

**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, January 26, 2021, at 5:15 p.m.** in the Board Room of the Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

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

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|------------------|---|
| 5:15 - 5:45 p.m. | Annual Crime and Public Data Update |
| 5:45 - 6:15 p.m. | Central Virginia Transportation Authority Update |
| 6:15 - 6:45 p.m. | Closed Meeting Pursuant to Section 2.2-3711(A)(5) of the Code of Virginia of 1950, as amended, for briefing of the Members of the Board of Supervisors and discussion concerning proposed facilities and infrastructure for a prospective business where no previous announcement has been made of the company's interest in locating facilities in Henrico County |
| 6:45 - 6:55 p.m. | Regular Meeting Agenda Items |

Tanya Brackett Harding

Tanya Brackett Harding, CMC
Clerk, Henrico County Board of Supervisors
January 21, 2021

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
January 26, 2021
7:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

APPROVAL OF MINUTES - January 12, 2021, Regular Meeting; and
January 6, 2021, Special Meeting

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

RESIGNATION

24-21 Resolution - Resignation of Member - Historic Preservation Advisory
Committee.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

25-21 HHHunt: Request to conditionally rezone from A-1 Agricultural District and
REZ2020- R-5AC General Residence District (Conditional) to R-5AC General Residence
00043 District (Conditional) and RTHC Residential Townhouse District
Fairfield (Conditional) Parcels 779-774-2612 and 779-774-4438 and part of Parcels
780-772-3392, 781-773-2686, 779-772-5161, 779-773-9041, and 779-774-9533
containing 35.52 acres located at the terminus of Porter Park Lane. The
applicant proposes detached dwellings for sale with zero lot lines and
townhome units. The R-5AC District allows an overall maximum density of 6
units per acre. The RTHC District allows a maximum density of 9 units per
acre. The uses will be controlled by zoning ordinance regulations and
proffered conditions. The 2026 Comprehensive Plan recommends Suburban
Residential 1, density should not exceed 2.4 units per acre, and
Environmental Protection Area. The Planning Commission voted to
recommend the Board of Supervisors **grant** the request.

26-21 HHHunt: Request for a Provisional Use Permit under Sections 24-13.4(c), 24-
PUP2020- 120 and 24-122.1 of Chapter 24 of the County Code to allow adjustable side
00023 setbacks for lots within the R-5AC General Residence District (Conditional)
Fairfield on Parcels 779-774-4438, 779-774-2612, 779-772-5161 located at the
terminus of Porter Park Lane. The existing zoning is A-1 Agricultural
District. The R-5AC zoning district is proposed for the A-1 district with
REZ2020-00043. The R-5A District allows an overall maximum density of 6
units per acre. The 2026 Comprehensive Plan recommends Suburban
Residential 1, density should not exceed 2.4 units per acre and
Environmental Protection Area. The Planning Commission voted to
recommend the Board of Supervisors **grant** the request.

- 27-21
REZ2020-
00042
Brookland
Baker-Properties Limited Partnership: Request to amend proffers accepted with Rezoning case C-42C-90 on Parcels 769-757-9710 and 769-757-8802 and part of Parcels 770-757-1644, 770-757-2519 located on the east line of Old Staples Mill Road, approximately 645' north of its intersection with Staples Mill Road (U.S. Route 33). The applicant proposes to amend Proffer #5 related to building height. The existing zoning is M-1C Light Industrial District (Conditional). The 2026 Comprehensive Plan recommends Light Industry. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 28-21
REZ2020-
00036
Fairfield
Gouldin Properties, LLC: Request to conditionally rezone from B-1 and B-3 Business Districts and R-4 One-Family Residence District to B-3C Business District (Conditional) and C-1C Conservation District (Conditional) Parcels 801-733-8844, 802-733-0431, and 801-733-9618 containing 2.06 acres located on the east line of Mechanicsville Turnpike (U.S. Route 360) approximately 615' north of its intersection with Harvie Road. The applicant proposes business uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. Part of the site is in the Enterprise Zone. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.
- 29-21
REZ2020-
00045
Varina
Gwendolyn B. and William C. Turner and B&B Properties LC: Request to conditionally rezone from M-2C General Industrial District (Conditional) and B-3 Business District to M-2C General Industrial District (Conditional) Parcels 809-713-6877, 809-713-2028 and 809-713-2362 containing 13.902 acres located between the northeast line of Charles City Road and the south line of Williamsburg Road (U.S. Route 60), approximately 1250' east of its intersection with Brittles Lane. The applicant proposes an expansion of a contractor's equipment storage yard; sandblasting and cutting within enclosed buildings; and up to 10,000 gallons of underground bulk storage of inflammable liquids. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Office/Service. Part of the site is in the Enterprise Zone. The Planning Commission to recommend the Board of Supervisors **grant** the request.

PUBLIC HEARINGS - OTHER ITEMS

- 30-21
Ordinance - Vacation of Portion of Right-of-Way - Willis Road - Brookland District.
- 31-21
Resolution - Signatory Authority - Amendment to Lease - Winfrey Road - Fairfield District.
- 32-21
Resolution - Signatory Authority - Conveyance of Real Property - Best Products Property - Fairfield District.
- 33-21
Resolution - Signatory Authority - Quitclaim of a Portion of Utility Easement - 4225 Innslake Drive - Three Chopt District.

34-21 Resolution - Lease of County Property - Land Adjacent to Water Reclamation Facility - Varina District.

PUBLIC COMMENTS

GENERAL AGENDA

35-21 Resolution - Commending the Leadership of the Office of Emergency Management and Workplace Safety for the Coordinated Response of Henrico County to the COVID-19 Pandemic.

36-21 Resolution - Receipt of FY 2020 Audit Results for Federal and State Compliance Reports.

37-21 Resolution - Approval of Second Amendment - FY2019 and FY2020 Community Services Board Performance Contract between Virginia Department of Behavioral Health and Developmental Services and Henrico Area Mental Health & Developmental Services Board.

38-21 Resolution - Award of Contract - Design and Engineering Services - Taylor Park - Varina District.

39-21 Resolution - Award of Contract - Annual Unidirectional Flushing Maintenance Services.

40-21 Resolution - Award of Construction Contract - Rocky Branch Trunk Sewer & Abelia Road Sewer Replacement - Brookland District.

41-21 Resolution - Award of Construction Contract - Water Reclamation Facility-Digester Boiler Burner Replacement Project - Varina District.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
January 26, 2021**

APPOINTMENT

RESOLUTION - Resignation of Member - Historic Preservation Advisory Committee.

This Board paper accepts the resignation of Jennifer L. Thomas from the Historic Preservation Advisory Committee as the Varina District appointee.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

REZ2020-00043
Fairfield

HHHunt: Request to conditionally rezone from A-1 Agricultural District and R-5AC General Residence District (Conditional) to R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) Parcels 779-774-2612 and 779-774-4438 and part of Parcels 780-772-3392, 781-773-2686, 779-772-5161, 779-773-9041, and 779-774-9533 containing 35.52 acres located at the terminus of Porter Park Lane. The applicant proposes detached dwellings for sale with zero lot lines and townhome units. The R-5AC District allows an overall maximum density of 6 units per acre. The RTHC District allows a maximum density of 9 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, and Environmental Protection Area. Acting on a motion by Mr. Archer, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it continues a form of zoning consistent with the area, and it would assist in achieving the appropriate development of adjoining property.

PUP2020-00023
Fairfield

HHHunt: Request for a Provisional Use Permit under Sections 24-13.4(c), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow adjustable side setbacks for lots within the R-5AC General Residence District (Conditional) on Parcels 779-774-4438, 779-774-2612, 779-772-5161 located at the terminus of Porter Park Lane. The existing zoning is A-1 Agricultural District. The R-5AC zoning district is proposed for the A-1 district with REZ2020-00043. The R-5A District allows an overall maximum density of 6 units per acre. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre and Environmental Protection Area. Acting on a motion by Mr. Archer and seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the recommended special conditions should minimize the potential impacts on surrounding land uses and it is reasonable in light of the surrounding uses and proposed zoning on the property.

REZ2020-00042
Brookland
Baker-Properties Limited Partnership: Request to amend proffers accepted with Rezoning case C-42C-90 on Parcels 769-757-9710 and 769-757-8802 and part of Parcels 770-757-1644, 770-757-2519 located on the east line of Old Staples Mill Road, approximately 645' north of its intersection with Staples Mill Road (U.S. Route 33). The applicant proposes to amend Proffer #5 related to building height. The existing zoning is M-1C Light Industrial District (Conditional). Acting on a motion by Mr. Witte and seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the proffered conditions should minimize the potential impacts on surrounding land uses and it would not adversely affect the adjoining area if properly developed as proposed.

REZ2020-00036
Fairfield
Gouldin Properties, LLC: Request to conditionally rezone from B-1 and B-3 Business Districts and R-4 One-Family Residence District to B-3C Business District (Conditional) and C-1C Conservation District (Conditional) Parcels 801-733-8844, 802-733-0431, and 801-733-9618 containing 2.06 acres located on the east line of Mechanicsville Turnpike (U.S. Route 360) approximately 615' north of its intersection with Harvie Road. The applicant proposes business uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration. Part of the site is in the Enterprise Zone. Acting on a motion by Mr. Archer, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would not be expected to adversely affect the pattern of zoning and land use in the area and it is appropriate business zoning in this area.

REZ2020-00045
Varina
Gwendolyn B. and William C. Turner and B&B Properties LC: Request to conditionally rezone from M-2C General Industrial District (Conditional) and B-3 Business District to M-2C General Industrial District (Conditional) Parcels 809-713-6877, 809-713-2028 and 809-713-2362 containing 13.902 acres located between the northeast line of Charles City Road and the south line of Williamsburg Road (U.S. Route 60), approximately 1250' east of its intersection with Brittles Lane. The applicant proposes an expansion of a contractor's equipment storage yard; sandblasting and cutting within enclosed buildings; and up to 10,000 gallons of underground bulk storage of inflammable liquids. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Concentration and Office/Service. Part of the site is in the Enterprise Zone. Acting on a motion by Mr. Mackey, seconded by Mrs. Thornton, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is appropriate industrial zoning in this area and the employment use supports the County's economic development policies.

PUBLIC HEARINGS - OTHER ITEMS

ORDINANCE - Vacation of Portion of Right-of-Way - Willis Road - Brookland District.

This ordinance will vacate approximately 90 feet of right-of-way at the terminus of Willis Road. The County owns the land adjacent to the right-of-way and wishes to provide more security for Firehouse 20 which is under construction on the adjoining land.

The Real Property Department has processed this request through the Departments of Planning, Public Works, and Public Utilities without objection.

RESOLUTION - Signatory Authority - Amendment to Lease - Winfrey Road - Fairfield District.

This Board paper would authorize the County Manager to execute a lease amendment for 34.957 acres of vacant land located on Winfrey Road. The lessees, Nicole and Stanley Schermerhorn, have requested a 12-month extension to continue wrapping up and relocating their horticultural business on the property. The County purchased the property from the Schermerhorns in February 2020 for a future school site.

The amendment would extend the lease for a 12-month term beginning February 28, 2021. The County has no need for the land during the extension term, and the annual rent for the extension period would be \$1.00.

The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

RESOLUTION - Signatory Authority - Conveyance of Real Property - Best Products Property - Fairfield District.

This Board paper authorizes the Chairman and County Manager to execute the documents necessary to convey a 93.213-acre parcel known as the former Best Products property and owned by the County to the Henrico County Economic Development Authority for use in promoting economic development in the County. The property is adjacent to the intersection of Parham Road and Interstate 95.

The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

RESOLUTION - Signatory Authority - Quitclaim of a Portion of Utility Easement - 4225 Innslake Drive - Three Chopt District.

This Board paper authorizes the Chairman to execute a quitclaim deed releasing the County's interest in an unneeded portion of utility easement across property at 4225 Innslake Drive. The owner, Innslake Apartments II, LLC, has requested this action. There are no County facilities in the easement area, the County does not need the portion to be quitclaimed, and a replacement easement has been dedicated to the County.

The Directors of Public Utilities, Planning, and Real Property recommend approval of this Board paper; the County Manager concurs.

RESOLUTION - Lease of County Property - Land Adjacent to Water Reclamation Facility - Varina District.

This Board paper authorizes the County Manager to execute an agreement to lease 16 acres of land at 9400 WRVA Road and 54 acres of land at 2351 Kingsland Road to Engel Family Farms for \$100 per acre of crop and grain field per year. The use of the land for agricultural purposes shall comply with state and federal regulations for the storage and recycling of biosolids produced at the County's Water Reclamation Facility adjacent to the properties. The initial lease period will be two years with up to six additional one-year terms.

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

PUBLIC COMMENTS

GENERAL AGENDA

RESOLUTION - Commending the Leadership of the Office of Emergency Management and Workplace Safety for the Coordinated Response of Henrico County to the COVID-19 Pandemic.

This Board paper officially commends the Office of Emergency Management and Workplace Safety and other County employees who have diligently worked on the County's response to the COVID-19 pandemic. This commendation was discussed at the end of the Board's recent retreat.

RESOLUTION - Receipt of FY 2020 Audit Results for Federal and State Compliance Reports.

This Board paper receives the federal and state Compliance Reports for the County, including the Schedule of Expenditures of Federal Awards, for the fiscal year ended June 30, 2020, as audited by Cherry Bekeart LLP, Certified Public Accountants.

The Director of Finance recommends approval of the Board paper, and the County Manager concurs.

RESOLUTION - Approval of Second Amendment - FY2019 and FY2020 Community Services Board Performance Contract between Virginia Department of Behavioral Health and Developmental Services and Henrico Area Mental Health & Developmental Services Board.

On September 25, 2018, the Board of Supervisors approved a performance contract for FY2019 and FY2020 between the Virginia Department of Behavioral Health and Developmental Services and the Henrico Area Mental Health & Developmental Services Board (HAMHDS). On July 28, 2020, the Board of Supervisors approved an amendment to extend the end of the contract term from June 30, 2020, to December 31, 2020. The parties have negotiated a second amendment to extend the end of the contract term from December

31, 2020, to June 30, 2021. HAMHDS approved the second amendment on January 21, 2021, and recommended approval by the Board of Supervisors.

The Executive Director of HAMHDS recommends approval of the Board paper, and the County Manager concurs.

RESOLUTION - Award of Contract - Design and Engineering Services - Taylor Park - Varina District.

This Board paper would award a contract to Timmons Group to provide design and engineering services for master planning, construction design, and construction administration services to develop the 99-acre Taylor Park. Taylor Park is located at 200 Whiteside Road in the Sandston area and will be the first new large community park in Varina since Dorey Park opened in 1982.

The development of Taylor Park may include tournament-quality, lighted sports fields, public restrooms and concessions, team facilities, playgrounds, sport courts, walking trails, shelters, picnic areas, roads, parking, infrastructure, and related park amenities identified by the community during the master plan process.

The master plan process is expected to begin in February 2021, and the engineering design and plan of development efforts will be completed by the end of the year. On-site construction is expected to begin in February 2022 with completion expected by June 2023.

On October 8, 2020, the County received 10 proposals in response to RFP#20-2050-9JOK. Based upon review and evaluation of the written proposals, the selection committee interviewed the following firms:

Anhold Associates
Gerstenmaier Consulting, LLC dba HG Design Studio
Lose & Associates d.b.a. Lose Design
Timmons Group

The selection committee selected Timmons Group as the top-ranked offeror and negotiated a fixed fee of \$1,674,572. Funding to support this contract is available from 2016 bond funding.

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

RESOLUTION - Award of Contract - Annual Unidirectional Flushing Maintenance Services.

This Board paper would award a contract for annual unidirectional flushing maintenance services to Hydromax USA, LLC, the lowest responsive and responsible bidder. The contract period would run through December 31, 2021, with an option for the County to renew for up to two additional one-year periods.

On November 19, 2020, two bids were submitted in response to Invitation to Bid #20-2067-10EAR:

Bidders	Bid Amounts
Hydromax USA, LLC Evansville, IN	\$242,500
Pure Technologies US, Inc. Columbia, MD	\$505,000

The Board paper would also grant signatory authority to the County Manager to execute the contract in a form approved by the County Attorney.

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

RESOLUTION - Award of Construction Contract - Rocky Branch Trunk Sewer & Abelia Road Sewer Replacement - Brookland District.

This Board paper would award a contract to Kelvic Construction Company, Inc. for \$3,764,156 for the Rocky Branch Trunk Sewer & Abelia Road Sewer Replacement project. The project will serve the area approximately bounded by Stoneman Road (north), the CSX Railroad (east), Wistar Road (south), and Willow Leaf Terrace/Willow Leaf Place (west).

The project will maintain the reliability of the County wastewater collection system by replacing sewer pipes originally installed in the 1960s. The project will abandon old sanitary sewer main, install 7,800 linear feet of new 8-inch, 12-inch, and 20-inch diameter sanitary sewer main, and replace approximately 30 sewer service connections.

The work will begin in April 2021 and will be completed by August 2022. Funding for the contract will be provided by the Water and Sewer Revenue Fund.

Six bids were received on December 16, 2020, in response to IFB #20-2060-10EAR and Addenda Nos. 1 and 2:

<u>Bidders</u>	<u>Bid Amounts</u>
Kelvic Construction Company, Inc. Stafford, VA	\$3,764,156
Enviroscape, Inc. Sandston, VA	\$3,992,000
G. L. Howard, Inc. Rockville, VA	\$4,632,500
Garney Companies. Inc. Fairfax, VA	\$4,824,000
C.T. Purcell Excavating, Inc. Montpelier, VA	\$6,028,845
Tidewater Utility Construction, Inc. Suffolk, VA	\$7,422,222

Based upon a review of the bids, Kelvic Construction Company, Inc. is the lowest responsive and responsible bidder.

This Board paper would also grant signatory authority to the County Manager to execute the contract and authorize the County Manager, or the Purchasing Director as his designee, 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 - Award of Construction Contract - Water Reclamation Facility - Digester Boiler Burner Replacement Project - Varina District.

This Board paper awards a contract for \$356,961 to Capital Boiler Works, Inc to install new burners, insulation jackets, regulators, piping, and controls for three digester boilers.

The project will allow more digester gas consumption, better hot water and digester heating efficiency, less fuel oil consumption, and better control of the hot water loop temperatures. The work will begin in March 2021 and will be completed by September 2021. Funding for the contract will be provided by the Water and Sewer Revenue Fund.

Four bids were received on November 19, 2020, in response to IFB #20-2061-10EAR and Addendum No. 1:

<u>Bidders</u>	<u>Bid Amounts</u>
Capital Boiler Works, Inc. Springfield, VA	\$356,961
Waco, Inc. Sandston, VA	\$422,322
Valley Boiler & Mechanical, Inc. Roanoke, VA	\$501,822
Clark Construction Group, LLC Bethesda, MD	\$652,122

Based upon a review of the bids, Capital Boiler Works, Inc. is the lowest responsive and responsible bidder.

This Board paper awards the contract to Capital Boiler Works, Inc. and grants signatory authority to the County Manager to execute the contract in a form approved by the County Attorney. 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.