

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
November 25, 2014

The Henrico County Board of Supervisors convened a special meeting on Tuesday, November 25, 2014, at 5:00 p.m., in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

Members of the Board Present:

Patricia S. O'Bannon, Chairman, Tuckahoe District
Frank J. Thornton, Vice Chairman, Fairfield District
Richard W. Glover, Brookland District
David A. Kaechele, Three Chopt District
Tyrone E. Nelson, Varina District

Other Officials Present:

John A. Vithoukias, County Manager
Joseph P. Rapisarda, Jr., County Attorney
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board
Tanya B. Harding, Deputy Clerk to the Board/Administrative Assistant
Jane D. Crawley, Deputy County Manager for Community Services
Timothy A. Foster, P.E., Deputy County Manager for Community Operations
Randall R. Silber, Deputy County Manager for Community Development
C. Michael Schnurman, Legislative Liaison
Tamra R. McKinney, Director of Public Relations & Media Services

Mrs. O'Bannon called the meeting to order at 5:04 p.m.

Mr. Vithoukias advised that Mr. Thornton and Mr. Nelson were in route and would be arriving very shortly. He noted the items listed on this special meeting agenda.

Use of Public Property for Verizon Wireless Network Node Technology

Mr. Vithoukias recognized Mr. Silber, who narrated a brief slide presentation titled *Verizon Wireless Network Nodes: Potential Co-Locations on County Sites*. Mr. Silber explained the basics of wireless network nodes, which are designed to boost data capacity in specific locations and can be placed on light poles, rooftops, and building walls. Their location does not require a provisional use permit but is handled administratively through the building permit process. Mr. Silber noted Verizon has initially proposed co-location of data nodes on eight County-owned buildings. The same equipment has already been approved and installed on private sites in the County.

Mr. Silber introduced Lori Schweller, an attorney with the Charlottesville office of LeClair Ryan who represents Verizon. Ms. Schweller in turn introduced the following members of the Verizon Wireless Data Node Project team who were in attendance: Colleen Hall, Lead Project Manager for Small Cells, Network Building & Consulting (NB&C); Melissa Harreld, Zoning Manager, NB&C; Glenn Ray, Construction and Implementation Engineer, Verizon Wireless; and Frank Mayer, RF (Radiofrequency) Design Engineer, Verizon Wireless. Ms. Schweller narrated a slide presentation titled *Verizon Wireless Data Node Project*. During her presentation, Ms. Schweller explained the mobile network technological revolution, data node deployment strategy, what constitutes a data node, typical antenna equipment used in data node deployment, microcell – equipment cabinets, and different types of pole mounts, including top mount and side mount. She also provided photographs of existing data node equipment at Canterbury Recreation Association, Kanawha Recreation Association, and Tuckahoe YMCA as well as schematics of proposed data node equipment for co-location at the following County-owned sites: Highland Springs High School, Dorey Park, and Lakeside Recreation (Belmont Park).

Following her presentation, Mr. Schweller and her team responded to questions from the Board regarding wireless data node technology and the timing and purpose of Verizon's wireless data node project. In response to a concern expressed by Mr. Thornton, Mr. Mayer estimated the anticipated lifespan of current data node equipment to be five to eight years.

Rhysa South, Senior Assistant County Attorney, reviewed the proposed lease agreement with Verizon for co-location of wireless network nodes on County sites. She highlighted a few of the key terms in the County's negotiations with Verizon and noted the proposed sites include four schools and four general government properties. The proposed length of the leases is five years, with an option to renew for four additional five-year terms. The Board will need to act on the leases at a future Board meeting before they can be executed.

Mr. Nelson and Mr. Glover expressed concerns about the length of the leases given likely changes in technology. In response to a concern raised by Mrs. O'Bannon, Mrs. South advised that Verizon would be responsible for removing obsolete equipment and maintaining the poles. In response to a concern stated by Mr. Glover, Mrs. South confirmed that the lease agreement was not written to allow other companies to place wireless data nodes on poles constructed and maintained by Verizon. Mr. Ray and Mr. Mayer responded to questions posed by Mrs. O'Bannon regarding how the equipment will be secured. Mr. Ray and Mr. Mayer responded to questions from Mr. Kaechele and Mr. Glover pertaining to equipment design and technology. Mrs. O'Bannon initiated discussion with Mrs. Schweller, Mr. Ray, Mr. Mayer, Mr. Rapisarda, and Mr. Vithoukas pertaining to adequacy of the Federal Communication Commission's (FCC's) safety standards for cell phone radiation. She asked for assurances that the poles will not be placed in close proximity to school buildings. Mr. Vithoukas acknowledged the Board's hesitation over granting exclusive leases to Verizon for a five-year period and indicated County staff will need to have additional conversations with Verizon and the school system on this proposal before the leases come back to the Board for approval. He agreed with Board members that a shorter lease term should be considered. Mr. Thornton voiced concern that localities and citizens have lost control over telecommunications issues and suggested that the County needs to look at how local control can be re-established. Mrs. O'Bannon pointed out that she has

previously testified before the FCC on behalf of local governments as Vice Chairman of the National Association of Counties' Telecommunications and Technology Steering Committee.

The Board recessed for dinner at 5:53 p.m. and reconvened at 6:02 p.m.

Community Development Authorities Update

Mr. Vithoukias recognized Gene Walter, Director of Finance, who narrated a slide presentation on Henrico's community development authorities (CDAs). Mr. Walter began his presentation by answering the question "What is a CDA?" He explained that a CDA is a financing tool that enables the County to partner with the private sector to provide infrastructure. CDAs enable the County to enhance development efforts for recruitment and expansion of business within Henrico. Mr. Walter then highlighted Henrico's history with CDAs, noting that the County has successfully used this economic tool on three recent projects—Short Pump Town Center, The Shops at White Oak Village, and Reynolds Crossing. The most common types of infrastructure the County finances under CDA agreements are roads, sewer/water lines, parking, and landscaping/signage. Mr. Walter reviewed the individual history of each of the County's three CDAs. The Short Pump CDA, which funded \$22 million of public improvements, was created in 2000, issued bonds in FY 2004, and was dissolved in FY 2010. The Shops at White Oak Village CDA, which funded \$19.05 million in public improvements, is still active and is expected to generate enough revenue before the end of FY 2016 to pay off its bonded indebtedness. The Reynolds Crossing CDA, which funded \$11.3 million of public improvements, is still active but will be dissolved after the bondholders are paid in full on March 1, 2015. In response to questions from Mrs. O'Bannon, Mr. Walter explained why Henrico's CDAs have been successful when some in other parts of the Commonwealth have not. Mr. Foster clarified that the Reynolds Crossing CDA has financed improvements to public roads but will not be financing improvements to the private stretch of Forest Avenue that runs through the Reynolds property.

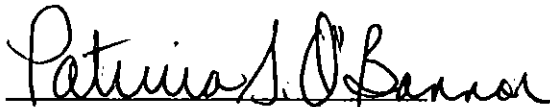
Mr. Walter continued his presentation by outlining the historical aggregate bond balances of the three Henrico CDAs and documenting that these CDAs are shining examples of how the County has used economic incentives to expand business opportunities and grow the County's tax base. He concluded his presentation by sharing the basics of the County's CDA guidelines.

Mr. Vithoukias advised the Board that the County may be able to use CDAs in the future for the development or redevelopment of smaller parcels. He noted he is currently having conversations with his Deputy County Managers on potential redevelopment projects for the future that would be conducive to a CDA. There was discussion among Mrs. O'Bannon, Mr. Vithoukias, and Mr. Walter concerning the County's reluctance to use CDAs for single-family or mixed-use development. Mr. Vithoukias and Mr. Walter responded to questions from Mr. Kaechele pertaining to the CDA guidelines and the relative values of the three CDAs that have been established by the County.

Regular Meeting Agenda Items

Mr. Vithoukas reviewed the agenda for the 7:00 p.m. regular meeting. He advised that Mrs. O'Bannon would be presenting the resolution commending the 2014 Tuckahoe American Little League All-Star team. Mr. Vithoukas elaborated on the resolution being introduced to amend the FY 2014-15 annual fiscal plan. He reminded the Board that the amendments included capital projects brought forward by the school board that will be funded from the education meals tax project reserve. Mr. Vithoukas further reminded the Board that all school capital projects funded by the meals tax will continue to come before the Board for approval as part of the budget amendment process. Mr. Thornton asked the Manager to provide the Board with documentation of any leftover balances for specific school capital projects. Mr. Glover pointed out that residual bond referendum funds have to be spent on other bond referendum projects whereas residential meals tax funds revert to the capital project reserve. Mr. Vithoukas announced that the County received a clean opinion in the annual audit report from its external auditors. In response to a question from Mr. Kaechele, Mr. Rapisarda clarified that the proposed amendments to the County's fireworks ordinance were not substantive but would simply remove two outdated references to a section of the Virginia Statewide Fire Prevention Code.

There being no further business, the meeting was adjourned at 6:36 p.m.


Chairman, Board of Supervisors
Henrico County, Virginia