

AT A HYBRID MEETING OF THE MIDDLESEX COUNTY BOARD OF SUPERVISORS  
ON FRIDAY, JANUARY 8, 2021, HELD BOTH ELECTRONICALLY AND IN PERSON  
IN THE BOARD ROOM OF THE HISTORIC COURTHOUSE, SALUDA, VIRGINIA:

Present: Wayne H. Jessie, Sr., Jamaica District (in person)  
Peter W. Mansfield, Saluda District (in person)  
John B. Koontz, Jr., Hartfield District (in person)  
Reginald A. Williams, Sr., Harmony Village District (in person)  
Lud H. Kimbrough, III, Pinetop District (in person)

Matthew L. Walker, County Administrator (in person)  
Betty S. Muncy, Assistant County Administrator (electronically)  
Heather W. Lewis, County Attorney (electronically)

**CALL TO ORDER**

Chairman Jessie called the meeting to order at 9:30 a.m. for the purpose of conducting the Board's first budget work session.

**DECLARATION OF EMERGENCY**

Ms. Muncy read the Electronic Meeting Provisions allowing the Board of Supervisors to conduct county business by electronic means, pursuant to the Board of Supervisors' Government Continuity Ordinance, #81, adopted on May 5, 2020, and re-adopted on November 4, 2020, extending the ordinance for up to an additional six months.

**ROLL CALL**

Attendance was taken by Ms. Muncy with the following roll call: Supervisor Koontz – Present; Supervisor Mansfield – Present; Supervisor Williams – Present; Supervisor Kimbrough – Present; and Chairman Jessie – Present. All five Board members were present; there was a quorum. Supervisor Williams led the group in prayer; Mr. Walker led in the Pledge of Allegiance.

**MIDDLESEX COUNTY SCHOOLS**

Dr. Peter Gretz addressed the Board saying that, quite a few years ago, RMMM, an architectural firm, did a cost estimate for renovating the high school. Dr. Gretz had another cost estimate done a few years ago by another architectural firm, Mosley Architects. He asked that the Board consider funding, through the school's CIP, the hiring of an architectural firm, either the county's on-call design firm, Bay Design, or another firm through an RFP process, to study the renovation and give cost estimates. Dr. Gretz said he had identified an estimate of \$75,000 to have a firm to do an initial study and bid specs. The \$75,000 is just a placeholder amount. Dustin Harris, Director of Operations for the school division, reviewed a timeline for the renovations. He said a Task Force would be set up to meet with teachers, students, staff, parents,

and community leaders to see what they envisioned for Middlesex High School. Hopefully, by next summer, they would be able to reach out to an architectural firm with their vision. He reviewed a list of the areas needing renovating, indicating that the auditorium is too small to host very many things. Emphasis would also be placed on the Trades programs, designing spaces to make those areas more useful and efficient. Supervisor Williams suggested that the county might want to consider a second option to doing renovations on the existing school and possibly think about building a new high school. Dr. Gretz said that had been discussed a couple of years ago. He said there was a wonderful opportunity to do a potential dual campus at the middle school location that would offer unbelievable efficiencies in teaching. He said he would definitely be open to the idea. He stated that one of the obstacles to that idea was that there was a significant investment in placing the athletic complex behind the existing high school. He does not know how the community would respond if the high school was moved away from the athletic complex.

Supervisor Koontz asked if the HVAC project at the elementary school would be completed this summer. Dr. Gretz responded that they were waiting to get the existing estimates confirmed or to see if the estimates needed to be updated. He said that the plans are to move forward with the project this summer. Supervisor Koontz said he wanted to go on record as being fully supportive of the high school renovations.

Supervisor Mansfield asked what the cost of the renovations as compared to a new high school would be. Dr. Gretz said that the two previous estimates for renovations were \$14 million from RMMM and \$10 million from Moseley. He said the average cost for new schools right now is between \$64 million and \$90 million. He said that the first step is to get an architect on board if the Board wants to do renovations. He would like to do a competitive bid for architectural services. He would like the School Board and the Board of Supervisors to discuss the possibility of new construction, possibly through the Joint Budget and Finance Subcommittee, before moving forward with an architect for the renovations. Mr. Walker recommended hiring an architect with the understanding that the county wants the firm to look at renovations and possibly the design of a new high school. Whichever route is taken, he wants it to be the best value for the county dollar, not necessarily the cheapest option right now, and a longer value.

Supervisor Kimbrough said there are jurisdictions that are allowed to have a sales tax add-on, up to 1.5%, that is earmarked for public school construction. He believes the Board should speak to the county's delegate to start the process for Middlesex County. Mr. Walker said it was his understanding that VACo was going to take up the issue to see if they could broaden the language to include all counties in that provision, not just the high-growth communities.

## **VISIONS/STRATEGIC PLANNING**

### ***Supervisor Kimbrough:***

Supervisor Kimbrough gave a PowerPoint presentation of what he considered keys to a successful community. He said that COVID had accelerated today into the future, saying that previously, the Board thought the county needed more broadband and now it knows it does. They thought that more people would start working remotely from home, and now they know that they are. They thought more people were going to retire and move to a rural community, and now they definitely are. He believes that the three key elements to succeed are already underway – public water, public sewer, and broadband.

- Inventory and understand county assets, such as the Chesapeake Bay and the two-river access; study marine trade expertise and marine infrastructure; capitalize on camping infrastructure and attractiveness; highlight rural beauty and culture; market the proximity to population centers; utilize air access and the airport; review the retirement environment and the need for more retirement housing and retirement marketing.
- Market Middlesex County by continuing to improve the website functionality; develop customer relationships; develop and leverage audience lists; frequently communicate with citizens and visitors.
- Eliminate roadside trash with signs, fines, and enforcement.
- Enable trailered boat launching at low/no cost; offer ample free parking with possible public/private partnerships with existing marinas; improve and maintain existing owned access areas.
- Reduce/eliminate the penalty boaters pay to play in Middlesex without penalizing non-boating communities.
- Sell unused county assets to invest in required construction.
- Choose the right development projects.
- Manage costs down by scaling up; explore cooperation and pooling of needs with adjacent counties; explore public/private partnership opportunities.
- Support school excellence; pursue pending/potential 1.5% Sales Tax increase earmarked for school construction; retain/support outstanding teachers.
- Attract/enable/support local business; target retirement-related market opportunities; prioritize local suppliers for county projects; fast-track new business establishments in designated zoning corridors; consider tax incentives

for job creation and investment; support development of industrial parks; leverage the Economic Development Authority's expertise and resources.

- Tap Middlesex County residents' available skills and knowledge - many residents have expertise and networks.

***Supervisor Koontz:***

Supervisor Koontz said his number one priority is the fact that the county is behind on being able to make competitive offers to candidates, not just to teachers, but to law enforcement as well. As with most every profession, if you compensate below market, you get below market service.

- Out of seven counties and the Middlesex Regional Jail, the Middlesex starting salary for law enforcement is the lowest at \$34,181. The highest is \$44,000 in Gloucester County. The average of the seven surrounding jurisdictions is \$40,148, so Middlesex is only at 85% of the average. He said that he was also concerned with the Sheriff's office building, saying they are over capacity and need to have the space examined. It has been on the CIP for a number of years and keeps getting put on the back burner.
- The salary of the IT Director needs to be examined. The IT Director has done a phenomenal job at smoothly transitioning everything to be processed electronically and remotely. Meetings went off without a hitch, and he has overseen all meetings for the county in every department, not just Board of Supervisors meetings. He has worked an excessive number of hours and Supervisor Koontz believes he should be compensated for it.
- Supervisor Koontz is very excited about the preservation of the RCE building and keeping it in line with the Comprehensive Plan, making it more of a community-shared space. Turning that building into a community center that could house Parks and Recreation, a skating park, a basketball park, and other community events would be a fantastic use of the building. It would really fit in with the revitalization project and offer opportunities to the central and northern parts of the county.
- He would like to see the high school renovation supported, and for the Board to give clear guidance to the School Board so they can get started on the project. He also supports the idea of raising the sales tax, through the General Assembly, in support of school construction.
- He believes that a more sustainable solution needs to be found for Mill Creek/Wake Landing, even if the county has to fund it. He wants to look at working regionally, through the Middle Peninsula Planning District Commission, to have some local citizens become the dredgers. There needs to be a regional approach with some funding being solicited from either state or federal monies.

- Broadband is essential to community growth. People wanting to move to Middlesex are looking for broadband, whether it is for their children or for working remotely. It is vitally important that every opportunity for broadband is explored. He thanked the Board for their support of broadband projects and grants and said the Broadband Authority may need to ask for more to fulfill the needs of the county.

***Supervisor Mansfield:***

Supervisor Mansfield thanked Supervisors Kimbrough and Koontz for their thorough presentations.

- He believes that the Board should approve the approximate \$75,000 for an architect to work on the high school renovations or give ideas on new construction and determine which way might be the best way to go to get the best value.
- He believes there is an obvious need for more broadband in the county. He believes the Board needs to support the Broadband Authority as much as possible in getting more broadband opportunities in the county.
- He agreed with Supervisor Koontz that Kevin Gentry has done a fantastic job handling all of the IT issues that have arisen.

***Supervisor Williams:***

Supervisor Williams laid out his vision for the county as follows:

- He agreed with the other supervisors that Kevin Gentry, IT Director, had done a great job. He said he also liked Mr. Gentry's can-do attitude and pleasantness no matter what task comes before him.
- He said that broadband for the county is an absolute must.
- He believes a recreation area for the central and northern parts of the county is very important. He would like for the Board to give the go-ahead for fixing the cement slab near the Parks and Recreation office because the children need something to do with school being out for six months.
- The boat ramps in the county need to be maintained for citizens as well as visitors.
- He believes the sports complex behind the high school is not utilized enough.
- If a new high school is built, the old high school building could possibly be used for a Special Education school that could serve the region. He does not

necessarily believe that a lot of studies need to be done which could end up wasting a lot of money.

- Supervisor Williams said that, as a Board, they need to learn to work together. Middlesex County needs to be an example. Communication is key. People should want to come to the county because it is a safe place. Supervisors need to support each other.

***Chairman Jessie:***

Chairman Jessie thanked the other Board members for presenting their strategic goals and priorities. He reviewed his goals and priorities as follows:

- Broadband for the northern part of the county is absolutely essential.
- Kevin Gentry has put in hours and hours working on IT issues, getting everyone set up to work remotely, setting up meetings, working on outfitting the Historic Courthouse with improved, more up to date technology, and many other tasks.
- The EMS, rescue squad and firefighters rely on volunteers, and with the pandemic, many of the volunteers have been unable to serve. He believes that funds will need to be set aside to pay staff to serve on those organizations.
- The Board must work together. Everyone is not always going to agree, but everyone needs to continue working together, even if they did not get something that they wanted. Accept it for what it is and move on. They each have to respect each other and move on to the next issue.

Supervisor Koontz added that he feels that the water system workload was overwhelming the County Attorney. Ms. Lewis had been working many, many hours on the easements and other aspects of the Water Authority project almost to the point of being detrimental to her. He said he had asked Ms. Lewis to look into hiring a paralegal to support her for the next year or so and to look into what the costs would be.

**UPDATES ON MAJOR PROJECTS**

***Middlesex Water Authority:***

Greg Chambers, Chairman, Middlesex Water Authority, addressed the Board regarding the progress of the water project. He said that digging has already been started, and all contracts except for one were signed. He is expecting the final contract to be signed next week. Digging has been started in front of Deltaville Market for the pump station behind the market. He said that in Urbanna, 7,633 feet of pipe was in the ground, which constitutes 3.4% of all pipe that will be put in the ground. He anticipates that all segments will be completed within 12 months with the exception of Deltaville, which will take approximately 18 months. The incentivized connection rate that was

offered for the remainder of last year will result in approximately \$25,000 in unanticipated revenue for the Water Authority. He said that if you compare what it takes to connect a client versus the actual connect fee, the Authority will have an additional \$125,000 of capital to work with. He said that the Authority would pay the County back for the \$254,000 loan obligated in the Availability Agreement over the course of time with the money generated from connection fees. Mr. Chambers said that within a year, this would be operating as a business, and full- and part-time resources would be needed and funded by the Authority. He said that a software glitch had text overwriting one of the hydrants on the plans, but that had been corrected by a detailed review of over 200 hydrants in the system. Mr. Walker said he would be working to develop a staffing plan for the Water Authority. He said that the Authority would use as much of the County Bright system financial software as possible which would also be beneficial when it comes to auditing. He stated that the Water Authority had already repaid a \$1.6 million loan to the county.

As the two-hour mark had been reached, Ms. Muncy verified attendance with the following roll call: Supervisor Koontz – Present; Supervisor Mansfield – Present; Supervisor Williams – Present; Supervisor Kimbrough – Present; and Chairman Jessie – Present. All five Board members were present; there was a quorum.

***Cooks Corner Project:***

***Middlesex Foundation-Workforce Housing:***

Bruce DeSimone, Chairman of the Middlesex Foundation, said that he had met with the Virginia Housing and Development Authority (VHDA) after the Cooks Corner Partners pulled out of the deal to see how the grant would be affected. VHDA reaffirmed their support for the housing project and for the joint Foundation and County Community Impact Grant. On December 28, 2020, the Bay Design Group engineers received Bowman's Middlesex Water computer model. It is anticipated that Bay Design will be running that model and giving theoretical water volume and pressure estimates in approximately two weeks. After that, the Foundation will meet with the general contractor to decide when to start construction. There will be two choices, either wait until the water system is installed at Cooks Corner so they can pressure test from a hydrant or use the water model created by Bowman and time the start of construction for when water is expected to be available so the plumbing in the buildings could actually be pressure-tested before the walls are enclosed. With either choice, the contractor will have to get his subcontractors to reprice their estimates before the construction permanent loan application could be submitted to VHDA to get approval before construction could begin.

***EDA/Middlesex Cooks Corner Grant Process:***

Gordon White, Chairman of the Economic Development Authority (EDA), stated that the holidays had delayed finding a contractor to put patches on the roof of the former RCE building. Four roofing contractors had been contacted and they are awaiting responses. The EDA feels unanimously that doing anything more than putting

on patches until a specified use for the building has been determined would be a waste of money. The EDA had the Building Inspector examine the building and it was found that many repairs would need to be done to bring the building up to code. The EDA plans to move forward by seeking a developer who would use the site for a commercial taxpaying business that would provide employment to county residents. The EDA has about six months to find someone in order to use the grants the Governor offered a year and a half ago.

Michelle Brown, Economic Development and Tourism Coordinator, reported that she had been in touch with the Department of Housing and Community Development (DHCD) regarding the status of the project after the developer had pulled out of the project. DHCD said that losing the brew pub would not affect the grant funding while the EDA searches for a new developer. The housing and trail components of the Cooks Corner revitalization could continue to move forward. The contract negotiation for the VCI grant with the County and the IRF grant with the EDA has a deadline with DHCD of March 31, 2021. At that time, they will reevaluate depending on any potential prospects. The grants can be held open until June. After that, DHCD will repurpose the grants for the brew pub; the other grant funds will still be used for housing and the trail. If a new developer is found after June, a new grant would need to be applied for with DHCD. The EDA has nullified any agreements with the Cooks Corner Partners. Ms. Brown said she had created a marketing portfolio to discuss with potential developers and a marketing plan to search for developers. They are targeting commercial developers, commercial realtors, restaurants, breweries and any other allowable businesses for the Village Communities-owned property.

Mr. Walker said that, in reference to the Community Development Block Grant (CDBG), that it was his understanding from the last conference call with DHCD that the CDBG grant monies would not be able to be used on the Historic Trail without the low-income employment component of the brew pub. The portion of the grant for planning could continue to be used and that project could move forward. So, without the brew pub, federal money will not be brought in for the Historic Trail.

***Cooks Corner Park Project:***

Karen Reed, Parks and Recreation Director, addressed the Board regarding establishing a public park in the Cooks Corner area to serve the community. She said this was a good, centralized area for the project. She said she and Supervisor Williams had spoken to a skating group that said they could utilize the slab that was already there, and they could help out in some capacity to help offset some of the funding since they have ramps and other equipment. She would like to put a basketball court with a smooth surface beside it. She said there is 2.5 acres of unoccupied land between the Kidd Building and the Animal Shelter pet exercise facility. Ms. Reed said she was waiting to hear back from the insurance company as to what it would cost to add the basketball court and the skateboarding area. Supervisor Koontz added that it is fully in line with the Comprehensive Plan and that a public space inland, further up the county, is much needed, and he is fully supportive of the project.

***Broadband Project:***

Kevin Gentry, Executive Director of the Broadband Authority, informed the Board that the county was still in the running for the VATI grants that had been applied for. He said that in regard to original guidance received on CARES Act money, the county had been told that it could not be used for broadband. Since then, and with the extension that had been granted, some of that guidance has been relaxed. Other localities are using CARES Act funding for broadband. He said that the county has approximately \$200,000 left in CARES funding, and he is sure some of that is earmarked for other COVID-related items. There is \$175,000 in the Capital Improvements Plan. He would like to move forward in getting some wireless deployment on the Jamaica tower, and possibly the Saluda tower also. Broadband Telecom could do a data analysis and produce a bill of materials, a cost per the carrier's guidelines for the installation and activation of those towers. The technology used to run on 900 megahertz, but now operates at 3.5 gigahertz, so it is much more technologically advanced and robust. The preliminary estimate for each tower is approximately \$175,000. Rather than waiting for a grant, since it appears to be a priority for everyone, he would like to move forward with the project with the Board's approval. Ms. Muncy informed the Board that there is approximately \$141,000 left after subtracting some new CARES money expenses. The Board agreed, by consensus, for Mr. Gentry to move ahead with the broadband project.

A motion to recess until 1:30 p.m. was made by Supervisor Koontz, seconded by Supervisor Williams, and carried by the following roll call: Supervisor Koontz – Aye; Supervisor Mansfield – Aye; Supervisor Williams – Aye; Supervisor Kimbrough – Aye; and Chairman Jessie – Aye.

The meeting was reconvened at 1:30 p.m. Attendance was taken by Ms. Muncy with the following roll call: Supervisor Koontz – Present; Supervisor Mansfield – Present; Supervisor Williams – Present; Supervisor Kimbrough – Present; and Chairman Jessie – Present. All five Board members were present; there was a quorum.

**ENTERPRISE FLEET MANAGEMENT**

Calvin Davis, Enterprise Fleet Management Account Manager, gave a presentation to the Board, reviewing all of the 42 vehicles owned by the county. He said that currently, the county is leasing 10 vehicles from Enterprise, seven under the Sheriff's Office and three under Administration. He explained the advantage of leasing vehicles from Enterprise and having Enterprise sell vehicles for the highest value within a three-to-five-year turnaround. He said that rotating vehicles every three-to-five years results in lower maintenance costs and higher resale values. In that short span of time, maintenance costs are usually for oil changes and tire rotations. Holding onto vehicles for a long time could result in higher maintenance costs for things like transmission replacements. He said that the current replacement plan has the Sheriff's Office on an eight-year path to replacing most of the fleet. He said that Enterprise was no longer using the Chevy Caprice pursuit sedans but were now using Ford Interceptors and

Dodge Durangos. A lot of manufacturers are no longer producing sedans. Mr. Davis said that the leases for the Sheriff's Office are currently set up for 36 months, but they could easily be changed to 60 months to result in substantial savings. When vehicles are sold earlier, the equity realized from that can be reinvested in a new lease to offset the initial cost. Since Enterprise does such a high volume of buying and selling vehicles, the amount a county vehicle is sold for is often higher than what it was bought for, resulting in a net gain for the county. He said that due to COVID, the turnaround time for ordering and receiving a vehicle has been considerably lengthened.

Supervisor Koontz left the meeting near the end of the Enterprise Fleet Management presentation.

### **HRSD/MIDDLESEX SEWER PROJECT**

Jeremiah Burford, HRSD, gave an overview of the various sewer projects in Middlesex County. The main project, the Middlesex County transmission force main, will be closed out this month, and it will become three new projects instead. The projects were split to facilitate the Hartfield and Saluda pump stations but with the agreement that HRSD would keep the costs split and easy to identify. The first of those three projects will be the Hartfield Pump Station, the Saluda Pump Station, and the transmission force main. The second project will be the Cooks Corner Service Area Gravity Sewer Improvement and Pump Station which is currently in final design. HRSD is just waiting to acquire a few easements and then it will be put out to bid for contract selection within the next few weeks. The third project will be the Middlesex Transmission Force Main Phase One, which is the force main going from Cooks Corner to the Saluda service area. That project has been awarded to a contractor and they will receive a notice to proceed within the next week or two to begin work in that area. A new project is the Hartfield Collection System Phase One, which is the gravity sewer going to the pump station at Hartfield. Another project is the Saluda Collection System Phase One, 800-feet of gravity sewer going to the pump station at Saluda.

Jay Dano, HRSD, identified two internal initiatives. One is clarifying the transmission force main connection policy, so it is clear when and what process is needed to connect to this transmission force main. The second initiative is evaluating grinder pump systems and low-pressure force mains and how they might be incorporated into HRSD's acceptable collection systems.

### **P3 HUMMEL AIRPORT PROJECT**

Mr. Walker reported that Jeff Gore, Project Manager, had nothing additional to report to the Board at this time. There was no discussion by the Board regarding the project.

### **MULTI-PURPOSE PATH PROJECT**

Marc Longest, Middlesex County Environmental Codes Compliance Officer, reported on the progress of the multi-purpose path project, saying that meetings had

been held with VDOT and the Middle Peninsula Planning District Commission (MPPDC) regarding the MPPDC controlling and distributing the funds. He said he would be the point of contact with VDOT, reviewing paperwork when it comes in. Mr. Walker said they are waiting on clarification from VDOT as to what is meant by Phase One. He does not believe that the bridge will remain part of the plan. Mr. Walker said that he had learned that there are certain certification requirements needed to administer those grants and currently, no one at the MPPDC is certified to do it. Therefore, VDOT would have to administer the grant or the county would have to hire someone to do it. Mr. Walker feels that it would be in the best long-term interest of the county to partner with VDOT and have them administer the grant on the county's behalf. He is working to determine what the costs of that service would be. He said he has that project carrying over into FY22 because that money will not be expended in FY21. The grant has a \$250,000 match. Mr. Walker said it was his understanding that once a project is funded by VDOT, VDOT is more likely to fund successive years because they like the idea of a multi-phase project where they have funding going to a known project. He would like for the county to apply for the grant every year to possibly branch out into other areas of the county, such as Urbanna and the campgrounds. Mr. Longest said that discussions had been had with engineers that were going to be looking at designing the project along with VDOT. He said they were going to try to utilize existing easements and rights-of-way in the Deltaville area. Mr. Walker said that they could look at using existing pathways that will be created by the water system since trees would need to be cleared for that system and they could then use those areas as walkways.

### **BOARD AND COMMISSION ASSIGNMENTS**

Chairman Jessie reviewed committee assignments, asking the Supervisors if they wanted to make any changes. No changes were requested, so Chairman Jessie kept all the assignments the same for each Board member as last year. Supervisor Kimbrough was assigned to continue serving on the Middlesex Water Authority, Joint Finance Committee, the Planning Commission, and the Sewer Study Committee. Supervisor Williams was assigned to continue serving on the Middle Peninsula Planning District Commission, Airport Committee, Community Policy and Management Team, and the Recreation Committee. Supervisor Koontz was assigned to continue to serve on the Joint Finance Committee, Middlesex Foundation, Middle Peninsula Regional Security Center (Jail Authority), Middlesex Broadband Authority, and Tidewater Soil and Water Conservation District, as well as serving as an alternate for the Virginia Peninsulas Public Service Authority and the Community Services Board. Supervisor Mansfield was assigned to continue serving on the Museum Board, Rappahannock River Basin Commission, the Virginia Peninsulas Public Service Authority, and the Sewer Study Committee. Chairman Jessie said he would continue serving as the VACo legislative liaison and serving on the Sports Complex committee, the Middle Peninsula Planning District Commission, Oyster Festival Foundation and Middle Peninsula Economic Development Resource Organization/Middle Peninsula Alliance (MPA), as well as performing the duties of Director of Emergency Services and

serving on the Emergency Services Committee. He announced that Mr. Walker's and Ms. Muncy's committee assignments would remain unchanged.

### **COUNTY ADMINISTRATOR SUMMARY**

Mr. Walker advised the Board that he had been in touch with VACo to determine if VACo was pursuing the 1.5% sales tax option, and VACo said that it had been placed on their legislative agenda and they would be lobbying the General Assembly for interested counties to be accessing that provision. He said he had clearly heard the Board's concern regarding the IT Director's salary. He asked the Board if they would prefer to have a certain percentage for salary increases built into the first budget draft, or if they would prefer to leave it out and add it later. After discussion, the Board agreed to leave it out of the first budget draft and review it at the end. Mr. Walker reviewed the fund balance, saying that the recent audit report showed the fund balance to be healthy at \$8.6 million as of June 30, 2020, and reserving the recommended 20% for operating reserve, it left approximately \$2 million that could be put towards capital projects. Since June 30, 2020, the Water Authority had repaid its \$1.6 million loan, so that would give the county approximately \$3.6 million for capital projects and other items. He discussed some of the items that the Board had mentioned earlier that they would like to see in the budget, estimating costs of some of the projects, and reviewing projects already in the budget that had not yet been completed. He wanted the Board to be aware of the amount that could be available to bring in to cover operating costs if need be. Some of the items that Mr. Walker reviewed were:

- Set-aside dredging fund
- Set-aside election equipment reserve fund
- A possible set-aside fund for waterfront access reserves, based on land sales or possibly a commitment to pursue a beach property
- Revisit funding the reassessment reserve fund since the county will be finishing its current reassessment
- Hiring an architect to help evaluate the school – either for renovation or new construction, but this would not be the school's only or total capital improvement
- Cooks Corner Park Development Plan
- Broadband
- Capital Improvement reserve for sewer
- Carry-overs from last year that have not been completed yet. Two items in particular are the Cooks Corner Historical Interpretative and Exercise Trail for \$100,000 and the Multi-Purpose Path project with VDOT for \$250,000

He said that at the last Board meeting, Steve Wampler with Wampler-Eanes Appraisal Group hinted that real estate assessments may have a little bit of an increase, based on the work that has been done so far, but it is only a guesstimate at this time. If that ends up being true, the county may enjoy some real estate revenue without having to raise tax rates. Mr. Walker said that having a healthy fund balance, as reported by the auditors, makes the county competitive for lower rates on new debt issuance.

### **ADJOURN**

A motion to adjourn until the next Budget Work Session meeting scheduled for Tuesday, February 2, 2021 at 9:30 a.m. was made by Supervisor Williams, seconded by Supervisor Mansfield, and carried 4-0 by the following roll call: Supervisor Mansfield – Aye; Supervisor Williams – Aye; Supervisor Kimbrough – Aye; and Chairman Jessie – Aye. Supervisor Koontz was not present at that time.

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Wayne H. Jessie, Sr., Chairman  
Board of Supervisors