RICHMOND COUNTY BOARD OF SUPERVISORS
April 13, 2017

MINUTES

At a regular meeting of the Board of Supervisors for Richmond County, Virginia, held on the 13th day of April, 2017, thereof in the Public Meeting Room of the County Office Building.

Present:
    F. Lee Sanders, Chairman
    Richard E. Thomas, Vice-Chairman
    Robert B. Pemberton, Member
    J. David Parr, Member
    William C. Herbert, II, Member

Also Present:
    R. Morgan Quicke, County Administrator
    Hope D. Mothershead, Administrative Assistant
    Kristie S. Brann, Treasurer
    Jennifer Delano, Commissioner of the Revenue
    Mitch Paulette, Captain of Emergency Services
    Greg Beker, Chief of Emergency Services
    Stephan Smith, Sheriff
    Barry Sanders, Director of Code Administration
    Rob Smith
    Ed Gray
    Approximately 4 others

CALL TO ORDER

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

SHERIFF

Sheriff Smith presented the following report for the month of March 2017: 739 calls for service; served 326 civil papers; 52 arrests with 72 warrants served; and served 72 traffic summons. Sheriff Smith reported that the jail population for the week in Richmond County was 21.

Sheriff Smith also noted that all activities for Warsaw Fest this year will be held on Main Street. The department is also working with the YMCA in support of the Healthy Kids Day. Sheriff Smith praised the work of the drug investigation team in Richmond County.
Richmond County Board of Supervisors Minutes:
April 13, 2017

ANIMAL CONTROL

On behalf of Animal Control, Sheriff Smith presented the following Animal Control report for the month of March 2017: 3 wildlife calls, 7 dog calls and 5 dogs transferred to the pound.

The Animal Control Officer responded to 49 deputy calls, 2 squad assist, 1 fire assist, 19 papers served, 7 warrant arrests, 1 traffic summons and 2 case arrest.

TREASURER

Kristic Brann, Treasurer, presented the Trial Balance Report for the month of March, 2017. The uncollected 2016 real estate tax amount is $381,890.65 and collections are going well. Mrs. Brann mentioned that her office had issued civil warrants for delinquent personal property taxes and Mr. John Hutt has sent letters to those property owners who are two or more years delinquent on real estate taxes.

Mrs. Brann also updated the Board on an LGIP fund that has been established as an investment tool for County funds.

COMMISSIONER OF REVENUE

Jennifer Delano, Commissioner of the Revenue, noted that her office was processing the Personal Property forms, due back by May 1, 2017. Mrs. Delano also noted that she hopes to have new construction figures soon and also encouraged everyone to attend the public hearing on the changes to the land use ordinance.

PLANNING / ZONING / LAND USE

Barry Sanders addressed the Board and reviewed the monthly report. The March report consisted of 9 new projects.

Mr. Sanders alerted the Board that the Planning Commission met on April 10, 2017 and are requesting a public hearing be scheduled for May.

"On a motion made by Richard Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; William C. Herbert, II – aye; J. David Parr – aye; Robert B. Pemberton – aye; to schedule a Public Hearing at 7:00 p.m. on May 13, 2017 for a rezoning request and amendment to zoning ordinance language."

As a representative from the Planning Commission, John W. Lewis addressed the Board to discuss the topic of fracking. Mr. Lewis noted that upon the research of the subcommittee, there were three options that the County could take; Do nothing, develop regulations for fracking activity similar to King George and Westmoreland or refuse fracking within Richmond County. The consensus of the Board was to acquire some of the research information from the planning commission for review prior to making a decision on the fracking topic.
EMERGENCY SERVICES

Greg Baker presented the following EMS report for the month of March: 152 calls in Richmond County; 2 calls for mutual aide into Richmond County; 6 calls for mutual aide to bordering counties and 3 fly outs. There was $32,034.00 collected for the month of March from EMS recovery billing. Mr. Baker added that the department would be handing out preparedness and wellness information at Tractor Supply on April 29, 2017. Mr. Baker reported that the auto load stretcher system has been delivered and will be installed in Medic 1 soon. The department also took part in career day at the Elementary School.

Mr. Bill Sammier from the National Weather Service was in attendance to present a plaque to Richmond County as a Storm Ready Community. This recognition was designed for localities to develop a better working relationship with the weather service. Being Storm Ready means to be able to monitor weather conditions in the locality should there be a potential weather problem and communicating all warnings to the people. Congratulations were awarded to Chief Baker and Captain Pauletic for this accomplishment.

MR. ROB SMITH—FONES CLIFFS RESORT AND SPA

Mr. Rob Smith addressed the Board to give an update on the proposed “Virginia True” golf course. Mr. Smith noted that the course is still in the planning process and the team of developers are negotiating contracts in order to move forward.

MR. ED GRAY—COAST GUARD AUXILIARY

Mr. Ed Gray addressed the Board to discuss Safe Boating Week, which is May 20 – 26, 2017. The Coast Guard Auxiliary, Flotilla 310 in Callao offers safe boating classes and continues to stress the importance of life jackets.

"On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders — aye; Richard E. Thomas — aye; Robert B. Pemberton — aye; William C. Herbert, II — aye; J. David Parr — aye; to adopt the following Proclamation."

PROCLAMATION—NATIONAL SAFE BOATING WEEK

Americans are increasingly heading to the water for recreation and relaxation as the opportunities for on-the-water activities increase each year. With this growth comes additional responsibility. It is essential that both novice and experienced boaters alike learn and practice safe boating habits, wear a life jacket, and have aboard essential safety equipment. This year’s theme of the Boating Safety Campaign, “Wear It” “Always Wear A Life Jacket”, recognizes that boating safety begins long before the boat leaves the dock. Studies show that boaters who take a boating course are 4-5 times less likely to have a boating accident and 80 percent of the people who died in boating accidents were not wearing life jackets.

WIDERS, the number of boats registered in Richmond County is 1,039, and even more boats visit our area waters each summer, and
Richmond County Board of Supervisors Minutes:
April 13, 2017

WHEREAS, hundreds of lives could be saved each year by the wearing of life jackets and the life jackets of today are more comfortable, more attractive, and wearable than styles of past years, and

WHEREAS, the law requires that wearable life jackets be carried for each person on board the boat -- and little effort is needed to wear those life jackets, and

WHEREAS, boating courses are readily available from the Coast Guard Auxiliary throughout the primary boating season,

THEREFORE BE IT RESOLVED, The Richmond County Board of Supervisors, does hereby support the goals of the National Safe Boating Campaign and proclaim May 20th through May 26th as “Safe Boating Week” and the start of the year round effort to promote safe boating in area waters.

BE IT FURTHER RESOLVED, we urge all those who boat to “Wear It” “Always Wear A Life Jacket” and to practice boating safety by taking a boating course, wearing their life jackets and having their boats checked for other safety equipment by the Coast Guard Auxiliary.

___________________________________________
F. Lee Sanders, Chairman
Richmond County Board of Supervisors

Date: April 13, 2017

OLD BUSINESS

NORTHERN NECK TOURISM COMMISSION

Mr. Thomas made a recommendation to appoint Mrs. Bonnie H. Harris as an Alternate member of the Northern Neck Tourism Commission.

“On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Robert B. Pemberton – aye; William C. Herbert, II – aye; J. David Parr – aye; to appoint Bonnie H. Harris as an Alternate member of the Northern Neck Tourism Commission.”

NEW BUSINESS

USDA APPLICATION – FY19 – SHERIFF VEHICLES/AMBULANCE

Mr. Quickc advised the Board that the following USDA grant applications were currently being considered:

- Grant Application for two Sheriff Vehicles for FY19 on the Grant/Loan Program
- Grant Application for Ambulance Purchase – Up to $25,000.00
EMPLOYEE FLEX SPENDING ACCOUNT

Mrs. Denise Dunaway approached the Board and noted that starting July 1st, as part of the benefits package, a Flexible Spending Account has been discussed for full-time employees. An FSA is a plan that lets others use pre-taxed dollars to pay for eligible health care expenses; money can be used to pay for medical and dental expenses that are not covered by insurance (examples are deductibles, co-payments, prescriptions, over-the-counter expenses, prescription glasses, and even child care). Mrs. Dunaway noted that a Resolution is required to allow Richmond County to add a flexible benefit plan to the Cafeteria Plan (allows employees to contribute a certain amount of their gross income to a designated account before taxes are calculated).

"On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Robert B. Pemberton – aye; William C. Herbert, II – aye; J. David Parr – aye; to adopt the following resolution."

Cafeteria Plan
Flexible Benefit Plan

By action of the Board of Supervisors of Richmond County, taken on April 13, 2017, the following resolution was duly adopted:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Richmond County, does hereby adopt a plan to be known as the RICHMOND COUNTY Section 125 Cafeteria Plan substantially in the form presented to this Board, which Plan is effective as of 07/01/2017, and a copy of which Plan is attached hereto and made a part of the minutes; and

RESOLVED, that Benefit Solutions, Inc. is hereby appointed as Co-Administrator of the Plan to serve for such term(s) and to have such powers and duties as are set forth in the Plan; and

RESOLVED, that full power and authority are hereby conferred upon the County Administrator of this County to execute amendments to such Plan within the general intent and purpose thereof in order that the Plan shall qualify under the provisions of Section 125 of the Internal Revenue Code of 1954, as amended.

WE HEREBY certify that the foregoing is a true and exact copy of resolutions adopted by the Board of Supervisors of Richmond County and that such resolutions have not been amended, modified, or revoked and are still in full force and effect.

IN WITNESS WHEREOF, R. Morgan Quicke, Clerk, Richmond County Board of Supervisors

R. Morgan Quicke, Clerk
Richmond County Board of Supervisors
OUTDOOR MUSIC FESTIVAL – ORDINANCE REVIEW/REVISIONS

Mr. Quicke noted that the current Outdoor Music Festival Ordinance was adopted in 1976 and is in need of some changes to better suit today’s needs. The primary changes on the document would deal with Public Safety departments and their needed involvement in such events. Mr. Quicke added that the ordinance has recently resurfaced due to inquiries regarding this type of activity. Prior to formal amendment, the ordinance change would require a public hearing process.

Mr. Quicke will give the Board time to review the ordinance for possible changes and place on the agenda for discussion at the May meeting.

PERSONNEL POLICY – GRIEVANCE PROCEDURE AMENDMENTS

Mr. Quicke presented to the Board revisions to the County’s Grievance Procedure, as suggested by the County Attorney. The County’s Grievance Procedure was recently adopted as part of the Personnel Policy that went into effect on January 1, 2017. Mr. Quicke noted that the changes are minor/technical in nature and do not require a public hearing since it is an internal policy.

“On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Robert B. Pemberton – aye; William C. Herbert, II – aye; J. David Parr – aye; to adopt the proposed Grievance Procedure as part of the Personnel Policy.”

ONGOING PROJECTS

MONTHLY APPROPRIATIONS – RICHMOND COUNTY DEPARTMENT OF SOCIAL SERVICES

“On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; William C. Herbert, II – aye; J. David Parr – aye; Robert B. Pemberton – aye; to appropriate $85,000.00 to the Richmond County Department of Social Services for the month of May, 2017.”

MONTHLY APPROPRIATIONS – RICHMOND COUNTY PUBLIC SCHOOLS

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Robert B. Pemberton – aye; William C. Herbert, II – aye; J. David Parr – aye; to appropriate $1,290,116.00 to the Richmond County School Board for the month of May, 2017.”


“On a motion made by William C. Herbert, II, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; William C. Herbert, II – aye; J. David Parr – aye; Robert B. Pemberton – aye; to approve the minutes from the March 9, 2017 / March 20, 2017 / March 27, 2017 meetings.”
OTHER BUSINESS

Mr. Thomas wished everyone a Happy Easter and asked if the storm ready signage could be placed near the county entrance signs.

Mr. Parr thanked Sheriff Smith for his hard work with the drug enforcement officers. He also thanked the Planning Commission for the work on fracking and the EMS department for the StormReady designation.

Chairman Sanders mentioned that the term of the Richmond County representative for the Rappahannock Community College Board expires on June 30th. He asked for the members to think about a replacement and sincerely thanks Mr. John Brown for his service.

Mr. Quicke reminded everyone of the Tire Amnesty Collection and Recycling Day to be held on May 13, 2017 from 8 a.m. to 2 p.m. at the Indianfield Convenience Center.

PUBLIC SAFETY FACILITY / ANIMAL SHELTER – CONTINUED DISCUSSION

Mr. Quicke discussed with the Board the next steps in planning for a public safety facility and animal shelter. See Exhibit I for Proposed Schedule of Events. The topics were as follows:

Determine Public Safety Project and ask Perretz and Young to begin plan drawing process

The engineers and architects from Perretz and Young presented four options in conclusion of their study of the EMS facility.

Option 1: Renovate existing EMS building and new detached five bay building. Estimated Budget: $1,100,000.00

Option 2: New EMS building with six attached bays (6,700 SF+/-). Estimated Budget $1,540,000.00

Option 3: New Fire & EMS building with twelve attached bays (14,000 SF+/-). Estimated Budget $2,750,000.00

Option 4: Renovate existing VEC building and new attached five bay building. Estimated Budget $1,650,000.00

Mr. Quicke noted that a 2 acre lot near the existing Little League park would be the potential site for the building.

Mr. Parr asked if these prices quoted were turn-key, including HVAC, water and sewer. Mr. Quicke noted that these prices were based upon a square footage average and he is in hopes that the actual bids will come in at a lower price per square foot.
Richmond County Board of Supervisors Minutes:
April 13, 2017

Discussion on the building choice was tabled until the April 27, 2017 public hearing meeting.

**Determine Animal Shelter – Do we want to move forward?** Ask Perretz and Young to present to the Board in May a possible rendering of facility.

Mr. Quicke noted that the proposed site for the Animal Shelter was behind the old 6th grade building that was recently demolished.

**Determine Bus Garage inclusion in bidding process.**

Mr. Quicke noted that the Bus Garage would not be financed but could be included in the bid process for a potential cost savings. At the regularly scheduled meeting on April 5, 2017 of the Richmond County School Board, it was agreed to package the bidding and construction process for the School Transportation facility with the Richmond County EMS facility and dog kennel.

**Approval to move forward with VRA application (May 1) and Direct Bank Loan (DBL) process.**

Mr. Quicke alerted the Board that there are several tracks available for financing of the projects and there would likely be savings in bundling the financing of the Public Safety Facility and the Animal Shelter. Virginia Resources Authority (VRA) offers a financing type pool twice a year with an application deadline of May 1, 2017. The VRA loan would give more flexibility with the loan than other bank options.

Mr. Quicke has met with Davenport and Company to discuss the possible VRA application and the County’s ability to pay for such debt. See Exhibit II for Financing Calendar and Debt Affordability Analysis. The VRA application is non-binding until June 16th, at which point the County would need to decide on financing with VRA or taking a bank offer as solicited by Davenport and Company.

Mr. Parr added that he thought the dual track financing (VRA application / Bids from Banks) was in the best interest of the County and would award the best possible scenario for financing.

Mr. Herbert was in agreement that the process needs to begin soon. Mr. Pemberton added the concern of the uncertainty of interest rates.

After the discussion, the consensus was to engage Perretz and Young to begin the drawing process for the Animal Shelter and to move forward with the Dual Track Financing.

**RECESS**

Chairman Sanders recessed the meeting until 5:00 p.m. for Budget Workshop session.
RECONVENE MEETING ON APRIL 13, 2017 AT 5:00 P.M. - BUDGET WORKSESSION

Members Present:

P. Lee Sanders, Chairman
Richard E. Thomas, Vice-Chairman
Robert B. Pemberton, Member
William C. Herbert, III, Member
J. David Parr, Member

Present:

R. Morgan Quicke, County Administrator
Hope Mothershead, Administrative Assistant

Chairman Sanders called the meeting back to order.

BUDGET

Public Schools

Mr. Quicke advised the Board that the School requested an additional $378,546.00. The recommended budget amount is $303,106.00. The decrease in local funding in the past is related to an increase in state funding.

Mr. Pemberton noted that the decrease in local funding to the schools has allowed the County to put some funds in the bank. Mr. Herbert indicated that he did not see much room in the budget without having to take from another department.

CIP

Mr. Quicke discussed with the Board many items that need to be addressed in the future which the CIP fund would cover. The FY18 recommended amount for CIP is $83,500.00. Items mentioned for repair or replacement were as follows:

Radio System Upgrade – New radios are needed for better communication throughout the County.
Central Accounting Software – All departments within the County would be on the same type of system.
Case Management System – Judge McKenney and other judges would be able to review files outside of the Clerk’s Office to save travel time.
Clerk’s Office façade – With an approximate cost of $25,000.00, the repair would help preserve the old Clerk’s Office building.

EMS and Animal Shelter – These projects would be debt funded and not a part of the CIP.
Richmond County Board of Supervisors Minutes:
April 13, 2017

Mr. Quicke noted that throughout the year, there are always items that arise that need to be taken care of immediately, such as the replacement of the HVAC unit in the Circuit Court that was done in March, 2017.

2% Employee Raises

Mr. Quicke inquired if keeping the 2% raises effective for December 1, 2017 was acceptable to the Board. The State is proposing raises effective August 1, 2017. The consensus of the Board was to keep the County funded raises effective December 1, 2017.

CLOSED SESSION

"On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; William C. Herbert, II – aye; J. David Parr – aye; Robert B. Pemberton – aye; as permitted by Virginia Code Section 2.2-3711(A)(I), a personnel matter involving salary or other compensation of a specific employee."

CERTIFICATION MOTION AFTER RECONVENING IN PUBLIC SESSION:

"On a motion made by Robert B. Pemberton, the Board voted by roll call: F. Lee Sanders – aye; Richard E. Thomas – aye; William C. Herbert, II – aye; J. David Parr – aye; Robert B. Pemberton – aye; that the Board certifies that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be so discussed under the provisions of the Virginia Freedom of Information Act cited in that motion."

"On a motion made by William C. Herbert, II, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; William C. Herbert, II – aye; J. David Parr – aye; Robert B. Pemberton – aye: to advertise the recommended tax rates for an April 27, 2017, 7:00 p.m. Public Hearing."

"On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; William C. Herbert, II – aye; J. David Parr – aye; Robert B. Pemberton – aye: to advertise recommended budget of $24,659,318.00 for FY18 for an April 27, 2017, 7:00 p.m. Public Hearing."

RECESS

Chairman Sanders recessed the meeting until 7:00 p.m. for advertised Public Hearing.
Richmond County Board of Supervisors Minutes:
April 13, 2017

RECONVENE MEETING ON APRIL 13, 2017 AT 7:00 P.M. – PUBLIC HEARING

Members Present:

F. Lee Sanders, Chairman
Richard F. Thomas, Vice-Chairman
Robert B. Pemberton, Member
William C. Herbert, II, Member
J. David Parr, Member

Present:

R. Morgan Quicke, County Administrator
Hope Mothershead, Administrative Assistant
Barry Sanders, Director of Code Administration
Richard English, Code Compliance Officer
Jennifer Delano, Commissioner of the Revenue
Hannah Tiffany

Chairman Sanders called the meeting back to order.

Public Hearing

In accordance with Section 15.2-2204 of the Code of Virginia, 1950 as amended and pursuant to Sections 15.2-2285 and 58.1-3231 of the Code of Virginia, 1950 as amended, the Richmond County Board of Supervisors hereby gives notice that a Public Hearing will be held starting at 7:00 p.m., Thursday, April 13, 2017 in the Richmond County Public Meeting Room, 101 Court Circle, Warsaw, Virginia 22572. The purpose of the Public Hearing is to consider the following:

To receive public comment on proposed amendments to the Richmond County Zoning Ordinance in Sections 4-14-7 (Boathouses), 4-14-8 (Piers and Docks) and 5-3 (Definitions).

Mr. Quicke read the Public Notice and turned the meeting over to Barry Sanders, Director of Code Administration.

Mr. Barry Sanders noted that the zoning ordinance amendments had been approved by the Planning Commission in the December, 2016 meeting (sidewalk setbacks) and the March, 2017 meeting (Piers & Docks).

Mr. Richard English noted that the proposed revisions were in reference to piers and waterfront areas. The reduced setbacks would allow piers/docks on the narrow waterfront lots (less than 100 ft.) The other proposed language would allow covered slips together with additional square footage for appendages.

The proposed amended ordinance sections are as follows:
4-14-7 COVERED SLIPS

A. No more than one covered slip is permitted per individual private, non-commercial pier.
B. Two covered slips shall be permitted adjacent to a shared private, non-commercial pier that has been constructed upon the shared property line.
C. The property's waterfront frontage must be a minimum of 100 feet in width; said width to be measured in a straight line from the intersection of the side property lines with the mean low water line. Waterfront properties that cannot meet the minimum 100 feet in width must be approved by a special exception considered in accordance with DMP-b as specified in Section 3-1-2b and Section 3-14.
D. The covered slip shall not extend past the most channel ward limits of the Owner's existing or proposed pier.
E. The covered slip must be constructed on the interior side of the pier (towards the center of the lot) and away from the nearest neighboring riparian area.
F. The covered slip shall not exceed 700 square feet.
G. The covered slip shall have a roof that does not extend more than 20 feet above the mean low water elevation; as measured from the top of the roof ridge.
H. All roofs shall have an "A" pitch of no less than four on 12, with eaves and soffits not exceeding 18 inches in width.
I. Roofing material must be non-reflective.
J. Nothing (flagpole, antenna, cupola, etc.) shall project above the top of the roof.
K. Except for the support pilings, top plates or headers, all sides of the covered slip shall be open, with an unobstructed view from the waterline to the bottom of the top plate or support header.
L. Catwalks five (5) feet or less in width are permitted within the covered slip.
M. The covered slip must meet requirements of the Virginia Marine Resources Commission (VMRC) and the U.S. Army Corps of Engineers (COE).
N. Covered slips or boathouses over the water for marinas may be considered as part of the application submittal for rezoning or general development plan (Richmond County Wetlands Permit may also be required).

4-14-8 PIERS AND DOCKS

Piers and docks should be designed to cause minimum interference with the public use of the water surface and shorelines.

G. Sideyard Setback

Docks shall be setback a minimum of thirty (30) feet from side property lines, except that community and shared piers and docks may be located
upon a side property line when mutually agreed to by contract with the owners of the adjacent property, a copy of which must be filed with the application for permit. For lots recorded prior to August 10, 1989, which are 100 feet or less and 50 feet or less in width, the side yard setback shall be reduced to 15 feet and 10 feet respectively.

K. Appendages and finger piers for private piers and docks

(1) Appendages considered appropriate include but are not limited to "L" or "T" head configurations.

(2) Appendages and finger piers shall be located channelward of mean low water (MLW) on tidal shorelines.

(3) Appendages shall not exceed, in the aggregate, four hundred (400) square feet and with no dimension exceeding twenty (20) feet in length. The main body of the dock or pier at the location of the appendage shall not be included in the maximum twenty (20) foot dimension as well as the maximum 400 square foot area of the appendage.

(4) Finger piers five (5) feet or less in width shall not be considered an appendage and shall not exceed twenty (20) feet in length.

M. Boat Lifts

(1) Boat lifts may utilize davits, slings, cradles or similar devices to remove boats or personal watercraft from the water.

(2) Multiple boat or personal watercraft lifts may be allowed within a covered boat slip.

(3) Boat lifts positioned outside of a covered slip must be low-profile in design where structural elements of the lift devices do not extend more than 6 feet above the surface of the pier or dock.

(4) Only three low profile boat or personal watercraft lifts may be allowed on a pier or dock that is not served by a covered slip. Only two of these lifts may utilize pilings that are in addition to those that are part of the pier construction itself.

(5) Only two low profile boat or personal watercraft lifts, positioned outside of a covered slip, may be allowed on a pier or dock that is served by a covered slip. Only one of these lifts may utilize pilings
that are in addition to those that are part of the pier construction itself.

5-3  DEFINITIONS

Appendage: A platform which may be floating that is attached to a pier or dock structure. Qualifying structures that meet the definitions of a catwalk or finger pier shall not be considered an appendage.

Boathouse: A roofed and sided structure for the wet or dry storage of one or more watercraft.

Catwalk: A walkway that is less than or equal to five (5) feet in width within a covered boat slip or boathouse.

Covered Slip: An open-sided roof structure for the wet or dry storage of one or more watercraft.

Finger Pier: A walkway constructed adjacent to the main run of a pier or dock that is less than or equal to five (5) feet in width and is twenty (20) feet or less in length.

Chairman Sanders opened the floor for public comment.

Chairman Sanders closed the public hearing.

"On a motion made by William C. Herbert, II, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Robert B. Pemberton – aye; William C. Herbert, II – aye; J. David Parr – aye; to approve the proposed amendments, as presented, to the Richmond County Zoning Ordinance in Section 4-14-7 (Boathouses), 4-14-8 (Piers and Docks) and 5-3 (Definitions)."

Public Hearing

In accordance with Section 15.2-2204 of the Code of Virginia, 1950 as amended and pursuant to Sections 15.2-2285 and 58.1-3231 of the Code of Virginia, 1950 as amended, the Richmond County Board of Supervisors hereby gives notice that a Public Hearing will be held starting at 7:00 p.m., Thursday, April 13, 2017 in the Richmond County Public Meeting Room, 101 Court Circle, Warsaw, Virginia 22572. The purpose of the Public Hearing is to consider the following:

To receive public comment on proposed amendments to the “Ordinance for Special Assessments for Agricultural, Horticultural, Forest and Open Space Real Estate.”
Richmond County Board of Supervisors Minutes:
April 13, 2017

Mr. Quicke alerted the Board that there were several items within the Ordinance that needed to be updated as to dates and Code changes. All changes have come with a recommendation from the County attorney.

The proposed ordinance is as follows:

ORDINANCE FOR SPECIAL ASSESSMENTS
FOR AGRICULTURAL, HORTICULTURAL, FOREST AND OPEN SPACE REAL ESTATE

Be it ordained by the County of Richmond, Virginia:

Section 1. The County of Richmond, Virginia finds that the preservation of real estate devoted to agricultural, horticultural, forest and open space uses within its boundaries is in the public interest and, having heretofore adopted a land-use plan, hereby ordains that such real estate shall be taxed in accordance with the provision of Article 4 of Chapter 32 of Title 58.1 (Section 58.1-3229 et seq.) of the Code of Virginia and this ordinance.

Section 2. (a) The owner of any real estate meeting the criteria set forth in Sections 58.1-3230 and 58.1-3233 of the Code of Virginia may, at least 60 days preceding the tax year for which such taxation is sought, apply to the Commissioner of the Revenue for the classification, assessment and taxation of its use, under the procedures set forth in Section 58.1-3236 of the Code of Virginia. (In any year in which a general reassessment is being made such application may be submitted until 30 days have elapsed after the notice of increase in assessment is mailed.) Such application shall be on forms provided by the State Department of Taxation and supplied by the Commissioner of the Revenue and shall include such additional schedules, photographs, and drawings as may be required by the Commissioner of the Revenue. An individual who is the owner of an undivided interest in a parcel may apply on behalf of himself and the other owners of such parcel upon submitting an affidavit that such other owners are minors or cannot be located. An application shall be submitted whenever the use or acreage of such land previously approved changes, except when a change in acreage occurs solely as a result of a conveyance necessitated by governmental action or condemnation of a portion of any land previously approved for taxation on the basis of use assessment. An application fee of twenty-five dollars ($25.00) shall accompany each application. In cases where an applicant is requesting special assessment for four (4) or more parcels, the application fee shall be $25 per parcel for the first four parcels and $15 per parcel for any additional parcels over four.

(b) A separate application shall be filed for each parcel on the tax book; however, separately recorded parcels, which are contiguous are allowed to file one application for the contiguous parcels, provided they are under the same deeded ownership. The Commissioner of the Revenue shall allow a qualifying parcel (both acreage and use) to also enroll “other” qualifying use(s) even if the acreage requirement is not met for the “other” use(s).

(c) Applications may be filed within no more than sixty days after the filing deadline specified in subparagraph (a), upon the payment of a late filing fee, which shall be double the normal application fee.
Richmond County Board of Supervisors Minutes:
April 13, 2017

(d) No application for assessment based on use shall be accepted or approved if at the time the application is filed the tax on the land affected is delinquent; provided, however, upon payment of all delinquent taxes, interest and penalties relating to such parcel, the application shall be treated in accordance with the provisions of this section.

(e) Such property owner must revalidate annually with the Commissioner of the Revenue any application previously approved, a revalidation fee of $10.00 shall accompany each application for revalidation every sixth year. Late filing of a revalidation form must be made on or before the effective date of the assessment and accompanied with a late filing fee of $20.00. Failure to revalidate annually, prior to the effective date of the assessment, will result in lands being removed from the program for that year. New application will be required for reenrollment.

Section 3. Promptly upon receipt of any application, the Commissioner of the Revenue shall determine: (i) whether the subject property meets the criteria for taxation herein; (ii) that real estate devoted to agricultural or horticultural use consists of a minimum of five (5) acres, forest use consists of a minimum of twenty (20) acres and open space use consists of minimum of twenty (20) acres; and (iii) that real estate devoted to open-space use is (a) within an agricultural, forestal, or agricultural and forestal district entered into pursuant to Chapter 43 (§ 15.2-4300 et seq.) of Title 15.2, or (b) subject to a recorded perpetual easement that is held by a public body, and promotes the open-space use classification, as defined in Section 58.1-3230, or (c) subject to a recorded commitment entered into by the landowners with the local governing body not to change the use to a non-qualifying use for a time period stated in the commitment of 10 years. Such commitment shall be subject to uniform standards prescribed by the Director of the Department of Conservation and Recreation. Such commitment shall run with the land for the applicable period, and may be terminated in the manner provided in Section 15.2-4314 for withdrawal of land from an agricultural, a forestal or an agricultural and forestal district. If the Commissioner of the Revenue determines that the subject property does meet such criteria, she shall determine the value of such property for its qualifying use, as well as its fair market value.

In determining whether the subject property meets the criteria for "agricultural use" or "horticultural use" the Commissioner of the Revenue may request an opinion from the Commissioner of Agriculture and Consumer Services; in determining whether the subject property meets the criteria for "forest use" he may request an opinion from the State Forester; and in determining whether the subject property meets the criteria for "open space use" he may request an opinion from the Director of Conservation and Historic Resources. Upon the refusal of the Commissioner of Agriculture and Consumer Services, State Forester, or the Director of the Department of Conservation and Historic Resources to issue an opinion, or in the event of an unfavorable opinion which does not comport with standards set forth by the respective director, the party aggrieved may seek relief from any court of record wherein the real estate in question is located. If the court finds in his favor it may issue an order, which shall serve in lieu of an opinion for the purposes of this ordinance.

Section 4. The use value and fair market value of any qualifying property shall be placed on the land book before delivery to the treasurer and the tax for the next succeeding tax year shall be extended from the use value. Continuation of valuation, assessment and taxation based
upon land use shall depend on continuance of the real estate in a qualifying use, continued payment of taxes as required in Section 58.1-3235 and compliance with the other requirements of Article 1.1 of Chapter 15 of Title 58.1 of the Code of Virginia and this ordinance, and not upon continuance in the same owner of title to the land.

Section 5. If on April one of any year the taxes for any prior year on any parcel of real property that has a special assessment as provided for in this ordinance are delinquent, the county treasurer shall send notice of that fact and the general provisions of Section 58.1-3235 of the Code of Virginia to the property owner by first-class mail. If after sending such notice, such delinquent taxes remain unpaid on June one, the treasurer shall notify the appropriate Commissioner of the Revenue who shall remove such parcel from the land use program. Such removal shall become effective for the current tax year.

Section 6. When real estate that has been taxed according to special assessment changes to a non-qualifying use there is hereby imposed a roll-back tax, and interest thereon, in such amounts as may be determined under Virginia Code Section 58.1-3237.

Section 7. (a) The owner of any real estate liable for roll-back taxes shall, within sixty days following a change in use of such property to a non-qualifying use, report such change to the Commissioner of the Revenue or other assessing officer on such forms as may be prescribed. The Commissioner shall determine and assess the roll-back tax, which shall be assessed against and paid by the owner of the property at the time the change in use which no longer qualifies, occurs and shall be paid to the treasurer within 30 days of the assessment. Any person failing to report properly any change in use of property for which an application for use value taxation had been filed within 60 days following such change shall be liable for all such taxes, in such amounts and at such times as if he had complied herewith and assessments had been properly made. Further, upon failure to report within 60 days following such change in use and/or failure to pay within 30 days of assessment, such owner shall be liable for an additional penalty equal to ten per centum of the amount of the roll-back tax and interest, which penalty shall be collected as a part of the tax. In addition to such penalty for failure to make the required report, there is hereby imposed interest of one-half per centum of the amount of the roll-back tax, interest and penalty, for each month or fraction thereof during which the failure continues.

(b) Any person making material misstatement of fact in any application filed pursuant hereto shall be liable for all taxes, in such amounts and at such times as if such property had been assessed on the basis of fair market value as applied to other real estate in the taxing jurisdiction, together with interest and penalties thereon. If such material misstatement was made with the intent to defraud the county, he shall be further assessed with an additional penalty on one hundred per centum of such unpaid taxes.

Section 8. The provisions of Title 58.1 of the Code of Virginia applicable to local levies and real estate assessment and taxation shall be applicable to assessments and taxation hereunder mutatis mutandis including without limitation, provisions relating to tax liens and the correction of erroneous assessments, and for such purposes the roll-back taxes shall be considered to be deferred real estate taxes.
Richmond County Board of Supervisors Minutes:
April 13, 2017

Section 9. This ordinance shall be effective for all tax years beginning on and after January 1, 1991.

Adopted by unanimous vote of the Board of Supervisors for Richmond County, Virginia following an advertised public hearing on May 10, 1990.

Amended by unanimous vote of the Board of Supervisors for Richmond County, Virginia following an advertised public hearing on April 14, 2011.

Chairman Sanders opened the floor for public comment.

Chairman Sanders closed the public hearing.

"On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Robert B. Pemberton – aye; William C. Herbert, II – aye; J. David Parr – aye: to adopt, as presented, the revised Ordinance for Special Assessments for Agricultural, Horticultural, Forest and Open Space Real Estate."

MR. TAYLOE EMERY – OUTDOOR MUSIC FESTIVAL REQUEST

Mr. Emery approached the Board asking for permission to hold an outdoor music festival on June 30, 2017 as a benefit for the Friends of the Rappahannock from 6:30 – 10:00 p.m. The event will take place at Mt. Airy and Mr. Emery intends to make 300 tickets available for the event.

Mr. Quicke noted that he had spoken with the Sheriff and FMS Chief and both departments are able to handle the event with the regular staff on hand.

"On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Robert B. Pemberton – aye; William C. Herbert, II – aye; J. David Parr – aye: to grant permission to Mr. Tayloe Emery for an Outdoor Music Festival to be held on June 30, 2017."

ADJOURNMENT

After no further business, Chairman Sanders adjourned the meeting.

F. Lee Sanders, Chairman
Richmond County Board of Supervisors
Schedule for Public Safety-Animal Shelter-RCPS Bus Garage

April 13th Board of Supervisors Meeting

- Discussion and consideration of report presented in March by Perretz and Young regarding Public Safety Facility. (Enclosed)
  - Ask Perretz and Young to begin with plan and bid preparation, to be completed by June 30, 2017.

- Discussion and consideration of recently discussed Animal Shelter Facility.
  - Ask Perretz and Young to prepare renderings and basic site plans to present at May 11th meeting.
  - Consider site selection (behind former Richmond County Intermediate School)

- Discussion on combining the bid process with RCPS Bus Garage.
  - See attached letter from the Richmond County School Board regarding the potential combination of projects. (Enclosed)

- Approval to move forward on Financing Options with Davenport And Company and Sands Anderson, for an amount not to exceed $__________.
  - See attached proposed financing schedule (Enclosed)
  - Dual Track to determine best scenario for Richmond County. Each avenue has its strengths and weaknesses related to interest rates, terms of financing, schedules of financing, etc.
    - Direct Bank Loan (DBL)
    - Virginia Resources Authority (VRA)
Proposed Schedule of Events

- Public Safety Facility - $1,100,000 - $2,700,000
  - To be paid through a debt issuance (DBL or VRA) with existing debt capacity.

- Animal Shelter - $200,000 - $300,000
  - To be paid through a debt issuance (DBL or VRA) with existing debt capacity.

- Bus Garage - $250,000 - $350,000
  - To be paid from annual year end surplus of approximately $100,000 and from withdrawal of Regional Special Education money of approximately $150,000.

April 13th - Board of Supervisors Meeting
- Determine Public Safety Project and ask Perretz and Young to begin plan drawing process.
- Determine Animal Shelter – Do we want to move forward? Ask Perretz and Young to present to the Board in May a possible rendering of facility.
- Determine Bus Garage inclusion in bidding process
- Approval to move forward with VRA Application (May 1) and Direct Bank Loan (DBL) process.

May 1st
- VRA Application Due Date - Non Binding
- Davenport and Company to distribute RFP’s to local and regional banks

May 11th – Board of Supervisors Meeting
- Possible presentation from Perretz and Young on Animal Shelter
- Ask Perretz and Young to begin plan drawing process.

May 23rd – 31st
- Proposals due from Banks, review proposals (Davenport)

June 8th – Board of Supervisors Meeting
- Davenport presents analysis to Board comparing VRA and DBL results
- Board to determine preferred approach (VRA deadline to accept – June 10th)

June 30th
- Plans and Bid Documents to be completed by Perretz and Young for Public Safety and Animal Shelter Facility.
- Plans and Bid Documents for Bus Garage to be completed (TBD)
July 1 – July 31st

- Bid process/Pre-bid meetings, etc.

August 3rd –

- Bids due to County
- Bids will be asked for the following way:

  Bid #1 – Public Safety Facility Alone
  Bid #2 – Animal Shelter Facility Alone
  Bid #3 – RCPS Bus Garage Facility Alone
  Bid #4 – Combined Bid

August 10th – Board of Supervisors Meeting

- Board of Supervisors to review bids and consider awarding to low bidder(s)

September 1st – Groundbreaking
### Richmond County, VA
#### 2017 Lease Revenue Financing

##### Financing Calendar

Friday, March 30, 2017

<table>
<thead>
<tr>
<th>April 17</th>
<th>May 17</th>
<th>Jun 17</th>
<th>Jul 17</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Date</strong></td>
<td><strong>Task</strong></td>
<td><strong>Responsibility</strong></td>
<td><strong>Defining</strong></td>
</tr>
<tr>
<td>April 13</td>
<td>Board of Supervisors Meeting.</td>
<td>County/DAV</td>
<td>County</td>
</tr>
<tr>
<td>9am</td>
<td>County Board directs Davenport to pursue dual track approach; Direct Bank Loan (DBL) and VRA.</td>
<td>County/DAV</td>
<td>DAV</td>
</tr>
<tr>
<td>May 1</td>
<td>VRA application due date.</td>
<td>County/DAV</td>
<td>DAV</td>
</tr>
<tr>
<td>Week of May 1</td>
<td>Davenport distributes RFP to Local and Regional Banking Institutions.</td>
<td>County/DAV</td>
<td>DAV</td>
</tr>
<tr>
<td>May 23</td>
<td>Proposals due from Banks.</td>
<td>County/DAV</td>
<td>DAV/Bank</td>
</tr>
<tr>
<td>May 23 to May 31</td>
<td>Review RFP responses and develop recommendation.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
<tr>
<td>May 31</td>
<td>Agenda deadline.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
<tr>
<td>June 8</td>
<td>Board of Supervisors Meeting.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
<tr>
<td>9am</td>
<td>Davenport presents analysis comparing DBL RFP results to VRA.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
<tr>
<td></td>
<td>Board determines preferred financing approach.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
<tr>
<td></td>
<td>Board considers approving (parameters) resolution and form of financing documents.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
<tr>
<td>TBD</td>
<td>IDA Board Meeting.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
<tr>
<td></td>
<td>Board considers approving resolution(s) and form of documents, if necessary.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
<tr>
<td>June 12</td>
<td>County provides finalized requested proceeds amount, project budget, and estimated draw schedule to VRA, if necessary.</td>
<td>Country/DAV</td>
<td>County/DAV</td>
</tr>
<tr>
<td>June 16</td>
<td>All local approvals received and filed, per VRA, if necessary.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
<tr>
<td>Early July</td>
<td>Close on DBL financing.</td>
<td>County/DAV</td>
<td>WG</td>
</tr>
</tbody>
</table>

_________

Davenport & Company
<table>
<thead>
<tr>
<th>Date</th>
<th>Task</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 13</td>
<td>Board of Supervisors Meeting</td>
<td>WG</td>
</tr>
<tr>
<td>9am</td>
<td>Board considers approving final resolutions, if necessary.</td>
<td></td>
</tr>
<tr>
<td>July 26</td>
<td>VfA Bonds Sale.</td>
<td>WG</td>
</tr>
<tr>
<td>August 9</td>
<td>VfA Bonds Closing.</td>
<td>WG</td>
</tr>
</tbody>
</table>
Goals & Objectives

- Provide a preliminary perspective on the County’s existing Tax Supported Debt Profile.
- Analyze the impact of the County’s Potential Capital Projects under consideration on the County’s Debt Affordability based on identified revenue sources.
## Existing Tax Supported Debt

### Tax Supported Debt Service

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal</th>
<th>Interest</th>
<th>Total</th>
<th>10-yr Payout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>17,606,100</td>
<td>7,632,464</td>
<td>25,238,564</td>
<td>51.4%</td>
</tr>
<tr>
<td>2017</td>
<td>896,220</td>
<td>578,962</td>
<td>1,475,182</td>
<td>54.3%</td>
</tr>
<tr>
<td>2018</td>
<td>914,028</td>
<td>543,577</td>
<td>1,457,605</td>
<td>57.3%</td>
</tr>
<tr>
<td>2019</td>
<td>947,138</td>
<td>522,741</td>
<td>1,469,899</td>
<td>50.0%</td>
</tr>
<tr>
<td>2020</td>
<td>967,436</td>
<td>499,568</td>
<td>1,466,004</td>
<td>64.5%</td>
</tr>
<tr>
<td>2021</td>
<td>963,271</td>
<td>479,973</td>
<td>1,443,244</td>
<td>64.5%</td>
</tr>
<tr>
<td>2022</td>
<td>869,559</td>
<td>453,086</td>
<td>1,322,645</td>
<td>69.4%</td>
</tr>
<tr>
<td>2023</td>
<td>884,559</td>
<td>447,322</td>
<td>1,331,871</td>
<td>75.2%</td>
</tr>
<tr>
<td>2024</td>
<td>899,559</td>
<td>434,481</td>
<td>1,334,040</td>
<td>82.0%</td>
</tr>
<tr>
<td>2025</td>
<td>900,526</td>
<td>424,226</td>
<td>1,324,752</td>
<td>90.1%</td>
</tr>
<tr>
<td>2026</td>
<td>910,526</td>
<td>414,324</td>
<td>1,324,850</td>
<td>100.0%</td>
</tr>
<tr>
<td>2027</td>
<td>820,526</td>
<td>403,629</td>
<td>1,224,155</td>
<td>100.0%</td>
</tr>
<tr>
<td>2028</td>
<td>883,467</td>
<td>386,479</td>
<td>1,239,946</td>
<td>100.0%</td>
</tr>
<tr>
<td>2029</td>
<td>963,467</td>
<td>385,584</td>
<td>1,256,051</td>
<td>100.0%</td>
</tr>
<tr>
<td>2030</td>
<td>923,467</td>
<td>346,979</td>
<td>1,270,446</td>
<td>100.0%</td>
</tr>
<tr>
<td>2031</td>
<td>943,467</td>
<td>327,754</td>
<td>1,271,221</td>
<td>100.0%</td>
</tr>
<tr>
<td>2032</td>
<td>963,467</td>
<td>307,839</td>
<td>1,271,306</td>
<td>100.0%</td>
</tr>
<tr>
<td>2033</td>
<td>983,467</td>
<td>287,504</td>
<td>1,270,971</td>
<td>100.0%</td>
</tr>
<tr>
<td>2034</td>
<td>1,003,467</td>
<td>268,439</td>
<td>1,269,906</td>
<td>100.0%</td>
</tr>
<tr>
<td>2035</td>
<td>1,028,470</td>
<td>127,892</td>
<td>1,156,362</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

### Par Outstanding - Estimated as of 6/30/2016

<table>
<thead>
<tr>
<th>Type</th>
<th>Par Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Obligation Bonds</td>
<td>$16,061,985</td>
</tr>
<tr>
<td>Lease Revenue Bonds/Notes Payable</td>
<td>$1,544,115</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$17,606,097</strong></td>
</tr>
</tbody>
</table>

**Note:**
- Excludes $99,029 of capital leases and notes payable related to police and other vehicles which the County plans to fund through operations going forward; versus funding as part of the debt service budget.
- The 2009 QSCBs issued through VPSA were done so as tax credit bonds and require only sinking fund/principal payments to VPSA annually.
- The 2012 QSCBs issued through VPSA were done as direct pay bonds; as such, the interest is shown gross of federal subsidy and sequestration.

**Davenport & Company**
March 31, 2017

**Source:** County Staff and 2016 CAFR

Richmond County, VA 3
Potential Capital Projects

Below, please find an overview of the County projects currently being considered along with the projected timing assumed for the purposes of this analysis:

**Projects to be Financed**

- Public Safety Facility - $1,500,000
- Animal Shelter - $300,000
- Public Safety Radio Project - $1,000,000 (estimated)
  - Assumes financing in Fall 2020.

**Total Project Costs** $2,800,000
## Debt Affordability Analysis

<table>
<thead>
<tr>
<th>FY</th>
<th>Existing Debt Service</th>
<th>Public Safety Facility &amp; Animal Shelter Debt Service</th>
<th>Future Public Safety/ Radio Debt Service</th>
<th>CPI Operating Impact</th>
<th>Total</th>
<th>General Fund Budgeted Debt Service (1)</th>
<th>Credits for Series 2012 OSCBs</th>
<th>Other/Available Revenues (TED)</th>
<th>Total Revenues Available</th>
<th>Surplus/ Deficit</th>
<th>Funding Required</th>
<th>Acres Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>1,473,152</td>
<td></td>
<td></td>
<td></td>
<td>1,475,192</td>
<td>1,485,622</td>
<td>217,842</td>
<td>1,503,000</td>
<td>32,466</td>
<td>32,101</td>
<td>32,055</td>
<td>32,055</td>
</tr>
<tr>
<td>2018</td>
<td>1,485,622</td>
<td>1,485,622</td>
<td></td>
<td></td>
<td>1,503,000</td>
<td>32,466</td>
<td>32,101</td>
<td>32,055</td>
<td>32,055</td>
<td>32,055</td>
<td>32,055</td>
<td>32,055</td>
</tr>
<tr>
<td>2019</td>
<td>1,503,000</td>
<td></td>
<td></td>
<td></td>
<td>32,055</td>
<td>32,055</td>
<td>32,055</td>
<td>32,055</td>
<td>32,055</td>
<td>32,055</td>
<td>32,055</td>
<td>32,055</td>
</tr>
</tbody>
</table>

Note: 2012 VPSC QSCB debt service is shown per existing fund requirements, gross of earnings and with gross interest expense. At issuance, interest expense should be fully subsidized by the Federal Government. However, due to sequestration, a reduction in subsidy was implemented. Currently, the sequester reduction is 0.9%; subject to County confirmation of actual subsidy received.

- FY 2017 Value of a Penny: $75,000
- Assumed Growth Rate: 1.00%

(1) The County's recommended FY 2018 Budget provides for an increase in Debt Service from existing revenue sources targeting approximately $2,500,000 for annual debt service, inclusive of the 2012 QSCB subsidy.
(2) Provided by Staff.
The Proposed Public Safety Facility & Animal Shelter are assumed to be funded through a Direct Bank Loan July 1, 2017 based upon the following:

- Interest Rate 3.25% (\(^{(1)}\))
- Term 15 Years — 1st Interest Payment 1/1/2018, 1st Principal Payment 1/1/2019, Final Maturity 1/1/2033
- Level Debt Service Structure
- Costs of Issuance Assumed at $100,000 / Amount Financed is $1,900,000

<table>
<thead>
<tr>
<th>FY</th>
<th>Existing Debt Service</th>
<th>Public Safety Facility &amp; Animal Shelter Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>1,473,332</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>1,462,532 (2)</td>
<td>33,675</td>
</tr>
<tr>
<td>2019</td>
<td>1,462,532</td>
<td>101,700</td>
</tr>
<tr>
<td>2020</td>
<td>1,462,532</td>
<td>182,620</td>
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<tr>
<td>2021</td>
<td>1,451,640</td>
<td>182,620</td>
</tr>
<tr>
<td>2022</td>
<td>1,440,758</td>
<td>182,620</td>
</tr>
<tr>
<td>2023</td>
<td>1,429,876</td>
<td>182,620</td>
</tr>
<tr>
<td>2024</td>
<td>1,418,994</td>
<td>182,620</td>
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<td>2025</td>
<td>1,408,112</td>
<td>182,620</td>
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<td>2026</td>
<td>1,397,230</td>
<td>182,620</td>
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<td>2027</td>
<td>1,386,348</td>
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<td>2028</td>
<td>1,375,466</td>
<td>182,620</td>
</tr>
<tr>
<td>2029</td>
<td>1,364,584</td>
<td>182,620</td>
</tr>
<tr>
<td>2030</td>
<td>1,353,702</td>
<td>182,620</td>
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<td>2031</td>
<td>1,342,820</td>
<td>182,620</td>
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<tr>
<td>2032</td>
<td>1,331,938</td>
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<td>2033</td>
<td>1,321,056</td>
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<td>2034</td>
<td>1,310,174</td>
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<td>2035</td>
<td>1,299,292</td>
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<td>2036</td>
<td>1,288,410</td>
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<td>2037</td>
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<tr>
<td>2038</td>
<td>1,266,646</td>
<td>182,620</td>
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<tr>
<td>2039</td>
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</tr>
<tr>
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<tr>
<td>2041</td>
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<tr>
<td>2042</td>
<td>1,223,117</td>
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<tr>
<td>2043</td>
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<tr>
<td>2044</td>
<td>1,201,352</td>
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<td>2048</td>
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<tr>
<td>2050</td>
<td>1,136,059</td>
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</tbody>
</table>

Note: 2012 VPAS QSCB debt service is shown pending fund requirements, gross of earnings and with gross interest expense. At issuance, interest expense should be fully subsidized by the Federal Government. However, due to sequestration, a reduction in subsidy was implemented. Currently, the sequester reduction is 6.9% subject to County confirmation of actual subsidy receipts.

- FY 2017 Value of a Penny: $75,000
- Assumed Growth Rate: 2.00%
- The County's recommended FY 2018 Budget provides for an increase in Debt Service from existing revenue sources targeting approximately $1,300,000 for annual debt service, inclusive of the 2012 QSCB subsidy.

Davenport & Company
March 31, 2017

Richmond County, VA
Debt Affordability Analysis

The Proposed Public Safety Facility & Animal Shelter are assumed to be funded through a Direct Bank Loan July 1, 2017 based upon the following:

- Interest Rate: 3.35% (based on longer weighted average maturity)
- Term: 15 Years - 1st Principal Payment 1/1/2024 Final Maturity 1/1/2039
- Debt Service: 2.5 Years Target Structuring through FY 2027 and Level Debt Service Thereafter.

| Fiscal Year | Revenue Available | Total Revenue | Surplus for Debt Service | Bonded Debt Outstanding | Bonded Debt Service
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2016</td>
<td>11,673,168</td>
<td>12,388,000</td>
<td>714,832</td>
<td>10,673,168</td>
<td>10,673,168</td>
</tr>
<tr>
<td>FY 2017</td>
<td>11,673,168</td>
<td>12,388,000</td>
<td>714,832</td>
<td>10,673,168</td>
<td>10,673,168</td>
</tr>
<tr>
<td>FY 2018</td>
<td>11,673,168</td>
<td>12,388,000</td>
<td>714,832</td>
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<td>10,673,168</td>
</tr>
<tr>
<td>FY 2019</td>
<td>11,673,168</td>
<td>12,388,000</td>
<td>714,832</td>
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<td>10,673,168</td>
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<tr>
<td>FY 2020</td>
<td>11,673,168</td>
<td>12,388,000</td>
<td>714,832</td>
<td>10,673,168</td>
<td>10,673,168</td>
</tr>
<tr>
<td>FY 2021</td>
<td>11,673,168</td>
<td>12,388,000</td>
<td>714,832</td>
<td>10,673,168</td>
<td>10,673,168</td>
</tr>
<tr>
<td>FY 2022</td>
<td>11,673,168</td>
<td>12,388,000</td>
<td>714,832</td>
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<td>10,673,168</td>
</tr>
<tr>
<td>FY 2023</td>
<td>11,673,168</td>
<td>12,388,000</td>
<td>714,832</td>
<td>10,673,168</td>
<td>10,673,168</td>
</tr>
</tbody>
</table>

Total: 27,938,854

$75,000

Assumed Growth Rate: 1.00%

The County's assumed FY 2018 Bond Service for an interest in Debt Service from existing revenue sources targeting approximately $150,000 or annual debt service increase of the 2022 bond

NOTE: The debt service shown per table reflects gross amounts. Expenditures, debt services, and revenues are subject to CAFR and accounting standards. The debt service shown is for informational purposes only and is subject to change in accordance with the requirements of the County's financial closeout procedure.
Debt Affordability Analysis

- The Proposed Public Safety Facility & Animal Shelter are assumed to be funded through a Direct Bank Loan July 1, 2017, based upon the following:
  - Interest Rate 3.5% (based on longer weighted average maturity)
  - Term 15 Years — 1st Interest Payment 1/1/2018, 1st Principal Payment 1/1/2021, Final Maturity 1/1/2033
  - Structured Debt Service
  - Costs of Issuance Assumed at $100,000 / Amount Financed is $1,900,000

<table>
<thead>
<tr>
<th>FY</th>
<th>Existing Debt</th>
<th>Public Safety Facility</th>
<th>Animal Shelter</th>
<th>Debt Service</th>
<th>Projected Impact</th>
<th>Total</th>
<th>General Fund</th>
<th>Portion of Debt Service</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Services</td>
<td>Future Public Safety</td>
<td>Radio Debt</td>
<td></td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Facility Debt Service</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: 2012 VPSA QSCB debt service is shown per sinking fund requirement, gross of earnings and with gross interest expense. At issuance, interest expense should be fully subsidized by the Federal Government. However, due to sequestration, a reduction in subsidy was implemented. Currently, the sequestration reduction is 6.5%, subject to County confirmation of actual subsidy receipt.

- FY 2017 Value of a Penny: $75,000
- Assumed Growth Rate: 1.00%
- The County's recommended FY 2018 Budget services for an increase in Debt Service from existing revenues sources targeting approximately $1,530,000 for annual debt service, inclusive of the 2012 QSCB subsidy.
- Provided by Staff.

Davenport & Company
March 31, 2017

Richmond County, VA
### Debt Affordability Analysis

- The Proposed Public Safety Facility & Animal Shelter are assumed to be funded through a VRA Pool Issuance August 9, 2017 based upon the following:
  - Interest Rate (LIBOR)
  - Term 20 Years — 1st Interest Payment 10/1/2017, 1st Principal Payment 10/1/2018
  - Costs of Issuance (Local & VRA, Fixed & Variable) Assumed at $200,000 / Amount Financed is $2,000,000

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Revenue Available</th>
<th>Current Year Debt Service</th>
<th>Other Available Revenues (TIED)</th>
<th>Total Available</th>
<th>Surplus/ Deficit</th>
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</thead>
<tbody>
<tr>
<td>2017</td>
<td>1,579,025</td>
<td>1,473,025</td>
<td>1,235,825</td>
<td>235,200</td>
<td>1,473,025</td>
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<tr>
<td>2018</td>
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<td>1,227,026</td>
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<td>217,250</td>
<td>1,473,026</td>
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<tr>
<td>2019</td>
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<td>1,282,027</td>
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<td>217,250</td>
<td>1,473,026</td>
</tr>
<tr>
<td>2020</td>
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<td>1,282,028</td>
<td>217,250</td>
<td>217,250</td>
<td>1,473,026</td>
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<tr>
<td>2021</td>
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<td>217,250</td>
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<tr>
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<td>2025</td>
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<td>217,250</td>
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<td>2027</td>
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<td>217,250</td>
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<tr>
<td>2033</td>
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<td>217,250</td>
<td>1,473,026</td>
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<tr>
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<td>217,250</td>
<td>1,473,026</td>
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<td>217,250</td>
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<td>217,250</td>
<td>217,250</td>
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<td>1,282,034</td>
<td>217,250</td>
<td>217,250</td>
<td>1,473,026</td>
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<tr>
<td>2039</td>
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<td>217,250</td>
<td>1,473,026</td>
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<td>1,282,034</td>
<td>217,250</td>
<td>217,250</td>
<td>1,473,026</td>
</tr>
</tbody>
</table>

#### Notes:
- 2012 VPSA CSOB debt service is shown applying fund requirements, gross of earnings and with gross interest expense. At issuance, interest expense should be fully subsidized by the Federal Government. However, due to sequestration, a reduction in subsidy was implemented. Currently, the sequester reduction is 6.2%, subject to County confirmation of actual subsidy receipt.
- FY 2017 Value of a Penny: $75,000
- Assumed Growth Rate: 1.00%
- The County's recommended FY 2016 Budget provides for an increase in Debt Service from existing revenues sources targeting approximately $1,500,000 for annual debt service, inclusive of the 2012 CSOB subsidy.
- Provided by Sunfit.

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Davenport & Company
March 31, 2017
Richmond County, VA
# Debt Affordability Analysis

**Scenario 3: Public Safety Facility & Animal Shelter + Future Public Safety Radio Project**

- Assumptions for the Proposed Public Safety Facility & Animal Shelter are held constant from Scenario 2.
- The Future Public Safety Radio Project is assumed to be funded generically in the Fall of 2020 based upon the following:
  - Project: Amount $1,000,000
  - Interest Rate: 3.5% (1)
  - Term: 12 Years
  - Level Debt Service Structure

<table>
<thead>
<tr>
<th>FY</th>
<th>Existing Debt Service</th>
<th>Public Safety Facility &amp; Animal Shelter Debt Service</th>
<th>Future Public Safety Radio Debt Service</th>
<th>Operating Impact</th>
<th>Total Debt Service</th>
<th>General Fund Budgeted Debt Service(2)</th>
<th>Other Available Revenues (2/20)</th>
<th>Total Revenues Available</th>
<th>Surplus/ Deficit</th>
<th>Funding Required Above Debt Plan</th>
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<tbody>
<tr>
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<td>1,573,082</td>
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<td>277,548</td>
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<td>1,480,283</td>
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</tr>
<tr>
<td>2028</td>
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<td>1,573,082</td>
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<td>1,480,283</td>
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</tr>
<tr>
<td>2029</td>
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<td>52,872</td>
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<td>1,573,082</td>
<td>1,205,042</td>
<td>277,548</td>
<td></td>
<td>1,480,283</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2030</td>
<td>1,445,246</td>
<td>48,639</td>
<td>1,498,885</td>
<td>1,573,082</td>
<td>1,205,042</td>
<td>277,548</td>
<td></td>
<td>1,480,283</td>
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<td></td>
</tr>
<tr>
<td>2031</td>
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<td>1,488,855</td>
<td>1,573,082</td>
<td>1,205,042</td>
<td>277,548</td>
<td></td>
<td>1,480,283</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2032</td>
<td>1,427,165</td>
<td>40,639</td>
<td>1,478,824</td>
<td>1,573,082</td>
<td>1,205,042</td>
<td>277,548</td>
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<td>1,480,283</td>
<td></td>
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</tr>
<tr>
<td>2033</td>
<td>1,418,105</td>
<td>36,639</td>
<td>1,468,794</td>
<td>1,573,082</td>
<td>1,205,042</td>
<td>277,548</td>
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<td>1,480,283</td>
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</tr>
<tr>
<td>2034</td>
<td>1,409,138</td>
<td>32,639</td>
<td>1,458,764</td>
<td>1,573,082</td>
<td>1,205,042</td>
<td>277,548</td>
<td></td>
<td>1,480,283</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:** 2012 NPSA QSCB debt service is shown per school year requirement, gross of earnings and with gross interest expense. At issuance, interest expense should be fully subsidized by the Federal Government. However, due to sequestration, a reduction in subsidy was implemented. Currently, the sequester reduction is 9.5%; subject to County confirmation of actual subsidy receipts.

- FY 2017 Value of a Penny: $75,000
- Assumed Growth Rate: 3.0%
- The County's recommended FY 2018 Budget provides for an increase in Debt Service from existing revenues sources targeting approximately $1,500,000 for annual debt service, exclusive of the 2012 QSCB subsidies.
- Provided by Staff.

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**Davenport & Company**  
March 1, 2017  
(1) Current Market estimates are preliminary as of 3/21/2017 and are subject to change.