

**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, September 12, 2023, at 5:30 p.m.** in the County Manager's Conference Room, 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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|------------------|--|
| 5:30 - 6:00 p.m. | Addiction Task Force Update  |
| 6:00 - 6:15 p.m. | Real Estate Tax Assessment Freeze for Qualifying Seniors (RECAP)   |
| 6:15 - 6:30 p.m. | Henrico Sports & Events Center Operating Agreement with ASM Global |
| 6:30 - 6:45 p.m. | Review of Regular Meeting Agenda Items                             |

*Tanya N. Brackett*

Tanya N. Brackett, CMC  
Clerk, Henrico County Board of Supervisors  
September 7, 2023

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**September 12, 2023**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** – August 8, 2023, Regular and Special Meetings

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PRESENTATIONS**

Proclamation - Childhood Cancer Awareness Month - September 2023.

Proclamation - Recovery Month - September 2023.

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

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| 135-23<br>PUP2022-<br>00017<br>Varina      | DG Virginia CS, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a solar array on Parcel 857-689-8404 located on the south line of Charles City Road approximately 650' east of the intersection of Elko Road (State Route 156). The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture and Environmental Protection Area. The Planning Commission voted to recommend the Board of Supervisors <b>deny</b> the request. <b>(Deferred from the August 8, 2023, meeting; Deferral requested to the November 14, 2023, meeting.)</b>  |
| 115-22<br>REZ2022-<br>00002<br>Three Chopt | Markel   Eagle Advisors, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcels 733-778-7649 and 734-777-3893 containing 46.599 acres located at the southwest intersection of Pouncey Tract Road (State Route 271) and Wyndham West Drive. The applicant proposes a single-family residential development. The R-5A District allows a maximum gross density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Rural Residential, density should not exceed 1 unit per acre. The Planning Commission voted to recommend the Board of Supervisors <b>grant</b> the request. <b>(Deferred from the August 8, 2023, meeting.)</b> |
| 239-23<br>REZ2023-<br>00022<br>Three Chopt | SKM, LLC.: Request to amend proffers accepted with REZ2022-00003 on Parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The applicant proposes to amend proffers regarding the concept plan, architecture, minimum finished floor area, and trees. The existing zoning is R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. The site is located in the West Broad   |

Street Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

240-23  
PUP2023-  
00009  
Three Chopt  
SKM, LLC.: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.C of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on part of Parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The existing zoning is R-6C General Residence District (Conditional). Proffer amendments are proposed with REZ2023-00022. The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. The site is located in the West Broad Street Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

241-23  
REZ2023-  
00015  
Varina  
Morris Spencer Moore, III & Melanie Dawn Moore: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) part of Parcel 824-701-3334 containing 14.258 acres located on the south line of Charles City Road approximately 3,000' west of Britton Road. The applicant proposes the storage of equipment and supplies. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. This site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

242-23  
PUP2023-  
00012  
Brookland  
Maywill Development LLC: Request for a Provisional Use Permit under Section 24-3708 of Chapter 24 of the County Code to allow a mixed-use, master planned development on Parcel 776-737-5035 and part of Parcel 776-737-7348 located north of the intersection of Thalbro Street and Westmoreland Street. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is located in the Westwood Redevelopment Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

## **PUBLIC HEARINGS - OTHER ITEMS**

243-23  
Ordinance - To Add Article XIII Titled "Special Service Districts" to Chapter 20 of the Code of the County of Henrico to Establish the Virginia Center Commons Special Service District and Provide Public Streetlights in the District.

244-23  
Ordinance - Vacation of Building Lines - Forest Ridge Subdivision - 8605 Oakcroft Drive - Tuckahoe District.

245-23  
Resolution - Signatory Authority - Electric Power Easement Agreement - 705 North Parham Road - Virginia Electric and Power Company - Tuckahoe District.

246-23  
Resolution - Signatory Authority - Electric Power Easement Agreement - 7705 Patterson Avenue - Virginia Electric and Power Company - Tuckahoe District.

- 247-23 Resolution - Signatory Authority - Quitclaim of Portions of Utility Easements - 8711 Quioccasin Road - Tuckahoe District.
- 248-23 Resolution - Declaration of Surplus Property - Signatory Authority - Conveyance of Well Lot - Baldwin Road (Westham Subdivision) - Tuckahoe District.
- 249-23 Resolution - Declaration of Surplus Property - Uneconomic Remnant from Construction of South Airport Drive - Signatory Authority - Conveyance of 310 Jennings Road (Jackson Terrace Subdivision) - Varina District.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

- 250-23 Resolution - Approving Development Agreement with the Economic Development Authority and Scott Farm Partners, LLC - GreenCity - Fairfield District.
- 251-23 Introduction of Resolution - Receipt of Requests for Amendments to FY 2023-24 Annual Fiscal Plan - September 2023.
- 252-23 Resolution - Granting Signatory Authority for Documents Required for Receipt of Grant Funds from the Virginia Opioid Abatement Authority.
- 253-23 Introduction of Ordinance - To Create the New Henrico RECAP Program and Provide Additional Real Estate Tax Relief for Elderly Individuals and Individuals with Disabilities by Amending and Reordaining Section 20-78 Titled “Elderly or permanently and totally disabled persons” and Sections 20-90 through 20-107 Titled “Reserved” of the Code of the County of Henrico.
- 254-23 Resolution - Award of Contract - New Police South Station - Varina District.
- 146-23 Resolution - SIA2022-00002 - DG Virginia CS, LLC - Not Substantially in Accord with 2026 Comprehensive Plan - Varina District. **(Deferred from the August 8, 2023, meeting; Deferral requested to the November 14, 2023, meeting.)**
- 255-23 Resolution - Approval of Retention of Sale Proceeds by School Board - 4.78± Acres Located at 7850 Carousel Lane - Brookland District.
- 256-23 Resolution - Approval of Acquisition - Easement - Three Chopt Road Improvements Project - 11204 Fanwood Court - Three Chopt District.
- 257-23 Resolution - Signatory Authority - Construction Change Order - Mayfield, Chickahominy, and Broadwater I Sewage Pumping Station Upgrades - Brookland and Fairfield Districts.

- 258-23 Resolution - Award of Contract - SCADA System Replacement - Water Treatment Facility Project - Tuckahoe District.
- 259-23 Resolution - Award of Contracts - General Survey Services.
- 260-23 Resolution - Authorization to Apply for Grant from Reconnecting Communities and Neighborhoods Program for Multimodal Improvements on S. Laburnum Avenue Over I-64 - Fairfield and Varina Districts.
- 261-23 Resolution - Signatory Authority - Revised Letter of Agreement with Dominion Energy - Lakeside Avenue Bridge Replacement Utility Relocation - Fairfield District.
- 262-23 Resolution - Acceptance of Roads - Brookland District.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
September 12, 2023**

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**PRESENTATIONS**

**Proclamation - Childhood Cancer Awareness Month - September 2023.**

This proclamation recognizes September 2023 as Childhood Cancer Awareness Month and calls upon all residents to do their part in observing this month and raising awareness for a cause that deeply impacts families in our community and communities across the nation.

**Proclamation - Recognizing Recovery Month - September 2023.**

This proclamation recognizes September 2023 as Recovery Month and endorses this year's theme: "Join the Voices of Recovery: Together We are Stronger."

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

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|------------------------------|---|
| PUP2022-00017<br>Varina      | DG Virginia CS, LLC: Request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow a solar array on Parcel 857-689-8404 located on the south line of Charles City Road approximately 650' east of the intersection of Elko Road (State Route 156). The existing zoning is A-1 Agricultural District. The 2026 Comprehensive Plan recommends Prime Agriculture and Environmental Protection Area. 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 <b>deny</b> the request because it does not conform to the recommendation of the Comprehensive Plan nor the Plan's goals, objectives, and policies and it could have a precedent setting impact on existing land uses in the area. <b>(Deferred from the August 8, 2023, meeting; Deferral requested to the November 14, 2023, meeting.)</b>   |
| REZ2022-00002<br>Three Chopt | Markel   Eagle Advisors, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcels 733-778-7649 and 734-777-3893 containing 46.599 acres located at the southwest intersection of Pouncey Tract Road (State Route 271) and Wyndham West Drive. The applicant proposes a single-family residential development. The R-5A District allows a maximum gross density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Rural Residential, density should not exceed 1 unit per acre. Acting on a motion by Mrs. Thornton, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors <b>grant</b> the request because it would permit development of the land for residential use in an appropriate manner and the proffered conditions will provide appropriate quality assurances not otherwise |

available. **(Deferred from the August 8, 2023, meeting.)**

REZ2023-00022  
Three Chopt  
SKM, LLC.: Request to amend proffers accepted with REZ2022-00003 on Parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The applicant proposes to amend proffers regarding the concept plan, architecture, minimum finished floor area, and trees. The existing zoning is R-6C General Residence District (Conditional). The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. The site is located in the West Broad Street Overlay District. Acting on a motion by Mrs. Thornton, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because the amended proffers would be consistent with the surrounding uses and existing zoning on the property.

PUP2023-00009  
Three Chopt  
SKM, LLC.: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315.C of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on part of Parcel 733-765-4819 located at the northwest intersection of W. Broad Street (U.S. Route 250) and N. Gayton Road. The existing zoning is R-6C General Residence District (Conditional). Proffer amendments are proposed with REZ2023-00022. The 2026 Comprehensive Plan recommends Urban Mixed Use and Environmental Protection Area. The site is located in the West Broad Street Overlay District. Acting on a motion by Mrs. Thornton, seconded by Mr. Archer, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is reasonable in light of the surrounding uses and existing zoning on the property.

REZ2023-00015  
Varina  
Morris Spencer Moore, III & Melanie Dawn Moore: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional) part of Parcel 824-701-3334 containing 14.258 acres located on the south line of Charles City Road approximately 3,000' west of Britton Road. The applicant proposes the storage of equipment and supplies. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Planned Industry. This site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Baka, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it conforms to the objectives and intent of the County's Comprehensive Plan and would provide for appropriate development.

PUP2023-00012  
Brookland  
Maywill Development LLC: Request for a Provisional Use Permit under Section 24-3708 of Chapter 24 of the County Code to allow a mixed-use, master planned development on Parcel 776-737-5035 and part of Parcel 776-737-7348 located north of the intersection of Thalbro Street and Westmoreland Street. The existing zoning is M-1 Light Industrial District. The 2026 Comprehensive Plan recommends Heavy Industry. The site is located in the Westwood Redevelopment Overlay District. Acting on a motion by Mr. Witte, seconded by Mr. Mackey, the Planning Commission

voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it would provide added services to the community and when properly developed and regulated by the recommended special conditions, it would not be detrimental to the public health, safety, welfare and values in the area.

## **PUBLIC HEARINGS – OTHER ITEMS**

### **ORDINANCE - To Add Article XIII Titled “Special Service Districts” to Chapter 20 of the Code of the County of Henrico to Establish the Virginia Center Commons Special Service District and Provide Public Streetlights in the District.**

This ordinance would create the Virginia Center Commons Special Service District. An additional levy on property taxes within the District would be used to construct, maintain, and operate streetlights in the District. Public streetlights will increase safety for pedestrians and vehicular traffic visiting the area.

The Deputy County Manager for Community Operations recommends approval of the Board paper, and the County Manager concurs.

### **ORDINANCE - Vacation of Building Lines - Forest Ridge Subdivision - 8605 Oakcroft Drive - Tuckahoe District.**

This ordinance would vacate the 40-foot portion of the building lines on the side and rear of Lot Part of 1, Block D in the Forest Ridge subdivision in the Tuckahoe District, also known as 8605 Oakcroft Drive. The homeowner wishes to build an addition that would encroach on the existing building lines.

The Real Property Division processed the requested vacation through the Departments of Planning, Public Works, and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

### **RESOLUTION - Signatory Authority - Electric Power Easement Agreement - 705 North Parham Road - Virginia Electric and Power Company - Tuckahoe District.**

This Board paper would authorize the Chairman to execute an easement agreement with Virginia Electric and Power Company for electric facilities across County property at 705 North Parham Road. The facilities will alleviate load issues and provide more reliable electric service to County facilities and the surrounding area. The easement will not interfere with the County’s use of its land.

The Real Property Division has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection. The Directors of Real Property and Public Works recommend approval of the Board paper; the County Manager concurs.



**RESOLUTION - Signatory Authority - Electric Power Easement Agreement - 7705 Patterson Avenue - Virginia Electric and Power Company - Tuckahoe District.**

This Board paper would authorize the Chairman to execute an easement agreement with Virginia Electric and Power Company for electric facilities across County property at 7705 Patterson Avenue. The facilities will alleviate load issues and provide more reliable electric service to County facilities and the surrounding area. The easement will not interfere with the County's use of its land.

The Real Property Division has processed this request through the Departments of Planning, Public Utilities, and Public Works without objection. The Directors of Real Property and Public Works recommend approval of the Board paper; the County Manager concurs.

**RESOLUTION - Signatory Authority - Quitclaim of Portions of Utility Easements - 8711 Quioccasin Road - Tuckahoe District.**

This Board paper authorizes the Chairman to execute a quitclaim deed releasing any interest the County may have in portions of unneeded utility easements across 8711 Quioccasin Road. The owner, Regency Quioccasin Rd, LC, requested this action. There are no County facilities in those portions of the easement areas, the County does not need the portions of easements to be quitclaimed, and the owner conveyed replacement utility easements to the County.

The Real Property Division has processed this request through the Departments of Planning and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

**RESOLUTION - Declaration of Surplus Property - Signatory Authority - Conveyance of Well Lot - Baldwin Road (Westham Subdivision) - Tuckahoe District.**

This Board paper authorizes the Chairman and the County Manager to execute documents necessary to convey an unneeded well lot known as Tax Parcel 759-738-1650 to Ryan J. McAdam, who owns the adjoining property. The County proposes to convey the well lot for \$500, which is the current assessed value.

The Real Property Division has processed the request through the Departments of Planning, Public Works, and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

**RESOLUTION - Declaration of Surplus Property - Uneconomic Remnant from Construction of South Airport Drive - Signatory Authority - Conveyance of 310 Jennings Road (Jackson Terrace Subdivision) - Varina District.**

This Board paper authorizes the Chairman and County Manager to execute documents necessary to convey the remainders of Lots 20 and 21, Jackson Terrace subdivision, also known as 310 Jennings Road, to Hull St Properties LLC for \$1,800. The combined lot is an uneconomic remnant from the construction of South Airport Drive. The County will reserve

a 10-foot alley access easement. The property will be used to construct a right turn lane into the gas station being developed adjacent to the lot.

The Real Property Division has processed the request through the Departments of Planning, Public Works, and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

## **PUBLIC COMMENTS**

## **GENERAL AGENDA**

### **RESOLUTION - Approving Development Agreement with the Economic Development Authority and Scott Farm Partners, LLC - GreenCity - Fairfield District.**

This Board paper authorizes the County to become a party to a Development Agreement between Scott Farm Partners, LLC and the Economic Development Authority governing the development of the Scott Farm Site in GreenCity. Among other provisions, the Development Agreement provides for the financing of certain public infrastructure, sets sustainability benchmarks for the development, and allows for the repurchase of the property by the County if it is not developed in accordance with the Development Agreement. The Board paper also authorizes the County Manager to execute other documents and agreements necessary to fulfill the terms of the Development Agreement.

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

### **INTRODUCTION OF RESOLUTION - Receipt of Requests for Amendments to FY 2023-24 Annual Fiscal Plan - September 2023.**

This Board paper introduces for advertisement and a public hearing on September 26, 2023, a resolution to amend the annual fiscal plan for FY 2023-24. The requested amendments are shown in a list dated September 5, 2023, provided by the County Manager to the Board.

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. Amendments that exceed 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 Director of Finance recommends approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Granting Signatory Authority for Documents Required for Receipt of Grant Funds from the Virginia Opioid Abatement Authority.**

This Board paper would provide signatory authority to the County Manager to execute documents in connection with the receipt of grant funds from the Virginia Opioid Abatement Authority (VOAA).

In August, the County received awards of grant funding from the VOAA for two collaborative, regional programs, contingent on the County's execution of memoranda of agreement with its regional partners.

- The first program is a collaboration with Charles City and New Kent counties to provide treatment and housing support services for pregnant and parenting women with opioid use disorders.
- The second program is a collaboration with the City of Richmond and Hanover and Chesterfield counties to conduct a regional gap analysis to identify the unmet needs of pregnant and parenting women with substance abuse disorders.

Henrico will serve as the fiscal agent for both programs.

In addition, the VOAA provides a voluntary incentive increase of 25% to localities who pledge to adhere to the VOAA "Gold Standard." Henrico County is compliant with the Gold Standard and has incorporated the VOAA terms into the memoranda of agreement for the two programs. Likewise, the other participating localities will agree to adhere to the Gold Standard to receive the incentive increase for the programs.

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

**INTRODUCTION OF ORDINANCE - To Create the New Henrico RECAP Program and Provide Additional Real Estate Tax Relief for Elderly Individuals and Individuals with Disabilities by Amending and Reordaining Section 20-78 Titled "Elderly or permanently and totally disabled persons" and Sections 20-90 through 20-107 Titled "Reserved" of the Code of the County of Henrico.**

This Board paper introduces for advertisement and a public hearing on September 26, 2023, a proposed ordinance to establish the new Henrico RECAP Program to provide additional real estate tax relief to the elderly and disabled. Specifically, RECAP will cap the real estate taxes of applicants at the amount assessed in the year prior to the applicant qualifying for the Program. While in RECAP, the applicants' real estate taxes in subsequent years will not increase but may decrease. To qualify for RECAP, the applicant must:

- Be aged 65 or older, or totally and permanently disabled;
- Own and occupy a dwelling in the County;
- Have gross combined income not exceeding \$105,000 annually; and
- Have combined net financial worth not exceeding \$700,000 (excluding the dwelling and land up to 10 acres).

RECAP will be administered in the same way as the existing Real Estate Advantage Program (REAP). REAP will continue unchanged: the full exemption up to \$3,200 annually will still be available to REAP participants with gross combined income not exceeding \$75,000 annually and combined net financial worth not exceeding \$500,000.

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

**RESOLUTION - Award of Contract - New Police South Station - Varina District.**

This Board paper would award a contract for \$15,207,703 to Southway Builders, Inc. for construction of the New Police South Station and K-9 Training Facility at 640 North Airport Drive.

Construction is anticipated to begin in October 2023 with occupancy in January 2025.

The County received six bids on August 24, 2023, in response to ITB 23-2554-6JL and Addendum Nos. 1 and 2. The bids were as follows:

<b><u>Bidders</u></b>	<b><u>Bid Amounts</u></b>
Southway Builders, Inc. Baltimore, MD	\$15,207,703.00
Daniel & Company, Inc. Richmond, VA	\$15,827,250.00
Kenbridge Construction Co., Inc. Kenbridge, VA	\$16,330,000.00
Doyle Construction Company Rockville, MD	\$16,673,706.00
Copper Tacia General Contractors Raleigh, NC	\$16,845,110.00
San Jose Construction Group, Inc. Washington D.C.	\$19,391,424.99

Based upon a review of the bids, Southway Builders, 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 change orders not to exceed 15% of the original contract amount.

This Board paper also appropriates \$3,005,703 of additional funding for this project.

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

**RESOLUTION - SIA2022-00002 - DG Virginia CS, LLC - Not Substantially in Accord with 2026 Comprehensive Plan - Varina District.**

At the request of DG Virginia CS, LLC, the Planning Department, in coordination with other County divisions and departments, conducted this Substantially In Accord (SIA)

Study to determine whether a proposed site for a solar electric generation facility is substantially in accord with the County's adopted Comprehensive Plan (the "Plan"). The site consists of one approximately 98.34-acre parcel located on the south line of Charles City Road east of its intersection with Elko Road.

The Planning staff's March 22, 2023, report concluded the proposed use for this site would not be substantially in accord with the Plan.

At its meeting on April 13, 2023, the Planning Commission found the proposed use for the site not 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 DG Virginia CS, LLC site is not substantially in accord with the Plan and recommends adoption of the Board paper, and the County Manager concurs. The Board of Supervisors deferred this item at their August 8, 2023 meeting; the applicant has requested this item be deferred to November 14, 2023.

**RESOLUTION - Approval of Retention of Sale Proceeds by School Board - 4.78± Acres Located at 7850 Carousel Lane - Brookland District.**

This Board paper approves the School Board's retention of proceeds from the sale of 4.78± acres of the Mount Vernon Adult Education Center property to Nicholson Properties, LLC for \$4,150,000. On February 23, 2023, the School Board declared this acreage surplus and on August 10, 2023, held a public hearing and approved a contract of sale. State law requires the approval of the Board of Supervisors for the School Board to retain the sale proceeds.

The Superintendent of Schools and the School Board request approval of this Board paper; the County Manager concurs.

**RESOLUTION - Approval of Acquisition - Easement - Three Chopt Road Improvements Project - 11204 Fanwood Court - Three Chopt District.**

This Board paper would authorize the acquisition of an easement across the property located at 11204 Fanwood Court owned by Emil Nikolov and Tatyana Ivanova-Nikolova for the Three Chopt Road Improvements Project.

On May 11, 2021, the Board authorized condemnation proceedings to acquire an easement. On June 11, 2021, the County filed a Certificate of Take and deposited \$7,200 with the Clerk of the Henrico County Circuit Court to acquire the easement. On December 7, 2021, the County filed a Petition for Condemnation to institute proceedings to determine just compensation in accordance with state law.

Following negotiations between the parties, the Owners are willing to accept \$21,000 as just compensation for the easement. Upon completion of the acquisition, the condemnation proceedings will be dismissed.

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

**RESOLUTION - Signatory Authority - Construction Change Order - Mayfield, Chickahominy, and Broadwater I Sewage Pumping Station Upgrades - Brookland and Fairfield Districts.**

On May 25, 2021, the Board of Supervisors approved a construction contract with Crowder Construction Company for station upgrades at the Mayfield, Chickahominy, and Broadwater I Sewage Pumping Stations.

This Board paper authorizes the County Manager to execute a \$20,279.71 change order for compensation for assistance with an emergency bypass pump connection installation due to an existing pump failure.

Funding will be provided by the Water and Sewer Revenue Fund. The Director of Public Utilities and the Purchasing Director recommend approval of this Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contract - SCADA System Replacement - Water Treatment Facility Project - Tuckahoe District.**

This Board paper awards a fixed price contract for \$7,641,000 to American Contracting and Environmental Services, Inc. for the SCADA System Replacement – Water Treatment Facility Project. The Project consists of replacing the existing supervisory control and data acquisition (“SCADA”) system. The County’s SCADA system monitors and controls equipment in the water treatment facility by gathering and analyzing real time pressure and flow data to advise operators when equipment or processes are not operating correctly.

Work on the Project is anticipated to begin November 2023 and be completed within 660 calendar days. Funding will be provided by the Water and Sewer Revenue Fund.

The County received two bids on July 11, 2023, in response to ITB 23-2533-5JL and Addenda Nos. 1 and 2. The bids were as follows.

<u>Bidders</u>	<u>Bid Amounts</u>
American Contracting and Environmental Services, Inc. Columbia, MD	\$7,641,000
Clark Construction Group, LLC McLean, VA	\$7,714,300

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

Funding to support the contract is available within the project budget. The Director of Public Utilities and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

**RESOLUTION - Award of Contracts - General Survey Services.**

This Board paper would award contracts to Bowman Consulting Group, Ltd.; H&B Surveying and Mapping, LLC; and Precision Measurements, Inc. to provide general survey services. The scope of work includes, without limitation, construction surveying, location and topographic surveying, right-of-way documentation, and replacement or establishment of horizontal and vertical control points.

On April 3, 2023, 11 proposals were received in response to RFP# 23-2480-1EAR. Based upon the review and evaluation of the proposals, the Selection Committee interviewed the following firms:

Bowman Consulting Group, Ltd.  
H&B Surveying and Mapping, LLC  
Precision Measurements, Inc.  
Dewberry Engineers, Inc.

Based on the written proposals and interviews, the Selection Committee selected Bowman Consulting Group, Ltd., H&B Surveying and Mapping, LLC, and Precision Measurements, Inc. as the top-ranked firms and negotiated a unit cost rate schedule with each firm. The contracts will be awarded for a one-year term and may be renewed for three additional one-year terms. The project fees for each contract may not exceed \$2,500,000 for any single project and \$10,000,000 per one-year term.

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

**RESOLUTION - Authorization to Apply for Grant from Reconnecting Communities and Neighborhoods Program for Multimodal Improvements on S. Laburnum Avenue Over I-64 – Fairfield and Varina Districts.**

This Board paper would authorize the Director of Public Works to apply for grant funds from the Reconnecting Communities and Neighborhoods (“RCN”) program of the U.S. Department of Transportation. This grant program supports community-centered transportation projects that improve access to jobs, education, healthcare, food, nature, and recreation, and foster equitable development and restoration.

The County has identified multimodal improvements on S. Laburnum Avenue over I-64 as an eligible project. The project includes construction of new sidewalk on both sides of S. Laburnum Avenue from Thornhurst Street, over I-64, to Gay Avenue; new pedestrian crossings for the western and southern legs at the intersection of S. Laburnum Avenue and I-64 off ramps; replacement of the I-64 westbound channelized right-turn lane with a parallel right-turn lane controlled by a modified traffic signal at the intersection; and new crossing panels for the sidewalk crossing the Norfolk Southern Railroad.

The estimated cost of the project is \$12,600,000. The County intends to request RCN program grant funds of up to \$6,300,000, and will pursue other sources of local, regional, and state funding for the required 50% match.

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

**RESOLUTION - Signatory Authority - Revised Letter of Agreement with Dominion Energy - Lakeside Avenue Bridge Replacement Utility Relocation - Fairfield District.**

On July 11, 2023, the Board of Supervisors granted signatory authority to the County Manager to execute a Letter of Agreement authorizing Dominion Energy to relocate utilities along Lakeside Avenue from Hilliard Road to Brook Road at a cost of \$234,037. On August 15, 2023, Dominion Energy notified the County that the incorrect Letter of Agreement had been issued because it was based on the original plan and estimate dated July 7, 2017, not the revised plan agreed to by the County and Dominion Energy on May 2, 2022. Accordingly, Dominion Energy issued a Revised Letter of Agreement to the County at the corrected cost of \$285,868.

This Board paper authorizes the County Manager to execute the Revised Letter of Agreement at the corrected cost.

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

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

This Board paper would accept the following named and described sections of roads into the County road system for maintenance:

- 0.04 miles of Purcell Court – Brookland District
- 0.05 miles of Landmark Road – Brookland District
- 0.14 miles of Vasko Trail – Brookland District

**0.23 miles - Total**

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