

**HENRICO COUNTY  
NOTICE OF SPECIAL MEETING  
BOARD OF SUPERVISORS**

Please take notice that a special meeting of the Board of Supervisors will be held on **Tuesday, February 11, 2020, at 5:30 p.m.** in the County Manager's Conference Room on the Third Floor of the Administration Building at the Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

The matters to be reviewed by the Board at this time are:

- |                  |   |
|------------------|---|
| 5:30 - 5:45 p.m. | Purchase of Flood-Prone Residential Properties        |
| 5:45 - 6:00 p.m. | Indoor Sports and Convocation Center Financing Update |
| 6:00 - 6:30 p.m. | Public Employee Collective Bargaining Legislation     |
| 6:30 - 6:45 p.m. | Regular Meeting Agenda Items                          |



Barry R. Lawrence, CMC  
Clerk, Henrico County Board of Supervisors  
February 6, 2020

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**February 11, 2020**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**  
**INVOCATION**

**APPROVAL OF MINUTES** - January 28, 2020, Regular and Special Meetings

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PRESENTATION**

Proclamation - Black History Month - February 2020.

**APPOINTMENTS**

36-20 Resolution - Appointment of Members - Keep Henrico Beautiful Committee.

**PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS**

37-20 New Market – Gayton Crossing, LLC: Request to amend proffers accepted with  
REZ2020- Rezoning case C-2C-87 on part of Parcel 746-745-0311 located on the west line of  
00002 Gaskins Road (State Route 157), approximately 400' north of its intersection with  
Tuckahoe Gayton Road. The applicant proposes to amend proffers regarding restaurants  
with drive thru service on an outparcel. The existing zoning is B-2C Business  
District (Conditional). The 2026 Comprehensive Plan recommends Commercial  
Concentration. The Planning Commission voted to recommend the Board of  
Supervisors **grant** the request.

38-20 New Market – Gayton Crossing, LLC: Request for a Provisional Use Permit  
PUP2020- under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County  
00001 Code to allow a proposed coffee shop (Starbucks) to open at 5:30 a.m. on part of  
Tuckahoe Parcel 746-745-0311 located on the west line of Gaskins Road (State Route 157),  
approximately 400' north of its intersection with Gayton Road. The existing  
zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan  
recommends Commercial Concentration. The Planning Commission voted to  
recommend the Board of Supervisors **grant** the request.

39-20 First of Virginia, LLC: Request to rezone from O-1 Office District to O-2C Office  
REZ2020- District (Conditional) Parcel 784-753-4738 containing .39 acres located on the  
00001 west line of Brook Road (U.S. Route 1), approximately 450' south of its  
Fairfield intersection with Villa Park Drive. The applicant proposes an electrical  
contractor's office. The use will be controlled by zoning ordinance regulations  
and proffered conditions. The 2026 Comprehensive Plan recommends Office.  
The site is in the Enterprise Zone. The Planning Commission voted to  
recommend the Board of Supervisors **grant** the request.

- 40-20 REZ2020-00005 Fairfield Westminster Canterbury Corp.: Request to conditionally rezone from O-3 Office District, B-2 Business District, and B-3 Business District to R-6C General Residence District (Conditional) Parcel 784-743-7079 containing 10.61 acres located on the southeast line of Interstate 95 and the south line of Dumbarton Road, approximately 900' west of its intersection with Brook Road. The applicant proposes a life care facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed Use. The site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 41-20 PUP2020-00003 Fairfield Charlene Harper for Westminster Canterbury Corp.: Request for a Provisional Use Permit under Sections 24-36.1(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for the expansion of a life care facility on Parcel 782-742-9080, 783-742-4699, and 784-743-7079 located on the southeast line of Interstate 95 and the south line of Dumbarton Road, approximately 900' west of its intersection with Brook Road. The existing zoning is R-6 General Residence District, R-6C General Residence District (Conditional), O-3 Office District, B-2 Business District, and B-3 Business District. R-6C zoning is proposed for the Office and Business Districts with REZ2020-00005. The 2026 Comprehensive Plan recommends Multifamily Residential and Urban Mixed Use. Part of the site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

## **PUBLIC COMMENTS**

### **GENERAL AGENDA**

- 42-20 Introduction of Resolution - Receipt of Requests for Amendments to the FY 2019-20 Annual Fiscal Plan: February 2020.
- 43-20 Resolution - Requesting the Economic Development Authority of Henrico County, Virginia, to Issue Not to Exceed Fifty Million Dollars (\$50,000,000) Aggregate Principal Amount of its Revenue Bonds for the Purpose of Financing the Costs of the Acquisition, Construction, and Equipping of an Indoor Sports and Convocation Center for the County of Henrico, Virginia, and Authorizing the Execution of Documents in Connection with the Bonds.
- 44-20 Resolution - Requesting the Economic Development Authority of Henrico County, Virginia, to Issue Not to Exceed Seven Million Dollars (\$7,000,000) Aggregate Principal Amount of its Revenue Bonds for the Purpose of Refunding Certain Outstanding Revenue Bonds for the County of Henrico, Virginia, and Authorizing the Execution of Documents in Connection with the Bonds.
- 45-20 Resolution - Authorizing and Providing for the Issuance and Sale of Not to Exceed Thirty-Two Million Dollars (\$32,000,000) Aggregate Principal Amount of County of Henrico, Virginia, General Obligation Public Improvement Refunding Bonds.

- 46-20 Resolution - Award of Contract - Police Annex Building - Brookland District
- 47-20 Resolution - SIA2019-00001 - South Precinct Relocation Site - Substantially in Accord with the 2026 Comprehensive Plan - Varina District.
- 48-20 Resolution - Signatory Authority - Acquisition of Real Property - 6018 Indigo Road - Brookland District.
- 49-20 Resolution - Award of Contract - Douglas S. Freeman High School Stadium - Ticket Booth and Field Entrance Improvements - Tuckahoe District.
- 50-20 Resolution - Award of Construction Contract - Water Treatment Facility Courtyard Improvements - Tuckahoe District.
- 51-20 Resolution - Acceptance of Roads - Varina District.
- 52-20 Resolution - Settlement of Worker's Compensation Claim - Christopher Gregory.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
February 11, 2020**

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**PRESENTATION**

**PROCLAMATION - Black History Month - February 2020.**

Since 1976, every United States president has officially designated the month of February as Black History Month to acknowledge the central roles of African Americans in shaping this nation's history. The national theme of this year's Black History month observance, "African Americans and the Vote," coincides with the 150<sup>th</sup> anniversary of the 15<sup>th</sup> amendment, which gave African American men the right to vote, and also coincides with the 100<sup>th</sup> anniversary of the 19<sup>th</sup> amendment securing the right of women to vote. The County of Henrico celebrates Black History Month by airing documentaries and offering special programs and activities. This proclamation recognizes February 2020 as Black History Month in Henrico County and encourages all Henrico citizens to mark this occasion and participate in its observance.

**APPOINTMENTS**

**RESOLUTION - Appointment of Members - Keep Henrico Beautiful Committee.**

This Board paper appoints the following persons to the Keep Henrico Beautiful Committee for terms expiring December 31, 2021, or thereafter, when their successors shall have been appointed and qualified:

Fairfield District  
Three Chopt District

Michael R. Foster  
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**PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMITS**

REZ2020-00002  
Tuckahoe

New Market – Gayton Crossing, LLC: Request to amend proffers accepted with Rezoning case C-2C-87 on part of Parcel 746-745-0311 located on the west line of Gaskins Road (State Route 157), approximately 400' north of its intersection with Gayton Road. The applicant proposes to amend proffers regarding restaurants with drive thru service on an outparcel. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Baka, seconded by Mr. Mackey, the Planning Commission voted 4-0 (two absent) to recommend the Board of Supervisors **grant** the request because the changes do not reduce the original intended purpose of the proffers and they continue to assure a quality form of development with maximum protection afforded to the adjacent properties.

PUP2020-00001  
Tuckahoe  
New Market – Gayton Crossing, LLC: Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow a proposed coffee shop (Starbucks) to open at 5:30 a.m. on part of Parcel 746-745-0311 located on the west line of Gaskins Road (State Route 157), approximately 400' north of its intersection with Gayton Road. The existing zoning is B-2C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. Acting on a motion by Mr. Baka, seconded by Mrs. Thornton, the Planning Commission voted 4-0 (two absent) to recommend the Board of Supervisors **grant** the request because it would provide added services to the community and the conditions should minimize the potential impact on surrounding land uses.

REZ2020-00001  
Fairfield  
First of Virginia, LLC: Request to rezone from O-1 Office District to O-2C Office District (Conditional) Parcel 784-753-4738 containing .39 acres located on the west line of Brook Road (U.S. Route 1), approximately 450' south of its intersection with Villa Park Drive. The applicant proposes an electrical contractor's office. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office. The site is in the Enterprise Zone. Acting on a motion by Mr. Archer, seconded by Mr. Mackey, the Planning Commission voted 4-0 (two absent) to recommend the Board of Supervisors **grant** the request because it conforms to the recommendations of the Land Use Plan and it is not expected to have a precedent setting effect on the zoning in the area.

REZ2020-00005  
Fairfield  
Westminster Canterbury Corp.: Request to conditionally rezone from O-3 Office District, B-2 Business District, and B-3 Business District to R-6C General Residence District (Conditional) Parcel 784-743-7079 containing 10.61 acres located on the southeast line of Interstate 95 and the south line of Dumbarton Road, approximately 900' west of its intersection with Brook Road. The applicant proposes a life care facility. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Mixed Use. The site is in the Enterprise Zone. Acting on a motion by Mr. Archer, seconded by Mr. Baka, the Planning Commission voted 4-0 (two absent) to recommend the Board of Supervisors **grant** the request because it would assist in achieving the appropriate development of adjoining property and it would permit infill development with the proper connection for roads and other public facilities.

PUP2020-00003  
Fairfield  
Westminster Canterbury Corp.: Request for a Provisional Use Permit under Sections 24-36.1(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow for the expansion of a life care facility on Parcel 782-742-9080, 783-742-4699, and 784-743-7079 located on the southeast line of Interstate 95 and the south line of Dumbarton Road, approximately 900' west of its intersection with Brook Road. The existing zoning is R-6 General Residence District, R-6C General Residence District (Conditional), O-3 Office District, B-2 Business District, and B-3 Business District. R-6C zoning is proposed for the Office and Business Districts with REZ2020-00005. The 2026 Comprehensive Plan recommends Multifamily Residential and Urban Mixed Use. Part of the site is in the Enterprise Zone. Acting on a motion by Mr. Archer, seconded by Mrs. Thornton, the Planning Commission voted 4-0

(two absent) to recommend the Board of Supervisors **grant** the request because the conditions should minimize the potential impact on surrounding land uses and it would provide added services to the community.

## **PUBLIC COMMENTS**

## **GENERAL AGENDA**

### **INTRODUCTION OF RESOLUTION - Receipt of Requests for Amendments to the FY 2019-20 Annual Fiscal Plan: February 2020.**

This Board paper introduces a resolution to amend the annual fiscal plan for fiscal year 2019-20. The requested amendments are shown in a list dated February 4, 2020, provided by the County Manager to the Board of Supervisors.

Pursuant to Virginia Code Section 15.2-2507, the County may amend its budget to adjust the aggregate amount to be appropriated during the current fiscal year. However, any such amendment that exceeds one percent of the total expenditures shown in the currently adopted budget must be accomplished by publishing notice of a meeting and public hearing once in a newspaper having general circulation in the County at least seven days prior to the meeting date. The notice states the intent of the Board of Supervisors to amend the budget and includes a brief synopsis of the proposed budget amendments.

The budget amendments that are the subject of this paper fall under the one percent threshold that triggers the advertised public hearing requirement. Nevertheless, this paper directs the Clerk of the Board to advertise, in the Richmond Times-Dispatch on February 18, 2020, a synopsis of the proposed amendments and a public hearing to be held on February 25, 2020. A separate paper will be submitted to the Board to amend the Annual Fiscal Plan and appropriate funds for expenditure, as applicable, after the February 25, 2020, public hearing.

### **RESOLUTION - Requesting the Economic Development Authority of Henrico County, Virginia, to Issue Not to Exceed Fifty Million Dollars (\$50,000,000) Aggregate Principal Amount of its Revenue Bonds for the Purpose of Financing the Costs of the Acquisition, Construction, and Equipping of an Indoor Sports and Convocation Center for the County of Henrico, Virginia, and Authorizing the Execution of Documents in Connection with the Bonds.**

This resolution requests the issuance and sale of not to exceed 50 million dollars aggregate principal amount of revenue bonds by the Economic Development Authority to finance the costs of the acquisition, construction, and equipping of an indoor sports and convocation center for the County. The resolution also authorizes the County to execute documents in connection with the bonds, including a payment support agreement. The authorization extends to January 31, 2021.

### **RESOLUTION - Requesting the Economic Development Authority of Henrico County, Virginia, to Issue Not to Exceed Seven Million Dollars (\$7,000,000) Aggregate Principal Amount of its Revenue Bonds for the Purpose of Refunding Certain Outstanding Revenue Bonds for the County of Henrico, Virginia, and Authorizing the Execution of Documents in Connection with the Bonds.**

This resolution requests the issuance and sale of not to exceed seven million dollars aggregate principal amount of revenue bonds by the Economic Development Authority to refund in advance of their stated maturities all or any portion of the Authority's outstanding Public Facility Lease Revenue Bonds, Series 2009B, issued for the County. The resolution also authorizes the County to execute documents in connection with the bonds, including a payment support agreement. The authorization extends to January 31, 2021.

**RESOLUTION - Authorizing and Providing for the Issuance and Sale of Not to Exceed Thirty-Two Million Dollars (\$32,000,000) Aggregate Principal Amount of County of Henrico, Virginia, General Obligation Public Improvement Refunding Bonds.**

This resolution authorizes the issuance and sale of not to exceed 32 million dollars aggregate principal amount of general obligation public improvement refunding bonds to refund in advance of their stated maturities all or any portion of the County's General Obligation Public Improvement Bonds, Series 2010, and any other outstanding series of the County's General Obligation Public Improvement Bonds, the refunding of which is recommended by the County's Financial Advisor. The authorization extends to January 31, 2021.

**RESOLUTION - Award of Contract - Police Annex Building - Brookland District.**

This Board paper would award a contract for \$3,065,000 to Daniel & Company, Inc. for construction of the new Police Annex Building at 8040 Shrader Road. Construction is anticipated to begin in March 2020 with occupancy in March 2021.

The County received 11 bids on December 12, 2019, in response to ITB #19-1918-9PEW and Addenda Numbers 1, 2 and 3 as follows:

| <b><u>Bidder</u></b>                                       | <b><u>Bid Amount</u></b> |
|--|--------------------------|
| Daniel & Company, Inc.<br>Richmond, VA                     | \$3,065,000.00           |
| Virtexco Corporation<br>Richmond, VA                       | \$3,108,253.00           |
| Eagle Commercial Construction, LLC<br>Glen Allen, VA       | \$3,208,522.00           |
| Southwood Building Systems, Inc.<br>Ashland, VA            | \$3,240,200.00           |
| Kenbridge Construction Company, Inc.<br>Kenbridge, VA      | \$3,297,000.00           |
| Norman Company, Inc.<br>Mechanicsville, VA                 | \$3,325,913.30           |
| Centennial Contractors Enterprises, Inc.<br>Richmond, VA   | \$3,331,740.00           |
| Super Structures General Contractors, Inc.<br>Powhatan, VA | \$3,644,894.00           |
| A D Whittaker Construction, Inc.<br>Ashland, VA            | \$3,810,697.00           |



|  |                |
|--|----------------|
| Athena Construction Group, Inc.<br>Triangle, VA      | \$3,816,368.00 |
| Garrett Construction Services, Inc.<br>Charlotte, NC | \$4,770,848.00 |

Based upon a review of the bids, Daniel & Company, Inc.+ is the lowest responsive and responsible bidder.

The Board paper also authorizes the County Manager, or the Purchasing Director as his designee, to execute the contract and change orders not to exceed 15% of the original contract amount. Funding to support the contract is available within the project budget.

The Director of General Services, Chief of Police, and the Purchasing Director recommend approval of the Board paper; and the County Manager concurs.

**RESOLUTION - SIA2019-00001 - South Precinct Relocation Site - Substantially in Accord with the 2026 Comprehensive Plan - Varina District.**

At the request of the Division of Police, the Department of Planning conducted a study to determine whether the proposed site for a police station is substantially in accord with the County’s 2026 Comprehensive Plan (the “Plan”). The site consists of a 11.2-acre parcel (828-724-9181) located on the west line of N. Airport Drive (State Route 156) approximately 900 feet north of its intersection with E. Washington Street in the Varina District.

The Planning staff’s report concluded that the proposed use for this site would not conflict with, or be a significant departure from, the Goals, Objectives and Policies of the Plan and would support the intent of the Plan that identifies the need for new public services and facilities to increase efficiency with improved response times. Staff also determined the proposed improvements can be designed to be compatible with the existing land uses in the surrounding area.

At its meeting on January 9, 2020, the Planning Commission approved the resolution finding the proposed South Precinct Relocation site substantially in accord with the Plan.

Further details regarding the proposed site are contained in the staff report prepared for the Planning Commission.

The Director of Planning concurs with the finding of the Planning Commission that the proposed South Precinct Relocation site is substantially in accord with the Plan and recommends adoption of the Board Paper, and the County Manager concurs.

**RESOLUTION - Signatory Authority - Acquisition of Real Property - 6018 Indigo Road - Brookland District.**

This Board paper would authorize the County Manager to execute the purchase agreement and accept the deed necessary to acquire real property located at 6018 Indigo Road for the provision of open-space land. The Board paper would also authorize the County Manager, or his designee, to execute all other documents and take other actions as necessary to complete the County’s due diligence and close the transaction. Finally, the Board paper would authorize the County Manager and County Attorney to undertake other actions

necessary to exercise the powers granted to the County under Va. Code § 10.1-1702, including but not limited to the demolition or disposal of any structures or facilities which may be detrimental to or inconsistent with the use of the Property as open-space land. The owner, Gregory O. Wrenn, has agreed to sell the property for \$215,000.

The Directors of Public Works and Real Property recommend approval of the Board paper; the County Manager concurs.

**RESOLUTION - Award of Contract - Douglas S. Freeman High School Stadium - Ticket Booth and Field Entrance Improvements - Tuckahoe District.**

This Board paper would award a construction contract for \$394,000.000 to The Boyd Group of VA for construction of an upgraded stadium entrance and ticket booth at the multipurpose field at Douglas S. Freeman High School. The project is intended to provide a new central stadium entrance improving pedestrian circulation, provide a building to expedite ticket sales and access to the stadium, and upgrade walkway areas to meet current federal ADA standards. Improvements will include a new 314 square foot ticket booth, concrete hardscape (walkways, ramps, and stairs), landscaping, pedestrian lighting, and signage. Supporting construction work will include demolition of the small existing ticket booth and concrete walkways, site grading, drainage improvements, and erosion and sediment control measures. Construction is anticipated to begin in March 2020 and be completed by July 2020.

On January 22, 2020, nine bids were received in response to Invitation to Bid No. 19-1960-12EAR.

| <b>Bidder</b>  | <b>Bid Amount</b> |
|--|-------------------|
| The Boyd Group of Va.<br>Montpelier, VA                  | \$394,000.00      |
| Centennial Contractors Enterprises, Inc.<br>Richmond, VA | \$410,052.00      |
| Brooks & Co. General Contractors, Inc.<br>Richmond, VA   | \$424,700.00      |
| RMT Construction & Development Group<br>Richmond, VA     | \$446,286.00      |
| Eagle Commercial Construction<br>Glen Allen, VA          | \$458,000.00      |
| Enviroscape, Inc.<br>Sandston, VA                        | \$467,000.00      |
| ARW Contracting, Inc.<br>Chester, VA                     | \$485,900.00      |
| Athena Construction Group, Inc.<br>Triangle, VA          | \$509,586.00      |
| W.E. Bowman Construction, Inc.<br>Richmond, VA           | \$921,862.32      |

Based upon a review of the bids, The Boyd Group of Va. is the lowest responsive and responsible bidder.

The Board paper awards the contract to The Boyd Group of Va. The paper also authorizes the County Manager, or the Purchasing Director as his designee, to execute change orders not to exceed 15 percent of the original contract amount. Funding to support the contract is available within the project budget.

The Director of Recreation and Parks and the Purchasing Director recommended approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Award of Construction Contract - Water Treatment Facility Courtyard Improvements - Tuckahoe District.**

This Board paper would award a construction contract for \$632,680 to ARW Contracting, Inc. to remove and replace the deteriorated courtyard mosaic tile and bedding in the courtyard of the Water Treatment Facility (Facility) with a new pedestal paver and storm drainage system. The courtyard is the main entrance to the Facility, and the work will provide drainage improvements to eliminate entryway flooding issues.

The work will begin in April 2020 and should be completed by August 2020. Funding will be provided by the Water and Sewer Revenue Fund.

Five bids were received on December 19, 2019, in response to ITB #19-1947-11EAR and Addendum No. 1. The bidders and bid amounts are as follows:

| <u>Bidder</u>                                       | <u>Bid Amount</u> |
|---|-------------------|
| ARW Contracting, Inc.<br>Chester, VA                | \$632,680.00      |
| Eastern Waterproofing of Virginia, LLC<br>Toano, VA | \$666,656.00      |
| SRC, Inc.<br>Richmond, VA                           | \$708,050.00      |
| Messer Contracting, LLC<br>Glen Allen, VA           | \$1,108,564.50    |
| Waco, Inc.<br>Sandston, VA                          | \$1,198,965.00    |

Based upon a review of the bids, ARW Contracting, Inc. is the lowest responsive and responsible bidder.

The Board paper grants signatory authority to the County Manager to execute the contract in a form approved by the County Attorney, and the County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the project budget, not to exceed 15% of the original contract amount.

The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Acceptance of Roads - Varina District.**

This Board paper would accept the following named and described sections of roads in the Varina District into the County road system for maintenance.

0.64 mile of The Oaks at Long Bridge, Section 1

0.16 mile of The Oaks at Long Bridge, Section 2

The Director of Public Works recommends approval of this Board paper, and the County Manager concurs.

**RESOLUTION - Settlement of Worker's Compensation Claim - Christopher Gregory.**

The purpose of this Board paper is to authorize settlement of the worker's compensation claim of Christopher Gregory. On February 10, 2020, the Self-Insurance Trustees approved this settlement and recommend it to the Board.