creation inevitably creates more wealth).



GROW OR DIE



- NO GROWTH
- EXCESSIVE PUBLIC EXPENDITURES
- ANTI-BUSINESS REGULATIONS
- DECLINING AND OLDER POPULATION

DETROIT ???



(65 years ago, wealthiest city in America, now bankrupt and destroyed. There are many abandoned and decrepit towns in Virginia because no jobs or capital investment)

CONCLUSION.....



- SMART GROWTH
- HONORS OUR HISTORY AND ENVIRONMENT
- PUTS HUNDREDS OF MILLIONS OF \$\$ IN LOCAL ECONOMY
- REPLENISHES DECLINING POPULATION
- ENHANCES TAX BASE
- WEALTHY EDUCATED PEOPLE
- JOBS
- LEISURE ACTIVITIES
- TOURISM



..... SMART !!!!