To: Board of Supervisors
From: C. McGarry
Re: County Administrator's Report for August 11, 2026

A. Gladstone Speed Limit Reduction Request (25 mph to 15 mph): I had some follow up conversations with Robert Brown of VDOT and he noted that the last speed study done showed 77% of the traffic was travelling at 25 MPH or less. I also spoke to Sheriff Embrey regarding increasing speed enforcement in this area and he has reported that Deputy Brown has been conducting speed enforcement in the area for several weeks during the month and he has observed NO speeding violations along Gladstone Road, during weekday morning and afternoon hours. He has, however, taken numerous enforcement action for Speeding and Reckless Driving offenses along Route 60 (Richmond Highway) in the Gladstone area. We also discussed possibly using the department's speed notification sign along Gladstone Road to alert drivers of their speed as a deterrent to driving over the 25-mph speed limit. Sheriff Embrey assured me that Deputy Brown will continue to monitor this area, as they continued to receive complaints from the residents of the Gladstone community.

B. DSS Building Project: As of the construction meeting on July 29th, framing, plumbing and electric rough-in was almost done, sprinkler and HVAC work was up next as well as sheathing, brick work and timber framing. The metal roofing will start once the timber work is done. The building is dried in except for the mechanical well. The fire suppression sprinkler system is in place, and two flush tests have been performed with negative results due to large amounts of sediment. NCSA staff is working on a solution to reduce this sediment at the well source, through the installation of commercial grade filtration at two wells serving the area. The goal is to be able to perform another flush test within the next couple of weeks. The building is now expected to be completed in March 2027.

Project Financials:

Construction Contract - Coleman-Adams						
Original Contract		$ 5,684,799	Paid to Date	5% Retainage	Contract Balance	
* Change Orders to Date	2.65%	$ 150,450				
New Contract to Date		**$ 5,835,249**	$ (2,617,189)	$ (137,747)	**$ 3,080,313**	
***CO-1**	**Roof sheathing change from plyboard to gypsum & metal roofing fasteners**					
***CO-2**	**Building security work station computer, water pressure valve, sprinkler system modification, CVEC electrical service distribution (transformer change)**					
***CO-3**	**Demo of existing sign, addition of waer filtration system, site-work related to water main break (builder's risk insurance covered)**					
NOTE: The original construction contract amount reported in July has been corrected with this report						

A&E Contract - PMA Architecture	
Contract	$ 1,197,151
Payments to Date	$ (1,106,057)
Contract Balance	**$ 91,094**

VRA Series 2025B Project Financing		
Local Lease Proceeds	$	8,388,187
BAN payoff	$	(1,209,123)
VRA opening balance	$	7,179,064
Rem. Est. Proj. Costs	$	(6,719,111)
	$	459,953

VRA Series 2025B Project Fund Balances		
Opening Balance	$	7,179,064.43
Draws to Date	$	(1,754,955.26)
Remaining Balance	**$**	**5,424,109.17**

C. **Zoning and Subdivision Ordinance Public Engagement:** Links to the final Draft Zoning and Subdivision Ordinance has been posted on the www.Nelson2042.com website as well as the County's Planning and Zoning webpage and the Calendar Event for the upcoming public Open House. This will be held on August 19th from 5:30-7:30 pm at the Nelson Center, Lovingston.

D. **Larkin Property Purchase:**

Cash Purchase: Staff, legal counsel and Wells Fargo are working towards the cash property purchase closing; no set closing date has been established yet.

Financing: Davenport issued the Bank RFP on July 24th; sending it to 115 institutions with a due date of August 20th. Concurrently, the County has applied with VRA for their fall pool funding and will be working with them and Davenport to complete the due diligence piece of the application later in the month. Davenport is scheduled to present the results of the bank financing RFP on September 8th and get the Board's direction on the preferred course of financing. The financing will be used to repay the County for the cash used for the initial property purchase and establish annual debt service payments for the property over time.

E. **Tire Amnesty Day(s):** County Admin. is coordinating with Transfer Station staff to look at dates for tire amnesty if the Board wants to pursue this. Previous ones were established on one or two Saturdays with a limit of 25 tires per household, for tires not exceeding 22". DEQ litter grant funds can be used to cover costs of tire amnesty programs. Please advise if you wish staff to proceed in getting date(s) established and publicized.

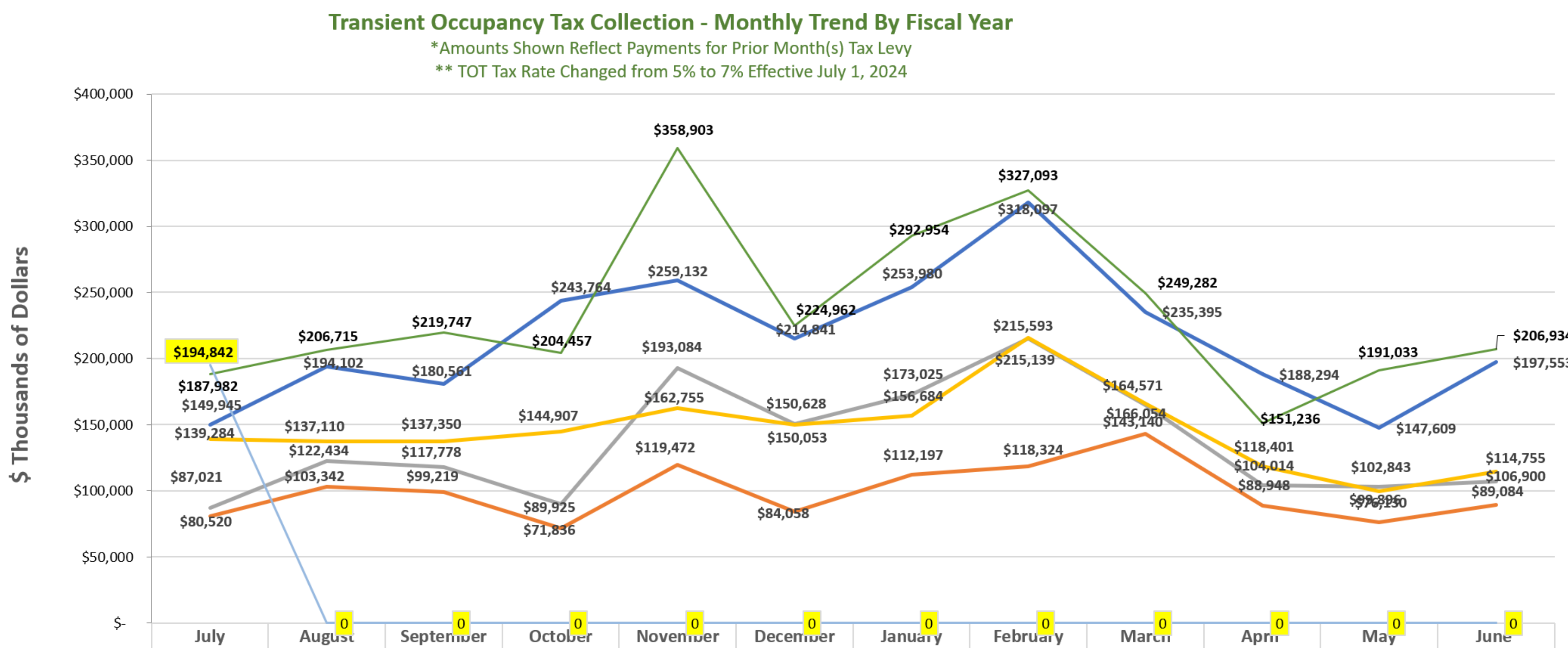
F. **ACRJ Reporting Statistics:** In July 2026, Nelson had 849 bed days and an average daily population of 27, this was 8.8% of the total for the facility. As of August 7, 2026, Nelson had 0 out of 12 individuals assigned to the Home Electronic Incarceration Program. Nelson has had 54 participants in this program since the start of data collection in March 2020.

G. **Lovingston Sewer Project (NCSA)** – Late last week, NCSA was notified by USDA/RD of their willingness to provide for additional loan and grant funds to cover the additional costs identified for the Lovingston sewer rehabilitation project - $4,124,776 in total. NTE Initial Grant: $1,594,000, Subsequent Grant: $1,439,000 and NTE Initial Loan: $641,000 (40 Yrs at est.1.375%) and Subsequent Loan: $450,776 (40 yrs at est.2.25%). They will be working with project engineers and USDA to work through the amended USDA/RD Letter of Conditions and to get the project out to bid.

H. **Meals and Lodging Tax Collection & Lodging Entity Tracking:** See Attached Charts - Lodging Units went from 872 to 862. TOT and Meals taxes collected at the end of the FY26 are $2,821,298 and $1,570,037.

I. **Staff Reports:** Department and office reports for June/July have been provided. More detailed Animal Control reporting will begin in August.

July 2026 Collection – August 11, 2026, BOS Report



	July	August	September	October	November	December	January	February	March	April	May	June
FY 21/22	$80,520	$103,342	$99,219	$71,836	$119,472	$84,058	$112,197	$118,324	$143,140	$88,948	$76,130	$89,084
FY 22/23	$87,021	$122,434	$117,778	$89,925	$193,084	$150,628	$173,025	$215,139	$164,571	$104,014	$102,843	$106,900
FY 23/24	$139,284	$137,110	$137,350	$144,907	$162,755	$150,053	$156,684	$215,593	$166,054	$118,401	$99,896	$114,755
FY 24/25	$149,945	$194,102	$180,561	$243,764	$259,132	$214,841	$253,980	$318,097	$235,395	$188,294	$147,609	$197,553
FY 25/26	$187,982	$206,715	$219,747	$204,457	$358,903	$224,962	$292,954	$327,093	$249,282	$151,236	$191,033	$206,934
FY 26/27	$194,842											

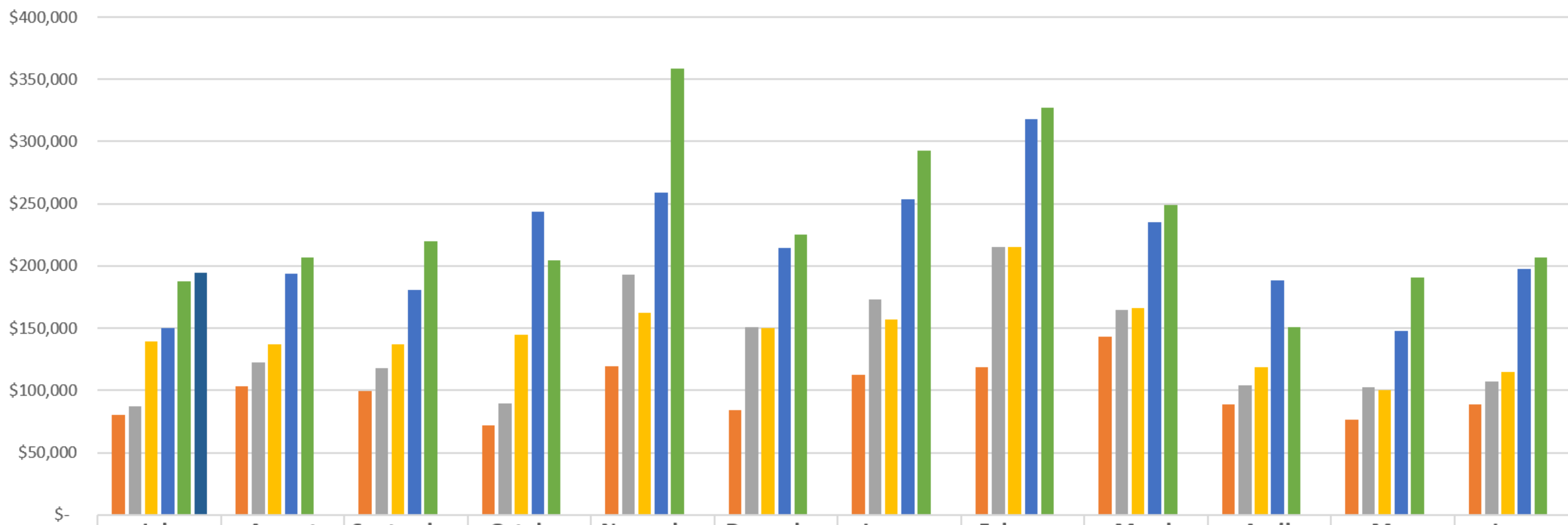
FY 21/22 FY 22/23 FY 23/24 FY 24/25 FY 25/26 FY 26/27

July 2026 Collection – August 11, 2026, BOS Report

Transient Occupancy Tax Collection by Month and Fiscal Year

*Amounts Shown Reflect Payments for Prior Month(s) Tax Levy

** TOT Tax Rate Changed from 5% to 7% Effective July 1, 2024



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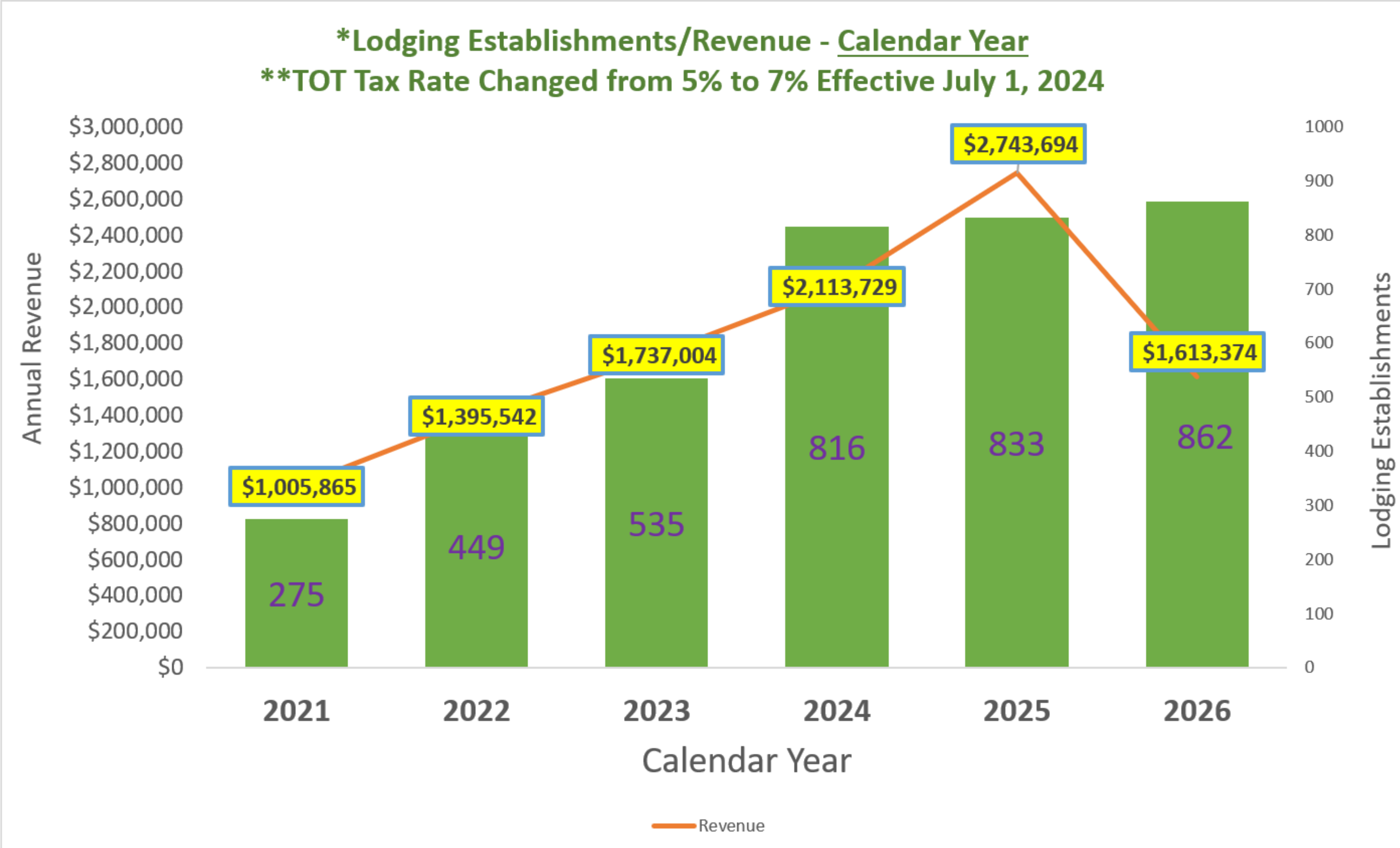
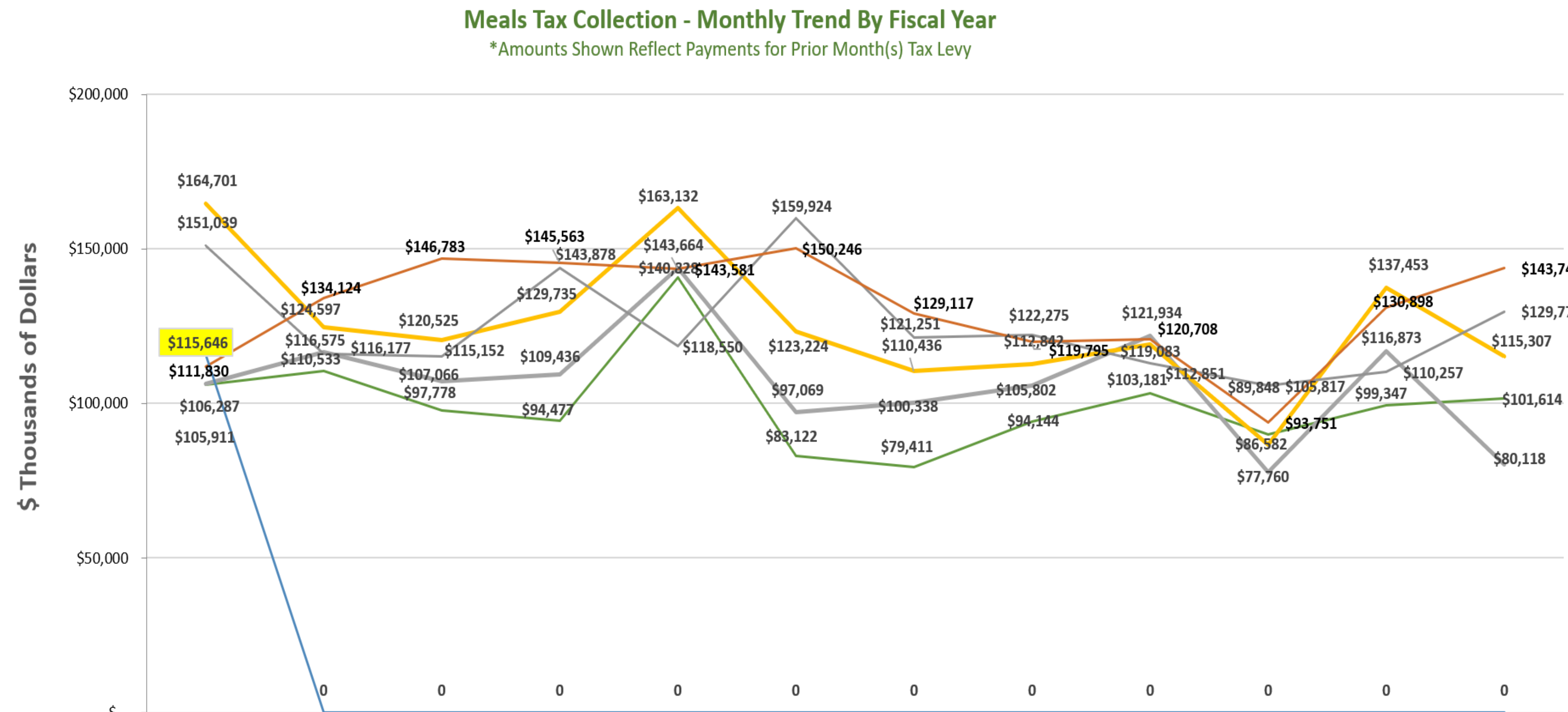


*Lodging Establishments is the number of businesses who are registered with the Commissioner of the Revenue for lodging in Nelson County. This number is down 10 from 872 to 862, in the previous month's report. The number includes businesses who may have multiple properties who remit for all units with one payment. Some businesses remit their taxes quarterly, and due to their start date, may not be on a January-March-June-September schedule. Many businesses utilize services such as AirBnB who remit on their behalf and by State Code, these revenues are only to be disclosed in aggregate; no personal information can be shared (State Code Section 55.1-1209).

July 2026 Collection – August 11, 2026, BOS Report



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FY 21/22	$105,911	$110,533	$97,778	$94,477	$140,828	$83,122	$79,411	$94,144	$103,181	$89,848	$99,347	$101,614
FY 22/23	$106,287	$116,575	$107,066	$109,436	$143,664	$97,069	$100,338	$105,802	$121,934	$77,760	$116,873	$80,118
FY 23/24	$164,701	$124,597	$120,525	$129,735	$163,132	$123,224	$110,436	$112,842	$119,083	$86,582	$137,453	$115,307
FY 24/25	$151,039	$116,177	$115,152	$143,878	$118,550	$159,924	$121,251	$122,275	$112,851	$105,817	$110,257	$129,770
FY 25/26	$111,830	$134,124	$146,783	$145,563	$143,581	$150,246	$129,117	$119,795	$120,708	$93,751	$130,898	$143,740
FY 26/27	$115,646											

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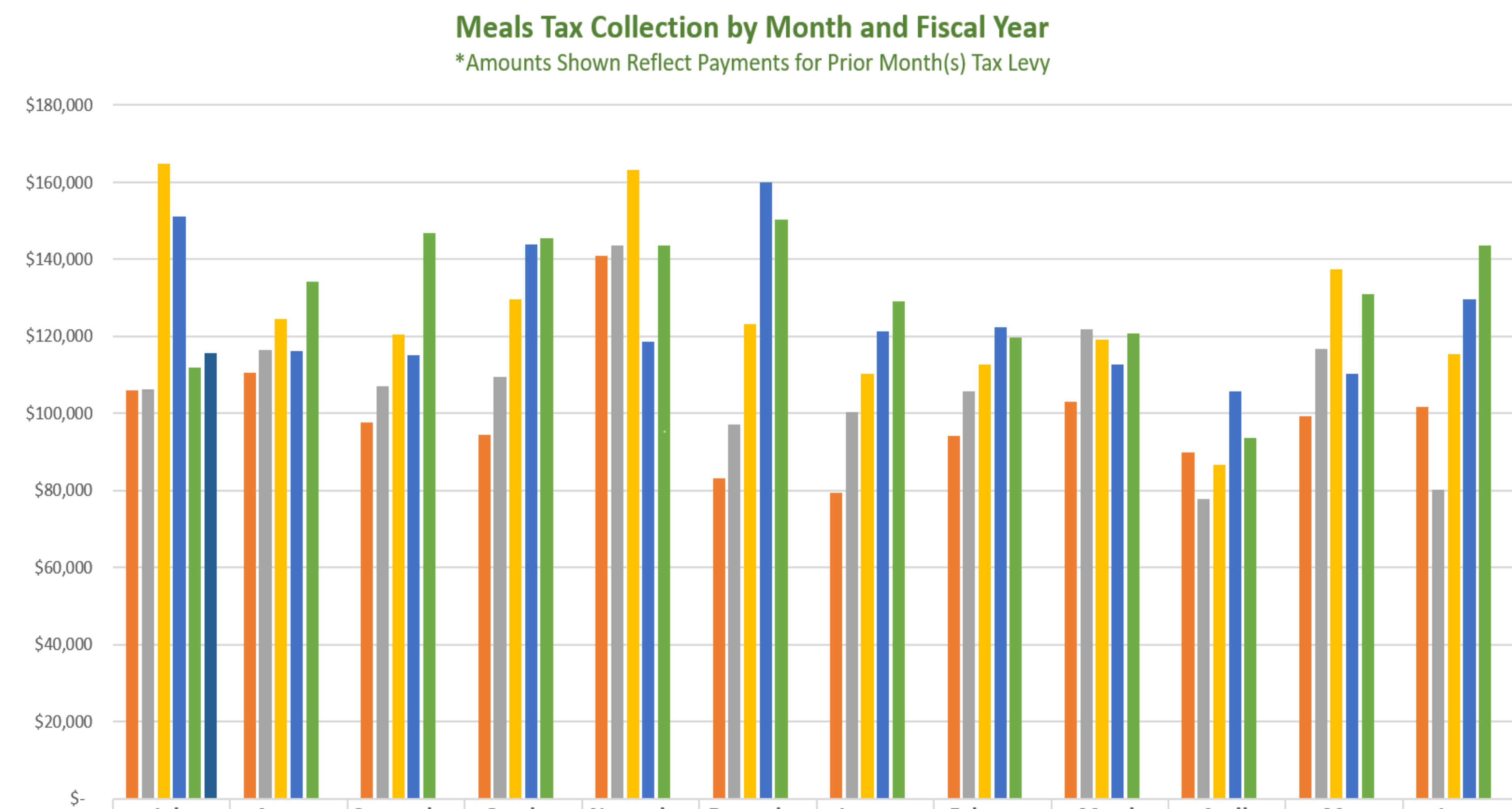

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