Board of Supervisors
County of Louisa
Monday, April 6, 2026
Louisa County Public Meeting Room
5:00 PM

I. Call to Order - 5:00 p.m.

Closed Session

II. Administrative Items - 6:00 p.m.

1. Invocation - Mr. Barnes
2. Pledge of Allegiance
3. Adoption of Agenda
4. Minutes Approval
    1. Board of Supervisors Regular Meeting Minutes - March 16, 2026
5. Bills Approval
    1. Resolution - To Approve the Bills for the Second Half of March 2026
6. Consent Agenda Items
    1. Resolution - Adopting the 2026 Updated Emergency Operations Plan
    2. Resolution - Authorizing the Louisa County Airport to Apply for Federal & State Aviation Grants for an Airport Master Plan Update
    3. Resolution - Posthumously Recognizing Cynthia Sue Swann for Her Years of Service and Contributions to Louisa County
    4. Resolution - To Approve and Award a Contract for Voluntary Employee Paid Products to Include Life Insurance
    5. Resolution - Recommending Re-Appointment of William Hale to the Board of Equalization
    6. Resolution - To Approve and Award the Contract for Event, Wayfinding and Gateway Signage

III. Recognitions

IV. Public Comment Period

V. Information/Discussion Items

1. Presentation - Louisa County Historical Society
2. Presentation - Firefly Update
3. Presentation - Louisa Clean
4. Discussion - Campground Definition

VI. Unfinished Business

VII. New Business/Action Items

1. Resolution - Authorizing a Budget Supplement to the Landfill New Cell Development Capital Project
2. Resolution - Opposing Mandatory Collective Bargaining Legislation (HB1263/SB378)
3. Resolution - Authorizing a Budget Transfer from Assessment's Operating Budget to the Computer Software Capital Project
4. Resolution - Authorizing a Supplemental Appropriation To Children's Services Act Funding
5. Resolution - Authorizing a Budget Transfer to the Louisa Volunteer Fire Department for Apparatus Repairs
6. Resolution - Appointing an Assessor for the County of Louisa
7. New Business - To Approve Parks and Recreation Fee Schedule and Turf Field Rules

VIII. Supervisor Comments

IX. Reports of Officers, Boards and Standing Committees

1. Committee Reports
2. Board Appointments
3. County Administrator's Report

X. Public Hearings

1. Public Hearing - Fiscal Year 2027 Budget
2. Resolution - Authorizing a Budget Supplement to Design and Construct Water Treatment Plant Process Upgrades at the Ferncliff Water Treatment Plant and to Upgrade the New Bridge Wastewater Treatment Plant
3. Resolution - Authorizing Acceptance of an Unsolicited Public-Private Educational Facilities and Infrastructure Act Proposal (PPEA) to Design and Construct Water Treatment Plant Process Upgrades to the Ferncliff Water Treatment Plant
4. Resolution - To Approve/Deny REZ2026-01, CUP2026-01, Sec. 86-321. Waivers and modifications to the Planned Unit Development District; Owners Dickinson Land & Properties, LLC. (Parcel 28-97D and Parcel 29-3); Ware Family, LLC. (Parcel 29-2); Dickinson Investments, LLC. (Parcel 28-97E); Applicant, Wares Crossroads Development LLC; Agent Hirschler, Charles W. Payne, Jr.

XI. Adjournment

The Louisa County Board of Supervisors reserves the right to amend and/or change the Agenda the day of the meeting.

BY ORDER OF:
DUANE A. ADAMS, CHAIRMAN
BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA

Board of Supervisors
County of Louisa
Monday, March 16, 2026
Louisa County Public Meeting Room
5:00 PM

CALL TO ORDER - 5:00 P.M.

Chairman Adams called the March 16, 2026, meeting of the Louisa County Board of Supervisors to order at 5:00 p.m.

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	5:00 PM
Fitzgerald A. Barnes	Patrick Henry District Supervisor	Present	5:00 PM
Christopher C. McCotter	Cuckoo District Supervisor	Present	5:00 PM
H. Manning Woodward, III	Louisa County Supervisor	Present	5:00 PM
R. T. Williams	Jackson District Supervisor	Present	5:00 PM
Duane A. Adams	Mineral District Supervisor	Present	5:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Chris Coon, Deputy County Administrator; Wanda Colvin, Deputy County Administrator; Patricia Smith, County Attorney; William Newman, Assistant County Attorney; Alexandra Stanley, Executive Assistant/Deputy Clerk; Cindy King, Community Engagement and Tourism Manager; Griff Carmichael, Director of Human Resources; Adny Wade, Director of Economic Development; and Scott Raettig, Director of Information Technology

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CLOSED SESSION

On the motion of Vice Chairman Barlow, seconded by Supervisor Barnes, which carried by a vote of 7-0 the Board voted to enter Closed Session at 5:00 p.m. for the purpose of discussing the following:

1. In accordance with §2.2-3711(A)(7), Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probably litigation, where such consultation or briefing in an open meeting would adversely affect the negotiating or litigating posture of the public body; and
2. In accordance with §2.2-3711(A)(8), Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

REGULAR SESSION

On the motion of Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to return to Regular Session at 6:00 p.m.

RESOLUTION - CERTIFICATION OF CLOSED SESSION

Voter	Role	Vote
Tommy J. Barlow	Voter	Yes/Aye
Fitzgerald A. Barnes	Seconder	Yes/Aye
R.T. Williams, Jr.	Mover	Yes/Aye
Christopher C. McCotter	Voter	Yes/Aye
Duane A. Adams	Voter	Yes/Aye
Rachel G. Jones	Voter	Yes/Aye
H. Manning Woodward, III	Voter	Yes/Aye

On the motion of Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to adopt the following resolution:

WHEREAS, the Louisa County Board of Supervisors has convened a Closed Meeting this 16th day of March 2026, pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, §2.2-3712 of the Code of Virginia requires a certification by the Louisa County Board of Supervisors that such closed meeting was conducted in conformity with the Virginia Law.

NOW, THEREFORE BE IT RESOLVED on this 16th day of March 2026, that the Louisa County Board of Supervisors does hereby certify that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting was heard, discussed or considered by the Louisa Cou
nty Board of Supervisors.

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ADMINISTRATIVE ITEMS - 6:00 P.M.

INVOCATION

Supervisor Adams led the invocation, followed by the Pledge of Allegiance.

ADOPTION OF AGENDA

On the motion of Supervisor Williams, seconded by Supervisor Barnes, which carried by a vote of 7-0, the Board voted to adopt the agenda, as amendment, with the following changes:

1. Added a discussion for Fiscal Year 2027 Operational & Maintenance and Capital Improvement Plan Budget to Information/Discussion Items
2. Removed a resolution congratulating Aiden West for Winning the 2026 Louisa County Spelling Bee Contest from Recognitions
3. Removed a presentation for VDOT's Quarterly Update from Information/Discussion Items

MINUTES APPROVAL

Board of Supervisors Budget Worksession Minutes – March 2, 2026

On the motion of Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to approve the minutes of the March 2, 2026, budget worksession.

Board of Supervisors Regular Meeting Minutes – March 2, 2026

On the motion of Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to approve the minutes of the March 2, 2026, regular meeting.

BILLS APPROVAL

Resolution – To Approve the Bills for the First Half of March 2026

On the motion of Supervisor Barnes, seconded by Supervisor McCotter, which carried by a vote of 7-0, the Board adopted a resolution approving the bills for first half of March 2026.

CONSENT AGENDA ITEMS

On the motion of Supervisor Barnes, seconded by Supervisor McCotter, which carried by a vote of 7-0, the Board voted to adopt the Consent Agenda as follows:

1. Resolution - Authorizing the Renewal of the Health, Dental, and Vision Insurance Contract
2. Resolution - To Approve and Award a Contract for Audit Services
3. Resolution - Authorizing a Pass Through Appropriation to the Animal Shelter from DMV's Animal Friendly Plate Program
4. Resolution - Authorizing the Louisa County Sheriff's Department to Apply for the FY27 PSAP Resiliency Grant
5. Resolution - To Approve and Award a Contract for Janitorial Services at the Louisa County Airport
6. Resolution - To Approve and Award a Contract for Therapeutic Mentoring Services for the Louisa County Child Services Act
7. Resolution - To Approve and Award a Contract for Concrete Services
8. Resolution - Authorizing a Budget Transfer for Louisa County Public Schools from the CTE Center Project to the New Elementary School Capital Project
9. Resolution- Authorizing the Department of Fire and EMS to Apply for a Rescue Squad Assistance Fund Grant for the Purchase of Patient Care Ventilators

RECOGNITIONS

(None)

PUBLIC COMMENT PERIOD

Chairman Adams opened the public comment period.

Mr. David Rogers, Mineral District, criticized the Board of Supervisors for supporting data center development, which he believes has triggered harmful infrastructure projects like Valley

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Link. He expressed concerns about potential health risks, negative impacts on livestock, and significant decreases in property values. Mr. Rogers rejected comparisons to past developments, arguing those projects benefited the community, unlike current proposals. He emphasized long-term consequences for residents and their families, urged the public to hold officials accountable, and accused the Board of prioritizing financial interests over the community's well-being.

Ms. Vicky Hart, Louisa District (Town of Louisa), shared her involvement in planning events for the 250th anniversary of the Declaration of Independence, including opportunities for public participation. She then addressed the proposed transmission line, emphasizing the need for increased power capacity to support population growth, businesses, and data centers. While acknowledging opposition to both transmission lines and expanded power facilities, she warned that rejecting these solutions could lead to power shortages. However, she questioned the proposed route of the transmission line through multiple neighboring counties and raised concerns about its impact on lower-income areas. She also suggested that underground transmission lines using existing rights-of-way could be a viable alternative.

Mr. Hurley, Lucckese, Patrick Henry District, invited the Board of Supervisors to attend Louisa County High School's first annual Spring Fest. Organized as part of an FCCLA project, the event aims to provide a fun and safe environment for high school students and will feature vendors, clubs, and various activities. He expressed appreciation to those supporting the event and welcomed further interest or support from the Board.

Mr. Roy Waters, Mineral District, expressed concerns about personal property taxes. He discussed zoning and family division regulations, asking for flexibility so long-time residents who relocate within the county do not have to restart the proposed eligibility timelines. He shared concerns about the impact of nearby developments, including data centers and infrastructure projects, on property desirability for future generations. Mr. Waters also advocated for improved local access to Lake Anna, suggesting resident-only access points amid increasing development and tourism. Lastly, he questioned the cost of school architectural expenses and suggested reusing prior designs to reduce costs.

The following speakers either did not complete a comment card or submitted their card after the meeting; therefore, names and spellings may be inaccurate.

Ms. Amy Daney, Patrick Henry District, thanked the Board for unanimously opposing the Valley Link project and expressed concern about its impact on the county. She urged greater regional collaboration with neighboring counties and encouraged citizens to submit comments to FERC and contact state officials to strengthen opposition. Ms. Daney criticized the public engagement process as ineffective and questioned why underground transmission options, used elsewhere, are not being considered locally. She called for clearer explanations from Dominion or PJM and emphasized the need for unified community action against the project.

Ms. Sarah Strentz, Patrick Henry District, shared that a proposed transmission line would run through her dog boarding and rescue business, threatening its success and the calm environment she has built. She expressed concerns about potential impacts on animals, wildlife, and overall health, particularly from electromagnetic effects. While acknowledging the financial motivations behind the project, she suggested that undergrounding the lines could reduce harm and opposition. She thanked the Board for opposing the project and urged continued support to protect local businesses and the community.

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Mr. Steve Strentz, Patrick Henry District, argued that high-voltage transmission lines can be placed underground and that cost is the primary reason they are not. He shared personal experience with electrical hazards to highlight safety concerns and warned of potential health risks. Mr. Strentz also explained that growing energy demands from data centers are driving the need for new infrastructure but expressed concern about the visual and environmental impact of large overhead lines on the county. He urged that costs be absorbed by data center companies and advocated for underground solutions as a safer and more suitable alternative.

Mr. Chris Liles, Mineral District, requested more information about a recently added $33 million water infrastructure item in the county budget, noting it had not been previously discussed in detail. Regarding the Valley Link transmission lines, he expressed opposition but emphasized that the county should acknowledge its role in creating the need for such infrastructure by approving energy-intensive data centers. He urged honesty about the broader impacts of those decisions, noting that increased power demand drives projects like Valley Link. While hoping the project is altered or moved, he stressed the importance of considering the consequences of development choices and regional impacts.

Chairman Adams acknowledged that a written comment had been received and, at the request of the submitter, asked that it be made part of the public meeting record. (See Appendix A.)

With no one else wishing to speak, Chairman Adams closed the public comment period.

INFORMATION/DISCUSSION ITEMS

Discussion – Fiscal Year 2027 Operational & Maintenance and Capital Improvement Plan Budget

Ms. Colvin provided an update on changes to the FY2027 budget following the cancellation of a work session. Key updates include increasing the projected health insurance cost from 10% to 16%, moving Henson House upgrades from FY2028 to FY2027, and revising plans for funding water infrastructure projects. Instead of paying off an existing VRA loan and issuing new, higher-interest debt, the County plans to use available funds to directly support required wastewater treatment plant upgrades at Ferncliff and New Bridge, resulting in a more cost-effective approach.

Supervisor Williams explained that the County chose not to issue new debt for water projects because existing debt is cheaper, allowing funds to remain in cash and saving approximately $3.8 million annually. He clarified that the Ferncliff water treatment plant clarifier has always been part of the plan but was deferred in 2015 until demand increased. Due to rising water usage and stricter state health and environmental regulations, the clarifier is now necessary. He confirmed that updated treatment requirements have significantly changed the needed equipment and noted the projected cost for the clarifier is about $11.5 million. He further noted that a public hearing will be held at the next meeting regarding the proposed funding changes, with a notice expected to be issued soon.

Ms. Colvin explained that the County plans to keep its existing debt, which carries a lower interest rate of about 3%, rather than paying it off and issuing new debt at a higher rate of around 4%, which would also incur additional fees. She clarified that this decision does not increase the

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County's overall debt. She also reminded the Board and public of upcoming budget town hall meetings and the scheduled public hearing at the next meeting.

UNFINISHED BUSINESS

(None)

NEW BUSINESS/ACTION ITEMS

Resolution – Strongly Opposing the Proposed Valley Link Transmission Project in Louisa County

Chairman Adams asked County Administrator Goodwin to read the proposed resolution. He read the resolution as follows:

A RESOLUTION STRONGLY OPPOSING THE PROPOSED VALLEY LINK TRANSMISSION PROJECT IN LOUISA COUNTY

WHEREAS, Valley Link, a joint venture of Dominion Energy, FirstEnergy Transmission, and Transource Energy, has proposed the "Joshua Falls to Yeat" project, a 115-mile, 765-kilovolt (kV) high-voltage transmission line spanning numerous counties in Central Virginia; and

WHEREAS, currently proposed routes for the project include approximately 20 miles of new transmission corridor through Louisa County, utilizing steel lattice structures approaching160 feet in height and requiring significant and permanently cleared right-of-way; and

WHEREAS, the Board of Supervisors finds that an overhead 765kV line would cause significant and irreparable harm to Louisa County's rural character, agricultural heritage, and forestlands, would pass within 500 feet of numerous homes, and would decrease property values for hundreds of residents; and

WHEREAS, the project is intended to transmit bulk power for increasing demand in areas outside of Louisa County, and will provide no direct benefit to the residents or businesses of Louisa County who would bear the burden of its presence; and

WHEREAS, the Agricultural, Forestal, and Rural Preservation Committee recommends that the Board formally oppose the proposed route as currently presented and further recommend that the Board request that the State Corporation Commission require utilities to evaluate alternatives that minimize impacts to working agricultural and forestry land, including routing alongside existing infrastructure corridors where feasible.

WHEREAS, the citizens of Louisa County have expressed overwhelming opposition to the overhead construction of this line due to its environmental, aesthetic, and health impacts.

NOW, THEREFORE, BE IT RESOLVED, on this 16th day of March, 2026, that the Louisa County Board of Supervisors hereby formally opposes the construction of the Valley Link Joshua Falls-Yeat 765kV transmission line in Louisa County; and

BE IT FURTHER RESOLVED, that the Board strongly urges Valley Link and the Virginia State Corporation Commission to prioritize alternatives that do not impact Louisa County, or, at

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a minimum, require the line to be placed underground to mitigate its devastating impact on the County's landscape and residents; and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Virginia State Corporation Commission, the Governor of Virginia, and Louisa County's representatives in the Virginia General Assembly.

Supervisor Williams emphasized that the Board is strongly opposed to the Valley Link transmission line and wants to make it clear they do not support it in any form within Louisa County. He proposed revising the resolution to remove wording that could imply acceptance of an alternative route within the county, reinforcing full opposition. Williams described the project as a regional issue requiring collaboration with other localities and encouraged residents to unite with the Board rather than direct frustration toward them. He stressed that the Board is committed to fighting the project alongside citizens and urged focus on opposing the responsible companies.

Supervisor Williams motioned to approve the resolution, as amended, with proposed changes suggested above. Supervisor Jones seconded the motion.

Chairman Adams emphasized that the Louisa County Board of Supervisors is firmly and unanimously opposed to the Valley Link transmission project and shares the same concerns as residents. He challenged statements made by project representatives, arguing they minimize real impacts to homes, farmland, schools, and overall quality of life. He stressed that agricultural and forestal land should not be considered "undeveloped," but rather actively stewarded and valuable to the county. Chairman Adams expressed strong concern that the project offers no direct benefit to Louisa County, as it is designed to transmit power elsewhere while leaving local residents with negative consequences such as reduced property values, visual impacts, and potential health concerns, while still bearing part of the cost. He also clarified that, although data centers are being developed in the county, this transmission line is not intended to serve them but instead supports broader regional energy transfer.

He pointed out inconsistencies in the proposed route, noting it is not the most direct path, and highlighted a potential opportunity to stop the project at the regional level, particularly through decisions in other counties like Culpeper. Adams announced plans to coordinate with other affected localities by hosting a multi-county summit to strengthen collective opposition. Ultimately, he called for unity between the Board and citizens, emphasizing that working together regionally and locally will provide the strongest chance of stopping the project. He framed the adopted resolution as the first step in a larger, coordinated effort to oppose the transmission line.

On the motion of Supervisor Williams, seconded by Supervisor Jones, which carried by a vote of 7-0, the Board voted to unanimously support the proposed resolution, with amendments to the resolution to remove wording that could imply acceptance of an alternative route within the county, reinforcing full opposition.

Resolution – To Adopt Revised Bylaws for the Louisa County Tourism Advisory Committee

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Ms. King explained The Tourism Advisory Committee is proposing bylaw revisions to improve continuity and effectiveness. Key changes include implementing staggered terms to maintain institutional knowledge, establishing attendance requirements for members, clarifying the role of ex officio members, and updating meeting procedures.

A Board member asked whether appointments to the committee are made at-large or by district. They noted that if appointments were district-specific, they should align with the appointing supervisors, but since they are at-large, the member expressed support for the proposed approach.

On the motion of Supervisor McCotter, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to adopt the revised bylaws for the Louisa County Tourism Advisory Committee.

Resolution – Authorizing a Budget Supplement to Louisa County Public Schools for a School Construction Assistance Program Grant Received for the CTE Center Project

Wanda Colvin presented a budget supplement to incorporate a $3.9 million state grant awarded to Louisa County Public Schools for the CTE Center project. This funding allows the County to free up approximately $3 million that can be redirected toward a future elementary school project.

Board members praised school staff for securing the grant and recognized their efforts in going above and beyond.

On the motion of Supervisor Barnes, seconded by Supervisor McCotter, which carried by a vote of 7-0, the Board voted to authorize a budget supplement to the Louisa County CTE Center Project Grant (30161000-484013) in the amount of $3,900,000 for CTE Center construction expenses. The source of funding is School Construction Grant Funding (2301R32-384012).

SUPERVISOR COMMENTS

Jackson District

Supervisor Williams outlined the format for the Budget Roadshow, explaining it will begin with a detailed presentation followed by a public comment period, with staff and Board members available for one-on-one discussions to answer specific questions. The goal is to create a transparent and flexible environment for public engagement.

He also encouraged residents to attend, emphasizing that Board members are willing to stay beyond the scheduled time to answer questions and have more in-depth conversations. They assured attendees that all questions will be addressed openly, even if the answers may not always be what people want to hear.

Louisa District

Supervisor Woodward acknowledged the challenges and disruptions caused by data center construction but emphasized their long-term financial benefits for the county. He highlighted significant upcoming infrastructure costs, particularly aging water systems that could exceed $20

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million, and stressed the need for strong revenue sources to avoid burdening taxpayers or increasing debt.

Mr. Woodward argued that data centers provide substantial tax revenue without significantly increasing population demands, making them a strategic choice for the county's financial future. He compared current concerns to past opposition to the North Anna Power Station, noting that while controversial at the time, it ultimately benefited the county. He concluded that, despite short-term inconveniences, data centers will position Louisa County to remain competitive and financially stable compared to neighboring areas.

Patrick Henry District

Mr. Barnes reflected on the challenges of governing, noting that community demands often come with trade-offs, such as improved development at Zion Crossroads now leading to traffic concerns. He emphasized that Board members must balance pros and cons in decision-making. He also highlighted that, unlike neighboring counties considering tax increases, Louisa County is exploring tax relief options, underscoring the Board's effort to respond to residents' concerns and manage growth responsibly.

Cuckoo District

Supervisor McCotter encouraged residents to attend the upcoming Budget Roadshow to ask questions and engage directly with the Board, emphasizing that supervisors are available to represent constituents and provide information. He shared feedback from constituents indicating strong preference for a real estate tax rebate over a personal property tax reduction. He also informed the public about an upcoming DEQ public hearing regarding a discharge permit and encouraged community participation.

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REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Committee Reports

(None)

Board Appointments

On the motion of Supervisor Williams, seconded by Supervisor Woodward, which carried by a vote of 7-0, the Board voted to make the following appointments/reappointments:

1. Appointed Ms. Ashley Michael to the Tourism Advisory Committee as an Ex-Officio Member
2. Appointed Mr. Duane Adams to the Tourism Advisory Committee as an Ex-Officio Member
3. Appointed Mr. Chris McCotter to the Tourism Advisory Committee as an Ex-Officio Member
4. Appointed Ms. Katelyn Coughlan to the Tourism Advisory Committee representing the Visitor's Center, 2 – year term
5. Reappointed Ms. Kristy McGehee to the Tourism Advisory Committee for a 2-year term
6. Reappointed Ms. Melanie Baker to the Tourism Advisory Committee for a 2-year term
7. Reappointed Ms. Sheridan Grime to the Tourism Advisory Committee for a 2-year term
8. Reappointed Ms. Judy Winslow to the Tourism Advisory Committee for a 2-year term

9. Reappointed Ms. Tracy Clark to the Tourism Advisory Committee for a 2-year term
10. Reappointed Ms. Melissa Young to the Tourism Advisory Committee for a 1-year term
11. Reappointed Ms. Breese Glennon to the Tourism Advisory Committee for a 1-year term
12. Reappointed Mr. Mike Kavros to the Tourism Advisory Committee for a 1-year term
13. Reappointed Ms. Bernice Kube to the Tourism Advisory Committee for a 1-year term
14. Reappointed Ms. Cass Llyod to the Tourism Advisory Committee for a 1-year term
15. Appointed Mr. Toby Craig to the Tourism Advisory Committee for a 1-year term
16. Appointed Mr. Roger Henry to the unexpired term to the Louisa County Water Authority

County Administrator's Report

Administrator Goodwin provided a brief report noting that February monthly reports are available for review and that VDOT's presentation was postponed to next month's six-year plan hearing, though their report is included in the packet. He highlighted the addition of Bright Hope Baptist Church to the National Register of Historic Places and noted that the county's broadband expansion project is nearing completion. He also commended Ms. Colvin for her leadership in organizing the Budget Roadshows and encouraged caution due to expected severe weather.

PUBLIC HEARINGS

Ordinance – Amending Chapter 86 Land Development Regulations – Proposed Addition – Taylors Creek Agricultural and Forestal District

Mr. Coon explained the Louisa County Community Development Department received an application to add seven parcels to the Taylors Creek Agricultural and Forestal District. The parcels are identified as tax map parcels 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96. Louisa County has contacted the current property adjoiners of parcels identified and advised them of the application. The proposed addition is northeast, approximately 0.34 miles from the core portion of the existing Taylors Creek Agricultural and Forestal District which is within one mile of the core portion of the existing district, thus supporting the intent of the Agricultural and Forestal District Act.

The Agricultural, Forestal and Rural Preservation Committee met on February 5, 2026, to review the addition to the Taylors Creek Agricultural and Forestal District and voted to forward a recommendation of approval to the Planning Commission and the Board of Supervisors for the addition of tax map parcels 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96 to the Taylors Creek Agricultural and Forestal District.

The Planning Commission held a public hearing on February 12, 2026, and voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval for the addition of tax map parcels 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96 to the Taylors Creek Agricultural and Forestal District, to the Board of Supervisors.

Mr. Coon introduced the application to speak to the Board.

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Ms. Alexandra Stanley thanked the Board for eliminating application fees for agricultural and forestal districts, making the program more accessible. She expressed her family's commitment to preserving the rural character of Louisa County and explained their decision to place their property into the Taylor's Creek Agricultural and Forestal District. She emphasized the importance of protecting farmland, natural beauty, and rural heritage, and encouraged other residents to consider participating in land preservation efforts.

Chairman Adams opened the public hearing. With no one wishing to speak, Chairman Adams closed the public hearing and brought it back to the Board for discussion.

On the motion Supervisor Williams, seconded by Supervisor Barlow, which carried by a vote of 7-0, the Board the request for the addition of tax map parcels 91-20-2, 91-20-3, 91-20-4, 91-33, 91-34, 91-34A, and 91-96 to the Taylors Creek Agricultural and Forestal District, with resulting amendments to 86-501 districts.

OWNER'S NAME	TAX MAP PARCEL #	ACREAGE
Conway Ernest & Audrey Stanely	91-20-2	7.432
Conway Ernest & Audrey Stanely	91-20-3	8.937
Conway Ernest & Audrey Stanely	91-20-4	8.937
Conway Stanley	91-33	7.49
Conway Stanley	91-34	12.31
Audrey Stanley	91-34A	3.34
Michael Stanley	91-96	31.25

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Ordinance – Proposed Amendments to Chapter 86, Land Development Regulations – Appendix A. Schedule of Fees

Mr. Coon explained the purpose of this amendment includes a residential building modification fee for requests received for modifications to a specific code section or reference within the VAUSBC.

The proposed amendment will update the current fee schedule adopted September 2024 to correct scriveners errors related to fees that were not transposed to the final documents for temporary certificate of occupancy renewals, residential temporary electrical service, residential service upgrades; and to include a fee for re-review of development (zoning) permits for an application change submitted by the applicant/owner.

At a regular meeting of the Louisa County Planning Commission held February 12, 2026, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on the draft code amendment.

Chairman Adams opened the public hearing.

Mr. Roy Waters, Mineral District, questioned the reasoning behind small increases in certain fees, asking why they were raised if the work involved has not changed. While acknowledging

the amounts are minor, they expressed concern about the justification for the increases and sought clarification on the need for higher fees.

With no one else wishing to speak, Chairman Adams closed the public hearing and brought it back to the Board for discussion.

Supervisor Williams explained that the recent fee increases are part of broader adjustments to building permit fees, some of which were previously overlooked. He acknowledged that fees have risen significantly and admitted he did not anticipate how high they would become when approved. He noted that these costs are typically passed on to homeowners. He also emphasized that while fees may be comparable to or approaching those of nearby counties, Louisa offers much faster and more efficient service. Additionally, he clarified that revenue from these fees must remain within the Community Development department and cannot be used elsewhere, meaning they support operations within that specific area.

On the motion of Supervisor Williams, seconded by Supervisor Barlow, which carried by a vote of 7-0, the Board approve the proposed amendments to Chapter 86. Land Development Regulations – Appendix A. Schedule of Fees.

Public Hearing – Proposed Real Property Tax Increase for Fiscal Year 2027

Ms. Colvin explained that due to increased property assessments exceeding a 1% threshold, the County is required by state code to hold a public hearing to consider maintaining or adjusting the real estate tax rate. While the budget currently proposes keeping the rate unchanged, the effective tax rate based on reassessments would be lower, highlighting a potential increase in tax burden. No decisions are being made at this time, and a full presentation from the assessor's office will be provided at the next meeting.

Supervisor Barlow clarified that this action does not establish or set the real estate tax rate.

Ms. Colvin agreed, stating that this item is informational only and intended to provide an overview of the current tax rate, the lowered rate based on projected assessments, and the rate if it remains unchanged.

Supervisor Barlow asked why this item was being presented as a public hearing.

Ms. Colvin explained that the County is required by law to hold a public hearing when property assessments increase by more than 1%.

Administrator Goodwin clarified that holding the public hearing preserves the Board's ability to maintain the current tax rate if desired, as the advertised rate cannot be exceeded. He emphasized that no decision is being made at this time and that state law requires the assessment public hearing to be conducted separately from the budget public hearing and adopted separately, allowing the Board time to fully review all information before making a decision.

A Board member asked how the average assessment increase of 6.88%, excluding new construction, compares to increases from the previous two to three years.

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Ms. Colvin responded that assessment increases are trending downward, noting they were approximately 8.9% last year and around 13% the year prior, based on her recollection. She stated that more precise figures would be provided by the assessor at the next meeting and clarified that these figures exclude new construction.

Chairman Adams opened the public hearing.

Mr. Chris Liles, Mineral District, expressed strong concern over rising property assessments, stating they have increased significantly in recent years and are outpacing typical income growth. He argued that these increases are placing a financial burden on residents and questioned the fairness of annual reassessments versus less frequent evaluations. He also criticized the assessment process for not accounting for factors like proximity to data centers and transmission lines, which he believes negatively impact property values. Mr. Liles urged the Board to consider tax relief measures, warning that without action, the effective increase in tax burden will be even higher than reported.

Mr. Bruce Tenney, Cuckoo District, expressed concern over significant increases in both his property taxes and the County's overall budget, noting his taxes have nearly doubled since 2020 while the budget has grown substantially. He argued that continued budget growth is unsustainable and urged the Board to change its approach by setting firm budget limits and requiring departments to operate within those constraints. Mr. Tenney recommended reducing spending on non-essential projects, limiting new hires, improving efficiency, and considering the use of technology. He also advocated for using increased revenues, such as those from data centers, to provide tax relief rather than expanding government spending. Overall, he called for greater fiscal restraint and a focus on easing the financial burden on residents.

Ms. Vicky Hart, Louisa District (Town of Louisa), expressed frustration over significant increases in her property assessment, noting it has more than doubled and far exceeds her home's original value. She described her unsuccessful appeal, stating assessments are being driven by higher-priced purchases from out-of-state buyers. Ms. Hart argued that current tax rebates do not offset the rising tax burden and emphasized that residents are effectively still experiencing tax increases despite those measures.

DRAFT

With no one else wishing to speak, Chairman Adams closed the public hearing and brought it back to the Board for discussion.

This item does not require action at this time. The Assessor will provide an overview of the assessment process at the next meeting, along with a public hearing on the proposed FY2027 budget.

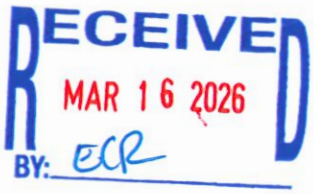
ADJOURNMENT

On the motion Supervisor Barnes, seconded by Supervisor Williams, which carried by a vote of 7-0, the Board voted to adjourn the March 16, 2026, meeting at 7:27 p.m.

BY ORDER OF:
DUANE A. ADAMS, CHAIRMAN
BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA

APPENDIX A

Letter Requesting Censure and Bylaw Amendment



Travis A Dye
155 Old Farm Hollow
Mineral, VA 23117
travisadye@gmail.com
540-205-5981

Date: March 5, 2026

To:
Louisa County Board of Supervisors
c/o Christian R. Goodwin, Clerk
1 Woolfolk Avenue
Louisa, VA 23093

Subject: Request for Censure of Chair Duane Adams and Bylaw Amendment to Strengthen Decorum Enforcement

Dear Members of the Louisa County Board of Supervisors,

I write to request that the Board (1) adopt a **formal censure** of Chair Duane Adams for conduct that violated the Board's **Standing Rules of Procedure (Bylaws)** during the March, 2nd 2026 public comment period, and (2) consider a **targeted bylaw amendment** to ensure the Board's enforcement tools align with the full scope of conduct prohibited under the Bylaws.

DRAFT

Summary of Incident

During the public comment session on, March, 2nd 2026 an attendee spoke out of turn from the audience. Removal of that individual was procedurally appropriate under the Board's rules for public participation (**Sections 2-4 and 2-7**). However, after the attendee stated, *"you're not my daddy,"* the Chair replied, *"No, 'cause I'd have whipped your ass, son."* This language is **profane, personal, and threatening in tone**, contrary to the Bylaws' decorum requirements.

Bylaw Violations and Chair's Heightened Duty

- **Section 1-3 – Conduct and Decorum.** The Bylaws require the Board to maintain "the highest degree of order and decorum" and expressly prohibit **personal attacks**

and **profane, obscene, or vulgar language**. The quoted remark violates this standard.

- **Section 2-1.1(a) – Duties of the Chair.** The Chair bears a **heightened duty** to conduct meetings, preserve order, and model compliance with the Bylaws. Rather than de-escalating, the Chair escalated the exchange.
- **Section 2-2 – Parliamentary Authority.** Where the Bylaws are silent on a specific procedure for decorum breaches, the Board may proceed under **Robert's Rules** and its own authority to regulate proceedings, including considering a **censure resolution**.

Note on Section 3-2. As drafted, **Section 3-2** ties **censure + fine (up to $500)** to **unauthorized disclosure of Closed Session information**. I am **not** invoking Section 3-2's fine provision here, because this incident does **not** involve a Closed Session disclosure. Instead, I seek **censure** under **Sections 1-3, 2-1.1(a), and 2-2**.

Requested Board Action (Censure)

Pursuant to the Board's authority under **Section 2-2**, and based on the standards in **Sections 1-3 and 2-1.1(a)**, I respectfully request that the Board:

1. **Adopt a formal censure** of Chair Adams for escalating a confrontation and using profane/personal language after the attendee's "you're not my daddy" remark, which violated the Bylaws' decorum standards.
2. **Assign the Vice-Chair (or a Chair pro tempore)** to preside over this agenda item so that the accused Chair does not preside over their own disciplinary matter (consistent with the Bylaws' officer framework).
3. Provide the Chair **notice and an opportunity to be heard** and schedule the item for deliberation on an upcoming agenda consistent with the Board's rules.

In addition to censure, I respectfully request the Board to pursue the following remedial steps, all of which further the **Section 1-3** mandate for dignity and order:

- A **formal public apology** by the Chair at the next regular meeting.
- A written **commitment to adhere** to the conduct requirements of **Sections 1-3, 2-2, and 2-4** going forward.

DRAFT

APPENDIX A

- **Refresher training** for the Chair on de-escalation and presiding protocols during public comment/hearings.
- Inclusion of the censure and remedial actions in the **official minutes/record** of the Board.

Bylaw Improvement Request (Amendment to Clarify Sanctions for Decorum Violations)

To align enforcement tools with the full scope of prohibited conduct, I also request the Board **amend the Bylaws** (per **Section 4-1**) to expressly authorize a **censure** and, if the Board finds it appropriate, a **modest fine** for **any proven violation of Section 1-3 (Conduct & Decorum)**—not solely for **unauthorized Closed Session disclosures** under **Section 3-2** (In accordance with Virginia Code § 15.2-1400). Doing so would:

- Clarify that the Board may impose proportionate consequences when **personal attacks**, **profane/vulgar language**, or **other decorum breaches** occur in open session.
- Harmonize sanctions with the Bylaws' overarching requirement that proceedings be conducted with **integrity, dignity, and order**. **Suggested path:** Place a draft amendment on a published agenda and adopt by the **two-thirds vote** required in **Section 4-1** after Board review and public visibility.

Conclusion

Upholding decorum is essential to the public's trust. The requested **censure** (with restorative measures) addresses the specific incident under the **current** Bylaws, while the **bylaw improvement** ensures future incidents are governed by clear, consistent, and appropriately scaled enforcement tools.

Thank you for your attention to this matter. Please enter this letter into the official record and schedule it for consideration on an upcoming agenda.

Respectfully submitted,
Travis A Dye



DRAFT

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION TO APPROVE THE BILLS FOR THE SECOND HALF OF MARCH 2026

WHEREAS, the Louisa County Board of Supervisors, by a resolution adopted April 28, 2025, approved the budget for the County of Louisa for the Fiscal Year 2025-2026; and

WHEREAS, the Louisa County Board of Supervisors, by resolution, appropriated funds to be expended during the Fiscal Year 2025-2026 on May 5, 2025, in accordance with the approved budget; and

WHEREAS, the checks listed for the first half of March 2026 represent payments of invoices which are within the original appropriated amounts and/or supplemental appropriated amounts.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors hereby approves the bills for the first half of March 2026 for the County of Louisa and are hereby approved for payment for the County of Louisa in the amount of $5,012,960.50.

A Copy, teste:

_____
Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
171	VACORP	0100R19	Recovered Costs	0100R19 319014	Recoveries From VRS LODA HIC	0	2026	9	INV	$ 1,260.00	C033026	210840	09/19/2025	HIC Refund	9/19/2025
				0100R19 319014 Total						$ 1,260.00					
618	EMS MANAGEMENT & CON	0225R16	Charges for Services	0225R16 316041	Charges For Ambulance Services	0	2026	9	CRM	$ (4,960.94)	C033026	9870	CR-EMS-023875	CREDIT	2/28/2026
				0225R16 316041 Total						$ (4,960.94)					
175	VERIZON WIRELESS	10011010	Board Of Supervisors	10011010 452311	Internet Service Fees	0	2026	9	INV	$ 40.01		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10011010	Board Of Supervisors	10011010 452311	Internet Service Fees	0	2026	9	INV	$ 40.01	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10011010 452311 Total						$ 80.02					
175	VERIZON WIRELESS	10011010	Board Of Supervisors	10011010 452320	Cell Phones	0	2026	9	INV	$ 176.00		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10011010	Board Of Supervisors	10011010 452320	Cell Phones	0	2026	9	INV	$ 176.00	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10011010 452320 Total						$ 352.00					
1006	SAUCE	10011010	Board Of Supervisors	10011010 455300	Food & Lodging	0	2026	9	INV	$ 324.45		0	166865	SAUCE CATERING- BOS Dinner 2/2/26	2/28/2026
1006	SAUCE	10011010	Board Of Supervisors	10011010 455300	Food & Lodging	0	2026	9	INV	$ 324.45		0	166867	SAUCE CATERING - BOS Dinner 2/17/26	2/28/2026
				10011010 455300 Total						$ 648.90					
184	LOUISA COUNTY CHAMBE	10011010	Board Of Supervisors	10011010 455400	Convention & Education	0	2026	9	INV	$ 49.00		0	166866	LOUISA COU VA - WIB Ticket (R. Jones)	2/28/2026
				10011010 455400 Total						$ 49.00					
926	CENTRAL VIRGINIAN	10012110	County Administrator	10012110 436000	Advertising	0	2026	9	INV	$ 658.22		0	166582	COLUMN PUBLIC NOTICE - PN for 3/2/26 BOS Meeting	2/28/2026
926	CENTRAL VIRGINIAN	10012110	County Administrator	10012110 436000	Advertising	0	2026	9	INV	$ 1,207.93		0	166583	COLUMN PUBLIC NOTICE - PN for 3/2/26 BOS - Landfil	2/28/2026
926	CENTRAL VIRGINIAN	10012110	County Administrator	10012110 436000	Advertising	0	2026	9	INV	$ 632.41		0	166719	COLUMN PUBLIC NOTICE - LCWA Public Purpose Notice	2/28/2026
926	CENTRAL VIRGINIAN	10012110	County Administrator	10012110 436000	Advertising	0	2026	9	INV	$ 3,348.64		0	166805	COLUMN PUBLIC NOTICE - PN for Planning Commission	2/28/2026
926	CENTRAL VIRGINIAN	10012110	County Administrator	10012110 436000	Advertising	0	2026	9	INV	$ 1,575.09		0	166806	COLUMN PUBLIC NOTICE - PN for Board of Supervisors	2/28/2026
				10012110 436000 Total						$ 7,422.29					
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 81.92	C033026	9865	23459678 011626	SPRING WTR-ADMIN	1/16/2026
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 101.89	C033026	9865	23459678 021326	SPRING WTR-ADMIN	2/13/2026
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 74.22	C033026	9865	23459678 031326	SPRING WTR-ADMIN	3/13/2026
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 64.82	C033026	9865	23459678 070425	SPRING WTR-ADMIN	7/4/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459678 080125	SPRING WTR-ADMIN	8/1/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459678 082925	SPRING WTR-ADMIN	8/29/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 159.81	C033026	9865	23459678 092625	SPRING WTR-ADMIN	9/26/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459678 102425	SPRING WTR-ADMIN	10/24/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 71.92	C033026	9865	23459678 112125	SPRING WTR-ADMIN	11/21/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 137.85	C033026	9865	23459678 121925	SPRING WTR-ADMIN	12/19/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 34.97	C033026	9866	23461493 031326	SPRING WTR-BOS	3/13/2026
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 31.57	C033026	9866	23471280 011626	SPRING WTR-ADMIN	1/16/2026
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 22.98	C033026	9866	23471280 021326	SPRING WTR-ADMIN	2/13/2026
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 39.18	C033026	9866	23471280 070425	SPRING WTR-ADMIN	7/4/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 156.41	C033026	9865	23471280 080125	SPRING WTR-ADMIN	8/1/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 8.59	C033026	9866	23471280 082925	SPRING WTR-ADMIN	8/29/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 37.56	C033026	9866	23471280 092625	SPRING WTR-ADMIN	9/26/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 16.08	C033026	9866	23471280 102425	SPRING WTR-ADMIN	10/24/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 39.56	C033026	9866	23471280 112125	SPRING WTR-ADMIN	11/21/2025
291	CRYSTAL SPRINGS	10012110	County Administrator	10012110 451300	Water & Sewer Service	0	2026	9	INV	$ 8.59	C033026	9866	23471280 121925	SPRING WTR-ADMIN	12/19/2025
				10012110 451300 Total						$ 1,123.89					
740	ALEXANDRA STANLEY	10012110	County Administrator	10012110 452320	Cell Phones	0	2026	9	INV	$ 40.28	C033026	9841	VERIZON 02/27/26	CELL PHONE	2/27/2026
175	VERIZON WIRELESS	10012110	County Administrator	10012110 452320	Cell Phones	0	2026	9	INV	$ 85.96		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10012110	County Administrator	10012110 452320	Cell Phones	0	2026	9	INV	$ 85.96	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10012110 452320 Total						$ 212.20					
607	RICOH USA, INC.	10012110	County Administrator	10012110 454100	Equipment Lease/Rental	20260003	2026	9	INV	$ 527.56	C033026	9914	41478831	COPIER-APR 26	3/15/2026
				10012110 454100 Total						$ 527.56					
19997	ONE TIME COUNTYPCARD	10012110	County Administrator	10012110 455300	Food & Lodging	0	2026	9	INV	$ 303.96		0	166832	HOTEL 24 SOUTH - VLGMA Conference Lodging	2/28/2026
				10012110 455300 Total						$ 303.96					
184	LOUISA COUNTY CHAMBE	10012110	County Administrator	10012110 455400	Convention & Education	0	2026	9	INV	$ 100.00		0	166718	LOUISA COU - Women in Business Leadership Forum	2/28/2026
				10012110 455400 Total						$ 100.00					
19997	ONE TIME COUNTYPCARD	10012110	County Administrator	10012110 460120	Books & Subsciptions	0	2026	9	INV	$ 20.00		0	166584	OPENAI CHATGPT - Subscription	2/28/2026
19997	ONE TIME COUNTYPCARD	10012110	County Administrator	10012110 460120	Books & Subsciptions	0	2026	9	INV	$ 16.99		0	166764	OTTER.AI - Monthly Subscription	2/28/2026
				10012110 460120 Total						$ 36.99					
54	LOUISA FAMILY PRACTI	10012120	Human Resources	10012120 431102	Drug Testing Screening	0	2026	9	INV	$ 75.00	C033026	210804	S.TOMLIN 03/16/26	DRUG SCREEN	3/16/2026
54	LOUISA FAMILY PRACTI	10012120	Human Resources	10012120 431102	Drug Testing Screening	0	2026	9	INV	$ 75.00	C033026	210804	W.POWELL 03/10/26	DRUG SCREEN	3/10/2026
				10012120 431102 Total						$ 150.00					
657	SELECTION.COM	10012120	Human Resources	10012120 431600	Contractual Services	0	2026	9	INV	$ 182.00	C033026	9919	672685	BACKGROUND CHECKS	3/16/2026
				10012120 431600 Total						$ 182.00					
175	VERIZON WIRELESS	10012120	Human Resources	10012120 452320	Cell Phones	0	2026	9	INV	$ 45.20		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10012120	Human Resources	10012120 452320	Cell Phones	0	2026	9	INV	$ 45.20	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10012120 452320 Total						$ 90.40					
889	AMAZON MARKETPLACE	10012120	Human Resources	10012120 458500	Employee Recognition	0	2026	9	INV	$ 35.34		0	166645	AMAZON - Employee Recognition supplies	2/28/2026
500	FOOD LION, LLC	10012120	Human Resources	10012120 458500	Employee Recognition	0	2026	9	INV	$ 60.94		0	166548	FOOD LION - Emplpoyee Recognition supplies	2/28/2026
500	FOOD LION, LLC	10012120	Human Resources	10012120 458500	Employee Recognition	0	2026	9	INV	$ 9.99		0	166771	FOOD LION - Cake - Employee Recognition	2/28/2026
19997	ONE TIME COUNTYPCARD	10012120	Human Resources	10012120 458500	Employee Recognition	0	2026	9	INV	$ 650.00		0	166646	OBRIGADO - Years of Service Recognition gift cards	2/28/2026
894	WALMART	10012120	Human Resources	10012120 458500	Employee Recognition	0	2026	9	INV	$ 103.39		0	166549	WALMART -Employee Recognition supplies	2/28/2026
				10012120 458500 Total						$ 859.66					
19999	COMMONWEALTH COMMERC	10012210	County Attorney	10012210 431530	Contingent Legal Fees	0	2026	9	INV	$ 300.00	C033026	210815	CCP-645	PREPARE & SEND TERMINATION NOTICE TO SELLER	1/21/2026
114	SANDS ANDERSON	10012210	County Attorney	10012210 431530	Contingent Legal Fees	0	2026	9	INV	$ 2,372.50	C033026	9918	884047	PROFESSIONAL SERVICES	3/6/2026
				10012210 431530 Total						$ 2,672.50					
607	RICOH USA, INC.	10012210	County Attorney	10012210 431600	Contractual Services	20260104	2026	9	INV	$ 135.73	C033026	9914	41478710	COPIER-APR 26	3/15/2026
				10012210 431600 Total						$ 135.73					
291	CRYSTAL SPRINGS	10012210	County Attorney	10012210 451300	Water & Sewer Service	0	2026	9	INV	$ 50.95	C033026	9865	23459633 011626	SPRING WTR-ATTORNEY	1/16/2026
291	CRYSTAL SPRINGS	10012210	County Attorney	10012210 451300	Water & Sewer Service	0	2026	9	INV	$ 30.97	C033026	9866	23459633 021326	SPRING WTR-ATTORNEY	2/13/2026
291	CRYSTAL SPRINGS	10012210	County Attorney	10012210 451300	Water & Sewer Service	0	2026	9	INV	$ 10.26	C033026	9866	23459633 082925	SPRING WTR-ATTORNEY	8/29/2025
291	CRYSTAL SPRINGS	10012210	County Attorney	10012210 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459633 092625	SPRING WTR-ATTORNEY	9/26/2025
291	CRYSTAL SPRINGS	10012210	County Attorney	10012210 451300	Water & Sewer Service	0	2026	9	INV	$ 78.41	C033026	9865	23459633 102425	SPRING WTR-ATTORNEY	10/24/2025
291	CRYSTAL SPRINGS	10012210	County Attorney	10012210 451300	Water & Sewer Service	0	2026	9	INV	$ 34.97	C033026	9866	23459633 112125	SPRING WTR-ATTORNEY	11/21/2025
291	CRYSTAL SPRINGS	10012210	County Attorney	10012210 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459633 121925	SPRING WTR-ATTORNEY	12/19/2025

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
				10012210 451300 Total						$ 229.54					
175	VERIZON WIRELESS	10012210	County Attorney	10012210 452320	Cell Phones	0	2026	9	INV	$ 105.60		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10012210	County Attorney	10012210 452320	Cell Phones	0	2026	9	INV	$ 105.60	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10012210 452320 Total						$ 211.20					
106	THOMSON REUTERS - WE	10012210	County Attorney	10012210 460120	Books & Subsciptions	0	2026	9	INV	$ 323.98	C033026	9924	853289507	INFO CHARGES-FEB 26	3/1/2026
				10012210 460120 Total						$ 323.98					
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 42.96	C033026	9865	23459546 011626	SPRING WTR-COM REV	1/16/2026
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 22.98	C033026	9866	23459546 021326	SPRING WTR-COM REV	2/13/2026
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 3.13	C033026	9866	23459546 031326	SPRING WTR-COM REV	3/13/2026
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 47.02	C033026	9865	23459546 070425	SPRING WTR-COM REV	7/4/2025
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459546 080125	SPRING WTR-COM REV	8/1/2025
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 5.99	C033026	9866	23459546 082925	SPRING WTR-COM REV	8/29/2025
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 40.96	C033026	9866	23459546 092625	SPRING WTR-COM REV	9/26/2025
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 62.43	C033026	9865	23459546 102425	SPRING WTR-COM REV	10/24/2025
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 34.97	C033026	9866	23459546 112125	SPRING WTR-COM REV	11/21/2025
291	CRYSTAL SPRINGS	10012310	Commissioner Of Revenue	10012310 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459546 121926	SPRING WTR-COM REV	12/19/2025
				10012310 451300 Total						$ 284.42					
242	STACEY C. FLETCHER	10012310	Commissioner Of Revenue	10012310 452320	Cell Phones	0	2026	9	INV	$ 120.84	C033026	9921	AT&T 01/26-03/26	CELL PHONE	3/18/2026
				10012310 452320 Total						$ 120.84					
19999	FLYNN KERN	10012310	Commissioner Of Revenue	10012310 455010	Mileage	0	2026	9	INV	$ 67.87	C033026	210811	F.KERN 03/12/26	93.62 MILES-CENTRAL DISTRICT MEETING	3/12/2026
19999	FLYNN KERN	10012310	Commissioner Of Revenue	10012310 455010	Mileage	0	2026	9	INV	$ 117.45	C033026	210811	F.KERN 03/24/26	162 MILES-CENTRAL DISTRICT MEETING	3/24/2026
242	STACEY C. FLETCHER	10012310	Commissioner Of Revenue	10012310 455010	Mileage	0	2026	9	INV	$ 97.16	C033026	9921	03/04/26-03/05/26	134 MILES-TRAINING CLASS	3/11/2026
				10012310 455010 Total						$ 282.48					
421	CENTRAL DISTRICT COR	10012310	Commissioner Of Revenue	10012310 455400	Convention & Education	0	2026	9	INV	$ 35.00	C033026	210775	A.BAHRE 03/24/26	MEETING REGISTRATION	3/10/2026
421	CENTRAL DISTRICT COR	10012310	Commissioner Of Revenue	10012310 455400	Convention & Education	0	2026	9	INV	$ 35.00	C033026	210775	F.KERN 03/24/26	MEETING REGISTRATION	3/10/2026
				10012310 455400 Total						$ 70.00					
713	VIRGINIA INTERACTIVE	10012310	Commissioner Of Revenue	10012310 458100	Dues & Association Memberships	0	2026	9	INV	$ 118.75	C033026	210850	3889770	Annual Subscription Fee	2/28/2026
				10012310 458100 Total						$ 118.75					
323	STAPLES ADVANTAGE	10012310	Commissioner Of Revenue	10012310 460010	Office Supplies	0	2026	9	INV	$ 290.41	C033026	9922	6055506760	OFFICE SUPPLIES	2/10/2026
323	STAPLES ADVANTAGE	10012310	Commissioner Of Revenue	10012310 460010	Office Supplies	0	2026	9	CRM	$ (290.41)	C033026	9922	CR-6058897990	CREDIT-OFFICE SUPPLIES	3/21/2026
				10012310 460010 Total						$ -					
1260	REASON CONSULTING	10012310	Commissioner Of Revenue	10012310 460120	Books & Subsciptions	0	2026	9	INV	$ 1,000.00	C033026	9911	1990	COST ANALYSIS VALUATION SYSTEM-1 ANNUAL LICENSE	3/25/2026
				10012310 460120 Total						$ 1,000.00					
555	BMS DIRECT, INC.	10012320	Reassessment	10012320 430900	General Reassessment	0	2026	9	INV	$ 3,973.55	C033026	9851	213612	REAL ESTATE REASSESSMENT 2026	3/12/2026
				10012320 430900 Total						$ 3,973.55					
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 58.94	C033026	9865	23459568 011626	SPRING WTR-ASSESSMENT	1/16/2026
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 38.96	C033026	9866	23459568 021326	SPRING WTR-ASSESSMENT	2/13/2026
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 25.06	C033026	9866	23459568 031326	SPRING WTR-ASSESSMENT	3/13/2026
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 35.07	C033026	9866	23459568 070425	SPRING WTR-ASSESSMENT	7/4/2025
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 55.94	C033026	9865	23459568 080125	SPRING WTR-ASSESSMENT	8/1/2025
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459568 082925	SPRING WTR-ASSESSMENT	8/29/2025
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 92.40	C033026	9865	23459568 092625	SPRING WTR-ASSESSMENT	9/26/2025
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 48.45	C033026	9865	23459568 102425	SPRING WTR-ASSESSMENT	10/24/2025
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 50.95	C033026	9865	23459568 112125	SPRING WTR-ASSESSMENT	11/21/2025
291	CRYSTAL SPRINGS	10012320	Reassessment	10012320 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459568 121925	SPRING WTR-ASSESSMENT	12/19/2025
				10012320 451300 Total						$ 429.75					
555	BMS DIRECT, INC.	10012320	Reassessment	10012320 452100	Postal Service/Postage	0	2026	9	INV	$ (2,095.97)	C033026	9851	213612	REAL ESTATE REASSESSMENT 2026	3/12/2026
				10012320 452100 Total						$ (2,095.97)					
175	VERIZON WIRELESS	10012320	Reassessment	10012320 452320	Cell Phones	0	2026	9	INV	$ 251.68		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10012320	Reassessment	10012320 452320	Cell Phones	0	2026	9	INV	$ 251.68	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10012320 452320 Total						$ 503.36					
607	RICOH USA, INC.	10012320	Reassessment	10012320 454100	Equipment Lease/Rental	20260744	2026	9	INV	$ 179.53	C033026	9914	41478533	COPIER-APR 26	3/15/2026
				10012320 454100 Total						$ 179.53					
204	IAAO	10012320	Reassessment	10012320 458100	Dues & Association Memberships	0	2026	9	INV	$ 255.00		0	166752	IAAO - Membership (R.Akers)	2/28/2026
204	IAAO	10012320	Reassessment	10012320 458100	Dues & Association Memberships	0	2026	9	INV	$ 175.00		0	166753	IAAO - Membership (A.Carter)	2/28/2026
				10012320 458100 Total						$ 430.00					
1002	PAYFLOW/PAYPAL	10012410	Treasurer	10012410 431850	Charges for Bankcard Services	0	2026	9	INV	$ 18.25		0	166536	PAYFLOW/PAYPAL - Credit Card Fees	2/28/2026
				10012410 431850 Total						$ 18.25					
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 50.95	C033026	9865	23459765 011626	SPRING WTR-TREASURER	1/16/2026
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 30.97	C033026	9866	23459765 021326	SPRING WTR-TREASURER	2/13/2026
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 25.06	C033026	9866	23459765 031326	SPRING WTR-TREASURER	3/13/2026
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 35.07	C033026	9866	23459765 070425	SPRING WTR-TREASURER	7/4/2025
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 100.88	C033026	9865	23459765 080125	SPRING WTR-TREASURER	8/1/2025
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 85.90	C033026	9865	23459765 082925	SPRING WTR-TREASURER	8/29/2025
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 40.96	C033026	9866	23459765 092625	SPRING WTR-TREASURER	9/26/2025
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 76.91	C033026	9865	23459765 102425	SPRING WTR-TREASURER	10/24/2025
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 42.96	C033026	9865	23459765 112125	SPRING WTR-TREASURER	11/21/2025
291	CRYSTAL SPRINGS	10012410	Treasurer	10012410 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459765 121925	SPRING WTR-TREASURER	12/19/2025
				10012410 451300 Total						$ 501.65					
1080	AMERICAN SOLUTIONS	10012410	Treasurer	10012410 452100	Postal Service/Postage	0	2026	9	INV	$ 8,175.88	C033026	9843	INV08799830	PRINT & MAIL DELINQUENT PERSONAL PROPERTY BILLS	3/17/2026
1080	AMERICAN SOLUTIONS	10012410	Treasurer	10012410 452100	Postal Service/Postage	0	2026	9	INV	$ 1,311.36	C033026	9843	INV08799831	PRINT & MAIL DELINQUENT REAL ESTATE BILLS	3/17/2026
				10012410 452100 Total						$ 9,487.24					
654	HENRY WASH	10012410	Treasurer	10012410 452320	Cell Phones	0	2026	9	INV	$ 40.28	C033026	9881	VERIZON 01/26-02/26	CELL PHONE	2/20/2026
654	HENRY WASH	10012410	Treasurer	10012410 452320	Cell Phones	0	2026	9	INV	$ 40.28	C033026	9881	VERIZON 10/25-11/25	CELL PHONE	11/20/2025
654	HENRY WASH	10012410	Treasurer	10012410 452320	Cell Phones	0	2026	9	INV	$ 40.28	C033026	9881	VERIZON 11/25-12/25	CELL PHONE	12/20/2025
654	HENRY WASH	10012410	Treasurer	10012410 452320	Cell Phones	0	2026	9	INV	$ 40.28	C033026	9881	VERIZON 12/25-01/26	CELL PHONE	1/20/2026
				10012410 452320 Total						$ 161.12					
1205	WELDON COOPER CENTER	10012410	Treasurer	10012410 455400	Convention & Education	0	2026	9	INV	$ 90.00		0	166831	UVA COOPER CNTR CONF WEB - Spring District Meeting	2/28/2026
1205	WELDON COOPER CENTER	10012410	Treasurer	10012410 455400	Convention & Education	0	2026	9	INV	$ 90.00		0	166833	UVA COOPER CNTR CONF WEB -SPRING MEETING registrat	2/28/2026
1205	WELDON COOPER CENTER	10012410	Treasurer	10012410 455400	Convention & Education	0	2026	9	INV	$ 90.00		0	166871	UVA COOPER CNTR CONF WEB - Spring Meeting registra	2/28/2026
1205	WELDON COOPER CENTER	10012410	Treasurer	10012410 455400	Convention & Education	0	2026	9	INV	$ 90.00		0	166874	UVA COOPER CNTR CONF WEB - Spring District Confere	2/28/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
				10012410 455400 Total						$ 360.00					
323	STAPLES ADVANTAGE	10012410	Treasurer	10012410 460010	Office Supplies	0	2026	9	INV	$ 415.48	C033026	9922	6058185813	OFFICE SUPPLIES	3/11/2026
				10012410 460010 Total						$ 415.48					
1080	AMERICAN SOLUTIONS	10012410	Treasurer	10012410 460225	Delinquent Tax Notices	0	2026	9	INV	$ 2,446.61	C033026	9843	INV08799830	PRINT & MAIL DELINQUENT PERSONAL PROPERTY BILLS	3/17/2026
1080	AMERICAN SOLUTIONS	10012410	Treasurer	10012410 460225	Delinquent Tax Notices	0	2026	9	INV	$ 541.12	C033026	9843	INV08799831	PRINT & MAIL DELINQUENT REAL ESTATE BILLS	3/17/2026
				10012410 460225 Total						$ 2,987.73					
407	WANDA COLVIN	10012430	Finance	10012430 452320	Cell Phones	0	2026	9	INV	$ 40.28	C033026	9936	VERIZON 03/10/26	CELL PHONE	3/10/2026
				10012430 452320 Total						$ 40.28					
607	RICOH USA, INC.	10012430	Finance	10012430 454100	Equipment Lease/Rental	20260002	2026	9	INV	$ 156.98	C033026	9914	41477762	COPIER-APR 26	3/15/2026
				10012430 454100 Total						$ 156.98					
19997	ONE TIME COUNTYPCARD	10012430	Finance	10012430 460010	Office Supplies	0	2026	9	INV	$ 38.97		0	166520	STAMPMAKER - Stamp Pads	2/28/2026
				10012430 460010 Total						$ 38.97					
1285	DC GROUP, INC.	10012510	Information Technology	10012510 433204	Maint. of Computer Systems	20261270	2026	9	INV	$ 1,236.00	C033026	210778	PM2612399	UPS Maintenance	3/20/2026
				10012510 433204 Total						$ 1,236.00					
621	COMCAST	10012510	Information Technology	10012510 452310	Data Circuit	0	2026	9	INV	$ 209.89		0	166715	COMCAST - Internet Svc	2/28/2026
264	FIREFLY FIBER BROADB	10012510	Information Technology	10012510 452310	Data Circuit	0	2026	9	INV	$ 274.99		0	166519	FIREFLY - Phones/Internet Svc	2/28/2026
				10012510 452310 Total						$ 484.88					
120	AT&T	10012510	Information Technology	10012510 452320	Cell Phones	0	2026	9	INV	$ 129.22		0	166572	AT&T - Cell Phones	2/28/2026
621	COMCAST	10012510	Information Technology	10012510 452320	Cell Phones	0	2026	9	INV	$ 29.38		0	166607	COMCAST - IT iPad	2/28/2026
175	VERIZON WIRELESS	10012510	Information Technology	10012510 452320	Cell Phones	0	2026	9	INV	$ 1,632.28		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10012510	Information Technology	10012510 452320	Cell Phones	0	2026	9	INV	$ 1,685.84	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10012510 452320 Total						$ 3,476.72					
889	AMAZON MARKETPLACE	10012510	Information Technology	10012510 460010	Office Supplies	0	2026	9	INV	$ 16.19		0	166608	AMAZON - ID holders and label tape	2/28/2026
				10012510 460010 Total						$ 16.19					
889	AMAZON MARKETPLACE	10012510	Information Technology	10012510 460070	Technology Supplies	0	2026	9	INV	$ 48.26		0	166743	AMAZON - UPS batteries	2/28/2026
373	DALY COMPUTERS, INC	10012510	Information Technology	10012510 460070	Technology Supplies	0	2026	9	INV	$ (600.00)		0	166606	DALY COMPUTERS - Order canceled	2/28/2026
				10012510 460070 Total						$ (551.74)					
889	AMAZON MARKETPLACE	10012510	Information Technology	10012510 460110	Uniforms	0	2026	9	INV	$ 43.00		0	166608	AMAZON - ID holders and label tape	2/28/2026
				10012510 460110 Total						$ 43.00					
19997	ONE TIME COUNTYPCARD	10012510	Information Technology	10012510 460143	Software Licenses	0	2026	9	INV	$ 264.00		0	166742	JAMF SOFTWARE, LLC - JamfNow subscription	2/28/2026
19997	ONE TIME COUNTYPCARD	10012510	Information Technology	10012510 460143	Software Licenses	0	2026	9	INV	$ 710.04		0	166835	BADGEPASS - BadgeHub subscription	2/28/2026
19997	ONE TIME COUNTYPCARD	10012510	Information Technology	10012510 460143	Software Licenses	0	2026	9	INV	$ 479.67		0	166836	ZOHO - ManageEngine Mobile Device Manager Plus Clo	2/28/2026
				10012510 460143 Total						$ 1,453.71					
889	AMAZON MARKETPLACE	10012510	Information Technology	10012510 481070	Computer Equipment & Services	0	2026	9	INV	$ 170.00		0	166538	AMAZON - Getac chargers	2/28/2026
19997	ONE TIME COUNTYPCARD	10012510	Information Technology	10012510 481070	Computer Equipment & Services	0	2026	9	INV	$ 131.99		0	166539	BESTBUYCOM - Ram upgrade for computer	2/28/2026
				10012510 481070 Total						$ 301.99					
607	RICOH USA, INC.	10013200	Elections	10013200 431600	Contractual Services	20260004	2026	9	INV	$ 201.65	C033026	9914	41477733	COPIER-MAR 26	3/15/2026
				10013200 431600 Total						$ 201.65					
307	RYDER TRANSPORTATION	10013200	Elections	10013200 434101	Voting Machine Transportation	0	2026	9	INV	$ 8.93		0	166576	RYDER - DEF for van rental	2/28/2026
				10013200 434101 Total						$ 8.93					
291	CRYSTAL SPRINGS	10013200	Elections	10013200 451300	Water & Sewer Service	0	2026	9	INV	$ 22.98	C033026	9866	23459504 011626	SPRING WTR-REGISTRAR	1/16/2026
291	CRYSTAL SPRINGS	10013200	Elections	10013200 451300	Water & Sewer Service	0	2026	9	INV	$ 57.78	C033026	9865	23459504 070425	SPRING WTR-REGISTRAR	7/4/2025
291	CRYSTAL SPRINGS	10013200	Elections	10013200 451300	Water & Sewer Service	0	2026	9	INV	$ 30.46	C033026	9866	23459504 092625	SPRING WTR-REGISTRAR	9/26/2025
291	CRYSTAL SPRINGS	10013200	Elections	10013200 451300	Water & Sewer Service	0	2026	9	INV	$ 21.48	C033026	9866	23459504 102425	SPRING WTR-REGISTRAR	10/24/2025
291	CRYSTAL SPRINGS	10013200	Elections	10013200 451300	Water & Sewer Service	0	2026	9	INV	$ 51.95	C033026	9865	23459504 112125	SPRING WTR-REGISTRAR	11/21/2025
				10013200 451300 Total						$ 184.65					
175	VERIZON WIRELESS	10013200	Elections	10013200 452320	Cell Phones	0	2026	9	INV	$ 147.78		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10013200	Elections	10013200 452320	Cell Phones	0	2026	9	INV	$ 140.80	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10013200 452320 Total						$ 288.58					
785	ROBERTA PATTON	10013200	Elections	10013200 455010	Mileage	0	2026	9	INV	$ 171.10	C033026	9917	03/23/26-03/24/26	236 MILES-VEBA CONFERENCE	3/26/2026
				10013200 455010 Total						$ 171.10					
889	AMAZON MARKETPLACE	10013200	Elections	10013200 455300	Food & Lodging	0	2026	9	INV	$ 32.29		0	166802	AMAZON - Snacks for Officers of Election training	2/28/2026
				10013200 455300 Total						$ 32.29					
1142	ELECTION CENTER	10013200	Elections	10013200 455400	Convention & Education	0	2026	9	INV	$ 459.00		0	166675	ELECTION CENTER - CERA Class #3 (Jen Stone)	2/28/2026
1142	ELECTION CENTER	10013200	Elections	10013200 455400	Convention & Education	0	2026	9	INV	$ 459.00		0	166676	ELECTION CENTER - CERA Class 3 (Jenny Couch)	2/28/2026
				10013200 455400 Total						$ 918.00					
9	BENJ. FRANKLIN PRINT	10013200	Elections	10013200 460012	Election Supplies	0	2026	9	INV	$ 309.00		0	166714	BENJ FRANKLIN PRINTIN - Paper for Ballot On Demand	2/28/2026
777	TRACTOR SUPPLY COMPA	10013200	Elections	10013200 460012	Election Supplies	0	2026	9	INV	$ 107.92		0	166713	TRACTOR SUPPLY CO - straps to secure voting machin	2/28/2026
				10013200 460012 Total						$ 416.92					
744	OFFICE DEPOT	10021100	Circuit Court - Judges Expense	10021100 460010	Office Supplies	0	2026	9	INV	$ 258.59		0	166617	ODP BUS - Office Supplies	2/28/2026
744	OFFICE DEPOT	10021100	Circuit Court - Judges Expense	10021100 460010	Office Supplies	0	2026	9	INV	$ 10.36		0	166618	ODP BUS - Office Supplies	2/28/2026
19997	ONE TIME COUNTYPCARD	10021100	Circuit Court - Judges Expense	10021100 460010	Office Supplies	0	2026	9	INV	$ 173.58		0	166750	At-A-Glance US - Calendars	2/28/2026
				10021100 460010 Total						$ 442.53					
291	CRYSTAL SPRINGS	10021200	General District Court	10021200 451300	Water & Sewer Service	0	2026	9	INV	$ 23.98	C033026	9866	23459828 011626	SPRING WTR-GDC	1/16/2026
291	CRYSTAL SPRINGS	10021200	General District Court	10021200 451300	Water & Sewer Service	0	2026	9	INV	$ 22.98	C033026	9866	23459828 021326	SPRING WTR-GDC	2/13/2026
291	CRYSTAL SPRINGS	10021200	General District Court	10021200 451300	Water & Sewer Service	0	2026	9	INV	$ 56.20	C033026	9865	23459828 070425	SPRING WTR-GDC	7/4/2025
291	CRYSTAL SPRINGS	10021200	General District Court	10021200 451300	Water & Sewer Service	0	2026	9	INV	$ 23.98	C033026	9866	23459828 080125	SPRING WTR-GDC	8/1/2025
291	CRYSTAL SPRINGS	10021200	General District Court	10021200 451300	Water & Sewer Service	0	2026	9	INV	$ 57.53	C033026	9865	23459828 082925	SPRING WTR-GDC	8/29/2025
291	CRYSTAL SPRINGS	10021200	General District Court	10021200 451300	Water & Sewer Service	0	2026	9	INV	$ 23.98	C033026	9866	23459828 092625	SPRING WTR-GDC	9/26/2025
291	CRYSTAL SPRINGS	10021200	General District Court	10021200 451300	Water & Sewer Service	0	2026	9	INV	$ 45.46	C033026	9865	23459828 102425	SPRING WTR-GDC	10/24/2025
291	CRYSTAL SPRINGS	10021200	General District Court	10021200 451300	Water & Sewer Service	0	2026	9	INV	$ 46.96	C033026	9865	23459828 112125	SPRING WTR-GDC	11/21/2025
291	CRYSTAL SPRINGS	10021200	General District Court	10021200 451300	Water & Sewer Service	0	2026	9	INV	$ 23.98	C033026	9866	23459828 121925	SPRING WTR-GDC	12/19/2025
				10021200 451300 Total						$ 325.05					
607	RICOH USA, INC.	10021200	General District Court	10021200 454100	Equipment Lease/Rental	20260008	2026	9	INV	$ 95.01	C033026	9914	41478671	COPIER-APR 26	3/15/2026
				10021200 454100 Total						$ 95.01					
441	VIRGINIA BUSINESS SY	10021600	Juvenile Domestic Court	10021600 435220	Copy Costs	20260006	2026	9	INV	$ 9.86	C033026	9934	41559258	COPIER 3/26/26-4/25/26; COPIES 1/26/26-2/25/26	3/22/2026
				10021600 435220 Total						$ 9.86					
441	VIRGINIA BUSINESS SY	10021600	Juvenile Domestic Court	10021600 454100	Equipment Lease/Rental	20260006	2026	9	INV	$ 121.13	C033026	9934	41559258	COPIER 3/26/26-4/25/26; COPIES 1/26/26-2/25/26	3/22/2026
				10021600 454100 Total						$ 121.13					
19999	TONI SEAY	10021600	Juvenile Domestic Court	10021600 455400	Convention & Education	0	2026	9	INV	$ 175.00	C033026	210819	T.SEAY 03/11/26	CLERK'S CONFERENCE REGISTRATION	3/11/2026
				10021600 455400 Total						$ 175.00					

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
779	VIRGINIA COUNCIL OF	10021600	Juvenile Domestic Court	10021600 458100	Dues & Association Memberships	0	2026	9	INV	$ 100.00	C033026	210848	TINSLEY 2026	MEMBER DUES	3/11/2026
				10021600 458100 Total						$ 100.00					
322	COTT SYSTEMS, INC	10021700	Clerk	10021700 435020	Microfilming	20260012	2026	9	INV	$ 2,280.00	C033026	9862	INV-577845	MTH HOSTED SOLUTION	3/3/2026
488	TREASURER OF VIRGINI	10021700	Clerk	10021700 435020	Microfilming	0	2026	9	INV	$ 2,121.60	C033026	210835	26-109C-RMS2	ANNUAL RECORDS MANAGEMENT	1/20/2026
				10021700 435020 Total						$ 4,401.60					
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 105.89	C033026	9865	23459939 011626	SPRING WTR-CIRCUIT COURT	1/16/2026
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 30.97	C033026	9866	23459939 021326	SPRING WTR-CIRCUIT COURT	2/13/2026
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 21.15	C033026	9866	23459939 031326	SPRING WTR-CIRCUIT COURT	3/13/2026
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 46.97	C033026	9865	23459939 070425	SPRING WTR-CIRCUIT COURT	7/4/2025
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 63.43	C033026	9865	23459939 080125	SPRING WTR-CIRCUIT COURT	8/1/2025
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 63.43	C033026	9865	23459939 082925	SPRING WTR-CIRCUIT COURT	8/29/2025
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 63.43	C033026	9865	23459939 092625	SPRING WTR-CIRCUIT COURT	9/26/2025
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 63.43	C033026	9865	23459939 102425	SPRING WTR-CIRCUIT COURT	10/24/2025
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 50.95	C033026	9865	23459939 112125	SPRING WTR-CIRCUIT COURT	11/21/2025
291	CRYSTAL SPRINGS	10021700	Clerk	10021700 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459939 121925	SPRING WTR-CIRCUIT COURT	12/19/2025
				10021700 451300 Total						$ 521.64					
607	RICOH USA, INC.	10021700	Clerk	10021700 454200	Copier Lease/Rental Of Equip.	20260014	2026	9	INV	$ 212.99	C033026	9914	41477708	COPIER-MAR 26	3/15/2026
				10021700 454200 Total						$ 212.99					
105	C.W. WARTHEN	10021700	Clerk	10021700 460010	Office Supplies	0	2026	9	INV	$ 406.52	C033026	9854	56541	ENVELOPES	10/20/2025
105	C.W. WARTHEN	10021700	Clerk	10021700 460010	Office Supplies	0	2026	9	INV	$ 935.72	C033026	9854	56638	CRIMINAL & CIVIL CASEBINDERS	2/16/2026
				10021700 460010 Total						$ 1,342.24					
291	CRYSTAL SPRINGS	10022100	Commonwealth's Attorney	10022100 451300	Water & Sewer Service	0	2026	9	INV	$ 19.49	C033026	9866	23459915 011626	SPRING WTR-COM ATTY	1/16/2026
291	CRYSTAL SPRINGS	10022100	Commonwealth's Attorney	10022100 451300	Water & Sewer Service	0	2026	9	INV	$ 69.93	C033026	9865	23459915 021326	SPRING WTR-COM ATTY	2/13/2026
291	CRYSTAL SPRINGS	10022100	Commonwealth's Attorney	10022100 451300	Water & Sewer Service	0	2026	9	INV	$ 52.97	C033026	9865	23459915 070425	SPRING WTR-COM ATTY	7/4/2025
291	CRYSTAL SPRINGS	10022100	Commonwealth's Attorney	10022100 451300	Water & Sewer Service	0	2026	9	INV	$ 70.92	C033026	9865	23459915 080125	SPRING WTR-COM ATTY	8/1/2025
291	CRYSTAL SPRINGS	10022100	Commonwealth's Attorney	10022100 451300	Water & Sewer Service	0	2026	9	INV	$ 108.87	C033026	9865	23459915 082925	SPRING WTR-COM ATTY	8/29/2025
291	CRYSTAL SPRINGS	10022100	Commonwealth's Attorney	10022100 451300	Water & Sewer Service	0	2026	9	INV	$ 70.92	C033026	9865	23459915 092625	SPRING WTR-COM ATTY	9/26/2025
291	CRYSTAL SPRINGS	10022100	Commonwealth's Attorney	10022100 451300	Water & Sewer Service	0	2026	9	INV	$ 39.95	C033026	9866	23459915 102425	SPRING WTR-COM ATTY	10/24/2025
291	CRYSTAL SPRINGS	10022100	Commonwealth's Attorney	10022100 451300	Water & Sewer Service	0	2026	9	INV	$ 74.92	C033026	9865	23459915 112125	SPRING WTR-COM ATTY	11/21/2025
				10022100 451300 Total						$ 507.97					
175	VERIZON WIRELESS	10022100	Commonwealth's Attorney	10022100 452320	Cell Phones	0	2026	9	INV	$ 259.63		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10022100	Commonwealth's Attorney	10022100 452320	Cell Phones	0	2026	9	INV	$ 221.76	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10022100 452320 Total						$ 481.39					
607	RICOH USA, INC.	10022100	Commonwealth's Attorney	10022100 454100	Equipment Lease/Rental	20260755	2026	9	INV	$ 203.00	C033026	9914	41478859	COPIER-MAR 26	3/15/2026
				10022100 454100 Total						$ 203.00					
323	STAPLES ADVANTAGE	10022100	Commonwealth's Attorney	10022100 460010	Office Supplies	0	2026	9	INV	$ 203.53	C033026	9922	6058897991	OFFICE SUPPLIES	3/21/2026
				10022100 460010 Total						$ 203.53					
175	VERIZON WIRELESS	10031030	Communications Center	10031030 452320	Cell Phones	0	2026	9	INV	$ 566.72		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10031030	Communications Center	10031030 452320	Cell Phones	0	2026	9	INV	$ 1,380.06	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10031030 452320 Total						$ 1,946.78					
353	APCO INTERNATIONAL	10031030	Communications Center	10031030 458401	EMD Program	0	2026	9	INV	$ 35.00		0	166870	APCO INTERNATIONAL INC - EMD Recertification (Nobl	2/28/2026
				10031030 458401 Total						$ 35.00					
495	TREASURER OF VIRGINI	10031200	Sheriff-Policing & Investigat	10031200 431101	Compensation of Coroners	0	2026	9	INV	$ 20.00	C033026	9929	02/19/26 EA	MED EXAM-E.ARNOLD	3/5/2026
				10031200 431101 Total						$ 20.00					
231	MIKE'S GLASS & MIRRO	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 539.00		0	166588	MIKES GLASS AND MIRROR - replace windshield in uni	2/28/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 144.00	C033026	9905	53401	23 FORD-INSPECTION, REPLACE TIRES	3/24/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 769.88	C033026	9905	53658	22 FORD-MAINT/REPAIRS,REPLACE TIRES	3/18/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 107.99	C033026	9905	53875	22 FORD-MAINT	3/3/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 175.00	C033026	9905	53922	16 FORD-REINSTALL SPOTLIGHT	3/11/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 90.00	C033026	9905	53957	22 FORD-MAINT	3/9/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 100.00	C033026	9905	53963	20 DODGE-MAINT	3/11/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 743.74	C033026	9905	53987	24 FORD-REPLACE BRAKE PADS/ROTORS	3/12/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 562.37	C033026	9905	54041	23 FORD-MAINT/REPAIRS	3/13/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 90.00	C033026	9905	54118	25 CHEVY-MAINT	3/18/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 80.00	C033026	9905	54119	16 FORD-DIAGNOSTIC, MAINT	3/13/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 1,103.74	C033026	9905	54130	19 FORD-MAINT/REPAIRS	3/23/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 100.00	C033026	9905	54143	20 FORD-MAINT	3/17/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 90.00	C033026	9905	54185	25 FORD-MAINT	3/18/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 183.00	C033026	9905	54196	21 FORD-MAINT,REPLACE TIRES	3/18/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 90.00	C033026	9905	54240	25 FORD-MAINT	3/20/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 90.00	C033026	9905	54245	21 FORD-MAINT	3/20/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 31.00	C033026	9905	54246	20 DODGE-REPLACE TIRES	3/23/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 209.99	C033026	9905	54247	20 FORD-DIAGNOSTIC,MAINT/REPAIR	3/20/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 214.00	C033026	9905	54265	23 FORD-MAINT,REPLACE TIRES	3/20/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 1,244.78	C033026	9905	54280	23 FORD-REPAIRS, REPLACE TIRES	3/24/2026
480	NAVARRES AUTO SERVIC	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 90.00	C033026	9905	54312	19 FORD-MAINT	3/24/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 11.99		0	166623	FLAGSTOP CAR WASH - car wash unit 128	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 16.00		0	166703	RICH SHINE CAR WASH - car wash unit 118	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 10.00		0	166762	DUDS SUDS CAR WASH - car wash-unit 107	2/28/2026
128	UNIVERSITY TIRE	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 500.00	C033026	210837	9012016	TIRES	3/12/2026
128	UNIVERSITY TIRE	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 375.00	C033026	210837	9012038	TIRES	3/18/2026
128	UNIVERSITY TIRE	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 625.00	C033026	210837	9012070	TIRES	3/23/2026
128	UNIVERSITY TIRE	10031200	Sheriff-Policing & Investigat	10031200 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 625.00	C033026	210837	9012079	TIRES	3/24/2026
				10031200 433110 Total						$ 9,011.48					
1048	PRO COLLISION CENTER	10031200	Sheriff-Policing & Investigat	10031200 433120	Accident Repairs	20261503	2026	9	INV	$ 9,285.87	C033026	9909	36164	Accident Repairs to K9 Vehicle	3/16/2026
				10031200 433120 Total						$ 9,285.87					
607	RICOH USA, INC.	10031200	Sheriff-Policing & Investigat	10031200 433202	Maint. of Equipment & Leases	20260005	2026	9	INV	$ 389.56	C033026	9914	41477712	COPIER-MAR 26	3/15/2026
338	TREASURER OF VIRGINI	10031200	Sheriff-Policing & Investigat	10031200 433202	Maint. of Equipment & Leases	0	2026	9	INV	$ 675.00	C033026	210833	97618	FIRE PREVENTION INSPECTION RECOVERY	1/7/2026
				10031200 433202 Total						$ 1,064.56					
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 66.94	C033026	9865	23459439 011626	SPRING WTR-LCSO	1/16/2026
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 77.92	C033026	9865	23459439 021326	SPRING WTR-LCSO	2/13/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 88.17	C033026	9865	23459439 031326	SPRING WTR-LCSO	3/13/2026
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 77.23	C033026	9865	23459439 070425	SPRING WTR-LCSO	7/4/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 283.83	C033026	9865	23459439 080125	SPRING WTR-LCSO	8/1/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 57.46	C033026	9865	23459439 082925	SPRING WTR-LCSO	8/29/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 251.20	C033026	9865	23459439 092625	SPRING WTR-LCSO	9/26/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 124.86	C033026	9865	23459439 102425	SPRING WTR-LCSO	10/24/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 95.90	C033026	9865	23459439 112125	SPRING WTR-LCSO	11/21/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 145.85	C033026	9865	23459439 121925	SPRING WTR-LCSO	12/19/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 58.94	C033026	9865	23469397 011626	SPRING WTR-RECORDS	1/16/2026
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 38.96	C033026	9866	23469397 021326	SPRING WTR-RECORDS	2/13/2026
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 22.73	C033026	9866	23469397 031326	SPRING WTR-RECORDS	3/13/2026
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 138.36	C033026	9865	23469397 070425	SPRING WTR-RECORDS	7/4/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23469397 080125	SPRING WTR-RECORDS	8/1/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 5.99	C033026	9866	23469397 082925	SPRING WTR-RECORDS	8/29/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 108.37	C033026	9865	23469397 092625	SPRING WTR-RECORDS	9/26/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 100.88	C033026	9865	23469397 102425	SPRING WTR-RECORDS	10/24/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23469397 112125	SPRING WTR-RECORDS	11/21/2025
291	CRYSTAL SPRINGS	10031200	Sheriff-Policing & Investigat	10031200 451300	Water & Sewer Service	0	2026	9	INV	$ 113.88	C033026	9865	23469397 121925	SPRING WTR-RECORDS	12/19/2025
				10031200 451300 Total						$ 1,881.45					
913	FEDEX	10031200	Sheriff-Policing & Investigat	10031200 452100	Postal Service/Postage	0	2026	9	INV	$ 10.91		0	166579	FEDEX - Shipping Charges	2/28/2026
				10031200 452100 Total						$ 10.91					
120	AT&T	10031200	Sheriff-Policing & Investigat	10031200 452300	Telecommunications	0	2026	9	INV	$ 398.00	C033026	210767	1152062112	LOUISA CO 911	3/7/2026
120	AT&T	10031200	Sheriff-Policing & Investigat	10031200 452300	Telecommunications	0	2026	9	INV	$ 398.00		0	166573	AT&T - Louisa Co 911	2/28/2026
120	AT&T	10031200	Sheriff-Policing & Investigat	10031200 452300	Telecommunications	0	2026	9	INV	$ 189.77	C033026	210766	3639243116	LOUISA CO 911	3/7/2026
1029	BRIGHTSPEED	10031200	Sheriff-Policing & Investigat	10031200 452300	Telecommunications	0	2026	9	INV	$ 36.00	C033026	210772	309327393 0326	EMERGENCY #	3/16/2026
876	VERIZON	10031200	Sheriff-Policing & Investigat	10031200 452300	Telecommunications	0	2026	9	INV	$ 60.32	C033026	210842	5563713 030426	SHERIFF MTH SVC	3/4/2026
876	VERIZON	10031200	Sheriff-Policing & Investigat	10031200 452300	Telecommunications	0	2026	9	INV	$ 184.66	C033026	210842	9671916 030726	SHERIFF FAX	3/7/2026
				10031200 452300 Total						$ 1,266.75					
120	AT&T	10031200	Sheriff-Policing & Investigat	10031200 452320	Cell Phones	0	2026	9	INV	$ 125.16		0	166572	AT&T - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10031200	Sheriff-Policing & Investigat	10031200 452320	Cell Phones	0	2026	9	INV	$ 6,254.09		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10031200	Sheriff-Policing & Investigat	10031200 452320	Cell Phones	0	2026	9	INV	$ 5,303.45	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10031200 452320 Total						$ 11,682.70					
621	COMCAST	10031200	Sheriff-Policing & Investigat	10031200 452341	Satellite Services	0	2026	9	INV	$ 28.00		0	166716	COMCAST - Satellite TV	2/28/2026
				10031200 452341 Total						$ 28.00					
500	FOOD LION, LLC	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 75.29		0	166799	FOOD LION - meal during Chaplain training/meeting	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 35.73		0	166554	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 28.13		0	166555	EL PUERTO MEXICAN GRILL - meal during Basic LE tra	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.58		0	166558	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 37.67		0	166649	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 16.85		0	166650	VALLEY PIKE FARM MARKET - meal during Basic LE tra	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.00		0	166651	BUFFALO WILD WNGS - meal during Basic LE training	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 16.85		0	166653	VALLEY PIKE FARM MARKET - meal during Basic LE tra	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.00		0	166655	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 15.71		0	166657	VALLEY PIKE FARM MARKET - meal during Basic LE tra	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 29.67		0	166659	BUFFALO WILD WNGS - meal during Basic LE training	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 16.28		0	166660	VALLEY PIKE FARM MARKET - meal during Basic LE tra	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.52		0	166674	HANOVER COUNTRY STORE - meal during ICS 300 traini	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 16.18		0	166683	HANOVER COUNTRY STORE - meal during ICS 300 traini	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 22.50		0	166695	OLIVE GARDEN - meal during Basic LE training at CS	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.72		0	166696	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 41.13		0	166700	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.00		0	166701	OLIVE GARDEN - meal during Basic LE training at CS	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 32.00		0	166776	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 27.99		0	166777	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 20.20		0	166779	CHILSS GRILL & BAR - meal during Basic LE training	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 12.92		0	166780	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 17.06		0	166781	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 33.23		0	166783	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 12.19		0	166786	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.00		0	166787	CHILSS GRILL & BAR - meal during Basic LE training	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 35.29		0	166875	OLIVE GARDEN - meal during Basic LE training at CS	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 14.39		0	166876	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.72		0	166877	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 7.83		0	166878	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 8.83		0	166879	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 8.83		0	166880	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 32.72		0	166881	OLIVE GARDEN - meal during Basic LE training at CS	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 12.07		0	166882	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 20.00		0	166884	BUFFALO WILD WNGS - meal during Basic LE training	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 35.00		0	166885	OLIVE GARDEN - meal during Basic LE training at CS	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.00		0	166888	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 8.27		0	166890	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 26.74		0	166891	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 23.15		0	166893	TEXAS ROADHOUSE - meal during Basic LE training at	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 9.58		0	166894	EXXON - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 14.00		0	166552	Subway - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 14.00		0	166553	Subway - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 14.00		0	166556	Subway - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 14.00		0	166557	Subway - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 14.00		0	166559	Subway - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 13.89		0	166560	Subway - meal during Basic LE training at CSCJTA	2/28/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 12.58		0	166652	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 12.58		0	166654	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 10.29		0	166658	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 11.78		0	166661	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 14.00		0	166697	Subway - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 14.90		0	166698	Subway - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 11.66		0	166699	Subway - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 13.11		0	166702	Subway - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 9.77		0	166778	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 6.44		0	166784	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 9.99		0	166785	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 9.39		0	166788	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 203.65		0	166798	SUBWAY - meal during Chaplain training/meeting	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 13.39		0	166883	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 9.12		0	166886	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 6.67		0	166887	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 11.78		0	166889	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 7.78		0	166892	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
891	SUBWAY	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 8.28		0	166895	SUBWAY - meal during Basic LE training at CSCJTA	2/28/2026
894	WALMART	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 30.48		0	166656	WALMART - meal during Basic LE training at CSCJTA	2/28/2026
894	WALMART	10031200	Sheriff-Policing & Investigat	10031200 455300	Food & Lodging	0	2026	9	INV	$ 4.36		0	166782	WALMART - meal during Basic LE training at CSCJTA	2/28/2026
				10031200 455300 Total						$ 1,538.71					
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455400	Convention & Education	0	2026	9	INV	$ 615.82		0	166770	PINNACLE TCI, LLC - Drug Enforcement for Modern Of	2/28/2026
				10031200 455400 Total						$ 615.82					
796	JON HUGH MOSS, PH.D.	10031200	Sheriff-Policing & Investigat	10031200 455600	Training & Physicals	0	2026	9	INV	$ 360.00	C033026	210791	JHM2026-011	POST-OFFER PSYCH EVAL	3/19/2026
54	LOUISA FAMILY PRACTI	10031200	Sheriff-Policing & Investigat	10031200 455600	Training & Physicals	0	2026	9	INV	$ 295.00	C033026	210804	K.THOMPSON 03/16/26	OFFICE VISIT, DRUG SCREEN, AUDIOGRAM	3/16/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 455600	Training & Physicals	0	2026	9	INV	$ 3,000.00		0	166754	VERNONPSYD, LLC - fitness for duty evaluation	2/28/2026
				10031200 455600 Total						$ 3,655.00					
294	SHERIFF PETTY CASH	10031200	Sheriff-Policing & Investigat	10031200 458100	Dues & Association Memberships	0	2026	9	INV	$ 100.00	C033026	210827	262438	MOORE-VLEPSC DUES	3/10/2026
				10031200 458100 Total						$ 100.00					
279	MO-JOHNS RENTALS COR	10031200	Sheriff-Policing & Investigat	10031200 458750	Firing Range	0	2026	9	INV	$ 128.75	C033026	9903	38475	PORTABLE TOILET	3/2/2026
				10031200 458750 Total						$ 128.75					
435	ALBEMARLE VETERINARY	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 564.37	C033026	210764	991504877	LEON-EXAM, MEDS, VACCINES	3/6/2026
435	ALBEMARLE VETERINARY	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 596.87	C033026	210764	991505181	ATRAX-EXAM, MEDS	3/25/2026
435	ALBEMARLE VETERINARY	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 363.56	C033026	210764	991505191	PIP-EXAM, MEDS	3/25/2026
435	ALBEMARLE VETERINARY	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	CRM	$ (43.94)	C033026	210764	CR-991502979	CREDIT	11/15/2025
895	LOWES	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ (27.62)		0	166862	LOWES - Credit for sales tax	2/28/2026
895	LOWES	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 548.76		0	166863	LOWES - pavers, roof and misc items for K9 Leon's	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 207.44		0	166722	ELITE K9 - Ultra Scent Case for K9 training	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 158.50		0	166809	STICKER MULE - K9 Pip and K9 Caky stickers	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 311.88		0	166815	RAY ALLEN MANUFACTURING - dog collar, leash, and w	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 246.00		0	166817	E-COLLAR TECHNOLOGIES INC - e-collar for K9 Leon	2/28/2026
904	PACKTRACK	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 140.00		0	166814	PACKTRACK - Handler yearly subscription (Koss)	2/28/2026
777	TRACTOR SUPPLY COMPA	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 173.97		0	166622	TRACTOR SUPPLY CO - dog food and greenies for K9 C	2/28/2026
777	TRACTOR SUPPLY COMPA	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 15.08		0	166638	TRACTOR SUPPLY - dog food for K9 Pip	2/28/2026
777	TRACTOR SUPPLY COMPA	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 770.52		0	166861	TRACTOR SUPPLY CO - dog kennel, dog food, water bo	2/28/2026
777	TRACTOR SUPPLY COMPA	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 63.74		0	166864	TRACTOR SUPPLY CO - dog food for K9 Pip	2/28/2026
390	VPWDA	10031200	Sheriff-Policing & Investigat	10031200 458760	K-9 Drug Dog	0	2026	9	INV	$ 30.00		0	166816	VIRGINIA POLICE WORK - VPWDA membership fee for De	2/28/2026
				10031200 458760 Total						$ 4,119.13					
889	AMAZON MARKETPLACE	10031200	Sheriff-Policing & Investigat	10031200 458790	Community Policing Programs	0	2026	9	INV	$ 24.27		0	166813	AMAZON - dividers and fire extinguishers	2/28/2026
500	FOOD LION, LLC	10031200	Sheriff-Policing & Investigat	10031200 458790	Community Policing Programs	0	2026	9	INV	$ 258.27		0	166811	FOOD LION - drinks for Bloodhound Seminar and snac	2/28/2026
				10031200 458790 Total						$ 282.54					
889	AMAZON MARKETPLACE	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 36.27		0	166602	AMAZON - screen protectors plus $6.99 shipping	2/28/2026
889	AMAZON MARKETPLACE	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 98.76		0	166603	AMAZON - car chargers	2/28/2026
889	AMAZON MARKETPLACE	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 875.98		0	166721	AMAZON - iFak kits, first aid kits and fire exting	2/28/2026
889	AMAZON MARKETPLACE	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 135.60		0	166789	AMAZON - misc flash drives	2/28/2026
889	AMAZON MARKETPLACE	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 356.66		0	166813	AMAZON - dividers and fire extinguishers	2/28/2026
1302	DIVERSITY GRAPHIC	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 2,031.25	C033026	210779	17-945168	TICKETS	3/20/2026
497	IMPRESSION PRINTING	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 1,244.64	C033026	9884	70354	TAKE HOME BAGS W/ IMPRINT	3/10/2026
408	MOTOROLA SOLUTIONS,	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 316.20	C033026	9904	8282294349	EARPIECE (5)	3/11/2026
1311	NORTHWEST ACE HARDWA	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 24.29	C033026	210808	109268	PADLOCK	3/11/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 221.59		0	166561	WWW.STARTPROMOTING.COM - FBI-LEEDA training pictur	2/28/2026
294	SHERIFF PETTY CASH	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 98.50	C033026	210827	262437	MOORE-OFFICE SUPPLIES	3/5/2026
323	STAPLES ADVANTAGE	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 44.02	C033026	9922	6057868535	OFFICE SUPPLIES	3/6/2026
323	STAPLES ADVANTAGE	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 99.37	C033026	9922	6059120987	OFFICE SUPPLIES	3/25/2026
99	VIRGINIA CUSTOM BUIL	10031200	Sheriff-Policing & Investigat	10031200 460010	Office Supplies	0	2026	9	INV	$ 600.00	C033026	210849	01/01/26-03/31/26	STORAGE RENTAL	3/7/2026
				10031200 460010 Total						$ 6,183.13					
543	MANSFIELD OIL COMPAN	10031200	Sheriff-Policing & Investigat	10031200 460080	Gasoline & Diesel	0	2026	9	INV	$ 8,615.18	C033026	9899	1180250	GAS	3/17/2026
				10031200 460080 Total						$ 8,615.18					
889	AMAZON MARKETPLACE	10031200	Sheriff-Policing & Investigat	10031200 460090	Vehicle Supplies	0	2026	9	INV	$ 100.75		0	166896	AMAZON - multibank charger and harness	2/28/2026
48	AUTOZONE, INC.	10031200	Sheriff-Policing & Investigat	10031200 460090	Vehicle Supplies	0	2026	9	INV	$ 168.99	C033026	210768	04678851972	BATTERY	2/3/2026
48	AUTOZONE, INC.	10031200	Sheriff-Policing & Investigat	10031200 460090	Vehicle Supplies	0	2026	9	INV	$ 7.34	C033026	210768	04678860870	WINDSHIELD WASHER FLUID	2/19/2026
48	AUTOZONE, INC.	10031200	Sheriff-Policing & Investigat	10031200 460090	Vehicle Supplies	0	2026	9	CRM	$ (168.99)	C033026	210768	CR-04678852050	CREDIT-BATTERY	2/3/2026
1311	NORTHWEST ACE HARDWA	10031200	Sheriff-Policing & Investigat	10031200 460090	Vehicle Supplies	0	2026	9	INV	$ 23.38	C033026	210808	109344	VEHICLE SUPPLIES	3/20/2026
777	TRACTOR SUPPLY COMPA	10031200	Sheriff-Policing & Investigat	10031200 460090	Vehicle Supplies	0	2026	9	INV	$ 38.95		0	166717	TRACTOR SUPPLY CO - wheel chocks and lock pins	2/28/2026
				10031200 460090 Total						$ 170.42					
576	GALLS, LLC	10031200	Sheriff-Policing & Investigat	10031200 460110	Uniforms	0	2026	9	INV	$ 321.71	C033026	9874	034217393	BOOTS, BATONS, NAMEPLATES, BELT	2/26/2026
576	GALLS, LLC	10031200	Sheriff-Policing & Investigat	10031200 460110	Uniforms	0	2026	9	INV	$ 116.34	C033026	9874	034236883	HAT	2/27/2026
19999	MICHAEL STONEMAN	10031200	Sheriff-Policing & Investigat	10031200 460110	Uniforms	0	2026	9	INV	$ 382.66	C033026	210817	M.STONEMAN 02/22/26	CLOTHING REIMB	2/22/2026
1311	NORTHWEST ACE HARDWA	10031200	Sheriff-Policing & Investigat	10031200 460110	Uniforms	0	2026	9	INV	$ 35.98	C033026	210808	109312	SAFETY VESTS	3/17/2026
294	SHERIFF PETTY CASH	10031200	Sheriff-Policing & Investigat	10031200 460110	Uniforms	0	2026	9	INV	$ 110.00	C033026	210827	262436	CUSTOM DESIGNS-APPLY LOGO TO UNIFORM APPAREL	3/5/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
324	SHIRLEY A. HARRIS	10031200	Sheriff-Policing & Investigat	10031200 460110	Uniforms	0	2026	9	INV	$ 16.00	C033026	210828	349572	UNIFORM ALTERATIONS	3/16/2026
489	WITMER PUBLIC SAFETY	10031200	Sheriff-Policing & Investigat	10031200 460110	Uniforms	0	2026	9	INV	$ 378.15		0	166812	WPSG, INC. - 5.11 shirts for detectives-will be lo	2/28/2026
				10031200 460110 Total						$ 1,360.84					
889	AMAZON MARKETPLACE	10031200	Sheriff-Policing & Investigat	10031200 460114	Investigative Supplies	0	2026	9	INV	$ 360.01		0	166723	AMAZON - replacement printer for evidence labels	2/28/2026
1007	BARN OWL	10031200	Sheriff-Policing & Investigat	10031200 460114	Investigative Supplies	0	2026	9	INV	$ 42.00		0	166581	BARN OWL TECH - remote camera connection fee	2/28/2026
222	TREASURER OF VIRGINI	10031200	Sheriff-Policing & Investigat	10031200 460114	Investigative Supplies	0	2026	9	INV	$ 1,908.00		0	166524	VA DEPT OF AG AND CONS SV - Pathology Exams	2/28/2026
				10031200 460114 Total						$ 2,310.01					
1003	ADOBE	10031200	Sheriff-Policing & Investigat	10031200 460143	Software Licenses	0	2026	9	INV	$ 19.99		0	166830	Adobe Inc - monthly fee for Adobe Acrobat Pro DC p	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 460143	Software Licenses	0	2026	9	INV	$ 7.00		0	166513	Google Workspace louisaco - monthly fee for Google	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 460143	Software Licenses	0	2026	9	INV	$ 2.99		0	166528	APPLE.COM/BILL - monthly fee for iCloud storage	2/28/2026
19997	ONE TIME COUNTYPCARD	10031200	Sheriff-Policing & Investigat	10031200 460143	Software Licenses	0	2026	9	INV	$ 53.88		0	166810	QUICKEN INC -yearly fee for Quicken for sheriff's	2/28/2026
				10031200 460143 Total						$ 83.86					
1029	BRIGHTSPEED	10031400	E-911 Maintenance	10031400 438410	Contracted Svcs - NG911	0	2026	9	INV	$ 239.00	C033026	210772	309866125 0326	LOUISA CO 911	3/16/2026
				10031400 438410 Total						$ 239.00					
15	CENTRAL VIRGINIA ELE	10031400	E-911 Maintenance	10031400 451110	Electrical Services - Towers	0	2026	9	INV	$ 304.43		0	166517	CVEC - ZC 911 Tower	2/28/2026
416	DOMINION ENERGY VIRG	10031400	E-911 Maintenance	10031400 451110	Electrical Services - Towers	0	2026	9	INV	$ 215.66	C033026	210780	2096926718 0326	PORTER TOWN RD TOWER	3/18/2026
416	DOMINION ENERGY VIRG	10031400	E-911 Maintenance	10031400 451110	Electrical Services - Towers	0	2026	9	INV	$ 384.23	C033026	210780	3483994244 0326	MCDONALD ST RADIO TOWER	3/19/2026
				10031400 451110 Total						$ 904.32					
749	CROWN CASTLE	10031400	E-911 Maintenance	10031400 454210	Tower Lease	20260245	2026	9	INV	$ 537.32	C033026	9864	51160063	Lake Anna Tower Rent	3/30/2026
				10031400 454210 Total						$ 537.32					
952	VCU HEALTH	10032200	Volunteer Fire & Rescue Assist	10032200 431600	Contractual Services	20260105	2026	9	INV	$ 7,470.00	C033026	210841	CINV-00009228	OMD Contract Services	3/24/2026
				10032200 431600 Total						$ 7,470.00					
1001	FACEBOOK	10032200	Volunteer Fire & Rescue Assist	10032200 436050	Recruiting Advertising	0	2026	9	INV	$ 2.87		0	166901	FACEBOOK -advertisement	2/28/2026
				10032200 436050 Total						$ 2.87					
558	HAZEL PODBIELSKI	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 794.15	C033026	9880	HILTON 2/16-2/21/26	VAFCA CONFERENCE LODGING	3/16/2026
1425	KIEL SAMSING	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 2,000.00	C033026	210794	INV-000005	OFFICERS SUMMIT-TEACHING FEE	1/21/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 350.00		0	166624	VA FIRE CHIEFS ASSOC - VAFCA Conference (Podbielsk	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 1,500.00		0	166627	PAYPAL CARS RESCUE - Class Registration - MVFD Vol	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 125.00		0	166666	VA FIRE CHIEFS ASSOC - VAFCA Conference Registrati	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 125.00		0	166667	VA FIRE CHIEFS ASSOC - VAFCA Conference Registrati	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 125.00		0	166668	VA FIRE CHIEFS ASSOC - VAFCA Conference Registrati	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 125.00		0	166669	VA FIRE CHIEFS ASSOC - VAFCA Conference Registrati	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 125.00		0	166670	VA FIRE CHIEFS ASSOC - VAFCA Conference Registrati	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 125.00		0	166671	VA FIRE CHIEFS ASSOC - VAFCA Conference Registrati	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 173.00		0	166794	AEC - PALS ecard (A. Thomas)	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 210.00		0	166899	AEC - CPR cards	2/28/2026
19997	ONE TIME COUNTYPCARD	10032200	Volunteer Fire & Rescue Assist	10032200 455400	Convention & Education	0	2026	9	INV	$ 47.28		0	166903	AEC - ACL/PALS Instructor ecards (H. Podbielski)	2/28/2026
				10032200 455400 Total						$ 5,824.43					
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 458403	Recruitment & Retention	0	2026	9	INV	$ 175.00	C033026	9937	INV850500	HELMET SHIELDS	3/6/2026
				10032200 458403 Total						$ 175.00					
448	LAKE REGION REPAIR	10032200	Volunteer Fire & Rescue Assist	10032200 458415	Water Rescue	0	2026	9	INV	$ 345.23	C033026	210798	31675	08 MAKO-REPAIRS	3/25/2026
448	LAKE REGION REPAIR	10032200	Volunteer Fire & Rescue Assist	10032200 458415	Water Rescue	0	2026	9	INV	$ 157.16	C033026	210798	3206	OIL FOR BOAT	7/3/2025
				10032200 458415 Total						$ 502.39					
612	ROBERT'S OXYGEN	10032200	Volunteer Fire & Rescue Assist	10032200 460017	Compress Gases	20260833	2026	9	INV	$ 44.17	C033026	9916	229601	NBFRS-Oxygen/Cylinder Rental	3/10/2026
612	ROBERT'S OXYGEN	10032200	Volunteer Fire & Rescue Assist	10032200 460017	Compress Gases	20260833	2026	9	INV	$ 29.50	C033026	9916	231498	ZCVFD-Oxygen/Cylinder Rental	3/10/2026
612	ROBERT'S OXYGEN	10032200	Volunteer Fire & Rescue Assist	10032200 460017	Compress Gases	20260833	2026	9	INV	$ 41.35	C033026	9916	257419	NBFRS-Oxygen/Cylinder Rental	3/23/2026
612	ROBERT'S OXYGEN	10032200	Volunteer Fire & Rescue Assist	10032200 460017	Compress Gases	20260833	2026	9	INV	$ 27.25	C033026	9916	261733	ZCVFD-Oxygen/Cylinder Rental	3/24/2026
				10032200 460017 Total						$ 142.27					
612	ROBERT'S OXYGEN	10032200	Volunteer Fire & Rescue Assist	10032200 460017 FS1	Compress Gases	20260833	2026	9	INV	$ 51.46	C033026	9916	231392	LVFD-Oxygen/Cylinder Rental	3/10/2026
				10032200 460017 FS1 Total						$ 51.46					
612	ROBERT'S OXYGEN	10032200	Volunteer Fire & Rescue Assist	10032200 460017 FS5	Compress Gases	20260833	2026	9	INV	$ 46.96	C033026	9916	244072	LCVFD-Oxygen/Cylinder Rental	3/16/2026
				10032200 460017 FS5 Total						$ 46.96					
612	ROBERT'S OXYGEN	10032200	Volunteer Fire & Rescue Assist	10032200 460017 RS4	Compress Gases	20260833	2026	9	INV	$ 34.30	C033026	9916	257343	HGVRS-Oxygen/Cylinder Rental	3/23/2026
				10032200 460017 RS4 Total						$ 34.30					
895	LOWES	10032200	Volunteer Fire & Rescue Assist	10032200 460056	Fire Training Center Supplies	0	2026	9	INV	$ 143.04		0	166854	LOWES - Wood for Training Center	2/28/2026
22	PYE BARKER FIRE	10032200	Volunteer Fire & Rescue Assist	10032200 460056	Fire Training Center Supplies	0	2026	9	INV	$ 500.00	C033026	9910	IV01005408	FLARES	3/9/2026
				10032200 460056 Total						$ 643.04					
378	GEAR WASH	10032200	Volunteer Fire & Rescue Assist	10032200 460110	Uniforms	0	2026	9	INV	$ 289.31	C033026	210786	11-2932	UNIFORM ALTERATIONS	3/12/2026
1333	GREEN SPRINGS APPARE	10032200	Volunteer Fire & Rescue Assist	10032200 460110	Uniforms	0	2026	9	INV	$ 90.00	C033026	9876	0356	JOB SHIRT W/ EMBROIDERY	3/22/2026
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110	Uniforms	0	2026	9	INV	$ 304.00	C033026	9937	INV848128	PANTS	3/3/2026
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110	Uniforms	0	2026	9	INV	$ 52.00	C033026	9937	INV857978	HELMET SHIELDS	3/18/2026
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110	Uniforms	0	2026	9	INV	$ 344.00	C033026	9937	INV858013	PANTS	3/18/2026
				10032200 460110 Total						$ 1,079.31					
884	MES	10032200	Volunteer Fire & Rescue Assist	10032200 460110 FS5	Uniforms	20261517	2026	9	INV	$ 681.47	C033026	9900	IN2472049	Gear for LCVFD members	3/26/2026
				10032200 460110 FS5 Total						$ 681.47					
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110 RS1	Uniforms	0	2026	9	INV	$ 70.00	C033026	9938	INV848716	PANTS	3/4/2026
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110 RS1	Uniforms	0	2026	9	INV	$ 40.00	C033026	9938	INV851738	BELT	3/9/2026
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110 RS1	Uniforms	0	2026	9	INV	$ 260.00	C033026	9938	INV852785	PANTS, BOOTS, BELT	3/10/2026
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110 RS1	Uniforms	0	2026	9	INV	$ 170.00	C033026	9938	INV852993	BOOTS	3/10/2026
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110 RS1	Uniforms	0	2026	9	INV	$ 70.00	C033026	9938	INV853176	PANTS	3/10/2026
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110 RS1	Uniforms	0	2026	9	INV	$ 235.00	C033026	9938	INV859103	BOOTS, PANTS, BELT	3/19/2026
489	WITMER PUBLIC SAFETY	10032200	Volunteer Fire & Rescue Assist	10032200 460110 RS1	Uniforms	0	2026	9	INV	$ 70.00	C033026	9938	INV860603	PANTS	3/23/2026
				10032200 460110 RS1 Total						$ 915.00					
1105	HOME PARAMOUNT PEST	10032201	Louisa Volunteer Fire	10032201 431630	Pest Control Services	20260028	2026	9	INV	$ 20.94	C033026	9883	52357C	Pest Control	3/9/2026
				10032201 431630 Total						$ 20.94					
598	ATLANTIC EMERGENCY S	10032201	Louisa Volunteer Fire	10032201 433110	Repairs & Maint. of Vehicles	20261672	2026	9	INV	$ 10,823.06	C033026	9845	17488ALB	Repairs to Engine 1	3/25/2026
				10032201 433110 Total						$ 10,823.06					
149	BESLEY IMPLEMENTS	10032201	Louisa Volunteer Fire	10032201 433210	Other Equipment Repair/Maint	0	2026	9	INV	$ 25.00	C033026	9849	43617	SHARPEN CHAINS	9/5/2025
				10032201 433210 Total						$ 25.00					
416	DOMINION ENERGY VIRG	10032201	Louisa Volunteer Fire	10032201 451100	Electrical Service	0	2026	9	INV	$ 15.11	C033026	210780	2886683479 0326	FREDERICKSBURG RD	3/23/2026
416	DOMINION ENERGY VIRG	10032201	Louisa Volunteer Fire	10032201 451100	Electrical Service	0	2026	9	INV	$ 15.11	C033026	210780	5255950007 0326	RT 628	3/20/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
416	DOMINION ENERGY VIRG	10032201	Louisa Volunteer Fire	10032201 451100	Electrical Service	0	2026	9	INV	$ 432.55	C033026	210780	7229781153 0326	302 E MAIN ST	3/20/2026
416	DOMINION ENERGY VIRG	10032201	Louisa Volunteer Fire	10032201 451100	Electrical Service	0	2026	9	INV	$ 31.46	C033026	210780	7526180919 0326	FAIRGROUNDS	3/20/2026
416	DOMINION ENERGY VIRG	10032201	Louisa Volunteer Fire	10032201 451100	Electrical Service	0	2026	9	INV	$ 533.00	C033026	210780	9723902509 0326	300 E MAIN ST	3/20/2026
				10032201 451100 Total						$ 1,027.23					
860	FOSTER FUELS INC.	10032201	Louisa Volunteer Fire	10032201 451200	Heating Service	0	2026	9	INV	$ 169.53	C033026	9873	2437506	PROPANE-LVFD	3/4/2026
860	FOSTER FUELS INC.	10032201	Louisa Volunteer Fire	10032201 451200	Heating Service	0	2026	9	INV	$ 315.99	C033026	9873	2450021	PROPANE-LVFD	3/16/2026
				10032201 451200 Total						$ 485.52					
291	CRYSTAL SPRINGS	10032201	Louisa Volunteer Fire	10032201 451300	Water & Sewer Service	0	2026	9	INV	$ 142.22	C033026	9865	23459654 070425	SPRING WTR-LVFD	7/4/2025
291	CRYSTAL SPRINGS	10032201	Louisa Volunteer Fire	10032201 451300	Water & Sewer Service	0	2026	9	INV	$ 316.86	C033026	9865	23459654 080125	SPRING WTR-LVFD	8/1/2025
291	CRYSTAL SPRINGS	10032201	Louisa Volunteer Fire	10032201 451300	Water & Sewer Service	0	2026	9	INV	$ 189.67	C033026	9865	23459654 082925	SPRING WTR-LVFD	8/29/2025
				10032201 451300 Total						$ 648.75					
621	COMCAST	10032201	Louisa Volunteer Fire	10032201 452300	Telecommunications	0	2026	9	INV	$ 101.83		0	166677	COMCAST - LVFD Phones & Internet Svc	2/28/2026
				10032201 452300 Total						$ 101.83					
621	COMCAST	10032201	Louisa Volunteer Fire	10032201 452311	Internet Service Fees	0	2026	9	INV	$ 166.43		0	166677	COMCAST - LVFD Phones & Internet Svc	2/28/2026
				10032201 452311 Total						$ 166.43					
323	STAPLES ADVANTAGE	10032201	Louisa Volunteer Fire	10032201 460010	Office Supplies	0	2026	9	INV	$ 112.47	C033026	9922	6059045113	OFFICE SUPPLIES	3/24/2026
				10032201 460010 Total						$ 112.47					
1311	NORTHWEST ACE HARDWA	10032201	Louisa Volunteer Fire	10032201 460051	Building Supplies	0	2026	9	INV	$ 20.32	C033026	210810	109233	BUILDING SUPPLIES	3/6/2026
1311	NORTHWEST ACE HARDWA	10032201	Louisa Volunteer Fire	10032201 460051	Building Supplies	0	2026	9	INV	$ 134.99	C033026	210808	109263	KEYPAD ENTRY	3/10/2026
1311	NORTHWEST ACE HARDWA	10032201	Louisa Volunteer Fire	10032201 460051	Building Supplies	0	2026	9	INV	$ 8.07	C033026	210808	109276	KEYS	3/11/2026
				10032201 460051 Total						$ 163.38					
543	MANSFIELD OIL COMPAN	10032201	Louisa Volunteer Fire	10032201 460080	Gasoline & Diesel	0	2026	9	INV	$ 219.73	C033026	9899	1180250	GAS	3/17/2026
				10032201 460080 Total						$ 219.73					
1105	HOME PARAMOUNT PEST	10032202	Mineral Volunteer Fire	10032202 431630	Pest Control Services	20260028	2026	9	INV	$ 35.90	C033026	9883	52357C	Pest Control	3/9/2026
				10032202 431630 Total						$ 35.90					
291	CRYSTAL SPRINGS	10032202	Mineral Volunteer Fire	10032202 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459722 031326	SPRING WTR-MVFD	3/13/2026
				10032202 451300 Total						$ 11.99					
543	MANSFIELD OIL COMPAN	10032202	Mineral Volunteer Fire	10032202 460080	Gasoline & Diesel	0	2026	9	INV	$ 763.33	C033026	9899	1180250	GAS	3/17/2026
				10032202 460080 Total						$ 763.33					
637	TIDEWATER FLEET SUPP	10032202	Mineral Volunteer Fire	10032202 460090	Vehicle Supplies	0	2026	9	INV	$ 2,560.42	C033026	9926	11IN003247	EQUIPMENT	1/26/2026
				10032202 460090 Total						$ 2,560.42					
802	HAYMAKER AUTO REPAIR	10032203	Bumpass Volunteer Fire	10032203 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 52.53	C033026	9879	476572-126345	95 FREIGHTLINER-INSPECTION	1/8/2026
802	HAYMAKER AUTO REPAIR	10032203	Bumpass Volunteer Fire	10032203 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 51.00	C033026	9879	476572-127252	25 FREIGHTLINER-INSPECTION	3/6/2026
638	JOE'S REPAIR SERVICE	10032203	Bumpass Volunteer Fire	10032203 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 4,913.94	C033026	9889	6888	ENGINE 3-PM MAINT	3/9/2026
				10032203 433110 Total						$ 5,017.47					
622	AIR-CARE, INC.	10032203	Bumpass Volunteer Fire	10032203 433210	Other Equipment Repair/Maint	0	2026	9	INV	$ 1,280.00	C033026	9840	29997	PM SVC ON EQUIP/TOOLS	2/16/2026
648	CUMMINS SALES AND SE	10032203	Bumpass Volunteer Fire	10032203 433210	Other Equipment Repair/Maint	0	2026	9	INV	$ 1,885.41	C033026	9868	L3-260388096	GENERATOR REPAIRS	3/13/2026
				10032203 433210 Total						$ 3,165.41					
72	RAPPAHANNOCK ELECTRI	10032203	Bumpass Volunteer Fire	10032203 451100	Electrical Service	0	2026	9	INV	$ 372.40	C033026	210824	107612001 0326	BVFD ELECTRIC	3/18/2026
72	RAPPAHANNOCK ELECTRI	10032203	Bumpass Volunteer Fire	10032203 451100	Electrical Service	0	2026	9	INV	$ 530.54	C033026	210824	107612002 0326	BVFD ELECTRIC	3/18/2026
72	RAPPAHANNOCK ELECTRI	10032203	Bumpass Volunteer Fire	10032203 451100	Electrical Service	0	2026	9	INV	$ 13.51	C033026	210824	107612003 0326	BVFD ELECTRIC	3/18/2026
				10032203 451100 Total						$ 916.45					
175	VERIZON WIRELESS	10032203	Bumpass Volunteer Fire	10032203 452310	Internet Service Fees	0	2026	9	INV	$ 111.17		0	166569	VERIZON WIRELESS - BVFD Data Lines and Station Pho	2/28/2026
				10032203 452310 Total						$ 111.17					
387	DIRECTV	10032203	Bumpass Volunteer Fire	10032203 452341	Satellite Services	0	2026	9	INV	$ 169.99		0	166580	DIRECTV - BVFD Satellite TV	2/28/2026
				10032203 452341 Total						$ 169.99					
746	REPUBLIC SERVICES #4	10032204	Holly Grove Volunteer Fire	10032204 431611	Refuse Center Collect & Haulin	0	2026	9	INV	$ 473.15	C033026	9913	0410-000833309	TRASH REMOVAL	2/28/2026
				10032204 431611 Total						$ 473.15					
149	BESLEY IMPLEMENTS	10032204	Holly Grove Volunteer Fire	10032204 433210	Other Equipment Repair/Maint	0	2026	9	INV	$ 32.49	C033026	9846	47319	CHAINSAW REPAIRS	3/9/2026
1171	KEMP'S CORNER REPAIR	10032204	Holly Grove Volunteer Fire	10032204 433210	Other Equipment Repair/Maint	0	2026	9	INV	$ 68.43	C033026	210792	8927	CHAINSAW REPAIRS	3/10/2026
				10032204 433210 Total						$ 100.92					
860	FOSTER FUELS INC.	10032204	Holly Grove Volunteer Fire	10032204 451200	Heating Service	0	2026	9	INV	$ 757.33	C033026	9873	2437503	PROPANE-HGVFD	3/4/2026
				10032204 451200 Total						$ 757.33					
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 452300	Telecommunications	0	2026	9	INV	$ 63.43	C033026	9882	FIREFLY 03/01/26	PHONES & INTERNET SVC	3/1/2026
				10032204 452300 Total						$ 63.43					
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 452310	Internet Service Fees	0	2026	9	INV	$ 224.99	C033026	9882	FIREFLY 03/01/26	PHONES & INTERNET SVC	3/1/2026
				10032204 452310 Total						$ 224.99					
175	VERIZON WIRELESS	10032204	Holly Grove Volunteer Fire	10032204 452320	Cell Phones	0	2026	9	INV	$ 1,648.65		0	166568	VERIZON WIRELESS - HGVFD Cell Phones	2/28/2026
				10032204 452320 Total						$ 1,648.65					
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 452341	Satellite Services	0	2026	9	INV	$ 7.99	C033026	9882	NETFLIX 03/12/26	STREAMING SVC	3/12/2026
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 452341	Satellite Services	0	2026	9	INV	$ 8.99	C033026	9882	PARAMOUNT 03/12/26	STREAMING SVC	3/12/2026
				10032204 452341 Total						$ 16.98					
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 460051	Building Supplies	0	2026	9	INV	$ 29.20	C033026	9882	AMAZON 02/28/26	AIR FILTERS	2/28/2026
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 460051	Building Supplies	0	2026	9	INV	$ 11.98	C033026	9882	LOWE'S 03/09/26	SHUT OFF VALVE	3/9/2026
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 460051	Building Supplies	0	2026	9	INV	$ 86.61	C033026	9882	PRESSURE WORKS 02/26	ROLLERS FOR CONCRETE SEALER	2/26/2026
				10032204 460051 Total						$ 127.79					
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 460090	Vehicle Supplies	0	2026	9	INV	$ 128.99	C033026	9882	AUTOZONE 03/23/26	CODE READER FOR TRUCKS	3/23/2026
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 460090	Vehicle Supplies	0	2026	9	INV	$ 108.47	C033026	9882	M&M AUTO 03/06/26	HYDRAULIC HOSES	3/6/2026
				10032204 460090 Total						$ 237.46					
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 460092	Powered Equip Supplies	0	2026	9	INV	$ 39.99	C033026	9882	AMAZON 03/13/26	CHAINSAW SHARPENER KIT	3/13/2026
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 460092	Powered Equip Supplies	0	2026	9	INV	$ 55.64	C033026	9882	AMAZON 03/23/26	SPARK PLUGS FOR CHAINSAWS	3/23/2026
36	HOLLY GROVE VOLUNTEE	10032204	Holly Grove Volunteer Fire	10032204 460092	Powered Equip Supplies	0	2026	9	INV	$ 123.94	C033026	9882	HARBOR FREIGHT 03/26	ELEC TAPE, RATCHETS	3/23/2026
				10032204 460092 Total						$ 219.57					
489	WITMER PUBLIC SAFETY	10032204	Holly Grove Volunteer Fire	10032204 460110	Uniforms	0	2026	9	INV	$ 190.00	C033026	9939	INV850803	DRESS COAT	3/6/2026
				10032204 460110 Total						$ 190.00					
1101	FIRE STATION OUTFITT	10032204	Holly Grove Volunteer Fire	10032204 482003	Office Furniture	0	2026	9	INV	$ 985.00	C033026	210784	26-1033	RECLINER	1/28/2026
				10032204 482003 Total						$ 985.00					
746	REPUBLIC SERVICES #4	10032205	Locust Creek Volunteer Fire	10032205 431611	Refuse Center Collect & Haulin	0	2026	9	INV	$ 263.76	C033026	9913	0410-000833309	TRASH REMOVAL	2/28/2026
				10032205 431611 Total						$ 263.76					
860	FOSTER FUELS INC.	10032205	Locust Creek Volunteer Fire	10032205 451200	Heating Service	0	2026	9	INV	$ 400.43	C033026	9873	2437501	PROPANE-LCVFD	3/4/2026
				10032205 451200 Total						$ 400.43					

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
291	CRYSTAL SPRINGS	10032205	Locust Creek Volunteer Fire	10032205 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23460154 011626	SPRING WTR-LCVFD	1/16/2026
291	CRYSTAL SPRINGS	10032205	Locust Creek Volunteer Fire	10032205 451300	Water & Sewer Service	0	2026	9	INV	$ 30.97	C033026	9866	23460154 021326	SPRING WTR-LCVFD	2/13/2026
291	CRYSTAL SPRINGS	10032205	Locust Creek Volunteer Fire	10032205 451300	Water & Sewer Service	0	2026	9	INV	$ 64.87	C033026	9865	23460154 070425	SPRING WTR-LCVFD	7/4/2025
291	CRYSTAL SPRINGS	10032205	Locust Creek Volunteer Fire	10032205 451300	Water & Sewer Service	0	2026	9	INV	$ 137.34	C033026	9865	23460154 080125	SPRING WTR-LCVFD	8/1/2025
291	CRYSTAL SPRINGS	10032205	Locust Creek Volunteer Fire	10032205 451300	Water & Sewer Service	0	2026	9	INV	$ 115.85	C033026	9865	23460154 092625	SPRING WTR-LCVFD	9/26/2025
291	CRYSTAL SPRINGS	10032205	Locust Creek Volunteer Fire	10032205 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23460154 102425	SPRING WTR-LCVFD	10/24/2025
291	CRYSTAL SPRINGS	10032205	Locust Creek Volunteer Fire	10032205 451300	Water & Sewer Service	0	2026	9	INV	$ 131.85	C033026	9865	23460154 112125	SPRING WTR-LCVFD	11/21/2025
291	CRYSTAL SPRINGS	10032205	Locust Creek Volunteer Fire	10032205 451300	Water & Sewer Service	0	2026	9	INV	$ 82.91	C033026	9865	23460154 121925	SPRING WTR-LCVFD	12/19/2025
				10032205 451300 Total						$ 587.77					
1311	NORTHWEST ACE HARDWA	10032205	Locust Creek Volunteer Fire	10032205 460051	Building Supplies	0	2026	9	INV	$ 62.06	C033026	210807	109241	BUILDING SUPPLIES	3/8/2026
				10032205 460051 Total						$ 62.06					
746	REPUBLIC SERVICES #4	10032206	Trevilians Volunteer Fire	10032206 431611	Refuse Center Collect & Haulin	0	2026	9	INV	$ 104.73	C033026	9913	0410-000833309	TRASH REMOVAL	2/28/2026
				10032206 431611 Total						$ 104.73					
598	ATLANTIC EMERGENCY S	10032206	Trevilians Volunteer Fire	10032206 433110	Repairs & Maint. of Vehicles	20261627	2026	9	INV	$ 8,544.94	C033026	9845	17379ALB	Repairs to Engine 6	1/9/2026
				10032206 433110 Total						$ 8,544.94					
679	1ST CHOICE ELECTRICA	10032206	Trevilians Volunteer Fire	10032206 433140	Building Repair & Maintenance	0	2026	9	INV	$ 244.94	C033026	9839	26-3641	TROUBLESHOOT CAMERA ISSUE	2/5/2026
				10032206 433140 Total						$ 244.94					
622	AIR-CARE, INC.	10032206	Trevilians Volunteer Fire	10032206 433210	Other Equipment Repair/Maint	0	2026	9	INV	$ 507.74	C033026	9840	29629	COMPRESSOR SVC	1/12/2026
622	AIR-CARE, INC.	10032206	Trevilians Volunteer Fire	10032206 433210	Other Equipment Repair/Maint	0	2026	9	INV	$ 1,244.00	C033026	9840	29690	AIR QUALITY TESTING	1/14/2026
				10032206 433210 Total						$ 1,751.74					
72	RAPPAHANNOCK ELECTRI	10032206	Trevilians Volunteer Fire	10032206 451100	Electrical Service	0	2026	9	INV	$ 791.44	C033026	210824	323542001 0326	TVFD ELECTRIC	3/26/2026
72	RAPPAHANNOCK ELECTRI	10032206	Trevilians Volunteer Fire	10032206 451100	Electrical Service	0	2026	9	INV	$ 290.82	C033026	210824	323542002 0326	TVFD ELECTRIC	3/26/2026
				10032206 451100 Total						$ 1,082.26					
291	CRYSTAL SPRINGS	10032206	Trevilians Volunteer Fire	10032206 451300	Water & Sewer Service	0	2026	9	INV	$ 62.93	C033026	9865	23460178 021326	SPRING WTR-TVFD	2/13/2026
291	CRYSTAL SPRINGS	10032206	Trevilians Volunteer Fire	10032206 451300	Water & Sewer Service	0	2026	9	INV	$ 47.02	C033026	9865	23460178 070425	SPRING WTR-TVFD	7/4/2025
291	CRYSTAL SPRINGS	10032206	Trevilians Volunteer Fire	10032206 451300	Water & Sewer Service	0	2026	9	INV	$ 114.87	C033026	9865	23460178 080125	SPRING WTR-TVFD	8/1/2025
291	CRYSTAL SPRINGS	10032206	Trevilians Volunteer Fire	10032206 451300	Water & Sewer Service	0	2026	9	INV	$ 5.99	C033026	9866	23460178 082925	SPRING WTR-TVFD	8/29/2025
291	CRYSTAL SPRINGS	10032206	Trevilians Volunteer Fire	10032206 451300	Water & Sewer Service	0	2026	9	INV	$ 134.64	C033026	9865	23460178 092625	SPRING WTR-TVFD	9/26/2025
291	CRYSTAL SPRINGS	10032206	Trevilians Volunteer Fire	10032206 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23460178 102425	SPRING WTR-TVFD	10/24/2025
291	CRYSTAL SPRINGS	10032206	Trevilians Volunteer Fire	10032206 451300	Water & Sewer Service	0	2026	9	INV	$ 302.61	C033026	9865	23460178 112125	SPRING WTR-TVFD	11/21/2025
291	CRYSTAL SPRINGS	10032206	Trevilians Volunteer Fire	10032206 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23460178 121925	SPRING WTR-TVFD	12/19/2025
				10032206 451300 Total						$ 692.04					
877	VERIZON	10032206	Trevilians Volunteer Fire	10032206 452300	Telecommunications	0	2026	9	INV	$ 152.57	C033026	210845	9670868 030726	TVFD PHONES	3/7/2026
				10032206 452300 Total						$ 152.57					
264	FIREFLY FIBER BROADB	10032206	Trevilians Volunteer Fire	10032206 452310	Internet Service Fees	0	2026	9	INV	$ 81.99		0	166519	FIREFLY - Phones/Internet Svc	2/28/2026
				10032206 452310 Total						$ 81.99					
543	MANSFIELD OIL COMPAN	10032206	Trevilians Volunteer Fire	10032206 460080	Gasoline & Diesel	0	2026	9	INV	$ 656.59	C033026	9899	1180250	GAS	3/17/2026
				10032206 460080 Total						$ 656.59					
46	LOUISA AUTO PARTS, I	10032206	Trevilians Volunteer Fire	10032206 460090	Vehicle Supplies	0	2026	9	INV	$ 253.45	C033026	210801	659979	BATTERY, BOLT ON FUSE	3/13/2026
				10032206 460090 Total						$ 253.45					
277	UPDIKE INDUSTRIES, I	10032211	Louisa Volunteer Rescue	10032211 431611	Refuse Center Collect & Haulin	0	2026	9	INV	$ 32.06	C033026	210839	C247112	TRASH REMOVAL	3/15/2026
				10032211 431611 Total						$ 32.06					
1105	HOME PARAMOUNT PEST	10032211	Louisa Volunteer Rescue	10032211 431630	Pest Control Services	20260028	2026	9	INV	$ 20.94	C033026	9883	52357C	Pest Control	3/9/2026
				10032211 431630 Total						$ 20.94					
802	HAYMAKER AUTO REPAIR	10032211	Louisa Volunteer Rescue	10032211 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 509.10	C033026	9879	476572-127353	18 FORD-MAINT	3/12/2026
802	HAYMAKER AUTO REPAIR	10032211	Louisa Volunteer Rescue	10032211 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 386.30	C033026	9879	476572-127433	17 FORD-MAINT	3/19/2026
				10032211 433110 Total						$ 895.40					
55	LOUISA COUNTY RESCUE	10032211	Louisa Volunteer Rescue	10032211 433140	Building Repair & Maintenance	0	2026	9	INV	$ 995.00	C033026	9896	AWNINGS-22176CB	INSTALL AWNING & SHADE	3/16/2026
				10032211 433140 Total						$ 995.00					
416	DOMINION ENERGY VIRG	10032211	Louisa Volunteer Rescue	10032211 451100	Electrical Service	0	2026	9	INV	$ 347.11	C033026	210780	7035860001 0326	LCRS ELECTRIC	3/23/2026
				10032211 451100 Total						$ 347.11					
860	FOSTER FUELS INC.	10032211	Louisa Volunteer Rescue	10032211 451200	Heating Service	0	2026	9	INV	$ 224.89	C033026	9873	2450017	PROPANE-LCRS	3/16/2026
				10032211 451200 Total						$ 224.89					
291	CRYSTAL SPRINGS	10032211	Louisa Volunteer Rescue	10032211 451300	Water & Sewer Service	0	2026	9	INV	$ 42.96	C033026	9865	23467379 031326	SPRING WTR-LCRS	3/13/2026
				10032211 451300 Total						$ 42.96					
55	LOUISA COUNTY RESCUE	10032211	Louisa Volunteer Rescue	10032211 452300	Telecommunications	0	2026	9	INV	$ 319.93	C033026	9896	VERIZON 03/07/26	PHONES	3/7/2026
55	LOUISA COUNTY RESCUE	10032211	Louisa Volunteer Rescue	10032211 452300	Telecommunications	0	2026	9	INV	$ 14.29	C033026	9896	WINDSTREAM 03/12/26	LONG DISTANCE	3/12/2026
				10032211 452300 Total						$ 334.22					
55	LOUISA COUNTY RESCUE	10032211	Louisa Volunteer Rescue	10032211 452310	Internet Service Fees	0	2026	9	INV	$ 284.94	C033026	9896	COMCAST 03/10/26	INTERNET SVC	3/10/2026
				10032211 452310 Total						$ 284.94					
175	VERIZON WIRELESS	10032211	Louisa Volunteer Rescue	10032211 452320	Cell Phones	0	2026	9	INV	$ 234.18		0	166523	VERIZON WIRELESS - LCRS Cell Phones	2/28/2026
175	VERIZON WIRELESS	10032211	Louisa Volunteer Rescue	10032211 452320	Cell Phones	0	2026	9	INV	$ 234.18	C033026	210847	6138926685	LCRS CELL PHONES	3/19/2026
				10032211 452320 Total						$ 468.36					
55	LOUISA COUNTY RESCUE	10032211	Louisa Volunteer Rescue	10032211 452341	Satellite Services	0	2026	9	INV	$ 52.45	C033026	9896	COMCAST 03/17/26	SATELLITE TV	3/17/2026
				10032211 452341 Total						$ 52.45					
323	STAPLES ADVANTAGE	10032211	Louisa Volunteer Rescue	10032211 460010	Office Supplies	0	2026	9	INV	$ 42.49	C033026	9922	6058117575	OFFICE SUPPLIES	3/10/2026
				10032211 460010 Total						$ 42.49					
1311	NORTHWEST ACE HARDWA	10032211	Louisa Volunteer Rescue	10032211 460051	Building Supplies	0	2026	9	INV	$ 47.35	C033026	210809	109363	BUILDING SUPPLIES	3/23/2026
				10032211 460051 Total						$ 47.35					
543	MANSFIELD OIL COMPAN	10032211	Louisa Volunteer Rescue	10032211 460080	Gasoline & Diesel	0	2026	9	INV	$ 749.51	C033026	9899	1180250	GAS	3/17/2026
				10032211 460080 Total						$ 749.51					
278	ADVANCE AUTO PARTS	10032211	Louisa Volunteer Rescue	10032211 460090	Vehicle Supplies	0	2026	9	INV	$ 5.33	C033026	210763	2131605237882	VEHICLE SUPPLIES	2/21/2026
				10032211 460090 Total						$ 5.33					
72	RAPPAHANNOCK ELECTRI	10032213	Lake Anna Volunteer Rescue	10032213 451100	Electrical Service	0	2026	9	INV	$ 433.13	C033026	210824	299664001 0326	LARS ELECTRIC	3/18/2026
				10032213 451100 Total						$ 433.13					
860	FOSTER FUELS INC.	10032213	Lake Anna Volunteer Rescue	10032213 451200	Heating Service	0	2026	9	INV	$ 294.81	C033026	9873	2437504	PROPANE-LARS	3/4/2026
				10032213 451200 Total						$ 294.81					
543	MANSFIELD OIL COMPAN	10032213	Lake Anna Volunteer Rescue	10032213 460080	Gasoline & Diesel	0	2026	9	INV	$ 21.94	C033026	9899	1180250	GAS	3/17/2026
				10032213 460080 Total						$ 21.94					
1105	HOME PARAMOUNT PEST	10032214	Holly Grove Volunteer Rescue	10032214 431630	Pest Control Services	20260028	2026	9	INV	$ 20.94	C033026	9883	52357C	Pest Control	3/9/2026
				10032214 431630 Total						$ 20.94					

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
291	CRYSTAL SPRINGS	10032214	Holly Grove Volunteer Rescue	10032214 451300	Water & Sewer Service	0	2026	9	INV	$ 77.95	C033026	9865	23460221 031326	SPRING WTR-HGVRS	3/13/2026
				10032214 451300 Total						$ 77.95					
175	VERIZON WIRELESS	10032214	Holly Grove Volunteer Rescue	10032214 452320	Cell Phones	0	2026	9	INV	$ 35.37		0	166803	VERIZON WIRELESS - HGVRS Cell Phones	2/28/2026
				10032214 452320 Total						$ 35.37					
323	STAPLES ADVANTAGE	10032214	Holly Grove Volunteer Rescue	10032214 460010	Office Supplies	0	2026	9	INV	$ 94.06	C033026	9922	6059120986	OFFICE SUPPLIES	3/25/2026
				10032214 460010 Total						$ 94.06					
489	WITMER PUBLIC SAFETY	10032300	Fire & EMS	10032300 433210	Other Equipment Repair/Maint	0	2026	9	INV	$ 964.00	C033026	9937	INV854326	MSA EQUIP REPAIRS	3/12/2026
				10032300 433210 Total						$ 964.00					
291	CRYSTAL SPRINGS	10032300	Fire & EMS	10032300 451300	Water & Sewer Service	0	2026	9	INV	$ 106.88	C033026	9865	23460243 031326	SPRING WTR-ZCVFD	3/13/2026
291	CRYSTAL SPRINGS	10032300	Fire & EMS	10032300 451300	Water & Sewer Service	0	2026	9	INV	$ 174.88	C033026	9865	23462050 031326	SPRING WTR-NBFRS	3/13/2026
				10032300 451300 Total						$ 281.76					
264	FIREFLY FIBER BROADB	10032300	Fire & EMS	10032300 452300	Telecommunications	0	2026	9	INV	$ 63.43		0	166521	FIREFLY - ZCVFD Phones & Internet Svc	2/28/2026
				10032300 452300 Total						$ 63.43					
264	FIREFLY FIBER BROADB	10032300	Fire & EMS	10032300 452310	Internet Service Fees	0	2026	9	INV	$ 79.99		0	166521	FIREFLY - ZCVFD Phones & Internet Svc	2/28/2026
				10032300 452310 Total						$ 79.99					
1284	MARY WASHINGTON HEAL	10032300	Fire & EMS	10032300 455650	Physicals	0	2026	9	INV	$ 923.50	C033026	210805	700000261 03/09/26	FEMS PHYSICALS	3/9/2026
				10032300 455650 Total						$ 923.50					
19997	ONE TIME COUNTYPCARD	10032300	Fire & EMS	10032300 458100	Dues & Association Memberships	0	2026	9	INV	$ 120.00		0	166898	DHP-LICENSE FEE PAYMENT - Pharmacy License	2/28/2026
				10032300 458100 Total						$ 120.00					
443	BOUND TREE MEDICAL	10032300	Fire & EMS	10032300 460010	Office Supplies	0	2026	9	INV	$ 44.09	C033026	9852	86127386	CANISTER WALL BRACKET	3/9/2026
				10032300 460010 Total						$ 44.09					
889	AMAZON MARKETPLACE	10032300	Fire & EMS	10032300 460090	Vehicle Supplies	0	2026	9	INV	$ 144.00		0	166566	AMAZON - RIT bag supplies and carwash	2/28/2026
				10032300 460090 Total						$ 144.00					
889	AMAZON MARKETPLACE	10032300	Fire & EMS	10032300 460100	Other Operating Supplies	0	2026	9	INV	$ 459.99		0	166567	AMAZON - Printer for Drug box system	2/28/2026
1311	NORTHWEST ACE HARDWA	10032300	Fire & EMS	10032300 460100	Other Operating Supplies	0	2026	9	INV	$ 13.49	C033026	210808	109313	CAUTION TAPE	3/17/2026
1311	NORTHWEST ACE HARDWA	10032300	Fire & EMS	10032300 460100	Other Operating Supplies	0	2026	9	INV	$ 1.24	C033026	210810	109367	SCREWS	3/23/2026
22	PYE BARKER FIRE	10032300	Fire & EMS	10032300 460100	Other Operating Supplies	0	2026	9	INV	$ 700.00	C033026	9910	IV01011767	EXTINGUISHER	3/13/2026
				10032300 460100 Total						$ 1,174.72					
175	VERIZON WIRELESS	10032300	Fire & EMS	10032300 480050	Medical Equipment	0	2026	9	INV	$ 220.44		0	166522	VERIZON WIRELESS - Lifepak Modems	2/28/2026
				10032300 480050 Total						$ 220.44					
607	RICOH USA, INC.	10032400	Office Of Emergency Services	10032400 431600	Contractual Services	20260629	2026	9	INV	$ 147.24	C033026	9914	41477523	COPIER-APR 26	3/15/2026
607	RICOH USA, INC.	10032400	Office Of Emergency Services	10032400 431600	Contractual Services	20260759	2026	9	INV	$ 140.45	C033026	9914	41477525	COPIER-APR 26	3/15/2026
				10032400 431600 Total						$ 287.69					
291	CRYSTAL SPRINGS	10032400	Office Of Emergency Services	10032400 451300	Water & Sewer Service	0	2026	9	INV	$ 42.96	C033026	9865	23459589 011626	SPRING WTR-FEMS	1/16/2026
291	CRYSTAL SPRINGS	10032400	Office Of Emergency Services	10032400 451300	Water & Sewer Service	0	2026	9	INV	$ 30.97	C033026	9866	23459589 021326	SPRING WTR-FEMS	2/13/2026
291	CRYSTAL SPRINGS	10032400	Office Of Emergency Services	10032400 451300	Water & Sewer Service	0	2026	9	INV	$ 102.61	C033026	9865	23459589 070425	SPRING WTR-FEMS	7/4/2025
291	CRYSTAL SPRINGS	10032400	Office Of Emergency Services	10032400 451300	Water & Sewer Service	0	2026	9	INV	$ 115.86	C033026	9865	23459589 080125	SPRING WTR-FEMS	8/1/2025
291	CRYSTAL SPRINGS	10032400	Office Of Emergency Services	10032400 451300	Water & Sewer Service	0	2026	9	INV	$ 40.96	C033026	9866	23459589 082925	SPRING WTR-FEMS	8/29/2025
291	CRYSTAL SPRINGS	10032400	Office Of Emergency Services	10032400 451300	Water & Sewer Service	0	2026	9	INV	$ 70.92	C033026	9865	23459589 092625	SPRING WTR-FEMS	9/26/2025
291	CRYSTAL SPRINGS	10032400	Office Of Emergency Services	10032400 451300	Water & Sewer Service	0	2026	9	INV	$ 40.96	C033026	9866	23459589 102425	SPRING WTR-FEMS	10/24/2025
291	CRYSTAL SPRINGS	10032400	Office Of Emergency Services	10032400 451300	Water & Sewer Service	0	2026	9	INV	$ 42.96	C033026	9865	23459589 112125	SPRING WTR-FEMS	11/21/2025
291	CRYSTAL SPRINGS	10032400	Office Of Emergency Services	10032400 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23459589 121925	SPRING WTR-FEMS	12/19/2025
				10032400 451300 Total						$ 500.19					
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 452100	Postal Service/Postage	0	2026	9	INV	$ 36.15		0	166570	UPS - Shipping Charges	2/28/2026
				10032400 452100 Total						$ 36.15					
120	AT&T	10032400	Office Of Emergency Services	10032400 452320	Cell Phones	0	2026	9	INV	$ 1,510.82		0	166571	AT&T - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10032400	Office Of Emergency Services	10032400 452320	Cell Phones	0	2026	9	INV	$ 45.48		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10032400	Office Of Emergency Services	10032400 452320	Cell Phones	0	2026	9	INV	$ 45.48	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10032400 452320 Total						$ 1,601.78					
335	MICHAEL THAW	10032400	Office Of Emergency Services	10032400 455010	Mileage	0	2026	9	INV	$ 207.36	C033026	9901	02/15/26-02/21/26	286 MILES-VAFCA CONFERENCE	3/5/2026
				10032400 455010 Total						$ 207.36					
1008	COUNTRY BOYS BBQ	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ 61.21		0	166706	COUNTRY BOYS BBQ - Lunch for interview panel	2/28/2026
500	FOOD LION, LLC	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ 170.47		0	166855	FOOD LION - Lunch for Officers Summit	2/28/2026
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ 12.69		0	166625	SHEETZ - Drinks for lunch interview panel	2/28/2026
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ 16.39		0	166626	Romas- Lunch for interview panel	2/28/2026
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ 657.42		0	166755	EMBASSY SUITES - VAFCA conference lodging (Carroll	2/28/2026
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ 1,040.04		0	166849	EMBASSY SUITES - VAFCA conference lodging (Thaw)	2/28/2026
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ 1,040.04		0	166850	EMBASSY SUITES - VAFCA conference lodging (Sotelo)	2/28/2026
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ 1,040.04		0	166851	EMBASSY SUITES - VAFCA conference lodging (Stanton	2/28/2026
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ (289.16)		0	166852	EMBASSY SUITES - Credit from billing mistake by ho	2/28/2026
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ (75.34)		0	166853	EMBASSY SUITES - Credit from billing mistake by ho	2/28/2026
891	SUBWAY	10032400	Office Of Emergency Services	10032400 455300	Food & Lodging	0	2026	9	INV	$ 30.90		0	166705	Subway - Lunch for interview panel	2/28/2026
				10032400 455300 Total						$ 3,704.70					
323	STAPLES ADVANTAGE	10032400	Office Of Emergency Services	10032400 460010	Office Supplies	0	2026	9	INV	$ 102.41	C033026	9922	6058185814	OFFICE SUPPLIES	3/11/2026
323	STAPLES ADVANTAGE	10032400	Office Of Emergency Services	10032400 460010	Office Supplies	0	2026	9	INV	$ 57.46	C033026	9922	6058254709	OFFICE SUPPLIES	3/12/2026
323	STAPLES ADVANTAGE	10032400	Office Of Emergency Services	10032400 460010	Office Supplies	0	2026	9	INV	$ 63.49	C033026	9922	6058897989	OFFICE SUPPLIES	3/21/2026
				10032400 460010 Total						$ 223.36					
889	AMAZON MARKETPLACE	10032400	Office Of Emergency Services	10032400 460051	Building Supplies	0	2026	9	INV	$ 68.43		0	166665	AMAZON - RIT bag supplies and Flag/flagpole for HQ	2/28/2026
				10032400 460051 Total						$ 68.43					
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 460120	Books & Subscriptions	0	2026	9	INV	$ 29.99		0	166707	CANVA - Subscription	2/28/2026
				10032400 460120 Total						$ 29.99					
19997	ONE TIME COUNTYPCARD	10032400	Office Of Emergency Services	10032400 460400	Software	0	2026	9	INV	$ 58.00		0	166900	HTTPS://SCRIBE- subscription	2/28/2026
				10032400 460400 Total						$ 58.00					
291	CRYSTAL SPRINGS	10033300	Juvenile Probation Office	10033300 451300	Water & Sewer Service	0	2026	9	INV	$ 41.02	C033026	9866	23465463 070425	SPRING WTR-JUVENILE PROBATION	7/4/2025
291	CRYSTAL SPRINGS	10033300	Juvenile Probation Office	10033300 451300	Water & Sewer Service	0	2026	9	INV	$ 11.99	C033026	9866	23465463 080125	SPRING WTR-JUVENILE PROBATION	8/1/2025
291	CRYSTAL SPRINGS	10033300	Juvenile Probation Office	10033300 451300	Water & Sewer Service	0	2026	9	INV	$ 78.41	C033026	9865	23465463 082925	SPRING WTR-JUVENILE PROBATION	8/29/2025
291	CRYSTAL SPRINGS	10033300	Juvenile Probation Office	10033300 451300	Water & Sewer Service	0	2026	9	INV	$ 40.96	C033026	9866	23465463 092625	SPRING WTR-JUVENILE PROBATION	9/26/2025
291	CRYSTAL SPRINGS	10033300	Juvenile Probation Office	10033300 451300	Water & Sewer Service	0	2026	9	INV	$ 40.96	C033026	9866	23465463 102425	SPRING WTR-JUVENILE PROBATION	10/24/2025
				10033300 451300 Total						$ 213.34					
323	STAPLES ADVANTAGE	10033300	Juvenile Probation Office	10033300 460010	Office Supplies	0	2026	9	INV	$ 74.12	C033026	9922	6058799614	OFFICE SUPPLIES	3/20/2026
				10033300 460010 Total						$ 74.12					

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
889	AMAZON MARKETPLACE	10035090	Transportation Department	10035090 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 203.44		0	166601	AMAZON - grill replacement for parks and rec ford	2/28/2026
480	NAVARRES AUTO SERVIC	10035090	Transportation Department	10035090 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 15.00	C033026	9905	53898	NO VEHICLE-PATCH TIRE	3/4/2026
480	NAVARRES AUTO SERVIC	10035090	Transportation Department	10035090 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 299.98	C033026	9905	54012	22 FORD-MAINT, REPLACE TIRES & WIPER BLADES	3/10/2026
480	NAVARRES AUTO SERVIC	10035090	Transportation Department	10035090 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 20.00	C033026	9905	54341	22 TRAILER-INSPECTION	3/24/2026
19997	ONE TIME COUNTYPCARD	10035090	Transportation Department	10035090 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 12.00		0	166600	RICH SHINE CAR WASH - car wash	2/28/2026
128	UNIVERSITY TIRE	10035090	Transportation Department	10035090 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 572.56	C033026	210838	9011988	Tires	3/10/2026
				10035090 433110 Total						$ 1,122.98					
1271	A & N DIESEL REPAIR	10035090	Transportation Department	10035090 433111	EMS Vehicle Rep & Maint	20261567	2026	9	INV	$ 7,044.07	C033026	210721	1318	Transmission Repairs for Medic 2-PARTS ONLY	3/4/2026
1271	A & N DIESEL REPAIR	10035090	Transportation Department	10035090 433111	EMS Vehicle Rep & Maint	20261567	2026	9	INV	$ 6,228.31	C033026	210761	1318 03/02/26	Transmission Repairs for Medic 2	3/2/2026
1271	A & N DIESEL REPAIR	10035090	Transportation Department	10035090 433111	EMS Vehicle Rep & Maint	0	2026	9	INV	$ 2,779.11	C033026	210761	1373	24 FORD-MAINT/REPAIRS	3/23/2026
598	ATLANTIC EMERGENCY S	10035090	Transportation Department	10035090 433111	EMS Vehicle Rep & Maint	20261676	2026	9	INV	$ 7,019.21	C033026	9845	17522ALBA	Squad 7 repairs	3/25/2026
1277	CARDINAL HOME CENTER	10035090	Transportation Department	10035090 433111	EMS Vehicle Rep & Maint	0	2026	9	INV	$ 958.68	C033026	210774	2603-831368	UTV-MAINT/REPAIRS	3/9/2026
638	JOE'S REPAIR SERVICE	10035090	Transportation Department	10035090 433111	EMS Vehicle Rep & Maint	20261675	2026	9	INV	$ 7,906.46	C033026	9889	6890	Engine 8 Repairs	3/19/2026
47	LAKE ANNA WATERCRAFT	10035090	Transportation Department	10035090 433111	EMS Vehicle Rep & Maint	0	2026	9	INV	$ 1,041.96	C033026	210797	1482	BOAT TRAILER-REPAIRS	1/20/2026
480	NAVARRES AUTO SERVIC	10035090	Transportation Department	10035090 433111	EMS Vehicle Rep & Maint	0	2026	9	INV	$ 15.00	C033026	9905	53863	23 FORD-PATCH TIRE	3/2/2026
				10035090 433111 Total						$ 32,992.80					
543	MANSFIELD OIL COMPAN	10035090	Transportation Department	10035090 460080	Gasoline & Diesel	0	2026	9	INV	$ 3,228.84	C033026	9899	1180250	GAS	3/17/2026
19997	ONE TIME COUNTYPCARD	10035090	Transportation Department	10035090 460080	Gasoline & Diesel	0	2026	9	INV	$ 66.46		0	166793	EXXON - Gas for Chief 101 Vehicle	2/28/2026
				10035090 460080 Total						$ 3,295.30					
278	ADVANCE AUTO PARTS	10035090	Transportation Department	10035090 460090	Vehicle Supplies	0	2026	9	INV	$ 35.88	C033026	210762	2131605326229	VEHICLE SUPPLIES	2/22/2026
46	LOUISA AUTO PARTS, I	10035090	Transportation Department	10035090 460090	Vehicle Supplies	0	2026	9	INV	$ 3.21	C033026	210802	659743	VEHICLE SUPPLIES	3/12/2026
46	LOUISA AUTO PARTS, I	10035090	Transportation Department	10035090 460090	Vehicle Supplies	0	2026	9	INV	$ 29.98	C033026	210801	659832	WIPER BLADES	3/12/2026
46	LOUISA AUTO PARTS, I	10035090	Transportation Department	10035090 460090	Vehicle Supplies	0	2026	9	INV	$ 303.82	C033026	210801	661056	BATTERIES (2)	3/25/2026
1311	NORTHWEST ACE HARDWA	10035090	Transportation Department	10035090 460090	Vehicle Supplies	0	2026	9	INV	$ 80.98	C033026	210807	109248	VEHICLE SUPPLIES	3/9/2026
19997	ONE TIME COUNTYPCARD	10035090	Transportation Department	10035090 460090	Vehicle Supplies	0	2026	9	INV	$ 210.08		0	166599	LUCKY B TRAILERS - new springs for parks and rec t	2/28/2026
19997	ONE TIME COUNTYPCARD	10035090	Transportation Department	10035090 460090	Vehicle Supplies	0	2026	9	INV	$ 237.90		0	166710	WEATHERTECH - floor mats for new CDD vehicle	2/28/2026
				10035090 460090 Total						$ 901.85					
646	JAMES RIVER SOLUTION	10035090	Transportation Department	10035090 460302	Gasoline/Diesel-EMS Vehicle	0	2026	9	INV	$ 192.50	C033026	9887	IN-022965	LVFD-DEF	3/15/2026
543	MANSFIELD OIL COMPAN	10035090	Transportation Department	10035090 460302	Gasoline/Diesel-EMS Vehicle	0	2026	9	INV	$ 8,016.22	C033026	9899	1180250	GAS	3/17/2026
				10035090 460302 Total						$ 8,208.72					
19997	ONE TIME COUNTYPCARD	10035100	Animal Control	10035100 431720	Veterinary Services	0	2026	9	INV	$ 490.32		0	166589	MILL CREEK VETERINARY - veterinary care for seized	2/28/2026
				10035100 431720 Total						$ 490.32					
175	VERIZON WIRELESS	10035100	Animal Control	10035100 452320	Cell Phones	0	2026	9	INV	$ 246.47		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10035100	Animal Control	10035100 452320	Cell Phones	0	2026	9	INV	$ 172.18	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10035100 452320 Total						$ 418.65					
19997	ONE TIME COUNTYPCARD	10035100	Animal Control	10035100 460010	Office Supplies	0	2026	9	INV	$ 215.75		0	166529	KETCH ALL COMPANY - snappy snares for Animal Contr	2/28/2026
777	TRACTOR SUPPLY COMPA	10035100	Animal Control	10035100 460010	Office Supplies	0	2026	9	INV	$ 9.99		0	166621	TRACTOR SUPPLY CO - duct tape used for ACO seizure	2/28/2026
				10035100 460010 Total						$ 225.74					
543	MANSFIELD OIL COMPAN	10035100	Animal Control	10035100 460080	Gasoline & Diesel	0	2026	9	INV	$ 401.12	C033026	9899	1180250	GAS	3/17/2026
				10035100 460080 Total						$ 401.12					
1412	CONFEDERATE RIDGE	10035100	Animal Control	10035100 460210	Care Of Stray Animals	0	2026	9	INV	$ 15.00	C033026	210776	261605	ANIMAL MEDS	3/9/2026
19999	THOMAS GILBERT	10035100	Animal Control	10035100 460210	Care Of Stray Animals	0	2026	9	INV	$ 1,600.00	C033026	210818	T.GILBERT 03/03/26	5 DAY ANIMAL CARE	3/3/2026
222	TREASURER OF VIRGINI	10035100	Animal Control	10035100 460210	Care Of Stray Animals	0	2026	9	INV	$ 572.00	C033026	210832	IV:26029:0030	NECROPSY EXAM	3/11/2026
222	TREASURER OF VIRGINI	10035100	Animal Control	10035100 460210	Care Of Stray Animals	0	2026	9	INV	$ 782.50	C033026	210832	IV:26029:0031	NECROPSY EXAM	3/12/2026
				10035100 460210 Total						$ 2,969.50					
985	CROSSROADS ANIMAL HO	10035110	Louisa Animal Shelter	10035110 431720	Veterinary Services	0	2026	9	INV	$ 191.30	C033026	9863	700332	VET SVC	11/21/2025
985	CROSSROADS ANIMAL HO	10035110	Louisa Animal Shelter	10035110 431720	Veterinary Services	0	2026	9	INV	$ 85.00	C033026	9863	700938	VET SVC	12/4/2025
				10035110 431720 Total						$ 276.30					
19997	ONE TIME COUNTYPCARD	10035110	Louisa Animal Shelter	10035110 458100	Dues & Association Memberships	0	2026	9	INV	$ 120.00		0	166639	DHP-LICENSE FEE PAYMENT - license renewal	2/28/2026
				10035110 458100 Total						$ 120.00					
889	AMAZON MARKETPLACE	10035110	Louisa Animal Shelter	10035110 460010	Office Supplies	0	2026	9	INV	$ 305.98		0	166763	AMAZON - Printer cartridges	2/28/2026
323	STAPLES ADVANTAGE	10035110	Louisa Animal Shelter	10035110 460010	Office Supplies	0	2026	9	INV	$ 96.96	C033026	9922	6059045114	JANITORIAL & OFFICE SUPPLIES	3/24/2026
				10035110 460010 Total						$ 402.94					
19997	ONE TIME COUNTYPCARD	10035110	Louisa Animal Shelter	10035110 460110	Uniforms	0	2026	9	INV	$ 127.14		0	166712	FULL SOURCE, LLC - Uniforms	2/28/2026
				10035110 460110 Total						$ 127.14					
903	EVERGRO COOPERATIVE	10035110	Louisa Animal Shelter	10035110 460210	Care Of Stray Animals	0	2026	9	INV	$ 500.30	C033026	9871	2494316	DOG FOOD, ANIMAL BEDDING	3/20/2026
				10035110 460210 Total						$ 500.30					
569	JAMES RIVER WATER AU	10043050	JRWA-Sewage Operations & Maint	10043050 451060	Ops of James River Water Auth	0	2026	9	INV	$ 599,860.87	C033026	210853	JRWALC040126	FY26 BUDGET-BOND COST	3/11/2026
				10043050 451060 Total						$ 599,860.87					
315	BFPE INTERNATIONAL	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 150.00	C033026	210770	3352938	EXTINGUISHER INSPECTIONS	3/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 34.97	C033026	9866	23459462 031326	SPRING WTR-REF #2	3/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 30.32	C033026	9866	23459483 031326	SPRING WTR-REF #7	3/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 7.34	C033026	9866	23459611 031326	SPRING WTR-REF #1	3/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 48.97	C033026	9865	23459743 031326	SPRING WTR-REF #9	3/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 54.29	C033026	9865	23459786 031326	SPRING WTR-REF #4	3/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 39.32	C033026	9866	23459807 011626	SPRING WTR-REF #5	1/16/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 21.98	C033026	9866	23459807 021326	SPRING WTR-REF #5	2/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 9.38	C033026	9866	23459807 031326	SPRING WTR-REF #5	3/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 33.28	C033026	9866	23459807 070425	SPRING WTR-REF #5	7/4/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 7.34	C033026	9866	23459807 080125	SPRING WTR-REF #5	8/1/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 1.34	C033026	9867	23459807 082925	SPRING WTR-REF #5	8/29/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 51.29	C033026	9865	23459807 092625	SPRING WTR-REF #5	9/26/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 64.27	C033026	9865	23459807 102425	SPRING WTR-REF #5	10/24/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 7.34	C033026	9866	23459807 112125	SPRING WTR-REF #5	11/21/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 7.34	C033026	9866	23459807 121925	SPRING WTR-REF #5	12/19/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 7.34	C033026	9866	23459849 011626	SPRING WTR-REF #6	1/16/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 109.93	C033026	9865	23459849 021326	SPRING WTR-REF #6	2/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 85.29	C033026	9865	23459849 070425	SPRING WTR-REF #6	7/4/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 7.34	C033026	9866	23459849 080125	SPRING WTR-REF #6	8/1/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 111.27	C033026	9865	23459849 082925	SPRING WTR-REF #6	8/29/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 7.34	C033026	9866	23459849 092625	SPRING WTR-REF #6	9/26/2025

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 51.30	C033026	9865	23459849 102425	SPRING WTR-REF #6	10/24/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 38.32	C033026	9866	23459849 112125	SPRING WTR-REF #6	11/21/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 7.34	C033026	9866	23459849 121925	SPRING WTR-REF #6	12/19/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 7.34	C033026	9866	23459873 031326	SPRING WTR-REF #8	3/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 33.97	C033026	9866	23460051 031326	SPRING WTR-GEN SVC	3/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 105.89	C033026	9865	23460072 011626	SPRING WTR-ANIMAL SHELTER	1/16/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 38.96	C033026	9866	23460072 021326	SPRING WTR-ANIMAL SHELTER	2/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 70.77	C033026	9865	23460072 070425	SPRING WTR-ANIMAL SHELTER	7/4/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 11.99	C033026	9866	23460072 080125	SPRING WTR-ANIMAL SHELTER	8/1/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 85.90	C033026	9865	23460072 082925	SPRING WTR-ANIMAL SHELTER	8/29/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 55.94	C033026	9865	23460072 092625	SPRING WTR-ANIMAL SHELTER	9/26/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 104.37	C033026	9865	23460072 102425	SPRING WTR-ANIMAL SHELTER	10/24/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 11.99	C033026	9866	23460072 112125	SPRING WTR-ANIMAL SHELTER	11/21/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 11.99	C033026	9866	23460072 121925	SPRING WTR-ANIMAL SHELTER	12/19/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 34.97	C033026	9866	23460097 011626	SPRING WTR-EXTENSION	1/16/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 30.97	C033026	9866	23460097 021326	SPRING WTR-EXTENSION	2/13/2026
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 52.92	C033026	9865	23460097 070425	SPRING WTR-EXTENSION	7/4/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 11.99	C033026	9866	23460097 080125	SPRING WTR-EXTENSION	8/1/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 63.43	C033026	9865	23460097 082925	SPRING WTR-EXTENSION	8/29/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 48.45	C033026	9865	23460097 092625	SPRING WTR-EXTENSION	9/26/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 33.47	C033026	9866	23460097 102425	SPRING WTR-EXTENSION	10/24/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 34.97	C033026	9866	23460097 112125	SPRING WTR-EXTENSION	11/21/2025
291	CRYSTAL SPRINGS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 11.99	C033026	9866	23460097 121925	SPRING WTR-EXTENSION	12/19/2025
1303	EVERON, LLC	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 110.51	C033026	210782	160698680	TVFD MONITORING 4/19/26-5/18/26	3/19/2026
203	GREG MADISON WELDING	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 624.32	C033026	210787	14706	CUT EDGES FOR SNOW BUCKET	2/3/2026
1105	HOME PARAMOUNT PEST	10043100	General Services Department	10043100 431600	Contractual Services	20260028	2026	9	INV	$ 762.83	C033026	9883	52357C	Pest Control	3/9/2026
249	LAKESIDE ELECTRICAL	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 774.60	C033026	210799	5372	NBFRS-SEPTIC PUMP OUT	3/24/2026
249	LAKESIDE ELECTRICAL	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 504.00	C033026	210799	5373	NBFRS-SEPTIC PUMP OUT	12/29/2025
279	MO-JOHNS RENTALS COR	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 82.40	C033026	9903	38469	PORTABLE TOILET	3/2/2026
279	MO-JOHNS RENTALS COR	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 128.75	C033026	9903	38470	PORTABLE TOILET	3/2/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 135.00		0	166873	BS URGENT CARE - CDL phviscal	2/28/2026
153	PRIORITY ELEVATOR	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 135.00	C033026	210822	72244	MAINT-ADMIN 03/26	3/1/2026
153	PRIORITY ELEVATOR	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 135.00	C033026	210822	72245	MAINT-CIRCUIT COURT 03/26	3/1/2026
607	RICOH USA, INC.	10043100	General Services Department	10043100 431600	Contractual Services	20260029	2026	9	INV	$ 65.17	C033026	9914	41478277	COPIER-APR 26	3/15/2026
607	RICOH USA, INC.	10043100	General Services Department	10043100 431600	Contractual Services	20260033	2026	9	INV	$ 100.70	C033026	9914	41478645	COPIER-MAR 26	3/15/2026
444	SUNBELT RENTALS	10043100	General Services Department	10043100 431600	Contractual Services	0	2026	9	INV	$ 1,325.00	C033026	9923	179317054-0002	FORKLIFT RENTAL	3/7/2026
				10043100 431600 Total						$ 6,739.79					
679	1ST CHOICE ELECTRICA	10043100	General Services Department	10043100 433100	Repairs & Maintenance	0	2026	9	INV	$ 2,161.35	C033026	9839	26-3668	TROUBLE SHOOT PARKING LOT LIGHT ISSUE & REPAIR	3/20/2026
709	RIDDLEBERGER BROTHER	10043100	General Services Department	10043100 433100	Repairs & Maintenance	0	2026	9	INV	$ 212.00	C033026	9915	169008	REPAIR CHILLER ISSUE	3/6/2026
709	RIDDLEBERGER BROTHER	10043100	General Services Department	10043100 433100	Repairs & Maintenance	0	2026	9	INV	$ 1,705.10	C033026	9915	169193	INSTALL PLENUM, MOTOR, CAPACITOR	3/19/2026
709	RIDDLEBERGER BROTHER	10043100	General Services Department	10043100 433100	Repairs & Maintenance	0	2026	9	INV	$ 848.00	C033026	9915	169195	INSTALL INDUCER FAN & HEAT EXCHANGER	3/19/2026
709	RIDDLEBERGER BROTHER	10043100	General Services Department	10043100 433100	Repairs & Maintenance	0	2026	9	INV	$ 530.00	C033026	9915	169214	REPAIR CEILING FAN ISSUE	3/19/2026
709	RIDDLEBERGER BROTHER	10043100	General Services Department	10043100 433100	Repairs & Maintenance	0	2026	9	INV	$ 318.00	C033026	9915	169264	REPAIR CHILLER ISSUE	3/24/2026
				10043100 433100 Total						$ 5,774.45					
15	CENTRAL VIRGINIA ELE	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 501.24		0	166514	CVEC - ZCVFD Electric	2/28/2026
15	CENTRAL VIRGINIA ELE	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 196.92		0	166515	CVEC - Refuse #7	2/28/2026
15	CENTRAL VIRGINIA ELE	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 354.76		0	166518	CVEC - ZCVFD Electric	2/28/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 307.14	C033026	210780	0208043240 0326	GEN SVC	3/23/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 153.89	C033026	210780	0435727508 0326	REFUSE #1	3/18/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 163.51	C033026	210780	1592748071 0326	BACK PARKING LOT	3/19/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 528.96	C033026	210780	1603782051 0326	LCPRT TRAILER	3/23/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 351.65	C033026	210780	1943790004 0326	OLD JAIL MUSEUM	3/19/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 2,619.53	C033026	210780	2062870627 0326	COURTHOUSE	3/20/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 189.11	C033026	210780	2130712041 0326	GS MAINT SHOP	3/19/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 88.14	C033026	210780	2193730005 0326	REFUSE #5	3/19/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 182.33	C033026	210780	2709948380 0326	103 WEST ST	3/20/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 122.42	C033026	210780	3985729841 0326	105 MCDONALD ST	3/19/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 4,746.51	C033026	210780	4516075001 0326	ADMIN BLDG	3/20/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 814.93	C033026	210780	5918234492 0326	101 WOOLFOLK AVE	3/20/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 172.17	C033026	210780	6562583242 0326	200 E MAIN ST	3/19/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 475.32	C033026	210780	6633760001 0326	103 WOOLFOLK AVE	3/20/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 686.62	C033026	210780	7539978499 0326	LIBRARY	3/23/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 37.78	C033026	210780	8008646815 0326	GEN SVC	3/19/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 53.81	C033026	210780	8098496337 0326	PARKS MAINT SHOP	3/19/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 2,112.58	C033026	210780	8316863631 0326	IGC	3/23/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 130.45	C033026	210780	8643960001 0326	REFUSE #4	3/19/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 1,627.45	C033026	210780	8803860009 0326	GDC	3/20/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 395.42	C033026	210780	8993812505 0326	OGG BLDG	3/20/2026
416	DOMINION ENERGY VIRG	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 99.46	C033026	210780	9023860001 0326	CRANK BLDG	3/19/2026
72	RAPPAHANNOCK ELECTRI	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 129.04	C033026	210824	289798001 0326	REFUSE #2	3/18/2026
72	RAPPAHANNOCK ELECTRI	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 119.89	C033026	210824	289798004 0326	REFUSE #6	3/20/2026
72	RAPPAHANNOCK ELECTRI	10043100	General Services Department	10043100 451100	Electrical Service	0	2026	9	INV	$ 418.19	C033026	210824	412245001 0326	NBFRS	3/20/2026
				10043100 451100 Total						$ 17,779.22					
860	FOSTER FUELS INC.	10043100	General Services Department	10043100 451200	Heating Service	0	2026	9	INV	$ 399.83	C033026	9873	2437500	PROPANE-ANIMAL SHELTER	3/4/2026
860	FOSTER FUELS INC.	10043100	General Services Department	10043100 451200	Heating Service	0	2026	9	INV	$ 160.49	C033026	9873	2437502	PROPANE-101 WOOLFOLK AVE	3/4/2026
860	FOSTER FUELS INC.	10043100	General Services Department	10043100 451200	Heating Service	0	2026	9	INV	$ 404.05	C033026	9873	2437505	PROPANE-101 WOOLFOLK AVE	3/4/2026
860	FOSTER FUELS INC.	10043100	General Services Department	10043100 451200	Heating Service	0	2026	9	INV	$ 119.01	C033026	9873	2437507	PROPANE-GEN SVC	3/4/2026
860	FOSTER FUELS INC.	10043100	General Services Department	10043100 451200	Heating Service	0	2026	9	INV	$ 1,061.15	C033026	9873	2445138	PROPANE-ADMIN BLDG	3/10/2026
860	FOSTER FUELS INC.	10043100	General Services Department	10043100 451200	Heating Service	0	2026	9	INV	$ 365.66	C033026	9873	2450638	PROPANE-ZCVFD	3/16/2026
860	FOSTER FUELS INC.	10043100	General Services Department	10043100 451200	Heating Service	0	2026	9	INV	$ 150.52	C033026	9873	2450688	PROPANE-ANIMAL SHELTER	3/16/2026
860	FOSTER FUELS INC.	10043100	General Services Department	10043100 451200	Heating Service	0	2026	9	INV	$ 313.33	C033026	9873	2450833	FUEL OIL/HEATING OIL-ADMIN BLDG	3/16/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
860	FOSTER FUELS INC.	10043100	General Services Department	10043100 451200	Heating Service	0	2026	9	INV	$ 253.53	C033026	9873	2451920	PROPANE-FIRE TRAINING CENTER	3/18/2026
				10043100 451200 Total						$ 3,227.57					
385	LOUISA COUNTY WATER	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 102.32	C033026	9897	000031 03/20/26	WTR/SWR-GEN SVC	3/20/2026
385	LOUISA COUNTY WATER	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 102.32	C033026	9897	000087 03/20/26	WTR/SWR-LIBRARY	3/20/2026
385	LOUISA COUNTY WATER	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 392.24	C033026	9897	000106 03/20/26	WTR/SWR-IGC	3/20/2026
385	LOUISA COUNTY WATER	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 102.32	C033026	9897	001027 03/20/26	WTR/SWR-LCPRT TRAILER	3/20/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 98.18	C033026	9928	2135 03/10/26	WTR/SWR-200 E MAIN ST	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 98.18	C033026	9928	2877 03/10/26	WTR/SWR-105 WOOLFOLK AVE	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 176.33	C033026	9928	394 03/10/26	WTR/SWR-ADMIN BLDG	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 98.18	C033026	9928	435 03/10/26	WTR/SWR-103 WEST ST	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 98.18	C033026	9928	437 03/10/26	WTR/SWR-105 WOOLFOLK AVE	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 196.36	C033026	9928	438 03/10/26	WTR/SWR-CIRCUIT COURT	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 98.18	C033026	9928	439 03/10/26	WTR/SWR-103 MCDONALD ST	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 98.18	C033026	9928	442 03/10/26	WTR/SWR-OGG BLDG	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 189.11	C033026	9928	458 03/10/26	WTR/SWR-101 WOOLFOLK AVE	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 196.36	C033026	9928	488 03/10/26	WTR/SWR-GDC	3/10/2026
88	TOWN OF LOUISA	10043100	General Services Department	10043100 451300	Water & Sewer Service	0	2026	9	INV	$ 98.18	C033026	9928	911 03/10/26	WTR/SWR-105 MCDONALD ST	3/10/2026
				10043100 451300 Total						$ 2,144.62					
908	USPS	10043100	General Services Department	10043100 452100	Postal Service/Postage	0	2026	9	INV	$ 10.48		0	166597	USPS - DEQ permit fee mailing	2/28/2026
				10043100 452100 Total						$ 10.48					
264	FIREFLY FIBER BROADB	10043100	General Services Department	10043100 452300	Telecommunications	0	2026	9	INV	$ 246.54		0	166519	FIREFLY - Phones/Internet Svc	2/28/2026
876	VERIZON	10043100	General Services Department	10043100 452300	Telecommunications	0	2026	9	INV	$ 184.52	C033026	210842	8949398 030726	LIBRARY	3/7/2026
876	VERIZON	10043100	General Services Department	10043100 452300	Telecommunications	0	2026	9	INV	$ 276.78	C033026	210842	9673270 030726	ELEVATOR	3/7/2026
				10043100 452300 Total						$ 707.84					
120	AT&T	10043100	General Services Department	10043100 452320	Cell Phones	0	2026	9	INV	$ 1,269.42		0	166572	AT&T - Cell Phones	2/28/2026
				10043100 452320 Total						$ 1,269.42					
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460010	Office Supplies	0	2026	9	INV	$ 47.94		0	166595	AMAZON - Phone holder mounts	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460010	Office Supplies	0	2026	9	INV	$ 14.58		0	166724	AMAZON - Phone charger	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460010	Office Supplies	0	2026	9	INV	$ 215.16		0	166801	AMAZON - office supplies	2/28/2026
				10043100 460010 Total						$ 277.68					
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460018	Janitorial Supplies	0	2026	9	INV	$ 117.06		0	166534	AMAZON - mop heads	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460018	Janitorial Supplies	0	2026	9	INV	$ 137.64		0	166800	AMAZON - dishwasher tabs	2/28/2026
830	BRAME SPECIALTY COMP	10043100	General Services Department	10043100 460018	Janitorial Supplies	0	2026	9	INV	$ 2,047.40	C033026	9853	8056255	JANITORIAL SUPPLIES	3/19/2026
323	STAPLES ADVANTAGE	10043100	General Services Department	10043100 460018	Janitorial Supplies	0	2026	9	INV	$ 2,367.18	C033026	9922	6058734808	JANITORIAL SUPPLIES	3/19/2026
323	STAPLES ADVANTAGE	10043100	General Services Department	10043100 460018	Janitorial Supplies	0	2026	9	INV	$ 718.59	C033026	9922	6059045114	JANITORIAL & OFFICE SUPPLIES	3/24/2026
323	STAPLES ADVANTAGE	10043100	General Services Department	10043100 460018	Janitorial Supplies	0	2026	9	INV	$ 115.45	C033026	9922	6059120983	JANITORIAL SUPPLIES	3/25/2026
				10043100 460018 Total						$ 5,503.32					
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 39.70		0	166532	AMAZON - window sign holders	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 148.00		0	166535	AMAZON - tie-rod cylinder	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ (163.33)		0	166540	AMAZON - product refund	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 174.14		0	166590	AMAZON - regulator	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 19.99		0	166591	AMAZON - Plastic buckets	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 91.52		0	166592	AMAZON - freeze free connection kits	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 77.56		0	166593	AMAZON - metal halide lamps	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 22.05		0	166594	AMAZON - ring pin	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 135.46		0	166596	AMAZON - parts for pressure washer	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 19.33		0	166598	AMAZON - sink faucet quick connector	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 90.81		0	166678	AMAZON - sign holders	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 42.08		0	166679	AMAZON - stickers for fuel tanks	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 69.98		0	166680	AMAZON - toilet base plates	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 39.98		0	166725	AMAZON - Buckets	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 551.98		0	166728	AMAZON - Lumber Storage racks	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 113.39		0	166732	AMAZON - Partition divider panel	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 95.84		0	166733	AMAZON - keyless keypad electric lock	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 37.96		0	166734	AMAZON - keyless cabinet lock	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 207.24		0	166735	AMAZON - replacement water filters	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 67.85		0	166737	AMAZON - flat washer assortment kit	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 36.67		0	166739	AMAZON - batteries	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 149.99		0	166749	AMAZON - torch kit	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 42.14		0	166819	AMAZON - 1st aid kit	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 9.38		0	166821	AMAZON - Pressure washer o-rings	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 95.84		0	166822	AMAZON - keyless keypad door lock	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 215.80		0	166823	AMAZON - water filters	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 64.95		0	166825	AMAZON - office chair floor mats for human service	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 218.48		0	166826	AMAZON - traffic cones	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 34.98		0	166827	AMAZON - reflective sign post	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 8.86		0	166840	AMAZON - zip ties with screw holes	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 106.00		0	166841	AMAZON - tool organizer	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 58.88		0	166842	AMAZON - wire loom	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 69.00		0	166843	AMAZON - compact tool box	2/28/2026
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 58.15		0	166844	AMAZON - maint supplies	2/28/2026
149	BESLEY IMPLEMENTS	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 17.98	C033026	9848	46597	BAR OIL	1/23/2026
84	CAPITAL ELECTRIC	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 136.42	C033026	9856	S061545861.001	MAINT SUPPLIES	3/16/2026
84	CAPITAL ELECTRIC	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 532.04	C033026	9856	S061592110.001	MAINT SUPPLIES	3/20/2026
300	FERGUSON ENTERPRISES	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 3,113.95		0	166727	FERGUSON ENT - valves and accessories for Circuit	2/28/2026
405	GRAINGER	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 128.62	C033026	9875	9818949787	MAINT SUPPLIES	2/24/2026
70	J.S. PURCELL LUMBER	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 22.50	C033026	210790	2603-252240	MAINT SUPPLIES	3/6/2026
976	KIMBALL MIDWEST	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 172.20	C033026	210795	104245705	MAINT SUPPLIES	3/5/2026
895	LOWES	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 160.92		0	166537	LOWES - outdoor cords and line set	2/28/2026
895	LOWES	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 116.88		0	166604	LOWES - spray foam gun & dispensing gun	2/28/2026
895	LOWES	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 48.28		0	166605	LOWES - maintenance supplies	2/28/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
895	LOWES	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 99.00		0	166647	LOWES - electronic door lock	2/28/2026
895	LOWES	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 51.26		0	166681	LOWES - filter, o ring & tape	2/28/2026
333	MAIN STREET PLUMBING	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 506.07	C033026	9898	92469	MAINT SUPPLIES	3/20/2026
333	MAIN STREET PLUMBING	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 92.77	C033026	9898	92829	MAINT SUPPLIES	3/26/2026
333	MAIN STREET PLUMBING	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	CRM	$ (75.51)	C033026	9898	CR-92517	CREDIT-MAINT SUPPLIES	3/23/2026
1311	NORTHWEST ACE HARDWA	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 23.55	C033026	210807	109223	MAINT SUPPLIES	3/5/2026
1311	NORTHWEST ACE HARDWA	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 56.67	C033026	210807	109262	MAINT SUPPLIES	3/10/2026
1311	NORTHWEST ACE HARDWA	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 26.09	C033026	210807	109279	MAINT SUPPLIES	3/12/2026
1311	NORTHWEST ACE HARDWA	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 25.18	C033026	210807	109320	MAINT SUPPLIES	3/17/2026
1311	NORTHWEST ACE HARDWA	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 14.92	C033026	210807	109328	MAINT SUPPLIES	3/18/2026
1311	NORTHWEST ACE HARDWA	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 17.99	C033026	210807	109329	MAINT SUPPLIES	3/18/2026
1311	NORTHWEST ACE HARDWA	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 20.65	C033026	210807	109376	MAINT SUPPLIES	3/24/2026
1311	NORTHWEST ACE HARDWA	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 4.13	C033026	210807	109380	MAINT SUPPLIES	3/25/2026
1311	NORTHWEST ACE HARDWA	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 79.79	C033026	210807	109383	MAINT SUPPLIES	3/26/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 78.44		0	166533	BUR SURPLUS CENTER - mounting tabs	2/28/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 56.27		0	166828	ROBERT BROOKE & ASSOC IN - hinge set	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 18.04		0	166541	SUPPLYHOUSE.COM - commercial toilet seat	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 172.31		0	166542	SUPPLYHOUSE.COM - Pressure control	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 31.92		0	166611	SUPPLYHOUSE.COM - elbows &nipples	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 334.64		0	166612	SUPPLYHOUSE.COM - Pressure gauge, ball valves, elb	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 17.04		0	166613	SUPPLYHOUSE.COM - nipples	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 14.52		0	166615	SUPPLYHOUSE.COM - fan blade	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 111.88		0	166616	SUPPLYHOUSE.COM - fan & blower motor	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 183.12		0	166736	SUPPLYHOUSE.COM - valve actuator	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 183.12		0	166738	SUPPLYHOUSE.COM - valve actuator	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 150.13		0	166747	SUPPLYHOUSE.COM - sealant, tape & valve	2/28/2026
743	SUPPLYHOUSE.COM	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 68.93		0	166748	SUPPLYHOUSE.COM - relief valve	2/28/2026
523	ULINE	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 550.27	C033026	210836	205051411	FORK EXTENSIONS	3/5/2026
588	WAYNE'S HEATING & CO	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 200.00	C033026	210852	58156320	METAL TO CONNECT TO COIL	3/5/2026
896	ZORO TOOLS INC.	10043100	General Services Department	10043100 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 69.99		0	166829	ZORO TOOLS INC - one way screw remover	2/28/2026
				10043100 460050 Total						$ 10,683.62					
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 460055	Inclement Weather Supplies	0	2026	9	INV	$ 322.00		0	166530	AMAZON - snow chains	2/28/2026
				10043100 460055 Total						$ 322.00					
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 460110	Uniforms	0	2026	9	INV	$ 105.10		0	166712	FULL SOURCE, LLC - Uniforms	2/28/2026
				10043100 460110 Total						$ 105.10					
889	AMAZON MARKETPLACE	10043100	General Services Department	10043100 482010	Machinery & Equip Additions	0	2026	9	INV	$ 122.94		0	166824	AMAZON - telephone line tester	2/28/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 482010	Machinery & Equip Additions	0	2026	9	INV	$ (2,547.00)		0	166531	PAYPAL LANDYINS2AY - equipment attachments refund	2/28/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 482010	Machinery & Equip Additions	0	2026	9	INV	$ (249.00)		0	166729	THE HOME DEPOT - product out of stock - credit	2/28/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 482010	Machinery & Equip Additions	0	2026	9	INV	$ 249.00		0	166730	THE HOME DEPOT - 20V lithium ion batteries (2 pack	2/28/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 482010	Machinery & Equip Additions	0	2026	9	INV	$ 830.00		0	166731	HOMEDEPOT.COM - 10 tool cordless combo kit	2/28/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 482010	Machinery & Equip Additions	0	2026	9	INV	$ (14.31)		0	166820	TITAN ATTACHMENTS - tax refund	2/28/2026
				10043100 482010 Total						$ (1,608.37)					
679	1ST CHOICE ELECTRICA	10043100	General Services Department	10043100 482500	Building Enhancements	0	2026	9	INV	$ 525.24	C033026	9839	26-3659	INSTALL DATA DROPS	3/10/2026
679	1ST CHOICE ELECTRICA	10043100	General Services Department	10043100 482500	Building Enhancements	0	2026	9	INV	$ 1,153.80	C033026	9839	26-3667	INSTALL CAMERA SYSTEM ON OGG BLDG	3/20/2026
537	CARRIER CORPORATION	10043100	General Services Department	10043100 482500	Building Enhancements	20261474	2026	9	INV	$ 5,625.30	C033026	9857	90526583	Install UC Open XP Controller at Library	3/25/2026
511	COMMONWEALTH INTERIO	10043100	General Services Department	10043100 482500	Building Enhancements	0	2026	9	INV	$ 4,320.00	C033026	9860	2026-010	INSTALL LVP & VINYL BASE FLOORING	3/16/2026
674	HSL, INC.	10043100	General Services Department	10043100 482500	Building Enhancements	20260405	2026	9	INV	$ 7,723.00	C033026	210788	03/03/26	Install new fire proof panels & fire insulation FT	3/3/2026
70	J.S. PURCELL LUMBER	10043100	General Services Department	10043100 482500	Building Enhancements	0	2026	9	INV	$ 189.95	C033026	210790	2603-253668	FENCING	3/24/2026
895	LOWES	10043100	General Services Department	10043100 482500	Building Enhancements	0	2026	9	INV	$ 1,589.96		0	166614	LOWES - Henson Building appliances	2/28/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 482500	Building Enhancements	0	2026	9	INV	$ 1,158.68		0	166726	SCHOOL OUTFITTERS LLC - Storage cubbies for henson	2/28/2026
19997	ONE TIME COUNTYPCARD	10043100	General Services Department	10043100 482500	Building Enhancements	0	2026	9	INV	$ 183.52		0	166804	WIN CULPEPER NOL - Return Air Grilles (4)	2/28/2026
				10043100 482500 Total						$ 22,469.45					
75	J. SARGEANT REYNOLDS	10064010	Community Colleges	10064010 456033	Contribution To JSRCC Ops	0	2026	9	INV	$ 2,345.25	C033026	9885	3RD QTR 25/26	ALLOCATION-3RD QTR	3/9/2026
				10064010 456033 Total						$ 2,345.25					
75	J. SARGEANT REYNOLDS	10064010	Community Colleges	10064010 456034	Contributions To JSRCC-Capital	0	2026	9	INV	$ 6,543.75	C033026	9885	3RD QTR 25/26	ALLOCATION-3RD QTR	3/9/2026
				10064010 456034 Total						$ 6,543.75					
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38471	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38472	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38473	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38474	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38476	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38477	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38478	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38479	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38480	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 82.40	C033026	9903	38481	Portable Toilets	3/2/2026
279	MO-JOHNS RENTALS COR	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260025	2026	9	INV	$ 246.00	C033026	9903	38946	Portable Toilets	3/19/2026
441	VIRGINIA BUSINESS SY	10071100	Parks & Recreation	10071100 431600	Contractual Services	20260034	2026	9	INV	$ 820.60	C033026	9933	41454113	COPIER 3/26-4/26,B&W/COLOR COPIES 1/26-2/26	3/5/2026
				10071100 431600 Total						$ 1,890.60					
289	ARC3 GASES	10071100	Parks & Recreation	10071100 433100	Repairs & Maintenance	0	2026	9	INV	$ 12.32	C033026	9844	12713052	HELIUM	2/28/2026
				10071100 433100 Total						$ 12.32					
149	BESLEY IMPLEMENTS	10071100	Parks & Recreation	10071100 433160	Lawn Equipment Maintenance	0	2026	9	INV	$ 1,684.53	C033026	9847	47626	MOWER REPAIRS	3/20/2026
149	BESLEY IMPLEMENTS	10071100	Parks & Recreation	10071100 433160	Lawn Equipment Maintenance	0	2026	9	INV	$ 909.97	C033026	9847	47710	MOWER REPAIRS	3/24/2026
				10071100 433160 Total						$ 2,594.50					
1001	FACEBOOK	10071100	Parks & Recreation	10071100 436000	Advertising	0	2026	9	INV	$ 60.78		0	166543	FACEBOOK - Advertising	2/28/2026
				10071100 436000 Total						$ 60.78					
291	CRYSTAL SPRINGS	10071100	Parks & Recreation	10071100 451300	Water & Sewer Service	0	2026	9	INV	$ 30.97	C033026	9866	23460130 011626	SPRING WTR-LCPRT	1/16/2026
291	CRYSTAL SPRINGS	10071100	Parks & Recreation	10071100 451300	Water & Sewer Service	0	2026	9	INV	$ 22.98	C033026	9866	23460130 021326	SPRING WTR-LCPRT	2/13/2026
291	CRYSTAL SPRINGS	10071100	Parks & Recreation	10071100 451300	Water & Sewer Service	0	2026	9	INV	$ 57.78	C033026	9865	23460130 070425	SPRING WTR-LCPRT	7/4/2025
291	CRYSTAL SPRINGS	10071100	Parks & Recreation	10071100 451300	Water & Sewer Service	0	2026	9	INV	$ 28.97	C033026	9866	23460130 080125	SPRING WTR-LCPRT	8/1/2025
291	CRYSTAL SPRINGS	10071100	Parks & Recreation	10071100 451300	Water & Sewer Service	0	2026	9	INV	$ 45.44	C033026	9865	23460130 092625	SPRING WTR-LCPRT	9/26/2025

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
291	CRYSTAL SPRINGS	10071100	Parks & Recreation	10071100 451300	Water & Sewer Service	0	2026	9	INV	$ 21.48	C033026	9866	23460130 102425	SPRING WTR-LCPRT	10/24/2025
291	CRYSTAL SPRINGS	10071100	Parks & Recreation	10071100 451300	Water & Sewer Service	0	2026	9	INV	$ 30.97	C033026	9866	23460130 121925	SPRING WTR-LCPRT	12/19/2025
				10071100 451300 Total						$ 238.59					
908	USPS	10071100	Parks & Recreation	10071100 452100	Postal Service/Postage	0	2026	9	INV	$ 78.00		0	166720	USPS - Postage Stamps	2/28/2026
				10071100 452100 Total						$ 78.00					
175	VERIZON WIRELESS	10071100	Parks & Recreation	10071100 452320	Cell Phones	0	2026	9	INV	$ 279.80		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10071100	Parks & Recreation	10071100 452320	Cell Phones	0	2026	9	INV	$ 242.10	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10071100 452320 Total						$ 521.90					
19997	ONE TIME COUNTYPCARD	10071100	Parks & Recreation	10071100 452341	Satellite Services	0	2026	9	INV	$ 89.99		0	166585	HULUPLUS - Satellite Service	2/28/2026
				10071100 452341 Total						$ 89.99					
1008	COUNTRY BOYS BBQ	10071100	Parks & Recreation	10071100 455300	Food & Lodging	0	2026	9	INV	$ 223.72		0	166687	COUNTRY BOYS BBQ - LCPRT Advisory Commission Meeti	2/28/2026
				10071100 455300 Total						$ 223.72					
19997	ONE TIME COUNTYPCARD	10071100	Parks & Recreation	10071100 458100	Dues & Association Memberships	0	2026	9	INV	$ 40.00		0	166808	PAYPAL VIRGINIASTA - Membership (Lisa Grubbs)	2/28/2026
				10071100 458100 Total						$ 40.00					
895	LOWES	10071100	Parks & Recreation	10071100 460014	Tools	0	2026	9	INV	$ 693.98		0	166609	LOWES - Tools & Maintenance supplies	2/28/2026
1311	NORTHWEST ACE HARDWA	10071100	Parks & Recreation	10071100 460014	Tools	0	2026	9	INV	$ 14.39	C033026	210808	109235	RECEPTACLE TESTER	3/6/2026
				10071100 460014 Total						$ 708.37					
889	AMAZON MARKETPLACE	10071100	Parks & Recreation	10071100 460052	Park Maintenance & Supplies	0	2026	9	INV	$ 129.96		0	166544	AMAZON - Library Box BQC Park	2/28/2026
889	AMAZON MARKETPLACE	10071100	Parks & Recreation	10071100 460052	Park Maintenance & Supplies	0	2026	9	INV	$ 26.20		0	166746	AMAZON - Gloves	2/28/2026
149	BESLEY IMPLEMENTS	10071100	Parks & Recreation	10071100 460052	Park Maintenance & Supplies	0	2026	9	INV	$ 59.00	C033026	9847	47339	BATTERY	3/10/2026
895	LOWES	10071100	Parks & Recreation	10071100 460052	Park Maintenance & Supplies	0	2026	9	INV	$ 123.59		0	166610	LOWES - Supplies for Mailbox Repairs BQC	2/28/2026
895	LOWES	10071100	Parks & Recreation	10071100 460052	Park Maintenance & Supplies	0	2026	9	INV	$ 89.73		0	166744	LOWES - Info Stand at BQC Park	2/28/2026
777	TRACTOR SUPPLY COMPA	10071100	Parks & Recreation	10071100 460052	Park Maintenance & Supplies	0	2026	9	INV	$ 119.98		0	166839	TRACTOR SUPPLY CO - Ball Joints for Trailers	2/28/2026
				10071100 460052 Total						$ 548.46					
889	AMAZON MARKETPLACE	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 66.49		0	166745	AMAZON - Weed Trimmer Line	2/28/2026
889	AMAZON MARKETPLACE	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 217.15		0	166838	AMAZON - Trimmer Replacement Heads and Safety Equi	2/28/2026
6	BARTON & BOYD, INC.	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 1,045.00	C033026	210769	06589	MULCH (PICKED UP)	3/12/2026
149	BESLEY IMPLEMENTS	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 115.99	C033026	9847	47712	SPRAYER	3/24/2026
1277	CARDINAL HOME CENTER	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 1,232.00	C033026	210774	2603-830881	LAWN AERATOR RENTAL	3/9/2026
1277	CARDINAL HOME CENTER	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	CRM	$ (600.00)	C033026	210774	CR-2603-836208	CREDIT-LAWN AERATOR RENTAL	3/13/2026
903	EVERGRO COOPERATIVE	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 3,454.30	C033026	9871	2486239	FERTILIZER	3/6/2026
70	J.S. PURCELL LUMBER	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 75.00	C033026	210790	2603-252361	TOW BEHIND SPREADER RENTAL	3/9/2026
70	J.S. PURCELL LUMBER	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 75.00	C033026	210790	2603-252895	PULL BEHIND SPREADER RENTAL	3/16/2026
70	J.S. PURCELL LUMBER	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 75.00	C033026	210790	2603-253383	PULL BEHIND SPREADER RENTAL	3/20/2026
895	LOWES	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 172.35		0	166609	LOWES - Tools & Maintenance supplies	2/28/2026
1311	NORTHWEST ACE HARDWA	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 126.86	C033026	210808	109299	MAINT SUPPLIES	3/13/2026
1311	NORTHWEST ACE HARDWA	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 98.99	C033026	210808	109334	SUPPLIES	3/19/2026
1311	NORTHWEST ACE HARDWA	10071100	Parks & Recreation	10071100 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 71.82	C033026	210808	109353	TOP SOIL	3/23/2026
				10071100 460091 Total						$ 6,225.95					
889	AMAZON MARKETPLACE	10071100	Parks & Recreation	10071100 460142	Safety Equipment	0	2026	9	INV	$ 315.19		0	166838	AMAZON - Trimmer Replacement Heads and Safety Equi	2/28/2026
				10071100 460142 Total						$ 315.19					
889	AMAZON MARKETPLACE	10071100	Parks & Recreation	10071100 480030	Recreational Equipt & Supplies	0	2026	9	INV	$ 399.10		0	166848	AMAZON - Black Light Equipment	2/28/2026
19997	ONE TIME COUNTYPCARD	10071100	Parks & Recreation	10071100 480030	Recreational Equipt & Supplies	0	2026	9	INV	$ 218.92		0	166834	ALDI - Preschool Equipment	2/28/2026
				10071100 480030 Total						$ 618.02					
889	AMAZON MARKETPLACE	10071100	Parks & Recreation	10071100 482003	Office Furniture	0	2026	9	INV	$ 250.99		0	166857	AMAZON - Office Furniture	2/28/2026
889	AMAZON MARKETPLACE	10071100	Parks & Recreation	10071100 482003	Office Furniture	0	2026	9	INV	$ 299.98		0	166872	AMAZON - Hutch for Office	2/28/2026
889	AMAZON MARKETPLACE	10071100	Parks & Recreation	10071100 482003	Office Furniture	0	2026	9	INV	$ 191.73		0	166897	AMAZON - Retractable gates, Coffee Maker, Break Ro	2/28/2026
				10071100 482003 Total						$ 742.70					
1126	KIMBERLY JOVANELLY	10071111	Parks & Recreation-Self Supp	10071111 431600	Contractual Services	0	2026	9	INV	$ 558.00	C033026	210796	02/23/26-03/15/26	QUILTING CLASS	3/17/2026
				10071111 431600 Total						$ 558.00					
143	ELAVON	10071111	Parks & Recreation-Self Supp	10071111 431850	Charges for Bankcard Services	0	2026	9	INV	$ 409.13		0	166587	MERCHANT SERVICES - Bank Card Fee Charges	2/28/2026
143	ELAVON	10071111	Parks & Recreation-Self Supp	10071111 431850	Charges for Bankcard Services	0	2026	9	INV	$ 0.60		0	166663	ELAVON SRV FEE DSS CENTRA - Bank Card Usage Fees	2/28/2026
143	ELAVON	10071111	Parks & Recreation-Self Supp	10071111 431850	Charges for Bankcard Services	0	2026	9	INV	$ 0.60		0	166791	ELAVON SRV FEE DSS CENTRA - Bank Card Processing F	2/28/2026
				10071111 431850 Total						$ 410.33					
1003	ADOBE	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 89.99		0	166686	Adobe Inc - Monthly Subscription	2/28/2026
889	AMAZON MARKETPLACE	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 336.87		0	166545	AMAZON - Father Daughter Dance supplies	2/28/2026
889	AMAZON MARKETPLACE	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 80.53		0	166565	AMAZON - LCPRT Child Care Program supplies	2/28/2026
889	AMAZON MARKETPLACE	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 94.98		0	166689	AMAZON - Father Daughter Dance supplies	2/28/2026
889	AMAZON MARKETPLACE	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 148.01		0	166897	AMAZON - Retractable gates, Coffee Maker, Break Ro	2/28/2026
910	AMAZON.COM	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 79.98		0	166756	Amazon.com - Microwave	2/28/2026
736	CROWN TROPHY #103	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 962.01	C033026	210777	84121	BASKETBALL TROPHIES, MEDALS	3/5/2026
736	CROWN TROPHY #103	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 341.50	C033026	210777	84253	YOUTH SPORT SHIRTS	3/12/2026
736	CROWN TROPHY #103	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 72.50	C033026	210777	84256	BASKETBALL TROPHIES	3/12/2026
1000	DOMINO'S	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 186.04		0	166628	DOMINO'S - Food for Staff setting up Father Daught	2/28/2026
500	FOOD LION, LLC	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 218.09		0	166632	FOOD LION - Father Daughter Dance food	2/28/2026
500	FOOD LION, LLC	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 16.86		0	166685	FOOD LION - LCPRT Child Care supplies/food	2/28/2026
848	LAKE ANNA SIGNS &	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 920.00	C033026	9894	5709	SUMMER CAMP SIGNS	3/5/2026
54	LOUISA FAMILY PRACTI	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 20.00	C033026	210804	D.DANDRIDGE 03/11/26	TB TEST	3/11/2026
54	LOUISA FAMILY PRACTI	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 20.00	C033026	210804	T.TRICE 03/11/26	TB TEST	3/11/2026
895	LOWES	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 88.86		0	166682	LOWES - Supplies to Repair Backdrops for Father Da	2/28/2026
1311	NORTHWEST ACE HARDWA	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 13.12	C033026	210808	109334	SUPPLIES	3/19/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ (149.99)		0	166527	FRAUD DISPUTE - Credit	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 60.00		0	166550	OPENAI CHATGPT - Monthly Subscription	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 2.50		0	166563	DOLLARTREE - Kids Carnival Night supplies	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 5.25		0	166564	DOLLARTREE - Kids Carnival Night supplies	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 0.99		0	166586	APPLE.COM/BILL - Cloud Storage	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 945.54		0	166630	GIBSON RENTAL - Stage for Christmas Tree Lighting	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 132.50		0	166631	DOLLARTREE - Father Daughter Dance supplies	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 49.99		0	166633	APPLE.COM/BILL - Photo Booth	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 24.00		0	166662	DSS CENTRAL REGISTRY - LCPRT Child Care Background	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 24.00		0	166792	DSS CENTRAL REGISTRY - LCPRT Child Care Background	2/28/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 53.88		0	166807	QUICKEN INC - Petty Cash System	2/28/2026
19997	ONE TIME COUNTYPCARD	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 10.99		0	166856	APPLE.COM/BILL - Music Subscription	2/28/2026
131	SAM'S CLUB	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 399.58		0	166741	SAMSCLUB.COM - LCPRT Child Care Program snacks	2/28/2026
175	VERIZON WIRELESS	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 592.04		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 592.04	C033026	210846	6138956098	CELL PHONES	3/19/2026
894	WALMART	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 46.66		0	166562	WALMART - Kids Carnival Night food/supplies	2/28/2026
894	WALMART	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 785.63		0	166629	WALMART.COM - Father Daughter Dance food/supplies	2/28/2026
894	WALMART	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 80.00		0	166684	WALMART.COM - Father Daughter Dance food	2/28/2026
894	WALMART	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 810.10		0	166688	WALMART.COM - Father Daughter Dance food/supplies	2/28/2026
894	WALMART	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 294.66		0	166704	WALMART - Father Daughter Dance and LCPRT Child Ca	2/28/2026
894	WALMART	10071111	Parks & Recreation-Self Supp	10071111 469080	Self Supporting Program Costs	0	2026	9	INV	$ 37.16		0	166790	WALMART - LCPRT Child Care binders	2/28/2026
				10071111 469080 Total						$ 8,486.86					
416	DOMINION ENERGY VIRG	10071320	Aquatic Facility	10071320 451100	Electrical Service	0	2026	9	INV	$ 553.28	C033026	210780	4559090479 0326	POOL	3/23/2026
				10071320 451100 Total						$ 553.28					
19997	ONE TIME COUNTYPCARD	10071320	Aquatic Facility	10071320 469081	Self Support Aquatic Facility	0	2026	9	INV	$ 365.41		0	166847	PLASTIC CARD FACTORY INC - Season Passes LCAF	2/28/2026
				10071320 469081 Total						$ 365.41					
544	DOCUMENT DESTRUCTION	10081200	Community Development	10081200 431600	Contractual Services	0	2026	9	INV	$ 100.00		0	166774	DOCUMENT DESTRUCTION - Shredding Large Rolled Plan	2/28/2026
				10081200 431600 Total						$ 100.00					
291	CRYSTAL SPRINGS	10081200	Community Development	10081200 451300	Water & Sewer Service	0	2026	9	INV	$ 99.94	C033026	9865	23459894 031326	SPRING WTR-COM DEV	3/13/2026
				10081200 451300 Total						$ 99.94					
908	USPS	10081200	Community Development	10081200 452100	Postal Service/Postage	0	2026	9	INV	$ 33.25		0	166643	USPS - Mail TOD PC meeting notice letter	2/28/2026
908	USPS	10081200	Community Development	10081200 452100	Postal Service/Postage	0	2026	9	INV	$ 23.90		0	166644	USPS - Mail TOD PC meeting notice letter	2/28/2026
				10081200 452100 Total						$ 57.15					
175	VERIZON WIRELESS	10081200	Community Development	10081200 452320	Cell Phones	0	2026	9	INV	$ 1,087.17		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10081200	Community Development	10081200 452320	Cell Phones	0	2026	9	INV	$ 1,026.80	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10081200 452320 Total						$ 2,113.97					
607	RICOH USA, INC.	10081200	Community Development	10081200 454100	Equipment Lease/Rental	20260007	2026	9	INV	$ 1,133.00	C033026	9914	41478636	COPIER-APR 26	3/15/2026
				10081200 454100 Total						$ 1,133.00					
1424	AMELIA JAMES	10081200	Community Development	10081200 455300	Food & Lodging	0	2026	9	INV	$ 63.29	C033026	9842	02/17/26-02/18/26	MEALS DURING CLASS	3/6/2026
500	FOOD LION, LLC	10081200	Community Development	10081200 455300	Food & Lodging	0	2026	9	INV	$ 140.18		0	166906	FOOD LION - Plates, cutlery, drinks, desserts for	2/28/2026
19997	ONE TIME COUNTYPCARD	10081200	Community Development	10081200 455300	Food & Lodging	0	2026	9	INV	$ 294.98		0	166907	ROMA'S ITALIAN RESTAURANT - Dinner for Ag & Forest	2/28/2026
				10081200 455300 Total						$ 498.45					
1006	SAUCE	10081200	Community Development	10081200 455320	Food & Lodging - PC	0	2026	9	INV	$ 259.56		0	166796	SAUCE CATERING - PC Work Session dinner 2/12/26 me	2/28/2026
				10081200 455320 Total						$ 259.56					
452	INTERNATIONAL CODE C	10081200	Community Development	10081200 455400	Convention & Education	0	2026	9	INV	$ 255.00		0	166772	INT'L CODE COUNCIL INC - Commercial Energy Exam (A	2/28/2026
452	INTERNATIONAL CODE C	10081200	Community Development	10081200 455400	Convention & Education	0	2026	9	INV	$ 255.00		0	166773	INT'L CODE COUNCIL INC - Commercial Energy Exam (A	2/28/2026
19997	ONE TIME COUNTYPCARD	10081200	Community Development	10081200 455400	Convention & Education	0	2026	9	INV	$ 105.00		0	166693	WL VUE Testing Exam - E&S Exam (Ashlee Henshaw)	2/28/2026
19997	ONE TIME COUNTYPCARD	10081200	Community Development	10081200 455400	Convention & Education	0	2026	9	INV	$ 105.00		0	166904	WL VUE Testing Exam - E&S Exam for Ashlee Henshaw	2/28/2026
				10081200 455400 Total						$ 720.00					
889	AMAZON MARKETPLACE	10081200	Community Development	10081200 458003	Miscellanous Expense	0	2026	9	INV	$ 36.57		0	166797	AMAZON - Cell phone case for Matt Strawser	2/28/2026
				10081200 458003 Total						$ 36.57					
19997	ONE TIME COUNTYPCARD	10081200	Community Development	10081200 458100	Dues & Association Memberships	0	2026	9	INV	$ 700.80		0	166767	AMERICAN PLANNING ASSOC - 2026 AICP Dues	2/28/2026
				10081200 458100 Total						$ 700.80					
889	AMAZON MARKETPLACE	10081200	Community Development	10081200 460010	Office Supplies	0	2026	9	INV	$ 19.99		0	166795	AMAZON - Laminator machine, sign holders	2/28/2026
19997	ONE TIME COUNTYPCARD	10081200	Community Development	10081200 460010	Office Supplies	0	2026	9	INV	$ 39.50		0	166673	ZAZZLE INC - Name plates for PC members Ashley Mic	2/28/2026
19997	ONE TIME COUNTYPCARD	10081200	Community Development	10081200 460010	Office Supplies	0	2026	9	INV	$ (1.99)		0	166905	ZAZZLE INC - Tax credit	2/28/2026
323	STAPLES ADVANTAGE	10081200	Community Development	10081200 460010	Office Supplies	0	2026	9	INV	$ 30.31	C033026	9922	6057769880	OFFICE SUPPLIES	3/5/2026
323	STAPLES ADVANTAGE	10081200	Community Development	10081200 460010	Office Supplies	0	2026	9	INV	$ 41.19	C033026	9922	6057868534	OFFICE SUPPLIES	3/6/2026
323	STAPLES ADVANTAGE	10081200	Community Development	10081200 460010	Office Supplies	0	2026	9	INV	$ 307.12	C033026	9922	6058421300	OFFICE SUPPLIES	3/14/2026
323	STAPLES ADVANTAGE	10081200	Community Development	10081200 460010	Office Supplies	0	2026	9	INV	$ 51.59	C033026	9922	6058603941	OFFICE SUPPLIES	3/17/2026
323	STAPLES ADVANTAGE	10081200	Community Development	10081200 460010	Office Supplies	0	2026	9	INV	$ 136.82	C033026	9922	6058799613	OFFICE SUPPLIES	3/20/2026
				10081200 460010 Total						$ 624.53					
405	GRAINGER	10081200	Community Development	10081200 460110	Uniforms	0	2026	9	INV	$ 106.56		0	166551	GRAINGER - Safety Toe Boots for Amelia James (not	2/28/2026
19997	ONE TIME COUNTYPCARD	10081200	Community Development	10081200 460110	Uniforms	0	2026	9	INV	$ 436.32		0	166694	RUSHORDERTEES.COM - Clothing for Amelia James	2/28/2026
				10081200 460110 Total						$ 542.88					
452	INTERNATIONAL CODE C	10081200	Community Development	10081200 460120	Books & Subsciptions	0	2026	9	INV	$ 103.50		0	166648	INT'L CODE COUNCIL INC - Code Study Companion Book	2/28/2026
452	INTERNATIONAL CODE C	10081200	Community Development	10081200 460120	Books & Subsciptions	0	2026	9	INV	$ 193.50		0	166775	INT'L CODE COUNCIL INC - National Electrical Code	2/28/2026
				10081200 460120 Total						$ 297.00					
719	HARRIS COMPUTER SYST	10081200	Community Development	10081200 480070	Computer Software	0	2026	9	INV	$ 1,463.00	C033026	9878	MUNMN0002977	ANNUAL SOFTWARE MAINT 3/4/26-3/3/27	3/11/2026
				10081200 480070 Total						$ 1,463.00					
889	AMAZON MARKETPLACE	10081200	Community Development	10081200 482070	Office Equipment	0	2026	9	INV	$ 199.99		0	166795	AMAZON - Laminator machine, sign holders	2/28/2026
1382	IPROJECTSOLUTIONS	10081200	Community Development	10081200 482070	Office Equipment	20261093	2026	9	INV	$ 8,410.00	C033026	210789	9541	Desktop Automated Plan Review Table	1/21/2026
19997	ONE TIME COUNTYPCARD	10081200	Community Development	10081200 482070	Office Equipment	0	2026	9	INV	$ 786.30		0	166837	SWEETWATER SOUND - Wireless mics and cables	2/28/2026
				10081200 482070 Total						$ 9,396.29					
175	VERIZON WIRELESS	10081500	Economic Development Office	10081500 452320	Cell Phones	0	2026	9	INV	$ 49.29		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	10081500	Economic Development Office	10081500 452320	Cell Phones	0	2026	9	INV	$ 49.29	C033026	210846	6138956098	CELL PHONES	3/19/2026
				10081500 452320 Total						$ 98.58					
58	MCI COMM SERVICE	10083010	VPI Extension Service	10083010 452300	Telecommunications	0	2026	9	INV	$ 36.10	C033026	210806	9671040 031126	VT EXTENSION FAXLINE	3/11/2026
				10083010 452300 Total						$ 36.10					
1000	DOMINO'S	10083010	VPI Extension Service	10083010 456401	4-H Camp Support	0	2026	9	INV	$ 51.00		0	166740	DOMINO'S - Pizza for 4-H Camp teen and adult train	2/28/2026
				10083010 456401 Total						$ 51.00					
171	VACORP	10091000	Non-Departmental GF	10091000 427000	Workers Compensation	0	2026	9	INV	$ 111,806.75	C033026	210840	114094	Workers Compensation	3/2/2026
				10091000 427000 Total						$ 111,806.75					
876	VERIZON	10091000	Non-Departmental GF	10091000 452300	Telecommunications	0	2026	9	INV	$ 92.26	C033026	210842	9670601 030726	TREASURER	3/7/2026
876	VERIZON	10091000	Non-Departmental GF	10091000 452300	Telecommunications	0	2026	9	INV	$ 92.40	C033026	210842	9672369 030726	MTH SVC	3/7/2026
				10091000 452300 Total						$ 184.66					
1001	FACEBOOK	11081650	Tourism Transient Occupancy	11081650 436000	Advertising	0	2026	9	INV	$ 154.05		0	166546	FACEBOOK - Tourism Advertising	2/28/2026
19997	ONE TIME COUNTYPCARD	11081650	Tourism Transient Occupancy	11081650 436000	Advertising	0	2026	9	INV	$ 90.00		0	166641	VIRGINIASCENICRAIL - Train tickets For Tourism Vid	2/28/2026
				11081650 436000 Total						$ 244.05					
19997	ONE TIME COUNTYPCARD	11081650	Tourism Transient Occupancy	11081650 455400	Convention & Education	0	2026	9	INV	$ 60.00		0	166868	VIRGINIA TOURISM - 2026 Visitors Center Seminar re	2/28/2026
				11081650 455400 Total						$ 60.00					

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
491	LOUISA COUNTY HISTOR	11081650	Tourism Transient Occupancy	11081650 458460 C8165	Tourism Partnership Grants	0	2026	9	INV	$ 9,642.93	C033026	210803	2026.03.20	VISITOR CNTR STAFF TIME,UTILITIES/SUPPLIES/INSURNC	3/20/2026
				11081650 458460 C8165 Total						$ 9,642.93					
1003	ADOBE	11081650	Tourism Transient Occupancy	11081650 460143	Software Licenses	0	2026	9	INV	$ 69.99		0	166765	Adobe Inc - Design Software	2/28/2026
19997	ONE TIME COUNTYPCARD	11081650	Tourism Transient Occupancy	11081650 460143	Software Licenses	0	2026	9	INV	$ 699.00		0	166547	VYOND-GOANIMATE,INC. - Video software	2/28/2026
19997	ONE TIME COUNTYPCARD	11081650	Tourism Transient Occupancy	11081650 460143	Software Licenses	0	2026	9	INV	$ 9.99		0	166640	Google One - Storage	2/28/2026
19997	ONE TIME COUNTYPCARD	11081650	Tourism Transient Occupancy	11081650 460143	Software Licenses	0	2026	9	INV	$ 2,100.00		0	166869	TRUELOYAL - Social feeds	2/28/2026
				11081650 460143 Total						$ 2,878.98					
353	APCO INTERNATIONAL	20231030	Communications Center	20231030 458423 C3103	PSAP Grant Program	0	2026	9	INV	$ 2,210.00		0	166768	APCO INTERNATIONAL INC - Registered Public Safety	2/28/2026
353	APCO INTERNATIONAL	20231030	Communications Center	20231030 458423 C3103	PSAP Grant Program	0	2026	9	INV	$ 107.91		0	166769	APCO INTERNATIONAL INC - Law Enforcement Communica	2/28/2026
120	AT&T	20231030	Communications Center	20231030 458423 C3103	PSAP Grant Program	0	2026	9	INV	$ 6,353.82	C033026	210765	2304033117	ESNIET	3/16/2026
				20231030 458423 C3103 Total						$ 8,671.73					
889	AMAZON MARKETPLACE	20235700	Coronavirus Pandemic	20235700 458009 COVD9	American Rescue Act Child Care	0	2026	9	INV	$ 20.69		0	166526	AMAZON - LCPRT Child Care Program Supplies (Covid	2/28/2026
19997	ONE TIME COUNTYPCARD	20235700	Coronavirus Pandemic	20235700 458009 COVD9	American Rescue Act Child Care	0	2026	9	INV	$ 600.00		0	166664	YOUNG CHEFS ACADEMY - Summer Camp Program (Grant)	2/28/2026
				20235700 458009 COVD9 Total						$ 620.69					
462	TREASURER OF VIRGINI	20282200	LAAC Mitigation & Remediat	20282200 456471 C8204	LAAC DCR Mitigation&Remediat	0	2026	9	INV	$ 1,695.00	C033026	210834	1001403	SATELLITE TRANSMISSION	2/23/2026
				20282200 456471 C8204 Total						$ 1,695.00					
19999	BETHANY RUHLMAN	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 190.57	C033026	210813	B.RUHLMAN 03/06/26	CLOTHING REIMB	3/6/2026
19999	[redacted]	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 861.00	C033026	210814	[redacted] 03/26	MAINT	3/25/2026
828	CORNERSTONE THERAPY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 260.00	C033026	9861	02/26	OT	3/9/2026
828	CORNERSTONE THERAPY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 260.00	C033026	9861	02/26	OT	3/9/2026
828	CORNERSTONE THERAPY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 260.00	C033026	9861	02/26	OT	3/9/2026
828	CORNERSTONE THERAPY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 130.00	C033026	9861	02/26	OT	3/9/2026
828	CORNERSTONE THERAPY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 260.00	C033026	9861	02/26	OT	3/9/2026
828	CORNERSTONE THERAPY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 227.50	C033026	9861	02/26	OT	3/9/2026
828	CORNERSTONE THERAPY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 1,560.00	C033026	9861	02/26	OT	3/9/2026
253	ELK HILL FARM INC.	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 16,284.45	C033026	9869	02/26	EDUCATION, ROOM & BOARD	3/9/2026
253	ELK HILL FARM INC.	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 6,204.45	C033026	9869	02/26	EDUCATION	3/9/2026
253	ELK HILL FARM INC.	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 5,877.90	C033026	9869	02/26	EDUCATION	3/13/2026
253	ELK HILL FARM INC.	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 6,204.45	C033026	9869	02/26	EDUCATION	3/9/2026
253	ELK HILL FARM INC.	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 3,592.05	C033026	9869	02/26	EDUCATION	3/9/2026
253	ELK HILL FARM INC.	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 10,080.00	C033026	9869	02/26	ROOM & BOARD	3/9/2026
253	ELK HILL FARM INC.	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 3,265.50	C033026	9869	02/26	EDUCATION	3/9/2026
604	FAISON SCHOOL FOR AU	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 9,812.50	C033026	9872	02/26	EDUCATION, SPEECH	3/5/2026
604	FAISON SCHOOL FOR AU	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 19,060.00	C033026	9872	02/26	EDUCATION, SPEECH, NURSING SVC	3/5/2026
604	FAISON SCHOOL FOR AU	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 9,400.00	C033026	9872	02/26	EDUCATION	3/5/2026
604	FAISON SCHOOL FOR AU	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 9,400.00	C033026	9872	02/26	EDUCATION	3/5/2026
1355	FAMILY FOCUS, INC.	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 2,346.50	C033026	210783	02/26	VIRTUAL RESIDENTIAL	3/10/2026
138	FOSTERING ACADIA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 6,581.00	C033026	210785	01/26	IL SVC	3/15/2026
138	FOSTERING ACADIA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 6,581.00	C033026	210785	02/26	IL SVC	3/15/2026
138	FOSTERING ACADIA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 2,782.90	C033026	210785	03/26	IL SVC	3/15/2026
265	HALLMARK YOUTHCARE	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 23,237.36	C033026	9877	02/26	EDUCATION, ROOM/BOARD, SPRV, CASE MGMT, THERAPY	2/28/2026
19999	[redacted]	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 861.00	C033026	210816	[redacted] 03/26	MAINT	3/25/2026
125	KIDSPEACE NATIONAL C	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 6,967.24	C033026	210793	02/26	MAINT, SPRT	3/2/2026
379	LAFAYETTE SCHOOL, IN	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 6,174.00	C033026	9893	02/26	EDUCATION	3/11/2026
19999	MEAGAN ROJAS	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 136.92	C033026	210812	M.ROJAS-03/21/26	CLOTHING REIMB	3/21/2026
19999	MEAGAN ROJAS	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 861.00	C033026	210812	M.ROJAS-03/26	MAINT	3/25/2026
741	NORTHSTAR ACADEMY, I	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 4,572.00	C033026	9906	02/26	EDUCATION	3/5/2026
349	PARTNERS IN PARENTIN	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 750.00	C033026	9908	02/26	PARENT CONSULT	2/28/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	01/26	CASE MGMT	1/31/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	01/26	CASE SPRT	1/31/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	01/26	CASE SPRT	1/31/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	01/26	CASE SPRT	1/31/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	01/26	CASE SPRT	1/31/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	01/26	CASE SPRT	1/31/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	02/26	CASE MGMT	2/28/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	02/26	CASE SPRT	2/28/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	02/26	CASE SPRT	2/28/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	02/26	CASE SPRT	2/28/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	02/26	CASE SPRT	2/28/2026
229	REGION TEN COMMUNITY	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 367.71	C033026	210825	02/26	CASE SPRT	2/28/2026
1417	REST ASSURED, LLC	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 19,522.16	C033026	210826	02/26	ROOM & BOARD, SPRV	3/10/2026
932	SH VARSITY ACQUISITI	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 5,376.00	C033026	9920	02/26	EDUCATION	3/26/2026
328	ST. JOSEPH'S VILLA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 10,380.00	C033026	210829	02/26	EDUCATION	3/4/2026
328	ST. JOSEPH'S VILLA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 10,718.00	C033026	210829	02/26	EDUCATION, 1:1	3/4/2026
328	ST. JOSEPH'S VILLA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 6,740.00	C033026	210829	02/26	EDUCATION	3/4/2026
328	ST. JOSEPH'S VILLA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 10,380.00	C033026	210829	02/26	EDUCATION	3/4/2026
328	ST. JOSEPH'S VILLA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 10,380.00	C033026	210829	02/26	EDUCATION	3/4/2026
328	ST. JOSEPH'S VILLA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 12,004.00	C033026	210829	02/26	EDUCATION, 1:1	3/4/2026
328	ST. JOSEPH'S VILLA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 10,380.00	C033026	210829	02/26	EDUCATION	3/4/2026
328	ST. JOSEPH'S VILLA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 8,260.00	C033026	210829	02/26	EDUCATION	3/4/2026
328	ST. JOSEPH'S VILLA	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 6,740.00	C033026	210829	02/26	EDUCATION	3/4/2026
1292	THERAPY RESOURCES	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 98.00	C033026	210830	01/26	OT	1/31/2026
1292	THERAPY RESOURCES	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 294.00	C033026	210830	02/26	OT	2/28/2026
1252	THREE RIVERS TREATME	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 4,600.00	C033026	9925	02/26	EDUCATION	2/1/2026
356	UNITED METHODIST FAM	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 1,265.34	C033026	9930	02/26	ICC	3/9/2026
356	UNITED METHODIST FAM	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 6,375.79	C033026	9930	02/26	EDUCATION, OT	3/9/2026
356	UNITED METHODIST FAM	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 5,270.79	C033026	9930	02/26	EDUCATION	3/9/2026
356	UNITED METHODIST FAM	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 3,883.74	C033026	9930	02/26	EDUCATION	3/9/2026
731	VIA CENTERS FOR NEUR	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 11,721.42	C033026	9932	02/26	EDUCATION, SPEECH, OT	3/18/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
731	VIA CENTERS FOR NEUR	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 12,115.17	C033026	9932	02/26[redacted]	EDUCATION, SPEECH, OT	3/18/2026
731	VIA CENTERS FOR NEUR	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 12,396.42	C033026	9932	02/2[redacted]	EDUCATION, SPEECH, OT	3/18/2026
232	VIRGINIA HOME FOR BO	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 14,966.00	C033026	9935	02/2[redacted]	EDUCATION, ROOM & BOARD, SPRV, CASE MGMT	2/28/2026
19999	[redacted]	20553500	Childrens Services Act	20553500 430020	CSA Contractual Services	0	2026	9	INV	$ 861.00	C033026	210820	[redacted] 03/26	MAINT	3/25/2026
				20553500 430020 Total						$ 354,917.06					
175	VERIZON WIRELESS	20553500	Childrens Services Act	20553500 452320	Cell Phones	0	2026	9	INV	$ 35.20		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	20553500	Childrens Services Act	20553500 452320	Cell Phones	0	2026	9	INV	$ 35.20	C033026	210846	6138956098	CELL PHONES	3/19/2026
				20553500 452320 Total						$ 70.40					
618	EMS MANAGEMENT & CON	22512431	Revenue Recovery	22512431 431600	Contractual Services	20260022	2026	9	INV	$ 10,317.04	C033026	9870	EMS-023875	COLLECTION OF AMBULANCE FEES	2/28/2026
				22512431 431600 Total						$ 10,317.04					
120	AT&T	22512431	Revenue Recovery	22512431 452320	Cell Phones	0	2026	9	INV	$ 612.69		0	166574	AT&T - Cell Phones	2/28/2026
				22512431 452320 Total						$ 612.69					
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 454.44	C033026	9852	86127385	Medical Supplies	3/9/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 690.89	C033026	9852	86127387	Medical Supplies	3/9/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 67.80	C033026	9852	86129133	Medical Supplies	3/10/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 202.37	C033026	9852	86133659	Medical Supplies	3/13/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 118.50	C033026	9852	86135441	Medical Supplies	3/16/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 522.94	C033026	9852	86138733	Medical Supplies	3/18/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 244.73	C033026	9852	86143536	Medical Supplies	3/23/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 4,455.29	C033026	9852	86143537	Medical Supplies	3/23/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 1,199.10	C033026	9852	86145423	Medical Supplies	3/24/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 236.29	C033026	9852	86147117	Medical Supplies	3/25/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015	Medical Supplies	20260021	2026	9	INV	$ 451.93	C033026	9852	86147118	Medical Supplies	3/25/2026
				22512431 460015 Total						$ 8,644.28					
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015 FS2	Medical Supplies	20260021	2026	9	INV	$ 206.25	C033026	9852	86127382	Medical Supplies	3/9/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015 FS2	Medical Supplies	20260021	2026	9	INV	$ 751.86	C033026	9852	86127384	Medical Supplies	3/9/2026
				22512431 460015 FS2 Total						$ 958.11					
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015 FS5	Medical Supplies	20260021	2026	9	INV	$ 889.78	C033026	9852	86135440	Medical Supplies	3/16/2026
				22512431 460015 FS5 Total						$ 889.78					
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015 FS6	Medical Supplies	20260021	2026	9	INV	$ 255.97	C033026	9852	86133658	Medical Supplies	3/13/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015 FS6	Medical Supplies	20260021	2026	9	INV	$ 134.50	C033026	9852	86135439	Medical Supplies	3/16/2026
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015 FS6	Medical Supplies	20260021	2026	9	INV	$ 138.50	C033026	9852	86145422	Medical Supplies	3/24/2026
				22512431 460015 FS6 Total						$ 528.97					
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015 RS1	Medical Supplies	20260021	2026	9	INV	$ 232.50	C033026	9852	86147116	Medical Supplies	3/25/2026
				22512431 460015 RS1 Total						$ 232.50					
443	BOUND TREE MEDICAL	22512431	Revenue Recovery	22512431 460015 RS3	Medical Supplies	20260021	2026	9	INV	$ 454.14	C033026	9852	86127383	Medical Supplies	3/9/2026
				22512431 460015 RS3 Total						$ 454.14					
889	AMAZON MARKETPLACE	30331000	Sheriff's Dept CIP	30331000 481053	Vehicle Replacements - Sheriff	0	2026	9	INV	$ 187.24		0	166818	AMAZON - wires and switches	2/28/2026
1249	CDWG	30331000	Sheriff's Dept CIP	30331000 481053	Vehicle Replacements - Sheriff	20261442	2026	9	INV	$ 46,804.34	C033026	9858	AI5QY6S	Purchase new Getac Computers	3/18/2026
1249	CDWG	30331000	Sheriff's Dept CIP	30331000 481053	Vehicle Replacements - Sheriff	20261442	2026	9	INV	$ 7,671.90	C033026	9858	AISXF4W	Purchase new Getac Computers	3/20/2026
688	FASTENAL COMPANY	30331000	Sheriff's Dept CIP	30331000 481053	Vehicle Replacements - Sheriff	0	2026	9	INV	$ 12.26		0	166708	FASTENAL COMPANY - Supplies	2/28/2026
688	FASTENAL COMPANY	30331000	Sheriff's Dept CIP	30331000 481053	Vehicle Replacements - Sheriff	0	2026	9	INV	$ 159.55		0	166711	FASTENAL COMPANY - Supplies	2/28/2026
1311	NORTHWEST ACE HARDWA	30331000	Sheriff's Dept CIP	30331000 481053	Vehicle Replacements - Sheriff	0	2026	9	INV	$ 52.26	C033026	210808	109291	VEHICLE SUPPLIES	3/13/2026
19997	ONE TIME COUNTYPCARD	30331000	Sheriff's Dept CIP	30331000 481053	Vehicle Replacements - Sheriff	0	2026	9	INV	$ 4,728.51		0	166709	WAYTEK INC - Supplies	2/28/2026
				30331000 481053 Total						$ 59,616.06					
889	AMAZON MARKETPLACE	30332000	Emergency Services	30332000 482000	Equipment Addition	0	2026	9	INV	$ 73.66		0	166566	AMAZON - RIT bag supplies and carwash	2/28/2026
889	AMAZON MARKETPLACE	30332000	Emergency Services	30332000 482000	Equipment Addition	0	2026	9	INV	$ 479.27		0	166665	AMAZON - RIT bag supplies and Flag/flagpole for HQ	2/28/2026
889	AMAZON MARKETPLACE	30332000	Emergency Services	30332000 482000	Equipment Addition	0	2026	9	INV	$ 112.32		0	166902	AMAZON - RIT bag accessories	2/28/2026
910	AMAZON.COM	30332000	Emergency Services	30332000 482000	Equipment Addition	0	2026	9	INV	$ 119.31		0	166672	Amazon.com - RIT bag accessories	2/28/2026
489	WITMER PUBLIC SAFETY	30332000	Emergency Services	30332000 482000	Equipment Addition	0	2026	9	INV	$ 83.00	C033026	9937	INV853017	RIT DECALS	3/10/2026
				30332000 482000 Total						$ 867.56					
1024	MISSION CRITICAL	30332000	Emergency Services	30332000 482091	Radio Tower	20241629	2026	9	INV	$ 3,800.91	C033026	9902	27520	Louisa CO VA Add-on Site Radio Consultation	3/20/2026
				30332000 482091 Total						$ 3,800.91					
1348	CARAHSOFT	30342000	Public Works CIP	30342000 480070	Computer Software	20261601	2026	9	INV	$ 15,540.00	C033026	210773	61502237INV	Annual Software Subscription	3/6/2026
				30342000 480070 Total						$ 15,540.00					
674	HSL, INC.	30342000	Public Works CIP	30342000 482500	Building Enhancements	20260812	2026	9	INV	$ 39,176.00	C033026	210788	1 03/20/26	Admin Sallyport Securement	3/20/2026
				30342000 482500 Total						$ 39,176.00					
261	TIMMONS GROUP, INC.	30342000	Public Works CIP	30342000 482830	Animal Shelter Improvements	20260814	2026	9	INV	$ 4,875.00	C033026	9927	392707	Space Study & Preliminary Engineering	3/9/2026
				30342000 482830 Total						$ 4,875.00					
261	TIMMONS GROUP, INC.	30382000	Economic Development CIP	30382000 431460	Regional Business Park Project	20251421	2026	9	INV	$ 7,150.00	C033026	9927	390495	Construction Admin - SHRBP Utilities	2/9/2026
				30382000 431460 Total						$ 7,150.00					
1420	CHAI NA AND TAESUN N	30382000	Economic Development CIP	30382000 481373 C8203	Amazon (AWS) Infrastruture	0	2026	9	INV	$ 14,350.00	C033026	210722	03/03/26	TM 44-29-LOUISA RAW WATER LINE/FIBER OPTIC CABLE	3/3/2026
1418	DAVID FIELDS AND SER	30382000	Economic Development CIP	30382000 481373 C8203	Amazon (AWS) Infrastruture	0	2026	9	INV	$ 15,000.00	C033026	210723	02/20/2026	TM #58-28A-LOUISA RAW WATER LINE/FIBER OPTIC CABLE	2/20/2026
1418	DAVID FIELDS AND SER	30382000	Economic Development CIP	30382000 481373 C8203	Amazon (AWS) Infrastruture	0	2026	9	INV	$ 15,000.00	C033026	210723	02/20/26	TM #58-13E-LOUISA RAW WATER LINE/FIBER OPTIC CABLE	2/20/2026
1421	HEE-SEO CHOI	30382000	Economic Development CIP	30382000 481373 C8203	Amazon (AWS) Infrastruture	0	2026	9	INV	$ 7,175.00	C033026	210724	03/03/26	TM #44-29-LOUISA RAW WATER LINE/FIBER OPTIC CABLE	3/3/2026
1422	HEE-SEUNG CHOI	30382000	Economic Development CIP	30382000 481373 C8203	Amazon (AWS) Infrastruture	0	2026	9	INV	$ 7,175.00	C033026	210725	03/03/26	TM #44-29-LOUISA RAW WATER LINE/FIBER OPTIC CABL	3/3/2026
739	JOHNSON, MIRMIRAN &	30382000	Economic Development CIP	30382000 481373 C8203	Amazon (AWS) Infrastruture	20251400	2026	9	INV	$ 36,304.55	C033026	9890	16-282180	AWS Infrastructure Consultant	3/20/2026
1338	LOUISA COUNTY INFRAS	30382000	Economic Development CIP	30382000 481373 C8203	Amazon (AWS) Infrastruture	20251096	2026	9	INV	$ 2,921,205.84	C033026	9895	17	Engineering work for Offsite Utility Project	3/30/2026
1419	MARCUS TUCKER	30382000	Economic Development CIP	30382000 481373 C8203	Amazon (AWS) Infrastruture	0	2026	9	INV	$ 20,000.00	C033026	210726	02/20/26	TM #58-13-LOUISA RAW WATER LINE/FIBER OPTIC CABLE	2/20/2026
1423	ROBERT HICKS AND REB	30382000	Economic Development CIP	30382000 481373 C8203	Amazon (AWS) Infrastruture	0	2026	9	INV	$ 5,000.00	C033026	210727	03/02/26	TM #43-122-LOUISA RAW WATER LINE/FIBER OPTIC CABLE	3/2/2026
				30382000 481373 C8203 Total						$ 3,041,210.39					
1427	PROSEAL SERVICES	30384000	Airport CIP	30384000 483045	Paving Parking Areas	20261665	2026	9	INV	$ 223,119.00	C033026	210823	1-02-17-2026-#3370	Paving Parking Area for Airport	3/25/2026
				30384000 483045 Total						$ 223,119.00					
1262	COVERALL NORTH AMERI	50484000	Airport	50484000 431602	Cleaning Services	0	2026	9	INV	$ 205.00	C033026	210741	1000439464	CLEAN BUILDING	1/1/2026
1262	COVERALL NORTH AMERI	50484000	Airport	50484000 431602	Cleaning Services	0	2026	9	INV	$ 205.00	C033026	210741	1000488077	CLEAN BUILDING	2/1/2026
1262	COVERALL NORTH AMERI	50484000	Airport	50484000 431602	Cleaning Services	0	2026	9	INV	$ 205.00	C033026	210741	1000520097	CLEAN BUILDING	3/1/2026
				50484000 431602 Total						$ 615.00					
1231	TOTAL CONSTRUCTION	50484000	Airport	50484000 433140	Building Repair & Maintenance	0	2026	9	INV	$ 360.00	C033026	210831	010926-1	REPAIR SLIPPING BELT CAUSED BY FAILED LIMIT SWITCH	1/22/2026
				50484000 433140 Total						$ 360.00					
1124	CAMPBELL OIL	50484000	Airport	50484000 433200	Maint Service Contracts	0	2026	9	CRM	$ (261.02)	C033026	9855	CR-560309	CREDIT-PARKING BREAK VALVE	3/9/2026
				50484000 433200 Total						$ (261.02)					

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
149	BESLEY IMPLEMENTS	50484000	Airport	50484000 433202	Maint. of Equipment & Leases	0	2026	9	INV	$ 303.42	C033026	9850	47549	TIRE REPAIR	3/19/2026
1264	PIEDMONT POWER	50484000	Airport	50484000 433202	Maint. of Equipment & Leases	0	2026	9	INV	$ 1,453.39	C033026	210821	18050C	VENTRAC REPAIRS	3/25/2026
1264	PIEDMONT POWER	50484000	Airport	50484000 433202	Maint. of Equipment & Leases	0	2026	9	INV	$ 1,047.94	C033026	210821	18321C	VENTRAC REPAIRS	3/25/2026
				50484000 433202 Total						$ 2,804.75					
19997	ONE TIME COUNTYPCARD	50484000	Airport	50484000 436000	Advertising	0	2026	9	INV	$ 17.95		0	166642	WIX.COM - For old airport site. Requesting refund	2/28/2026
19997	ONE TIME COUNTYPCARD	50484000	Airport	50484000 436000	Advertising	0	2026	9	INV	$ 204.00		0	166766	WIX.COM - Platform for old airport site. Requestin	2/28/2026
				50484000 436000 Total						$ 221.95					
416	DOMINION ENERGY VIRG	50484000	Airport	50484000 451100	Electrical Service	0	2026	9	INV	$ 185.58	C033026	210780	0728542002 0326	AIRPORT	3/19/2026
416	DOMINION ENERGY VIRG	50484000	Airport	50484000 451100	Electrical Service	0	2026	9	INV	$ 233.59	C033026	210780	0945922508 0326	AIRPORT	3/19/2026
416	DOMINION ENERGY VIRG	50484000	Airport	50484000 451100	Electrical Service	0	2026	9	INV	$ 23.37	C033026	210780	7509636689 0326	AIRPORT	3/19/2026
416	DOMINION ENERGY VIRG	50484000	Airport	50484000 451100	Electrical Service	0	2026	9	INV	$ 27.42	C033026	210780	7925972502 0326	AIRPORT	3/19/2026
416	DOMINION ENERGY VIRG	50484000	Airport	50484000 451100	Electrical Service	0	2026	9	INV	$ 171.74	C033026	210780	7945146194 0326	AIRPORT	3/23/2026
416	DOMINION ENERGY VIRG	50484000	Airport	50484000 451100	Electrical Service	0	2026	9	INV	$ 566.24	C033026	210780	9415877506 0326	AIRPORT	3/23/2026
416	DOMINION ENERGY VIRG	50484000	Airport	50484000 451100	Electrical Service	0	2026	9	INV	$ 219.12	C033026	210780	9680087369 0326	AIRPORT	3/19/2026
72	RAPPAHANNOCK ELECTRI	50484000	Airport	50484000 451100	Electrical Service	0	2026	9	INV	$ 167.20	C033026	210824	190836001 0326	AIRPORT	3/20/2026
72	RAPPAHANNOCK ELECTRI	50484000	Airport	50484000 451100	Electrical Service	0	2026	9	INV	$ 132.24	C033026	210824	190836003 0326	AIRPORT	3/10/2026
				50484000 451100 Total						$ 1,726.50					
1390	BLUE TRITON BRANDS	50484000	Airport	50484000 451300	Water & Sewer Service	0	2026	9	INV	$ 29.97	C033026	210771	06C6710623440	SPRING WTR-AIRPORT	3/26/2026
385	LOUISA COUNTY WATER	50484000	Airport	50484000 451300	Water & Sewer Service	0	2026	9	INV	$ 339.11	C033026	9897	000001 02/20/26	WTR/SWR-AIRPORT	2/20/2026
385	LOUISA COUNTY WATER	50484000	Airport	50484000 451300	Water & Sewer Service	0	2026	9	INV	$ 440.65	C033026	9897	000001 03/20/26	WTR/SWR-AIRPORT	3/20/2026
				50484000 451300 Total						$ 809.73					
908	USPS	50484000	Airport	50484000 452100	Postal Service/Postage	0	2026	9	INV	$ 6.08		0	166692	USPS - Mail Letter to janitorial contractor	2/28/2026
				50484000 452100 Total						$ 6.08					
876	VERIZON	50484000	Airport	50484000 452300	Telecommunications	0	2026	9	INV	$ 147.82	C033026	210843	9671983 030726	AIRPORT	3/7/2026
876	VERIZON	50484000	Airport	50484000 452300	Telecommunications	0	2026	9	INV	$ 175.22	C033026	210844	9672254 030726	AIRPORT	3/7/2026
				50484000 452300 Total						$ 323.04					
175	VERIZON WIRELESS	50484000	Airport	50484000 452320	Cell Phones	0	2026	9	INV	$ 35.20		0	166525	VERIZON WIRELESS - Cell Phones	2/28/2026
175	VERIZON WIRELESS	50484000	Airport	50484000 452320	Cell Phones	0	2026	9	INV	$ 35.20	C033026	210846	6138956098	CELL PHONES	3/19/2026
				50484000 452320 Total						$ 70.40					
387	DIRECTV	50484000	Airport	50484000 452341	Satellite Services	0	2026	9	INV	$ 47.24		0	166858	DIRECTV - Satellite TV	2/28/2026
				50484000 452341 Total						$ 47.24					
19997	ONE TIME COUNTYPCARD	50484000	Airport	50484000 455400	Convention & Education	0	2026	9	INV	$ 125.00		0	166759	VAAVIATION - Aviation Conference registration	2/28/2026
				50484000 455400 Total						$ 125.00					
889	AMAZON MARKETPLACE	50484000	Airport	50484000 460010	Office Supplies	0	2026	9	INV	$ 7.55		0	166859	AMAZON - Paper towels for bathroom & cell phone pr	2/28/2026
				50484000 460010 Total						$ 7.55					
889	AMAZON MARKETPLACE	50484000	Airport	50484000 460025	FBO/Terminal Supplies	0	2026	9	INV	$ 43.96		0	166636	AMAZON - table cover and trash bags	2/28/2026
889	AMAZON MARKETPLACE	50484000	Airport	50484000 460025	FBO/Terminal Supplies	0	2026	9	INV	$ 87.98		0	166758	AMAZON - trash can for pilot lounge	2/28/2026
889	AMAZON MARKETPLACE	50484000	Airport	50484000 460025	FBO/Terminal Supplies	0	2026	9	INV	$ 63.62		0	166859	AMAZON - Paper towels for bathroom & cell phone pr	2/28/2026
889	AMAZON MARKETPLACE	50484000	Airport	50484000 460025	FBO/Terminal Supplies	0	2026	9	INV	$ 121.22		0	166860	AMAZON - soap for bathrooms	2/28/2026
19997	ONE TIME COUNTYPCARD	50484000	Airport	50484000 460025	FBO/Terminal Supplies	0	2026	9	INV	$ 64.00		0	166761	FAMILY DOLLAR - Pilot snacks and cups	2/28/2026
				50484000 460025 Total						$ 380.78					
1311	NORTHWEST ACE HARDWA	50484000	Airport	50484000 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ (5.20)		0	166690	NORTHWEST ACE - Credit return connection for Ace f	2/28/2026
1311	NORTHWEST ACE HARDWA	50484000	Airport	50484000 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 124.15		0	166691	NORTHWEST ACE - Faucet for Ace	2/28/2026
1264	PIEDMONT POWER	50484000	Airport	50484000 460050	Repair & Maintenance Supplies	0	2026	9	INV	$ 45.02		0	166757	PIEDMONT POWER LLC - Ventrac repair supplies	2/28/2026
				50484000 460050 Total						$ 163.97					
1124	CAMPBELL OIL	50484000	Airport	50484000 460082	Jet Fuel/AV Gas	20260019	2026	9	INV	$ 38,185.87	C033026	9855	334259	Aviation Fuel	3/3/2026
1124	CAMPBELL OIL	50484000	Airport	50484000 460082	Jet Fuel/AV Gas	20260019	2026	9	INV	$ 27,133.35	C033026	9855	334260	Aviation Fuel	3/3/2026
				50484000 460082 Total						$ 65,319.22					
960	FISHER AUTO PARTS	50484000	Airport	50484000 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 36.64		0	166634	FISHER AUTO PARTS - belt for tractor	2/28/2026
1264	PIEDMONT POWER	50484000	Airport	50484000 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 1,329.97		0	166637	PIEDMONT POWER LLC - canopy for ventrac	2/28/2026
777	TRACTOR SUPPLY COMPA	50484000	Airport	50484000 460091	Lawn Care Maintenance Supplies	0	2026	9	INV	$ 39.99		0	166760	TRACTOR SUPPLY CO - Brush axe	2/28/2026
				50484000 460091 Total						$ 1,406.60					
889	AMAZON MARKETPLACE	50484000	Airport	50484000 482003	Office Furniture	0	2026	9	INV	$ 177.79		0	166635	AMAZON - rug for pilot lounge	2/28/2026
				50484000 482003 Total						$ 177.79					
15	CENTRAL VIRGINIA ELE	51381700	Broadband Authority	51381700 451100	Electrical Service	0	2026	9	INV	$ 66.39		0	166516	CVEC - M-NES Broadband Tower	2/28/2026
72	RAPPAHANNOCK ELECTRI	51381700	Broadband Authority	51381700 451100	Electrical Service	0	2026	9	INV	$ 53.67	C033026	210824	353466004 0326	JES BROADBAND TOWER	3/7/2026
				51381700 451100 Total						$ 120.06					
146	LABELLA ASSOCIATES	51542410	Solid Waste/Landfill	51542410 431200	Professional Services	20261501	2026	9	INV	$ 5,477.06	C033026	9892	297100	Engineering and General Consulting	2/28/2026
				51542410 431200 Total						$ 5,477.06					
289	ARC3 GASES	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	0	2026	9	INV	$ 193.20	C033026	9844	12713053	COMPRESSED GASES	2/28/2026
149	BESLEY IMPLEMENTS	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	0	2026	9	INV	$ 431.99	C033026	9848	46653	CHAINSAW	1/23/2026
422	CERTIFIED LABORATORI	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	0	2026	9	INV	$ 2,213.79	C033026	9859	9534003	SPECTRA XTREME, PREMALUBE, FREE AEROSOL	3/6/2026
46	LOUISA AUTO PARTS, I	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	0	2026	9	INV	$ 104.94	C033026	210802	659118	ANTIFREEZE	3/6/2026
46	LOUISA AUTO PARTS, I	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	0	2026	9	INV	$ 483.33	C033026	210802	659758	BATTERIES (3)	3/12/2026
46	LOUISA AUTO PARTS, I	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	0	2026	9	INV	$ 209.88	C033026	210802	660640	ANTIFREEZE	3/20/2026
288	UNIVERSAL ENVIRONMEN	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	20260027	2026	9	INV	$ 45.00	C033026	9931	IN0688692	REF #3-Used Oil Disposal	3/12/2026
288	UNIVERSAL ENVIRONMEN	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	20260027	2026	9	INV	$ 45.00	C033026	9931	IN0688783	REF #9-Used Oil Disposal	3/12/2026
288	UNIVERSAL ENVIRONMEN	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	20260027	2026	9	INV	$ 45.00	C033026	9931	IN0688792	REF #6-Used Oil Disposal	3/12/2026
288	UNIVERSAL ENVIRONMEN	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	20260027	2026	9	INV	$ 45.00	C033026	9931	IN0688807	REF #4-Used Oil Disposal	3/12/2026
288	UNIVERSAL ENVIRONMEN	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	20260027	2026	9	INV	$ 45.00	C033026	9931	IN0688818	REF #5-Used Oil Disposal	3/12/2026
288	UNIVERSAL ENVIRONMEN	51542410	Solid Waste/Landfill	51542410 431610	Landfill Operations	20260027	2026	9	INV	$ 45.00	C033026	9931	IN0688829	REF#1-Used Oil Disposal	3/12/2026
				51542410 431610 Total						$ 3,907.13					
150	VIRGINIA TIRE RECYCL	51542410	Solid Waste/Landfill	51542410 431612	Tire Recycling	20260509	2026	9	INV	$ 1,800.00	C033026	210851	VTR WP3029	Tire Recycling	3/16/2026
				51542410 431612 Total						$ 1,800.00					
746	REPUBLIC SERVICES #4	51542410	Solid Waste/Landfill	51542410 431810	Hauling Front End Containers	20260041	2026	9	INV	$ 5,021.86	C033026	9912	0410-000833308	Front-End Can Hauling	2/28/2026
				51542410 431810 Total						$ 5,021.86					
143	ELAVON	51542410	Solid Waste/Landfill	51542410 431850	Charges for Bankcard Services	0	2026	9	INV	$ 159.41	C033026	210781	CA6059101736	MERCHANT FEES-FEBRUARY 26	2/28/2026
143	ELAVON	51542410	Solid Waste/Landfill	51542410 431850	Charges for Bankcard Services	0	2026	9	INV	$ 3.64	C033026	210781	CA6059102318	CONNECTION TO FUSEBOX	2/28/2026
				51542410 431850 Total						$ 163.05					
1413	LANE'S COMMERCIAL	51542410	Solid Waste/Landfill	51542410 433110	Repairs & Maint. of Vehicles	20261600	2026	9	INV	$ 3,869.96	C033026	210800	35344	Service & repairs for 2017 Mack Roll off Truck	2/17/2026
1413	LANE'S COMMERCIAL	51542410	Solid Waste/Landfill	51542410 433110	Repairs & Maint. of Vehicles	20261600	2026	9	INV	$ 1,582.39	C033026	210800	35344A	Service & repairs for 2017 Mack Roll off Truck	2/17/2026

VENDOR	VENDOR NAME	ORG	ORG DESC	ACCOUNT	ACCOUNT DESC	PO	YEAR	PERIOD	TYPE	AMOUNT	WARRANT	CHECK NO	INVOICE	FULL DESC	INVOICE DATE
1413	LANE'S COMMERCIAL	51542410	Solid Waste/Landfill	51542410 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 731.01	C033026	210800	35383	20 MACK-REPAIRS	3/9/2026
19997	ONE TIME COUNTYPCARD	51542410	Solid Waste/Landfill	51542410 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 1,970.33		0	166575	LANES COMMERCIAL REPA - 2017 Mack truck repairs	2/28/2026
19997	ONE TIME COUNTYPCARD	51542410	Solid Waste/Landfill	51542410 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 1,794.07		0	166577	LANES COMMERCIAL REPA - 2020 Mack truck repairs	2/28/2026
19997	ONE TIME COUNTYPCARD	51542410	Solid Waste/Landfill	51542410 433110	Repairs & Maint. of Vehicles	0	2026	9	INV	$ 4,055.36		0	166578	LANES COMMERCIAL REPA - 2020 Mack truck repairs	2/28/2026
				51542410 433110 Total						$ 14,003.12					
410	JAMES RIVER EQUIPMEN	51542410	Solid Waste/Landfill	51542410 433202	Maint. of Equipment & Leases	0	2026	9	INV	$ 378.37	C033026	9886	P32544	WINDOWPANE	3/25/2026
634	ON CALL MOBILE REPAI	51542410	Solid Waste/Landfill	51542410 433202	Maint. of Equipment & Leases	0	2026	9	INV	$ 1,125.00	C033026	9907	1787	EQUIP REPAIRS	3/12/2026
				51542410 433202 Total						$ 1,503.37					
889	AMAZON MARKETPLACE	51542410	Solid Waste/Landfill	51542410 433600	Maintenance Of Refuse Sites	0	2026	9	INV	$ 142.00		0	166845	AMAZON - storage cabinet for RR site	2/28/2026
				51542410 433600 Total						$ 142.00					
679	1ST CHOICE ELECTRICA	51542410	Solid Waste/Landfill	51542410 433610	Compactor Repairs	0	2026	9	INV	$ 697.46	C033026	9839	26-3658	REPAIR COMPACTOR ISSUE	3/10/2026
				51542410 433610 Total						$ 697.46					
264	FIREFLY FIBER BROADB	51542410	Solid Waste/Landfill	51542410 452311	Data Circuit	0	2026	9	INV	$ 81.99		0	166519	FIREFLY - Phones/Internet Svc	2/28/2026
				51542410 452311 Total						$ 81.99					
146	LABELLA ASSOCIATES	51542410	Solid Waste/Landfill	51542410 454090	Ground Water Monitoring	20260816	2026	9	INV	$ 6,800.00	C033026	9892	297099	Ground Water Monitoring	2/28/2026
				51542410 454090 Total						$ 6,800.00					
889	AMAZON MARKETPLACE	51542410	Solid Waste/Landfill	51542410 460010	Office Supplies	0	2026	9	INV	$ 37.28		0	166619	AMAZON - sign holder	2/28/2026
889	AMAZON MARKETPLACE	51542410	Solid Waste/Landfill	51542410 460010	Office Supplies	0	2026	9	INV	$ 14.24		0	166620	AMAZON - custom stamp	2/28/2026
				51542410 460010 Total						$ 51.52					
646	JAMES RIVER SOLUTION	51542410	Solid Waste/Landfill	51542410 460080	Gasoline & Diesel	0	2026	9	INV	$ 2,851.74	C033026	9887	IN-022560	ON ROAD DIESEL	3/13/2026
646	JAMES RIVER SOLUTION	51542410	Solid Waste/Landfill	51542410 460080	Gasoline & Diesel	0	2026	9	INV	$ 2,464.19	C033026	9887	IN-024142	ON & OFF ROAD DIESEL	3/23/2026
				51542410 460080 Total						$ 5,315.93					
646	JAMES RIVER SOLUTION	51542410	Solid Waste/Landfill	51542410 460081	Off-Road Fuel	0	2026	9	INV	$ 2,118.65	C033026	9887	IN-021219	OFF ROAD DIESEL	3/6/2026
646	JAMES RIVER SOLUTION	51542410	Solid Waste/Landfill	51542410 460081	Off-Road Fuel	0	2026	9	INV	$ 3,046.76	C033026	9887	IN-023352	OFF ROAD DIESEL	3/17/2026
646	JAMES RIVER SOLUTION	51542410	Solid Waste/Landfill	51542410 460081	Off-Road Fuel	0	2026	9	INV	$ 2,093.66	C033026	9887	IN-024142	ON & OFF ROAD DIESEL	3/23/2026
				51542410 460081 Total						$ 7,259.07					
1023	LA STITCHERY	51542410	Solid Waste/Landfill	51542410 460110	Uniforms	0	2026	9	INV	$ 45.00	C033026	9891	21624684	EMBROIDER UNIFORMS	3/23/2026
19997	ONE TIME COUNTYPCARD	51542410	Solid Waste/Landfill	51542410 460110	Uniforms	0	2026	9	INV	$ 200.36		0	166751	FULL SOURCE, LLC - safety work shirts	2/28/2026
19997	ONE TIME COUNTYPCARD	51542410	Solid Waste/Landfill	51542410 460110	Uniforms	0	2026	9	INV	$ 200.36		0	166846	FULL SOURCE, LLC - safety work shirts	2/28/2026
				51542410 460110 Total						$ 445.72					
				Grand Total						$ 5,012,960.50					

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 16th day of March 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION ADOPTING THE 2026 UPDATED EMERGENCY OPERATIONS PLAN

WHEREAS, the Louisa County Board of Supervisors recognizes the need to prepare for, respond to and recover from natural and manmade disasters; and

WHEREAS, the safety and protection of citizens, property and visitors of Louisa County is the foremost concern of the Board of Supervisors; and

WHEREAS, the Board of Supervisors desires, and the Commonwealth of Virginia requires the adoption of appropriate protective measures as planned in the updated Louisa County Emergency Operational Plan.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors hereby adopts the updated Emergency Operations Plan as revised by Fire-EMS Chief/Emergency Coordinator Kristin Hawk.

A Copy, teste:

_____
Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

County of Louisa

Department of Fire & EMS

105 Woolfolk Avenue
Louisa, Virginia 23093
540-967-3491

March 27, 2026

To: Christian Goodwin
County Administrator

Re: Emergency Operation Plan- 2026 Update

The County's Emergency Operations Plan is required by Virginia Title 44 to be updated every four years in order to stay compliant with the changing emergency management procedures and laws. While reviewing the current Emergency Operations Plan, it was discovered that last time it was significantly updated was in 2005 and some important information has changed. Much of this plan remains the same both in wording and content, but there are some significant changes. Below is a list of these:

2006 Edition Material	2026 Edition Change
Basic Plan- Addresses the County Administrator as responsible for direction of emergency operations.	Change to the Fire and EMS Chief, as the Emergency Coordinator. County Administrator's roles have been adjusted to provide leadership to the Policy Group and to establish response priorities. *This aligns the plan to County Code 61-52f. The previous edition was likely not changed after the adoption of the Fire/EMS Ordinance.*
Basic Plan- 15 days to adopt the Local Declaration of Emergency.	Changed to 45 days. *This aligns with state requirements under 44-146.16*
Throughout- Included names, phone numbers, and other items that change regularly.	Changed this to either titles, or where the correct information can be found.
Mass Sheltering- Has the Schools and the American Red Cross operating the County Shelter.	Removed the American Red Cross, added the Department of Human Services as the primary Agency. Aligned responsibility to how we currently operate the shelter. *After discussion with the American Red Cross representative, they will support but cannot operate the shelter.*
Louisa Community Emergency Response Team	Removed from the plan. This group has not been active in several years. Multiple attempts have been made to get it back without progress.
Public Information	Added information on the County's Mass Notification process. This will include the IPAWS Policy once final approval from VDEM and FEMA. *The approval has been delayed due to the partial federal government shutdown. The shutdown has removed the ability to complete the needed training.*
Annexes- Many of these were added to the back of the plan instead of placing them in the proper Emergency Support Functions.	Moved many of these to the appropriate Emergency Support Function.

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	NONE
NAYS:	NONE
ABSTAIN:	NONE

A RESOLUTION AUTHORIZING THE LOUISA COUNTY AIRPORT TO APPLY FOR FEDERAL & STATE AVIATION GRANTS FOR AN AIRPORT MASTER PLAN UPDATE

WHEREAS, the Louisa County Airport is requesting permission to apply for federal and state funding to be used for an Airport Master Plan Update; and

WHEREAS, the cost of the full project is $400,000, of which $380,000 will be requested from the Federal Aviation Administration (FAA) and $16,000 from the Virginia Department of Aviation; and

WHEREAS, the required match of $4,000 is included in the FY2027 proposed budget for this purpose.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026 that the Louisa County Board of Supervisors authorizes the Louisa County Airport to apply for a grant in the amount of $380,000 from the Federal Aviation Administration and a grant in the amount of $16,000 from the Virginia Department of Aviation in order to complete an Airport Master Plan Update.

A Copy, teste:

_____
Christian R. Goodwin, Clerk
Board of Supervisors

Department of Aviation Commonwealth of Virginia

Project Information Summary

Louisa County Airport

Project Title: Airport Master Plan Update

Program Year: 2026
Request Year:
Project Type: CAF
Project Category: Construction

Project Number:
Contract Number:
Item Number:
AIP Grant Number:
Project Status:

Federal Priority Score: 0
State Priority Score: 80

Project Description:

Project Notes:

Budget Summary by Budget Item:

Budget Item	Original Budget	Current Budget
Request	$0.00	$400,000.00
Project Total:	**$0.00**	**$400,000.00**

Budget Summary by Funding Source:

Funding Source	Original Budget	Current Budget
FAA	$0.00	$380,000.00
Local	$0.00	$4,000.00
State\F&E	$0.00	$0.00
State\GA Discretionary	$0.00	$0.00
State\GA Discretionary\2026	$0.00	$16,000.00
State\Maintenance	$0.00	$0.00
State\Security	$0.00	$0.00
Project Total:	**$0.00**	**$400,000.00**

Project Miscellaneous Items:

Miscellaneous Item	Date	Comment
VAB Remarks		
TA approved		
application received		
grant offer date		
effective date		
expiration date		
project closed		
process closeout		
obligation expiration		

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION POSTHUMOUSLY RECOGNIZING CYNTHIA SUE SWANN FOR HER YEARS OF SERVICE AND CONTRIBUTIONS TO LOUISA COUNTY

WHEREAS, Cynthia Sue Swann, a cherished resident of Bumpass and a devoted public servant, passed away on February 23, 2026, leaving behind a lasting legacy of service, compassion, and dedication to the citizens of Louisa County; and

WHEREAS, Ms. Swann faithfully served the Louisa County community as a life member and charter member of the Holly Grove Volunteer Rescue Squad, joining at its inception in 1983, and contributed her extensive medical knowledge and leadership as a first aid instructor, infectious disease officer, advanced life support shock trauma specialist, and squad secretary; and

WHEREAS, through her distinguished career as a nurse, Ms. Swann demonstrated an unwavering commitment to the care and well-being of others, extending her professional expertise into her volunteer service and strengthening emergency medical services within the County; and

WHEREAS, Ms. Swann was highly respected among her peers in emergency services and was a life member of the Virginia Association of Volunteer Rescue Squads, District 3, where she represented Holly Grove Volunteer Rescue Squad at both the district and state levels and was the recipient of numerous awards recognizing her dedication and excellence; and

WHEREAS, beyond her service in emergency response, Ms. Swann generously gave her time and talents to numerous civic and community organizations, including the Louisa County Commission on Aging, where she worked to enhance the quality of life for older adults and ensure they remained active, supported, and connected within the community; and

WHEREAS, Ms. Swann's spirit of volunteerism extended throughout Louisa County, reflecting her deep compassion, servant leadership, and commitment to improving the lives of others; and

WHEREAS, guided by her faith, Ms. Swann was an active member of Holly Grove Christian Church, where she found joy in fellowship and shared her love of music as a member of the choir; and

WHEREAS, Ms. Swann will be remembered for her kindness, strength, and unwavering dedication to service, and she will be deeply missed by her husband, Joseph; her children, Dolores, Daniel, Donna, Shannon, Sharri, and Garland; her extended family; and the many friends, colleagues, and community members whose lives she touched.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April, 2026, that the Louisa County Board of Supervisors hereby expresses its profound sorrow at the passing of Cynthia Sue Swann and extends its heartfelt condolences to her family and loved ones.

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION TO APPROVE AND AWARD A CONTRACT FOR VOLUNTARY EMPLOYEE PAID PRODUCTS TO INCLUDE LIFE INSURANCE

WHEREAS, Request for Proposals (RFP) # HR-26-02 was issued on December 3, 2025, to solicit proposals for Voluntary Employee Paid Products to include Life Insurance; and

WHEREAS, this solicitation was advertised on the County's website, on eVA (the Virginia Procurement website); sent directly to current vendors; and

WHEREAS, proposals were due by 3:30 p.m. on January 12, 2026, at the Louisa County Administration Building; and

WHEREAS, seven (7) proposals were received; and

WHEREAS, Colonial Life and Accident Insurance Company was deemed the most qualified and will meet the needs of the county.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors hereby authorizes the County of Louisa to enter into a contract with Colonial Life and Accident Insurance Company for Voluntary Employee Paid Products to include Life Insurance, so long as such contracts are consistent with the Request for Proposals, and only after the County Attorney for Louisa County, Virginia approves such contracts as to form.

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

COUNTY OF LOUISA

MEMORANDUM

TO: The Honorable Members of the Board of Supervisors

FROM: Sam Massie, Purchasing Officer
Griff Carmichael, Human Resources Director

CC: Christian Goodwin, County Administrator

DATE: March 20, 2026

RE: A Resolution to Approve and Award a Contract for Voluntary Employee Paid Products to include Life Insurance

I. Background:

a. Project Description

The County of Louisa and the Louisa County Public Schools invite firms to provide a proposal for Voluntary Employee Paid Products to include Life Insurance.

b. Need

The County of Louisa is seeking proposals from qualified firms to provide voluntary employee paid products to include life insurance.

c. Project Budget

Funds for such services are paid by employees and not included in any budget.

d. Request for Proposals

On December 3, 2025, the County issued a Request for Proposals inviting qualified firms to submit proposals for voluntary employee paid products to include life insurance. The County of Louisa reserves the right to award to more than one Offeror. Louisa County will select the firm(s) who they determine most closely satisfies the needs of the County.

There is no requirement for acceptance of the lowest cost of service offered, and specific requirements may be waived or amended at the discretion of the County.

e. The Selection Committee consisted of Wanda Colvin, Finance Director, Faye Stewart, Senior Accounting Manager, Sam Massie, Purchasing Coordinator, David Baker, LCPS Finance Director and Victoria McCormick, Senior Accounting Technician, as well as Sam Irby, consultant.

II. Current Situation:

a. Proposals/Bids

Seven (7) proposals were received by the closing date of January 12, 2026. Proposals were received from the following auditing firms:

- American Fidelity Assurance Company
- Anthem Insurance Companies, Inc.
- Colonial Life and Accident Insurance Company
- Combined Insurance Company of America
- Garner Financial Group, LLC
- New York Life Insurance Company
- Pierce Insurance Agency

b. Short Listed Firms/Bid Tabulation

After review, it was decided that Colonial Life and Accident Insurance Company was the only firm that met the needs of the County of Louisa and Louisa County Public Schools.

Negotiations were handled by Louisa County's consulting firm, Innovative Insurance Group.

c. Selected Firm

After negotiation, the selection committee determined that Colonial Life and Accident Insurance Company is a qualified firm, and will meet the needs of the County.

d. Justification

Colonial Life and Accident Insurance Company has been providing these services to the County of Louisa for years, and after evaluating the proposals received, no alternative vendor demonstrated sufficient advantages to warrant a change in providers.

III. Recommendation

The recommendation is for the Board of Supervisors to approve and award a contract for Voluntary Employee Paid Products to include Life Insurance with Colonial Life and Accident Insurance Company for a period of one year beginning July 1, 2026, and ending June 30, 2027, with the option to renew for ten additional one year terms.

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION RECOMMENDING RE-APPOINTMENT OF WILLIAM HALE TO THE BOARD OF EQUALIZATION

WHEREAS, William Hale has been recommended for re-appointment to the Louisa County Board of Equalization for a three-year term and has agreed to serve; and

WHEREAS, the term for Mr. Hale expired on April 3, 2026, respectively.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors hereby recommends to the Louisa County Circuit Court that William Hale be re-appointed to the Louisa County Board of Equalization.

A Copy, teste:

_____
Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION TO APPROVE AND AWARD THE CONTRACT FOR EVENT, WAYFINDING AND GATEWAY SIGNAGE

WHEREAS, Request for Proposals (RFP) # OT-26-02 was issued on February 6, 2026, to solicit proposals for Event, Wayfinding and Gateway Signage; and

WHEREAS, this solicitation was advertised on the County's website, on eVA (the Virginia Procurement website); sent directly to the incumbents; and

WHEREAS, proposals were due by 3:30 p.m. on February 24, 2026, at the Louisa County Administration Building; and

WHEREAS, five (5) proposals were received; and

WHEREAS, Centaur Holdings, Inc. dba Holiday Signs and SYSCO Designs, LLC dba FASTSIGNS of Richmond were deemed the most qualified and will meet the needs of the county.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors hereby authorizes the County of Louisa to enter into a contract with Centaur Holdings, Inc. dba Holiday Signs and SYSCO Designs, LLC dba FASTSIGNS of Richmond for Event, Wayfinding and Gateway Signage, so long as such contracts are consistent with the Request for Proposals, and only after the County Attorney for Louisa County, Virginia

approves such contracts as to form.

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

COUNTY OF LOUISA

MEMORANDUM

TO: The Honorable Members of the Board of Supervisors

FROM: Sam Massie, Purchasing Officer
Cindy King, Community Engagement and Tourism Manager

CC: Christian Goodwin, County Administrator

DATE: March 27, 2026

RE: A Resolution to Approve and Award the Contract for Event, Wayfinding and Gateway Signage

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I. Background:

a. Project Description

Louisa County seeks to award a qualified vendor to produce, install and maintain signage. Signage needs vary to include event advertising and wayfinding signs with changeable panels, as well as gateway signage welcoming residents and visitors into the County.

b. Need

The Louisa County is looking to have wayfinding signs installed to allow for easier resident and visitor knowledge of county locations and events.

c. Project Budget

Funds for such services are included in the Transit Occupancy Tourism account, under GL# 0110-11081650-458460.

d. Request for Proposals

On February 6, 2026 the County issued a Request for Proposals inviting qualified vendors to submit proposals to provide Event, Wayfinding and Gateway Signage. Louisa County will select the vendor(s) who they determine most closely satisfies the needs of the County. There is no requirement for acceptance of the lowest cost of service offered, and specific requirements may be waived or amended at the discretion of the County.

e. The Selection Committee consisted of Cindy King, Community Engagement and Tourism Manager, and Sam Massie, Purchasing Officer.

II. Current Situation:

a. Proposals

A Request for Proposals was issued on February 6, 2026. Five (5) proposals were received by the closing date of February 24, 2026.

b. Short Listed Firms

Negotiations and interviews with the following firms were conducted:

- Centaur Holdings Inc dba Holiday Signs
- SYSCO Designs, LLC dba FASTSIGNS of Richmond

c. Selected Firm

After careful consideration, Centaur Holdings Inc dba Holiday Signs, was determined to be the most qualified primary firm to meet the needs of the County, with SYSCO Designs, LLC dba FASTSIGNS of Richmond as a secondary firm.

d. Justification

Centaur Holdings Inc dba Holiday Signs has been providing event and wayfinding signs for multiple localities for the past several. Their close proximity and reasonable prices make them ideal.

SYSCO Designs, LLC dba FASTSIGNS of Richmond has been providing signs for governmental and localities in our area at a reasonable cost.

III. Recommendation

The recommendation is for the Board of Supervisors to approve and award a contract for Event, Wayfinding and Gateway Signage with Centaur Holdings Inc dba Holiday Signs and SYSCO Designs, LLC dba FASTSIGNS of Richmond for a period of one year beginning April 6, 2026 and ending April 5, 2027, with the option to renew for four additional one year terms.

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION AUTHORIZING A BUDGET SUPPLEMENT TO THE LANDFILL NEW CELL DEVELOPMENT CAPITAL PROJECT

WHEREAS, the Louisa County Board of Supervisors approved the purchase of land for future landfill cell development during its meeting on December 1, 2025; and

WHEREAS, the Board also approved the payment of a deposit of $500,000 that will be applied to the full purchase price; and

WHEREAS, the FY2026 budget has $1,380,478.42 available at this time in the new cell development budget, but additional funding will be needed to purchase the 450 acres at $9,000 per acre for a purchase price of $4,050,000; and

WHEREAS, there is $1,894,200 available in the landfill closure capital project that could be transferred to the new cell development capital project to be used towards the land purchase; and

WHEREAS, the remaining $275,321.58 needed would be funded from General Fund Balance.

NOW, THEREFORE BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors authorizes a budget transfer from the Landfill Closure Capital Project (30342000-482850) to the Landfill New Cell Development Capital Project (30342000-482840) in the amount of $1,894,200 for the purchase of land for future landfill new cell development.

BE IT FURTHER RESOLVED, that the Louisa County Board of Supervisors also authorizes a

budget supplement to the Landfill New Cell Development Capital Project (30342000-482840) in the amount of $275,321.58 from General Fund Balance.

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

COUNTY OF LOUISA

MEMORANDUM

TO: Board of Supervisors

FROM: Chris Coon, Deputy County Administrator

DATE: March 30, 2026

RE: Budget Supplement and Land Acquisition for Future Landfill Cell Development

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Purpose
The purpose of this memorandum is to request Board of Supervisors approval of a budget transfer and supplement, as outlined in the attached resolution, and authorization for staff to proceed with the acquisition of approximately 450 acres adjacent to the County landfill for future landfill cell development.

Background
Louisa County's landfill is a critical public facility that supports residential, commercial, and industrial growth. As the County continues to grow, landfill usage has increased, requiring long-term planning to ensure continued disposal capacity.

Recent trends indicate:

- Waste intake has increased beyond historical averages, approaching approximately 29,000 tons annually
- Existing landfill cells are projected to reach capacity within approximately five years
- Planned future cells are expected to extend operations into the early 2060s, though this timeline has shortened due to increased waste volumes

Landfill expansion requires significant long-term planning. Regulatory requirements typically necessitate approximately 20 years of advance planning, plus additional time for permitting and approvals. This extended timeline requires the County to act proactively to secure land for future expansion.

Contract Status and Due Diligence
On December 1, 2025, the Board authorized staff to enter into a Purchase and Sale Agreement for property adjacent to the existing landfill and approved a $500,000 deposit, which will be applied toward the total purchase price.

Key contract provisions include:

- Purchase price of $9,000 per acre
- Minimum acquisition of 450 acres
- Closing to occur no later than April 15, 2026
- A due diligence period extending through closing, allowing the County to evaluate site suitability for permitting and development

The agreement provides the County the ability to terminate the contract prior to the expiration of the due diligence period; however, portions of the deposit become non-refundable over time on a monthly basis.

As the County approaches the end of the due diligence period, the Board must determine whether to proceed with closing or terminate the agreement.

Technical Evaluation
The County's consultant, LaBella Associates, conducted a preliminary evaluation of the subject properties.

Key findings include:

- No fatal flaws identified that would prevent landfill expansion
- Geological conditions consistent with the existing landfill
- Environmental features such as wetlands can be accommodated through design and buffering
- Approximately 200 acres of usable landfill area, providing an estimated 200–250+ years of additional landfill capacity

Proposed Acquisition
The proposed acquisition includes:

- Approximately 450 acres adjacent to the existing landfill
- Purchase price of $9,000 per acre
- Total purchase cost of $4,050,000
- A $500,000 deposit already paid, which will be applied toward the purchase price

This acquisition represents a strategic opportunity to expand landfill capacity at the current location, avoiding the need to identify and permit a new landfill site, which would be significantly more complex, costly, and uncertain.

Financial Summary
Funding for the acquisition is proposed as follows:

- Available in New Cell Development Capital Project: $1,380,478.42
- Transfer from Landfill Closure Capital Project: $1,894,200
- General Fund Balance Supplement: $275,321.58

This approach maximizes the use of existing landfill-related capital funding while minimizing the impact on the General Fund.

Recommendation:
Staff recommends that the Board of Supervisors:

1. Approve the Resolution attached, and
2. Authorize staff to proceed with the acquisition of the adjacent land included in the Purchase and Sale Agreement approved on December 1, 2025

This action will secure long-term landfill capacity, maintain local control of waste management, and position the County to meet future service demands in a fiscally responsible manner.

January 28, 2026

Mr. Anderson Woolfolk
General Services Director
Louisa County Department of General Services
669 Industrial Drive
Louisa, VA 23093

Re: Louisa County Sanitary Landfill - Permit No. 567
Adjacent Property Purchase Recommendation
Project No. 2255099.00/Phase 07

Dear Anderson:

LaBella Associates, D.P.C., P.C. (LaBella) is submitting this letter of recommendation to the County for the purchase of adjacent land to the south and east of the existing County Landfill property. In this letter we will briefly review what LaBella has already done toward preliminary screening of the property in question and then specifically speak to concerns surround the overall geology and hydrology of the purchasable properties as well as the wetlands found on the parcels and how those may impact the ability to construct future landfill cells on this land.

Previous Investigation

In October 2025 LaBella conducted a preliminary desktop analysis of siting requirements and location restrictions for a municipal solid waste landfill at the requested adjacent property parcels (parcel numbers: 59 115; 59 115C; 60 1; 60 20; and 60 51) next to the current PN 567 landfill on Moorefield Road. We referenced the Virginia Solid Waste Management Regulations (VSWMR) for landfill siting requirements (9VAC20-81-120). These regulations include both site requirements that must be met and site restrictions to be avoided. In addition to the desktop review, LaBella personnel visited the site for preliminary verification of defined stream channels and potential wetland areas throughout portions of the purchasable property. The results of this desktop review and site visit were presented in a report submitted to the County on October 17, 2025.

Geology and Hydrology

LaBella has knowledge of the groundwater and geology conditions at the existing landfill property from over 30 constructed wells and former borings. From this information we know that bedrock is well below the surface in the vicinity of the landfill. With review of additional geological maps that include both the current landfill property and the available adjacent properties it appears that the adjacent properties are in the same or very similar geological zones. Information indicates that we will be encountering groundwater prior to bedrock; therefore, the groundwater table elevation rather than bedrock will be a limiting factor for designing and constructing new landfill cells on the available parcels. In the VSWMR it specifies that the base elevation of a new landfill cell must be designed to be above the seasonal high elevation of the groundwater table. This impacts the design of the new cells, but no differently from any other landfill being permitted within the State.

Wetlands

As noted in the previously submitted desktop review there are some wetlands and streams present on the purchasable land. However, there is enough acreage included in these parcels to provide larger than normal offsets from streams and/or wetlands and still obtain approximately 200 additional acres of permittable landfill space, which equates to approximately 250+ years of landfill life. This would still

leave room for a sizeable buffer of wooded area and wetlands between the waste and any adjacent properties. A proper wetland delineation would need to be completed prior to permitting activities for additional landfill cells on any of these additional areas to clearly define the actual extent of the wetland areas. Wetland permits are generally only valid for a period of 5 years so that would need to be coordinated with permitting and/or construction of any landfill cells on these parcels.

Overall Recommendations

In our review of the landfill siting criteria and current wetland conditions LaBella did not find anything of note that would prove to be a fatal flaw to prevent permitting additional landfill space on large portions of the property in question. Thus, It is Labella's professional recommendation that the County of Louisa move forward with the purchase of the parcels that are adjacent to the current County landfill property (PN 567) to protect their current landfill interests and set themselves up to be able to handle the County's waste management needs well into the future.

Please contact me at jwhite@labellapc.com or (804) 355-4520 if you have any further questions or concerns.

Respectfully submitted,
LaBella Associates



Jake C. White, C.E.S.
Technical Scientist

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 16th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION OPPOSING MANDATORY COLLECTIVE BARGAINING LEGISLATION (HB1263/SB378)

WHEREAS, current Virginia law provides a local option allowing governing bodies to determine whether and how to engage in collective bargaining based on local fiscal capacity, workforce needs, and service priorities; and

WHEREAS, HB 1263 and SB 378 would eliminate this local option and impose a state-mandated, one-size-fits-all collective bargaining framework administered by a Public Employee Relations Board (PERB); and

WHEREAS, this legislation shifts authority away from locally elected officials and imposes an unfunded mandate with significant fiscal and administrative consequences for local governments and taxpayers; and

WHEREAS, Virginia's localities vary widely in population, resources, and service delivery models, and are best positioned to make decisions that reflect their unique circumstances; and

WHEREAS, mandatory collective bargaining as proposed would:

- Divert limited local resources from core services to new administrative and bargaining structures without dedicated funding;
- Eliminate local flexibility to align workforce decisions with budgets and service needs;
- Create unpredictable fiscal obligations through arbitration and expanded dispute resolution processes;

- Increase administrative burden, litigation risk, and long-term costs for local taxpayers; and

WHEREAS, local governments must maintain balanced budgets while continuing to provide essential services, including public safety, education, and infrastructure.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April, 2026, that the Louisa County Board of Supervisors strongly opposes HB 1263 and SB 378 and any legislation that mandates collective bargaining for local governments; and

BE IT FURTHER RESOLVED, that the Board urges the Governor and members of the Virginia General Assembly to preserve local authority over workforce and labor relations policies; and

BE IT FINALLY RESOLVED, that the Clerk of the Board shall transmit this resolution to the Governor and members of the Virginia General Assembly.

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION AUTHORIZING A BUDGET TRANSFER FROM ASSESSMENT'S OPERATING BUDGET TO THE COMPUTER SOFTWARE CAPITAL PROJECT

WHEREAS, the Assessment Department purchased a new Tax & CAMA software package and has been working on its implementation; and

WHEREAS, additional funding in the amount of $24,000 is needed to cover the costs for other necessary modules, training, and implementation; and

WHEREAS, funding is available in Assessment's operating budget due to staff turnover that can be used towards these additional costs of the Software project.

NOW, THEREFORE BE IT RESOLVED, on this 6th day of April 2026 that the Louisa County Board of Supervisors approves a budget transfer in the amount of $24,000 from Assessment Salaries (10012320-411000) to Computer Software Projects (30312400-480070) to cover the additional expenses related to implementing the new tax & CAMA software.

A Copy, teste:

_____
Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION AUTHORIZING A SUPPLEMENTAL APPROPRIATION TO CHILDREN'S SERVICES ACT FUNDING

WHEREAS, the Children's Services Act (CSA) for at-risk youth and families is a law enacted in 1993 that establishes a single state pool of funds to purchase services for at- risk youth and their families. The state funds, combined with local community funds, are managed by local interagency teams who plan and oversee services to youth; and

WHEREAS, the mission of CSA is to create a collaborative system of services and funding that is child-centered, family-focused, and community-based when addressing the strengths and needs of troubled and at- risk youth and their families in the Commonwealth; and

WHEREAS, the services provided under CSA are mandated services as prescribed in the Act; and

WHEREAS, the Fiscal Year 2026 CSA case load projections within contractual services are exceeding budgeted expectations by an additional $700,000 with the County's local portion being $308,000; therefore, a budget supplement will be needed.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors hereby authorizes a supplemental appropriation in the amount of $700,000 to the CSA fund for Contractual Services (20553500-430020). The source of funds is $392,000 from State Revenue (0205R23-323090) and $308,000 from General Fund Balance (0100R99-399011).

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION AUTHORIZING A BUDGET TRANSFER TO THE LOUISA VOLUNTEER FIRE DEPARTMENT FOR APPARATUS REPAIRS

WHEREAS, the Louisa Voluntary Fire Department (LVFD) have two pieces of apparatus, Engine 1 and Wagon 1, both of which are used regularly within the county that are in need of repairs; and

WHEREAS, the cost of the needed repairs is estimated to be approximately $54,000; and

WHEREAS, LVFD does not have the funding available in their current budget and is requesting a budget transfer to cover the cost of the repairs.

NOW, THEREFORE BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors authorizes a budget transfer in the amount of $54,000 to Louisa Volunteer Fire Department Apparatus Repairs (10032201-433110) for the repairs needed to Engine 1 and Wagon 2. The source of Funding is a transfer from Gasoline & Diesel Contingencies (10091000-460080).

A Copy, teste:

_____
Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION APPOINTING AN ASSESSOR FOR THE COUNTY OF LOUISA

WHEREAS, Va. Code §58.1-3253 provides the governing body of any county or city may, by ordinance duly adopted, provide for the annual assessment and equalization of real estate for local taxation; and

WHEREAS, Va. Code §58.1-3275 requires every general reassessment of real estate in a city or county shall be made by (i) a professional assessor appointed by the governing body, who is either an employee qualified by the Department or an independent contractor holding valid certification issued by the Department; and

WHEREAS, Va. Code §58.1-3271 provides that the governing body of any such county or city may appoint a real estate appraiser, either (i) an employee who is qualified by the Department or (ii) an independent contractor who holds a valid certification issued by the Department to perform the actual function of determining value for real estate in the county or city for use by the board of assessors; and

WHEREAS, the County of Louisa Code of Ordinance Sec. 70-103-Office of Assessor establishes that the position of County Assessor shall be filled by a full-time real estate appraiser or assessor certified by the tax commissioner and appointed by the Board of Supervisors upon the recommendation of the Commissioner of Revenue, and

WHEREAS, Ms. Allison Carter has the required education, experience, and is licensed by the Commonwealth of Virginia; and

WHEREAS, Ms. Stacey Fletcher, Commissioner of Revenue for the County of Louisa, has recommended Ms. Allison Carter for the Position of County Assessor.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors hereby appoints Ms. Allison Carter Assessor for the County of Louisa.

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

COUNTY OF LOUISA

MEMORANDUM

TO: Board of Supervisors

FROM: Chris Coon, Deputy County Administrator

DATE: March 24, 2026

RE: Parks and Recreation Fee Schedule and Turf Field Rules

Background
The Department of Parks, Recreation, and Tourism has developed a proposed update to the fee schedule to reflect current facility offerings and to incorporate the addition of the County's new synthetic turf fields. This item is being presented for the Board's consideration to:

- Approve the Synthetic Turf Field Rules,
- Approve the Parks and Recreation Fee Schedule, including establishing rental rates for the new turf fields and Louisa Fairgrounds, and
- Approve the Facilities & Field Rental Contract for Parks and Recreation.

The proposed fee schedule outlines rental rates for existing facilities, including school athletic fields, gyms, and recreational spaces, as well as the newly constructed turf fields located at the Middle School complex. The turf fields are anticipated to be completed in April and will significantly expand the County's athletic capacity.

As reflected in the attached fee schedule included in your agenda packet, the Department is recommending a turf field rental rate of $30 per hour with a two-hour minimum, along with lighting fees of $10 per hour per field. These proposed rates are intended to balance accessibility with the operational and long-term maintenance needs of these high-value facilities, should the Board choose to adopt them.

Responding to Public Feedback on Fees
Staff is aware of concerns expressed by members of the public, including youth sports representatives, regarding the proposed rental rates for the turf fields. Specifically, concerns have been raised about affordability and the potential impact on participation.
In developing this recommendation, staff considered several factors for the Board's consideration:

- **Preservation of Investment:** The turf fields are a significant capital investment. It is not operationally or financially realistic to provide unrestricted or no-cost use of facilities of this scale without risking accelerated wear, misuse, and costly replacement.
- **Operational Requirements:** The need for scheduled use, supervision, and rule enforcement is critical. Unlike open grass fields, turf facilities require controlled access to prevent damage from improper use, unauthorized entry, or prohibited activities.
- **Balanced System-Wide Benefit:** The addition of turf fields will reduce the usage burden on existing grass fields. This will allow Parks and Recreation to better maintain those fields, which are currently available at very low cost ($5 per day weekday / $10 per day weekend). As a result, the overall quality of all athletic facilities in the County will improve.

Field Rules and Operational Requirements

To protect the County's investment, the synthetic turf fields will operate under a strict set of rules and usage standards, which are included in the agenda packet. These rules are necessary to preserve the integrity and lifespan of the fields.

Key provisions include:

- **Controlled Access:** Fields are closed when gates are locked and may not be used without supervision. Unauthorized use presents both liability and maintenance risks.
- **Equipment Restrictions:** Only approved equipment is permitted. Metal cleats, unapproved gear, and movement of field equipment (goals, scoreboards) are prohibited.
- **Prohibited Items:** Food, sports drinks, tobacco products, glass containers, and sharp objects are not allowed on the turf.
- **Prohibited Activities:** Activities such as golf, throwing events, digging, or any action that disturbs the turf fibers or infill are strictly prohibited.
- **General Protection Measures:** No chairs, coolers, or similar items may be placed on the turf surface, and only water is permitted on the field.

These rules demonstrate the level of care required for synthetic turf facilities and reinforce the need for structured oversight and user accountability.

Staffing and Oversight Needs

To support the proposed operational framework, staff is recommending the addition of a part-time Parks and Recreation employee dedicated to turf field operations.

This position would:

- Coordinate scheduling and field reservations

- Ensure compliance with field rules and rental agreements
- Monitor for unauthorized use and address liability concerns
- Support transitions between user groups and manage lighting operations
- Assist in maintaining field conditions and reporting issues

Given the proposed requirements outlined above, along with early instances of attempted unauthorized access, this position would play a key role in ensuring the facilities are properly managed and maintained, if approved by the Board.

Public Expectations and Communication
Staff will work to ensure that all user groups clearly understand:

- Appropriate uses and restrictions for turf fields
- Reservation procedures and scheduling requirements
- Responsibilities tied to field usage

Clear communication and consistent enforcement will be essential to maintaining these facilities to a high standard.

Recommendation
Staff is presenting the proposed Synthetic Turf Field Rules, Parks and Recreation Facilities and Field Rental Contract, and Fee Schedule, including turf field and lighting rates and a rental fee for the Louisa County Fairgrounds, for the Board's consideration.

Staff will implement the direction provided by the Board and can adjust the approach based on policy preferences, priorities related to affordability, and the desired level of operational oversight.

LOUISA COUNTY
PARKS, RECREATION & TOURISM

Building Community. Changing Lives. Making Memories.

FACILITIES & FIELD RENTALS

POLICIES, PROCEDURES, APPLICATION FOR ALL ASSOCIATIONS, LEAGUES, & CITIZENS

Louisa County
Parks, Recreation & Tourism
522 Industrial Dr.
Louisa, VA 23093

CONTRACT MUST BE FILLED OUT COMPLETELY & PAID IN FULL IN ORDER TO RESERVE FACILITIES.

www.LCPRT.info

General Facility Usage Rules & Reservation Policies

1. Users should read through all parts of this manual to become familiar with Louisa County's policies and procedures. Users must comply with federal, state, and local laws.

2. All User groups must strictly adhere to LCPS and LCPRT rules while on school / county property. This includes the prohibition of alcoholic beverages, marijuana, and illegal drugs.

3. Per Louisa County Public Schools' the use of tobacco products by school employees, students and visitors on school property is prohibited at all times, including days when school is not in session.

4. No person may sell or offer for sale, hire, or lease or let out any object or merchandise, property, privilege, service or any other thing, or engage in any business or erect any building, booth, tent, stall, or any other structure on the Schools / County property park or Louisa County public schools' property without prior written permission from the Deputy Director.

5. When leaving the County property, users are responsible for leaving facilities in the same or better condition.

6. All lights are turned off on nights preceding a school day by approximately 9:00pm.with some exceptions for Adult Leagues. Users must submit requests for extended hours in writing to the Parks and Recreation Director with their application.

7. Louisa County does not provide insurance to cover user's property or assets at school facilities or park property. Users must provide a certificate of insurance in the minimum amount of $300,000 per aggregate, naming Louisa County and Louisa County Public Schools as additional insured with th respect to liability involving the administration, practice, or play of activities sanctioned and approved the group or association providing insurance..

8. Recreation & Parks will be responsible for all field preparation at all county-owned parks and those approved school sites designated for play. Practice-only locations will not be lined. Users may not construct, add to, or tamper with any field or facility.

Louisa County Synthetic Turf-Specific Rules

1.Equipment on synthetic turf fields, including portable goals, scoreboards, and other sports equipment, may not be moved by users. Please find on-site Park personnel for assistance. All outside equipment must be checked and approved by on-site Park personnel prior to use on synthetic turf fields.

2. Animals (except service animals) are prohibited from synthetic turf fields.

3. Golfing or chipping is not permitted on synthetic turf fields. Throwing activities such as hammer, shot, discus, or javelin are prohibited.

4. Metal cleats or spikes are not permitted on synthetic turf fields; only rubber cleats are permitted.

5. No digging or pulling of synthetic turf fibers or infill granules is permitted. No digging with feet, hands, or other objects is permitted.

6. Field configurations must be submitted at least three (3) weeks prior to the user group's first scheduled game and approved by the Sports Section prior to use of synthetic turf fields.

7. In addition to Rules 1-6 above, the following items are not permitted on synthetic turf fields: (a) Bicycles, roller skates, strollers, skateboards, and similar items, (b) Food and beverage products (except water), including gum and shelled seeds or nuts, (c) Sharp objects such as tent stakes, corner flags, poles, and any other object that could penetrate or damage the surface of the field, (d) Suntan lotions, oils, and creams of any kind (please apply sunblock prior to entering turf fields), (e) Tobacco products, (f) Fireworks, smoke machines, portable heaters, and any open flame, and (g) Glass bottles and containers.

***Failure to comply with these rules may result in users being asked to leave the facility and/or cancellation of current and future reservations.**

Louisa County Goal Anchoring Policy

1. All soccer goals must be firmly secured to the ground at all times.

2. All soccer goals will be removed and/or secured by Park Services staff at the conclusion of each season.

3. Goals **larger** than eighteen (18) feet wide and smaller goals constructed of materials other than PVC must be firmly secured with an in-ground anchor at all times in accordance with the Consumer Product Safety Guidelines. Portable soccer goal posts exceeding 18 feet that do not extend into the ground must be properly secured to the ground at all times using in-ground soccer goal anchoring clamps. A minimum of three (3) soccer goal anchoring clamps must be used on each portable soccer goal. The securing of these goals will be done by Division staff.

4. Goals **less** than eighteen (18) feet wide and constructed of PVC must be anchored at all times either by an in-ground anchoring system or counter-weighted with a minimum of three (3) fifty-pound sandbags in accordance with nationally accepted standard operating procedures for the sport. Proper sandbag placement and maintenance will be the responsibility of user groups.

General Facility Usage Rules & Reservation Policies

Facility space is reserved according to availability. Therefore, facilities are NOT GUARANTEED.

LCPRT cannot guarantee capacity for the expansion or addition of associations, leagues, or teams. If an association or league is considering an expansion of teams or participants, please contact the Director to discuss feasibility.

All requests for signage must be submitted as part of the user group's application and approved by the Director or designee with the application. Signage may not interfere with use by other user groups, may not impair the aesthetic or visual qualities of the facility, including spectators' sight lines, and may not be erected or posted in a manner that could damage the facility.

Approved reservations may not be delegated, transferred, or otherwise assigned to another user without prior written permission from the Director. These requests should be submitted no less than fourteen (14) days before the scheduled date. In no instance may an approved user be compensated, monetarily or by other means, for delegating, transferring, or otherwise assigning their reservation to another group even if the transfer has been approved by the Director. Violations of this rule may result in the cancellation and/or denial of future reservations.

Ball fields (diamonds) open March 3rd for the 2026 spring season and close November 2nd. Multipurpose natural turf fields will open March 17th for the 2026 spring season and close December 7th. No natural turf fields will be scheduled outside of those dates. Synthetic turf fields are scheduled year-round.

Concussions

Louisa County Parks, Recreation & Tourism is committed to protecting and educating its participants and third parties from and about potential injuries due to concussions. For the safety of its patrons and third-party users, Louisa County Parks, Recreation & Tourism follows the NFHS "Suggested Guidelines for Management of Concussion in Sports," which has also been adopted by the Virginia High School League. To view the suggested guidelines, please go to the website listed below.
https://www.vhsl.org/sports-medicine/concussions/

Insurance

Due no later than five (5) business days prior to the league/association start date:
A copy of your certificate of insurance naming Louisa County and Louisa County Public Schools (if applicable) as additional insured and certificate holder for no less than $1,000,000 (One Million Dollars) per occurrence and $2,000,000 (Two Million Dollars) aggregate in Commercial General Liability Coverage and $1,000,000 (One Million Dollars) per occurrence and in the aggregate in Umbrella/Excess Liability Coverage. The following address(es) should be on the insurance document:

- Louisa County, 1 Woolfolk Ave, Louisa, VA 23093
- Louisa County Public Schools, 953 Davis Highway Mineral, VA 23117

Submission of Requests: Users are responsible for submitting their field rental requests and schedules to the Department's Recreation Supervisor.

Communication: All communications must be between the Recreation Supervisor and the league/association president or their designated representative. Each league/association may designate only one contact person to serve as the liaison with the County.

Inclement Weather Policy:

- In the event of inclement weather, designated Sports Personnel will make site determinations at 7:00 AM on Saturdays and Sundays regarding reservations. This decision will be recorded on the Sports Hotline at (540) 967-4449.
- On weekdays, the hotline will be updated at 3:00 PM.
- In the event of a rainout, users must contact the Recreation Supervisor within three business days to discuss rescheduling options.

- When lightning is seen or has been detected within a **10-mile radius**:
  - Evacuate all fields immediately and seek shelter.
  - The facility must close for at least 30 minutes from the last sighting or detection of lightning. After 30 minutes from the last sighting or detection of lightning, the facility must remain closed until play can safely continue.
  - If inclement weather conditions cause fields to be unsafe for play, every attempt will be made to reschedule for a later date.
  - If use has begun and inclement weather moves in, play will be delayed until fields are playable in accordance with the below standards for determining field playability.
  - If use has not begun and there is a delay due to inclement weather, facility staff will communicate with the onsite contact as to an estimated start time. If the onsite contact cannot proceed with their event due to the delay, then every attempt will be made to reschedule for a later date.

Department Authority: The Department reserves the right to cancel the use of certain fields or gyms at any time.

Scheduling and Priority:

- All users must submit their league/association schedules by the following deadlines:
  - February 1 for the March 1 – June 30 season.
  - June 1 for the July 1 – December 31 season.

- The Department will schedule fields based on the following priority:
  - Louisa County Public Schools (LCPS) and Louisa County Parks, Recreation, and Tourism (LCPRT) activities/programs.
  - All other leagues/associations, with remaining availability distributed equitably based on need.

SPORTS MANUAL AGREEMENT

Louisa County Parks, Recreation, and Tourism

Organization: _____ **Contact Name:** _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

Website: _____

Does your organization have a 501-C3 tax exempt status? ____ Yes _____ No

Activities/Sports offered (please check all that apply: ☐ Baseball ☐ Basketball ☐ Cheer ☐ Football ☐ Field Hockey ☐ Lacrosse ☐ Rugby ☐ Soccer ☐ Softball ☐ Volleyball ☐ Cricket ☐ Tennis ☐ Other _____

I have received and read the Sports Manual, and the policies, procedures, and rules set forth therein. I attest that the organization I represent meets at least the minimum listed criteria within the LCPRT Sports Manual. I understand the organization's responsibilities and agree to abide by the policies, procedures, and rules in the Sports Manual, which include supplying a copy of the organization's certificate of insurance, all official league rosters, and all practice and game schedules by the required deadlines.

I fully understand that certain dates may be **"Blacked Out"** in advance for Louisa County-sponsored events, as well as Louisa County Sports and Entertainment Authority tournaments. These events and "blacked out" dates have priority over league and association play.

By signing this, you agree, on behalf of the organization, to comply with all Louisa County Parks, Recreation & Tourism policies, procedures, and rules, as well as the provisions of the Louisa County Code.

Signature: _____ **Date:** _____
(League Representative)

Signature: _____ **Date:** _____
(County Representative)

Permits for league/association play will not be issued until this Agreement is signed by League and County Representatives.

ATHLETIC FACILITY CONTRACT

Louisa County Parks, Recreation, and Tourism

Organization: _____ **Contact Name:** _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

Website: _____

Does your organization have a 501-C3 tax exempt status? ____ Yes _____ No

Activities/Sports offered (please check all that apply: ☐ Baseball Basketball Cheer

☐ Football ☐ Field Hockey ☐ Lacrosse ☐ Rugby ☐ Soccer ☐ Softball ☐ Volleyball

☐ Cricket ☐ Tennis ☐ Other _____

Field Requested	Number of Participants	Start Date	End Date	Days of Week	Time	Lights	Purpose

The applicant releases and forever discharges Louisa County, Louisa County Public Schools, and their Board Members, Officers, Agents, and employees from any liability arising out of, or in any way connected to, the applicant's pursuant to this Athletic Facility Use Contract. I have read the policies and guidelines included with this Facility Use Form. I agree to abide by them. I accept full responsibility for any damages to the facility/field or to guests which might occur during this reservation.

_____ _____

Applicant Date

LOUISA COUNTY PARKS, RECREATION & TOURISM

Athletic Fee Schedule

Fields	Location	Rates
Jouett Elementary School Athletic Fields	315 Jouett School Rd. Mineral, VA 23117	$5/day Weekday $10/day Weekend
Jouett Elementary School Gymnasium	315 Jouett School Rd. Mineral, VA23117	$25/Hour 3 hour minimum
Moss Nuckols Elementary Baseball Field	2055 Courthouse Rd. Louisa, VA 23093	$5/Day Weekday $10/Day Weekend
Moss Nuckols Elementary Rec. Field	2055 Courthouse Rd. Louisa, VA 23093	$5/Day Weekday $10/Day Weekend
Thomas Jefferson Elementary Softball Field	1782 Jefferson Hwy, Louisa, VA 23093	$5/Day Weekday $10/Day Weekend
Trevilians Elementary Athletic Fields	203S Spotswood Trail, Louisa, VA23093	$5/Day Weekday $10/Day Weekend
Middle School Baseball Field	1009 Davis Hwy, Mineral, VA 23117	$10/Hour Weekday
Middle School Softball Field	1009 Davis Hwy, Mineral, VA 23117	$10/Hour Weekday
Metal Gym	1009 Davis Hwy, Mineral, VA 23117	$25/Hour 2 Hour minimum
BQC Gym	522 Industrial Drive, Louisa, VA 23093	$25/Hour 2 hour minimum
Turf Field 1	1009 Davis Hwy, Mineral, VA 23117	$30/Hour 2 hour minimum
Turf Field 2	1009 Davis Hwy, Mineral, VA 23117	$30/Hour 2 Hour Minimum

Light Rental Fees: $10/Hour per field

All participants must be off the field prior to the conclusion of their rental period.

LOUISA COUNTY PARKS, RECREATION & TOURISM

Facility Usage Policy and Guidelines

General

The Facility Use Form must be completed and returned with payment to the Louisa County Parks, Recreation & Tourism Department at least two (2) weeks prior to rental. The applicant must be 21 years of age or older to reserve a facility. The applicant must also remain on-site during the event at all times. All rentals must end by 10:00pm if they are on the weekend, and by 9:00pm during the week, unless waived in writing by Parks & Recreation Director. Pavilion rentals are daylight hours only. Any reservation requiring a County Special Event Permit will require a submitted form 60 days in advance. County facilities may not be used for gambling or any illegal activity. Smoking is prohibited inside of buildings. Alcohol is prohibited at all of the LCPRT facilities. The Parks, Recreation & Tourism department reserves the right to cancel a rental due to weather and field conditions. All rental fees must be paid with a credit/debit card. Card will be kept on file until after the event.

Community-Based Sports Organizations

The Application deadline for Community-Based users is January 1st. All other users are approved on a first come, first serve basis after January 15th. Community-Based organizations must submit the following information in addition to Facility Use Form:

- Schedule of games and practices
- League Concussion Policy
- A copy of your certificate of insurance naming Louisa County and Louisa County Public Schools (if applicable) as additional insured and certificate holder for no less than $1,000,000 (One Million Dollars) per occurrence and $2,000,000 (Two Million Dollars) aggregate in Commercial General Liability Coverage and $1,000,000 (One Million Dollars) per occurrence and in the aggregate in Umbrella/Excess Liability Coverage. The following address(es) should be on the insurance document:
  - Louisa County, 1 Woolfolk Ave, Louisa, VA 23093
  - Louisa County Public Schools, 953 Davis Highway Mineral, VA 23117

Recurring Events

When reserving a facility, please all, a detailed schedule, including all desired dates and initial payment, must accompany this form.

Equipment

Additional tables and chairs other than what is listed per location are available to rent for on and off-site rentals.

Publicity

All publicity, including event posters, brochures, advertisements must carry name of the individual or group sponsoring the event. Louisa County and Louisa County Parks, Recreation & Tourism may not be identified as an event sponsor.

Decorations

Signs, posters, streamers, and similar items may not be attached to the facility walls. Balloons must be weighted or tied down at all times. Open flamed candles, in addition to, confetti, rice, and silly string are prohibited.

Custodial

Users are responsible for leaving the facility in the same condition as found. All trash is to be removed from the facility by the end of the activity. This includes removing decorations (without causing any facility damage), rental equipment, walls, tables, signs, etc. Failure to remove trash after rental will result in a $150 facility clean up fee.

Cancellation

To receive a facility / field refund, cancellations must be made at least 48 hours in advance. Rental fee refunds will be posted back to the credit/debit card on file.

Liability

Louisa County assumes no responsibility for any property brought onto the premises by the organization, its members, guests, or spectators. The user agrees to hold the County harmless from any and all claims, actions or damages that may arise in connection with the use of the facility/ field. A certificate of liability insurance and a detailed facility use plan may be required.

FACILITY USE CONTRACT

Louisa County Parks, Recreation, and Tourism

LOUISA COUNTY
PARKS, RECREATION & TOURISM

Organization: _____ **Contact Name:** _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

Purpose of Use: _____

Does your organization have a 501-C3 tax exempt status? ____ Yes _____ No

Admission/ Registration Fee: ☐ Yes $_____ ☐ No **Will the event be Publicized?** ☐ Yes ☐ No

Vendors: ☐ Yes ☐ No **Music:** ☐ Yes ☐ No **Bounce House:** ☐ Yes ☐ No

Food/Beverage: ☐ Yes (Served to Private Group) ☐ Yes(Served to a Private Group) ☐ No

If served to the public, user must complete a Temporary Food Permit.

Facility Requested	Number of Participants	Date	Time	Add Ons

The applicant releases and forever discharges Louisa County, Louisa County Public Schools, and their Board Members, Officers, Agents, and employees from any liability arising out of, or in any way connected to, the applicant's pursuant to this Facility Use Contract. I have read the policies and guidelines included with this Facility Use Contract. I agree to abide by them. I accept full responsibility for any damages to the facility/field or to guests which might occur during this reservation.

_____ _____

Applicant Date

LOUISA COUNTY PARKS, RECREATION & TOURISM

Facility Fee Schedule

Facility	Location	Resident Fee	Non-Resident Fee
BQC Great Room (8 Tables / 40 Chairs)	315 Jouett School Rd. Mineral, VA 23117	$50/Hour	$75/Hour
BQC Meeting Room (4 Tables / 20 Chairs)	315 Jouett School Rd. Mineral, VA23117	$50/Hour	$75/Hour
BQC Fitness Studio	2055 Courthouse Rd. Louisa, VA 23093	$30/Hour	$45/Hour
BQC Pavillion	2055 Courthouse Rd. Louisa, VA 23093	$40/ 3 Hours	$50/ 3 Hours
Buckner-Bumpass Pavillion	1782 Jefferson Hwy, Louisa, VA 23093	$40/ 3 Hours	$50/ 3 Hours
Louisa Town Park Pavillion	203S Spotswood Trail, Louisa, VA23093	$40/ 3 Hours	$50/ 3 Hours
Louisa Fairgrounds	1009 Davis Hwy, Mineral, VA 23117	$250/Day	$300/Day

Equipment	Fee	Quanity
Bose PA Sysytem & Mic	$25	
Audio / Visual System (BQC Great Room Only)	$50	
Tables	$5	
Chairs	$1	

**BQC Great Room must be rented for a minimum of 3 hours.*

**Rental Times Include Set-up Time and Take Down/Clean-Up Time. Failure to adhere to the scheduled departure time will result in an $75 fee. Please initial to acknowledge the departure fee. _____*

COUNTY OF LOUISA

MEMORANDUM

TO: The Honorable Members of the Board of Supervisors

FROM: Alexandra Stanley, Executive Assistant/Deputy Clerk

DATE: March 20, 2026

RE: Board Appointment Request

The following request(s) may be considered at the April 6, 2026, Board meeting:

Board Appointment

1. To appoint **Ms. Joan Fuller** to the following committee(s):
    a. Tourism Advisory Committee – 2-year term

COUNTY OF LOUISA

MEMORANDUM

FROM: Eleni Rackley/ Administrative Assistant

SUBJECT: Board Appointments

DATE: March 17, 2026, for April 6, 2026, Board Meeting

The following is a list of Board Committee and Commission appointments that are either vacant or have terms expiring. Individual names in parenthesis previously/currently serve in the position and may wish to be reappointed. Please let me know if you have any questions. Thank you.

Board Name/Description	Term Length	Interval/Times	Vacancies/Upcoming Expirations (previous/current appointee)
Board of Building Appeals Hears appeals of decisions made by the Building Official relative to the Virginia Uniform Statewide Building Code.	Indefinite	Members meet as requested.	VACANT
Board of Equalization The Board of Equalization shall hear all complaints and objections to real estate assessments from the taxpayer or his agent. The Board shall hear and give consideration to such complaints and equalize such assessments and, moreover, the Board is charged with the especial duty of increasing as well as decreasing assessments. The Board's main charge is the equalizing of real estate assessments.	Serves a three (3) year term	Members meet as requested.	VACANT VACANT
Board of Zoning Appeals The establishment and organization of the Louisa County Board of Zoning Appeals or BZA is established in the Code of Virginia, Section 15.2-2308. The powers and duties of the BZA are also outlined in the Code of Virginia, Section 15.2-2309.	Serves a five (5) year term.	Members meet as required for zoning appeals.	VACANT VACANT (Second Alternate)

Commission on Aging promotes quality of life for all elderly persons and ensures their needs are included in County planning and development.	Serves a four (4) year term	Members meet on the first Wednesday of every month at 10 a.m.	VACANT – Cuckoo District (unexpired term 04/06/29) VACANT – Patrick Henry (unexpired term 10/16/26) VACANT – Green Springs District (unexpired term 05/14/27) VACANT-Jackson District
JABA Advisory Council This Advisory Council as part of the total JABA organization is mandated under the "Older Americans Act" as amended in October 1978 and is responsible for advising the JABA Board of Directors on matters of program and policies affecting the elderly in PSA 10. The Council advises JABA to: (a) develop and administer the area plan, (b) conduct public hearings, (c) represent the interests of older persons, and (d) review and comment on all community policies programs and actions which affect older persons.	Serves a two (2) year term.	Members meet on the first Thursday of every other month, 12:00 pm - 2:00 pm JABA, 674 Hillsdale Drive, Charlottesville, VA 22901	Wendy Smith- Term Expiring 06/02/26 Joanne Hoyle – Term Expiring 07/31/26
Management Oversight Group (MOG) An advisory body for matters concerning the provisions of Fire and EMS services to the Fire and EMS Chief and the Board of Supervisors; strives to enhance the quality of services provided by the Fire and EMS in Louisa County.	4 years	Third Thursday of every month.	At Large Appointment
Region Ten Community Services Board Members review and evaluate public mental health, developmental disability, and substance abuse services and facilities.	Serves a three (3) year term	Members meet on the second Tuesday of each month at 4pm	Stephen Wunsh – Term Expiring 06/30/26
Tourism Advisory Committee (TSC) Members work collaboratively to promote Louisa County as a premier destination by supporting strategic tourism marketing, coordinating with state and regional partners, and guiding	2 year terms	Quarterly Meetings January, April, July, and October Second Friday of the months above from 9:00 – 10:30	VACANT

thoughtful development of tourism assets.		a.m. in the Extension Meeting Room	
Transportation Safety Commission This Commission reviews accidents and transportation hazards in the County and makes recommendation to the Board of Supervisors and the Virginia Department of Transportation.	Serves a three (3) year term. Ex-Officio members serve a three (3) year term. Board member serves duration of term on the Board of Supervisors	Members meet every other month starting in January.	VACANT – Green Springs VACANT – Louisa District VACANT–-Sheriff's Department

COUNTY OF LOUISA

MEMORANDUM

TO: The Honorable Members of the Board

FROM: Christian Goodwin, County Administrator

DATE: March 31, 2026

RE: County Administrator's Report – April 6, 2026, Board Meeting

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The following has been placed under the County Administrator's Report for your review:

Monthly Reports:

Correspondence:

1. Columbia Gas;
2. Department of Conservation and Recreation (DCR);
3. Department of Energy (DOE);
4. Department of Wildlife Resources (DWR);
5. Dominion;
6. Federal Register;
7. Louisa County Farm Bureau;
8. Virginia Department of Health (VDH);
9. Virginia Department of Social Services (VDSS); and
10. Virginia Department of Transportation (VDOT).

Upcoming Events & Reminders:

1. Upcoming Meetings
2. **Sunday, April 12, 2026;** Rabies Clinic; 12:00 p.m. – 3:00 p.m.; Louisa Fairgrounds.
3. **Saturday, April 25, 2026;** Household Hazardous Waste Day, 8:00 a.m. to 1:00 p.m., Louisa County Landfill, 807 Moorefield Road, Mineral.
4. **Saturday, June 6, 2026;** Special Needs & Autism Awareness Festival, 10:00 a.m. – 3:00 p.m., Moss-Nuckols Elementary School, 2055 Courthouse Road, Louisa, VA.
5. **July 30 – August 2, 2026**; Louisa County Fair (More information to come).

Columbia Gas Transmission, LLC
Attn: Brandon Comeaux, CPL
400 East Kaliste Saloom Road, Ste. 4500
Lafayette, LA 70508
Tel: (337) 595-4989
Email: brandon_comeaux@tcenergy.com

TC Energy

March 3, 2026

Board Of Supervisors Louisa County
P O Box 160
Louisa, VA 23093

Re: Notification of Environmental, Civil Survey Activities

To Whom It May Concern,

Columbia Gas Transmission, LLC ("**TCO**" or "**Columbia**"), a TC Energy Company, is reviewing the energy infrastructure needs in your area. Over the next few weeks, a TCO representative will be contacting Landowners to discuss environmental and civil survey activities on or around their Property. In some areas, we may be contacting Landowners even though TCO does not have an existing easement on their Property. The purpose of these surveys is to better understand the geographic landscape of this area and any special or distinct environmental features located within the vicinity. TCO commonly performs surveys like this when considering improvements to its proposed or existing pipeline infrastructure so that we can continue to move natural gas safely and responsibly.

Columbia is aware that certain properties in Louisa County may be located within the Green Springs National Historic Landmark District and/or listed on the National Register of Historic Places and recognizes the district's important historical and cultural value. For your awareness, we will also be consulting with the Virginia Department of Historic Resources (VDHR) prior to performing archeological and architectural surveys on these properties. The surveys will provide essential information to support the consultation process with VDHR as well as other agencies and stakeholders.

What Landowners Can Expect
Survey activities will only take place during reasonable daylight hours beginning on or around the week of March 16, 2026. This timeframe may change as our workflow can be impeded by weather. TCO employees and contractors conducting surveys always carry proper identification and will present this identification if asked. Prior notification will be given to Landowners before surveyors will be in their area.

Our Commitment to Safety
Safe and efficient natural gas delivery is a foundational value for TCO and its employees. Through more than a century of operating experience and technological advancement, we have developed one of the safest and most reliable energy transportation networks in the world. We closely monitor our system 24 hours per day, seven days per week, and use the latest technology to maintain the highest pipeline integrity standards.

We Welcome Your Feedback
TCO strives to be a responsible neighbor and good corporate citizen. We are committed to keeping you informed of our progress and encourage you to contact us, toll free, with any questions or concerns at 1-888-499-3450 or our Field Project Manager, Steve Martin at (603) 566-9207.

Survey Permission Form
Enclosed you will find a Survey Permission Form along with a self-addressed and stamped return envelope. We request that you fill out the form and add any property specific notes that will assist us in gathering important information about your property. Once the filled out form has been mailed back to us, you can expect to hear from your local agent to review the notes and provide you with updated survey scheduling.

Additional information about our company and commitment to safe, transparent operations can be found online at http://www.tcenergy.com.

Sincerely,

Brandon Comeaux

Brandon Comeaux, CPL
Senior Land Representative
USNG Land Services
E: brandon_comeaux@tcenergy.com
O: 337-595-4989

Columbia Gas Transmission, LLC
Attn: Aaron Rohlfing
455 Racetrack Road
Washington, PA 15301
(412) 997-7973
aaron_rohlfing@tcenergy.com

TC Energy

SURVEY PERMISSION FORM

Parcel ID(s): 54 9C (whether one or more, the "**Property**")
Louisa County, Virginia.
Landowner: Board Of Supervisors Louisa County

In order to review and evaluate the energy and infrastructure needs in your area, Columbia Gas Transmission ("TCO"), a TC Energy Company, needs to complete certain survey activities on your Property.

I/We (Landowner) hereby give TCO, its affiliates, agents, employees, contractors and to the appropriate surveyors, biologists, archeologists, and environmental scientists, permission to enter upon my/our Property (as identified above) to conduct civil surveys, environmental surveys, cultural resource surveys, and all other surveys and tests necessary, including but not limited to walking the land, placement of stakes and/or ribbons, line-of-sight clearing, subject to the condition that Columbia Gas Transmission, LLC remediates any damages to my/our Property which may be caused by said surveys.

_____ Date: _____, 2026.
Address

_____ _____
City, State Landowner Signature

_____ _____
Phone Number Landowner Signature

Tenant's Name: _____
Phone: _____

Are there any other pipeline or powerline easements on this Property?	Yes	No
Are there any active or abandoned wells on property?	Yes	No
Are there any personal utility lines or natural springs located on this Property?	Yes	No
Is there a septic system located on this Property?	Yes	No
Are there fences on the property?	Yes	No
Is there a conservation/preservation/open space easement on this Property?	Yes	No
Is there any drain tile on the Property?	Yes	No
Is there any livestock on the Property	Yes	No
Is there hunting on property?	Yes	No
If Yes please specify season_____		

Notes/Conditions:

_____

_____

_____

David L. Bulova
Secretary of Natural and Historic Resources

Nikki Rovner
Director

Sarah Spota
Deputy Director

Frank N. Stovall
Deputy Director for Operations

Darryl Glover
Deputy Director for Dam Safety, Floodplain Management and Soil and Water Conservation

Laura Ellis
Deputy Director for Administration and Finance

COMMONWEALTH of VIRGINIA

DEPARTMENT OF CONSERVATION AND RECREATION

Monday, March 23, 2026

Re: Conditional Operation and Maintenance Certificate

Dear Louisa County Water Authority:

Attached is the Conditional Operation and Maintenance (O & M) Certificate approved by the Virginia Soil and Water Conservation Board. The dates and required actions listed on the Certificate are the requirements that must be performed within the specified time frame to be in compliance with the Impounding Structure Regulations. For general responsibilities regarding inspections, reporting requirements, maintenance, dam break inundation zone maps, and emergency action plans and exercises, please check the latest Dam Safety Act, Impounding Structure Regulations, and Guidance Documents available at http://www.dcr.virginia.gov/dam-safety-and-floodplains/.

We also want you and your engineer to be aware that in March of 2016, the Board's new Probable Maximum Precipitation (PMP) Study for Virginia dated November 2015 (and the associated PMP Evaluation Tool and Database) become effective. The 2015 Virginia PMP values upon their effective date shall replace the several decades old PMP values currently required for use in the design of impounding structures in Virginia. Information regarding the status of the new PMP values adopted by the Board at their December 2015 meeting and a link to download the new PMP Tool and Database may be found at the two PMP links provided on the dam safety web page provided above. These new values based on significantly updated storm analyses may result in a cost-savings for you as a dam owner as an estimated 95% of the PMP values across the Commonwealth have been reduced, thus potentially lowering your impoundment's spillway design flood and dam rehabilitation costs. It is also possible that upon performing updates to your dam break inundation zone maps that it may be found that the hazard classification of your structure may also change and the properties identified as impacted under your Emergency Action Plan or Emergency Preparedness Plan, as applicable, may be altered. It is important that you as an owner and your engineer review these new Dam Safety Program PMP values to see how they might affect the design and hazard classification of your impounding structure.

If you have any questions regarding your Certificate or the new PMP values, please contact your Regional Dam Safety Engineer or me at Darryl.Glover@dcr.virginia.gov.

Sincerely,

Darryl M. Glover

Darryl M. Glover, Deputy Director of
Dam Safety and Floodplain Management &
Soil and Water Conservation

Enclosure: Conditional O & M Certificate

David L. Bulova
Secretary of Natural and Historic Resources

Nikki Rovner
Director

Sarah Spota
Deputy Director

Frank N. Stovall
Deputy Director for Operations

Darryl Glover
Deputy Director for Dam Safety, Floodplain Management and Soil and Water Conservation

Laura Ellis
Deputy Director for Administration and Finance

COMMONWEALTH of VIRGINIA

DEPARTMENT OF CONSERVATION AND RECREATION

DAM SAFETY AND FLOODPLAIN MANAGEMENT

Dam Safety Conditional Operation and Maintenance Certificate
High Hazard Dam, Inventory Number 109023 (Legacy No. 10923)

Louisa County Water Authority, owner(s) of Gordonsville Dam in Louisa County, is(are) entitled to operate and maintain this dam pursuant to the provisions of the Dam Safety Act (Section 10.1-604 et seq., Code of Virginia) and Virginia Soil and Water Conservation Board Regulations (Regulations) promulgated thereunder.

This Conditional Operation and Maintenance Certificate is issued because the dam does not satisfy the current Regulations. The condition(s) that must be corrected to qualify for a Regular Operation and Maintenance Certificate is(are):

- Alteration Permit - Submit an Alteration Permit application in accordance with the provisions of Section 4VAC50-20-80 of the Virginia Impounding Structure Regulations. Application should address the inadequate spillway design as well as deficiencies noted in the last several Engineer Inspections. To be completed by Tuesday, June 30, 2026.
- Implement a Low Level Reservoir Drainage Plan - Demonstrate functionality of the low-level drain. If it is no longer functional, repairs and/or replacement should be included in the above required Alteration Permit application. To be completed by Tuesday, June 30, 2026.
- Annual Inspection Report by Owner - Provide an annual inspection report by owner, using the DCR Dam Safety Inventory System (DSIS) in accordance with the provisions of Sections 4VAC50-20-105(C)(2) and (E) and 4VAC50-20-180 of the Virginia Impounding Structure Regulations. To be completed by Thursday, December 31, 2026.
- Annual Drill - Conduct an annual drill in accordance with the current approved EAP and in accordance with the provisions of Section 4VAC50-20-175(E) of the Virginia Impounding Structure Regulations. To be completed by Thursday, December 31, 2026.

David L. Bulova
Secretary of Natural and Historic Resources

Nikki Rovner
Director

Sarah Spota
Deputy Director

Frank N. Stovall
Deputy Director for Operations

Darryl Glover
Deputy Director for Dam Safety, Floodplain Management and Soil and Water Conservation

Laura Ellis
Deputy Director for Administration and Finance

- Annual Inspection Report by Engineer - Provide an annual inspection report by engineer, using the DCR Dam Safety Inventory System (DSIS), in accordance with the provisions of Sections 4VAC50-20-105(C)(2) and (E) and Section 4VAC50-20-180 of the Virginia Impounding Structure Regulations. To be completed by Friday, December 31, 2027.
- Annual Drill - Conduct an annual drill in accordance with the current approved EAP and in accordance with the provisions of Section 4VAC50-20-175(E) of the Virginia Impounding Structure Regulations. To be completed by Friday, December 31, 2027.
- Complete Improvements - Complete improvements in accordance with the current valid Alteration Permit, once approved, including submittal of a Record Report using the Dam Safety Inventory System (DSIS), record drawings, and construction certification in accordance with the provisions of Sections 4VAC50-20-80(I) and (J) of the Virginia Impounding Structure Regulations. To be completed by Friday, December 31, 2027.
- Certificate Renewal - Apply for an operation and maintenance certificate within ninety (90) days of expiration of this conditional certificate, using the DCR Dam Safety Inventory System (DSIS) and in accordance with the provisions of Sections 4VAC50-20-105, 4VAC50-20-150, 4VAC50-20-350, 4VAC50-20-380, and 4VAC50-20-390 of the Virginia Impounding Structure Regulations (as applicable). To be completed by Friday, December 31, 2027.

This certificate is for a term of two years, effective Tuesday, March 17, 2026 and expires Friday, March 31, 2028.

_____

Darryl M. Glover, Deputy Director of
Dam Safety and Floodplain Management &
Soil and Water Conservation

COMMONWEALTH of VIRGINIA
Department of Taxation
Property Tax Unit
P.O. Box 565
Richmond, Virginia 23218-0565

March 26, 2026

Honorable Stacey C. Fletcher
Commissioner of the Revenue
Louisa County
1 Woolfolk Avenue, STE 203
Louisa, VA 23093

RE: 2026 Public Service Corporations (PSC) Estimated Ratio

Dear Commissioner Fletcher,

Virginia Tax hereby furnishes the local assessment ratio for application in Louisa County. The Property Tax Unit has determined that the total assessed value of real property of public service corporations is under 25 percent of the assessed value of all real property in the locality. This ratio shall be applied to the real property of public service corporations for the 2026 tax year in accordance with the provisions of § 58.1-2604.

LOUISA COUNTY: 96.6%

The estimated assessment level was derived from 773 validated sales recorded from January 1, 2025, through December 31, 2025. Sales prices were compared to assessed values with an effective date of January 1, 2026, resulting in a median assessment-to-sales ratio of 96.6%. The sales utilized in this analysis were reviewed and qualified in accordance with standard ratio study procedures. Transactions determined to be non-arm's-length, atypical, or otherwise not reflective of fair market value were excluded. Parcels were classified and analyzed in accordance with accepted assessment standards, and the median ratio was used as the primary measure of central tendency.

If you have any questions regarding this calculation, please contact me at 804.786.3609 or by email at cynthia.mabe@tax.virginia.gov.

Respectfully,

CMabe

Cynthia G. Mabe
Senior Property Appraisal Consultant
Property Tax Unit

CC Christian Goodwin, County Administrator
Richard Gasper, Jr., Acting Assessor



DOE HIGH BURNUP RESEARCH CASK PROJECT

To Support Safe Long-Term Storage of Used Nuclear Fuel



Used Nuclear Fuel in the U.S.

The U.S. has been using nuclear power to generate electricity since 1958. Nuclear power production creates used nuclear fuel[1] (UNF) that must be safely and securely stored and eventually disposed. The U.S. has about 95,000 metric tons of UNF today and in the future will have up to approximately 180,000 metric tons when current reactors reach their end of life. UNF is stored at close to 75 sites in more than 30 States, placed in pools of water or in steel and concrete containers known as dry storage systems. To date, approximately 4,300 dry storage systems have been loaded in the U.S. with the final projected number of loaded dry storage systems expected to be more than 10,000.



Research on High Burnup UNF

Storage of commercial UNF is regulated by the U.S. Nuclear Regulatory Commission (NRC), which grants licenses to storage facilities. High burnup UNF is produced when nuclear fuel stays in reactors for a longer period of time to extract more energy from the fuel before being moved to storage. The initial license period for high burnup UNF in dry storage is 40 years. In 2013, the U.S. Department of Energy (DOE) started a research project in collaboration with the Electric Power Research Institute (EPRI) to understand whether higher burnup nuclear fuels behave similarly or not to lower burnup fuels once they are removed from the reactor and placed in dry storage systems.

For this research project, high burnup UNF was placed in a storage container, known as a “cask,” at the North Anna Power Station in Virginia. The cask was modified with a special lid that allows thermocouple instruments to measure temperatures inside the cask. The data collected will be shared with U.S. nuclear power plants and the NRC and could support continued dry storage of high burnup UNF for longer than 40 years. Today, 53 U.S. nuclear power plants rely on data from the High Burnup Research Cask (HBURC) Project for their NRC licensed onsite UNF storage facilities. There is also an NRC requirement that the cask needs to be opened and the fuel examined to demonstrate there is no change in the fuel.

[1] The term “used nuclear fuel” is intended to be synonymous with the term “spent nuclear fuel” as used and defined in the Nuclear Waste Policy Act of 1982, as amended, and the Standard Contract for the Disposal of Spent Nuclear Fuel and/or High-Level Radioactive Waste (10 CFR Part 961).



Transporting DOE's High Burnup Research Cask

For the next stage of the research project, DOE will open the HBURC and examine the UNF rods inside. This can only be done safely at a specialized science facility like those available at DOE's national laboratories. DOE is currently developing plans and environmental information to support a proposal to relocate the HBURC from the nuclear power plant where it is currently stored to DOE's Idaho National Laboratory. The cask will travel by train on DOE's Atlas railcar, a 12-axle railcar specially designed to safely transport UNF. The train will include armed guards in a specially designed security railcar and real-time safety monitoring on each railcar.



Center for Used Fuel Research

The HBURC will become part of the planned Center for Used Fuel Research. The future U.S. inventory of UNF could have up to approximately 94 million individual fuel rods consisting of different material types, fuel enrichments, and burnups. By leveraging U.S. and international research and operational experience, DOE hopes to gain access to a wider range of data and technical expertise to inform decisions related to Federal UNF management.



What's Next?

DOE will work closely with other Federal agencies, Tribal and State governments, as well as the origin and destination facilities to ensure that all parties are well prepared for shipment of the HBURC to occur in 2027.

DOE's shipment preparations will include many activities, such as:

- Ensuring that all Federal regulations for the shipment are met
- Contracting for transportation services – rail carriers will determine the rail transport route
- Coordinating technical assistance, public information, and emergency response training needs with Tribal and State governments along the transport route
- Developing plans and protocols for shipment operations, security, and notifications to Tribes and States
- Planning for information-sharing engagements with communities at the origin and destination sites and along the transport route

DOE has established a resource portal to share additional information and updates on the HBURC project at **https://curie.pnnl.gov/HBURC-Transport**, including an option to sign up for email updates.



Investing in Our Communities

Dominion Energy image. Not project specific.

Dominion Energy®

Electric Transmission
P.O. Box 26666
Richmond, VA 23261

Learn more about upgraded transmission lines in your area

SCAN HERE TO LEARN MORE

¿HABLA ESPAÑOL?
Visite DominionEnergy.com/Carson-NorthAnna para solicitar estos documentos en español.

Proposed infrastructure improvements

Carson – Midlothian & North Anna – Midlothian 500kV Electric Transmission Rebuild Projects

At Dominion Energy, we provide the reliable, affordable, and increasingly clean energy that powers your every day. You are receiving this postcard to let you know about infrastructure upgrades you may notice in your community to ensure grid reliability for customers.

This proposed project will rebuild the existing 500 kilovolt (kV) electric transmission lines in the same right of way corridor between our Carson, Midlothian, and North Anna substations. These lines are approaching the end of their service lives and must be rebuilt to accommodate increased generation supply and customer needs. This project will require approval by the Virginia State Corporation Commission (SCC), and the application will be filed in August 2026. The application process has several opportunities for public comment. Please see our website for details.

It is planned to keep the current 500 kV lines in service during construction. To achieve this, and to optimize existing right of way for future transmission development, Dominion Energy proposes to partially rebuild the existing 230 kV line between Midlothian Substation and Oilville at Broad Street.

For this section of the project, the 500 kV and 230 kV lines will share the same structures.

Trees and vegetation must be cleared from the existing easement along the entire corridor because the existing 500 kV lines will be in service during construction. Because some locations within the existing corridor are uncleared today, trees, vegetation, and unapproved encroachments must be fully removed. As soon as permits are obtained (currently targeting winter 2026–2027), tree clearing activities within the existing easement and selective danger tree cutting outside the easement will begin.

There will be public meetings this spring to gather your important input about the rebuild projects. Thank you for your participation and patience as we prioritize this critical infrastructure in your community.

CONTACT US

Website: DominionEnergy.com/Carson-NorthAnna
Email: powerline@dominionenergy.com
Phone: 888-291-0190



This map is intended to serve as a representation of the project area and is not intended for detailed engineering purposes.

Protecting the grid against natural and man-made acts is a top priority. You can learn more about our commitment to safety at powerlines101.dominionenergy.com.

SCAN HERE TO LEARN MORE

¿HABLA ESPAÑOL? Visite DominionEnergy.com/Carson-NorthAnna para solicitar estos documentos en español.

COMMONWEALTH of VIRGINIA

Department of Wildlife Resources

David L. Bulova
Secretary of Natural and Historic Resources

Ryan J. Brown
Executive Director

27-March-2026

Mr. Christian Goodwin
County Administrator
Louisa County
1 Woolfolk Avenue
Louisa, VA 23093

Dear Mr. Goodwin:

I would like to update you on our recent fisheries management activities for Lake Gordonsville (a.k.a Bowlers Mill). The fish community of the lake was surveyed by DWR in 2025; ten different species of fish were collected during the surveys. All species of fish collected were common to central Virginia and expected in the reservoir. The most popular fish for anglers at the reservoir is Largemouth Bass and results from this survey indicate that the bass population is exhibiting a downward trend in numbers since 2013. Additionally, it appears that smaller bass (9 to 13 inches) are exhibiting slow growth and stockpiling in this size range. The issues with the bass population are likely a function of excessive vegetation growth in the reservoir which limit bass feed ability and reduces lake productivity available for bass food resources. The lake contains a substantial amount of Watershield lily pads that grow throughout the summer. These plants use nutrients that could go into food production (planktonic algae) for fish. A quick visual estimate indicated that up to 30 acres of the lake has some form of vegetation growth during the warmer months. The vegetative cover is around 40%, which is well above the 30% threshold that is desired for fisheries production and recreational uses. Even with the bass feeding issues, the lake still contains some larger bass with bass up to 24 inches collected in the surveys.

The reservoir contains numerous species of panfish including Bluegill, Redear, and Black Crappie. The populations for these species were marginal with lower than desires catch rates and populations dominated by individuals smaller than the preferred size of anglers. The low catches and small sizes of panfish were likely caused by the same vegetation issues stated above.

DWR stocks Channel Catfish annually, but few were observed in our survey. This is not uncommon because our sampling gears are not effective for collecting catfish. Statewide fishing surveys and angler reports indicate that the stocked Channel Catfish fisheries are successful in small impoundments and very popular with Virginia anglers. Unfortunately, DWR is suspending the stocked Channel Catfish program for 2026 due to budgetary issues. We are hopeful to resolve the issue and continue the program soon. If facility owners and/or cooperators want to temporarily continue the popular program by providing funding during DWR's suspension, we approve and will be happy to help facilitate finding fish vendors and coordinate stockings.

Based on the surveys, I would suggest creating a vegetation management plan and pursuant actions to reduce vegetation growth for the benefit of the fisheries and recreational boaters. The management plan should include an adaptive and integrated approach to reduce Watershield in shallow areas and encourage more beneficial vegetation like Water Willow, Pickerelweed, Soft Rush, and/or Arrowhead. The plan should not aim to eradicate all aquatic vegetation, since some vegetation is beneficial for fish populations, but should focus on reducing amounts below the 30% threshold. A vegetation management plan and program are big efforts and may not be an immediate priority for Louisa County due to funding and manpower. I recommend considering the project in the future for the potential benefits to the resources and recreational visitors. Let me know if I can be of assistance in any way with this matter.

On our 2025 visits, I noticed a lack of a lake regulation signage that includes fishing size and creel limits. I would recommend adding some signage at the boat landing that includes that information or references to our website for anglers to visit for the regulations. Let me know if I can be of service to help or if you need a copy of our agency logo. The current fishing regulations pertaining to the lake include:

Fishing license is required to fish for anyone 16 and older,
Largemouth Bass: 5 per day, no minimum length limit,
Bluegill (Bream) and other Sunfish: 50 per day in the aggregate (combined), no minimum length limit,
Crappie (Black and White): 25 per day in the aggregate (combined), no minimum length limit,
Channel Catfish: 5 per day, 18-inch minimum length limit.

I am attaching our 2026 fishing report for Lake Gordonsville for your viewing. The report includes more detailed findings from our surveys and what anglers can expect to catch from the reservoir. Please contact me if you have questions or want to discuss the findings and recommendations. I can be reached by email or phone at (804) 305-8940. Thank you for all your cooperation and I look forward to working with you in the future.

Sincerely,

Johnathan Harris

Johnathan Harris
Fisheries Biologist

Enclosure

Cc: Steve Reeser – Regional Fisheries Manager, VDWR
Pam Baughman – General Manager, Louisa County Water Authority

Lake Gordonsville
(Bowler's Mill)
2026

NOTE TO ANGLERS: THE CHANNEL CATFISH STOCKING PROGRAM HAS BEEN POSTPONED DUE TO FUNDING LIMITATIONS. NO CHANNEL CATFISH STOCKINGS AT THE LAKE ARE PLANNED FOR 2026 AND ANGLERS MAY EXPERIENCE DECREASE CATFISH CATCHES IN FUTURE YEARS. WE ARE HOPEFUL THAT THE FUNDING ISUESS WILL BE RESOLVED, THE PROGRAM CAN BE RESTORED, AND THAT THIS WILL BE A TEMPORARY INCONVIENCE FOR CATFISH ANGLERS.

Lake Gordonsville, also known as Bowler's Mill Lake, is a 75-acre lake that was constructed in 1970 as a water supply source for the Town of Gordonsville. The Louisa County Parks and Recreation Department administers the lake, which currently contains self-sustaining populations of Largemouth Bass, Bluegill, Redear Sunfish, Black Crappie, and Chain Pickerel. To provide additional angling opportunities, the reservoir is annually stocked with Channel Catfish. In the spring of 2025, the fish community of Lake Gordonsville was sampled by boat electrofishing and trapnets. This report summarizes the results of these surveys and what anglers can expect to catch in Lake Gordonsville.

Lake Gordonsville contains a typical fish community for a small impoundment with a combined total of ten fish species collected (Table 1). Largemouth Bass, Redear, and Bluegill were the most abundant species collected in the electrofishing survey, while Bluegill and Black Crappie were the most common in the trapnet survey (Table 1). The Largemouth Bass catch rate was 59 fish/hour which is lower than observed in previous surveys and continues a downward trend in abundance since 2013 (Figure 1). The decrease in numbers is likely due to decreased recruitment of young bass to the adult population. The lake has an overabundance of aquatic vegetation (primarily Watershield lilypads) especially in the shallow area. Although vegetation is beneficial for bass, excess can cause issues like reduction in bass spawning habitat, difficulty for bass to find prey, and nutrient reductions which limit beneficial algae growth for fish. The Watershield growth has gotten severe since 2013 and is likely limiting what the lake can produce due to the above-mentioned dynamics.

The lake contains acceptable numbers of bass in the 9-to-15-inch range but was low in numbers of fish in the 15-to-24-inch range (Figure 2). There is still trophy bass potential in the lake as exhibited by the collection of a bass that measured 24 ½ inches and weighed approximately 9.5 pounds. It appears that smaller bass (9-15 inches) are having issues obtaining food resources with the average condition of bass collected in the 8-to-15-inch range being poor (average Wrs between 81 and 86, 90-100 is ideal for Virginia). This is further indication that the vegetation growth is too dense, limiting bass foraging ability and reducing available nutrients for fish growth. Slight harvest of these smaller bass could benefit bass growth and is encouraged especially for bass below 13 inches. Anglers fishing for bass should concentrate on the edge of the Watershield lily-pads and drop offs around the main channel.

Lake Gordonsville offers a decent panfish fishery which includes Bluegill, Redear, and Black Crappie. Bluegill and Redear are not extremely abundant but there are some harvestable-sized fish (> 8 inches) available to anglers. The majority of Bluegill and Redear collected were

between 4 and 8 inches (Figure 3). No Bluegill and only one Redear > 9 inches were collected indicating that those larger-sized fish are not abundant and likely rare in angler catches. The lack of larger panfish is likely another indication that the extensive vegetation growth in the lake is affecting lake productivity and panfish growth. Anglers searching for these species should concentrate efforts around the sandy flats and brush piles in the spring and the deeper timber structure during the summer.

Crappie catch rates were acceptable (3.9 fish/net-night) but slightly lower than the historical average of 4.8 fish/net-night. All crappie collected from the lake were Black Crappie. Lake Gordonsville supports a decent crappie fishery with the majority collected in the 7-to-11-inch range (Figure 4). Crappie growth rates are less than ideal with fish not reaching 10-inches until age-5 (Figure 5) with the population containing a large percentage of older fish (up to age-11). The estimated annual survival rate of 68% was higher than observed in previous surveys and higher than desired in this system. The low growth rate combined with the numbers of older fish present in the population indicate that crappie harvest needs to increase to improve growth rates in Lake Gordonsville. Anglers should experience good success catching crappie between 8 and 10 inches, but larger fish will be quite rare.

Channel Catfish are stocked annually, but only fourteen were captured in our surveys. The low capture rate of catfish was due to our sampling gear rather than a lack of fish. Catfish collected ranged in size from 9 to 25 inches with an average length of 19 inches. Catfish anglers should try night crawlers or chicken livers around channel drop-offs or structure.

Anglers looking for a scenic experience close to the Richmond and Charlottesville areas should visit Lake Gordonsville. There is ample parking and a gravel ramp that accommodates most boats. Lake Gordonsville can be reached by taking Rt. 623 west from Rt. 15, several miles south of the Town of Gordonsville. The reservoir is open ½ hour before sunrise till ½ hour after sunset, and gas-powered motors are prohibited. If you plan to spend a day on the lake, be aware that a fishing permit, issued by Louisa County Parks and Recreation, is required to fish the lake. Permits are $2.50 annually for Louisa residents, $4 annually for Gordonsville residents and $5.50 annually for all other anglers. Permits are obtained by contacting the Louisa County Treasurer's office (540.967.3435).

For more information on Lake Gordonsville, please contact:

Johnathan Harris
District Fisheries Biologist
Virginia Department of Wildlife Resources
johnathan.harris@dwr.virginia.gov
(804) 305-8940

Table 1. Species account and catch rates for fish collected throughout Lake Gordonsville in 2025.

	Electrofishing			Trapnets		
Species	**Number Collected**	**Catch Rate (fish/hour electrofishing)**	**Percentage of Catch**	**Number Collected**	**Catch Rate (fish/net-night)**	**Percentage of Catch**
Black Crappie	5	5	3	118	3.9	34
Bluegill	37	37	24	142	4.7	41
Brown Bullhead	None Collected			21	0.7	6
Channel Catfish	None Collected			14	0.5	4
Creek Chubsucker	None Collected			1	0.1	<1
Golden Shiner	None Collected			6	0.2	2
Largemouth Bass	59	59	38	3	0.1	1
Redear Sunfish	46	46	30	35	1.2	10
White Sucker	6	6	4	5	0.2	1
Yellow Bullhead	1	1	1	None Collected		

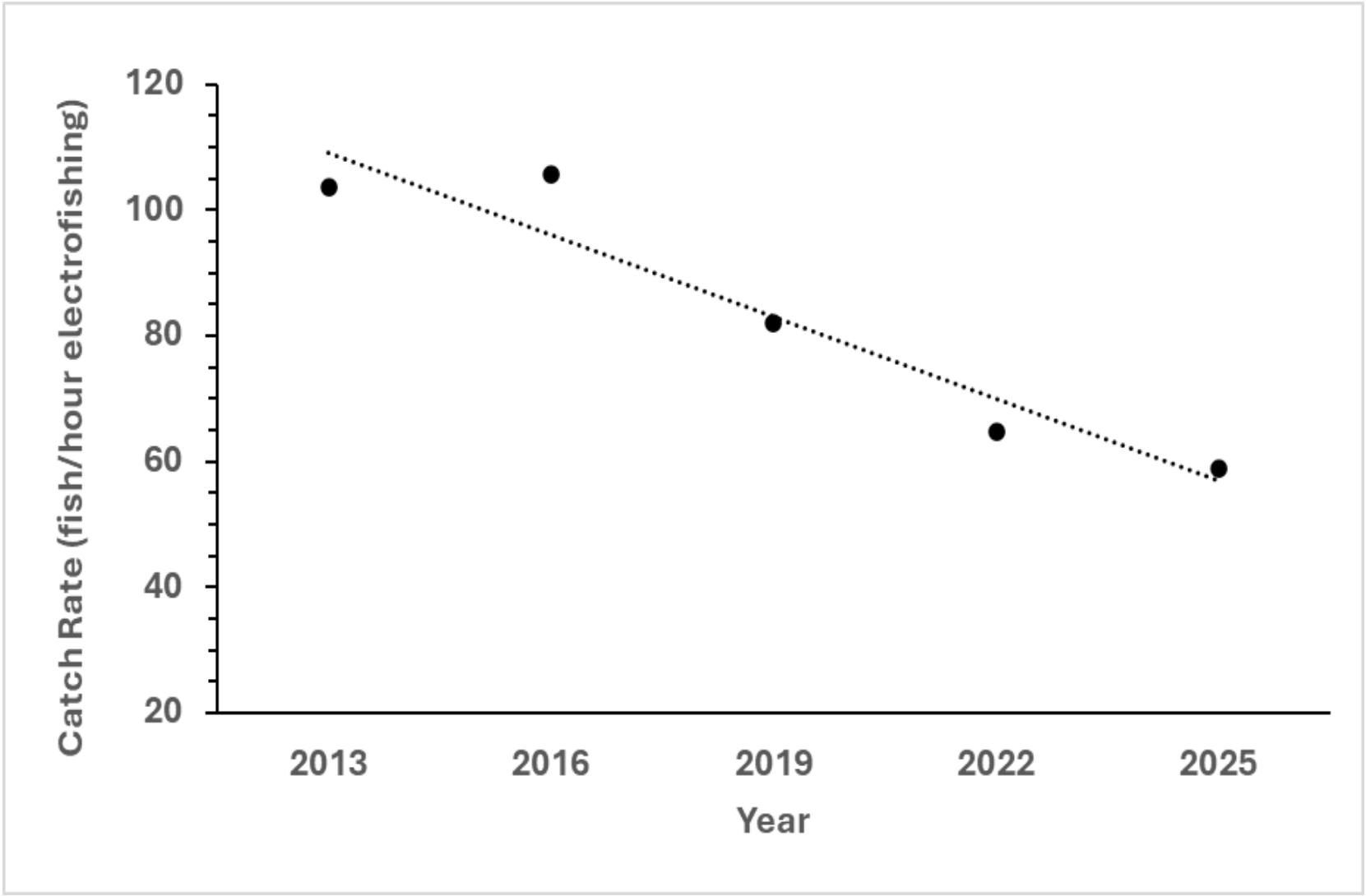

Figure 1. Trend is electrofishing catch rates of Largemouth Bass in Lake Gordonsville Reservoir.

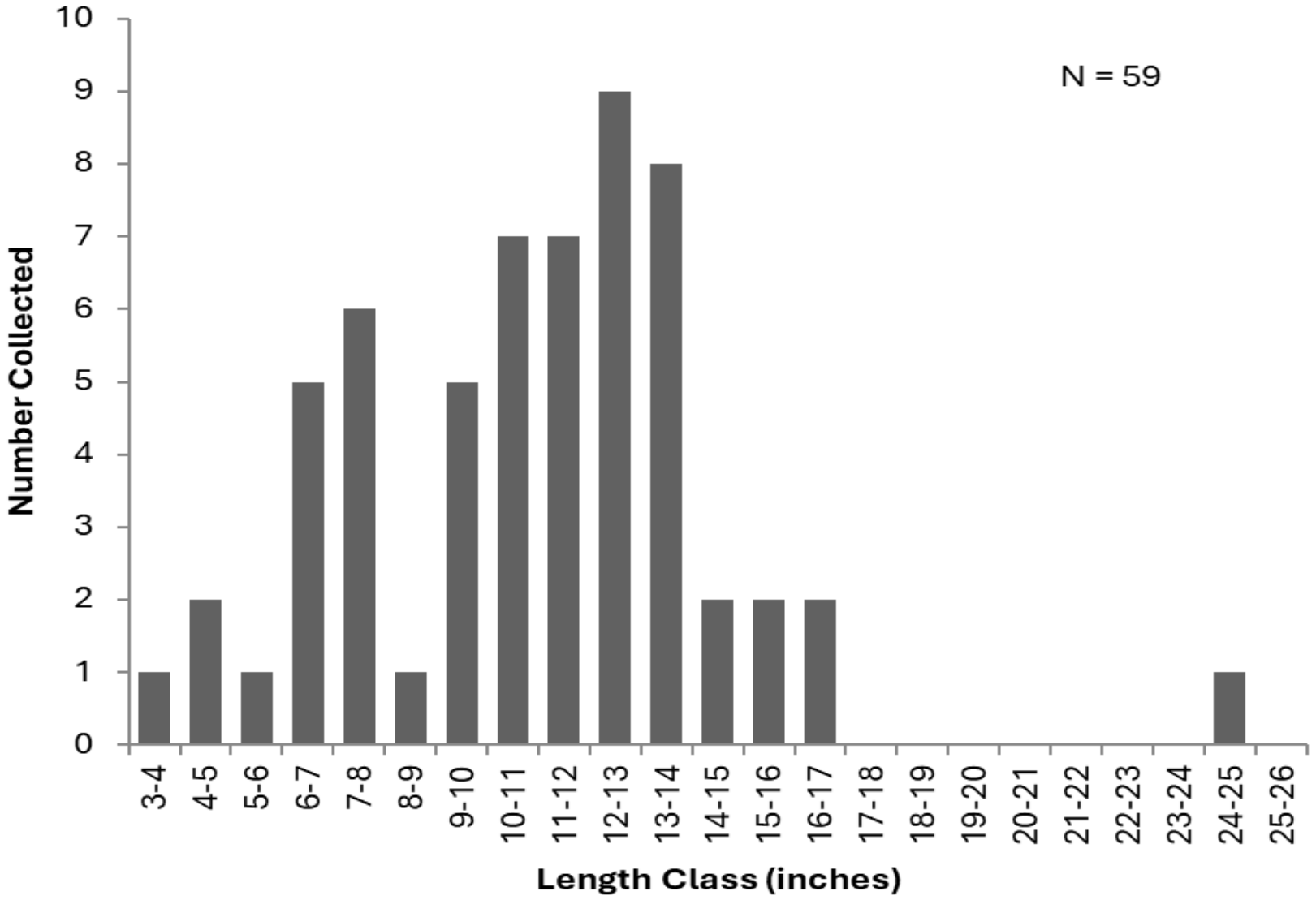

Figure 2. Length distribution of Largemouth Bass collected throughout Lake Gordonsville Reservoir in 2025.

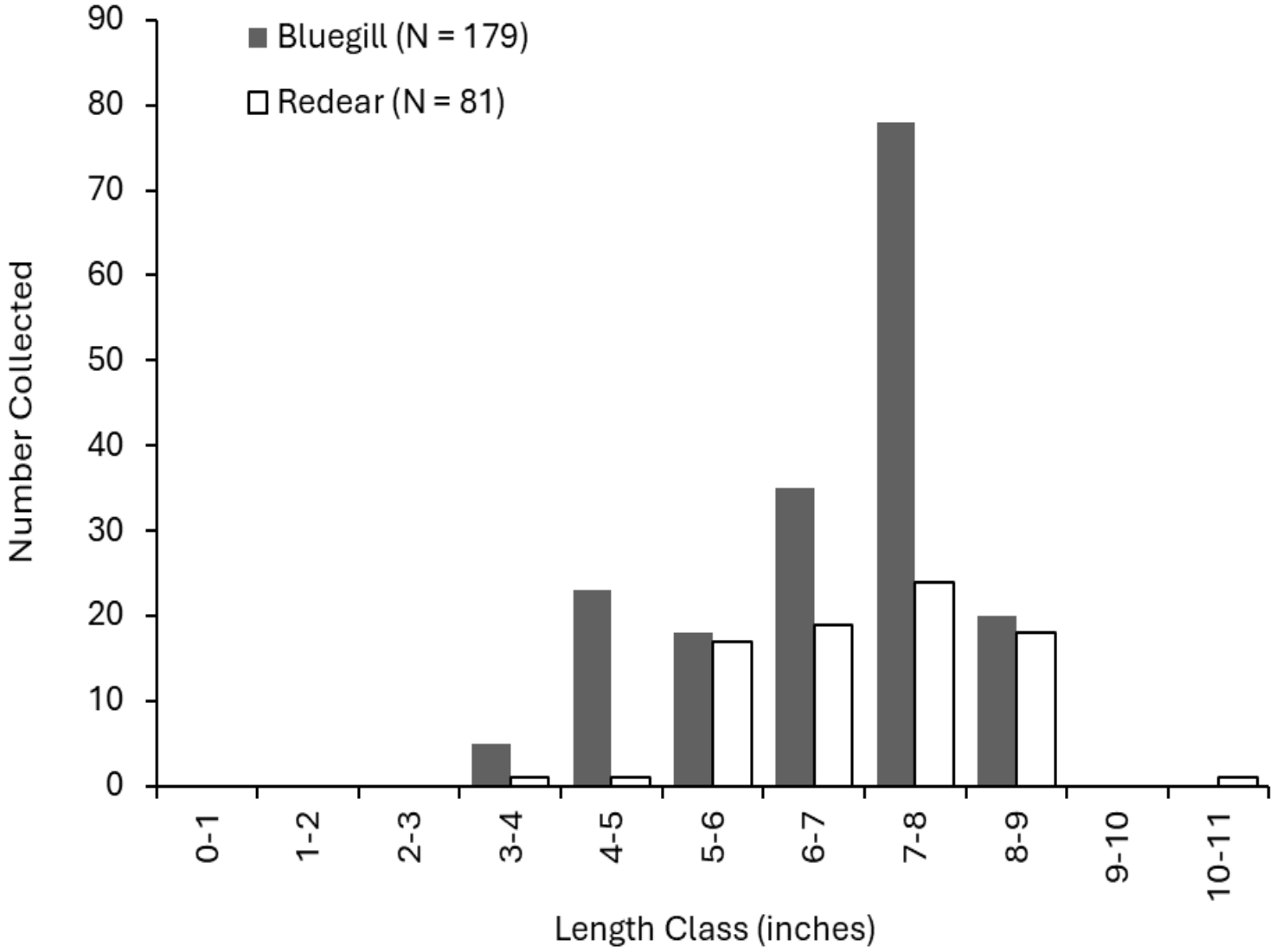

Figure 3. Length distribution of Bluegill and Redear collected throughout Lake Gordonsville in 2025.

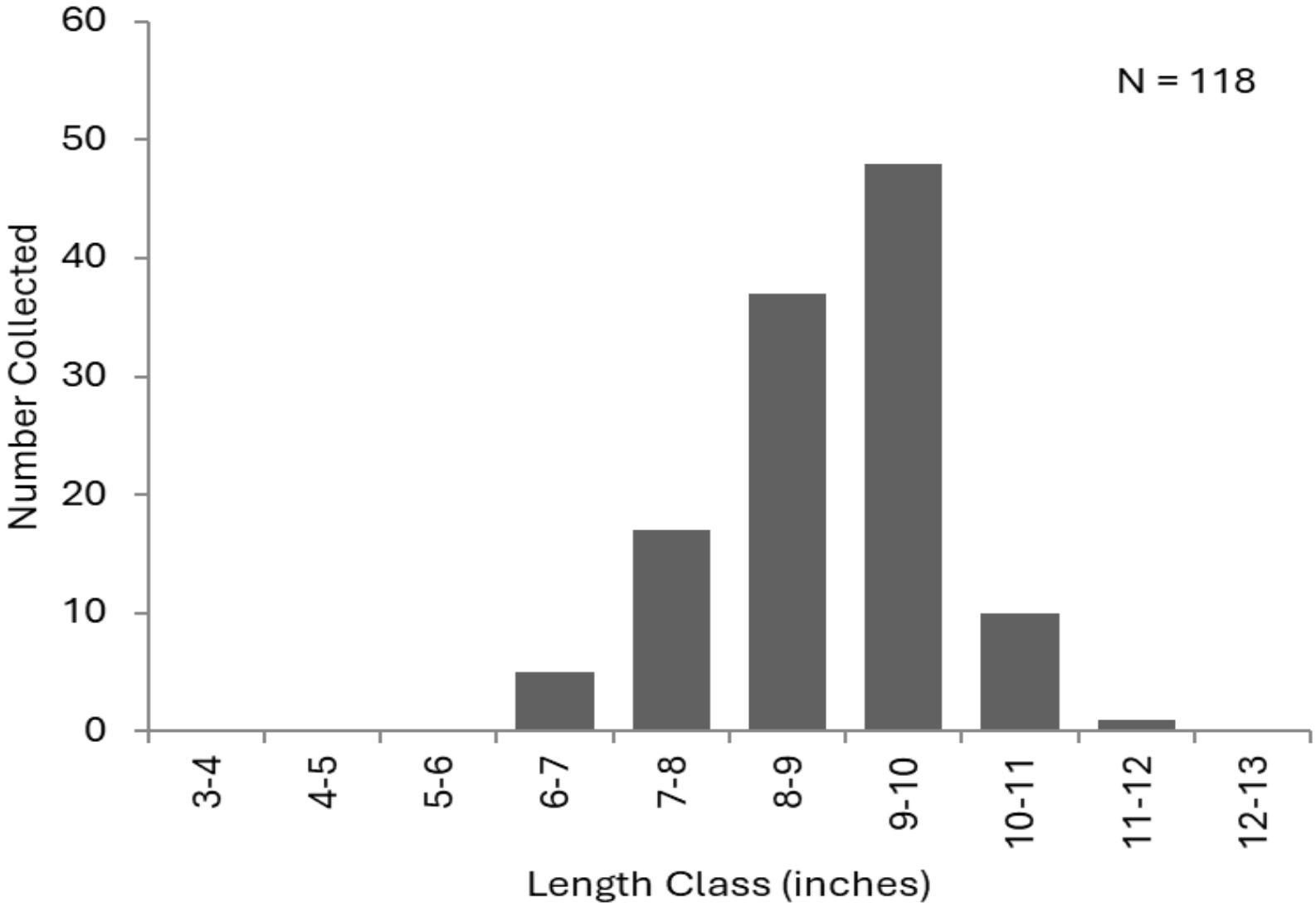

Figure 4. Length distribution of Black Crappie collected throughout Lake Gordonsville in 2025.

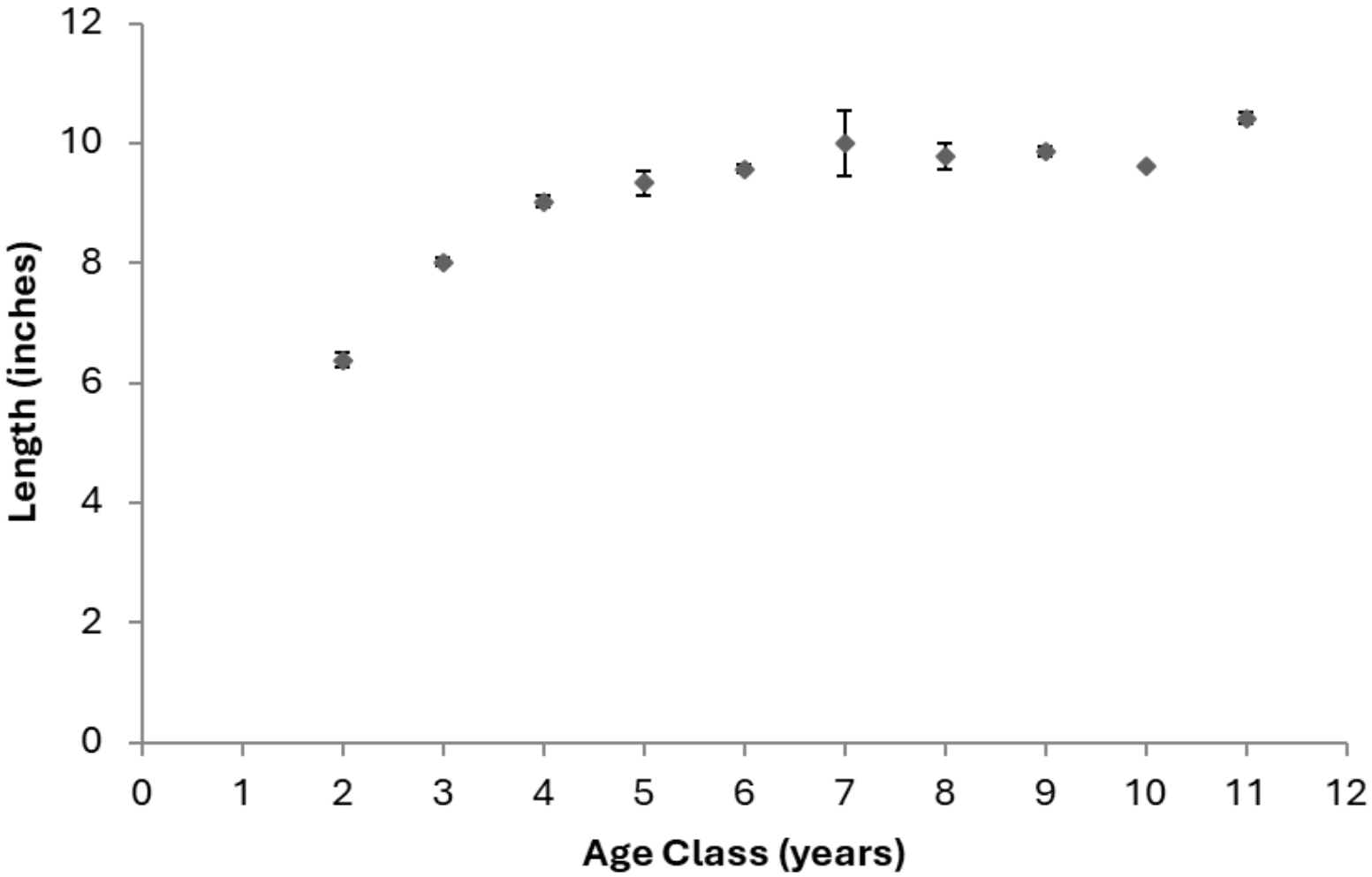

Figure 5. Average length-at-age of Black Crappie collected throughout Lake Gordonsville in 2025. Error bars indicate standard error.

COMMONWEALTH of VIRGINIA

Department of Wildlife Resources

David L. Bulova
Secretary of Natural and Historic Resources

Ryan J. Brown
Executive Director

27-March-2026

Ms. Pam Baughman
General Manager
Louisa County Water Authority
23 Loudin Lane
Louisa, VA 23093

Dear Ms. Baughman:

I would like to update you on our recent fisheries management activities for Northeast Creek Reservoir. The fish community of the lake was surveyed by DWR in 2025; thirteen different species of fish were collected during the surveys. All species of fish collected were common to central Virginia and expected in the reservoir. The most popular fish for anglers at the reservoir is Largemouth Bass and results from this survey indicate that the bass population is in decent shape. There is slight stockpiling of bass in the 7–13-inch range, which is likely a function of slow growth due to low lake productivity. The lake contains a substantial amount of Watershield lily pads that grow throughout the summer and use nutrients that could go into food production (planktonic algae) for fish. A quick visual estimate indicated that up to 70 acres of the lake has some form of vegetation growth during the warmer months. The vegetative cover is around 41% which is well above the 30% threshold that is desired for fisheries production and recreational uses. Even with the vegetation issues, the electrofishing catch rate for bass was good and the population had decent portions of larger fish with bass up to 22 inches collected.

The reservoir contains numerous species of panfish including Bluegill, Redear, Black Crappie, and White Perch. The populations for these species were marginal with lower than desired catch rates and populations dominated by individuals smaller than the preferred size of anglers. The only exception was the catch rates for White Perch during the collections, which were good. The low catches and small sizes of panfish were likely caused by the same vegetation issues stated above.

DWR stocks Channel Catfish annually, but few were observed in our surveys, which is not uncommon. Our sampling gears are not effective for collecting catfish. Statewide fishing surveys and angler reports indicate that the stocked Channel Catfish fisheries are successful in small impoundments and very popular with Virginia anglers. Unfortunately, DWR is suspending the stocked Channel Catfish program for 2026 due to budgetary issues. We are hopeful to resolve the issue and continue the program soon. If facility owners and/or cooperators want to continue the popular program by providing funding during DWR's suspension, we approve and will be happy to help facilitate finding fish vendors and coordinate stockings.

Based on the surveys, there are no regulatory or management actions that I recommend. In a fishing/recreational impoundment, I would strongly suggest creating a vegetation management plan and actions to reduce the vegetation growth. In the case of Northeast Creek, vegetation reduction might affect the Authority's operations to supply drinking water by introducing additional herbicides and increasing algae production. For this reason, I am not recommending the action unless the Authority wants to undergo the effort to benefit the fisheries and boaters. Let me know if I can be of assistance in any way with this matter

On our 2025 visits, I noticed that the lake regulation sign at the landing is deteriorated and some regulations were out of date or not included. I recommend updating or replacing the sign at the boat landing. If I can be of service to help or if you need a copy of our logo, please let me know. The current regulations pertaining to the lake include:

Largemouth Bass: 5 per day, no minimum length limit,
Bluegill (Bream) and other Sunfish: 50 per day in the aggregate (combined), no minimum length limit,
Crappie (Black and White): 25 per day in the aggregate (combined), no minimum length limit,
Channel Catfish: 5 per day, 18-inch minimum length limit,
Chain Pickerel: 5 per day, no minimum length limit,
Perch (Yellow and White): No daily limit and no length limit.

I am attaching our 2026 fishing report for Northeast Creek for your viewing. The report includes more detailed findings from our surveys and what anglers can expect to catch from the reservoir. Please contact me if you have questions or want to discuss the findings and recommendations. I can be reached by email or phone at (804) 305-8940. Thank you for all your cooperation and I look forward to working with you in the future.

Sincerely,

Johnathan Harris

Johnathan Harris
Fisheries Biologist

Enclosure

Cc: Steve Reeser – Regional Fisheries Manager, VDWR
Christian Goodwin – County Administrator, Louisa County

Northeast Creek Reservoir
2026

NOTE TO ANGLERS: THE CHANNEL CATFISH STOCKING PROGRAM HAS BEEN POSTPONED DUE TO FUNDING LIMITATIONS. NO CHANNEL CATFISH STOCKINGS AT THE LAKE ARE PLANNED FOR 2026 AND ANGLERS MAY EXPERIENCE DECREASE CATFISH CATCHES IN FUTURE YEARS. WE ARE HOPEFUL THAT THE FUNDING ISUESS WILL BE RESOLVED, THE PROGRAM CAN BE RESTORED, AND THAT THIS WILL BE A TEMPORARY INCONVIENCE FOR CATFISH ANGLERS.

Located in Louisa County, Northeast Creek Reservoir is a 170-acre water supply reservoir that is administered by the Louisa County Water Authority. The reservoir was constructed in 1983, open to fishing in 1987, and currently contains self-sustaining populations of Largemouth Bass, Bluegill, Redear Sunfish, Black Crappie, and Chain Pickerel. To provide additional angling opportunities, the reservoir is annually stocked with Channel Catfish. In the spring of 2025, the fish community of Northeast Creek Reservoir was sampled by boat electrofishing and trapnet gear. This report summarizes the results of these surveys and what anglers can expect to catch in Northeast Creek.

Northeast Creek Reservoir contains a diverse fish community for a small impoundment with a combined total of thirteen fish species collected in the 2025 surveys (Table 1). Largemouth Bass, Redear, and Bluegill were the most abundant species collected in the electrofishing survey, while White Perch, Creek Chubsuckers, and Redear were the most abundant in the trapnets (Table 1). The Largemouth Bass electrofishing catch rate (88 fish/hour) was the highest observed in recent times and more than double the historical average for the lake (42 fish/hour). The higher catch rate was likely due to sampling variability since the bass catch has been fairly stable since 2008. The lake generally produces low bass catch rates for the area due to low lake productivity. The reservoir has a small watershed supplying nutrients to the lake, and the reservoir has a large presence of aquatic vegetation that utilize nutrients that would be available to prey fish.

Largemouth Bass in Northeast Creek exhibit slow growth due to the limited lake productivity and the large amounts of Watershield lily pads in the lake. Excessive vegetation can cause issues like reduction in bass spawning habitat, difficulty for bass to find prey, and nutrient reduction which limit beneficial algae growth for fish. Previous surveys have shown that, on average, bass in Northeast Creek do not reach 12 inches until age-5 and do not reach 16 inches until after age-7. Further evidence of low productivity is stockpiling of bass in the 7-to-13-inch range (Figure 1). Additionally, these 7-to-13-inch bass appear to be in poor condition with the average relative weight for adult fish below 87. Relative weight is a measure of fitness or plumpness, and in Central Virginia, ideal relative weights should range between 90 and 100. Overcrowding in the smaller size classes combined with poor lake productivity leads to slow bass growth and less potential for the lake to produce quality bass. Angler harvest of small bass (< 13 inches) within the statewide 5 bass per day creel limit is encouraged to alleviate overcrowding and increase bass growth rates. Even with overcrowding, the lake still contained acceptable numbers of larger bass (Figure 1), with nearly 20% of the adult bass collected

measuring larger than 15 inches. The largest bass collected in the 2025 survey measured 22 inches and weighed 5.3 pounds. Anglers fishing for bass should concentrate around the edge of the water shield lily pads and in the areas with standing timber.

Crappie catch rates were low for a central Virginia impoundment but similar to values observed in previous surveys on the lake. All crappie collected were Black Crappie. Northeast Creek supports an average crappie fishery with the majority of crappie collected in the 8-to-10-inch range (Figure 2). Crappie growth is slow and seems to level off at age-6 and around 10 inches (Figure 3). The crappie population exhibits moderate annual survival (around 60%) but could still benefit from angler harvest due to the limited productivity in the lake. Anglers should harvest crappie caught < 9 inches within the statewide creel limit. A reduction in the number of smaller crappie will increase growth of the remaining fish and create a better crappie fishery.

Northeast Creek Reservoir offers a marginal panfish fishery (mainly Bluegill and Redear sunfish). Bluegill are not extremely abundant but there are better numbers of Redear available. The majority of sunfish collected were between 6 and 9 inches (Figure 4). Panfish populations in Northeast Creek are limited by the low lake productive and excessive growth of vegetation in the lake. Anglers searching for panfish should concentrate efforts around the sandy flats and brush piles in the spring and the deeper timber structure during the summer. A good area to start is the brush piles in the eastern arm of the reservoir or the sandy banks on the western shore, just above the boat launch.

Channel Catfish and Chain Pickerel offer anglers a different variety of fishing experiences in the reservoir. Channel Catfish are stocked annually, but only twenty were captured in surveys. The low numbers of catfish in the catch are due to our sampling gear rather than a lack of fish. Channel catfish ranged in size from 11 to 19 inches (average size of 15 inches). Very few pickerel were collected in the 2025 survey (Table 1), but the abundance of vegetation offers these fish plenty of suitable habitat and numerous places to hide. Fishing around the vegetation beds with roster-tailed spinner or beetle-spin baits should give anglers a chance to catch a pickerel.

Anglers looking for a scenic experience with little interference from other anglers should visit Northeast Creek Reservoir. There is ample parking and a gravel ramp that accommodates most boats. The entrance to the lake is an unmarked gravel road directly off Route 33 (approximately 5 miles east of Louisa). The reservoir is open 0.5 hour before sunrise till 0.5 hour after sunset, and gas-powered motors are prohibited. If you plan to spend a day on the lake, be aware that a fishing permit, issued by Louisa County Water Authority, is required to fish the lake. Permits are $2.00 daily, $10.00 annual, $8.00 for senior citizens (calendar year), and can be obtained by contacting The Water Authority (540.967.1122).

For more information on Northeast Creek Reservoir, please contact:

Johnathan Harris
District Fisheries Biologist
Virginia Department of Wildlife Resources
johnathan.harris@dwr.virginia.gov
(804) 305-8940

Table 1. Species account and catch rates for fish collected throughout Northeast Creek Reservoir in 2025.

Species	Electrofishing			Trapnets		
	Number Collected	Catch Rate (fish/hour electrofishing)	Percentage of Catch	Number Collected	Catch Rate (fish/net-night)	Percentage of Catch
American Eel	1	1	1	None Collected		
Black Crappie	10	10	4	40	1.0	11
Bluegill	42	43	19	44	1.1	12
Brown Bullhead	None Collected			2	0.1	1
Channel Catfish	2	2	1	18	0.5	5
Creek Chubsucker	1	1	1	69	1.8	19
Chain Pickerel	5	5	2	3	0.1	1
Golden Shiner	5	5	2	4	0.1	1
Largemouth Bass	85	88	38	5	0.1	1
Redear Sunfish	66	68	30	63	1.6	17
Warmouth	6	6	3	10	0.3	3
White Perch	1	1	1	99	2.5	27
Yellow Bullhead	None Collected			8	0.2	2

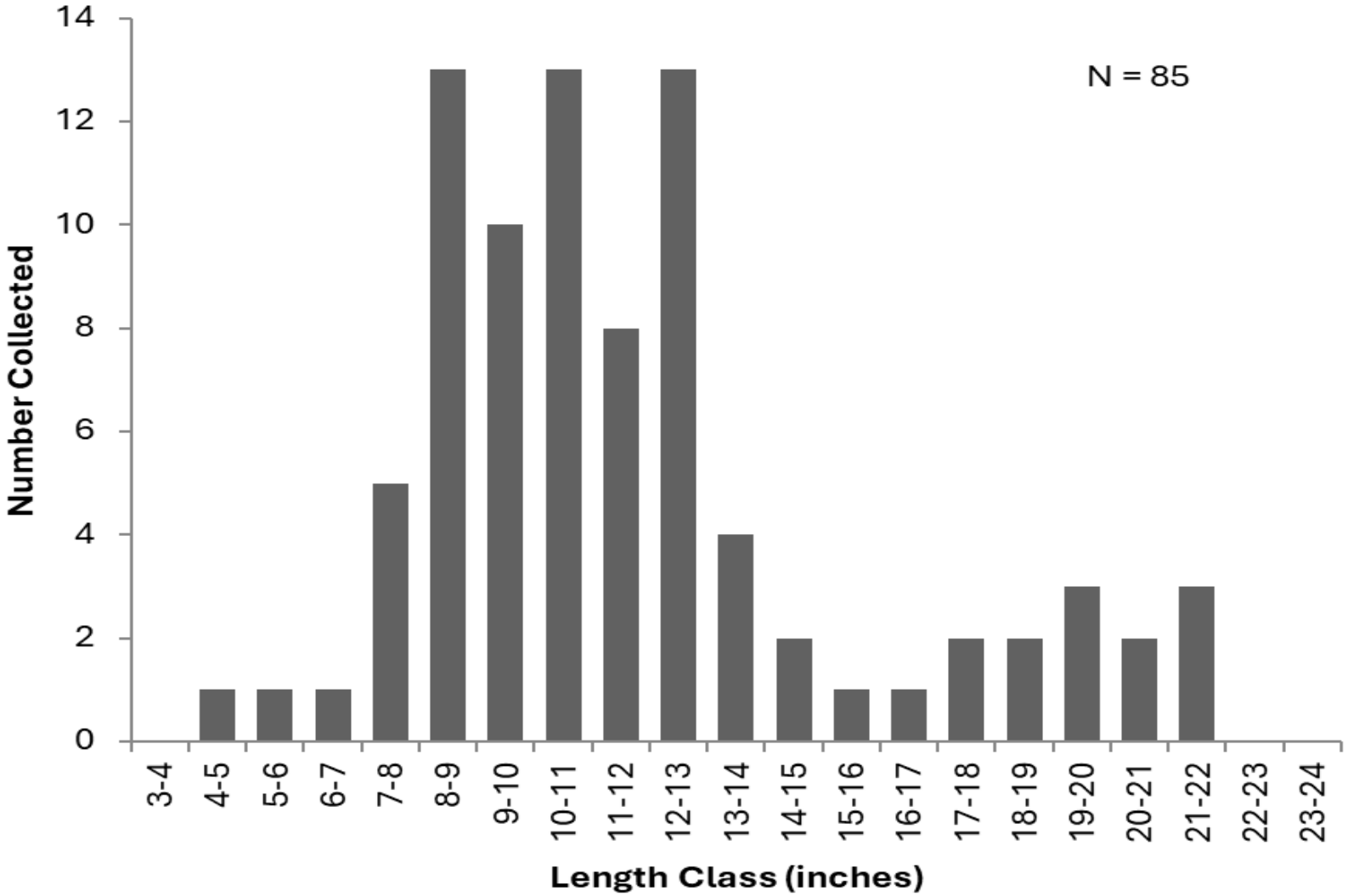

Figure 1. Length distribution of Largemouth Bass collected throughout Northeast Creek Reservoir in 2025.

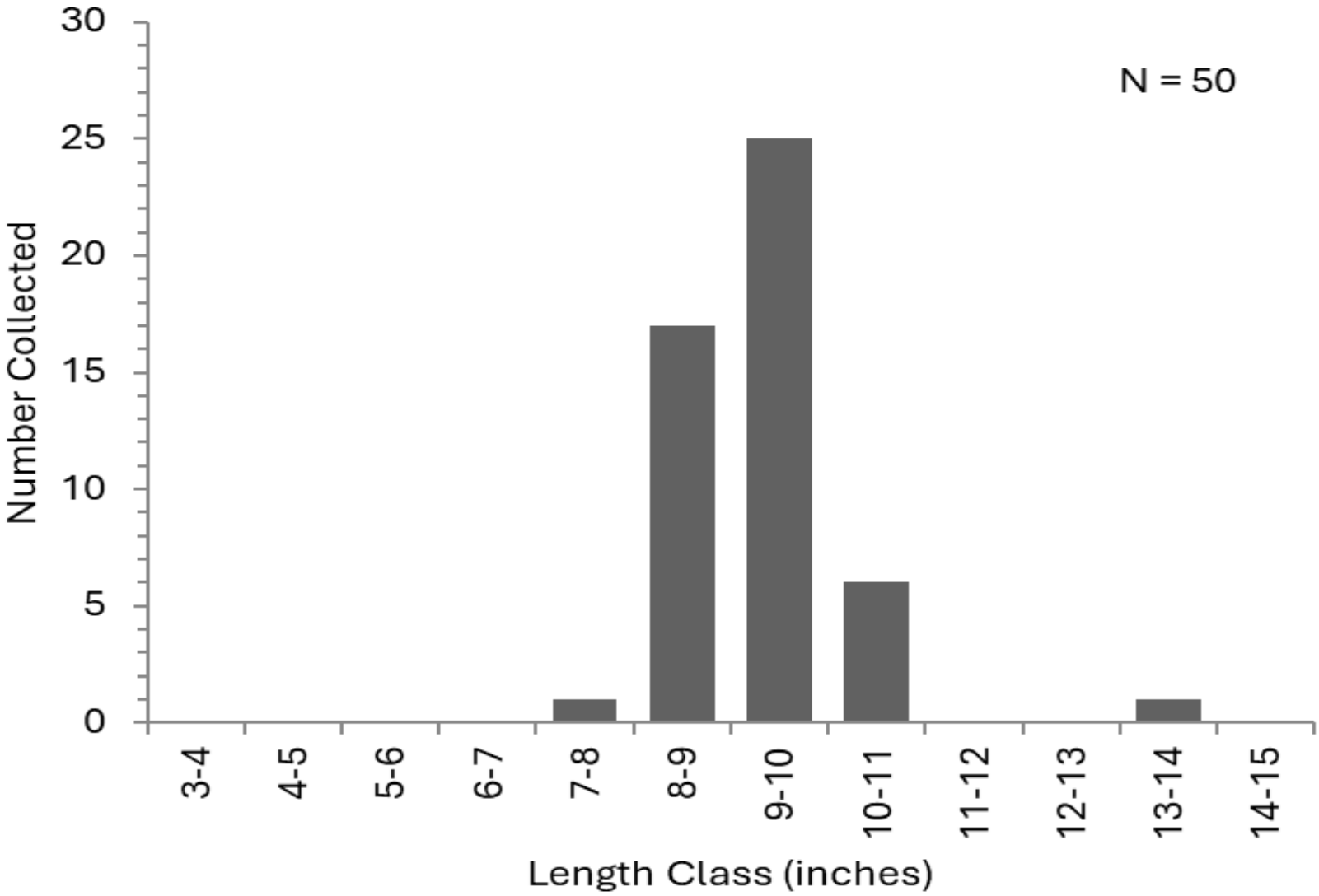

Figure 2. Length distribution of Black Crappie collected throughout Northeast Creek Reservoir in 2025.

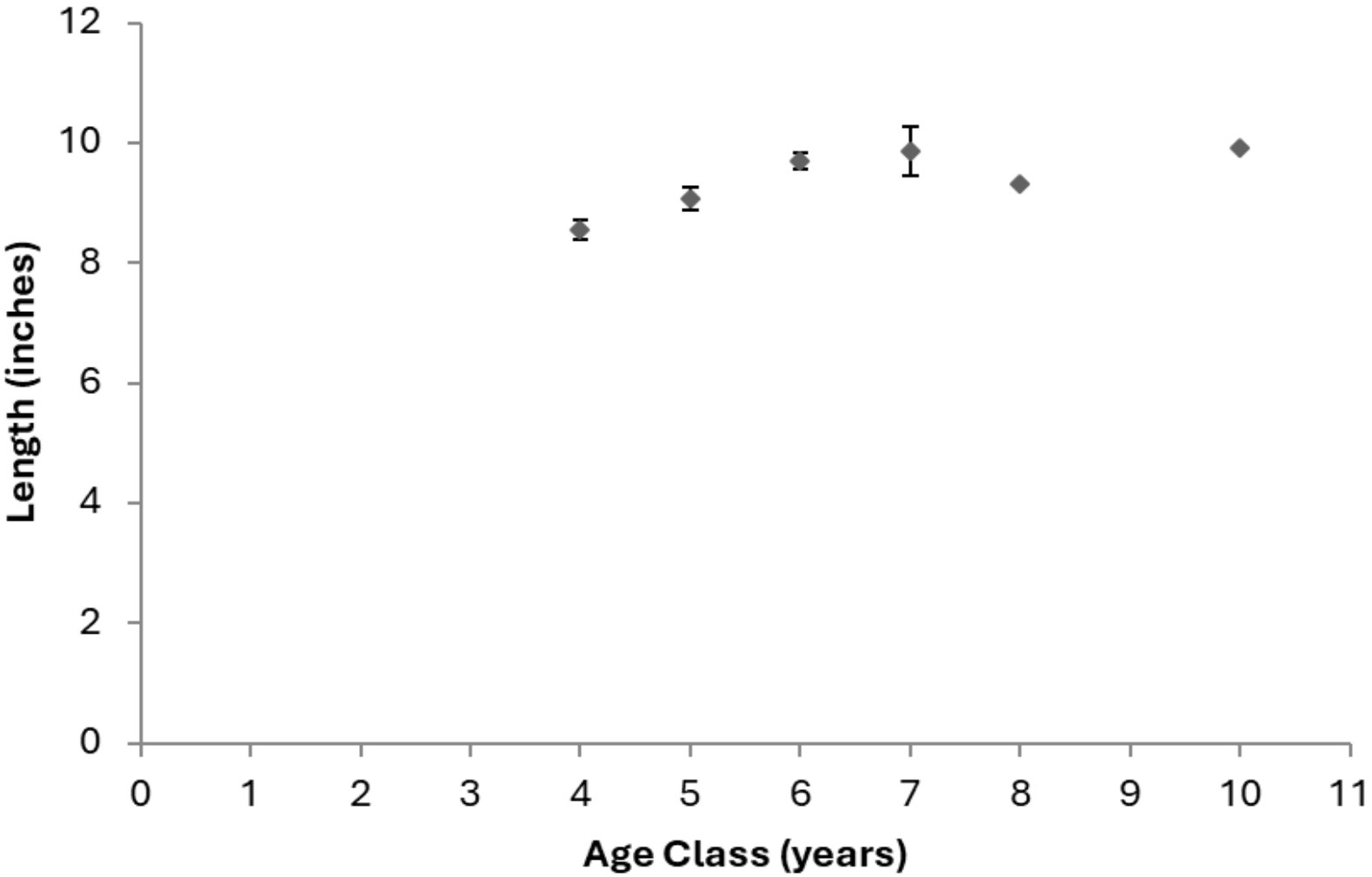

Figure 3. Average length-at-age of Black Crappie collected throughout Northeast Creek Reservoir in 2025. Error bars indicate standard error.

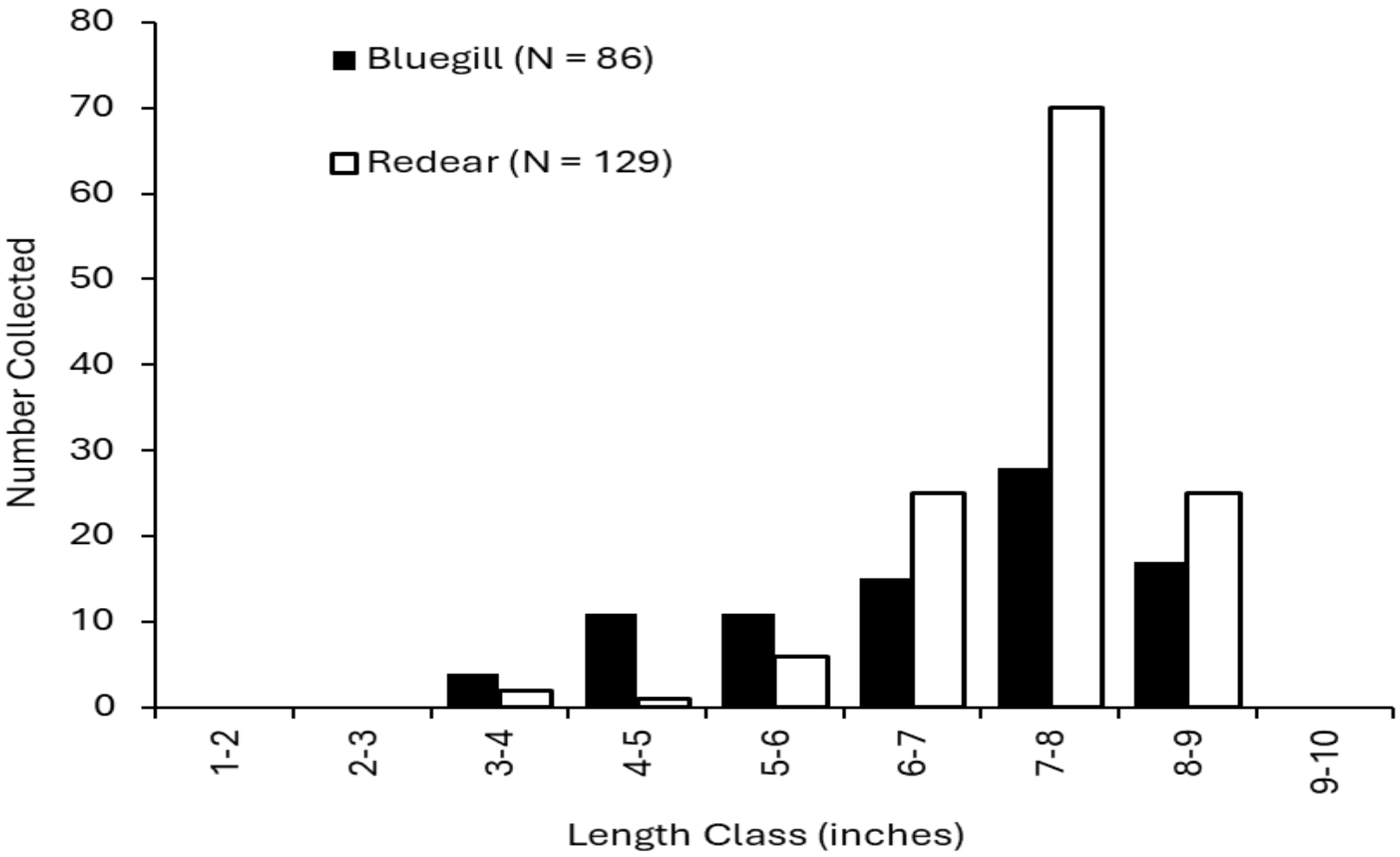

Figure 4. Length distribution of Bluegill and Redear collected throughout Northeast Creek Reservoir in 2025.

because, under the circumstances, they are not necessary.

On these bases, the NRC finds that the special circumstances of 10 CFR 50.12(a)(2)(ii) and 10 CFR 50.12(a)(2)(vi) are present.

Environmental Considerations

The exemption would remove the 10 CFR 54.21(b) requirement for Duke to submit an amendment to the Robinson subsequent license renewal application, each year following its submittal and at least 3 months before scheduled completion of the NRC review, that identifies any change to the CLB of the facility that materially affects the content of the application during the NRC's review of that application. The NRC has determined that this exemption does not have a significant effect on the human environment and, therefore, that a categorical exclusion under 10 CFR 51.22, ''Criterion for categorical exclusion; identification of licensing and regulatory actions eligible for categorical exclusion or otherwise not requiring environmental review,'' is appropriate. Specifically, under 10 CFR 51.22(c)(25), categories of actions that are categorical exclusions include the granting of an exemption from the requirements of any NRC regulation, provided that: (i) there is no significant hazards consideration; (ii) there is no significant change in the types or significant increase in the amounts of any effluents that may be released offsite; (iii) there is no significant increase in individual or cumulative public or occupational radiation exposure; (iv) there is no significant construction impact; (v) there is no significant increase in the potential for or consequences from radiological accidents; and (vi) the requirements from which the exemption is sought involve, in part, recordkeeping requirements, reporting requirements, or other requirements of an administrative, managerial, or organizational nature. As explained below, these criteria are satisfied for this exemption.

The criteria for determining whether an action involves no significant hazards consideration are found in 10 CFR 50.92(c). As discussed in this document, the exemption from 10 CFR 54.21(b) with respect to the Robinson subsequent license renewal application would have no impact on the NRC staff's determination of whether the license renewal standards are met. Therefore, the exemption would not: (1) involve a significant increase in the probability or consequences of an accident previously evaluated; or (2) create the possibility of a new or different kind of accident from any accident previously evaluated; or (3) involve a significant reduction in a margin of safety. Additionally, the exemption would not change any manner in which the facility would operate; therefore, the exemption would not significantly change the types or significantly increase the amounts of any effluents that may be released offsite, would not significantly increase individual or cumulative public or occupational radiation exposure, would have no significant construction impact, and would not significantly increase the potential for or consequences from radiological accidents. Finally, the requirement from which the exemption is sought, 10 CFR 54.21(b), involves recordkeeping requirements, reporting requirements, or other requirements of an administrative, managerial, or organizational nature. Accordingly, the exemption from 10 CFR 54.21(b) meets the eligibility criteria for categorical exclusion set forth in 10 CFR 51.22(c)(25). Pursuant to 10 CFR 51.22(b), no environmental impact statement or environmental assessment need be prepared in connection with the issuance of this exemption.

IV. Conclusions

Accordingly, the Commission has determined that, pursuant to 10 CFR 54.15 and 10 CFR 50.12, the exemption from the requirements of 10 CFR 54.21(b) with respect to the Robinson subsequent license renewal application is authorized by law, will not present an undue risk to the public health and safety, and is consistent with the common defense and security. Also, special circumstances are present. Therefore, the Commission hereby grants an exemption from the requirements of 10 CFR 54.21(b) and, accordingly, Duke is no longer required to submit an amendment to the Robinson subsequent license renewal application, each year following its submittal and at least 3 months before scheduled completion of the NRC review, that identifies any change to the CLB of the facility that materially affects the content of the application during the NRC's review of that application.

The exemption is effective upon issuance.

Dated: March 17, 2026.

For the Nuclear Regulatory Commission.

/RA/

Michele Sampson,

Director, Division of New and Renewed Licenses, Office of Nuclear Reactor Regulation.

[FR Doc. 2026–05658 Filed 3–23–26; 8:45 am]

BILLING CODE 7590–01–P

NUCLEAR REGULATORY COMMISSION

[NRC–2026–1024]

Applications for Amendments to Facility Operating Licenses Involving Proposed No Significant Hazards Consideration Determination and Containing Sensitive Unclassified Non-Safeguards Information and Order Imposing Procedures for Access to Sensitive Unclassified Non-Safeguards Information

AGENCY: Nuclear Regulatory Commission.

ACTION: License amendment request; notice of opportunity to comment, request a hearing, and petition for leave to intervene; order imposing procedures.

SUMMARY: The U.S. Nuclear Regulatory Commission (NRC, the Commission) received, and is considering approval of, two requests to amend operating licenses. The license amendment requests are for St. Lucie Plant, Unit No. 1 and Diablo Canyon Nuclear Power Plant, Units 1 and 2. For each amendment request, the NRC proposes to determine that it involves no significant hazards consideration (NSHC). Because each amendment request contains sensitive unclassified non-safeguards information (SUNSI), the NRC is issuing an order imposing procedures to obtain access to SUNSI for contention preparation by persons who file a hearing request or petition for leave to intervene.

DATES: Comments must be filed by April 23, 2026. A request for a hearing or petitions for leave to intervene must be filed by May 26, 2026. Any potential party as defined in section 2.4 of title 10 of the *Code of Federal Regulations* (10 CFR) who believes access to SUNSI is necessary to respond to this notice must request document access by April 3, 2026.

ADDRESSES: You may submit comments by any of the following methods; however, the NRC encourages electronic comment submission through the Federal rulemaking website.

- *Federal Rulemaking Website:* Go to *https://www.regulations.gov* and search for Docket ID NRC–2026–1024. Address questions about Docket IDs in *Regulations.gov* to Bridget Curran; telephone: 301–415–1003; email: *Bridget.Curran@nrc.gov.* For technical questions, contact the individual listed in the **FOR FURTHER INFORMATION CONTACT** section of this document.
- *Mail Comments to:* Office of Administration, Mail Stop: TWFN–5–

A85, U.S. Nuclear Regulatory Commission, Washington, DC 20555–0001, ATTN: Program Management, Announcements and Editing Staff.

For additional direction on obtaining information and submitting comments, see ''Obtaining Information and Submitting Comments'' in the **SUPPLEMENTARY INFORMATION** section of this document.

FOR FURTHER INFORMATION CONTACT: Paula Blechman, Office of Nuclear Reactor Regulation, U.S. Nuclear Regulatory Commission, Washington, DC 20555–0001; telephone: 301–415–2242; email: *Paula.Blechman@nrc.gov*.

SUPPLEMENTARY INFORMATION:

I. Obtaining Information and Submitting Comments

A. Obtaining Information

Please refer to Docket ID NRC–2026–1024, facility name, unit number(s), docket number(s), application date, and subject when contacting the NRC about the availability of information for this action. You may obtain publicly available information related to this action by any of the following methods:

- *Federal Rulemaking Website:* Go to *https://www.regulations.gov* and search for Docket ID NRC–2026–1024.
- *NRC's Agencywide Documents Access and Management System (ADAMS):* You may obtain publicly available documents online in the ADAMS Public Documents collection at *https://www.nrc.gov/reading-rm/adams.html.* To begin the search, select ''Begin ADAMS Public Search.'' For problems with ADAMS, please contact the NRC's Public Document Room (PDR) reference staff at 1–800–397–4209, at 301–415–4737, or by email to *PDR.Resource@nrc.gov.* The ADAMS accession number for each document referenced (if it is available in ADAMS) is provided the first time that it is mentioned in this document.
- *NRC's PDR:* The PDR, where you may examine and order copies of publicly available documents, is open by appointment. To make an appointment to visit the PDR, please send an email to *PDR.Resource@nrc.gov* or call 1–800–397–4209 or 301–415–4737, between 8 a.m. and 4 p.m. eastern time (ET), Monday through Friday, except Federal holidays.

B. Submitting Comments

The NRC encourages electronic comment submission through the Federal rulemaking website (*https://www.regulations.gov*). Please include Docket ID NRC–2026–1024, facility name, unit number(s), docket number(s), application date, and subject, in your comment submission.

The NRC cautions you not to include identifying or contact information that you do not want to be publicly disclosed in your comment submission. The NRC will post all comment submissions at *https://www.regulations.gov* as well as enter the comment submissions into ADAMS. The NRC does not routinely edit comment submissions to remove identifying or contact information.

If you are requesting or aggregating comments from other persons for submission to the NRC, then you should inform those persons not to include identifying or contact information that they do not want to be publicly disclosed in their comment submission. Your request should state that the NRC does not routinely edit comment submissions to remove such information before making the comment submissions available to the public or entering the comment into ADAMS.

II. Background

Pursuant to section 189a.(1)–(2) of the Atomic Energy Act of 1954, as amended (the Act), the NRC is publishing this notice. The Act requires the Commission to publish notice of any license amendments issued or proposed to be issued and grants the Commission the authority to issue and make immediately effective any amendment to an operating license or combined license, as applicable, upon a determination by the Commission that such amendment involves NSHC, notwithstanding the pendency before the Commission of a request for a hearing from any person.

This notice includes notices of license amendments containing SUNSI.

III. Notice of Consideration of Issuance of Amendments to Facility Operating Licenses, Proposed No Significant Hazards Consideration Determination, and Opportunity for a Hearing

The Commission has made a proposed determination that the following license amendment requests involve NSHC. Under the Commission's regulations in 10 CFR 50.92, this means that operation of the facility in accordance with the proposed amendments would not (1) involve a significant increase in the probability or consequences of an accident previously evaluated, or (2) create the possibility of a new or different kind of accident from any accident previously evaluated, or (3) involve a significant reduction in a margin of safety. The basis for this proposed determination for each amendment request is shown as follows.

The Commission is seeking public comments on these proposed NSHC determinations. Any comments received within 30 days after the date of publication of this notice will be considered in making any final determination.

Normally, the Commission will not issue the license amendments until the expiration of 60 days after the date of publication of this notice. The Commission may issue any of these license amendments before expiration of the 60-day period provided that its final determination is that the amendments involve no significant hazards consideration. In addition, the Commission may issue any of these amendments prior to the expiration of the 30-day comment period if circumstances change during the 30-day comment period such that failure to act in a timely way would result, for example, in derating or shutdown of the facility. If the Commission takes action on any of these amendments prior to the expiration of either the comment period or the notice period, it will publish a notice of issuance in the **Federal Register**. If the Commission makes a final no significant hazards consideration determination for any of these license amendments, any hearing on those amendments will take place after issuance. The Commission expects that the need to take this action will occur very infrequently.

A. Opportunity To Request a Hearing and Petition for Leave To Intervene

Within 60 days after the date of publication of this notice, any person (petitioner) whose interest may be affected by any of these actions may file a request for a hearing and petition for leave to intervene (petition) with respect to that action. Petitions shall be filed in accordance with the Commission's ''Agency Rules of Practice and Procedure'' in 10 CFR part 2. Interested persons should consult 10 CFR 2.309. If a petition is filed, the Commission or a presiding officer will rule on the petition and, if appropriate, a notice of a hearing will be issued.

Petitions must be filed no later than 60 days from the date of publication of this notice in accordance with the filing instructions in the ''Electronic Submissions (E-Filing)'' section of this document. Petitions and motions for leave to file new or amended contentions that are filed after the deadline will not be entertained absent a determination by the presiding officer that the filing demonstrates good cause by satisfying the three factors in 10 CFR 2.309(c)(1)(i) through (iii).

If a hearing is requested, and the Commission has not made a final determination on the issue of no significant hazards consideration, the Commission will make a final determination on the issue of no significant hazards consideration, which will serve to establish when the hearing is held. If the final determination is that the license amendment request involves no significant hazards consideration, the Commission may issue the amendment and make it immediately effective, notwithstanding the request for a hearing. Any hearing would take place after issuance of the amendment. If the final determination is that the license amendment request involves a significant hazards consideration, then any hearing held would take place before the issuance of the amendment unless the Commission finds an imminent danger to the health or safety of the public, in which case it will issue an appropriate order or rule under 10 CFR part 2.

A State, local governmental body, Federally recognized Indian Tribe, or designated agency thereof, may submit a petition to the Commission to participate as a party under 10 CFR 2.309(h) no later than 60 days from the date of publication of this notice. Alternatively, a State, local governmental body, Federally recognized Indian Tribe, or designated agency thereof, may participate as a non-party under 10 CFR 2.315(c).

For information about filing a petition and about participation by a person not a party under 10 CFR 2.315, see ADAMS Accession No. ML20340A053 (*https://adamswebsearch2.nrc.gov/webSearch2/main.jsp?AccessionNumber=ML20340A053*) and the NRC's public website (*https://www.nrc.gov/about-nrc/regulatory/adjudicatory/hearing.html#participate*).

B. Electronic Submissions (E-Filing)

All documents filed in NRC adjudicatory proceedings, including documents filed by an interested State, local governmental body, Federally recognized Indian Tribe, or designated agency thereof that requests to participate under 10 CFR 2.315(c), must be filed in accordance with 10 CFR 2.302. The E-Filing process requires participants to submit and serve all adjudicatory documents over the internet, or in some cases, to mail copies on electronic storage media, unless an exemption permitting an alternative filing method, as further discussed, is granted. Detailed guidance on electronic submissions is located in the ''Guidance for Electronic Submissions to the NRC'' (ADAMS Accession No. ML13031A056), and on the NRC's public website (*https://www.nrc.gov/site-help/e-submittals.html*).

To comply with the procedural requirements of E-Filing, at least 10 days prior to the filing deadline, the participant should contact the Office of the Secretary by email at *Hearing.Docket@nrc.gov,* or by telephone at 301–415–1677, to: (1) request a digital identification (ID) certificate which allows the participant (or their counsel or representative) to digitally sign submissions and access the E-Filing system for any proceeding in which it is participating; and (2) advise the Secretary that the participant will be submitting a petition or other adjudicatory document (even in instances in which the participant, or their counsel or representative, already holds an NRC-issued digital ID certificate). Based upon this information, the Secretary will establish an electronic docket for the proceeding if the Secretary has not already established an electronic docket.

Information about applying for a digital ID certificate is available on the NRC's public website (*https://www.nrc.gov/site-help/e-submittals/getting-started.html*). After a digital ID certificate is obtained and a docket is created, the participant must submit adjudicatory documents in the Portable Document Format. Guidance on submissions is available on the NRC's public website (*https://www.nrc.gov/site-help/electronic-sub-ref-mat.html*). A filing is considered complete at the time the document is submitted through the NRC's E-Filing system. To be timely, an electronic filing must be submitted to the E-Filing system no later than 11:59 p.m. ET on the due date. Upon receipt of a transmission, the E-Filing system time-stamps the document and sends the submitter an email confirming receipt of the document. The E-Filing system also distributes an email that provides access to the document to the NRC's Office of the General Counsel and any others who have advised the Office of the Secretary that they wish to participate in the proceeding, so that the filer need not serve the document on those participants separately. Therefore, applicants and other participants (or their counsel or representative) must apply for and receive a digital ID certificate before adjudicatory documents are filed in order to obtain access to the documents via the E-Filing system.

A person filing electronically using the NRC's adjudicatory E-Filing system may seek assistance by contacting the NRC's Electronic Filing Help Desk through the ''Contact Us'' link located on the NRC's public website (*https://www.nrc.gov/site-help/e-submittals.html*), by email to *MSHD.Resource@nrc.gov,* or by a toll-free call at 1–866–672–7640. The NRC Electronic Filing Help Desk is available between 9 a.m. and 6 p.m., ET, Monday through Friday, except Federal holidays.

Participants who believe that they have good cause for not submitting documents electronically must file an exemption request, in accordance with 10 CFR 2.302(g), with their initial paper filing stating why there is good cause for not filing electronically and requesting authorization to continue to submit documents in paper format. Such filings must be submitted in accordance with 10 CFR 2.302(b)-(d). Participants filing adjudicatory documents in this manner are responsible for serving their documents on all other participants. Participants granted an exemption under 10 CFR 2.302(g)(2) must still meet the electronic formatting requirement in 10 CFR 2.302(g)(1), unless the participant also seeks and is granted an exemption from 10 CFR 2.302(g)(1).

Documents submitted in adjudicatory proceedings will appear in the NRC's electronic hearing docket, which is publicly available on the NRC's public website (*https://adams.nrc.gov/ehd*), unless otherwise excluded pursuant to an order of the presiding officer. If you do not have an NRC-issued digital ID certificate as previously described, click ''cancel'' when the link requests certificates and you will be automatically directed to the NRC's electronic hearing docket where you will be able to access any publicly available documents in a particular hearing docket. Participants are requested not to include personal privacy information such as social security numbers, home addresses, or personal phone numbers in their filings unless an NRC regulation or other law requires submission of such information. With respect to copyrighted works, except for limited excerpts that serve the purpose of the adjudicatory filings and would constitute a Fair Use application, participants should not include copyrighted materials in their submission.

The following table provides the plant name, docket numbers, date of application, ADAMS accession number, and location in the application of the licensee's proposed NSHC determination. For further details with respect to these license amendment applications, see the applications for amendment, publicly available portions of which is available for public inspection in ADAMS. For additional

direction on accessing information related to this document, see the ''Obtaining Information and Submitting Comments'' section of this document.

Florida Power & Light Company; St. Lucie Plant, Unit No. 1; St. Lucie County, FL	
Docket No	50–335.
Application Date	November 25, 2025, as supplemented by letter dated February 4, 2026.
ADAMS Accession No	ML25329A070, ML26035A212.
Location in Application of NSHC	Pages 12–15 of Enclosure 1.
Brief Description of Amendment	The proposed license amendment would revise the St. Lucie Plant, Unit No. 1, technical specifications by increasing certain surveillance requirement frequencies specified in the Frequency Control Program in support of a proposed transition to 24-month fuel cycles, in accordance with NRC Generic Letter 91–04, ''Changes in Technical Specification Surveillance Intervals to Accommodate a 24-Month Fuel Cycle.''
Proposed Determination	NSHC.
Name of Attorney for Licensee, Mailing Address	James Petro, Managing Attorney—Nuclear, Florida Power and Light Company, 700 Universe Boulevard, MS LAW/JB, Juno Beach, FL 33408–0420.
NRC Project Manager, Telephone Number	M. Elena Herrera Torres, P.E., 301–415–8208.

Pacific Gas and Electric Company; Diablo Canyon Nuclear Power Plant, Units 1 and 2; San Luis Obispo County, CA	
Docket Nos	50–275, 50–323.
Application Date	December 3, 2025.
ADAMS Accession No	ML25344A426 (package).
Location in Application of NSHC	Pages 45–48 of Enclosure 1.
Brief Description of Amendments	The proposed amendments would revise Technical Specification (TS) 2.1.1, ''Reactor Core SLs [Safety Limits]''; TS 4.2.1, ''Fuel Assemblies''; and TS 5.6.5, ''Core Operating Limits Report (COLR),'' for Diablo Canyon Nuclear Power Plant, Units 1 and 2, to allow the use of ADOPT™ fuel pellets and adoption of improved analysis methods.
Proposed Determination	NSHC.
Name of Attorney for Licensee, Mailing Address	Jennifer Post, Esq., Pacific Gas and Electric Co., 77 Beale Street, Room 3065, Mail Code B30A, San Francisco, CA 94105.
NRC Project Manager, Telephone Number	Samson Lee, 301–415–3168.

Order Imposing Procedures for Access to Sensitive Unclassified Non-Safeguards Information for Contention Preparation

Florida Power & Light Company; St. Lucie Plant, Unit No. 1; St. Lucie County, FL; Pacific Gas and Electric Company; Diablo Canyon Nuclear Power Plant, Units 1 and 2; San Luis Obispo County, CA

A. This Order contains instructions regarding how potential parties to this proceeding may request access to documents containing Sensitive Unclassified Non-Safeguards Information (SUNSI).

B. Within 10 days after publication of this notice of hearing or opportunity for hearing, any potential party who believes access to SUNSI is necessary to respond to this notice may request access to SUNSI. A ''potential party'' is any person who intends to participate as a party by demonstrating standing and filing an admissible contention under 10 CFR 2.309. Requests for access to SUNSI submitted later than 10 days after publication of this notice will not be considered absent a showing of good cause for the late filing, addressing why the request could not have been filed earlier.

C. The requestor shall submit a letter requesting permission to access SUNSI to the Office of the Secretary, U.S. Nuclear Regulatory Commission, Washington, DC 20555–0001, Attention: Rulemakings and Adjudications Staff, and provide a copy to the Deputy General Counsel for Licensing, Hearings, and Enforcement, Office of the General Counsel, U.S. Nuclear Regulatory Commission, Washington, DC 20555–0001. The expedited delivery or courier mail address for both offices is: U.S. Nuclear Regulatory Commission, 11555 Rockville Pike, Rockville, Maryland 20852. The email addresses for the Office of the Secretary and the Office of the General Counsel are *Hearing.Docket@nrc.gov* and *RidsOgcMailCenter.Resource@nrc.gov,* respectively.[1] The request must include the following information:

(1) A description of the licensing action with a citation to this **Federal Register** notice;

(2) The name and address of the potential party and a description of the potential party's particularized interest that could be harmed by the action identified in C.(1); and

(3) The identity of the individual or entity requesting access to SUNSI and the requestor's basis for the need for the information in order to meaningfully participate in this adjudicatory proceeding. In particular, the request must explain why publicly available versions of the information requested would not be sufficient to provide the basis and specificity for a proffered contention.

D. Based on an evaluation of the information submitted under paragraph C, the NRC staff will determine within 10 days of receipt of the request whether:

(1) There is a reasonable basis to believe the petitioner is likely to establish standing to participate in this NRC proceeding; and

(2) The requestor has established a legitimate need for access to SUNSI.

E. If the NRC staff determines that the requestor satisfies both D.(1) and D.(2), the NRC staff will notify the requestor in writing that access to SUNSI has been granted. The written notification will contain instructions on how the requestor may obtain copies of the requested documents, and any other conditions that may apply to access to those documents. These conditions may include, but are not limited to, the signing of a Non-Disclosure Agreement

[1] While a request for hearing or petition to intervene in this proceeding must comply with the filing requirements of the NRC's ''E-Filing Rule,'' the initial request to access SUNSI under these procedures should be submitted as described in this paragraph.

or Affidavit, or Protective Order [2] setting forth terms and conditions to prevent the unauthorized or inadvertent disclosure of SUNSI by each individual who will be granted access to SUNSI.

F. Filing of Contentions. Any contentions in these proceedings that are based upon the information received as a result of the request made for SUNSI must be filed by the requestor no later than 25 days after receipt of (or access to) that information. However, if more than 25 days remain between the petitioner's receipt of (or access to) the information and the deadline for filing all other contentions (as established in the notice of hearing or opportunity for hearing), the petitioner may file its SUNSI contentions by that later deadline.

G. Review of Denials of Access.

(1) If the request for access to SUNSI is denied by the NRC staff after a determination on standing and requisite need, the NRC staff shall immediately notify the requestor in writing, briefly stating the reason or reasons for the denial.

(2) The requestor may challenge the NRC staff's adverse determination by filing a challenge within 5 days of receipt of that determination with: (a) the presiding officer designated in this proceeding; (b) if no presiding officer has been appointed, the Chief Administrative Judge, or if this individual is unavailable, another administrative judge, or an Administrative Law Judge with jurisdiction pursuant to 10 CFR 2.318(a); or (c) if another officer has been designated to rule on information access issues, with that officer.

(3) Further appeals of decisions under this paragraph must be made pursuant to 10 CFR 2.311.

H. Review of Grants of Access. A party other than the requestor may challenge an NRC staff determination granting access to SUNSI whose release would harm that party's interest independent of the proceeding. Such a challenge must be filed within 5 days of the notification by the NRC staff of its grant of access and must be filed with: (a) the presiding officer designated in this proceeding; (b) if no presiding officer has been appointed, the Chief Administrative Judge, or if this individual is unavailable, another administrative judge, or an Administrative Law Judge with jurisdiction pursuant to 10 CFR 2.318(a); or (c) if another officer has been designated to rule on information access issues, with that officer.

If challenges to the NRC staff determinations are filed, these procedures give way to the normal process for litigating disputes concerning access to information. The availability of interlocutory review by the Commission of orders ruling on such NRC staff determinations (whether granting or denying access) is governed by 10 CFR 2.311.[3]

I. The Commission expects that the NRC staff and presiding officers (and any other reviewing officers) will consider and resolve requests for access to SUNSI, and motions for protective orders, in a timely fashion in order to minimize any unnecessary delays in identifying those petitioners who have standing and who have propounded contentions meeting the specificity and basis requirements in 10 CFR part 2. The attachment to this Order summarizes the general target schedule for processing and resolving requests under these procedures.

It is so ordered.

Dated: March 20, 2026.

For the Nuclear Regulatory Commission.

Tomas Herrera,

Acting Secretary of the Commission.

Attachment 1—General Target Schedule for Processing and Resolving Requests for Access to Sensitive Unclassified Non-Safeguards Information in This Proceeding

Day	Event/activity
0	Publication of **Federal Register** notice of hearing or opportunity for hearing, including order with instructions for access requests.
10	Deadline for submitting requests for access to Sensitive Unclassified Non-Safeguards Information (SUNSI) with information: (i) supporting the standing of a potential party identified by name and address; and (ii) describing the need for the information in order for the potential party to participate meaningfully in an adjudicatory proceeding.
60	Deadline for submitting petition for intervention containing: (i) demonstration of standing; and (ii) all contentions whose formulation does not require access to SUNSI (+25 Answers to petition for intervention; +7 petitioner/requestor reply).
20	U.S. Nuclear Regulatory Commission (NRC) staff informs the requestor of the staff's determination whether the request for access provides a reasonable basis to believe standing can be established and shows need for SUNSI. (NRC staff also informs any party to the proceeding whose interest independent of the proceeding would be harmed by the release of the information.) If NRC staff makes the finding of need for SUNSI and likelihood of standing, NRC staff begins document processing (preparation of redactions or review of redacted documents).
25	If NRC staff finds no ''need'' or no likelihood of standing, the deadline for petitioner/requestor to file a motion seeking a ruling to reverse the NRC staff's denial of access; NRC staff files copy of access determination with the presiding officer (or Chief Administrative Judge or other designated officer, as appropriate). If NRC staff finds ''need'' for SUNSI, the deadline for any party to the proceeding whose interest independent of the proceeding would be harmed by the release of the information to file a motion seeking a ruling to reverse the NRC staff's grant of access.
30	Deadline for NRC staff reply to motions to reverse NRC staff determination(s).
40	(Receipt +30) If NRC staff finds standing and need for SUNSI, deadline for NRC staff to complete information processing and file motion for Protective Order and proposed Non-Disclosure Agreement or Affidavit. Deadline for applicant/licensee to file proposed Non-Disclosure Agreement or Affidavit for SUNSI.
A	If access is granted: issuance of presiding officer or other designated officer decision on motion for Protective Order for access to SUNSI (including schedule for providing access and submission of contentions) or decision reversing a final adverse determination by the NRC staff.
A + 3	Deadline for filing executed Non-Disclosure Agreements or Affidavits. Access provided to SUNSI consistent with decision issuing the Protective Order.

[2] Any motion for Protective Order or proposed Non-Disclosure Affidavit or Agreement for SUNSI must be filed with the presiding officer or the Chief Administrative Judge if the presiding officer has not yet been designated, within 30 days of the deadline for the receipt of the written access request.

[3] Requestors should note that the filing requirements of the NRC's E-Filing Rule (72 FR 49139; August 28, 2007, as amended at 77 FR 46562; August 3, 2012, 78 FR 34247, June 7, 2013) apply to appeals of NRC staff determinations (because they must be served on a presiding officer or the Commission, as applicable), but not to the initial SUNSI request submitted to the NRC staff under these procedures.

ATTACHMENT 1—GENERAL TARGET SCHEDULE FOR PROCESSING AND RESOLVING REQUESTS FOR ACCESS TO SENSITIVE UNCLASSIFIED NON-SAFEGUARDS INFORMATION IN THIS PROCEEDING—Continued

Day	Event/activity
A + 28	Deadline for submission of contentions whose development depends upon access to SUNSI. However, if more than 25 days remain between the petitioner's receipt of (or access to) the information and the deadline for filing all other contentions (as established in the notice of hearing or notice of opportunity for hearing), the petitioner may file its SUNSI contentions by that later deadline.
A + 53	(Contention receipt +25) Answers to contentions whose development depends upon access to SUNSI.
A + 60	(Answer receipt +7) Petitioner/Intervenor reply to answers.
>A + 60	Decision on contention admission.

[FR Doc. 2026–05685 Filed 3–23–26; 8:45 am]

BILLING CODE 7590–01–P

SECURITIES AND EXCHANGE COMMISSION

[Release No. 34–105052; File No. SR–CboeEDGX–2025–072]

Self-Regulatory Organizations; Cboe EDGX Exchange, Inc.; Order Granting Accelerated Approval of a Proposed Rule Change, as Modified by Amendment Nos. 3 and 4, To Modify EDGX Rule 11.21 To Adopt a Retail Price Improvement Program and Modify EDGX Rule 11.6(e)(2) and EDGX Rule 11.10(a)(4)(C)–(D) in Order To Describe the Behavior of Orders Containing a Non-Displayed Instruction; and Order Granting Limited Exemption Pursuant to Rule 612(d) of Regulation NMS

March 19, 2026.

I. Introduction

On September 30, 2025, Cboe EDGX Exchange, Inc. (the ''Exchange'' or ''EDGX'') filed with the Securities and Exchange Commission (''Commission''), pursuant to Section 19(b)(1) of the Securities Exchange Act of 1934 (''Act'') [1] and Rule 19b–4 thereunder,[2] a proposed rule change to modify Rule 11.21 to adopt a Retail Price Improvement program (''Retail Price Improvement Program'' or ''Program''). The Exchange also proposes to modify Rule 11.6(e)(2) and Rule 11.10(a)(4)(C)–(D) in order to describe the behavior of orders containing a ''Non-Displayed'' instruction. The proposed rule change was published for comment in the **Federal Register** on October 3, 2025.[3] On November 3, 2025, pursuant to Section 19(b)(2) of the Act,[4] the Commission designated a longer period within which to approve the proposed rule change, disapprove the proposed rule change, or institute proceedings to determine whether to disapprove the proposed rule change.[5] On December 19, 2025, the Commission instituted proceedings pursuant to Section 19(b)(2)(B) of the Act,[6] to determine whether to approve or disapprove the proposed rule change.[7] On December 22, 2025, the Exchange filed Amendment No. 1 to the proposed rule change. On January 8, 2026, the Exchange withdrew Amendment No. 1 and filed Amendment No. 2 to the proposed rule change. On January 12, 2026, the Exchange withdrew Amendment No. 2 and filed Amendment No. 3 to the proposed rule change.[8] On January 15, 2026, the Commission published notice of Amendment No. 3.[9] The Commission has not received any comments on the proposed rule change. On January 29, 2026, the Exchange filed Amendment No. 4 to the proposed rule change.[10] In connection with the proposed rule change, the Exchange requests exemptive relief from Rule 612 of Regulation NMS,[11] which establishes the minimum pricing increments for NMS stocks (''Sub-Penny Rule'').[12] This order approves the proposed rule change as modified by Amendment Nos. 3 and 4, and grants the Exchange limited exemptive relief pursuant to Rule 612(d) of Regulation NMS.[13]

II. Description of the Proposal

Currently under EDGX Rule 11.21, an Exchange Member [14] that qualifies as a Retail Member Organization (''RMO'') [15] is eligible to submit certain agency, principal, or riskless principal orders that reflect the trading interest of a natural person with a ''Retail Order'' [16] modifier, and designate that such orders be identified as such on the EDGX Book Feed.[17] The Exchange also offers order

[1] 15 U.S.C. 78s(b)(1).

[2] 17 CFR 240.19b–4.

[3] *See* Securities Exchange Act Release No. 104153 (Sept. 30, 2025), 90 FR 48098 (Oct. 3, 2025).

[4] 15 U.S.C. 78s(b)(2).

[5] *See* Securities Exchange Act Release No. 104173 (Nov. 3, 2025), 90 FR 51424 (Nov. 17, 2025). The Commission designated January 1, 2026, as the date by which the Commission shall approve or disapprove, or institute proceedings to determine whether to disapprove, the proposed rule change.

[6] 15 U.S.C. 78s(b)(2)(B).

[7] *See* Securities Exchange Act Release No. 104470 (Dec. 19, 2025), 90 FR 60784 (Dec. 29, 2025). April 1, 2026, is the date by which the Commission shall issue an order approving, disapproving, or extending the period for not more than 60 days. *See* 15 U.S.C. 78s(b)(2)(B)(ii).

[8] The full text of Amendment No. 3 is available on the Commission's website at: *https://www.sec.gov/comments/sr-cboeedgx-2025-072/srcboeedgx2025072-690827-2158314.pdf.*

[9] *See* Securities Exchange Act Release No. 104620 (Jan.15, 2026), 91 FR 2568 (Jan. 21, 2026). (''Notice of Amendment No. 3'').

[10] Amendment No. 4 is a partial amendment that updated the proposal to reflect the Commission's approval of a proposed rule change (SR–CboeEDGX–2025–035) that also amended the Exchange's Rule 11.21. *See* Securities Exchange Act Release No. 104705 (Jan. 28, 2026), 91 FR 4650 (Feb. 2, 2026) (''EDGX Retail Order Definition Approval''). Because Amendment No. 4 is a technical amendment that does not materially alter the substance of the proposal or raise unique or novel regulatory issues, the amendment is not subject to notice or comment. The full text of Amendment No. 4 is available on the Commission's website at srcboeedgx2025072–699747–2194994.pdf (''Amendment No. 4'').

[11] *See* Letter from Courtney Smith, Senior Counsel, Cboe Global Markets—North American Equities to Vanessa Countryman, Secretary, Commission (Mar. 11, 2026) (''Exemption Request'').

[12] 17 CFR 242.612 (''Rule 612''). Among other things, Rule 612 of Regulation NMS prohibits a national securities exchange from accepting or ranking orders priced greater than $1.00 per share in an increment smaller than either $0.01 or $0.005, depending on the Time Weighted Average Quoted Spread the stock. Rule 612(b)(2). ''Time Weighted Average Quoted Spread'' is defined in Rule 612(a)(2).

[13] 17 CFR 242.612(d).

[14] *See* EDGX Rule 1.5(n) (defining ''Member'' to mean any registered broker or dealer that has been admitted to membership in the Exchange).

[15] *See* EDGX Rule 11.21(a)(1) (defining RMO to mean a Member (or a division thereof) that has been approved by the Exchange under EDGX Rule 11.21 to submit Retail Orders).

[16] Pursuant to EDGX Rule 11.21(a)(2), a Retail Order is an agency order, principal order (subject to the requirements of current EDGX Rule 11.21(g)), or riskless principal order that meets the criteria of Financial Industry Regulatory Authority, Inc. (''FINRA'') Rule 5320.03 that originates from a natural person and is submitted to the Exchange by an RMO, provided that no change is made to the terms of the order with respect to price or side of market and the order does not originate from a trading algorithm or any other computerized methodology. A Retail Order entered principally must also satisfy the requirements in current EDGX Rule 11.21(g). *See* EDGX Rule 11.21(a)(2); *see also* Amendment No. 4.

[17] EDGX Rule 11.21; *see also* EDGX Rule 13.8 (describing the ''EDGX Book Feeds''); Notice of Amendment No. 3 at 2569–70 (describing the

Louisa County Farm Bureau

March 18, 2026

Christian Goodwin

1 Woolfolk Ave, Suite 301

Louisa, VA 23093

Dear Mr. Goodwin,

The Louisa County Farm Bureau Board of Directors met on **Wednesday, March 11** to discuss the proposed Valley Link Joshua Falls to Yeat 765kV transmission line that may cross Louisa County. After thorough discussion, the Board voted to oppose the project as currently proposed.

Below is the Board's **official statement**, which reflects our commitment to representing the long-term interests of our members and protecting working farms and forestland in Louisa County.

Louisa County Farm Bureau OPPOSES the Valley Link Joshua Falls to Yeat 765kv Transmission Line as it has been recently proposed.

Both proposed routes will have a detrimental impact on working farms and forests in Louisa County. These impacts will extend far beyond the construction phase of such lines, permanently altering the landscapes, revenue potential, and balance sheets of farmers along these routes who already face market uncertainties and typical seasonal challenges.

Louisa County Farm Bureau strongly urges Valley Link, and Dominion Energy in particular, to evaluate alternative routes for their new power line that do not damage the long-term interests of our farmers and forestland owners.

Respectfully,

Louisa County Farm Bureau
Board of Directors

Office: (540) 967-1370 | Fax: (540) 967-1497
407-A E. Main Street, P.O. Box 36, Louisa, VA 23093 | VirginiaFarmBureau.com

COMMONWEALTH of VIRGINIA

DEPARTMENT OF HEALTH

OFFICE OF DRINKING WATER

Richmond Field Office

B. Cameron Webb, MD, JD
State Health Commissioner

Madison Building
109 Governor St., 7th Floor
Richmond, VA 23219
Phone: 804-864-7409
Fax: 804-864-7520

No printed copy of this letter will be mailed to you. Only an email copy is being sent.

SUBJECT: LOUISA COUNTY
Waterworks: Louisa Little League
PWSID No.: 2109006T

March 18, 2026

Mr. Derek Hall
President of Louisa Little League Board
P. O. Box 2182
Louisa, Virginia 23093

Dear Mr. Hall:

Enclosed please find Waterworks Temporary Operation Permit No. 2109006T with Operation Permit Conditions dated March 18, 2026, issued by the Commonwealth of Virginia Department of Health, Office of Drinking Water. This permit is your authorization from the State Health Commissioner to operate the subject waterworks located in Louisa County in accordance with the *Waterworks Regulations*. This permit is not transferable. This permit does not suspend, minimize, or otherwise alter this owner's obligation to comply with applicable federal, state, or local laws and regulations or permits.

You will note that the permit indicates that this waterworks is permitted for a capacity limited to one concession stand and two bathrooms. This limit is based on the maximum capacity of the system and shall not be exceeded. The Temporary Permit Requirements are included for this waterworks and the dates to fulfill these requirements are also included.

Please note that any expansion of service, modification to the waterworks, failure to maintain reliability, or future sale of the waterworks may require an engineering evaluation of the entire waterworks, and compliance with Part III of the *Waterworks Regulations*.

As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date you actually received this permit or the date it was emailed to you, whichever occurred first, within which to appeal this permit by filing a notice of appeal in accordance with the Rules of the Supreme Court of Virginia with the State Health Commissioner. In the event that this permit is served on you by mail, three days are added to that period.

We look forward to your continued cooperation in the maintenance and operation of this public waterworks.

Sincerely,

James Reynolds, PE,
Engineering Field Director
Richmond Field Office

ec:
Louisa County Health Dept., attn: Environmental Health Manager
Derek Hall, Louisa Little League, dj7hall@gmail.com
Christian Goodwin, Louisa County Administrator – info@louisa.org
Cody Langridge, Waterworks Operator-in-Charge, Cody@pws-ops.com

OBJECTION AND REQUEST FOR AN ADMINISTRATIVE PROCEEDING ***(Include for permits/amendments not requested by the owner)***

This is to advise Virginia Department of Health that I, _____,

object to the operation permit *(amendment)* proposed by Virginia Department of Health dated _____

of Waterworks Operation Permit No. _____ for _____

located in _____

and request an administrative proceeding in accordance with 12VAC5-590-115 of the *Waterworks Regulations.*

My specific objection(s) to the proposed operation permit *(amendment)* are as follows:

_____
_____
_____
_____
_____
_____
_____
_____

_____ _____
(Name) (Date)

_____
(Title)

Virginia Department of Health
Office of Drinking Water

Temporary Waterworks Operation Permit

Louisa Little League Board is hereby granted permission to operate the Louisa Little League waterworks, an unclassified waterworks located in Louisa County, subject to the attached Temporary Permit Requirements to protect public health and demonstrate compliance with Title 32.1 of the *Code of Virginia* and of the Virginia *Waterworks Regulations*, 12VAC5-590-10 *et seq*. The waterworks has a capacity of one concession stand and two bathrooms. This temporary permit is issued with the understanding that this owner shall operate the waterworks in accordance with Part II of the Virginia *Waterworks Regulations* titled "Operation Regulations for Waterworks." This temporary permit does not suspend, minimize, or otherwise alter this owner's obligation to comply with applicable federal, state, or local laws and regulations or permits. This temporary permit shall expire on March 18, 2027 or may be revoked at any time upon written notice of revocation by the State Health Commissioner if it is determined that Louisa Little League Board has failed to comply with any of the attached Temporary Permit Requirements including the Operation Permit Conditions.

Attachments: Operation Permit Conditions (X), Variances ( ), Exemptions ( ) or Temporary Permit Requirements (X)

PERMIT NO.: 2109006T

EFFECTIVE DATE: March 18, 2026

EXPIRATION DATE: March 18, 2027

APPROVED _____

James Reynolds, PE, Engineering Field Director, Richmond Field Office
for the State Health Commissioner pursuant to VA Code § 2.2-604

TEMPORARY PERMIT REQUIREMENTS

Temporary Operation Permit No. 2109006T

Louisa Little League Water System

Louisa Little League, owner of the **Louisa Little League** Water system, shall comply with the temporary permit requirements below to protect public health and bring the water system into compliance with Title 32.1 of the *Code of Virginia* and 12VAC5-590 *et seq*. of the Virginia *Waterworks Regulations (Regulations)*.

1. Submit the following to the ODW Richmond Field Office for review **no later than October 1, 2026**:
   a. Well pump capacity.
   b. Well pump make and model number

2. Install a check valve in the well pump discharge line downstream of the shut off valve but upstream of the bladder tank **by October 1, 2026**. Check valves are required on the discharge side of pumps by 12VAC5-590-1065B.3 of the *Regulations*.

3. Install a gate valve in the well pump discharge line that will isolate the bladder tank for repair or replacement **by October 1, 2026.**

OPERATION PERMIT CONDITIONS

Operation Permit No.: 2109006T **Permit Effective Date:** March 18, 2026

Waterworks Name: Louisa Little League **Waterworks Class:** Unclassified

OPERATOR REQUIREMENTS:

Operating personnel shall be in attendance as necessary to perform monitoring and process evaluation, and to make any process adjustments.

OPERATION, MONITORING, AND REPORTING:

Operation, monitoring, and reporting shall be in accordance with Title 32.1 of the *Code of Virginia* and 12VAC5-590 *et seq.* of the Virginia *Waterworks Regulations.*

WATERWORKS CAPACITY

Source Capacity:
Well No. 1 10,080 gpd

Treatment Capacity:
None.

Storage and Delivery requirements:
The waterworks shall provide sufficient distribution storage and pumping capacity to meet peak hourly flow demand.

VDH Sewage Disposal System Operation Permit:
1,000 gpd (proposed)

Permitted Capacity:
This waterworks is permitted for a capacity limited to one concession stand and 2 bathrooms, until information on the pump capacity is provided and the need for additional storage is evaluated.

VIRGINIA DEPARTMENT OF HEALTH
WATERWORKS DESCRIPTION SHEET

DATE: March 18, 2026

WATERWORKS NAME: Louisa Little League **WATERWORKS CLASS:** Unclassified

COUNTY/CITY: Louisa County **TYPE:** Transient Noncommunity

LOCATION: The ballpark is located on Route 33. From the intersection of Routes 33 and 522, travel southeast on Route 33. The ballpark is located on east side of Route 33 before U-Haul Neighborhood Dealer.

OWNER: Louisa Little League Board
Contact: Derek Hall, President of Louisa Little League Board
P. O. Box 2182, Louisa, Virginia 23093
Phone: (540) 748-0650

OPERATOR: Licensed Operator highly recommended.

PERMIT NUMBER: 2109006T

TYPE OF TREATMENT: None

SOURCE: One Drilled Well

DESIGN CAPACITY: One concession stand and 2 bathrooms.

DESCRIPTION OF THE WATERWORKS

The water system consists of one drilled well, one 119-gallon bladder tank and a distribution system, with associated appurtenances.

Well No. 1: The well site was approved by Richmond Field Office on January 22, 2024. The well is located north of the ballpark and was drilled by Curtis Drilling, Inc. and completed on April 18, 2024. The hole size was 10 inches from ground level to 81 feet and 8 inches from 81 feet in depth to 505 feet in depth. The 6 1/4-inch diameter PVC well casing was installed to a depth of 81 feet and terminated about 18 inches above the dirt floor. The well casing was grouted by Curtis Well Drilling, Inc. to a depth of 50 feet with neat cement. The well was capped with a sanitary well cap and a pitless adaptor was installed by Curtis Well Drilling, Inc.

No information is available on the submersible well pump capacity. The well pump discharge piping consists of a shut-off valve upstream of the bladder tank and is not metered. The well discharges to a 119-gallon bladder tank and a distribution system.

Storage: One 119-gallon bladder tank is provided as pressure storage and is located in the concession stand room adjacent to the water heater. The tank piping is provided with a sample tap which also can be used as well blow-off and tank drain. A liquid pressure relief valve is also provided.

OTHER PERMITS

A drain field permit has not been issued, but the capacity is expected to be 1,000 gallons per day.

WATERWORKS CAPACITY

1. Estimated Water Demand:

   Average water use = 3 gal/day/person (AWWA stadium usage)
   For 200 persons, average daily usage is 600 gpd.

   Peak Hour Demand:
   Assuming a peak factor of 4, the peak water use over a 12-hour period is

   4(600) = 2400 gallons

   The equivalent peak hour demand is: 2,400 gal./12 hours = 200 gal/hr

2. Source Capacity:

   Well Yield: (7 gpm)(1440 min./day) = 10,080 gpd
   Well Pump Capacity: Unknown

3. Storage Capacity: Pressure Type: Gross Volume = 119 gal
   Effective Volume: 119 gal /3 = 39.67 gal

   Noncommunity systems are required to provide delivery capacity to meet peak hour demand.

CONCLUSION:
This waterworks is permitted for a capacity limited to one concession stand and 2 bathrooms, until information on the pump capacity is provided and the need for additional storage is evaluated.

OPERATION PERMIT HISTORY

Permit Issuance (Effective Date)	Description/Reason
March 18, 2026	New Temporary Permit until permit requirements are met.

OPERATION PERMIT TRANSMITTAL CHECKLIST

DATE:	**3-16-2026**	FROM:	**Azhar N. Mirza**
PWSID #:	**2109006**	CITY/COUNTY:	**Louisa County**
WATERWORKS NAME:	**Louisa Little League**		
PERMIT ACTION:	**NEW** or AMENDED		

ENCLOSURES: (Check all that apply)		
	X	OPERATION PERMIT AND OPERATION PERMIT CONDITIONS
	X	WATERWORKS DESCRIPTION SHEET
	NA	METERING VARIANCE, AND TEMPORARY PERMIT REQUIREMENTS
	NA	PERMIT APPLICATION
	NA	ENGINEER'S STATEMENT OF COMPLETION
	X	FINAL INSPECTION REPORT
	NA	NEW/REVISED CDS SCHEMATIC #_____
	NA	APPLICATION FOR METERING VARIANCE
	NA	OTHER (LIST):

OTHER	NOT REQUIRED	APPROVED - DATE	NOT APPROVED - EXPLAIN
WBOP		**3-17-2026**	
LICENSED OPERATOR	**X**		
CCCP		**3-17-2026**	
BSSP		**3-17-2026**	
DDBP SAMPLING PLAN	**X**		
LCR SAMPLING PLAN	**X**		

GUDI DETERMINATION	DATE	GUDI	NOT GUDI
WELL # 1	**3-17-2026**		**X**

RELIABILITY VERIFICATION	SATISFACTORY	UNSATISFACTORY[1]
WATER QUALITY	**X**	
HYDRAULIC CAPACITY (Adequate Pressure, Leakage, Water Outages, etc.)	**X**	

Field Office QA/QC	Initials
Document Author	ANM
Reviewer	TS
Final Check	JR

FD Final Check	
JR	Temporary Permit Requirements
JR	Operation Permit Conditions
JR	Capacity Evaluation
JR	Permitted Capacity

COMMENTS:

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

16 March 2026

Mr. Roger W. Kirchen
ATTN: Ms. Sherry Teal
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Project Name: Route 695 Bridge (Hamilton Road Bridge) Replacement
VDOT Project Number: 00695-054-28039410
City/County: Louisa County
DHR File Number: 2025-3852 (see also 2024-4255)
Funding: State
RE: Reinitiate consultation due to a change in project scope for the replacement of Hamilton Road (Rte. 695) Bridge

Dear Mr. Kirchen:

The Virginia Department of Transportation (VDOT) is reinitiation consultation with the Department of Historic Resources (DHR) regarding a change in project scope associated with the replacement of the structurally deficient Hamilton Road (Route 695) Bridge (Structure No. 6057) which carries Route 695/Hamilton Road over the north fork of the South Anna River in Louisa County. As you are aware, VDOT and DHR completed consultation on this solely state-funded project with the execution of a memorandum of agreement (MOA) on 29 September 2025 pursuant to the terms of the existing *Programmatic Agreement Between the Virginia Departments of Transportation and Historic Resources Concerning Interagency Project Coordination* executed in 1999 (1999 State PA). Recently, VDOT Cultural Resources staff were made aware of a change in the project scope that now requires limited vegetative removal and preparation of an equipment and staging area outside of existing VDOT right-of-way. Regrettably, the District Bridge Division already completed much of the proposed work prior to notifying VDOT Cultural Resources staff of the change.

Description of Change in Project Scope

The VDOT District Bridge Division identified the need to conduct limited vegetative and selective tree removal in preparation for the replacement of existing Structure No. 6057. The work that is already completed, and the work still planned, was done and will be done with property owner permission. The necessary preliminary work is outside of VDOT right-of-way and consists of the following:

Manning-Smith Property, 1611 Hamilton Road ("The Glass House", northeast corner of Structure No. 6057): For an area approximately two hundred (200) feet long and forty (40) feet wide, light mowing and brush removal, and the removal of four (4) small trees (see Figures 1 and 2). This property will be used to stage equipment, materials, and access the bridge during project construction. Ground disturbance or grading is not planned. The VDOT has not begun working on the Manning-Smith property.

Haney Property, 6615 Poindexter Road (southeast corner of Structure No. 6057): For an area approximately two hundred (200) feet long and forty (40) feet wide, light mowing and brush removal (see Figure 3 and 4). This property will be used to stage equipment, materials, and access the bridge during project construction. Ground disturbance or grading is not planned. The VDOT has not begun working on the Haney property.

Lecky Property, 1500 Hamilton Road ("Hard Bargain"), southwest corner of Structure No. 6057): For an area approximately two hundred (200) feet long and forty (40) feet wide, light mowing and brush removal (see Figure 5 and 6). The VDOT has already completed the work on the Lecky property. However, no ground disturbance or grading was done.

Frances Smith Property, no-known address (Parcel ID: 37 20D; northwest corner of Structure No. 6057): For an area approximately two hundred (200) feet long and eighty (80) feet wide, light mowing and brush removal, and the removal of fourteen (14) trees of varying sizes (see Figure 7 and 8). Installation of timber crane mats, erosion fence, and stone to minimize ground disturbance and damage during use. This property will be used to stage equipment, materials, and access the bridge during project construction. The VDOT has already completed the work on the Frances Smith property. However, no ground disturbance or grading was done, but some dirt was added in places to level areas.

Historic Property in the Area of Potential Effects

The sites identified for vegetative clearing and equipment staging are located within the architectural Area of Potential Effects (APE) that VDOT previously coordinated with DHR as part of our project initiation in May 2025. However, they are outside of the archaeological APE previously coordinated as that APE only extended to existing VDOT right-of-way. The VDOT recommends that an expanded archaeological APE for the change in project scope includes the four (4) areas illustrated in Figures 1, 3, 5, and 7. The following historic properties listed in or eligible for listing in the National Register of Historic Places (NRHP) and the Virginia Landmarks Register (VLR) are directly impacted by the current change in project scope:

Green Springs Rural Historic District (054-0111)**:** Green Springs Rural Historic District consists of approximately 14,000 acres of largely pastoral farmland remarkably little changed in its rustic character since the eighteenth century. The landscape in the district includes rolling agricultural fields, wooded areas, numerous stately homes, and smaller farmsteads dating from the Colonial Era to the early 1900s. Green Springs Rural Historic District was listed on the VLR and NRHP in 1973 and became a National Historic Landmark (NHL) in 1974. Although the nomination does not identify a period of significance, it is assumed to be between the eighteenth and mid-twentieth centuries. While the nomination does not state which criterion the historic district is significant under, the most recent survey in V-CRIS, dated July 2025, states that the historic district is significant under Criteria A and C.

Hard Bargain (054-0084): Hard Bargain is a circa-1890 Carpenter Gothic dwelling with a contemporaneously constructed detached kitchen and numerous support buildings and structures dating from the 1940s to the present. In August 2025, VDOT recommend, and DHR concurred, that Hard Bargain is individually eligible for listing in the VLR/NRHP for its architectural merit as a well preserved late-19th century Carpenter Gothic dwelling (Criterion C). It is also a contributing resource to the Green Springs Rural Historic District.

The Glass House (054-5043/054-0111-0039): The Glass House is a circa-1960 dwelling with a circa-1960 workshop and a circa-1960 shed. It sits on an approximately four-acre parcel, which is almost entirely wooded except for the small clearing that contains the improvements. In August 2025, VDOT and DHR agreed to consider the Glass House as individually eligible for listing in the NRHP/VLR under Criterion C as a representative type of a Midcentury Modern rural residence. It also contributes to the Green Springs Rural Historic District

Effect Determination

Green Springs Rural Historic District (054-0111)**:** The four (4) project staging areas are located within the NHL boundary of the Green Springs Rural Historic District. A small amount of underbrush clearing and selective tree removal is necessary, and has already occurred, on properties contributing to the NHL, however, no ground disturbing activities have happened or are planned. In addition, VDOT will stage equipment and materials during the project on the Frances Smith property near the northwest corner of the existing bridge. The staging area requires temporary installation of laydown mats, stone, and silt fencing to protect the soil from erosion (see Figures 9, 10, and 11). Upon completion of the project, VDOT shall work with the respective property owners to ensure that the areas of the work are restored as closely as practicable to their original appearance prior to the construction activities.

Although the work in the Green Springs Rural Historic District will necessitate vegetative clearing and introduction of VDOT equipment and bridging materials causing a visual change to the historic property's setting and feeling, these changes will only last for the duration of the project. The temporary alterations to the historic setting and feeling will occur only to a very small portion of the overall NHL district. Additionally, after project completion, VDOT will work with property owners to restore the pre-construction appearance of the impacted areas to the greatest extent practicable. Archaeological sites, if present, will not be impacted because

there has not been any ground disturbance, nor is there any planned. For these reasons, VDOT recommends that the proposed work will have no adverse effect on the Green Springs Rural Historic District.

Hard Bargain (054-0084): The work required VDOT to remove a forty (40)-foot by two hundred (200)-foot thicket of brambles along Hamilton Road and located within the boundary of a preservation easement held by the National Park Service (NPS) on the property (see Figures 12 and 13). Because this area is held by NPS in easement, VDOT does not plan to stage, locate or traverse any equipment or materials on the property, or otherwise further impact the property beyond the already accomplished underbrush removal, during construction. Therefore, VDOT recommends the work has no effect on Hard Bargain.

The Glass House (054-5043/054-0111-0039): Work on the Glass House property has not occurred yet; however, it will require the removal of four small trees in addition to clearing of underbrush near the northeast end of the existing bridge (see Figure 2). There is no plan for any ground disturbing activities. This property is under a conservation easement held by Historic Green Springs, Inc. (HGSI). Although the work will result in temporary alterations to the setting and feeling of the historic property, the Glass House is significant for its architectural merits as a representative type of a Midcentury Modern rural residence. The proposed work will not impact any of the characteristics which make the property eligible for listing in the NRHP/VLR. Additionally, the small amount of vegetative clearing will not be visible from the main residence. After the project is completed, VDOT will work with the property owner and HGSI to restore the pre-construction appearance of the impacted area to the greatest extent practicable. For these reasons, VDOT recommends that the proposed work will have no effect on the Glass House.

The VDOT requests DHR concur with our assessment of effect on historic properties from the proposed work by signing the attached signature page. We further request that DHR provides its response within fifteen (15) days of receipt of this letter.

If you have any questions, please contact me at marc.holma@vdot.virginia.gov or (804) 371-6710.

Sincerely,

Marc E. Holma
Statewide Architectural Team Leader
Virginia Department of Transportation

C: Forwarded electronically to the stakeholders

FIGURES



Figure 1. Manning-Smith Property (The Glass House), 1611 Hamilton Road



Figure 2. Manning-Smith Property, current condition



Figure 3. Haney Property, 6615 Poindexter Road



Figure 4. Haney Property, current condition



Figure 5. Lecky Property (Hard Bargain), 1500 Hamilton Road



Figure 6. Lecky Property, prior to vegetative clearing



Figure 7. Frances Smith Property, Parcel ID: 37 20D



Figure 8. Frances Smith Property, prior to vegetative clearing and staging area



Figure 9. Vegetative clearing and staging area on Frances Smith Property, looking east



Figure 10. Detail view of vegetative clearing and staging area on Frances Smith Property, looking east



Figure 11. Detail view of vegetative clearing and staging area on Frances Smith Property, looking west



Figure 12. Vegetative clearing on Lecky Property (Hard Bargain), looking east



Figure 13. Detail view of vegetative clearing on Lecky Property (Hard Bargain), looking west

The Virginia Department of Historic Resources concurs with the Virginia Department of Transportation's recommendations below for VDOT's change in project scope necessary to replace the Hamilton Road/Route 695 Bridge (Structure No. 6057), Louisa County (VDOT Project Number: 00695-054-28039410; DHR File Number: 2025-3852):

- The proposed change of project scope for the replacement of the Hamilton Road/Route 695 Bridge (Structure No. 6057) will have No Adverse Effect on historic properties listed in or eligible for the NHRP/VLR.

_____ _____

Mr. Roger W. Kirchen
Director, Department of Historic Resources
Virginia State Historic Preservation Officer

Date

COMMONWEALTH of VIRGINIA

DEPARTMENT OF SOCIAL SERVICES

Office of the Commissioner

S. Duke Storen
Commissioner

March 27, 2026

TO: County Administrators
City Managers

COPY: Local Department of Social Services Directors

FROM: S. Duke Storen

SUBJECT: 2025 Annual Financial Statements

Please find attached a copy of your locality's financial statement for fiscal year 2025. The statement represents a synopsis of program and administrative costs for the social services provided to your community. The statement reflects the share of costs paid by federal, state, and local governments.

FY 2025 federal funding payments of $68.5 million for SUN Bucks in connection with the Supplemental Nutrition Assistance Program (SNAP) were processed by the Home Office without a FIPS/locality code. As a result, these expenditures are not reported by FIPS/Locality within the statement.

Also attached is a statewide summary to provide a benchmark for reviewing your locality's data. These statements are intended to provide you with a better view of the total social services system as it exists within the Commonwealth.

To produce this report, the Virginia Department of Social Services (VDSS) gathered locality data from several VDSS systems, as well as from other state agency systems and websites. Every effort is made to ensure the report is as accurate and useful as possible.

Please direct general comments and questions to Torsheba Givens, VDSS Local Reimbursement Manager, at torsheba.givens@dss.virginia.gov or (804) 726-7298. We welcome any comments you may have that would assist us in refining and improving the report in the future.

OVERALL Statewide Summary

Fiscal Year 2025 Social Services Expenses by Category and Budget Line
LASER Set of Books Adjusted by Cost Allocation Results

Abbreviation Key for Category:
A: Staff, Administrative and Operational Overhead Expenditures
B: Income Benefits paid to or on behalf of clients by LDSSs
PS: Purchased Services by LDSSs on behalf of Clients
U: Unspecified Local and Miscellaneous Programs
R: Central Service Cost Allocation Expenditures
SW: Statewide Benefits-Programs operated by LDSSs but paid primarily at state/federal level

[1] Budget line 898 includes federal funding for the American Rescue Plan Act (ARPA) for Adult Protective Services (APS).

[2] 0947 Percentage of Income Payment Funds are reflected in the State Funds column.

[3] 0033 Non-Reimbursable costs are **Local Only costs** as reported by the locality in VDSS financial systems. Local records may vary.

[4] 0077 Non-Reimbursable **costs Exceed State Allocation** as reported by locality in VDSS financial systems. Local records may vary.

[5] Sections I & II are costs reported in VDSS financial systems and reflect June 1 to May 31 costs. Section III are costs incurred during the state FY.

[6] In FY2025, the SNAP Benefits Program issued SUN Bucks for $68.5 million, which were processed by the Home Office and are not reported by FIPS/Locality.

[7] CSA Costs are paid at the local level with reimbursement from the Office of Children's Services.

[8] Split between Federal & State is prorated (07/01/24-09/30/24 split was 65.85% Federal and 34.15% State. For 10/01/24-6/30/25 split was 65.69% Federal and 34.31% State)

NOTE: Percentages calculated against Total YTD Reimbursables

Category	BL	Budget Line Description	Federal Funds YTD [1]	Fed %	State Funds YTD [2]	State %	Federal/ State Funds YTD	Federal/ State %	Local Funds YTD	Local %	Total Reimbursable YTD	0033 Non Reimbursable YTD [3]	0077 Non Reimbursable YTD [4]	Grand Total YTD
I		**Local Department of Social Services [5]**												
		Staff, Administrative, and Operational Overhead Costs												
A	849	Staff & Operations No Local Match	14,512,880	59.03%	10,073,549	40.97%	24,586,429	100.00%	0	0.00%	24,586,429	8,265	0	24,594,694
A	850	Outstationed Eligibility Staff	1,238,280	74.51%	0	0.00%	1,238,280	74.51%	423,628	25.49%	1,661,908	150,531	0	1,812,439
A	851	Overtime Surge Alias	378,273	100.00%	0	0.00%	378,273	100.00%	0	0.00%	378,273	(1)	0	378,271
A	855	Staff & Operations Base Budget	265,900,768	50.85%	176,305,889	33.72%	442,206,657	84.56%	80,713,740	15.44%	522,920,397	16,152,325	220,074	539,292,797
A	856	Staff & Operations No Local Match-Non Gvt Funds	1,301,192	59.04%	902,902	40.96%	2,204,094	100.00%	0	0.00%	2,204,094	(3,204)	0	2,200,889
A	858	Staff & Operations Pass Through	115,651,239	34.78%	0	0.00%	115,651,239	34.78%	216,880,114	65.22%	332,531,353	2,236,966	0	334,768,318
Subtotal: Staff, Administrative, and Operational Overhead Costs			**$ 398,982,631**	**45.12%**	**$ 187,282,340**	**21.18%**	**$ 586,264,971**	**66.30%**	**$ 298,017,482**	**33.70%**	**$ 884,282,453**	**$ 18,544,881**	**$ 220,074**	**$ 903,047,408**
		Benefit Payments to Clients												
B	804	Auxiliary Grant	0	0.00%	29,742,361	80.00%	29,742,361	80.00%	7,435,590	20.00%	37,177,952	8	47,202	37,225,162
B	807	Auxiliary Grant Program	0	0.00%	566,937	80.00%	566,937	80.00%	141,734	20.00%	708,671	1,223	(24)	709,870
B	808	TANF - Manual Checks	(47,297)	51.00%	(45,442)	49.00%	(92,739)	100.00%	0	0.00%	(92,739)	(10,640)	1,921	(101,458)
B	810	TANF Emergency Assistance	(347)	51.00%	(333)	49.00%	(680)	100.00%	0	0.00%	(680)	0	0	(680)
B	811	IV-E - Foster Care	15,804,646	51.06%	15,145,813	48.94%	30,950,458	100.00%	0	0.00%	30,950,458	549,583	101,980	31,602,021
B	812	IV-E Adoption Assistance	74,442,460	51.06%	71,355,464	48.94%	145,797,925	100.00%	0	0.00%	145,797,925	16,409	115,868	145,930,202
B	813	General Relief	0	0.00%	224,727	62.50%	224,727	62.50%	134,836	37.50%	359,563	591,365	37,143	988,071
B	814	Fostering Futures Foster Care Assistance	2,541,072	51.06%	2,435,377	48.94%	4,976,449	100.00%	0	0.00%	4,976,449	3,410	6,972	4,986,830
B	815	Fostering Futures Federal Adoption Assistance	1,038	51.22%	989	48.78%	2,027	100.00%	0	0.00%	2,027	0	0	2,027
B	816	International Home Studies	17,500	50.00%	17,500	50.00%	35,000	100.00%	0	0.00%	35,000	0	0	35,000
B	817	Special Needs Adoption	859,669	7.08%	11,286,283	92.92%	12,145,952	100.00%	0	0.00%	12,145,952	(0)	0	12,145,951
B	819	Refugee Cash Assistance	3,794,513	100.00%	0	0.00%	3,794,513	100.00%	0	0.00%	3,794,513	385	0	3,794,898
B	820	Adoption Incentives	154,157	100.00%	0	0.00%	154,157	100.00%	0	0.00%	154,157	0	0	154,157
B	822	Kinship Guardianship Assistance	814,456	51.05%	780,942	48.95%	1,595,398	100.00%	0	0.00%	1,595,398	0	327	1,595,725
B	823	Extension of the Kinship Guardianship Assistance	20,687	51.05%	19,834	48.95%	40,521	100.00%	0	0.00%	40,521	0	0	40,521
B	848	TANF-UP - Manual Checks	0	0.00%	(5,775)	100.00%	(5,775)	100.00%	0	0.00%	(5,775)	0	0	(5,775)
B	867	TANF Competitive Grant	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	53,706	0	53,706
Subtotal: Benefit Payments to Clients			**$ 98,402,556**	**41.41%**	**$ 131,524,675**	**55.35%**	**$ 229,927,231**	**96.75%**	**$ 7,712,161**	**3.25%**	**$ 237,639,392**	**$ 1,205,446**	**$ 311,389**	**$ 239,156,227**
		Client Services Purchased by LDSSs												
PS	824	Other Purchased Services	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	111,805	34,644	146,449
PS	829	Family Preservation (SSBG)	748,781	84.00%	4,457	0.50%	753,238	84.50%	138,168	15.50%	891,406	10,134	16,204	917,744
PS	830	Child Welfare Substance Abuse Svcs	0	0.00%	1,013,090	86.17%	1,013,090	86.17%	162,576	13.83%	1,175,665	27,808	87,004	1,290,477
PS	833	Adult Services	4,263,473	80.00%	0	0.00%	4,263,473	80.00%	1,065,869	20.00%	5,329,342	65,551	3,536,057	8,930,950
PS	835	IV-E Prevention Services Program	254,293	50.00%	254,293	50.00%	508,586	100.00%	0	0.00%	508,586	(0)	0	508,585
PS	844	SNAPET Purchased Services	538,952	68.25%	128,368	16.25%	667,321	84.50%	122,408	15.50%	789,729	250	0	789,979
PS	861	Independent Living Program - E&T Vouchers	324,605	80.00%	81,151	20.00%	405,756	100.00%	0	0.00%	405,756	0	0	405,756
PS	862	Independent Living Program - Basic Allocation	463,781	80.00%	115,945	20.00%	579,726	100.00%	0	0.00%	579,726	2,752	3,424	585,901
PS	864	Respite Care for Foster Families	68,747	35.64%	124,146	64.36%	192,893	100.00%	0	0.00%	192,893	(0)	309	193,202
PS	866	Family Preservation / Support - Purch Serv	3,055,754	75.00%	387,101	9.50%	3,442,855	84.50%	631,586	15.50%	4,074,441	42,807	4,716	4,121,964
PS	869	Housing Support for Foster Adults	0	0.00%	49,916	100.00%	49,916	100.00%	0	0.00%	49,916	0	0	49,916
PS	871	TANF/VIEW Working and Trans Child Care	(2,384)	50.00%	(2,384)	50.00%	(4,769)	100.00%	0	0.00%	(4,769)	0	0	(4,769)
PS	872	VIEW	3,219,586	25.00%	7,662,608	59.50%	10,882,193	84.50%	1,996,175	15.50%	12,878,368	12,432	14,316	12,905,116
PS	873	IV-E Foster/Adoptive Parent Training (enhanced rate)	361,831	57.00%	0	0.00%	361,831	57.00%	272,960	43.00%	634,791	49,224	0	684,015
PS	875	IV-E Foster/Adoptive Parent Training (admin rate)	34,650	38.00%	0	0.00%	34,650	38.00%	56,534	62.00%	91,183	(0)	0	91,183
PS	876	Fatherhood Engagement and Support	641,296	100.00%	0	0.00%	641,296	100.00%	0	0.00%	641,296	0	0	641,296
PS	877	Virginia Driving Licensing Program for Foster Youth	0	0.00%	74,326	100.00%	74,326	100.00%	0	0.00%	74,326	0	0	74,326
PS	878	Head Start Transition To Work Child Care	(15,062)	100.00%	0	0.00%	(15,062)	100.00%	0	0.00%	(15,062)	0	0	(15,062)
PS	881	Fee Child Care - Matching	(3,812)	50.00%	(3,812)	50.00%	(7,623)	100.00%	0	0.00%	(7,623)	0	0	(7,623)
PS	883	Fee Child Care	(4,167)	55.95%	(3,281)	44.05%	(7,448)	100.00%	0	0.00%	(7,448)	(0)	0	(7,448)
PS	888	Non-VIEW Repayment of VACMS	(194,488)	100.00%	0	0.00%	(194,488)	100.00%	0	0.00%	(194,488)	0	0	(194,488)
PS	889	VIEW Repayment of VACMS	(12,987)	50.00%	(12,987)	50.00%	(25,975)	100.00%	0	0.00%	(25,975)	0	0	(25,975)
PS	890	Child Care Quality Initiative Program	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	6,595	0	6,595
PS	895	Adult Protective Services	738,154	84.49%	0	0.00%	738,154	84.49%	135,528	15.51%	873,682	92,785	630,462	1,596,928
PS	898	Adult Protective Services - ARPA	850,701	100.00%	0	0.00%	850,701	100.00%	0	0.00%	850,701	2,530	0	853,231
Subtotal: Client Services Purchased by LDSSs			**$ 15,331,704**	**51.47%**	**$ 9,872,937**	**33.15%**	**$ 25,204,641**	**84.62%**	**$ 4,581,802**	**15.38%**	**$ 29,786,443**	**$ 424,672**	**$ 4,327,136**	**$ 34,538,251**

OVERALL Statewide Summary

Fiscal Year 2025 Social Services Expenses by Category and Budget Line
LASER Set of Books Adjusted by Cost Allocation Results

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NOTE: Percentages calculated against Total YTD Reimbursables

Category	BL	Budget Line Description	Federal Funds YTD [1]	Fed %	State Funds YTD [2]	State %	Federal/ State Funds YTD	Federal/ State %	Local Funds YTD	Local %	Total Reimbursable YTD	0033 Non Reimbursable YTD [3]	0077 Non Reimbursable YTD [4]	Grand Total YTD
Unspecified Local & Miscellaneous Programs														
U	000	Miscellaneous	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	698,077	0	698,077
Subtotal: Unspecified Local & Miscellaneous Programs			**$ -**	**0.00%**	**$ -**	**0.00%**	**$ -**	**0.00%**	**$ -**	**0.00%**	**$ 0**	**$ 698,077**	**$ -**	**$ 698,077**
Totals: Local Department of Social Services			**$ 512,716,890**	**44.52%**	**$ 328,679,952**	**28.54%**	**$ 841,396,842**	**73.06%**	**$ 310,311,445**	**26.94%**	**$ 1,151,708,288**	**$ 20,873,077**	**$ 4,858,599**	**$ 1,177,439,964**
II	**Reimbursements to Localities for Non LDSS Expenses [5]**													
Central Services Cost Allocation														
R	843	Central Service Cost Allocation	29,684,298	50.00%	0	0.00%	29,684,298	50.00%	29,684,298	50.00%	59,368,595	0	40,512,653	99,881,248
Subtotal: Central Services Cost Allocation			**$ 29,684,298**	**50.00%**	**$ -**	**0.00%**	**$ 29,684,298**	**50.00%**	**$ 29,684,298**	**50.00%**	**$ 59,368,595**	**$ -**	**$ 40,512,653**	**$ 99,881,248**
Grand Totals: To Localities			**$ 542,401,188**	**44.79%**	**$ 328,679,952**	**27.14%**	**$ 871,081,140**	**71.93%**	**$ 339,995,743**	**28.07%**	**$ 1,211,076,883**	**$ 20,873,077**	**$ 45,371,252**	**$ 1,277,321,212**
				0%		**0%**		**0%**		**0%**				
III	**Statewide Benefit Payments [5]**													
State, Federal & Local Paid Benefits														
SW		Supplemental Nutrition Assistance Program (SNAP) [6]	1,802,973,447	100.00%	0	0.00%	1,802,973,447	100.00%	0	0.00%	1,802,973,447	0	0	1,802,973,447
SW		Children's Services Act (CSA) [7]	0	0.00%	400,949,683	66.63%	400,949,683	66.63%	200,771,003	33.37%	601,720,685	0	0	601,720,685
SW		Medicaid Benefits	9,354,353,012	50.00%	9,331,289,717	49.88%	18,685,642,728	99.88%	23,063,295	0.12%	18,708,706,023	0	0	18,708,706,023
SW		Energy Assistance	104,826,578	100.00%	0	0.00%	104,826,578	100.00%	0	0.00%	104,826,578	0	0	104,826,578
SW		TANF/TANF UP	32,829,412	41.83%	45,653,706	58.17%	78,483,118	100.00%	0	0.00%	78,483,118	0	0	78,483,118
SW		Child Care (VACMS)	243,709,741	56.88%	184,747,068	43.12%	428,456,809	100.00%	0	0.00%	428,456,809	0	0	428,456,809
SW		FAMIS (Total Title XXI Expenditures) [8]	493,382,053	65.73%	257,237,227	34.27%	750,619,280	100.00%	1,091	0.00%	750,620,371	0	0	750,620,371
Subtotal: State, Federal & Local Paid Benefits			**$ 10,229,100,796**	**49.48%**	**$ 10,219,877,400**	**49.44%**	**$ 20,448,978,196**	**98.92%**	**$ 223,835,389**	**1.08%**	**$ 20,672,813,584**	**$ -**	**$ -**	**$ 20,672,813,584**
Grand Totals: Social Services System			**$ 10,771,501,984**	**49.22%**	**$ 10,548,557,352**	**48.20%**	**$ 21,320,059,336**	**97.42%**	**$ 563,831,131**	**2.58%**	**$ 21,883,890,467**	**$ 20,873,077**	**$ 45,371,252**	**$ 21,950,134,796**

FIPS 0109 LOUISA COUNTY

Fiscal Year 2025 Social Services Expenses by Category and Budget Line
LASER Set of Books Adjusted by Cost Allocation Results

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NOTE: Percentages calculated against Total YTD Reimbursables

Category	BL	Budget Line Description	Federal Funds YTD [1]	Fed %	State Funds YTD [2]	State %	Federal/ State Funds YTD	Federal/ State %	Local Funds YTD	Local %	Total Reimbursable YTD	0033 Non Reimbursable YTD [3]	0077 Non Reimbursable YTD [4]	Grand Total YTD
I Local Department of Social Services [5]														
Staff, Administrative and Operational Overhead Costs														
A	849	Staff & Operations No Local Match	82,267	59.00%	57,160	41.00%	139,426	100.00%	0	0.00%	139,426	136	0	139,563
A	851	Overtime Surge Alias	3,639	100.00%	0	0.00%	3,639	100.00%	0	0.00%	3,639	(0)	0	3,639
A	855	Staff & Operations Base Budget	1,095,096	50.80%	727,816	33.76%	1,822,912	84.56%	332,775	15.44%	2,155,687	3,198	0	2,158,885
A	858	Staff & Operations Pass Through	574,598	34.80%	0	0.00%	574,598	34.80%	1,076,440	65.20%	1,651,038	707	0	1,651,745
Subtotal:		**Staff, Administrative and Operational Overhead Costs**	**$ 1,755,599**	**44.45%**	**$ 784,976**	**19.87%**	**$ 2,540,575**	**64.32%**	**$ 1,409,215**	**35.68%**	**$ 3,949,790**	**$ 4,041**	**$ -**	**$ 3,953,831**
Benefit Payments to Clients														
B	804	Auxiliary Grant	0	0.00%	58,274	80.00%	58,274	80.00%	14,568	20.00%	72,842	0	0	72,842
B	808	TANF - Manual Checks	(7)	51.00%	(6)	49.00%	(13)	100.00%	0	0.00%	(13)	0	0	(13)
B	811	IV-E - Foster Care	33,450	51.05%	32,073	48.95%	65,522	100.00%	0	0.00%	65,522	2,873	0	68,395
B	812	IV-E Adoption Assistance	384,010	51.07%	367,946	48.93%	751,956	100.00%	0	0.00%	751,956	0	0	751,956
B	814	Fostering Futures Foster Care Assistance	22,578	51.06%	21,636	48.94%	44,214	100.00%	0	0.00%	44,214	0	0	44,214
B	817	Special Needs Adoption	0	0.00%	275,806	100.00%	275,806	100.00%	0	0.00%	275,806	0	0	275,806
B	819	Refugee Cash Assistance	1,155	100.00%	0	0.00%	1,155	100.00%	0	0.00%	1,155	0	0	1,155
B	822	Kinship Guardianship Assistance	17,234	51.07%	16,514	48.93%	33,748	100.00%	0	0.00%	33,748	0	0	33,748
Subtotal:		**Benefit Payments to Clients**	**$ 458,419**	**36.81%**	**$ 772,242**	**62.02%**	**$ 1,230,662**	**98.83%**	**$ 14,568**	**1.17%**	**$ 1,245,230**	**$ 2,873**	**$ -**	**$ 1,248,103**
Client Services Purchased by LDSSs														
PS	829	Family Preservation (SSBG)	1,111	84.00%	7	0.50%	1,118	84.50%	205	15.50%	1,323	0	0	1,323
PS	830	Child Welfare Substance Abuse Svcs	0	0.00%	3,324	84.50%	3,324	84.50%	610	15.50%	3,933	0	0	3,933
PS	833	Adult Services	3,984	80.00%	0	0.00%	3,984	80.00%	996	20.00%	4,980	0	0	4,980
PS	861	Independent Living Program - E&T Vouchers	1,747	80.00%	437	20.00%	2,184	100.00%	0	0.00%	2,184	0	0	2,184
PS	862	Independent Living Program - Basic Allocation	3,808	80.00%	952	20.00%	4,760	100.00%	0	0.00%	4,760	0	0	4,760
PS	866	Family Preservation / Support - Purch Serv	16,112	75.00%	2,041	9.50%	18,153	84.50%	3,330	15.50%	21,483	0	0	21,483
PS	872	VIEW	2,409	25.00%	5,733	59.50%	8,142	84.50%	1,494	15.50%	9,636	(0)	0	9,636
PS	873	IV-E Foster/Adoptive Parent Training (enhanced rate)	1,058	57.00%	0	0.00%	1,058	57.00%	798	43.00%	1,856	0	0	1,856
PS	875	IV-E Foster/Adoptive Parent Training (admin rate)	153	38.00%	0	0.00%	153	38.00%	249	62.00%	402	0	0	402
PS	883	Fee Child Care	(484)	50.00%	(484)	50.00%	(968)	100.00%	0	0.00%	(968)	0	0	(968)
PS	895	Adult Protective Services	515	84.50%	0	0.00%	515	84.50%	94	15.50%	609	0	0	609
PS	898	Adult Protective Services - ARPA	2,227	100.00%	0	0.00%	2,227	100.00%	0	0.00%	2,227	0	0	2,227
Subtotal:		**Client Services Purchased by LDSSs**	**$ 32,640**	**62.26%**	**$ 12,009**	**22.91%**	**$ 44,649**	**85.17%**	**$ 7,776**	**14.83%**	**$ 52,425**	**$ (0)**	**$ -**	**$ 52,425**
Unspecified Local & Miscellaneous Programs														
U	000	Miscellaneous	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	2,073	0	2,073
Subtotal:		**Unspecified Local & Miscellaneous Programs**	**$ -**	**0.00%**	**$ -**	**0.00%**	**$ -**	**0.00%**	**$ -**	**0.00%**	**$ -**	**$ 2,073**	**$ -**	**$ 2,073**
Totals: Local Department of Social Services			**$ 2,246,658**	**42.81%**	**$ 1,569,228**	**29.90%**	**$ 3,815,886**	**72.72%**	**$ 1,431,559**	**27.28%**	**$ 5,247,445**	**$ 8,987**	**$ -**	**$ 5,256,432**

FIPS 0109 LOUISA COUNTY

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II Reimbursements to Localities for Non LDSS Expenses [5]														
Central Services Cost Allocation														
R	843	Central Service Cost Allocation	128,802	50.00%	0	0.00%	128,802	50.00%	128,802	50.00%	257,604	0	175,780	433,384
Subtotal: Central Services Cost Allocation			**$ 128,802**	**50.00%**	**$ -**	**0.00%**	**$ 128,802**	**50.00%**	**$ 128,802**	**50.00%**	**$ 257,604**	**$ -**	**$ 175,780**	**$ 433,384**
Grand Totals: To Localities			**$ 2,375,460**	**43.15%**	**$ 1,569,228**	**28.51%**	**$ 3,944,688**	**71.66%**	**$ 1,560,362**	**28.34%**	**$ 5,505,049**	**$ 8,987**	**$ 175,780**	**$ 5,689,816**
III Statewide Benefit Payments [5]														
State, Federal & Local Paid Benefits														
SW		Supplemental Nutrition Assistance Program (SNAP)[6]	8,379,703	100.00%	0	0.00%	8,379,703	100.00%	0	0.00%	8,379,703	0	0	8,379,703
SW		Children's Services Act (CSA) [7]	0	0.00%	2,560,498	57.66%	2,560,498	57.66%	1,880,048	42.34%	4,440,547	0	0	4,440,547
SW		Medicaid Benefits	47,195,543	50.00%	46,816,187	49.60%	94,011,730	99.60%	379,356	0.40%	94,391,086	0	0	94,391,086
SW		Energy Assistance	581,627	100.00%	0	0.00%	581,627	100.00%	0	0.00%	581,627	0	0	581,627
SW		TANF/TANF UP	139,044	0.00%	152,141	0.00%	291,185	0.00%	0	0.00%	291,185	0	0	291,185
SW		Child Care (VACMS)	645,515	56.88%	489,340	43.12%	1,134,855	100.00%	0	0.00%	1,134,855	0	0	1,134,855
SW		FAMIS (Total Title XXI Expenditures) [8]	2,137,511	65.73%	1,114,445	34.27%	3,251,956	100.00%	0	0.00%	3,251,956	0	0	3,251,956
Subtotal: State, Federal & Local Paid Benefits			**$ 59,078,942**	**52.53%**	**$ 51,132,612**	**45.46%**	**$ 110,211,554**	**97.99%**	**$ 2,259,404**	**2.01%**	**$ 112,470,959**	**$ -**	**$ -**	**$ 112,470,959**
Grand Totals: Social Services System			**$ 61,454,402**	**52.09%**	**$ 52,701,840**	**44.67%**	**$ 114,156,242**	**96.76%**	**$ 3,819,766**	**3.24%**	**$ 117,976,008**	**$ 8,987**	**$ 175,780**	**$ 118,160,774**

COUNTY OF LOUISA, VIRGINIA
PROPOSED FISCAL YEAR 2027 BUDGET

The following summary of the Proposed Fiscal Year 2027 Budget is prepared for fiscal and planning purposes only. A **public hearing** will be held on this proposal in the Louisa County Public Meeting Room, Main Floor, Louisa County Office Building, Louisa, Virginia, on **Monday, April 6, 2026, at 6:00 p.m.,** after regular business.

	Fiscal Year			
Revenues	**FY2026 Budget**	**FY2027 Proposed**	**Inc./Dec.**	**% Chg.**
General Property Taxes	$97,052,017	$108,951,861	$11,899,844	12.26%
Other Local Taxes	16,425,000	18,850,000	2,425,000	14.76%
Permits, Privilege Fees and Licenses	2,720,965	3,404,066	683,101	25.11%
Fines and Forfeitures	100,000	100,000	-	0.00%
Revenue from the Use of Money and Property	3,366,000	3,315,000	(51,000)	-1.52%
Charges for Services	7,757,451	7,632,951	(124,500)	-1.60%
Miscellaneous	331,513	347,931	16,418	4.95%
Recovered Costs	250,000	357,000	107,000	42.80%
Intergovernmental	57,038,711	58,117,577	1,078,866	1.89%
CIP Bond Revenue/Borrowed Funds	-	-	-	0%
TOTAL REVENUES	$185,041,657	$201,076,386	$16,034,729	8.67%
Fund Balance - Usage of / (Surplus Added to)	$2,544,542	$ 74,160		
TOTAL RESOURCES	$187,586,199	$201,150,546		
Expenditures				
General Government Administration	$5,829,161	$6,241,755	$412,594	7.08%
Judicial Administration	3,299,064	3,622,721	323,657	9.81%
Public Safety	26,201,898	28,617,176	2,415,278	9.22%
General Services	7,873,036	8,456,392	583,356	7.41%
Health and Welfare	13,914,961	14,659,223	744,262	5.35%
Education	97,962,817	103,136,232	5,173,415	5.28%
Parks, Recreation, and Cultural	3,234,664	3,563,288	328,624	10.16%
Community Development	4,064,063	6,598,956	2,534,893	62.37%
Non-departmental	1,080,000	1,132,500	52,500	4.86%
Debt Service	11,407,935	10,545,571	(862,364)	-7.56%
Capital Projects	12,718,599	14,576,732	1,858,133	14.61%
TOTAL EXPENDITURES	$187,586,199	$201,150,546	$13,564,347	7.23%

This publication and notice is for informative and fiscal planning purposes only and is made in substantial conformity with the requirements of Va. Code Ann. § 15.2-2506. No money shall be paid out for any contemplated expenditure unless and until there has first been made an annual, semi-annual, quarterly or monthly appropriation for such contemplated expenditure by the Board of Supervisors.

Current Tax Rates:

Per $100.00 Assessed Value

Real Estate (includes Mobile Homes) (§ 58.1-3200, Code of Virginia.1950 as amended).....$0.72

Tangible Personal Property (exclusive of household furnishings-Vehicles, Motorcycles, RV's, Trailers, Boats) (§ 58.1-3500, Code of Virginia. 1950 as amended).....$2.43

Tangible Personal Property (Business Personal Property - Furniture, Fixtures, etc.) (§ 58.1-3500, Code of Virginia. 1950 as amended).....$1.90

Tangible Personal Property (Business Personal Property – Data Center Equipment.) (§ 58.1-3506, Code of Virginia. 1950 as amended).....$1.25

Machinery and Tools (§ 58.1-3507, Code of Virginia. 1950 as amended) $1.90

Merchant's Capital (§ 58.1-3509, Code of Virginia. 1950 as amended).....$0.65

Aircraft (§ 58.3500, Code of Virginia. 1950 as amended) $0.48

Proposed Tax Rates

Per $100.00 Assessed Value

Real Estate (includes Mobile Homes) (§ 58.1-3200, Code of Virginia.1950 as amended).....$0.72

Tangible Personal Property (exclusive of household furnishings-Vehicles, Motorcycles, RV's, Trailers, Boats) (§ 58.1-3500, Code of Virginia. 1950 as amended).....$2.43

Tangible Personal Property (Business Personal Property - Furniture, Fixtures, etc.) (§ 58.1-3500, Code of Virginia. 1950 as amended).....$1.90

Tangible Personal Property (Business Personal Property – Data Center Equipment.) (§ 58.1-3506, Code of Virginia. 1950 as amended).....$1.25

Machinery and Tools (§ 58.1-3507, Code of Virginia. 1950 as amended) $1.90

Merchant's Capital (§ 58.1-3509, Code of Virginia. 1950 as amended).....$0.65

Aircraft (§ 58.3500, Code of Virginia. 1950 as amended) $0.48

BY ORDER OF:
DUANE A. ADAMS, CHAIRMAN
LOUISA COUNTY BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION AUTHORIZING A BUDGET SUPPLEMENT TO DESIGN AND CONSTRUCT WATER TREATMENT PLANT PROCESS UPGRADES AT THE FERNCLIFF WATER TREATMENT PLANT AND TO UPGRADE THE NEW BRIDGE WASTEWATER TREATMENT PLANT

WHEREAS, two public utility facilities are in need of upgrades to meet current and emerging regulations; and

WHEREAS, the project to design and construct new water treatment plant process upgrades at the Ferncliff Water Treatment Plant will cost approximately $11,500,000; and

WHEREAS, the second project to upgrade the New Bridge Wastewater Treatment Plant to 100,000 gpd was included in a prior year capital budget, but the final cost to complete the project is estimated to need an additional $21,500,000; and

WHEREAS, funding is available in the County Long Term Capital Reserves from the sale of the Shannon Hill Regional Business Park property; and

WHEREAS, these funds were not included in the FY2026 budget and a supplemental appropriation of $33,000,000 is needed at this time.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April, 2026, that the Louisa County Board of Supervisors authorizes a budget supplement to the Ferncliff Water Treatment Plant Upgrade project (30382000-481374) in the amount of $11,500,000 and to the New Bridge Wastewater Treatment Plant Expansion project (30382000-481372-C8202) in the amount of

$21,500,000. The Source of Funding is County Long Term Capital Reserves.

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

The Central Virginian to publish on March 19th and March 26th, 2026

NOTICE OF PUBLIC HEARING
LOUISA COUNTY BOARD OF SUPERVISORS

The Louisa County Board of Supervisors will hold a public hearing on the following item(s) at 6:00 p.m., after regular business, on Monday, April 6, 2026, in the Public Meeting Room, Main Floor, Louisa County Office Building, 1 Woolfolk Ave., Louisa, Virginia:

Public Hearing - Pursuant to Virginia Code Section 15.2-2507 (A), the Louisa County Board of Supervisors states its intent to amend and adjust the aggregate amount to be appropriated during the current fiscal year in excess of one percent of the total expenditures. Public comment is invited to address consideration of a resolution authorizing a supplemental appropriation of $33,000,000 for public utility facilities projects to the Fiscal Year 2026 budget. The funding will be used to design and construct new Water Treatment Plant Process Upgrades at the Ferncliff Water Treatment Plant and to Upgrade the New Bridge Wastewater Treatment Plant to 100,000 gpd. These upgrades are needed to meet current and emerging regulations. The source of funding for the supplemental appropriation is monies received from the sale of the Shannon Hill Regional Business Park property.

Additional information is available for review in the Administration Department, Second Floor, Louisa County Office Building, Louisa, Virginia, Monday through Friday, 8:30 a.m. to 5:00 p.m.

To access the complete board agenda, please visit www.louisacounty.gov or contact the Administration Department at (540) 967-3400 or email at info@louisacounty.gov.

You may join the meeting in-person to provide public comment or submit a comment in writing to info@louisacounty.gov or 1 Woolfolk Ave, Suite 301, Louisa VA 23093 (Atten: A. Stanley). Written comments received by 5pm on the meeting date will be acknowledged and put into the official meeting record at the Board's discretion.

BY ORDER OF:
DUANE A. ADAMS, CHAIRMAN
LOUISA COUNTY BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION AUTHORIZING ACCEPTANCE OF AN UNSOLICITED PUBLIC-PRIVATE EDUCATIONAL FACILITIES AND INFRASTRUCTURE ACT PROPOSAL (PPEA) TO DESIGN AND CONSTRUCT WATER TREATMENT PLANT PROCESS UPGRADES TO THE FERNCLIFF WATER TREATMENT PLANT

WHEREAS, the County of Louisa (the "County") has adopted Guidelines for implementation of the Public-Private Education Facilities and Infrastructure Act of 2002 ("PPEA"), and

WHEREAS, the County received an unsolicited proposal for the design and construction of new water treatment plant process upgrades at the Ferncliff Water Treatment Plant (the "FWTP"); and

WHEREAS, the County desires to construct the new water treatment plant process upgrades at the FWTP, and

WHEREAS, the primary objective of the project is to include an in-line water clarification treatment process, including coagulation, flocculation, and sedimentation to enhance potable water quality; and

WHEREAS, the County received an unsolicited PPEA proposal on December 1, 2025, from the design-build team of MEB General Contractors, Inc., and Timmons Group (collectively "DB Team"), and

WHEREAS, in accordance with the PPEA guidelines, the County solicited competing proposals from December 10, 2025, through January 23, 2026, and

WHEREAS, following the advertisement for competing proposals, the County did not receive any additional qualifying competing proposals, and

WHEREAS, the PPEA guidelines mandate the County determine whether to accept the unsolicited proposal; and

WHEREAS, on the recommendation of the PPEA Selection Committee, the County desires to accept the unsolicited proposal in the amount of $11,500,000 and enter into a Comprehensive Agreement and Design-Build Contract (the "Agreements") with the DB Team, and

WHEREAS, the DB Team has submitted to the County all information required by the PPEA guidelines, and

WHEREAS, the FWTP clarification process is necessary, and the DB Team's construction plans will result in the timely development and commissioning of the FWTP clarifier.

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, the Louisa County Board of Supervisors hereby accepts the unsolicited proposal.

BE IT FURTHER RESOLVED, the Louisa County Board of Supervisors hereby:

1. Authorizes, subject to project funding approval and approval of the Agreements by the County Attorney, the County Administrator to enter into a Comprehensive Agreement and Design-Build Contract with the DB Team on or after May 7, 2026.
2. Directs the County Administrator to make the ratified Agreements and the procurement file available for public inspection to the extent permitted by law.

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

UNSOLICITED PPEA SUBMISSION

LOUISA COUNTY

Louisa Ferncliff Water Treatment Plant Process Upgrades

November 25, 2025

Redacted Copy

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY



November 25, 2025

Andy Wade
Director of Economic Development
Louisa County
1 Woolfolk Avenue
Louisa, Virginia 23093

RE: **Unsolicited PPEA Proposal – Conceptual Stage**
Ferncliff Water Treatment Plant Process Upgrades

Mr Wade,

MEB is pleased to submit this Conceptual Proposal for the Ferncliff Water Treatment Plant Process Upgrades project. Our submission outlines our team's qualifications and experience, key project characteristics, financing approach, anticipated public support, and the expected benefits and compatibility with Louisa County's long term utility infrastructure goals. We are confident that our approach delivers the lowest risk, most efficient path forward, and best overall value for the County.

In partnership with Timmons Group, we have assembled a proven team with a long standing and productive relationship with Louisa County. We are committed to transparency, open communication, and collaboration as we advance the design and construction of this critical project. Our combined expertise in civil engineering, municipal construction management, and PPEA development and execution aligns directly with the project's needs. Together, we offer a seasoned team supported by strong local resources and nationally recognized experts in design, construction, and finance.

This proposal is submitted per the Public-Private Education Facilities and Infrastructure Act of 2002 (Va. Code – 56-571 et seq) as well as per Louisa County's PPEA "Guidelines and Procedures", as amended on April 2, 2012. Included with our submission is a PPEA proposal and Conceptual Stage review fee for the project components included in this proposal.

We look forward to entering into an Agreement and beginning the collaborative work needed to support Louisa County's objectives for the Ferncliff Water Treatment Plant. Portions of this proposal have been designated as proprietary and have been identified as such. In accordance with the guidelines, we request that information identified as proprietary will be withheld from publication for public review. Our submission includes one original and four copies, as well as a redacted electronic version provided on the enclosed thumb drive. All confidential/proprietary information has been redacted from the electronic copy for the County's use.

Please let us know if you have any questions or would like to discuss any aspects of the information provided.

Sincerely,

MEB

David Ervin, DBIA
President



JRWA RAW WATER PUMP STATION
PART OF THE JAMES RIVER WATER PROJECT







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CONFIDENTIAL & PROPRIETARY INFORMATION

The sections indicated below are Proprietary & Confidential and are exempt from public disclosure. Protection of these materials is necessary because they relate to:

(i) trade secrets of the private entity;

(ii) financial information of the private entity, including balance sheets and financial statements, that are not generally available to the public through regulatory disclosure or otherwise; or

(iii) other information submitted by the private entity, where, if such information was made public prior to the execution of an Interim Agreement or a Comprehensive Agreement, the financial interest or bargaining position of the City or private entity would be adversely affected.

MEB invokes this exception in accordance with Va. Code - 2.2-3705.6(11)(b).

SECTION/TITLE	PAGE NUMBER(S)	REASONS FOR WITHHOLDING FROM DISCLOSURE
1D - Financial Statement	18	ii
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01.

qualifications and experience

LOUISA WATER TREATMENT PLANT JAMES RIVER WATER PROJECT
INTERIOR

1A. LEGAL STRUCTURE, ORGANIZATIONAL STRUCTURE, AND MANAGEMENT APPROACH

Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach, and how each partner and major subcontractor in the structure fits into the overall team.

LEGAL STRUCTURE

MEB General Contractors, Inc. (MEB) and Timmons Group, Inc. entered into a formal teaming agreement, resulting in the MEB/Timmons Group Design-Build Team. This team's combined experience, knowledge and resources will be dedicated to the successful execution of the goals and objectives of Louisa County.

ORGANIZATIONAL STRUCTURE

Owner

LOUISA COUNTY VIRGINIA

Design-Builder

meb.

Lead Designer

TIMMONS GROUP

ENGINEERING | DESIGN | TECHNOLOGY

MANAGEMENT APPROACH

Our team brings together PPEA and design-build experience, extensive design experience, strong construction management skills, self-perform capabilities, local knowledge of the County and the in-house resources necessary to deliver this project.

MEB has developed an approach to completing design-build projects that has proven successful on many other projects completed by alternative delivery means. Following the Design-Build Institute of America's (DBIA) Design-Build Done Right Best Practices, as well as our own lessons-learned from past projects, our team will establish administrative and project-specific processes and goals to guide and facilitate timely and effective communication, collaboration, decision-making and issue resolution.

This approach focuses on making all parties, including the County, a partner and stakeholder in the project outcome by establishing shared goals (quality, timely delivery, performance, environmental compliance, and safety) and balancing these goals with individual objectives (cost, ease of operation, life cycle). The integration of MEB and Timmons Group will allow for creativity and innovation to solve problems quickly, definitively, and at the least cost and greatest value.

The success of this collaborative approach depends upon trust, open communication, and respect for other team members. To enhance a collaborative and trusting culture, we often incorporate a formal partnering process into the overall project delivery process. These partnering sessions help participants recognize both common and individual objectives and set the stage to achieve those objectives through improved communication and cooperation.

MEB

As the Design-Builder, MEB will provide qualified management staff to oversee design and construction, including executive program management, project managers, quality control, field superintendent, and safety personnel. As one of the top water/wastewater design-build firms in the Mid-Atlantic, MEB has completed several similar and related projects. With Clients First at the core of every project, we will strive to exceed Louisa County's expectations and deliver the Project on-time and on-budget.

SCOPE OF WORK

MEB will lead the new process structure, civil, mechanical, electrical, and plumbing scopes of work.

TIMMONS GROUP

As the Lead Designer, Timmons Group will play a pivotal role in the success of this project by serving as the primary driver of the project's vision and technical integrity. Responsible for translating Louisa County's requirements into innovative, buildable solutions, Timmons Group will ensure that design concepts align with budget, schedule, and constructability goals. Acting as the central point of coordination for all design disciplines, Timmons Group will foster collaboration between engineering and construction partners, mitigating risks and streamlining decision-making. Timmons Group is committed to delivering a cohesive, high-quality project that meets performance standards and Louisa County's expectations.

SCOPE OF WORK

Timmons Group will lead the overall design effort, as well as permitting and coordination with all regulatory agencies except where specifically excluded from our scope of work.

DESIGN-BUILD PROCESS

We understand that unless the development of the project is well thought out and well executed with input from all parties, the project will not be a success.

Initially, the design-build team will meet with Louisa County to review the project, scope, and goals. The team would propose to have meetings with the County monthly, at a minimum, to review the status of the design and to receive an input from the County. Upon commencement of construction, bi-weekly meetings will be held onsite to review construction, upcoming work and any activities that would affect the County's facilities and property owners affected by the construction of the project.

Our project approach philosophy emphasizes local involvement and interaction in the planning, design and construction process. We treat every project as a unique challenge and recognize that each client has their own goals, objectives, and preferences. We will actively seek out the opinions of County personnel to complete the project on time, within budget and to provide a system that is reliable, easy to operate, low-maintenance and neighbor-friendly. This project delivery method, by its very nature, allows for a high degree of client input in the project scope, based on the actual impact of cost and schedule.

1B. PROJECT TEAM EXPERIENCE

Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size and complexity. Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties.

DESIGN-BUILD TEAM EXPERIENCE //

With over 180 years of combined experience, our team's history includes the design and construction of countless similar projects throughout the Commonwealth of Virginia and the Mid-Atlantic region.

As a team we offer highly qualified key personnel who have worked on similar projects, many of whom have hands-on experience. Our key personnel have developed well-established relationships throughout the community and industry that are advantageous to project communication and coordination. Our comprehensive management approach includes well-defined roles and responsibilities, an emphasis on safety, disciplined project controls procedures, clear communication, and responsive customer interactions. We take our commitments to projects seriously, work with integrity and provide value to our customers.

MEB & TIMMONS GROUP



20 YEARS OF COLLABORATION



337M+ IN WORK TOGETHER

MEB RELEVANT EXPERIENCE

Projects associated with the supply, distribution & treatment of water & wastewater are a primary foundation of MEB's strong history of success. For decades, our work in this area has supported the health and safety of the citizens throughout the greater Mid-Atlantic region. MEB has the added capability and advantage of self-performing much of the complex heavy civil activities associated with this work, using our own forces and staff. Much of this work is completed with our own equipment, providing added value and benefit to our clients. With a focus on service, teamwork, and integrity, MEB is one of the leading construction firms in the Mid-Atlantic. Put rich design-build history provides a deep understanding of preconstruction services and the importance of working in partnership to ensure delivery of the highest quality product.

TIMMONS GROUP RELEVANT EXPERIENCE

Serving both public and private sector clients, Timmons Group, specializes in water and wastewater treatment, transmission, distribution and storage. Their experience designing water and wastewater facilities across the Mid-Atlantic region is enhanced by their deep understanding of and our commitment to the communities in which we live, work and play.

SAFETY MATTERS //

As a design-build team, safety is a vital step to protecting our most important asset: our people. Protecting every person on the jobsite is the number one priority.

SAFETY CULTURE

Developing an authentic safety culture—one that is truly alive in all employees of a construction firm—must originate from an unwavering commitment to safety from the top down. MEB made that commitment long ago and as a result, we are regarded as a leader in the construction industry for ensuring the safety of our employees and subcontractors. Safety is the collective responsibility of all individuals associated with a project. "Safety Matters" is one of MEB's three core values and we use it to guide our daily actions.

MEB employs a full-time Safety Department of 12 personnel that are responsible for the safety and health of MEB employees, subcontractors, suppliers, partners and the community around our jobsites. This responsibility is equally carried by all corporate officers, management and field supervisionl. It is their main priority to ensure that all team members and personnel involved with our projects go home safe and healthy to their families.

MEB SAFETY STATS	2023	2024	2025
EMR	0.69	0.60	0.65
Total Recordable Injury Rate	1.72	0.60	Not Available Yet

CERTIFIABLY SAFE

MEB is honored to achieve several of the most prestigious industry accolades for our dedication to safety. In 2025 we were named Accredited Quality Contractor and STEP (Safety Management System) Platinum by Associated Builders and Contractors, earned for our commitment to corporate responsibility and ongoing efforts in the development of a quality safety program. In addition, MEB has achieved Level 2 in Virginia's BEST (Building Excellence in Safety, Health, and Training) program. At this level, MEB is certified by the Virginia Occupational Safety and Health (VOSH) program and the Association of General Contractors (AGC) for establishing an effective safety and health management system that exceeds current VOSH regulatory requirements.

DESIGN-BUILDER //

Serving the Mid-Atlantic region for more than 40 years, MEB is a full-service construction firm with offices in the Greater Richmond area and Hampton Roads. Completing more than $300M in annual revenue, MEB boasts 425+ employees including project managers, estimators, superintendents, preconstruction managers, quality control and safety managers, project engineers, foremen, carpenters, and concrete utility crews. MEB provides full design-build, construction management, and general contracting services.





John Thornton, DBIA

Project Executive

John has a wide range of project management experience—starting at MEB as an intern and rising to Senior Project Manager. He manages the majority of MEB's complex water/wastewater projects east of Richmond, overseeing day-to-day cost and schedule management, while directing communication with key team members. John is a respected leader both internally and externally, with professionalism and responsive solutions recognized by clients and owners alike.

RELEVANT PROJECTS

Louisa Technology Park Offsite Utilities

Louisa Water Treatment Plant James River Water Project

Chesterfield Addison Evans Water Treatment Plant Flocculation & Sedimentation Basins Improvements

ARWA In-Plant Captial Upgrade - Phase 1 & 2



Don Wade

Vice President

Don has a vast array of experience gained from four decades in the construction industry. Beginning as a summer laborer on roadway projects, he spent 10 years in the field—training and working as a foreman, superintendent, and project engineer. Achieving a position of management quickly, Don broadened his experience to include commercial, industrial, and tunneling projects with a heavy focus on water and wastewater treatment facilities. Don is the pillar of MEB operations, overseeing all new opportunities and projects throughout Central and Western Virginia.

RELEVANT PROJECTS

Louisa Technology Park Offsite Utilities

Cobbs Creek Reservoir, Dam & Facilities

Woodstock Water Treatment Plant Improvements

Rocky Pen Run Water Treatment Facility



Tim Ratay, DBIA

Preconstruction Executive

Tim's decades of expertise with collaborative/alternate delivery heavy civil, infrastructure, and utility projects brings an unparalleled level of confidence to the entire team during the earliest stages of the project. Leading the Preconstruction Phase, Tim sets each project up for success by bringing together owners, end-users, and the design team to create a technically-sound and constructable project with creative solutions that protect the budget, encourage schedule efficiency, and maintain design integrity. As a licensed Professional Engineer and former Project Manager, Tim brings a unique approach to the design-build process, understanding the intricacies of both designing and building the unique systems associated with water and resiliency projects and their importance to the surrounding community.

RELEVANT PROJECTS

Louisa Technology Park Offsite Utilities

Surry Hydraulic Improvements

Williamsburg Rd. Pump Station & Force Main

James River SWIFT & James River Treatment Plant ANRI



Dickie Clark

Project Superintendent

Dickie has more than three decades of experience in the construction industry. As Superintendent, he directs labor and equipment allocation, troubleshoots complex field conditions, participates in constructability reviews, and provides oversight and support ensuring on-site teams have the resources to succeed.

RELEVANT PROJECTS

Louisa Technology Park Offsite Utilities

Louisa Water Treatment Plant James River Water Project

Cobbs Creek Reservoir, Dam & Facilities

Chesterfield Addison Evans Water Treatment Plant Flocculation & Sedimentation Basins Improvements

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

LEAD DESIGNER//

Timmons Group is a multi-discipline engineering and technology firm recognized for nearly 30 years as one of Engineering News Record's (ENR) Top 500 Design Firms in the country. They provide civil engineering, environmental, GIS/geospatial technology, landscape architecture and surveying services to a diverse client base. Founded in 1953, we are a well-established firm with a pioneering spirit. Decades of experience allow us to lead our industry with an unwavering commitment to forward thinking, innovative design and complete solutions that help our clients be successful.





Bruce Strickland
Design Services Manager

Bruce is a Principal and Senior Project Manager with Timmons Group's Water Infrastructure Group. With over a decade of experience, Bruce has successfully managed a multitude of water and wastewater projects including new construction, rehabilitation, and replacement. He effectively navigates complex projects, working through planning, design, and permitting challenges, and managing projects through construction to completion. As a Principal and Senior Project Manager in the Water Infrastructure Group, Bruce also oversees the Group's workload and resources, maintains strong professional relationships, and works diligently with Clients and staff to achieve shared success. As Design Services Manager, Bruce will oversee all design work and also provide overall project management and subconsultant management. Bruce's specialties include linework, pump stations, and storage tanks.

RELEVANT PROJECTS

Louisa Technology Park Offsite Utilities

Shannon Hill Growth Area Water and Sewer Infrastructure

James River Water Project

Keswick EQ Tank and Influent Pump Station

James River Water Authority, Raw Water Facilities



David Saunders
Design Services QA/QC

David is a Sr. Principal in Timmons Group's Water Infrastructure Group with over 40 years of experience in planning and designing water and wastewater facilities. As Practice Leader, he manages about 30 engineers and designers in Virginia and North Carolina. He has broad experience in plans, specifications, cost estimates, and reports for utilities, storm drainage, roads, site development, and water tanks. Skilled in PPEA and design-build delivery, David ensures design and permitting efforts deliver best value while minimizing schedule and budget risks.

RELEVANT PROJECTS

Louisa Technology Park Offsite Utilities

Surry Hydraulic Improvements and Interceptor Force Main

Zion Crossroads W/WW Plant Relocate

Louisa Water Treatment Plant James River Water Project



Matt Miller
Senior Project Manager

A Senior Project Manager with Timmons Group's Water Infrastructure Group, Matt has 13 years of experience and has managed and designed a broad range of projects across the water and wastewater infrastructure industry; including water treatment plants, well based water systems, elevated water storage tanks, water mains, water withdrawal permitting, water distribution system modeling, municipal wastewater treatment plants, industrial wastewater treatment plants, wastewater pump station and force mains, gravity sewers, biological process modeling, and sanitary hydraulic modeling.

RELEVANT PROJECTS

Louisa Technology Park Offsite Utilities

Louisa Water Treatment Plant James River Water Project

Sandy River Reservoir, Water Withdrawal Permit Renewal

Private Industrial Facility, WWTP Modifications



Joe Hines
Client Advocate

Joe is a Sr. Principal in the Infrastructure and Economic Development practice with over 20 years of experience managing projects from concept through construction for municipal clients. He specializes in site selection, site development, and infrastructure for Economic Development parks, with projects ranging from $100,000 to over $60 million. A recognized expert in site preparedness and development, Joe brings extensive experience to help clients achieve their goals and frequently presents to local, state, and national audiences on success in Economic Development.

RELEVANT PROJECTS

Louisa Technology Park Offsite Utilities

Louisa Water Treatment Plant James River Water Project

Southampton Water Reclamation

Shannon Hill Growth Area Water and Sewer Infrastructure

louisa technology park offsite utilities

louisa county

New raw water pump station and forcemain project consisting of design and construction of a raw sewer pump station with 15-ft-deep cast-in-place concrete dry well, insulated pre-cast wall system, steel roof system, four 100HP vertical turbine pumps, four 75HP vertical turbine pumps, two 5HP Vertical Turbine pumps, surge valves, process piping and appurtenances. Eight 3-ton AC split systems with control panels, unit heaters, and domestic water plumbing. Electrical and controls built to 2N redundancy, including two 1,200A main switchgears with PLC controls, two 750 kW generators, 10 VFDs, dual transfer switches, UPS systems, and distribution panels, three control panels with redundant PLCs, flow meters and instrumentation and associated sitework and utility piping.

DELIVERY METHOD
Design-Build PPEA

CONTRACT VALUE
$32.7M

SCHEDULE
Start: 11/2024
Completion: 01/2027 (on-track)



louisa water treatment plant james river water project

louisa county

The advanced water membrane filtration Water Treatment Plant project included a 5 MG concrete pre-settling basin, a 4 MGD finished water pump station building which included two 200 HP vertical mount split case pumps, flow control valves, electrical gear, and a motorized hoist, various chemical feed systems, a 6,400 SF pre-engineered metal Operations/Treatment Building, membrane filtration equipment, and a 2 MG concrete clearwell tank. **Construction was completed on-schedule and within budget**.

DELIVERY METHOD
Design-Build PPEA

CONTRACT VALUE
$13.7M

SCHEDULE
Start: 04/2017
Completion: 05/2019



shannon hill growth area water and sewer infrastructure

louisa county

Timmons Group provided planning and design services to establish water and sewer infrastructure to serve Louisa County's Shannon Hill Growth Area. Louisa County owns a 684+/- acre site on Shannon Hill Road with direct access to Interstate 64. Timmons Group performed preliminary engineering and design of approximately 7 miles of offsite 16" waterline and 12" force main which are currently under construction. Timmons Group also provided easement acquisition services to obtain utility easements from 15 property owners along the offsite utility route. The onsite utilities include a 1.5 million gallons per day (MGD) water booster station and 0.75 million gallon (MG) composite style elevated water storage tank with an overflow height of 175 feet which are currently under construction. Timmons Group also designed approximately 8,800 linear feet of 16" water main, 7,400 linear feet of 12" sanitary sewer, two suction lift wastewater pump stations with over 1 MGD of capacity, and 8,400 linear feet of 8" and 12" force main within the Shannon Hill Regional Business Park. As part of the ongoing construction activities, Timmons Group is currently providing construction administration and inspection services.

DELIVERY METHOD
Design-Bid-Build

CONTRACT VALUE
$33M

SCHEDULE
Start: 11/2024
Completion: 11/2026



addison evans water treatment plant flocculation & sedimentation basins improvements

chesterfield county

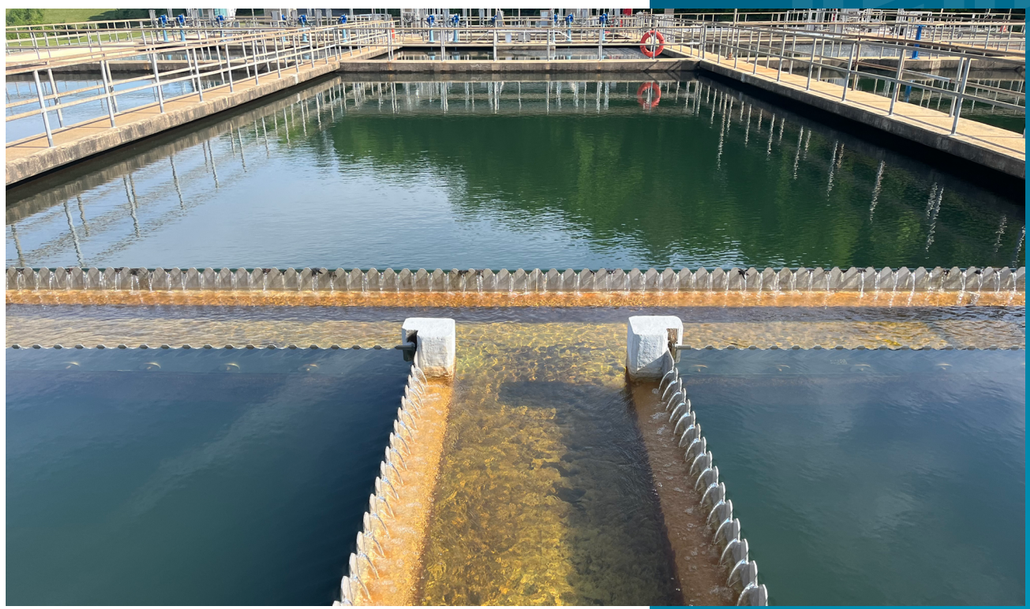
This is a two-phase project, with each phase to be completed concurrently during the low water-demand seasons. The first phase of work, completed through Spring 2023, included demolition of existing equipment, valves, and piping within Basins #3 and #4, installation of a new elastomeric lining system along the outer walls, and installation of new floc/sed equipment, valves, and piping systems.

The second phase includes demolition and replacement of flocculation equipment in basins #1 and #2, new concrete and stainless-steel effluent launders, new flow meters, valves and piping systems.

DELIVERY METHOD
Design-Bid-Build

CONTRACT VALUE
$4.2M

SCHEDULE
Start: 01/2022
Completion: 05/2024



woodstock water treatment plant improvements

town of woodstock

The project involved constructing a new concrete sludge equalization tank complete with pumps and a valve vault; installing new sludge collectors in the sedimentation basins; and adding new UV equipment. Work also included rehabilitating the Wheeler bottom filters with new underdrains, filter media, and an air-scour system. Additional improvements encompassed upgrades to the electrical and control systems, as well as site work and underground utility installations.

DELIVERY METHOD
Design-Bid-Build

CONTRACT VALUE
$3.1M

SCHEDULE
Start: 02/2017
Completion: 06/2018



rocky pen run water treatment facility

stafford county

New facility consisting of a Water Treatment Building containing outdoor chemical areas, chemical pump rooms, process areas, membrane filtration area, solids handling area, maintenance room, lab, administration area, electrical room and two generators. There are two trains of rapid mixers, three trains of sludge blanket clarifiers, two membrane wetwells, four membrane feed pumps, centrifuge, sludge feed pumps, several chemical systems, and three trains of low and high service finished water pumps. Site work includes electrical, yard piping, a 2.5MG pre-cast finished water tank, paving, and permanent E&S controls.

DELIVERY METHOD
Design-Bid-Build

CONTRACT VALUE
$26.2M

SCHEDULE
Start: 11/2011
Completion: 02/2015



1C. CONTACTS

Provide the names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.

PRIMARY POINT OF CONTACT



John Thornton, DBIA
Project Executive

jthornton@meb.group
(757) 487-5858 // (804) 249-0761 *(cell)*

SECONDARY POINT OF CONTACT



TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

Bruce Strickland, P.E., Assoc. DBIA
Principal - Water Infrastructure

bruce.strickland@timmons.com
(804) 200-6389 // (804) 833-7873 *(cell)*

1D. PROJECT TEAM FINANCIALS

Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater.

FINANCIAL STATEMENTS

Please see Financial Statements for MEB in a separately sealed envelope, provided with the proposal package.

1E. PROJECT TEAM CONFLICT OF INTEREST

Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to the Virginia State and Local Government Conflict of Interests Act, Chapter 31 (§ 2.2-3100 et seq.) of Title 2.2.

CONFLICT OF INTEREST

Our team does not have any individuals who would be considered for disqualification due to conflicts of interest.

Notice of Disclosure: Louisa County and MEB are former, current, or potential future clients of Timmons Group. This Notice of Disclosure is being made in accordance with the Code of Virginia Title 18, Agency 10, Chapter 20, Part XII. Standards of Practice and Conduct, Conflicts of Interest (18VAC10-20-710)

02. project characteristics

LOUISA WATER TREATMENT PLANT JAMES RIVER WATER PROJECT
AERIAL

2A. PROJECT DESCRIPTION

Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are clearly identified.

The following is a detailed description of the project components being proposed by the MEB/Timmons Group Design-Build Team. This narrative outlines the implementation of the **James River Water Project: Process Upgrades** to provide a reliable and sustainable potable water supply to Louisa County

PROJECT HISTORY

The James River Water Project has been in the making for almost 30 years since Fluvanna and Louisa originally commissioned Timmons Group in November 1995 to perform a Water Resources Study for the Zion Crossroads area. The results of that study concluded that the best alternative to provide water to the Zion Crossroads area was utilizing the James River as a water source. That report became the basis for the initial water withdrawal permit filed by Fluvanna County on behalf of Fluvanna and Louisa Counties.

Since that initial report, both Fluvanna and Louisa Counties have taken many steps towards providing water to the Zion Crossroads area. Below is a brief timeline regarding the history of the project to date:

NOVEMBER 1995

Fluvanna and Louisa commissioned Timmons Group to perform the Water Resources Study for the Zion Crossroads area.

NOVEMBER 2002

Fluvanna and Louisa commissioned a Water Supply Working Group to develop a MOU between the Counties for development of a framework for a joint water supply.

MARCH 2003

The Water Supply Working Group issued an 11-point Memorandum of Understanding between the Counties identifying the potential framework for a shared water system.

MARCH 2004

Fluvanna and Louisa officially adopted the Water Supply Working Group report and entered into a formal Memorandum of Understanding between the Counties.

APRIL 2004

Fluvanna, on behalf of Fluvanna and Louisa, submitted an application to DEQ for water withdrawal permit from the James River.

DECEMBER 2005

Application to DEQ was "deemed complete" for DEQ's formal review and approval for the withdrawal permit.

MAY 2006

Fluvanna County, on behalf of Fluvanna and Louisa Counties, issued an RFP for Engineering Services for the "Planning and Design of the James River Water System."

JUNE 2006

DEQ issued a permit to Fluvanna County on behalf of Fluvanna and Louisa Counties to withdraw water from the James River and construct a water system to serve the Counties.

MAY 2007

Louisa and Fluvanna Counties select the Timmons Group team to perform all work necessary to complete the James River Water System project from preliminary engineering through start-up services and post-construction services.

LATE 2008 AND EARLY 2009

Several public meetings held in Fluvanna and Louisa Counties and then a Joint Board of Supervisor's meeting that identified the project, costs and potential ownership structure.

APRIL 21, 2009

The James River Water Authority was incorporated and Certificate of Incorporation issued by the State Corporation Commission.

JUNE 2009

The Timmons Group contract is assigned to the James River Water Authority.

SEPTEMBER 2009

Financing application was submitted to the Virginia Resources Authority for funding of the entire project.

LATE 2009 THROUGH 2010

The Counties work through several issues regarding the formation and financing of the James River Water Project via the James River Water Authority.

2010

The James River Water Authority went dormant and ceased to meet due to issues with the project financing, legal challenges, etc.

OCTOBER 2013

Fluvanna and Louisa Counties enter into "An Agreement between Louisa County, Virginia, Fluvanna County, Virginia, the Louisa County Water Authority, and the James River Water Authority regarding the James River Pipeline".

2015

The JRWA held Virginia Water Protection (VWP) permit #14-0343, dated November 20, 2015. This permit was issued for the withdrawal of water from the James River, just upstream of the confluence with the Rivanna River at the end of Route 624, near the Town of Columbia in Fluvanna County. Two minor modifications were issued, dates October 25, 2016, and October 30, 2017.

2022

Due to a cultural resources investigation, JRWA moved the design of the raw water intake and pump station facilities approximately 2 miles upstream of the previous location. A Joint Permit Application package was submitted on August 10, 2022, to modify the existing water withdrawal permit and acquire the necessary impact and construction permitting. DEQ deemed the JPA administratively complete on August 24, 2022. A draft water withdrawal permit for the new intake location was received on August 7, 2023.

2023

A final water withdrawal permit was received on October 20, 2023.

2024

Construction of the raw water main commenced.

2025

Construction of the raw water pump station commenced, and system startup and commissioning are slated for 2027.

2A. PROJECT DESCRIPTION CONT.

Pages 23-28 contain proprietary and confidential information and have been removed from this version.

Pages 23-28 contain proprietary and confidential information and have been removed from this version.

PROPRIETARY

PROPRIETARY

2B. WORK TO BE PERFORMED BY THE COUNTY

Identify and fully describe any work to be performed by the County.

THE TEAM LISTS THE FOLLOWING COUNTY OF LOUISA WORK AND RESPONSIBILITIES:

- Project Funding
- Permanent easement and construction easement purchases (if required)
- Land acquisition, land purchase, and any associated management fees (if required)
- Independent construction inspection
- Independent Geotechnical and Materials Inspection/Reporting during construction
- County permit fees
- Agreement/Permit fees required by other utility owners
- New permanent electrical services required to power the sites (if required)
- Coordination with officials of other localities
- Removal of rock and unsuitable soil encountered during the course of excavation
- Purchase of nutrient credits for wastewater discharges
- Purchase of nutrient credits for stormwater discharges
- Upgrade to existing electrical services (if required)
- Environmental Phase Assessments (if required)
- Wetland and stream impact mitigation costs (if required)
- Historic and cultural resource surveys (if required)

The following are additional assumptions taken into consideration while configuring the Project design and pricing included in this proposal:

COUNTY CONTROLLED ISSUES

Louisa County will resolve all Zoning, Comprehensive Plan, and other County regulated issues that may impact the use of sites and rights-of-way indicated in this proposal.

2C. FEDERAL, STATE, AND LOCAL PERMITS

Include a list of all federal, state, and local permits and approvals required for the project and a schedule for obtaining such permits and approvals.

JAMES RIVER WATER PROJECT - FERNCLIFF WTP - PROCESS UPGRADES - PERMITTING MATRIX

Permits and Regulatory Approvals for Project[1]

PERMIT/APPROVAL	ISSUING OR RESPONSIBLE AUTHORITY[2]	RELATED SURVEYS, STUDIES. PLANS, OR CONSULTATIONS[3]	TRIGGERING REQUIREMENT	STATUS & TIME TO RECEIVE	RESPONSIBLE PARTY
STATE					
Waterworks Construction Permit	VDH	As Required	New Water Treatment or Distribution Facilities	Permitting to Commence at Design Phase and Expected Two Months After Plan Submittal	Design-Build Team
Waterworks Operation Permit	VDH	As Required	New Water Treatment or Distribution Facilities	Permitting to Commence Upon Construction Completion and Expected One Month After Plan Submittal	Design-Build Team
LOCAL					
Land Disturbing Permit	Piedmont Soil & Water Conservation District	Erosion and Sediment Control Plans	Land Disturbance	Permitting to Commence at Design Phase and Expected Two Months After Plan Submittal	Design-Build Team
Building Permit	Locality[5]	As Required	If Required by Local Ordinance	Permitting to Commence at Design Phase and Expected One Month After Plan Submittal	Design-Build Team
Statement of Special Inspections	Locality[5]	As Required	If Required by Local Ordinance	Permitting to Commence at Design Phase and Expected One Month After Plan Submittal	Design-Build Team
Waterworks Business Operation Plan	VDH	As Required	New Waterworks	Permitting to Commence Once Waterworks Permit Received and Expected in Four Months	Louisa County[8]

Notes:

[1] Table covers permits and approvals necessary for construction of Project #3D, which will occur entirely within the existing WTP site, which has been previously disturbed.

[2] USACE – US Army Corps of Engineers; USFWS – US Fish and Wildlife Service; DEQ – Virginia Department of Environmental Quality; DCR – Virginia Department of Conservation and Recreation; DWR – Virginia Department of Wildlife Resources; DHR – Virginia Department of Historic Resources; VMRC – Virginia Marine Resources Commission; VDOT – Virginia Department of Transportation; VDH – Virginia Department of Health

[3] The Design-Build Team will pay permit application fees for any individual application that does not exceed $500. Any application fees higher than this value shall be paid by Louisa County. Environmental mitigation costs that may be required due to impacts to wetlands or waters of the U.S. shall be paid by Louisa County. Nutrient Credit costs that may be required due to stormwater permitting shall be paid by Louisa County.

[5] "Locality" refers to Louisa County and/or any town crossed by the Project that has permit-issuing authority within its jurisdiction.

[7] Permit items listed as "Excluded from Scope" are not anticipated to be required for the project and are not included in the design-build team scope of services. Should it be determined over the course of the project that these permit items are required, additional scope and fee will be required to complete said permit.

[8] Permit items listed as "Louisa County" are anticipated to be required for the project, but are not included in the design-build team scope of services. They are best handled by Louisa County due to the nature of the permit. In certain cases, an engineering consultant or other party may be required to assist the County with the given permit item under separate scope and fee.

2D. ANTICIPATED ADVERSE IMPACTS

Identify any anticipated adverse social, economic, and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project.

Because the proposed work will occur within an existing water treatment plant site that has been previously disturbed, no significant social, economic, or environmental impacts are anticipated beyond the normal minor disruptions associated with construction activities. The MEB/Timmons Group Team will coordinate closely with the County to minimize noise, dust, and any temporary inconveniences during construction. Traffic impacts are expected to be minimal; however, any work near public access points will follow approved traffic control measures and applicable standards.

MEB will assign a Responsible Land Disturber to oversee land disturbance activities and ensure compliance with Virginia Soil and Water Conservation regulations. An Erosion and Sediment Control (E&S) Plan will be prepared and strictly implemented throughout construction. All disturbed areas will be stabilized and restored per the E&S plan.

Our team's proactive approach through careful planning, coordination, and execution will mitigate typical construction-related impacts. We are confident in our ability to minimize disruptions and maintain compliance with all regulatory requirements during the proposed project.

2E. ANTICIPATED POSITIVE IMPACTS

Identify the projected positive social, economic, and environmental impacts of the project.

The James River Water Project has been nearly three decades in the making and is poised to deliver significant social, economic, and environmental benefits to Louisa County and surrounding communities.

KEY ADVANTAGES INCLUDE:

1. **Reliable Water Supply for Growth Areas**
   The project will provide a dependable water source for Zion Crossroads, reducing reliance on the Green Springs wells located in the historic district. This ensures long-term water security while protecting sensitive cultural resources.
2. **Supports Planned Growth and Economic Development**
   Consistent with Louisa County's designated Growth Areas, the system will enable sustainable development in Zion Crossroads, Ferncliff, and Shannon Hill, fostering job creation and economic vitality.
3. **Resiliency Against Drought and Resource Strain**
   By drawing from the James River, the project minimizes stress on existing well systems and groundwater resources, particularly during drought conditions that have impacted the region since 2002.
4. **Modern, Efficient Infrastructure**
   State-of-the-art treatment facilities will incorporate advanced technologies to reduce operational costs, deliver clean, safe water, and enhance service reliability.

ADDITIONAL BENEFITS OF THE NEW SYSTEM INCLUDE:

- **Public Health Protection**
  Improved water quality safeguards against waterborne diseases.
- **Aquifer Preservation**
  A 1 MGD capacity can support 4,000–5,000 homes or major commercial developments, reducing the need for new wells and protecting groundwater levels.
- **Environmental Stewardship**
  Maintains healthy ecosystems for plants, wildlife, and aquatic life.
- **Economic Growth**
  Creates jobs and supports new community development.
- **Enhanced Quality of Life**
  Modern infrastructure ensures a higher standard of living for residents.

Timmons Group has been deeply involved since the project's inception in 1995, bringing unmatched expertise and continuity to its planning and design.

2F. PROPOSED SCHEDULE

Identify the proposed schedule for the work on the project, including the estimated time for completion.

The MEB/Timmons Group Team is uniquely positioned to deliver this project with unmatched speed and efficiency. Based on our experience our team has developed a conceptual timeline for this project.

CONCEPTUAL TIMELINE



2G. PROPOSED ALLOCATION OF RISK AND LIABILITY

Propose allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.

To ensure timely completion, the design-build agreement will include a clearly defined schedule with milestone dates and liquidated damages provisions for work extending beyond the agreed completion date. In the event of delays attributable to the design-build team, the team will assume responsibility for all direct costs associated with extended construction, including additional labor, equipment, and overhead. Conversely, delays caused by factors outside the team's control such as owner-directed changes, regulatory approvals, or force majeure events will be addressed through equitable adjustments to the contract time and cost.

To further mitigate risk, the team will provide a performance bond and adhere to a guaranteed maximum price structure, ensuring cost predictability. A detailed project schedule, developed collaboratively with Louisa County, will be monitored weekly, with progress reporting and proactive corrective actions implemented as needed. These measures, combined with the design-build team's proven track record and integrated approach, provide strong assurance that the project will be completed on time and within budget.

2H. STATE ASSUMPTIONS

State assumptions related to ownership, legal liability, law enforcement, and operation of the project and the existence of any restrictions on the County's use of the project.

THE MEB/TIMMONS GROUP TEAM LISTS THE FOLLOWING OPERATIONAL ASSUMPTION AND RESTRICTIONS:

1. The County will retain ownership of all existing utility improvements affected by the project. Title to all improvements made under the proposed project will transfer to the county upon acceptance by the County and prior to beneficial use.
2. The team will provide and maintain appropriate levels of Liability and Builder's Risk insurance covering its operations. The County and its agents will be named as an additional insured on all policies. Any indemnification clauses incorporated into the comprehensive agreement will not favor one party over the other. The Team will also provide and maintain appropriate levels of Errors & Omissions insurance against design errors and omissions.
3. The County will be responsible for operating all existing water and sanitary sewer improvements continuously throughout the project and assume responsibility for operating and maintaining the new improvements upon acceptance and beneficial use.
4. The team will be responsible for protecting work during construction.
5. It is assumed that local law enforcement will assist with short-duration traffic control or highway safety measures periodically during the Construction Phase. It is also assumed that local law enforcement will assist the Team with loss control by increasing patrols in the areas where stored construction materials and equipment are necessarily accessible to the public (primarily rights-of-way and temporary staging areas).
6. All new work will conform to fully applicable state and local regulations.
7. There will be no restrictions on the public's use of the project once the work is complete and accepted by the County.

2I. PHASED AND PARTIAL OPENINGS

Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.

The MEB/Timmons Group Design-Build Team is ready, willing and able to help the County meet desired goals in any sequence as best determined by the County. Our team will develop a plan that benefits the County as dictated by County and as agreed to by logical design and construction practices and sequencing. Phases and/or alternates can be integrated or built individually. The County can assume beneficial use of each project phase as they are completed and accepted by the County.

2J. ASSUMPTIONS RELIED ON FOR A SUCCESSFUL PROJECT

List any other assumptions relied on for the project to be successful.

2K. CONTINGENCIES THAT MUST OCCUR FOR A SUCCESSFUL PROJECT

List any contingencies that must occur for the project to be successful.

OTHER DESIGN ASSUMPTIONS AND CONTINGENCIES

The following are additional assumptions taken into consideration while configuring the Project design and pricing included in this proposal:

SITE GEOTECHNICAL CONDITIONS

The site contains suitable soils for the construction of the process upgrades. At the site, no consideration for undercut of unsuitable soils is included in this proposal. At the site, no consideration for rock removal is included in this proposal. An allowance for rock removal by MEB will be included. At the site, groundwater will not be encountered in excavations.

PROPERTY ACQUISITION

If required, Louisa County will acquire rights-of-way in a timely manner to permit the project to be constructed without delay.

COUNTY CONTROLLED ISSUES

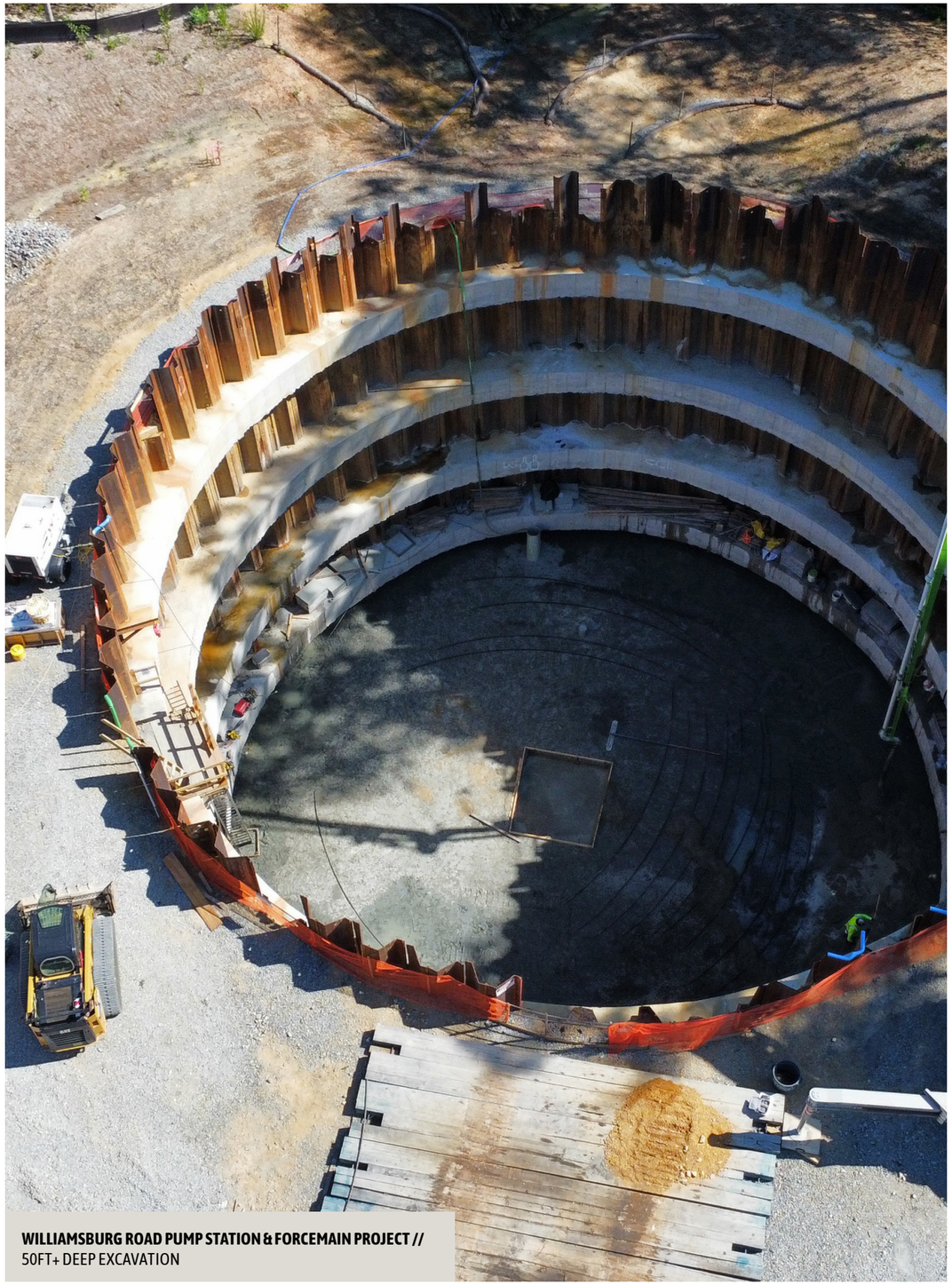
Louisa County will resolve all Zoning, Comprehensive Plan, and other County regulated issues that may impact the use of sites and rights-of-way indicated in this proposal.

RAW WATER SOURCE

Louisa County is responsible for the raw water source to support the project needs

ENVIRONMENTAL IMPACT PERMITTING

It is assumed the project can be designed to avoid impacts to jurisdictional environmental features and therefore impact permitting and time of year restrictions to construction activities will not be required.



WILLIAMSBURG ROAD PUMP STATION & FORCEMAIN PROJECT //
50FT+ DEEP EXCAVATION

03. project financing

JRWA RAW WATER PUMP STATION
PART OF THE JAMES RIVER WATER PROJECT

3A. PRELIMINARY ESTIMATE

Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both.

This section contains proprietary and confidential information and has been removed from this version.

PROPRIETARY

3B. PLAN FOR THE DEVELOPMENT, FINANCING, AND OPERATION OF THE PROJECT

Submit a plan for the development, financing, and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of and proposed sources and uses for such funds including any anticipated debt service costs. The operational plan should include appropriate staffing levels and associated costs. Include supporting due diligence studies, analyses, or reports.

It is understood that Louisa County will pay for the proposed improvements as if it were a project in a County Capital Improvement Plan. MEB does not propose state or federal funds for the PPEA. If requested, our team can assist the County in applying for additional funding from State and Federal sources. Depending on the level of assistance requested, our team may request additional fees for funding assistance services. Those services required for routine construction phase services such as payment certifications and status reports will be provided at no additional cost to the County.

Our team has been working with virtually all of the Commonwealth's regulatory and economic development agencies since its founding. They have been actively involved with numerous economic development organizations serving in various capacities within those organizations. In addition to their knowledge of the Commonwealth's financial tools, they are also experienced working with Federal financial tools for funding water, wastewater, and other utility projects.

SOME OF THOSE AGENCIES INCLUDE:

- Virginia Resource Authority
- USDA Rural Development (RD)
- US Economic Development Administration (EDA)
- Virginia Department of Health (VDH) Water Revolving Loan Fund
- Department of Environmental Quality (DEQ) Wastewater Revolving Loan Fund
- Virginia Economic Development Partnership
- US Environmental Protection Agency (EPA)
- VML-VaCo Financing Program
- Community Development Authorities
- Tax Increment Financing

This experience includes assisting clients with developing grant funding applications as well as loan applications for numerous localities throughout the Commonwealth of Virginia. We have also worked hand-in-hand with various financial advisors for local governments to creatively assist localities in securing the necessary funding for their project.

Through this experience, we have developed considerable expertise in these agencies administrative procedures and can provide additional value to the County as you develop project funding strategies for this project.

3C. ASSUMPTIONS UNDERLYING ALL MAJOR ELEMENTS OF THE PLAN

Include a list and discussion of assumptions underlying all major elements of the plan. Assumptions should include all significant fees associated with financing given the recommended financing approach. In addition complete disclosure of interest rate assumptions should be included. Any ongoing operational fees, if applicable, should also be disclosed as well as any assumptions with regard to increases in such fees.

This section contains proprietary and confidential information and has been removed from this version.

PROPRIETARY

3D. PROPOSED RISK FACTORS

Identify the proposed risk factors and methods for dealing with these factors.

RISK: DESIGN ERRORS AND OMISSIONS

Solution: By entering into a design-build contract for the work, the County significantly reduces its risk by eliminating its exposure to increased construction costs and delays resulting from design errors and omissions.

RISK: DEFAULT BY THE CONTRACTOR

Solution: MEB will provide surety in the form of Performance and Payment Bonds to guarantee satisfactory completion of the work and payment of all subcontractors and suppliers. Should MEB default on the contract or otherwise fail to pay its subcontractors and suppliers, the Surety will assume the outstanding contractual obligations to the County, and the subcontractors and suppliers.

RISK: PUBLIC SAFETY

Solution: Any excavations left open overnight will be fenced or barricaded to protect the public. Daily trench excavation will be limited to what can be backfilled during the same day.

RISK: DIFFERING SITE CONDITIONS (ROCK, UNSUITABLE SOILS, WETLANDS)

Solution: Ultrasound and geotechnical surveys will be used to identify potential areas where rock or unsuitable soils will be encountered prior to construction. Rock will be removed and undercutting will be performed to remove unsuitable soils. All other existing conditions affecting the work are generally visible which reduces the potential for unanticipated conditions

RISK: ADVERSE WEATHER

Solution: Weather Forecasts will be monitored closely, and construction activity will be suspended during periods of significant rainfall or adverse weather to prevent surface water form entering ditches and excavations and prevent mud from accumulating on roadways.



CHESTERFIELD ADDISON EVANS WATER TREATMENT PLANT
FLOCCULATION & SEDIMENTATION BASINS IMPROVEMENTS

3E. LOCAL, STATE, OR FEDERAL RESOURCES

Identify any local, state, or federal resources that the proposer contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment. Such disclosure should include any direct or indirect guarantees or pledges of the County's credit or revenue.

At this time, we anticipate the project being funded primarily through local resources (Louisa County). As previously mentioned, our team is experienced with assisting our clients find resources through state funding and grants. We are prepared to assist the County to identify and obtain additional financial resources in the event they are required.

The funding for the project would need to be available at the Notice to Proceed milestone. The project could be phased; however the funding would need to be in place prior to the commencement of services. We anticipate the following initial phases:

- **Comprehensive Agreement -** completion of design documents and commencement of construction



LOUISA WATER TREATMENT PLANT JAMES RIVER WATER PROJECT
EXTERIOR PROGRESS

3F. REVENUE SOURCES

Identify the amounts and the terms and conditions for any revenue sources.

This section is not applicable as there will not be any direct revenue streams associated with the project.

3G. TAX-EXEMPT FINANCING

Identify any aspect of the project that could disqualify the project from obtaining tax-exempt financing.

No known aspect of this project will disqualify the project from obtaining tax-exempt financing.

04. project benefits and compatibility

WILLIAMSBURG ROAD PUMP STATION & FORCEMAIN PROJECT //
50FT+ DEEP EXCAVATION

4A. IDENTIFY WHO WILL BENEFIT FROM THE PROJECT

Identify who will benefit from the project, how they will benefit, and how the project will benefit the overall community, region, or state.

MEB, who is local to the central Virginia area, will self-perform the majority of construction of the process upgrades. Many MEB employees live in the Louisa County and surrounding communities and support the local tax base. Through Timmons Group, all engineering and survey services will be performed by Virginia based firms. The project will provide many opportunities for employment of local labor resources.

OTHER BENEFITS INCLUDE:

1. Entering into a design-build contract under the PPEA guidelines offers Louisa County significant advantages in the form of a proven team, a fixed price, increased flexibility, limited risk, and an accelerated completion schedule over traditional design-bid-build procurement.
2. All proposed phases of the project will support planned future residential and economic development in the designated Zion Crossroads, Ferncliff and Shannon Hill Growth Areas and generate additional tax revenue for the County in addition to utility fees to recover the cost of the improvements.
3. MEB will source consumable materials needed for the project including fuel, tools, lumber, crushed stone, ready-mix concrete, etc. from local businesses.
4. The proposed project will generate state sales tax revenue for the Commonwealth of Virginia.

4B. ANTICIPATED PUBLIC SUPPORT OR OPPOSITION

Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.

This project has been almost 30 years in the making as Fluvanna and Louisa have been planning for a James River Water Project since an original study was conducted by Timmons Group in 1995. Currently, the raw water intake, pump station, and remaining portion of the raw water pipeline are under construction by the James River Water Authority. The process upgrades proposed herein will prepare Louisa County's Ferncliff Water Treatment Plant to efficiently treat the new surface water supply while meeting current regulatory requirements.

IT IS ANTICIPATED THAT THE FOLLOWING ENTITIES WILL SUPPORT THE PROJECT:

- County of Louisa
- Fluvanna County
- The James River Water Authority
- The Louisa County Water Authority
- The Virginia Department of Health
- The Virginia Department of Environmental Quality
- The Virginia Department of Transportation
- Businesses and residents located along the proposed extended water service corridor
- Developers in the targeted growth area
- Local environmental activists

THE FOLLOWING ENTITIES MAY OFFER SOME OPPOSITION TO ALL OR PARTS OF THE PROJECT:

- Local anti-development activists

4C. PUBLIC OUTREACH PLAN

Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.

The team recognizes that there are many constituencies beyond those directly involved in the procurement and construction process. The PPEA process provides the opportunity for our team to be proactive in reaching out to these groups. We will work closely with Louisa County and other stakeholders to develop and execute public outreach efforts that foster support and understanding throughout the project.

As has been done on prior municipal projects, we will assist the County in conducting meetings as deemed necessary with business groups, civic organizations, and County officials at the outset of the project. These efforts may be followed by the development of a mutually agreed upon mechanism, such as newsprint articles, website content, and social media posts, to allow all interested parties to follow the project's progress through completion.

To ensure transparency, build trust, and foster collaboration, the Design-Build Team and Louisa County will develop and implement a multi-tiered engagement strategy targeting the general public, business community, and governmental agencies. The key to the success of this engagement strategy will be early and consistent communication. This plan will be designed to ensure that all affected parties are informed, involved, and empowered throughout the life of the project.

COMMUNITY WORKSHOP COMMITTEE

We will form a Community Workshop Committee (CWC) to coordinate these efforts. The CWC will include members of the design-build team, operations group, and County representatives. Together, the committee will develop a project-specific plan that includes:

- A Public Engagement Strategy
- A Business Community Engagement Strategy
- A Government Engagement Strategy
- A Workshop Plan and Schedule
- Workshops and Public Forums
- A Public Relations Strategy for Media Releases
- Creation and maintenance of a Project Website to provide regular updates

The committee will meet regularly and will be established as soon as the City selects our team, continuing through project completion. This process has proven successful on previous municipal projects, providing structure, direction, and a unified approach to engaging the community. By offering regular updates and hosting open forums for input, the project will build stronger community relationships and increase overall support.

COMMITMENT TO COMMUNITY SERVICE

MEB's culture is rooted in service and community engagement. Through our formal Community Outreach Program, led by our Community Outreach Coordinator, we actively participate in community service, outreach initiatives, and local events. Our team works hard to develop relationships of trust and to establish the design-build team as a true partner invested in the success of the region.

In the last three years, MEB has achieved a 100 percent employee participation rate in our community service program. Volunteering in and around the communities where we live and work is central to who we are. Through service projects and outreach programs, we will continue to demonstrate our commitment to the community and to the long-term success of this project.

4D. ANTICIPATED SIGNIFICANT BENEFITS TO THE COMMUNITY, REGION, OR STATE

Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.

The proposed process upgrades will enable the County to provide a higher level of water service, thus resulting in increased economic development and growth potential. The health and well-being of the community, as well as the environment and the local economy depend on the continued maintenance and support and funding of infrastructure at all levels.

THE PRIMARY BENEFITS OF MODERN WATER AND INFRASTRUCTURE IS TO PROVIDE THE FOLLOWING:

- Protects the public health by controlling and eliminating waterborne diseases.
- Safeguards the environment by maintaining ecosystems that allow many species of plants, animals, and marine life to prosper and provide sustenance for humans.
- Stimulates and maintain economic growth by creating jobs and accommodating new growth in communities.
- Allows the citizens to enjoy a higher standard of living.

The citizens of the County and surrounding communities will benefit by enjoying a higher standard of living due to updated utility infrastructure.

4E. PROJECT COMPATIBILITY WITH LOCAL PLANS

Describe compatibility with the local comprehensive plan, local infrastructure development plans, the capital improvements budget, or other government spending plan.

The proposed process upgrade aligns directly with Louisa County's Comprehensive Plan and long-term infrastructure development goals by enhancing water treatment capacity and reliability. This improvement is essential to support the James River Water Project, which is a cornerstone of the County's strategy to secure sustainable water resources for future growth. The project complements planned residential and economic development in designated growth areas such as Zion Crossroads, Ferncliff, and Shannon Hill, ensuring adequate water supply for both current and future demand.

Additionally, the project is consistent with the County's Capital Improvements Program, which prioritizes investments in critical utility infrastructure to maintain service quality and regulatory compliance. By leveraging a design-build delivery under PPEA guidelines, the project optimizes government spending through cost certainty, schedule acceleration, and reduced risk compared to traditional procurement methods. This investment represents a proactive step toward meeting regional water needs while supporting economic development and environmental stewardship.

4F. SWAM PARTICIPATION EFFORTS

Provide a statement setting forth participation efforts that are intended to be undertaken in connection with this project with regard to the following types of businesses: (i) minority-owned businesses, (ii) woman-owned businesses, and (iii) small businesses.

PARTICIPATION STATEMENT FOR DISADVANTAGED AND SMALL BUSINESS ENTERPRISES

Our team is committed to promoting inclusive economic opportunities and ensuring that the Louisa Ferncliff WTP Process Upgrades Project reflects Louisa County's values of equity, diversity, and local empowerment. To that end, the team and its project partners will implement targeted participation efforts to engage minority-owned, woman-owned, and small businesses throughout the planning, design, construction, and operational phases of the project.

PARTICIPATION GOALS AND STRATEGIES

1. **Outreach and Engagement**
   Conduct targeted outreach to certified minority-owned, woman-owned, and small businesses through local chambers of commerce, business associations, and procurement networks.
2. **Inclusive Procurement Practices**
   Encourage subcontracting opportunities for DBE/SBEs in areas such as surveying, site preparation, materials supply, trucking, and specialty trades.
3. **Capacity Building and Support**
   Offer mentorship opportunities through partnerships with larger firms to support business development and long-term growth.
4. **Scaling Work Packages**
   Create appropriate size work packages for maximum DBE/SBE participation

These efforts will help ensure that the economic benefits of the project are broadly shared and that historically underrepresented businesses have meaningful opportunities to contribute to and benefit from this transformative infrastructure investment.



SWAM AND SUBCONTRACTOR OUTREACH EVENT

www.meb.group

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

www.timmons.com

BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 6th day of April 2026, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

A RESOLUTION TO APPROVE REZ2026-01, CUP2026-01, SEC. 86-321. WAIVERS AND MODIFICATIONS TO THE PLANNED UNIT DEVELOPMENT DISTRICT; OWNERS DICKINSON LAND & PROPERTIES, LLC. (PARCEL 28-97D AND PARCEL 29-3); WARE FAMILY, LLC. (PARCEL 29-2); DICKINSON INVESTMENTS, LLC. (PARCEL 28-97E); APPLICANT, WARES CROSSROADS DEVELOPMENT LLC; AGENT HIRSCHLER, CHARLES W. PAYNE, JR.

WHEREAS, Dickinson Land & Properties, LLC.; Ware Family, LLC; Dickinson Investments LLC; Applicant, Wares Crossroads Development LLC; Agent Hirschler, and Charles W. Payne, Jr. submitted a request a rezoning from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), a combined acreage of approximately 393.8417 acres; and

WHEREAS, RP20 Cutalong Consolidated LLC; Tributer V&C Development CO LLC, CUTALONG MODEL LLC/ Wares Crossroads Development LLC; Agent Hirschler, and Charles W. Payne, Jr., request a review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrances.

WHEREAS, the applicant also requests Wares Crossroads Development and Cutalong at

Tributer Bay share all utilities. RP20 Cutalong Consolidated, LLC consists of parcels zoned (RD Resort Development); 29-35, 29-35A, 29-35A2, 29-35A3, 29-35A4, 29-9-A, 29-11-A1, 29-11-C, 29-11-D, 29-11-112 through 115, 29-11-118, 29-11-120, 29-11-122 through 124, 29-11-126, 29-11-129 through 29-11-131, 29-11-134 through 29-11-140, 29-11-142, 29-11-146, through 29-11-149, 29-11-151, 29-11-152, 29-11-154. V&C Development CO LLC consists of parcel 29-11-157. Tributer V&C Development CO LLC consist of parcels 29-11-F and 29-11-E; and from Sec. 86-321. - Waivers and modifications to the Planned Unit Development District, to allow for Garden Cottages to be accessed from the private road via a twenty-foot (20') access easement; and

WHEREAS, the properties are located 0.13 miles southeast of the intersection of Zachary Taylor Highway (Route 522) and New Bridge Road (Route 208) and are further identified as tax map parcels 28-97D, 29-3, 28-97E, zoned Agricultural (A-2 GAOD) and 29-2 zoned Agricultural (A-1 GAOD), in the Mineral Election District. The 2040 Louisa County Comprehensive Plan designates this area as Mixed-Use, inside the Lake Anna Growth Area; and

WHEREAS, at a regular meeting of the Louisa County Planning Commission held March 5, 2026, the Planning Commission voted that the public necessity, convenience, general welfare, or good zoning practice compels it to make a recommendation of approval to the Louisa County Board of Supervisors on rezoning request REZ2026-01, to allow the rezoning of approximately 393.8417 acres from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), and conditional use permit CUP2026-01, to allow permitted uses with a conditional use permit in Planned Unit Development as follows: Agricultural Operation, Aviation Facility, Brewery Limited, Brewery Major, Distillery Major, Campground, Club, Commercial Indoor Sports and Recreation, Commercial Indoor Entertainment, Commercial Outdoor Sports and Recreation, Commercial Outdoor Entertainment, Dwelling/residence single family, Dwelling/residence two family, Golf Course, Indoor Shooting Range, Multi-Family Dwelling, Outdoor Gathering, Outdoor Shooting Range, Personal Improvement Services, Personal Services, Public Assembly, Restaurant, Special Occasion Facility, Short-Term Rental of a Dwelling; and

NOW, THEREFORE, BE IT RESOLVED, on this 6th day of April 2026, that the Louisa County Board of Supervisors hereby approves/denies the request for REZ2026-01, to allow the rezoning of approximately 393.8417 acres from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), and conditional use permit CUP2026-01, to allow permitted uses with a conditional use permit in Planned Unit Development.

A Copy, teste:

_____

Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

Phone (540) 967-3430 **COUNTY OF LOUISA** *Fax (540) 967-3486*
COMMUNITY DEVELOPMENT DEPARTMENT
www.louisacounty.com

TO: Louisa County Board of Supervisors

FROM: Staff, Louisa County Community Development

DATE: March 24, 2026

REQUEST:

1. Rezoning from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), a combined acreage of approximately 393.8417 acres.

2. Sec. 86-312. - Permitted uses with a conditional use permit in Planned Unit Development (PUD) as follows: Agricultural Operation, Aviation Facility, Brewery Limited, Brewery Major, Distillery Major, Campground, Club, Commercial Indoor Sports and Recreation, Commercial Indoor Entertainment, Commercial Outdoor Sports and Recreation, Commercial Outdoor Entertainment, Dwelling/residence single family, Dwelling/residence two family, Golf Course, Indoor Shooting Range, Multi-Family Dwelling, Outdoor Gathering, Outdoor Shooting Range, Personal Improvement Services, Personal Services, Public Assembly, Restaurant, Special Occasion Facility, Short-Term Rental of a Dwelling.

3. Private Road Waiver Request - Pursuant to Section 86-567 (10) b., of Chapter 86. Land Development Regulations - a private road waiver be granted to develop the Wares Crossroads Development LLC., Planned Unit Development (PUD) with a new internal private, gated road network.

4. Sec. 86-321. - Waivers and modifications to the Planned Unit Development District (PUD) to allow for Garden Cottages to be accessed from the private road via a twenty-foot (20') access easement.

5. A review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development (PUD) to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development (PUD) connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrances. The applicant also requests Wares Crossroads Development and Cutalong at Tributer Bay share all utilities. RP20 Cutalong Consolidated, LLC consists of parcels 29-35, 29-35A,

REQUEST: The Board of Supervisors will meet to review the above items on Monday, April 6, 2026, at 6:00 P.M. in the Louisa County Public Meeting Room.

INFORMATION SUMMARY	
TAX MAP AND PARCEL #:	28-97D, 29-3, 28-97E, 29-2
ACREAGE:	393.8417
ELECTION DISTRICT:	Mineral
ZONING:	Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2
REQUESTED ZONING	Planned Unit Development (PUD)
SURROUNDING ZONING:	Agricultural (A-2) Residential General (R-2) General Commercial (C-2 GAOD) Resort Development (RD)
EXISTING USE(S):	Timber Property /Vacant Real Estate Office (29-2)
GROWTH AREA:	Lake Anna
FUTURE LAND USE(S):	Mixed Use

OWNER/APPLICANT (PUD):
Ware Family LLC
2891 Mosco Trail
Powhatan, VA 23139

Dickinson Land & Properties, LLC & Dickinson Investments LLC
441 Lakeway Rd
Mineral, VA 23117

OWNER/APPLICANT (Master Plan Amendment):
RP20 Cutalong Consolidated LLC
978 New Bridge Rd
Mineral, VA 23117

Cutalong Model LLC
160 West Canyon Crest Rd
Alpine, UT 84004

Tributer V&C Development Co LLC
2600 North Ashton Blvd
Lehi, UT 84043

AGENT (PUD & Master Plan Amendment):
Hirschler
Charles W. Payne, Jr.
725 Jackson Street, Suite 200
Fredericksburg, VA 22401-5720

PROPERTY LOCATION:

The properties are located 0.13 miles southeast of the intersection of Zachary Taylor Highway (Route 522) and New Bridge Road (Route 208) and are further identified as tax map parcels 28-97D, 29-3, 28-97E, zoned Agricultural (A-2 GAOD) and 29-2 zoned Agricultural (A-1 GAOD), in the Mineral Election District. The 2040 Louisa County Comprehensive Plan designates this area as Mixed-Use, inside the Lake Anna Growth Area.

Exhibit A: Zoning Map

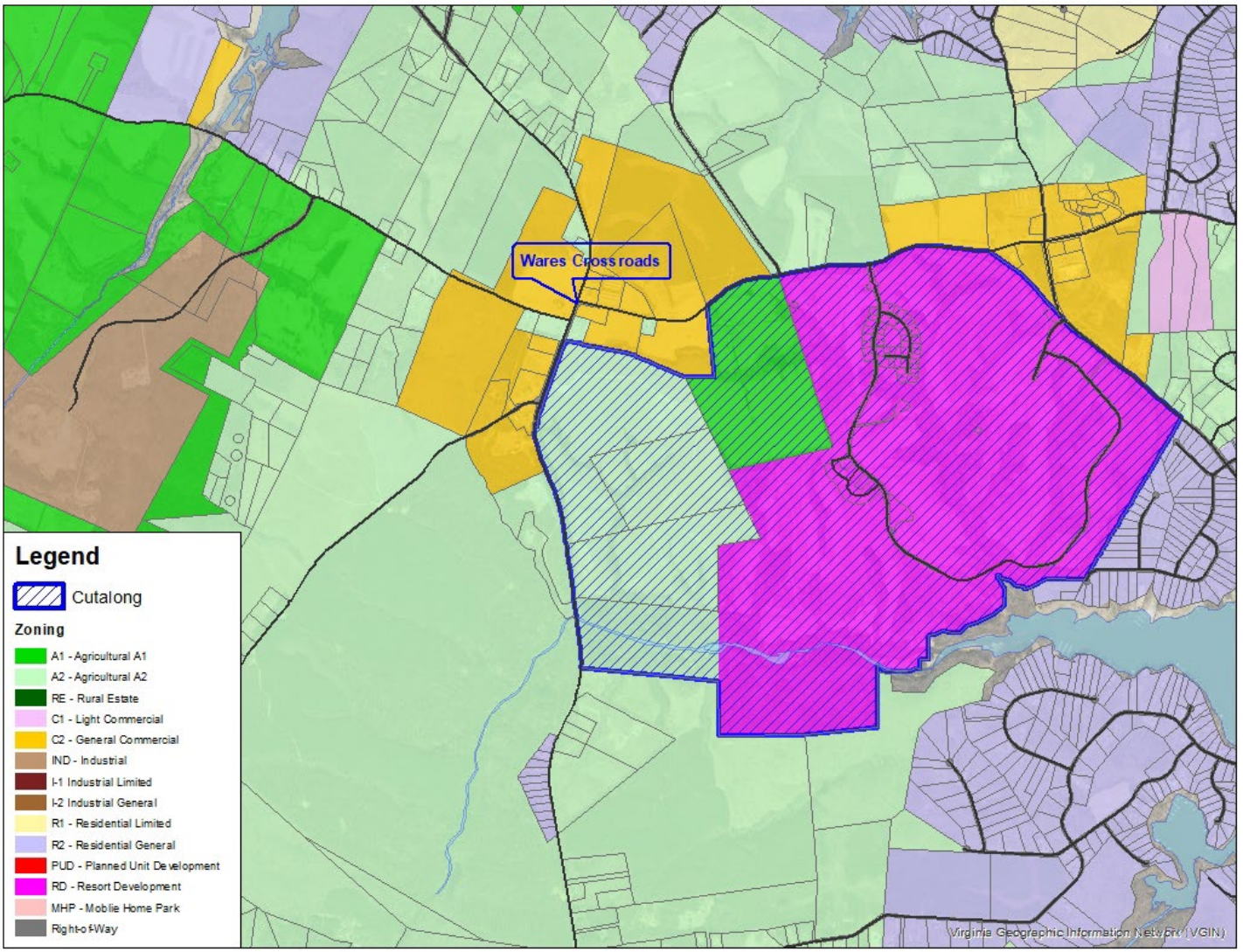
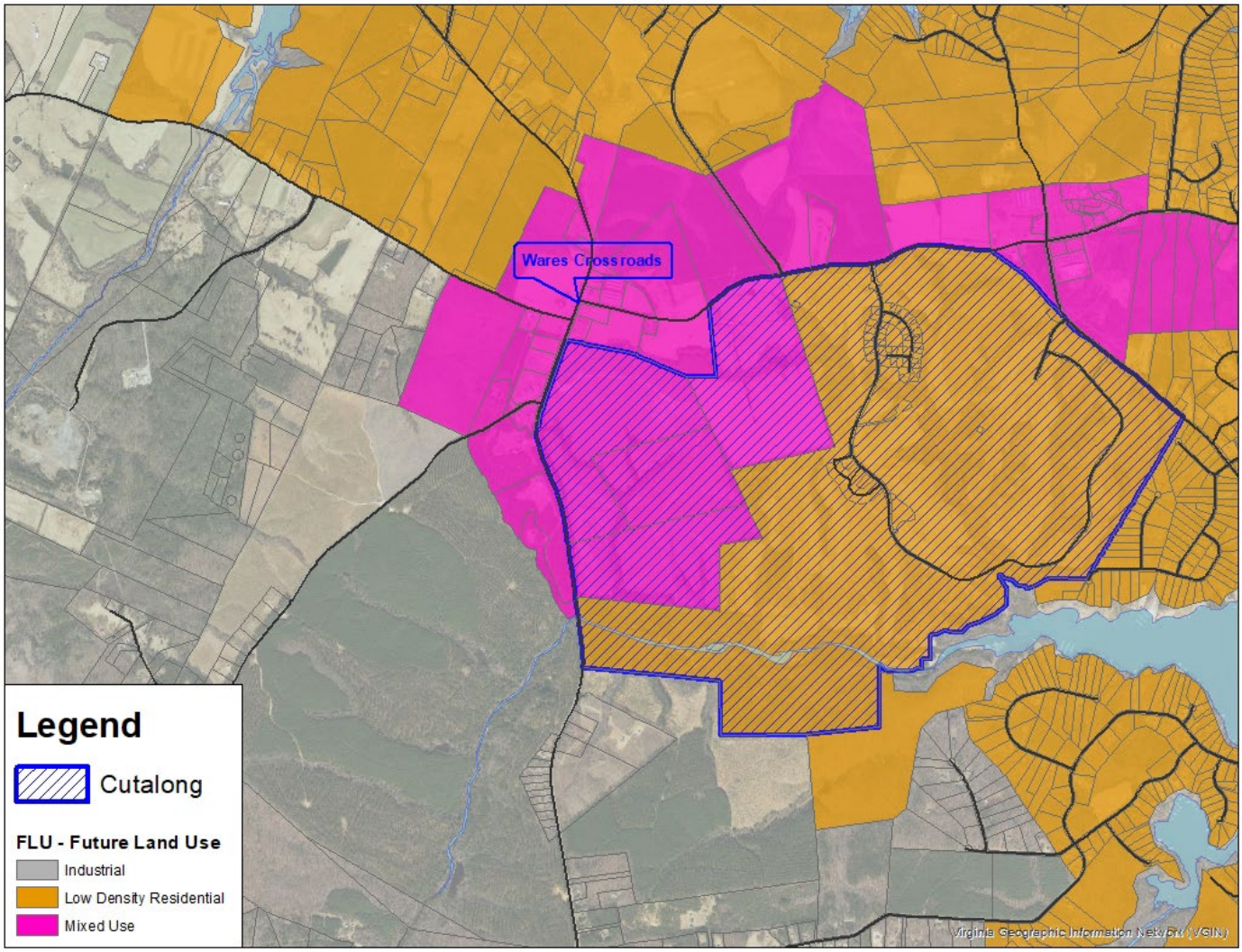


Exhibit B: Future Land Use Map



CONFORMANCE REVIEW:

I. 2040 Louisa County Comprehensive Plan

Section 3.01, Guiding Principles of the 2040 Comprehensive Plan, states that there should be a focus on "broadening the tax base by establishing businesses." The applicants' financial impact analysis details the potential impact of the project on the tax base (Enclosure 1 Exhibit D).

The 2040 Plan section 3.3 Implementation Options details how "low impact development, and preserving open spaces are all important". The proposed project will reserve "70% of the property as open space, which will be designed to encourage active and passive recreation. The open space areas will include, without limitation, walking paths, dog parks, a golf course, and a pool," according to the application. The project will contain 69% open space, while the Planned Unit Development ordinance only requires that 30% percent of the total acreage shall be open space, whether dedicated to public use or retained privately.

The 2040 Plan section 3.3 Implementation Options states that a "Planned Unit Development (PUD) is applicable for larger tracts of land where Mixed-Uses are involved. By using a PUD approach, land development is more efficient when clustered in denser configurations. This allows for more open space and better access/movement. PUD's should be the primary approach for any new development involving 10 or more acres". The proposed development is in an area designated by the 2040 Future Lane Use Map as Mixed-Use and contains more than ten (10) acres of land.

The Population Summary section 2.2.4 of the Louisa County 2040 Comprehensive Plan (the "2040 Plan") states, "when compared to other counties in the region, there is a higher than average number of renter occupied units in Louisa County, likely driven by vacation homes on Lake Anna". The proposed project supports the statement made in the 2040 Plan.

II. Agricultural Preservation Review

Two goals of the Louisa County 2040 Comprehensive Plan are to "manage growth by concentrating development activity" and to "encourage open space retention". This proposal realizes both goals while also providing economic benefit to the county. While the project currently consists of four parcels zoned Agricultural (A-1 GAOD and A-2 GAOD), the properties are located in the Lake Anna Growth Area with their future land use as mixed use. The Lake Anna Growth Area is an area of the county that is intended for the concentration of development activities. Furthermore, the proposed plan allows for sixty-nine (69) percent of the property to remain in open space with an agricultural nature. The golf course will include the intensive horticultural activities of turf grass management and landscaping. The farm will include raised bed gardens and greenhouses that produce vegetables and other food crops accessible by members, thus allowing for agritourism type activities on site. In conclusion, the proposed rezoning does not conflict with the Comprehensive Plan as the land is located inside a growth area and more than sixty-nine (69) percent of the development is open space land being used in an agricultural nature.

III. Louisa County Land Development Regulations

Sec. 86-308. - Planned unit development district (PUD)—Statement of intent.

Planned unit development districts are intended to provide for variety and flexibility in design necessary to implement the varied goals of the county as set forth in the comprehensive plan. Through a planned unit development district approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts.

Additionally, planned unit development districts are intended to implement the specific goals enunciated by the comprehensive plan.

It is intended that planned unit development districts be established along major corridors and in growth areas as designated in the comprehensive plan. Planned district master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths as well as manage access points along existing roads in order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving

requirements as described in the comprehensive plan while accommodating projected traffic generated from the district.

Planned developments allow for a higher density of development for a more efficient use of the designated growth areas, and to more effectively preserve the rural areas of the county. Other benefits of a planned development include less infrastructure costs, more efficient provision of public safety services, less environmental impact, and through the provision of affordable housing achieve significant economic and social integration.

Sec. 86-312. - Permitted uses with conditional use permit for PUD *allows for one or more uses permitted by conditional use permit in any zoning districts may be permitted in the planned unit development district, if documented in the master plan, and upon issuance of a conditional use permit by the board of supervisors*. The applicant therefore request a conditional use permit for the following defined uses:

Agricultural Operation - An activity devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery and floral products; or the production and harvest of products from silviculture activity. Uses accessory to an agricultural operation include dairy, farm employee housing, farm sales, forestry use, livestock market for livestock raised on the property, temporary sawmill, commercial or private stable, wayside stand, agritourism activity, sale of farm-grown foods exempt from licensing under Code of Virginia, § 3.2-5130(A), and garden center that sells predominantly products produced on-site. It excludes animal waste treatment system, intensive agriculture, permanent sawmill, general garden center, and other predominantly commercial or manufacturing uses elsewhere defined in this chapter.

Aviation Facility - Also referred to as an airport. Landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, and including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. (Helicopter Pad)

Brewery Limited - An agricultural operation licensed by the Virginia Alcoholic Beverage Control Board (ABC) as a limited brewery pursuant to Code of Virginia, § 4.1-208(2), or that produces less than 15,000 barrels of cider.

Brewery Major - Every operation which is not a limited brewery, including any authorized representative of such person, which (i) is licensed as a brewery located within the commonwealth, (ii) holds a beer importer's license and is not simultaneously licensed as a beer wholesaler, or (iii) manufactures any malt beverage, has title to any malt beverage products excluding licensed Virginia wholesalers and retailers or has the contractual right to distribute under its own brand any malt beverage product whether licensed in the commonwealth or not, who enters into an agreement with any beer wholesaler licensed to do business in the commonwealth.

Distillery Major - Any plant or operation licensed by federal law to: (1) produce distilled spirits from any source or substance; (2) brew or make mash, wort, or wash fit for distillation or for production of distilled spirits; (3) separates distilled spirits from any fermented substance by any process; or (4) makes or keeps mash, wort, or wash, or has a still in his possession or use. Exempt from this definition are farm distilleries.

Campground - Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles and/or tents. The overnight parking of recreational vehicles shall be a permitted accessory use at parking facilities, and shall not be classified as a campground, provided that the following criteria is met:
(1)Recreational vehicles shall only be parked on a temporary overnight basis, and shall not be parked for more than 12 continuous hours at a time;
(2)Parking facilities shall not provide incidental services principally for recreational vehicles, and
(3)The parking of recreational vehicles shall not interfere with the movement of traffic or create a safety hazard.

Club - A use providing educational, meeting, or social facilities for civic or social clubs, fraternal/sororal organization, and similar organizations and associations, primarily for use by members and guests. Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. A club does not include a building in which members reside.

Commercial Indoor Sports and Recreation - Predominantly participant uses conducted within an enclosed building. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.

Commercial Indoor Entertainment - Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

Commercial Outdoor Sports and Recreation - Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, paintball facilities, and motorized model airplane flying facilities. (Bocci Ball,

Commercial Outdoor Entertainment - Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

Dwelling/residence single family - A structure containing a single dwelling unit.

Dwelling/residence two family - A structure containing two dwelling units.

Golf Course - A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters. Included would be executive or par three golf courses. Specifically excluded would be independent driving ranges and any miniature golf course.

Indoor Shooting Range - A facility for the use of a structure for archery or firearms for the purposes of target practice or competitions, for commercial purposes.

Multi-Family Dwelling - A structure containing three or more dwelling units. Included in the use type would be garden apartments, low rise apartments, apartments for elderly housing and condominiums.

Outdoor Gathering - Any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. Included in this use type are entertainment and music

festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section. Excluded uses are activities held in public parks or on public school property and non-commercial gatherings having less than 500 people. An event shall be commercial if a charge is imposed or a donation is requested for admission to such event or for the sale of anything at such event.

Outdoor Shooting Range - A facility for the use of land for archery or firearms for the purposes of target practice, skeet and trap shooting, mock war games, or formal competitions, for commercial purposes. (Paintball, archery, air soft)

Personal Improvement Services - Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

Personal Services - Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; laundromats, and dry cleaning stations serving individuals or households.

Public Assembly - Facilities that accommodate assembly for sports, amusements, or entertainment purposes. Typical uses include auditoriums, sports stadiums, convention facilities, and incidental sales and exhibition facilities. Such facilities may include privately owned and/or operated assemblies.

Restaurant - An establishment where food and beverages are prepared and sold or served to customers for consumption on-premises or off-premises consumption.

Special Occasion Facility - A place of assembly where dances, parties, receptions, and other gatherings are held for profit, except when sponsored or co-sponsored by government, civic, charitable, or nonprofit groups.

Short-Term Rental of a Dwelling - The rental of a dwelling for periods of 30 days or less.

IV. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

Administration
Community Development Department Staff believes the Planned Unit Development will increase impacts to County Administration. Community Development Department staff is currently involved in the Rezoning and Conditional Use Permitting Process and would also be involved in future site

plan reviews, development permit reviews, and inspections. The "applicant has voluntarily proffered $293 per single family dwelling unit towards General Administration".

Fire & EMS
Community Development Department Staff believes the Planned Unit Development will increase impacts to County Administration. The Applicant has voluntarily proffered $854.67 per single family dwelling unit to support the County's public safety facilities. The Captain of Fire Prevention for Louisa County, Timmy Luck, has provided email comments as part of the application.

Law Enforcement
Community Development Department Staff believes the Planned Unit Development will increase impacts to Law Enforcement. The "applicant has voluntarily proffered $714.83 per single family dwelling unit towards the Sheriff's Office unit to support the County's public safety facilities".

Parks and Recreation
Community Development Department Staff believes the Planned Unit Development will not have an impact to parks and recreation as the Project proposed several recreational facilities for owners and guest. The Applicant has voluntarily proffered $149.79 per single family dwelling unit to support the County's parks and recreational facilities.

Schools
Community Development Department Staff believes the Planned Unit Development will increase impacts to the School system as the applicant believes the project will "generate a net of 17 school-age children (8 elementary, 4 middle and 5 high school)," at full build out. The applicant also plans to partner with the School system by establishing an internship program for students. "The Applicant has voluntarily proffered $2,625 per single family dwelling unit to mitigate the Project's impacts on public schools".

Solid Waste
Community Development Department Staff believes the Planned Unit Development will increase impacts to the landfill directly more than the local convenience center as the applicant intends to use private haulers. "At full buildout, the Project will utilize private haulers for solid waste collection. The Applicant has voluntary proffered **$125.56** per unit to mitigate impacts to Solid Waste".

VIRGINIA DEPARTMENT OF TRANSPORTATION PRELIMINARY REVIEW:

Community Development Department Staff submitted the Wares Crossroads Traffic Memorandum for a second review to VDOT on December 16, 2025. Staff received the following comments from VDOT on February 13, 2026.

Wares Crossroads Development – Traffic Impacts

- Upon review of the submittal of the Wares Crossroads Development – Traffic Impacts dated November 20, 2025, VDOT offers the following comments:

  VDOT Traffic Engineering:
  - Provide clarification of how traffic was split between the two site entrances on Rte. 522.

- 15% entering traffic turning right into the southern entrance may be a reasonable prediction, but since at 19% of the PM entering traffic turning right off 522 at the southern entrance it warrants a taper for that entrance.
- Need to explain why 15% is used since the combined right turn volume at those two entrances on 522 exceeds the 19% of total entering traffic that would trigger a right turn lane. Clarify how much of the traffic from the south turns right at the two entrances on 522.

ECONOMIC ANALYSIS:

County Administration provided feedback on the applicant's financial impact analysis in the second and third reviews of the application. The most recent round of comments and applicant responses can be found in the applicant's fourth submission in a letter dated January 26, 2026, addressed to the Deputy County Administrator, Chris Coon. The applicants' financial impact analysis prepared by MuniCap, Inc., states that 30 year net revenue from cumulative impact to the County will be $21,603,817. The applicants' Proffer Analysis can be found in (Enclosure 1 Exhibit B), and the financial impact analysis can be found in (Enclosure 1 Exhibit D).

NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on February 11, 2026 at which at least twenty-seven (27) individuals attended this project. Citizens expressed concern about the following topics.

- Overall water usage by both developments, well monitoring and testing, plans for water usage during droughts.
- Short-term rental occupancy control.
- Traffic congestion during peak lake season.
- Concerned that the emergency services entrance off Route 522 will be installed toward the end of development.
- School Bus pick up and drop off.
- What amenities will be part of the gated community and not available to the public?
- Annual financial Support for the Lake Anna Civic Association
- Environmental impacts on pollinators.

The applicant provided responses to the concerns listed, discussed items, and directed citizens to review the application for more information. The applicant agreed to provide water studies to citizens. The applicant has provided additional information after the meeting as part of their application (Exhibit J).

REZONING REZ2026-01 PROFFERS:

The applicant has provided a proffer statement, which can be found in Enclosure 1. The applicant has proffered items ranging from the maximum density, transportation improvements, donations, partnership with the High School Career and Technical Education Center, and cash proffers for each single family dwelling unit to support a range of county departments that could be impacted by the development. The applicants' Proffer Analysis can be found in (Enclosure 1 Exhibit B),

CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration Sec. 86-43. - Intent, requirements, conditions and procedures of Division 5 – Conditional Use and may impose reasonable conditions that:

(1) Abate or restrict noise, smoke, dust or other elements that may affect surrounding property. **This has been addressed by the Louisa County Land Development Regulation Chapter 51 Noise of the Land Development Regulations.**

(2) Establish setback, side and front yard requirements necessary for orderly development and to prevent traffic congestion. **Setbacks have been addressed by the applicant's master plan as the Planned Unit Development (PUD) zoning district allows an applicant to create their own setbacks. VDOT has provided comments on the proposed project. The applicant has voluntarily proffered transportation improvements as a result of that study.**

(3) Provide for adequate parking and ingress and egress to public streets or roads. **The applicant is responsible for obtaining any necessary entrance permits from VDOT. The applicant has provided a parking layout in the concept plan. Condition twelve (12) has been added to address overflow parking situations.**

(3) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property. **The applicant proposes a development that will have 69% of the project remain open space. The applicant proposes a 50-foot-wide buffer along Zachary Taylor Highway and a portion of New Bridge Road as depicted on the project's concept plan.**

(4) Tend to prevent such use from changing the character and established pattern of development of the community. **The project is proposed in the Lake Anna Growth Area with the designation of Mixed Use. The proposed project is adjacent to the Resort Development known as Cutalong Golf Course at Tributer Bay. The character of Lake Anna is resort-like in nature as a result of it being a popular Summer vacation destination in Virginia.**

CONDITIONAL USE PERMIT CUP 2026-01 CONDITIONS:

The Planning Commission recommends offers twenty one (21) conditions listed below for the Board of Supervisors Consideration:

1. Site Plan and Land Disturbance. The Property owner shall submit a site plan for approval by Louisa County for each phase of development. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.

2. Permits. The Property owner shall secure and complete all necessary permits, reviews, and/or approvals from Louisa County Community Development Department, Virginia Department of

Environmental Quality (VADEQ), Virginia Department of Health (VDH), and the Virginia Department of Transportation (VDOT) as applicable.

3. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan and building permits.

4. Spill Plan. The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick-dry materials will be stored both inside and outside the maintenance and aviation facilities.

5. Water.

   A. The Property owner will install a rainwater harvesting system for all non-residential rooftops for the project.
   B. All landscaping and plantings on the Property will be subject to those certain covenants outlined in the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements - Article X, Section 15, which is recorded amongst the County, Virginia land records at Deed Book 1971, Pages 476-537, as well as the Tributer Bay Property Owners' Association Architectural Review Covenants, Guidelines, Design Standards and Regulations, both of which may be amended from time to time. The landscaping and planting covenants will be enforced by the Cutalong Property Owners Association, Inc., or its designee.
   C. The property owner shall prepare a water management plan to the board of supervisors for review and discussion by November 1, 2027, which must include the following items:
      1. Legal and Regulatory Reporting
      2. Sustainability & Aquifer Protection Strategies
      3. Resource Protection Measures
      4. Yearly total use in gallons

      The property owner must provide an updated report to the board of supervisors for review and discussion by November 1, 2027 each subsequent year.

6. Pollinators. The Property owner will contact the Virginia Department of Conservation and Recreation and discuss opportunities and best practices for the implementation of native pollinator species throughout the project.

7. Distillery Rickhouse. The Property owner will use best practices from the state of Kentucky's Building Code, where the Virginia State Building Code allows, for the construction of any rickhouses.

8. Knox Box. The Property owner will install a Knox Box for Fire & EMS at all entry gates.

9. Indoor Shooting Range. The hours of operation for any Indoor Shooting Range operated on the Property will be 8:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to 10:00PM. The facility will be built with soundproof materials to prevent noise from impacting adjacent properties.

10. Outdoor Shooting. The hours of operation for any Outdoor Shooting Range operated on the Property will be 8:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to

10:00PM. Any Outdoor Shooting Range constructed on the Property will be limited to Archery, Paintball, and air rifles. Air rifles will be limited to 177 caliber.

11. Master Plan. The Property will be developed in general conformance with the Master Plan titled "Reef Wares Crossroads Development – Site Master Plan", dated January 16, 2026 prepared by REEF ("Master Plan"). The property will be developed in general conformance with the master plan, which is incorporated herein by reference. Notwithstanding anything to the contrary under these conditions, all designated open spaces, parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, access points, private driveway and travel-way locations, accessory use locations, waste facilities, interparcel connections, parking areas, utility locations, stormwater management facilities, amenities, dimensions of undeveloped areas and all other areas shown on the master plan may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) to allow full compliance with the requirements of state and federal regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality, Virginia Department of Conservation and Recreation, U.S. Army Corps of Engineers, and the county's zoning ordinance and subdivision ordinance. Notwithstanding the foregoing provisions of this condition, any material adjustments to the master plan (during site or subdivision plan review) will be subject to the review and approval of the county's zoning administrator, and in no event will approval of said adjustments to the master plan relieve the applicant or owner from fulfilling any of the conditions."

12. Notice of Large Events (Outdoor Gatherings). An outdoor gathering is defined as any temporary organized gathering expected to attract 400 or more people at one time in open spaces outside an enclosed structure. The Property owner will provide the Zoning Administrator, the Sheriff Department, Fire & EMS, and VDOT with at least two (2) months' prior written notice before any event shall take place on the Property, that is open to the general public. Should any events, that are open to the public, be held on the Property, the Property owner will submit a plan to the Zoning Administrator that will include:

    a. The parking area, including any overflow spaces, if needed, and the number of parking spaces; ingress/egress to the public streets for attendees and emergency vehicles; all existing structures (to include tents, tables, inflatables, etc.) and distances to the property lines. The Property owner will apply for any necessary sign and building permits.

    b. A traffic control plan submitted to the County for routing to the Virginia Department of Transportation. The applicant will submit a traffic control plan directly to the Sherriff Office for review and comment.

    c. A plan for adequate medical facilities for persons at the event submitted to Fire & EMS.

    d. The number of sanitary facilities available to guests, in accordance with Virginia Department of Health guidelines.

    e. Confirmation that any temporary outdoor lighting is using shielding devices to prevent light pollution to adjacent properties.

    f. A general schedule of events and activities, along with a corresponding general layout site plan

g. All expenses associated with adequate on-site emergency services and traffic control will be the responsibility of the applicant.

h. No music shall be played, either by mechanical device of live performance, in such a manner that sound emanating therefrom shall violate any provision of Chapter 51 Noise of the County Code. The Property owner will make every effort to minimize the impact of noise from the event on neighboring properties.

i. The Zoning Administrator may impose reasonable conditions necessary to mitigate potential adverse impacts on existing uses and adjoining properties, and to protect the public health, safety and general welfare of citizens. Additional information may be requested to include provisions for adequate parking, storage, and lighting; provisions for security, traffic safety, fire; conditions limiting hours of operation; and any other health and safety concerns the Zoning Administrator may deem necessary. In addition, the Zoning Administrator may require the posting of a bond to ensure timely removal of structures and materials and restoration of the area.

13. Overflow Parking. Should overflow parking be needed for any public event that is to take place on the Property, the Applicant will submit a parking plan to the Zoning Administrator, at least two (2) months prior to the event (the "Parking Plan"). The Parking Plan shall identify the overflow parking areas. All overflow parking will be located on the Property.

14. Buffer along Route 522 and 208. The Property owner will plant a fifty-foot (50') landscape buffer along Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. The applicant will plant a fifty-foot (50') landscape buffer along a portion of New Bridge Road Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. Both buffer locations will use staggard rows of evergreen planting that will be submitted by a landscape architect for county review and approval. The applicant will be responsible for the yearly maintenance of the buffers. The buffers will be installed prior to the first certificate of occupancy being granted, unless weather conditions such as drought, precipitation, or planting season require an extension from the Zoning Administrator.

15. Noise. All uses on the Property will comply with Chapter 51 of the Louisa County Zoning Ordinance.

16. CUP2016-04. The conditional use permit, CUP2016-04, encumbering Tax Map Parcel 29-2 shall immediately terminate upon the Applicant's submission of its first site plan for the Project.

17. Aviation Facility. Approval of an aviation facility is limited to one helicopter pad and associated support facilities. The Helicopter Pad shall not be used for ultralights, experimental aircraft, or air taxi services.

18. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

19. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit, following satisfaction of all notice requirements outlined in Virginia Code Sections 15.2-2286 and 15.2-2204.

20. An annual golf tournament will be held for the Lake Anna Civic Association, upon organization request, using the Cutalong Golf Course at Tributer Bay or the golf course at Wares Crossroads.

21. Land Disturbance will be performed in phases, consisting of no more than 100 acres per phase. Each phase of 100 acres must be fully stabilized with the proper erosion and sediment control measures. The erosion and sediment control administrator or designee must verify stabilization of each phase before land disturbance is permitted to occur in the remaining phases.

PRIVATE ROAD WAIVER REQUEST - PURSUANT TO SECTION 86-567 (10) B., OF CHAPTER 86. LAND DEVELOPMENT REGULATIONS (For Planning Commission Consideration):

The applicant request a private road waiver be granted to develop Wares Crossroads Development LLC., as a Planned Unit Development with a new internal private, gated road network. The existing Cutalong Golf Course at Tributer Bay Development was approved for a private road waiver in 2024.

MODIFICATION REQUEST IN ACCORDANCE WITH SECTION 86-321(For Board of Supervisors Consideration):

Where sections of the zoning or subdivision ordinance are deemed to be in conflict with the goals of the final master plan, the rezoning application shall be considered a waiver or modification to these sections if specified in the final master plan. Otherwise, the applicant must provide a clear explanation as to why certain regulations are in conflict with the final master plan, demonstrate that the public's health, safety and welfare will not be compromised, and request the specific waivers or modifications to be considered by the board of supervisors after a public hearing.

The applicant request twenty (20) Garden Cottages to be accessed from the developments private road via a twenty-foot (20') access easement as depicted on sheet C2 of the Master Plan (Exhibit A). The applicant has made this request to, "decrease dependency on parking lots throughout the project and encourage walkability and further the intent of a walkable, mixed-use neighborhood. Accordingly, all private roads within the Project will be constructed to state standards".

MASTER PLAN AMENDMENT REQUEST (For Board of Supervisors Consideration):

The applicant request a Master Plan Amendment be granted to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrances. The applicant also requests Wares Crossroads Development and Cutalong at Tributer Bay share all utilities. Staff believes the developer's vision set out in the revised Master Plan would be a progressive and positive asset for the County.

PLANNING COMMISSION MEETING RESULTS:
The Planning Commission voted unanimously on March 12, 2026 to recommend approval of REZ2026-01 and CUP2026-01 by a vote of 7-0. The Planning Commission voted unanimously on March 12, 2026 to recommend approval of the requested Private Road Waiver by a vote of 7-0.

ENCLOSURES (4):

Enclosure 1: Applicant Requested Condition Edits for Board of Supervisors Consideration.

Enclosure 2: Applicant Proffer Letter Version 6.

Enclosure 3: Applicant Concept Plan additional pages to address the Planning Commission's concern about a future widening of Route 208.

Enclosure 4: Applicant Application includes:

- Applicant Fourth Submission Response Letter to Community Development
- Applicant Fourth Submission Response Letter to County Administration
- Applicant County Application
- Applicant Narrative
- Master Plan
- Architectural Guidelines
- Financial Impact Analysis
- Proffer Justification Analysis
- Traffic Memorandum
- Signage Package
- Groundwater Availability Report
- Phase 1 Environmental Site Assessment Study

Please note that 382 pages of the Phase 1 ESA have been redacted from the application by staff for abbreviation purposes. For a complete non-redacted version of the Phase 1 ESA please contact Community Development, or the applicant.

- Neighborhood meeting PowerPoint
- Neighborhood meeting applicant response email
- First Page of Applicant Fifth Submission Letter containing VDOT comment response

Hirschler

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March 23, 2026

Tom Egeland
Deputy Director of Community Development
Deputy Zoning Administrator

RE: REZ2026-01, CUP2026-01 - Wares Crossing Conditions - Board of Supervisors Hearing

Tom,

I hope this letter finds you well. With regard to the above captioned land use application(s), please find our responses below to the County's draft conditions for the Board of Supervisors hearing. Please consider these responses as supplemental to the pending application referenced above. Feel free to contact me with any questions.

1. Site Plan and Land Disturbance. The Property owner shall submit a site plan for approval by Louisa County for each phase of development. If land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meets or exceeds 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.

   Applicant Response: Applicant accepts condition as written.

2. Permits. The Property owner shall secure and complete all necessary permits, reviews, and/or approvals from Louisa County Community Development Department, Virginia Department of Environmental Quality (VADEQ), Virginia Department of Health (VDH), and the Virginia Department of Transportation (VDOT) as applicable.

   Applicant Response: Applicant accepts condition as written.

3. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan and building permits.

   Applicant Response: Applicant accepts condition as written.

4. Spill Plan. The Property owner will maintain a fuel and chemical spill plan on site. Oil absorbent pads, booms, and quick-dry materials will be stored both inside and outside the maintenance and aviation facilities.

Applicant Response: Applicant accepts condition as written.

5. Water.
   A. The Property owner will install a rainwater harvesting system for all non-residential rooftops for the project.
   B. All landscaping and plantings on the Property will be subject to those certain covenants outlined in the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservation of Easements - Article X, Section 15, which is recorded amongst the County, Virginia land records at Deed Book 1971, Pages 476-537, as well as the Tributer Bay Property Owners' Association Architectural Review Covenants, Guidelines, Design Standards and Regulations, both of which may be amended from time to time. The landscaping and planting covenants will be enforced by the Cutalong Property Owners Association, Inc., or its designee.
   C. The property owner shall prepare a water management plan to the board of supervisors for review and discussion by November 1, 2027, which must include the following items:
      1. Legal and Regulatory Reporting
      2. Sustainability & Aquifer Protection Strategies
      3. Resource Protection Measures
      4. Yearly total use in gallons

   The property owner must provide an updated report to the board of supervisors for review and discussion by November 1, 2027 each subsequent year.

Applicant Response: Applicant accepts condition as written.

6. Pollinators. The Property owner will contact the Virginia Department of Conservation and Recreation and discuss opportunities and best practices for the implementation of native pollinator species throughout the project.

Applicant Response: Applicant accepts condition as written.

7. Distillery Rickhouse. The Property owner will use best practices from the state of Kentucky's Building Code, where the Virginia State Building Code allows, for the construction of any rickhouses.

Applicant Response: Applicant accepts condition as written.

8. Knox Box. The Property owner will install a Knox Box for Fire & EMS at all entry gates.

9. Indoor Shooting Range. The hours of operation for any Indoor Shooting Range operated on the Property will be 8:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to 10:00PM. The facility will be built with soundproof materials to prevent noise from impacting adjacent properties.

   Applicant Response: Applicant respectfully requests that hours of operation be described as starting no earlier than 8:00 AM and closing no later than 10:00 PM.

10. Outdoor Shooting. The hours of operation for any Outdoor Shooting Range operated on the Property will be 8:00 am to 10:00 pm, Monday through Saturday. Sunday operation will be 1:00PM to 10:00PM. Any Outdoor Shooting Range constructed on the Property will be limited to Archery, Paintball, and air rifles. Air rifles will be limited to 177 caliber.

    Applicant Response: Applicant respectfully requests that hours of operation be described as starting no earlier than 8:00 AM and closing no later than 10:00 PM. Further, Applicant respectfully requests that the reference to caliber be revised to ".177 caliber".

11. Master Plan. The Property will be developed in general conformance with the Master Plan titled "Reef Wares Crossroads Development – Site Master Plan", dated January 16, 2026 prepared by REEF ("Master Plan"). The property will be developed in general conformance with the master plan, which is incorporated herein by reference. Notwithstanding anything to the contrary under these conditions, all designated open spaces, parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, access points, private driveway and travel-way locations, accessory use locations, waste facilities, interparcel connections, parking areas, utility locations, stormwater management facilities, amenities, dimensions of undeveloped areas and all other areas shown on the master plan may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) **and** to allow full compliance with the requirements of state and federal regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality, Virginia Department of Conservation and Recreation, U.S. Army Corps of Engineers, and the county's zoning ordinance and subdivision ordinance. Notwithstanding the foregoing provisions of this condition, any material adjustments to the master plan (during site or subdivision plan review) will be subject to the review and approval of the county's zoning administrator, and in no event will approval of said adjustments to the master plan relieve the applicant or owner from fulfilling any of the conditions."

    Applicant Response: Applicant respectfully requests that the word "and" be added to the sentence "…(via multiple phases and to allow full….".

12. Notice of Large Events (Outdoor Gatherings). An outdoor gathering is defined as any temporary organized gathering expected to attract 400 or more people at one time in open spaces outside an enclosed structure. The Property owner will provide the Zoning Administrator, the Sheriff Department, Fire & EMS, and VDOT with at least two (2) months' prior written notice before any event shall take place on the Property, that is open to the general public. Should any events, that are open to the public, be held on the Property, the Property owner will submit a plan to the Zoning Administrator that will include:
    a. The parking area, including any overflow spaces, if needed, and the number of parking spaces; ingress/egress to the public streets for attendees and emergency vehicles; all existing structures (to include tents, tables, inflatables, etc.) and distances to the property lines. The Property owner will apply for any necessary sign and building permits.
    b. A traffic control plan submitted to the County for routing to the Virginia Department of Transportation. The applicant will submit a traffic control plan directly to the Sherriff Office for review and comment.
    c. A plan for adequate medical facilities for persons at the event submitted to Fire & EMS.
    d. The number of sanitary facilities available to guests, in accordance with Virginia Department of Health guidelines.
    e. Confirmation that any temporary outdoor lighting is using shielding devices to prevent light pollution to adjacent properties.
    f. A general schedule of events and activities, along with a corresponding general layout site plan
    g. All expenses associated with adequate on-site emergency services and traffic control will be the responsibility of the applicant.
    h. No music shall be played, either by mechanical device of live performance, in such a manner that sound emanating therefrom shall violate any provision of Chapter 51 Noise of the County Code. The Property owner will make every effort to minimize the impact of noise from the event on neighboring properties.
    i. The Zoning Administrator may impose reasonable conditions necessary to mitigate potential adverse impacts on existing uses and adjoining properties, and to protect the public health, safety and general welfare of citizens. Additional information may be requested to include provisions for adequate parking, storage, and lighting; provisions for security, traffic safety, fire; conditions limiting hours of operation; and any other health and safety concerns the Zoning Administrator may deem necessary. In addition, the Zoning Administrator may require the posting of a bond to ensure timely removal of structures and materials and restoration of the area.

Applicant Response: Applicant accepts condition as written.

13. Overflow Parking. Should overflow parking be needed for any public event that is to take place on the Property, the Applicant will submit a parking plan to the Zoning Administrator, at least

two (2) months prior to the event (the "Parking Plan"). The Parking Plan shall identify the overflow parking areas. All overflow parking will be located on the Property.

Applicant Response: Applicant accepts condition as written.

14. Buffer along Route 522 and 208. The Property owner will plant a fifty-foot (50') landscape buffer along Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. The applicant will plant a fifty-foot (50') landscape buffer along a portion of New Bridge Road Zachary Taylor and will maintain it in perpetuity, as depicted on the Master Plan. Both buffer locations will use staggard rows of evergreen planting that will be submitted by a landscape architect for county review and approval. The applicant will be responsible for the yearly maintenance of the buffers. The buffers will be installed prior to the first certificate of occupancy being granted, unless weather conditions such as drought, precipitation, or planting season require an extension from the Zoning Administrator.

Applicant Response: Applicant accepts condition as written.

15. Noise. All uses on the Property will comply with Chapter 51 of the Louisa County Zoning Ordinance.

Applicant Response: Applicant accepts condition as written.

16. CUP2016-04. The conditional use permit, CUP2016-04, encumbering Tax Map Parcel 29-2 shall immediately terminate upon the Applicant's submission of its first site plan for the Project.

Applicant Response: Applicant accepts condition as written.

17. Aviation Facility. Approval of an aviation facility is limited to one helicopter pad and associated support facilities. The Helicopter Pad shall not be used for ultralights, experimental aircraft, or air taxi services.

Applicant Response: Applicant accepts condition as written.

18. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

Applicant Response: Applicant accepts condition as written.

19. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit, following satisfaction of all notice requirements outlined in Virginia Code Sections 15.2-2286 and 15.2-2204.

Applicant Response: Applicant accepts condition as written.

20. An annual golf tournament will be held for the Lake Anna Civic Association, upon organization request, using the Cutalong Golf Course at Tributer Bay or the golf course at Wares Crossroads.

Applicant Response: Applicant respectfully asks that condition be revised to include "Tributer Resort" not "Tributer Bay".

21. Land Disturbance will be performed in phases, consisting of no more than 100 acres per phase. Each phase of 100 acres must be fully stabilized with the proper erosion and sediment control measures. The erosion and sediment control administrator or designee must verify stabilization of each phase before land disturbance is permitted to occur in the remaining phases.

Applicant Response: Applicant respectfully request that condition be revised to: " Land Disturbance will be performed according to County (and/or state as applicable) approved SWM/E&S plans. Land disturbance activities will be limited to 200 acres at a time and must be fully stabilized (e.g. seeding with shown growth) with the proper erosion and sediment control measures. The erosion and sediment control administrator or designee must verify stabilization of each phase before stabilized areas can be removed from the cumulative 200 acre total and new land disturbance, up to 200 cumulative acres, is permitted to occur."

The rationale for the above request is the applicant's golf course construction model typically allows land disturbance up to 200 acres at one time, which will further allow us to develop the golf course sooner rather than later. The development of the golf course is key to the value of the remaining portions of the development. Further, land disturbance activities for a golf course is not the same as a solar or data center project which requires disturbing many more acres at a time. Also, in regard to golf course construction, most of the open disturbed areas are not contiguous, especially with the amount of rolling topography on the site. We will also not be moving as much dirt as a solar farm or data center project. Thus, we believe we can disturb up to 200 acres within the project at any one time and meet all County and/or state land disturbance and erosion control requirements.

If you have any questions regarding these responses, please reach out to me directly.

Respectfully,

Charles W. Payne, Jr.

LOUISA COUNTY, VIRGINIA

VOLUNTARY PROFFER STATEMENT

APPLICANT:	Wares Crossroads Development LLC (the "Applicant")
OWNER:	Dickinson Land & Properties, L.L.C.; Ware Family, LLC; Dickinson Investments LLC; (collectively, the "Owner")
REPRESENTATIVE:	Charles W. Payne, Jr. Hirschler 725 Jackson Street, Suite 200 Fredericksburg, VA 22401 540-604-2108 | cpayne@hirschlerlaw.com
PROPERTY:	Louisa County, Virginia ("County") Tax Map Parcels 28-97D, 29-3, 28-97E, 29-2, consisting of approximately 393.8417 acres (collectively, the "Property")
MASTER PLAN:	Master plan titled "Reef Wares Crossroads Development – Site Master Plan", prepared by Reef, dated January 16, 2026 and attached hereto as **Exhibit A** (the "Master Plan")
REQUEST:	Conditional rezoning of the Property from Agricultural-1 ("A-1") and Agricultural-2 ("A-2") to Planned Unit Development ("PUD") to allow for the development of fifty (50) Estate Units,[1] twenty-nine (29) Executive Units[2], thirty-five (35) Member Villas[3] and twenty (20) Garden Cottages,[4] and all other uses as enumerated in the Master Plan (collectively the "Project").
DATE:	March 4, 2026
FILE NO.:	REZ2026-01 CUP2026-01

I. **General Information**. The Applicant (including its future owners, successors, and assigns) hereby agrees that the development of the Property will be in general

[1] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Estate Units can include: *Dwelling/residence, single-family detached*

[2] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Executive Units can include: *Dwelling/residence, single-family detached*

[3] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Member Villas can include: *Dwelling/residence, single-family detached*

[4] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Garden Cottages can include: *Dwelling/residence, multi-family, Dwelling/residence, single-family attached, Dwelling/residence, two-family*

conformance with the Master Plan and those certain proffered conditions described herein (the "Proffers"). The Proffers are voluntary and reasonable in accordance with Sections 15.2-2298 and 15.2-2303, *et al*. of the Code of Virginia (1950, as amended), and County Zoning Ordinance (1971, as supplemented) Sections 86-53, 86-55, and 86-308, *et. al*. The headings for the Proffers set forth below have been prepared for convenience or reference only and do not control, affect the meaning, or interpretation of any provisions of the Proffers. The Proffers are the only conditions offered in this rezoning application. Any prior proffers affecting the Property, whether of record or not, are hereby superseded by these Proffers upon the approval of the County of Louisa, Virginia, Board of Supervisors ("County"), including any applicable appeal periods, and thus are void and of no further force and effect upon said approval.

II. **Land Use**.

a. General Development. The Property will be developed in general conformance with the Master Plan, which is incorporated herein by reference. Notwithstanding anything to the contrary under these Proffers, all designated open spaces, parcel lines, parcel and lot sizes, building envelopes, building or unit sizes, public road locations, access points, private driveway and travel-way locations, accessory use locations, waste facilities, interparcel connections, parking areas, utility locations, stormwater management facilities, amenities, dimensions of undeveloped areas and all other areas shown on the Master Plan may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) and to allow full compliance with the requirements of state and federal regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality, Virginia Department of Conservation and Recreation, U.S. Army Corps of Engineers, and the County's Zoning Ordinance and Subdivision Ordinance. Notwithstanding the foregoing provisions of this Section II(a), any material adjustments to the Master Plan (during site or subdivision plan review) will be subject to the review and approval of the County's Zoning Administrator, and in no event will approval of said adjustments to the Master Plan relieve the Applicant or Owner from providing any of the Proffers.

b. Use. The Property may be developed for all uses permitted pursuant to the PUD zoning district and as enumerated on the Master Plan (collectively, the "Project").

c. Residential Maximum Density. Notwithstanding the foregoing Proffer II(b), the Applicant may construct no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas, and twenty (20) Garden Cottages on the Property (collectively the "Units").

III. **Transportation**. Subject to County and VDOT approvals, as may be applicable as part of site or subdivision plan approval, the Applicant will provide the following transportation improvements, all as depicted on the Master Plan:

a. The Applicant shall design and construct the following improvements when requested by VDOT and warranted for the Project:

i. On New Bridge Road at the intersection with Driveway 1

1. Construct a westbound left-turn lane with 200-feet of taper and 200-feet of storage; and
2. Dedicate up to approximately 3.07 acres of right of way along New Bridge Road as generally depicted on the Master Plan.

ii. On Zachary Taylor Highway at the intersection with Driveway 2

1. Construct a southbound left-turn lane with 200-feet of taper and 200-feet of storage.

iii. On Zachary Taylor Highway at the intersection with Driveway 3

1. Construct a southbound left-turn lane with 200-feet of storage and 200-feet of taper.

b. With completion required no later than the County's issuance of a certificate of occupancy permit for the 101st Unit constructed on the Property, the Applicant will:

i. On New Bridge Road at the intersection with Driveway 1

1. Construct an eastbound right-turn lane.

IV. Site Design

a. Phasing. The phasing plan, as depicted on sheet C4 of the Master Plan, may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) subject to the review and approval of the County's Zoning Administrator, and in no event will approval of said adjustments to the Master Plan relieve the Applicant or Owner from providing any of the Proffers.

b. The Farm. All building locations, orientations and uses enumerated on the Master Plan, and located within the area identified as "The Farm", may be relocated, reoriented, reduced, or eliminated at the time of site plan. Not all uses depicted on the Master Plan are required to be constructed on the Property.

V. Cash Proffers

a. The following cash proffers under this Proffer V will be paid to the County to mitigate the Project's impacts on applicable County public facilities, including schools, parks and recreation, public safety, sheriff's office, general administration

and solid waste all as provided more particularly in the below chart (collectively, the "Cash Proffers"). The Cash Proffers are allocated as follows:

Public Facility Category or Other Specified Category	Per Unit Amount				# of SFD Units	Total at Full Buildout	Lump Sum Amount	Total of Amount (Per Unit Amount + Lump Sum)	Payment Timing
	SFD	SFA	MF	Age-Restricted					
Schools	$2,625.00	N/A	N/A	N/A	79	$207,375.00	$0.00	$207,375.00	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Parks and Recreation	$149.79	N/A	N/A	N/A	79	$11,833.41	$0.00	$11,833.41	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Public Safety	$854.67	N/A	N/A	N/A	79	$67,518.93	$0.00	$67,518.93	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Sheriff's Office	$714.83	N/A	N/A	N/A	79	$56,471.57	$0.00	$56,471.57	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
General Administration	$293.00	N/A	N/A	N/A	79	$23,147.00	$0.00	$23,147.00	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Solid Waste	$125.56	N/A	N/A	N/A	79	$9,919.24	$0.00	$9,919.24	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
TOTAL								$376,265.15	

b. Public Safety. Notwithstanding the foregoing provisions of this Proffer V, the County may apply the above Public Safety Proffer towards improvements to the New Bridge Fire & Rescue Station (Station 8) facilities or other public safety facility improvements as the County may desire.

c. Escalation Clause. Commencing five (5) years after the approval of this rezoning application, the Cash Proffers for each Unit will be adjusted annually on January l to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "CPI-U") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor.

The adjustment will be made by multiplying the Cash Proffers for the preceding year by the CPI-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula will be used as defined by Section 15.2-2303.3.B of the Code of Virginia.

VI. **Miscellaneous**

a. Water Sense Guidelines. All Units constructed on the Property will comply with the Environmental Protection Agency's (EPA) Water Sense Guidelines.

b. Lighting. All lighting on Property will be Dark-Sky compliant.

c. Career and Technical Center. The Applicant and Owner will establish an internship program with the County's Career and Technical Center facilities prior to the County's issuance of a certificate of occupancy permit for the first building constructed on the Property, unless the County and Applicant agree to establish sooner.

d. Lake Anna Community Association (LACA). The Applicant will pay Ten Thousand Dollars ($10,000.00) to LACA for purposes of future algae and hydrilla remediation, which said amount will be paid to LACA prior to the County's issuance of a certificate of occupancy (temporary or final) for the first building constructed on the Property.

e. Cemetery. The Applicant will provide access to the cemetery located on Tax Map Parcel 28-97E, pursuant to Virginia State Code Sections §57-27.1, and any relocation requirements for the cemetery will be performed in accordance with Virginia Code Sections §57-22-57-§39.25 and all applicable County requirements.

f. Environmental. The Applicant will comply with all recommendations provided under the Phase I Site Environmental Site Assessment Report. If disturbance is anticipated, the Applicant will perform additional investigations and will follow all reasonable, warranted mitigation actions.

g. Right-of-way Construction. Subject to VDOT and County approvals, the Applicant commits to conduct all work within the VDOT right-of-way within a time period commencing on Labor Day through Memorial Day.

h. Louisa County Resource Council. The Applicant will pay Thirty Thousand Dollars ($30,000.00) to the Louisa County Resource Council to support its emergency capital repair needs as well as its charitable mission of providing hunger relief and life-sustaining services for residents of Louisa County, Virginia.

[REMAINDER OF THE PAGE TO REMAIN INTENTIONALLY BLANK; AUTHORIZED SIGNATURES TO FOLLOW]

The Proffers are made voluntarily in support of this Rezoning Application, and are offered are in compliance with the Code of Virginia Sections 15.2-2298 and 15.2-2303, and the Applicant/Owner deem the proffers offered both reasonable and appropriate, as conclusively evidenced by this signed and notarized Proffer Statement.

WITNESS the following signatures:

APPLICANT: **Wares Crossroads Development LLC**,
a Delaware limited liability company

By:_____

STATE/COMMONWEALTH OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by_____, the _____ of Wares Crossroads Development LLC, a Delaware limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 1 of 5]

OWNER:

Ware Family, LLC
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by _____, the _____ of Ware Family, LLC, a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 2 of 5]

OWNER:

Dickinson Investments, L.L.C.,
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by _____, the _____ of Dickinson Investments, L.L.C., a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 3 of 5]

OWNER: **Dickinson Land & Properties, L.L.C.,**
Virginia limited liability company

By: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day of _____, 2026, by _____, the _____ of Dickinson Land & Properties, L.L.C., a Virginia limited liability company, on behalf of the company.

_____
Notary Public

Print Name: _____
My Commission Expires:_____
Registration No. _____

[SEAL]

[Signature Page 4 of 5]

THE COUNTY OF LOUISA, VIRGINIA:

Agreed and Accepted: The County of Louisa, Virginia:

_____	_____
Louisa County Board of Supervisors	*Date*
By _____, Chairperson	

[Signature Page 5 of 5]

EXHIBIT A

MASTER PLAN

~~23568645.5 049008.00008~~23568645.6 049008.00008

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 3/27/2026 1:46:02 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://hirschlerlaw.cloudimanage.com/iman/23568645/5 - Proffer Statement FIFTH SUBMISSION.docx	
Modified DMS: iw://hirschlerlaw.cloudimanage.com/iman/23568645/6 - Proffer Statement FIFTH SUBMISSION.docx	
Changes:	
Add	4
~~Delete~~	2
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	6

Enclousre 3

Wares Crossroads Development - Site Master Plan 01.16.2026

C2 Mineral, VA
Scale: 1" = 250'

REEF

Summary of Units:

Total Units	**134**
Estate Units	50
Executive Units	29
Member Villas Units	35 (Part of Rental Pool)
Garden Cottages Duplex Units	20 (Part of Rental Pool)

Lot Sizes:

Estate Lots:	0.5 - 2.0 Acres
Executive Lots:	0.25 - 1.5 Acres
Member Villas Lots:	0.25 - 1.0 Acres
Garden Cottages:	0.1 - 0.5 Acres

Development Standards:
Total Area: 394.8417 Acres
Open Space: 280.2000 Acres
Residential Areas: 94.8400 Acres
Gross Percentage Residential 24%

Residential Relative Densities

50 Estate Lots (48.9 Acres):	50/48.9 = 1.02 Lots/Acre
29 Executive Lots (22.4 Acres):	29/22.4 = 1.29 Lot/Acre
35 Member Villas (19.5 Acres):	35/19.5 = 1.74 Lots/Acre
20 Garden Cottages (4 Acres):	20/4 = 5 Lots/Acre

Gross Density: 134 Lots / 394.84 Acres = 0.34 Lots/Acre

Setbacks: SEE SHEET C3.0 To comply with 86.116 - Growth Overlay District

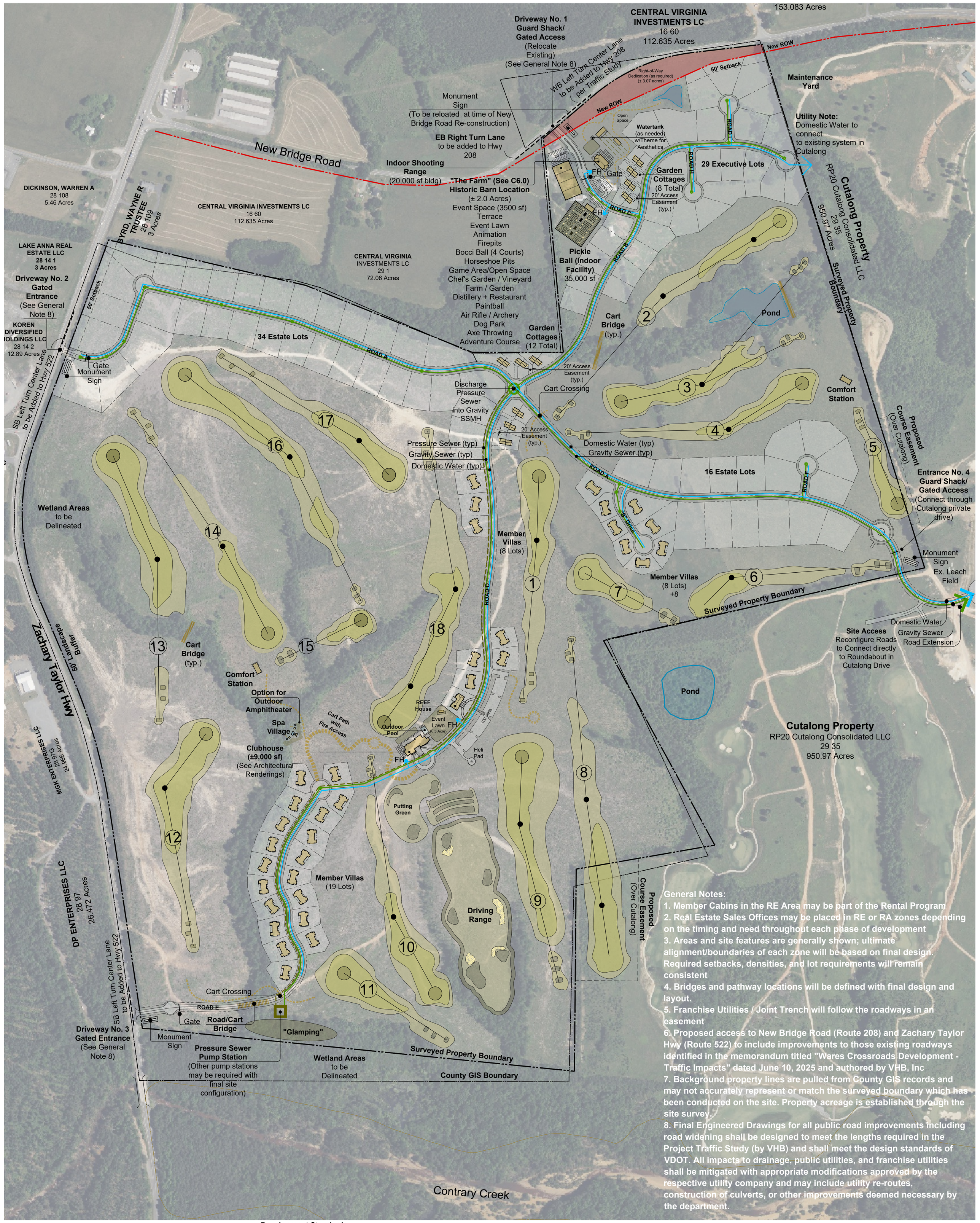
Development Standards: cont
Proposed Building Areas shown on plan
Max Building Heights:
Residential = 40'
Nonresidential = 60'
Non-Res Total Parking Estimate: 150-200 Stalls

LEGEND:
TOTAL AREA: 393.8417 Acres
RE: Residential Lots (Estate and Executive): 94.8400 Acres
RA: Resort and Resort Amenities: 18.8000 Acres
OS: General Open Space (175.2017 Acres)
AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)
Note: The above acreages are subject to final engineering and may change with final site plan

Surveyed Property Line
County GIS Property Line
Shared-Use Path
(Cart Paths to be integrated with Golf Design)

250 00 250 750
Scale: 1"=250'
North

General Notes:
1. Member Cabins in the RE Area may be part of the Rental Program
2. Real Estate Sales Offices may be placed in RE or RA zones depending on the timing and need throughout each phase of development
3. Areas and site features are generally shown; ultimate alignment/boundaries of each zone will be based on final design. Required setbacks, densities, and lot requirements will remain consistent
4. Bridges and pathway locations will be defined with final design and layout.
5. Franchise Utilities / Joint Trench will follow the roadways in an easement
6. Proposed access to New Bridge Road (Route 208) and Zachary Taylor Hwy (Route 522) to include improvements to those existing roadways identified in the memorandum titled "Wares Crossroads Development - Traffic Impacts" dated June 10, 2025 and authored by VHB, Inc
7. Background property lines are pulled from County GIS records and may not accurately represent or match the surveyed boundary which has been conducted on the site. Property acreage is established through the site survey.
8. Final Engineered Drawings for all public road improvements including road widening shall be designed to meet the lengths required in the Project Traffic Study (by VHB) and shall meet the design standards of VDOT. All impacts to drainage, public utilities, and franchise utilities shall be mitigated with appropriate modifications approved by the respective utility company and may include utility re-routes, construction of culverts, or other improvements deemed necessary by the department.



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Garden Cottages:	0.1 - 0.5 Acres

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Total Area: 394.8417 Acres
Open Space: 280.2000 Acres
Residential Areas: 94.8400 Acres
Gross Percentage Residential 24%

Residential Relative Densities

50 Estate Lots (48.9 Acres):	50/48.9 = 1.02 Lots/Acre
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20 Garden Cottages (4 Acres):	20/4 = 5 Lots/Acre

Gross Density: 134 Lots / 394.84 Acres = 0.34 Lots/Acre

Setbacks: SEE SHEET C3.0 To comply with 86.116 - Growth Overlay District

Development Standards: cont

Proposed Building Areas shown on plan
Max Building Heights:
Residential = 40'
Nonresidential = 60'
Non-Res Total Parking Estimate: 150-200 Stalls

LEGEND:

TOTAL AREA: 393.8417 Acres
RE: Residential Lots (Estate and Executive): 94.8400 Acres
RA: Resort and Resort Amenities: 18.8000 Acres
OS: General Open Space (175.2017 Acres)
AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)
Note: The above acreages are subject to final engineering and may change with final site plan

Surveyed Property Line
County GIS Property Line
Shared-Use Path
(Cart Paths to be integrated with Golf Design)

REEF

Wares Crossroads Development - Site Master Plan 01.16.2026

C2 Mineral, VA
Scale: 1" = 250'

250 00 250 750
Scale: 1"=250'
North

"THE FARM"
Historic Barn Location
Possible Additional Uses:
(All Uses represent options but not every use will be implemented)

Animation
Firepits
Bocci Ball (4 Courts)
Horseshoe Pits
Game Area/Open Space
Distillery + Restaurant
Dog Park

NEW BRIDGE ROAD (HWY 208)

ROW DEDICATION (AS REQUIRED)

THE FARM SITE
(6.5 Acres Total)
(5.5 after ROW Take)

Monument Sign

OPEN SPACE

Pond

OPEN SPACE

Executive Lots

CHEF'S GARDEN
VINYARD
1500 sf

WATER TANK
(AS NEEDED)

GARDEN HOUSE

Event Lawn
5-8000 sf

FARM GARDEN

EVENT TERRACE

FARM EVENT SPACE
3500 sf

20 stalls

Gate & Turnaround

33 stalls

GARDEN COTTAGES
(8 Total Units)

ROAD B

ROAD H

ROAD I

Indoor Shooting Range
(20,000 sf bldg)

ROAD C

Executive Lots

Pickle Ball (Indoor Facility)
35,000 sf

Possible Additional Uses:
(All Uses represent options but not every use will be implemented)
Firepits
Bocci Ball (4 Courts)
Horseshoe Pits
Game Area/Open Space
Paintball
Air Rifle / Archery
Dog Park
Axe Throwing
Adventure Course

2

Golf Course

The Farm Notes: All building locations, orientations and uses enumerated on the Master Plan, and located within the area identified as "The Farm", may be relocated, reoriented, reduced, or eliminated at the time of site plan. Not all uses depicted may be constructed.

REEF

Wares Crossroads Development - Farm Site 01.16.2026

C6 Mineral, VA
Scale: 1" = 250'

60 00 60 180
Scale: 1"=60'
North

Enclosure 4

Charles W. Payne, Jr.
D: 540.604.2108
cpayne@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
725 Jackson Street, Suite 200 | Fredericksburg, VA 22401
P: 540.604.2100 | F: 540.604.2101

January 23, 2026

Tom Egeland
Deputy Director, Planning & Zoning
1 Woolfolk Avenue, Suite 201
Louisa, VA 23093
tegeland@louisacounty.gov

RE: REZ2026-01, CUP2026-01 - FOURTH SUBMISSION

Tom,

I hope this letter finds you well. With regard to the above captioned land use application(s), please find our responses below to the County's email dated 1/5/26. We have also provided the following documents enclosed herewith:

- Application Form(s);
- Proffer Statement, dated January 20, 2026 (revised and redlined);
- Impact Narrative, dated January 20, 2026 (revised and redlined);
- Master Plan ("Master Plan"), dated January 16, 2026 prepared by REEF
- Land Use Amendment Application (revised)
- PUD Checklist
- Groundwater Availability Report, titled "The Proposed Wares Crossroads Development, Groundwater Availability" dated January 13, 2026 prepared by Stantec
- Proffer Justification Analysis, dated January 23, 2026 (revised)
- Fiscal Impact Analysis, dated November 17, 2025
- Boundary Plat
- Phase I ESA, dated March 31, 2025, prepared by Meridian Environmental Group
- Signage Package
- Adjoining Property Owner List
- Traffic Memorandum, titled "Wares Crossroads Development – Traffic Impacts" dated, November 20, 2025, prepared by VHB
- DRAFT Conditional Use Permit Conditions
- DRAFT Legal notice (revised and redlined)
- Comment Response letter to Mr. Chris Coon's comments, dated January 26, 2026

Please consider these responses as supplemental to the pending application referenced above. Feel free to contact me with any questions.

General Application Comments & Questions:

1. The Proffer Justification Analysis and Fiscal Impact Analysis is being reviewed by the Assistant County Administrator, Chris Coon.ccoon@louisacounty.gov. Please coordinate directly with Chris Coon on his ongoing analysis and contacting General Services, Schools, Fire/Ems, Sheriff, on any comments and concerns those departments may have about the application, if not done so already.

   Applicant Response: The Applicant's response to Mr. Coon's comments are provided under a separate cover, dated January 26, 2026.

2. Please confirm the proposed PUD will be using and sharing a water treatment and sewer treatment plant at Cutalong (RD), once online. In the future, will either development be using the existing Cutalong mass drain fields once the treatment facilities are online?

   Applicant Response: CLA Environmental, LLC, the utility company serving Tributer Resort, has designed its wastewater treatment facilities to accept and reliably treat the projected wastewater flows generated by this Project, without exceeding permitted design limits or adversely affecting treatment performance. Similarly, CLA Environmental, LLC, has designed the water treatment facilities to supply potable water to meet the projected demands of this Project. Please see Section III. d of the Impact Narrative for further detail.

3. Please update the groundwater study site plan to match the current concept plan, and update the study if necessary.

   Applicant Response: Please see the Groundwater Availability Report, titled "The Proposed Wares Crossroads Development, Groundwater Availability" dated January 13, 2026 prepared by Stantec, included with this submission.

4. Will owners be allowed to store boats and recreational vehicles at their property, or a central location? Will the glamping allow for recreational vehicle parking?

   Applicant Response: It is not the Applicant's intent to allow property owners to store recreational vehicles on the Property, as there is ample storage off-site near the Property, being in close proximity to Lake Anna. Additionally, recreational vehicles are not permitted within the Glamping area. However, there is a possibility the Applicant will use Airstreams and/or structures (tents/yurts) for Glamping accommodations only.

Wares Crossroads Development - Site Master Plan dated 11.20.2025 Comments:

1. What type of road network is proposed past the cul-de-sacs shown, or are these roundabouts? Although a Private Road waiver is being requested, all roads must be constructed to VDOT subdivision street standards.

   Applicant Response: All roads internal to the Project are proposed to be private and will be constructed to public road standards, pursuant to Sec. 86-567.4 of the County's Code. Please see notes #1-3 on sheet C3 of the Master Plan.

2. What are the internal road right-of-way widths? All roads are assumed to be 50 feet in width in Louisa County.

   Applicant Response: Please see sheet C3. All private roads will be encompassed by an ingress-egress easement fifty feet (50') in width.

3. Will an access easement be required for the southernmost proposed entrance on Route 522, due to the surveyed location of the property line shown. Internal road R/W appears it may cross over onto the adjoining property.

   Applicant Response: Please see the revised Master Plan sheet C2. An access easement is not necessary. The entrance will be located entirely within the subject parcel, in accordance with the metes and bounds depicted in the Applicant's boundary survey dated May 9, 2025.

4. Please provide an additional site plan page for a more detailed layout of the "The Farm Area" and surrounding uses. As a proposed PUD project, how does it meet the intent of Sec. 86-310. - Character of development? The project contains a mixture of housing types and amenities; but appears to align more with a Resort Development rather than a PUD that provides a mixture of uses (commercial and residential), neighborhood center, etc. Will all 22,000 sqft of indoor commercial be for shooting activities, or several commercial uses for County citizens, general public, and PUD residents and guests?

   Applicant Response: Please see sheet C6 of the Master Plan. On balance, the Project meets the PUD zoning district's intent to "..to provide for a variety and flexibility in design necessary to implement the varied goals of the county as set forth in the comprehensive plan." The Project aligns with the following goals of the Comp Plan:

   - **Foster positive economic impacts on the County**
   - **Promote high-quality development within the County**
   - **Ensure compatibility between surrounding land uses**
   - **Maintain community characteristics**
   - **Maximize the return on investment in public resources**

Please note that all uses enumerated on the Master Plan open for public events, including the Indoor Shooting Range, will be subject to standards set by the Applicant, which may include: reservations, membership-buy in, and space rentals.

For further detail, please see pages 8-9 of the Impact Narrative.

5. Garden cottages - sell (w/ lot); condominium, lease/rental units? (Are any of the cottages and condos proposed to be open to the public, or for residents, their guests, and leased/rental persons)?

   Applicant Response: The Garden Cottages will be sold as fee simple lots. An owner can elect to rent the cottages as a short term rental, in accordance with VA State Code §15.2-983.

6. Large planned event capacity - parking and overflow parking areas not labeled? Only 100 spaces for the clubhouse and large events?

   Applicant Response: As discussed with the County on January 6, 2026, please see Condition #6. As identified therein, the Applicant will submit a plan to the Zoning Administrator that will include the locations of all parking areas, including overflow spaces if needed.

7. 522 proposed monument sign does not appear to be on the project parcel(s)?

   Applicant Response: Please see the revised Master Plan sheet C2. The monument sign will be located entirely within the subject parcel, in accordance with the metes and bounds depicted in the Applicant's boundary survey dated May 9, 2025.

8. The Site Plan lists the following: Non-Residential Structures: Will maintain a minimum setback of 10 ft from any adjacent property lines. A 50 ft setback shall be maintained along frontage of New Bridge Road and Zachary Taylor Hwy Accessory Buildings: Will maintain a 5' minimum setback from all property lines. The setback information listed on the concept site plan is too choppy, instead please copy and paste over the narrative page 8 breakdown of setbacks and heights for easy reference during the building permit phase. Please keep Sec. 86-116(b) (50 front) to 522 and 208.

   Applicant Response: Please see sheet C3 of the Master Plan.

Permitted and CUP use(s) Comments:

1. Amendment to Cutalong Master Plan and proffers for use of shared private utilities; road system; and golf course holes appear to overlap. Will you be adding to the application the following: (RP20 Cutalong Consolidated, LLC, Applicant/Owner requests review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master

plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrance.) If so, the application will need to be updated to add this request and an additional fee for the proffer amendment will be required.

Applicant Response: Please see Page 10 of the Impact Narrative, for a description of the Applicant's amendment requests.

2. Please include a request for a private road waiver within the county application paperwork. Staff acknowledges it has been added to the narrative.

Applicant Response: Please see the revised Land Use Amendment Application, pages 1-2.

3. After review of the current list of proposed uses within the narrative, the following uses should also be requested for the project: Commercial Indoor Sports and Recreation (axe throwing, rock wall, escape room), Commercial indoor entertainment (concerts inside), Commercial Outdoor Sports and Recreation (rock wall), Commercial Outdoor Entertainment (concerts outside), outdoor gathering (fairs, carnivals, and large outside evets), special occasion facility (weddings and corporate events), and Outdoor Shooting Range (air rifle). I assume Cutalong will also want to operate a Farmers Market, Hotel, and Short-term rental of a dwelling, as well? Please confirm no winery operations are being requested. A draft legal advertisement has been attached for your review and comment.

Applicant Response: The Applicant will not pursue an Escape Room, Farmer's Market, Hotel Winery, or Contractor's Office and Shops with this Project. Please see the revised Narrative for a complete list of all uses. The Applicant has also provided a redline of the DRAFT legal notice.

4. Is it the applicant's intent to condition the use (outdoor shooting range) to be limited to air rifle only?

Applicant Response: Please see Condition #3.

5. Staff suggests the applicant condition when the existing Wares CUP expires, as staff assumes there will be a desire to allow the real estate office to continue leasing the property until a demolition or renovation permit is submitted.

Applicant Response: Acknowledged. The Applicant requests the following condition:

The conditional use permit, CUP2016-04, encumbering Tax Map Parcel 29-2 shall immediately terminate upon the Applicant's submission of its first site plan for the Project.

6. (Helicopter Pad) Please provide conditions for hours of operation (outside of an emergency service use), and general flight area/cone for helicopter departure and arrival. Do you have information on what is required for review by FAA or other agencies?

   Applicant Response: Pursuant to §24VAC5-20-170 of the VA State Code, the Applicant will register the helipad facility with the Virginia Department of Aviation and will provide all appropriate documentation to the Virginia Department of Aviation.

7. Will carnivals, fairs, outdoor entertainment, etc., have conditions on hours of operation? Will you hire event staff and sheriff deputies/Fire EMS for traffic on 522 and 208 for these events?

   Applicant Response: As discussed with the County on January 6, 2026, please see Condition #6. As described therein, the Zoning Administrator can impose reasonable conditions on any event, open to the public, that is held on the Property. Note this condition only applies to any events that are open to the public. Any gatherings held by residents and guests internal to the Property, are not subject to these conditions.

8. As firearms are currently exempt from the noise ordinance, do you intend to conduct a noise study, condition that firearms (air rifles) will comply with the noise ordinance, etc.? Proposed air rifle course appears to be next to Route 208 and multiple other proposed activities. Please detail the mitigation and safety measures planned.

   Applicant Response: At this time, the Applicant has not performed a noise study. The Applicant acknowledges and understands that the Project, including the air rifle course will be subject to and must comply the County's noise ordinance. Range rules will be established for both the paintball and air rifle courses.

9. Do you plan to condition a maximum number of people for the project for an outdoor gathering, for example?

   Applicant Response: As discussed with the County on January 6, 2026, please see Condition #6. As described therein, the Zoning Administrator can impose reasonable conditions on any event, open to the public, that is held on the Property. Note this condition only applies to any events that are open to the public. Any gatherings held by residents and guests internal to the Property, are not subject to these conditions.

Proffer Comments:

1. A proffer or condition needs to be added to the application to allow for (phasing) flexibility as requested in the narrative in concert with the County/Zoning Administrator.

   Applicant Response: Please see revised Proffer IV(a).

2. Please add to the proffer letter a signature and date line for the Chairman of the Board of Supervisors.

   Applicant Response: Please see page 10 of the revised Proffer Statement.

3. Community Development staff is currently reviewing two classroom trailers for both Thomas Jefferson and Moss Nuckols Elementary school. Therefore Table III-A.3 of the Proffer Justification Analysis is incorrect.

   Applicant Response: Please see the revised Proffer Justification Analysis, which has been revised to reflect the new school enrollment figures presented at the Planning Commission's work session on January 8, 2026.

4. Pursuant to the Proffer III(a), the Project's maximum lot coverage will not exceed 1.0. Lot coverage is a metric the County is not required to track unless you make it a condition, proffer, or part of the concept plan. What does lot coverage will not exceed 1.0 mean if you intend to proffer it?

   Applicant Response: Please see the revised Proffer Statement. This proffer has been removed.

General Staff Notes:

1. Please be aware the County is not responsible for enforcing the private Architectural Design Guidelines at building permit review and approval.

   Applicant Response: Acknowledged.

2. As you are aware the County recently hired an Agricultural and Land Conservation Coordinator. Staff reports will now contain an analysis from the Agricultural and Land Conservation Coordinator on land that is currently zoned agricultural, being rezoned to another use. Staff recommends you add to your narrative in preparation for this.

   Applicant Response: Please see Section VII of the Impact Narrative.

VDOT (Alice Chen at ying.chen@vdot.virginia.gov) – FORTHCOMING

Applicant Response: **Acknowledged. The Applicant's representatives followed up with Mr. Egeland on January 6. No comments have been received since the date of this letter. All entrances to the Project will comply with all applicable VDOT and County standards at the time of site plan.**

If you have any questions regarding these responses, please contact me directly.

Respectfully,



Charles W. Payne, Jr.

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Charles W. Payne, Jr.
D: 540.604.2108
cpayne@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
725 Jackson Street, Suite 200 | Fredericksburg, VA 22401
P: 540.604.2100 | F: 540.604.2101

January 26, 2026

Chris Coon
Deputy County Administrator
1 Woolfolk Avenue, Suite 201
Louisa, VA 23093
ccoon@louisacounty.gov

RE: REZ2026-01, CUP2026-01 - FOURTH SUBMISSION

Mr. Coon,

I hope this letter finds you well. With regard to the above captioned land use application(s), please find our responses below to your comments sent to the Applicant via email dated 1/22/26. We have also provided the following documents enclosed herewith:

- Application Form(s);
- Proffer Statement, dated January 20, 2026 (revised and redlined);
- Impact Narrative, dated January 20, 2026 (revised and redlined);
- Master Plan ("Master Plan"), dated January 16, 2026 prepared by REEF
- Land Use Amendment Application (revised)
- PUD Checklist
- Groundwater Availability Report, titled "The Proposed Wares Crossroads Development, Groundwater Availability" dated January 13, 2026 prepared by Stantec
- Proffer Justification Analysis, dated January 23, 2026 (revised)
- Fiscal Impact Analysis, dated November 17, 2025
- Boundary Plat
- Phase I ESA, dated March 31, 2025, prepared by Meridian Environmental Group
- Signage Package
- Adjoining Property Owner List
- Traffic Memorandum, titled "Wares Crossroads Development – Traffic Impacts" dated, November 20, 2025, prepared by VHB
- DRAFT Conditional Use Permit Conditions
- DRAFT Legal notice (revised and redlined)

1. To support that review, staff recently updated our internal operations calculator, which estimates an average annual public service cost of approximately $4,762.85 per dwelling unit. For background purposes only, that estimate is currently allocated as follows: Public Schools $2,625.00, Fire & EMS: $854.67, Sheriff's Office: $714.83, General Administration: $293.00, Parks and Recreation: $149.79 and Solid Waste: $125.56

   Applicant Response: Please see revised Proffer V.

2. Given that the submitted fiscal analysis appears to rely on different operating cost assumptions and/or service allocation methodologies, I would appreciate additional context on how those figures were developed, including the underlying methodology and assumptions used to arrive at the projected impacts.

   Applicant Response: Within the fiscal impact analysis, Municap calculated costs in a two-step process. First, Municap reviewed the county's budget expenditures to evaluate which line items would likely be impacted by the project. This is shown on Schedule IX-A.

   Municap then estimated expenditures on a per capita basis with the exact allocation method depending on the nature of the expenditure. For example, Muicap allocated total fire & rescue expenditures per capita based on service population, that is, total county residents plus employees who work but do not live within the county. This is because fire & rescue services are frequently used by both residents and businesses. In contrast, Municap impacted library services on a per resident basis as it was assumed these services will be used almost entirely by residents. Student expenditures are allocated on a per student basis for the same reason.

   Once Municap determined the per capita dollar increase for each relevant budget item, we multiplied it by the estimated increase in service population, residents, or students, as appropriate, as a result of this development. See Schedule IX-B.

3. From your review, how well does the project fit within current school and public safety capacity?

   Applicant Response: Based on MuniCap's student generation numbers of 0.1386, 0.0682 and 0.0887 students per SFD unit for elementary, middle school and high school respectively, the Project's 79 SFD dwelling units (exclusive of the 35 Member Villas and 20 Garden Cottages which are intended to be short-term rentals and for vacationing purposes only) will generate a net of 17 school-age children (8 elementary, 4 middle and 5 high school) above the by-right units at full build out. Based on the student enrollment projections presented at the January 8 Planning Commission work session, the students generated by this Project will only present a capacity impact to Thomas Jefferson Elementary. However, there are currently no capacity-related, Capital Improvement Plan projects for Thomas Jefferson Elementary. Therefore, a cash proffer is not required. However, the Applicant has provided a cash

contribution of $2,625 per unit towards schools, to mitigate any potential impacts on public schools. Please see Sec. V(a) of the Impact Narrative for further information.

Per the Comp Plan, the goal for response time for Fire/Rescue services within the county is 15 minutes. Currently, the average response time is 13 minutes and 49 seconds. Based on the statistics provided by Louisa County Fire and Rescue (0.12 calls per person, 0.3 calls per residence), the 140 projected residents above by-right will increase call volume by 17 calls. Per the County's Comp Plan, the current level of service for the sheriff's department is 1.9 calls per resident and 0.9 calls per person. The 140 projected residents (above by-right) for this Project are expected to increase the annual call volume by 127 calls. However, to mitigate any potential impacts on Public Safety, the Applicant has proffered $854.67 per unit towards Public Safety and $714.83 per unit towards the Sheriff's Office. Note that a portion of this Project (Member Villas and Garden Cottages) will be available for short-term rental only. This was factored into the Fiscal and Proffer Analysis. Therefore, certain residents of the Project are coming to visit for temporary stays only[1], thereby further reducing the Project's potential impact on public facilities. Please see Sec V of the Impact Narrative for further details.

4. How do the project's layout, housing types, or timing help spread out service needs over time?

Applicant Response: A portion of this Project (Member Villas and Garden Cottages) will be available for short-term rentals. This was factored into the Fiscal and Proffer Analysis. Therefore, certain residents of the Project are coming to visit for temporary stays only, with a peak season anticipated during the warmer months, thereby further reducing and/or spreading the Project's potential impact on public facilities. Please see Section V of the Impact Narrative for further details.

5. Are there features of this development that might change service demand compared to a typical neighborhood, and how did that affect your findings?

Applicant Response: Unlike most neighborhoods, only a portion of this Project (Member Villas and Garden Cottages) will be available for short-term rentals. Accordingly, this was factored into the Fiscal and Proffer Analysis. Therefore, certain residents of the Project are expected to visit for temporary stays only, with a peak season anticipated during the warmer months, thereby reducing and/or spreading the Project's potential impact on public facilities.

[1] Rentals will be short-term, to not exceed 30 days in accordance with State Code of Virginia §15.2-983

This Project also proposes an array of recreational uses available to residents and guests of the Project. Accordingly, these offerings (i.e paintball course, pool, pickleball courts, etc.) will reduce demand on the County's public parks. Please see Section V of the Impact Narrative for further details.

6. How does the project support the Comprehensive Plan's goals for managing growth and keeping service levels steady?

Applicant Response: **As further described in the Applicant's Proffer Justification Analysis, this Project will generate approximately 17 school aged-children, which will present a capacity need at Thomas Jefferson Elementary. Further, this Project will increase call volumes for FREM and the Sheriff's Department by 17 and 127 calls respectively. In accordance with VA State Code Sec. 15.2-2298 and in support Chapter 4 of the County's Comprehensive Plan, the Applicant will provide a total of $4.762.85 per SFD unit to mitigate the Project's impacts on Public Facilities. In regards to Transportation, the Applicant commits to construct transportation improvements along both Route 1 and Route 522 to allow drives to safely enter the site and also proposes a shared access to the existing Cutalong at Tributer development, all of which will alleviate vehicular pressure on Route 522 and 207. Even though a right-turn taper on Route 207 was not warranted by the Applicant's Traffic Memorandum, the Applicant will construct this taper, to further enhance the safety of the transportation network. The Applicant believes this Project is in support of the County's Comprehensive Plan's vision for a mix of uses in this area and is confident all of the aforementioned improvements will aide in mitigating any impacts to the Public Facilities, attributable to this Project. The Applicant looks forward to continuing coordination with the County throughout the site development phase. Please see the Applicant's Impact Narrative for further details.**

7. Overall, what makes you confident that the analysis fully considers the project's public service impacts?

Applicant Response: **As with all development projects, the Applicant acknowledges there will always been some unforeseen impacts that cannot be foreseen. However, the Applicant is confident the analyses described herein considers all potential public facility impacts by taking into account the following factors: The County's Comprehensive Plan (LOS standards, and the Project's alignment with goals envisioned in the Comp Plan), the operational impacts of the Project (seasonal rentals and number of units), and input from County Staff/Agencies.**

If you have any questions regarding these responses, please contact me directly.

Respectfully,



Charles W. Payne, Jr.

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Reviewer: _____ Case # _____
Fee Rcv'd: _____ Rcpt # _____
Date & Time Rcv'd: _____
Pre-App Meeting: _____

LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

1. **IDENTIFICATION OF REQUEST:**

(A): REZONING: From A-1 & A-2 ( ) to PUD ( )

(B): CONDITIONAL USE: See next page.

C: TEMPORARY CONDITIONAL USE: N/A

D: VARIANCE: N/A

E: PROFFER AMENDMENT: N/A

F: COMP PLAN AMENDMENT: N/A

G: COMP PLAN REVIEW FOR CONFORMANCE: N/A

H: SPECIAL EXCEPTION: N/A

2. **APPLICANT, PROPERTY OWNER, AGENT**

A. NAME OF APPLICANT: Wares Crossroads Development, LLC

If a corporation, name of agent: Joe Walsh

B: MAILING ADDRESS: 978 New Bridge Road, Mineral, VA 23117

Telephone # _____

C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:

Dickinson Land & Properties, L.L.C., Ware Family, LLC and Dickinson Investment, LLC, V&C Development LLC, and Cutalong Model LLC

D. MAILING ADDRESS: 446 New Bridge Road, Mineral, VA 23117 (Virginia Kay Watson o/b/o Ware Family)

Telephone # _____

If the applicant is not the owner of the property in question, explain: Applicant is contract purchaser of the Property.

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

Proffer Amendment: Applicant requests review of a proffer (master plan) amendment to REZ06-2005; REZ02-2015; REZ2024-06 and subsequent administrative master plan amendments. The modification would allow for Wares Crossroads LLC., proposed Planned Unit Development to construct a large portion of Wares Crossroads golf course hole 5 and a majority of golf course hole 8 on the existing Cutalong Resort Development. Additionally, the applicant requests the proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for shared use of the existing Route 208 Courthouse Road entrance and all utilities.

The properties are located 0.13 miles southeast of the intersection of Zachary Taylor Highway (Route 522) and New Bridge Road (Route 208), and are further identified as tax map parcels 28-97D, 29-3, 29-2, zoned Agricultural A-2 and 28-97E zoned Agricultural A-1, in the Mineral Election District.

Private Road Waiver: Pursuant to Section 86-567 (10) b., of Chapter 86. Land Development Regulations – the Applicant requests a private road waiver be granted to develop the Wares Crossroads Development, LLC., Planned Unit Development with a new internal private road network.

Rezoning: Rezoning from Agricultural (A-2 GAOD) Parcels 28-97D, 29-3, 28-97E, and Agricultural (A-1 GAOD) Parcel 29-2 to Planned Unit Development (PUD), a combined acreage of approximately 393.8417 acres.

Conditional Use Permit: Applicant requests permitted uses with a conditional use permit in Planned Unit Development as follows: Agricultural Operation, Aviation Facility, Brewery Limited, Brewery Major, Campground, Club, Commercial Indoor Sports and Recreation, Commercial Indoor Entertainment, Commercial Outdoor Sports and Recreation, Commercial Outdoor Entertainment, Dwelling/residence single family, Dwelling/residence two family, Golf Course, Golf Course, Indoor Shooting Range, Multi-Family Dwelling, Outdoor Gathering, Outdoor Shooting Range, Personal Improvement Services, Personal Services, Public Assembly, Restaurant, Special Occasion Facility, Short-Term Rental of a Dwelling

Conditional Use Permit: To allow for the permittance of public events to be held on the Property.

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E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: Charles W. Payne, Jr. as Attorney and Agent for the Applicant

F. ADDRESS: 725 Jackson Street, Suite 200, Fredericksburg, VA 22401

Telephone #: (540) 604-2108

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Mineral B. TAX MAP # 28-97D, 29-3, 28-97E & 29-2

C. SUBDIVISION NAME N/A D. LOT/PARCEL# N/A

E. PROPERTY LOCATION South of New Bridge Road (Rt. 208) between Cutalong Way and Zachary Taylor Highway (Rt. 522)

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? X (29-2) YES X NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Please see attached narrative.

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

Please see attached narrative.

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

Please see attached narrative.

7. **INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:**

A. EXISTING LAND USE(S): Primarily wooded, pastured, and undeveloped land

B. EXISTING STRUCTURE(S): Barn/storage (primarily vacant)

C. EXISTING ZONING: Agricultural-1 and Agricultural-2 (A-1 & A-2)

D. ACREAGE OF REQUEST: 393.8417 acres

E. UTILITIES: Public water and sewer

(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)

F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No

G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

8. **IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:**

None.

9. **GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).**

* PROPERTY OWNER'S NAME: *PLEASE SEE ATTACHED LIST OF ADJOINERS*

MAILING ADDRESS:

TAX MAP #

SUBDIVISIONNAME LOT/PARCEL#

ACREAGE ZONING

* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

SUBDIVISION NAME: LOT/PARCEL#

ACREAGE ZONING

* PROPERTY OWNER'S NAME:

MAILING ADDRESS:

TAX MAP #

Property Owner	Mailing Address	Tax Map	Acreage	Zoning
RP20 Cutlaong Consolidated LLC	160 West Canyon Crest Road Alpine, UT 84004	29 35	950.9682	RD
REB Investment Company LLC	PO Box 130 Mineral, VA 23117	17 7	153.083	A2
Central Virginia Investments LC	Charles F. Purcell Louisa, VA 23093	16 60 29 1	112.635 72.06	C2 C2
Wayne R. Byrd, Trustee	PO Box 2133 Stafford, VA 22555	28 109	3	A2
Warren A. Dickinson	441 Lakeway Road Mineral, VA 23117	28 108	5.46	A2
Lake Anna Real Estate LLC	845 Ellisville Drive Louisa, VA 23093	28 14 1 28 110	3 3.31	C2 C2
Koren Diversified Holdings LLC	175 Windway Lane Mineral, VA 23117	28 14 2	12.89	C2
MWP Supply Inc.	322 Washington Street Madison, VA 22727	28 14 3	6	C2
MKG Enterprises LLC	133 Renfrew Circle Mineral, VA 23117	28 97G	24.966	C2
JDP Enterprises LLC	115 Renfrew Circle Mineral, VA 23117	28 97	26.472	A2
Joseph & Melissa Bennett	4275 Zachary Taylor Hwy Mineral, VA 23117	28 97B1	8.858	A2

MAILING ADDRESS:_____

_____TAX MAP #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

* PROPERTY OWNER'S NAME: _____

MAILING ADDRESS:_____

_____TAX MAP #_____

SUBDIVISION NAME:_____LOT/PARCEL#_____

ACREAGE_____ ZONING_____

10. HEREWITH IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO TREASURER , COUNTY OF LOUISA.

A. REZONING	Tiered System
B. CONDITIONAL USE PERMIT	Tiered System
C. TEMPORARY CONDITIONAL USE PERMIT	$325.00*
Temporary Housing* Extension or Amendment* Other*	
D. VARIANCE	$1,250.00*
E. PROFFER AMENDMENT	$1,500.00*
F. COMP PLAN AMENDMENT	$650.00*

IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL **$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.*

THERE WILL BE A **$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A **$25.00** FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.*

**THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.*

11. **ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**

12. **ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

****

13. **I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: JUNE 19, 2025

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1)	WAWES CROSSROADS DEVELOPMENT, LLC APPLICANT'S NAME (Typed or Printed)
SIGNATURE OF OWNER (Same Name as Used in Item 2-C, Page 1) Charles W. Payne, Jr.	OWNER'S NAME (Typed or Printed)
SIGNATURE OF AGENT (Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)	AGENT'S NAME (Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: 6-18, 2025.

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1)	APPLICANT'S NAME (Typed or Printed)
Virginia Kay Watson	Virginia Kay Watson
SIGNATURE OF OWNER (Same Name as Used in Item 2-C, Page 1)	OWNER'S NAME Ware Family, LLC (Typed or Printed)
Charles W. Payne, Jr.	
SIGNATURE OF AGENT (Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)	AGENT'S NAME (Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: _____, 20_____.

_____	_____
SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1)	APPLICANT'S NAME (Typed or Printed) Dickinson Land & Properties, L.L.C. & Dickinson Investments, L.L.C.
_____	_____
SIGNATURE OF OWNER (Same Name as Used in Item 2-C, Page 1)	OWNER'S NAME (Typed or Printed) Michael C. Kildoo, Agent & Aurhorized Signatory for Dickinson Investments, L.L.C. & Dickinson Land Properties, L.L.C.
_____	_____
SIGNATURE OF AGENT (Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)	AGENT'S NAME (Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

Docusign Envelope ID: 5E0794B4-69C8-4382-B854-972DF669E876

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: February 13th, 20 26.

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1) Signed by: joe walsh B89876815EB1430	APPLICANT'S NAME (Typed or Printed) V&C Development Company LLC By: Joe Walsh, Manager
SIGNATURE OF OWNER (Same Name as Used in Item 2-C, Page 1)	OWNER'S NAME (Typed or Printed)
SIGNATURE OF AGENT (Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)	AGENT'S NAME (Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-22. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

Docusign Envelope ID: 8DDBB706-4588-461C-8630-9476DDF04931

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: February 13th, 20 26.

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1)	APPLICANT'S NAME (Typed or Printed)
Signed by: Justin Belliveau 285371A7FE35464...	Cutalong Model LLC BY: Stillwater Equity Partners, LLC, Manager By: Justin Belliveau, Manager
SIGNATURE OF OWNER (Same Name as Used in Item 2-C, Page 1)	OWNER'S NAME (Typed or Printed)
SIGNATURE OF AGENT (Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)	AGENT'S NAME (Typed or Printed)

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-22. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.

DATE: June 20, 2025.

SIGNATURE OF APPLICANT (Same Name as Used in Item 2-A, Page 1)	APPLICANT'S NAME (Typed or Printed)
SIGNATURE OF OWNER (Same Name as Used in Item 2-C, Page 1) Charles W. Payne, Jr.	OWNER'S NAME (Typed or Printed)
SIGNATURE OF AGENT (Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)	AGENT'S NAME (Typed or Printed) Charles W. Payne, Jr. Hirschler

NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS

In accordance with Section 86-91. of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUISA

This 19TH day of June, 20 25, I, Joe Walsh, Manager, of Wares Crossroads Development, LLC the contract purchaser of 28-97D, 29-3, 28-97E & 29-2 (describe land by tax map number) make, constitute, and appoint Charles W. Payne, Jr., my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Charles W. Payne, Jr. full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make Application for said Rezoning or Conditional Use Permit Application. This includes the authority to execute and amend proffers or conditions.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on JUNE 19TH, 20 25, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Community Development Department of Louisa County stating that the terms of this power have been revoked or modified.

Given under our hands this 19TH day of JUNE 20 25

Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF Virginia
CITY/COUNTY OF Louisa, to wit:

The foregoing instrument was acknowledged before me by [signature], the Owner of said property, this 19th day of June, 2025.

My commission expires:

2/28/29 Notary Public

00358522 Registration Number

ANN SIROHI-MALHOTRA NOTARY PUBLIC REG # 003588522 COMMISSION EXPIRES 02/28/2029 COMMONWEALTH OF VIRGINIA

OFFICE USE ONLY

File/Case Number : _____ Date Accepted: _____, 20____

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUISA

This 18 day of June, 2025, I, Virginia Kay Watson, Ware Family LLC the owner of Tax Map Parcel 29-2 (describe land by tax map number) make, constitute, and appoint Charles W. Payne, Jr., and Wares Crossroads Development, LLC, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Charles W. Payne, Jr., and Wares Crossroads Development, LLC full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make Application for said Rezoning or Conditional Use Permit Application. This includes the authority to execute and amend proffers or conditions.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on June 18, 2025, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Community Development Department of Louisa County stating that the terms of this power have been revoked or modified.

Given under our hands this 18 day of June 2025

Virginia Kay Watson
Owner/Contract Purchaser/Authorized Agent (Circle One)

COMMONWEALTH OF Virginia
CITY/COUNTY OF Fauquier, to wit:

The foregoing instrument was acknowledged before me by Virginia Kay Watson, the Owner of said property, this 18 day of June, 2025

My commission expires: 12/31/2026
Ashley Davis Notary Public
8016166 Registration Number
8016166

ASHLEY DAVIS
NOTARY PUBLIC
REG. #8016166
MY COMMISSION EXPIRES
12/31/2026
COMMONWEALTH OF VIRGINIA

OFFICE USE ONLY

File/Case Number : _____ Date Accepted: _____, 20____

COUNTY OF LOUISA
COMMUNITY DEVELOPMENT

1 WOOLFOLK AVENUE, STE 201 • LOUISA, VIRGINIA • 23093 • *www.louisacounty.gov* • (540) 967-3430

Conditional Use & Rezoning Fee Worksheet

Property Address	446 New Bridge Road; Not Assigned
Tax Map ID	28-97D, 29-3, 28-97E and 29-2

The effects of proposed conditional use permit or rezoning applications—whether related to land size, building space, use type, or operational factors—can increase the time and effort required by staff to review and evaluate the project. Larger properties, more complex building designs, higher customer volumes, and greater numbers of employees all require additional staff time to review and process the project application. To account for the totality of the application review, a tiered fee structure has been created, which adjusts the base fee using specific characteristics of the proposed application according to the following factors.

Use this worksheet to calculate applicable project fees.

Conditional Use & Rezoning Fees		
Description	**Fee**	**Applicable Fee to Project**
Base Fee	**Applies to all projects.**	$750
Total Site Acres		
0 – 2.5 total acres	No additional fee	
2.6 - 10 total acres	+$50	
10.1 - 25 total acres	+$100	
25+ total acres	+$250	$250.00
Disturbed Acres		
<1 acre	No additional fee	
1.1 – 2.5 acres	+$50	
2.6 - 10 acres	+$100	
10+ acres	+$250	$250.00

Total Building Square Footage		
0 - 5,000 sq. ft.	No additional fee	
5,001 - 10,000 sq. ft	+$50	
10,001 - 20,000 sq. ft.	+$100	
20,001+ sq. ft.	+$250	$250.00
Finished Square Footage		
0 – 2,500 sq. ft.	No additional fee	
2,501 - 5,000 sq. ft.	+$50	
5,001 - 10,000 sq. ft.	+$100	
10,001+ sq. ft.	+$250	$250.00
Residential		
Personal Use Only	-$1,000	
Residential Development	+$1,000	$1,000.00
Commercial, Business Size		
Fewer than 50 customers/ clients onsite per day	No additional fee	
50-200 customers/ clients onsite per day	+$100	
More than 200 customers/ clients onsite per day	+$250	$250.00
Commercial, Number of Employees		
0 - 10 employees	No additional fee	
11 - 50 employees	+$50	
51 - 100 employees	+$100	$100.00
101+ employees	+$250	
	Total Fees	$3,100.00

$6,200 ($3,100 x 2 (Rezoning and CUP fee))
$150 ($75 (sign fee) x 2)
$300 ($25 (notification fee) x 12)

TOTAL: $6,650

Louisa County Community Development Department staff provides a Public Facilities evaluation in staff reports as a result of the Board of Supervisors adoption on February 20, 2024 of a Public Facilities Appendix added to the 2040 Comprehensive Plan. Please review the Public Facilities Appendix located on the Comprehensive Plan webpage and update your application as needed to address anticipated impacts to Public Facilities as listed below. If an impact is expected, you need to provide mitigation in your application. Contact information for the organizations responsible for these public facilities is included in the list below. Please contact Chris Coon Deputy County Administrator at (540) 967-3409, if you have any questions.

The following are the public facilities that impacts must be addressed in an application

* Fire & EMS
* Law Enforcement
* Parks and Recreation
* Schools
* Solid Waste
* Administration

2025-2026

APPLICATION SCHEDULE
LOUISA COUNTY PLANNING COMMISSION

*Due to Holiday
Pre-app: Second Friday
Filing deadline: Third Friday
N. Mtg: Second Wednesday
PC Mtg: Second Thursday

Preapplication Date	Filing Deadline	Neighborhood Meeting Date	Revisions Deadline	Ad to Paper	Richmond Times Dispatch Ad Dates	Planning Commission Meeting Date
December 13, 2024	December 20, 2024	January 8	January 15	January 24	January 30 February 6	February 13, 2025
January 10, 2025	January 17	February 12	February 19	February 21	February 27 March 6	March 13, 2025
February 14, 2025	February 21	March 12	March 19	March 21	March 27 April 3	April 10, 2025
March 14, 2025	March 21	April 9	April 16	April 18	April 24 May 1	May 8, 2025
April 11, 2025	April 18	May 14	May 21	May 23	May 29 June 5	June 12, 2025
May 9, 2025	May 16	June 11	June 18	June 20	June 26 July 3	July 10, 2025
June 13, 2025	June 20	July 9	July 16	July 25	July 31 August 7	August 14, 2025
July 11, 2025	July 18	August 13	August 20	August 22	August 28 September 4	September 11, 2025
August 8, 2025	August 15	September 10	September 17	September 20	September 25 October 2	October 9, 2025
September 12, 2025	September 19	October 8	October 15	October 24	October 30 November 6	November 13, 2025
October 10, 2025	October 17	November 12	November 19	November 21	*November 26 December 4	December 11, 2025
November 14, 2025	November 21	December 10	December 17	December 19	December 24 *December 31	January 8, 2026
December 12, 2025	December 19	January 14	January 21	January 23, 2026	January 29, 2026 February 5, 2026	February 12, 2026

A scheduled meeting is required before submitting an application.

Planned Unit Development District Checklist

I. Project Information

Project Name: Wares Crossroads Development

Project Address: 446 New Bridge Road

Current Zoning: A-1, A-2 Tax Map Number: 28-91D, 29-3, 28-91E, 29-2

Name and Address of Owner: Dickinson Land & Properties, LLC, Ware Family LLC, Dickinson Investment LLC

Name and Address of Developer (if different): Wares Crossroads Development, LLC

The Planned Unit Development is located in the Lake Anna growth area

The information contained in this checklist reflects the contents of the County Code (chapter 86, Division 8A) as of December 5, 2005. The applicant is responsible for ensuring that no revisions to the Ordinance have occurred since the preparation of this document.

II. Process Overview *[Sec. 86-189]*

1. The applicant contacts Louisa County's Community Development department for a pre-application meeting *[suggested by Community Development Department]*
2. The Planning Commission reviews the preliminary master plan
3. The Commission considers the Planned Unit Development at a scheduled public hearing and forwards recommendations to the Board of Supervisors
4. The Board holds a public hearing, after giving proper public notice
5. The plan approved by the Board constitutes the final master plan
6. After approval of the final master plan, all accepted conditions and elements of the plan represent proffers, enforceable by the Zoning Administrator
7. The Zoning Administrator approves or disapproves the final site development plan within sixty (60) days of receiving the plan
8. The County Attorney shall review any property-owner's or other association's charter and regulations prior to final site plan approval
9. The submitted plan must meet all applicable federal, state, and county regulations and must contain information required under section 86-411 of the County Code

III. Checklist

(✔ = Present & adequate, N/A = Not applicable)

General

✓ The Planned Unit Development is a minimum area of (10) acres *[Sec. 86-192]*

✓ The development is unified with an interconnected system of internal roads, sidewalks, and paths as well as manageable access points along existing roads

✓ The mixture of uses are based on the comprehensive plan *[Sec. 86-191.1]*

___ The district has a variety of housing types and non-residential uses *[Sec. 86-191.1]*

-Check all that apply-

✓ Single-family residential ✓ Two-family residential ___ Multi-family

✓ Commercial ___ Retail ___ Office ___ Industrial

Openspace *[Sec. 86-192.1]*

✓ At least thirty percent (30%) of total acreage must be open space

___ If fifty percent (50%) or more of total acreage is open, then a thirty percent (30%) increase in density shall be permitted

___ If seventy-five percent (75%) or more of total acreage is open, then a fifty percent (50%) increase in density shall be permitted

___ A minimum usable area of five thousand square feet every ten (10) acres shall be provided for active or passive recreational activities

✓ Open space shall be dedicated in a logical relationship with the site and in conformance with any guidance in the comprehensive plan

✓ Improvements shall be configured to accommodate permitted, accessory and conditional uses in an orderly relationship with one another, with the greatest amount of open area and with the least disturbance to natural features

Character of development

An application is not required to possess every characteristic to be approved. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic.

-Check all that apply-

✓ Pedestrian orientation

✓ Neighborhood friendly streets and paths

✓ Interconnected streets and transportation networks

✓ Parks and open space as amenities

✓ Neighborhood centers

✓ Buildings and spaces of appropriate scale

✓ Relegated parking

✓ Mixture of uses and use types

___ Mixture of housing types and affordability

✓ Environmentally sensitive design

✓ Clear boundaries with any surrounding rural area

Application for rezoning *[Sec. 86-189]*

Narrative

- ✓ General statement of objectives to be achieved by the planned district
  - ✓ Character of the proposed development
  - ✓ Market for which the development is oriented
- ✓ List of all adjacent property owners
- ✓ Site development standards
  - ✓ Density
  - ✓ Setbacks
  - ✓ Maximum heights
  - ✓ Lot coverage
- ✓ Utility requirements and implementation plan
- ✓ Phased implementation plan
- ✓ Comprehensive sign plan
- ✓ Statement pertaining to any architectural and community design guidelines submitted in sufficient detail to provide information on building design, orientations, styles, lighting plans, etc.

Existing Conditions Map

- ✓ Topography, including steep slopes (>15%)
- ✓ Water features
- ✓ Roadways
- ✓ Structures
- ✓ Tree lines
- ✓ Major utilities
- ✓ Significant environmental features
- ✓ Existing and proposed ownership of the site along with all adjacent property owners

Preliminary Master Plan

- ✓ Sufficient clarity and scale
- ✓ Proposed layout of the Planned Unit Development District
  - ✓ General location of uses
  - ✓ Types of uses
  - ✓ Densities of uses
- ✓ Methods of access from existing state-maintained roads to proposed areas of development
- ✓ General road alignments
- ✓ General alignments of sidewalks, bicycle and pedestrian facilities
- ✓ A general water layout plan indicating the intended size and location of primary lines, and the general location of fire hydrants
- ✓ A general sanitary sewer layout indicating the size and location of primary lines, and the location of pump stations
- ✓ A general plan showing the location and acreage of the active and passive recreation spaces, parks and other public open areas

Additional parts to application package
___ An environmental impact study
___ A traffic study

Review and approval of plan

Densities *[Sec. 86-192.2]*
___ Gross and net residential densities shall be shown on the final master plan by area and for the development as a whole in dwelling units per acre
___ Density shall not exceed ten (10) dwelling units per acre
___ Non-residential density shall be expressed in total square footage by area and for the development as a whole

Setback regulations *[86-192.3]*
___ Areas between buildings used as service yards, storage of trash, or other utility purposes shall be designed so as to be compatible with adjoining buildings
___ Building spacing and design shall incorporate privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units whenever feasible
___ Yards located at the perimeter of the planned unit development district shall conform to setback requirements of the adjoining district, or to the setback requirements of the planned district, whichever is greater
___ Setbacks shall not interfere with public safety issues such as sight lines and utilities, including other public infrastructure such as sidewalks, open space, etc.

Height of buildings *[86-192.4]*
___ All proposed buildings must meet height regulations
- ___ Single-family residences: 40 feet maximum
- ___ Banks, office buildings and hotels: 80 feet maximum
- ___ Apartment, shopping centers, and other permitted buildings: 60 feet maximum
- ___ Conditional use permits to exceed the maximums
- ___ All accessory buildings shall generally be less than the main building in height

Parking *[Sec. 86-192.5]*
___ Parking regulations based on a parking needs study or equivalent data
___ Parking regulations reflect the intent of the comprehensive plan to decrease impervious cover by reducing parking requirements, considering alternative transportation modes and using pervious surfaces for spillover parking areas

Utilities *[Sec. 86-192.6]*
___ All new utility lines, electric, telephone, cable television lines, etc., shall be placed underground

Waivers and Modifications *[Sec. 86-193]*
___ If the Planned Unit Development conflicts with the Zoning or Subdivision Ordinance, then the applicant must provide a clear explanation as to why certain regulations are in conflict with the final master plan, demonstrate that the public's health, safety and welfare will not be compromised

If the applicant feels that a point on this checklist does not apply to the specific Planned Unit Deveopment that is under review, then the applicant should submit a letter to Louisa County's Community Development Department. This letter should make a clear argument that refers to the disputed point on the checklist.

Address:

Community Development
P.O. Box 160
1 Woolfolk Ave.
Louisa, VA 23093

IV. Read and Sign

In representing the above referenced firm submitting this Planned Unit Development, I hereby state that, to the best of my knowledge, the attached documents contain all information required by this checklist.

Signature of person completing checklist

Date

6/17/2025

Printed Name

Elizabeth Hummel

Daytime Phone number

540-604-2119

LOUISA COUNTY, VIRGINIA

LAND USE AMENDMENT – RECLASSIFICATION
AND
CONDITIONAL USE PERMIT NARRATIVE

APPLICANT:	Wares Crossroads Development, LLC (the "Applicant")
OWNER:	Dickinson Land & Properties, L.L.C.; Ware Family, LLC; Dickinson Investment LLC; (collectively, the "Owner")
REPRESENTATIVE:	Charles W. Payne, Jr. Hirschler 725 Jackson Street, Suite 200 Fredericksburg, VA 22401 540-604-2108 | cpayne@hirschlerlaw.com
PROPERTY:	Louisa County, Virginia ("County") Tax Map Parcels 28-97D, 29-3, 28-97E, 29-2, consisting of approximately 393.8417 acres (collectively, the "Property")
MASTER PLAN:	Master plan titled "Reef Wares Crossroads Development – Site Master Plan", prepared by Reef, dated January 16, 2026 and attached hereto as **Exhibit A** (the "Master Plan")
REQUESTS:	(1) Conditional rezoning of the Property from Agricultural-1 ("A-1") and Agricultural-2 ("A-2") to Planned Unit Development ("PUD") to allow for the development of fifty (50) Estate Units,[1] twenty-nine (29) Executive Units[2], thirty-five (35) Member Villas[3] and twenty (20) Garden Cottages,[4] and all other uses as enumerated in the Master Plan. (2) Conditional use permit to allow for the development of certain uses not otherwise defined in the County's Code (defined below).

[1] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Estate Units can include: *Dwelling/residence, single-family detached*

[2] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Executive Units can include: *Dwelling/residence, single-family detached*

[3] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Member Villas can include: *Dwelling/residence, single-family detached*

[4] Pursuant to Sec. 86-13 of the Louisa County Zoning Ordinance, Garden Cottages can include: *Dwelling/residence, multi-family, Dwelling/residence, single-family attached, Dwelling/residence, two-family*

(3) Conditional use permit to allow for certain public events to be held on or within all non-residential use areas located on the Property.

DATE: January 20, 2026

FILE NO.: REZ2026-01
CUP2026-01

I. Request Overview.

The Applicant is affiliated with REEF Investments – having a common goal of raising standards within the development community with integrity, excellence, teamwork, and accountability. The Applicant is dedicated to creating long-term value for its stakeholders and communities through diverse real estate investments while also delivering social and environmental returns. Currently, the Applicant and REEF Investments manage over $2 billion in development projects in locations such as Deer Valley, Park City, Desert Resort, Lake Anna, Hawaii and Telluride. The Applicant looks forward to this opportunity to work with the County to develop a unique, high-quality community designed to last for generations.

Pursuant to County Zoning Ordinance ("Code") Sections 86-53, *et al.*, and 86-43, the Applicant respectfully requests a reclassification of the Property from the A-1 and A-2 zoning districts to the Planned Unit Development ("PUD") zoning district and a conditional use permit ("CUP") to allow for the development of a resort-style residential community consisting of no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas and twenty (20) Garden Cottages, and all other uses as enumerated in the Master Plan.

Executive lots will range in size from 0.25 to 1.5 acres, Estate lots will range in size from 0.5 to 2.0 acres, and Member Villas will range in size from 0.25 to 1.0 acres ("Member Villas"). The Applicant also proposes twenty (20) garden cottage units ("Garden Cottages") the lots of which will range in size from 0.1 to 0.5 acres. The Applicant also proposes related uses, as enumerated on the Master Plan (collectively, the "Project"). The total acreage for this reclassification request is 393.8417 acres.

More specifically, the Applicant requests not only the reclassification, but also the CUP for the development of certain undefined uses within the County's Code, all as enumerated on the Master Plan, to include without limitation: 20 Garden Cottages, a golf course, clubhouse, helicopter landing pad, amphitheater/music venues, brewery, distillery, family activity barn, restaurants, club facilities, public assembly facilities, brewery (major), distillery, campground (major), and event pavilion. For all non-residential uses, the Applicant also requests a CUP to allow for public events to be held on the Property from time to time.

The Applicant's proposal conforms to the policies established by the County's 2040 Comprehensive Plan, Adopted by the Board of Supervisors in August of 2019 (the "Comp Plan").

Further, the Project will address its anticipated impacts on public facilities and services, including roads, schools, safety, and parks. In this regard, the Applicant has also submitted a voluntary proffer statement ("Proffer Statement"). The Proffer Statement, in relevant part, addresses any impacts generated by the Project, and limits the Property's developable uses. Also note that the Applicant included a proffer analysis with this application prepared by MuniCap, Inc., titled "Wares Crossroads Development Louisa County, VA Proffer Justification Analysis", dated January 23, 2026, attached hereto as **Exhibit B** ("Proffer Analysis"). Overall, the Proffer Analysis concludes that cash proffers are not required to be collected as a result of the Project. However, the Applicant has voluntarily proffered be $4,762.85 per SFD Unit (or a total of $376,265.15) to mitigate the Project's impacts on public facilities, as provided in the Proffer Statement.

In support of this request, the Applicant also submitted a traffic memorandum relating to this application, which was prepared by VHB, dated November 20, 2025, titled "Wares Crossroads Development – Traffic Impacts", and attached hereto as **Exhibit C** (the "Traffic Memorandum"). The Traffic Memorandum estimates that the Project will generate 143 total trips (58 in and 85 out) during the morning peak hour, 199 total trips (106 in and 93 out) during the evening peak hour, and 2,234 total trips (1,117 in and 1,117 out) during an average weekday.

Lastly, the Applicant retained MuniCap, Inc. to perform a fiscal impact analysis of the Project. The analysis, dated November 17, 2025, and titled "Wares Crossroads Development Louisa County, Virginia Fiscal Impact Analysis" (the "FIA") is attached hereto as **Exhibit D**. In summary, the FIA estimated that during construction, the Project will create 720 direct as well as 215 indirect and induced jobs within the County, which will result in approximately $55,230,239 in total annual incomes. Upon full build- out, the Project is expected to create 35 direct as well as 23 indirect and induced careers, and it is also anticipated to generate a positive $988,713.00 in gross, new tax revenues to the County. Upon full build-out, Project will generate annually a net revenue surplus (onsite and offsite) after full build-out of approximately $459,001.00 in current dollars and a surplus of $18,840,932.00 through fiscal year ending June 30, 2057.

II. Background.

The Property consists of approximately 393.8417 acres, which is primarily wooded, pastured and undeveloped land, currently zoned A-1 and A-2, and located east of Zachary Taylor Highway, south of New Bridge Road, and immediately west of the existing Cutalong at Lake Anna private resort community. The Project will be accessed via two entrances off of Zachary Taylor Highway with a secondary access off New Bridge Road, one gated access to the existing Cutalong at Lake Anna community.

III. Land Use Amendment Application Narrative - Reclassification.

Pursuant to the County's PUD Checklist, the following items must be addressed by the Applicant:

a. General statement of objectives to be achieved by the planned district

The Property will be developed for no more than fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas, and twenty (20) Garden Cottages, and all

other uses as enumerated in the Master Plan. The Property is intended to develop as a private, gated, resort-style community. As depicted on the master plan, the Property will be developed for the following uses that are permitted via a CUP in the PUD district:[5]

1.) Executive Units *(Dwelling/residence, single-family detached)*
2.) Estate Units *(Dwelling/residence, single-family detached)*
3.) Member Villas *(Dwelling/residence, single-family, Short-Term Rental of a Dwelling*)
4.) Garden Cottages *(Multi-family, Dwelling/residence, Dwelling/residence, two-family, Short-Term Rental of a Dwelling)*
5.) Golf Course[6] *(Golf Course)*
6.) Clubhouse *(Golf Course)*
7.) Helicopter Landing Pad *(Aviation Facility)*
8.) Pools *(Club)*
9.) Spa *(Personal improvement services & Personal service)*
10.) Restaurants (*Restaurant)*
11.) Amphitheater/Music Venues *(Club, Public Assembly, Commercial Outdoor Entertainment, Commercial Indoor Entertainment, Outdoor Gathering)*
12.) Guard Shacks (*Club)*
13.) Brewery (*Brewery, Limited and Brewery, Major)*
14.) Distillery (*Distillery, Major)*
15.) Family Event Space *(Club, Agricultural Operation, Special Occasion Facility)*
16.) Glamping (*Campground & Club)*
17.) Paintball (*Club, Public Assembly, Outdoor Shooting Range, Indoor Shooting Range)*
18.) Air Rifle Course (*Club, Public Assembly, Outdoor Shooting Range, Indoor Shooting Range)*
19.) Archery Course *(Club, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation and Public Assembly)*
20.) Axe Throwing *(Club, Public Assembly, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation)*
21.) Indoor Shooting Range *(Indoor Shooting Range)*
22.) Sports Activity Complex (racquet/pickleball courts, bocci ball, horseshoe pits, basketball, playground, baseball, softball, soccer field) (*Club, Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation & Public Assembly)*
23.) 18-Hole Putting Green (*Golf Course)*
24.) Multi-use Trails (*Commercial Outdoor Sports and Recreation)*

[5] Use as depicted on the Master Plan (*use as defined in the County's Zoning Ordinance)*

[6] Comfort Stations, will be accessory to the golf course use and are intended to serve as refueling (to serve small snacks, beverages, etc.) areas for golfers. A golf course maintenance facility will also be accessory to the principal golf course use.

25.) Adventure rope course/climbing wall *(Commercial Outdoor Sports and Recreation, Commercial Indoor Sports and Recreation)*
26.) Event Lawn, Event Terrace *(Club, Public Assembly, Special Occasion Facility, Outdoor Gathering)*
27.) Vineyard and Chef's Garden (*Agricultural Operation)*

As mentioned previously, the Applicant is requesting a CUP to allow for all of the above uses on the Property to hold public events. These events can include, without limitation: weddings, live entertainment, fundraising events, and/or golf tournaments. Please note that any use above, that will be open for public events will be subject to standards set by the Applicant, which may include: reservations, membership buy-in and space rentals.

The Executive, Estate Units, Member Villas and Garden Cottages[7] will all be located on fee-simple lots. However, the thirty-five (35) Member Villas and twenty (20) Garden Cottages will be available for short-term rentals only.[8] In summary, the community is intended to be a golf-course resort-style neighborhood, marketed to residents looking for a second or third home, within close proximity to Lake Anna. All proposed roads will be privately owned and maintained. Sidewalks, approximately 8 feet in width, will be constructed along Roads A, B, C and D in order to provide pedestrian connectivity between residential land bays and non-residential land bays.

The Farm. As depicted on sheet C6, the Project will provide an area of neighborhood uses contained within a 6.5 acre area identified as the "Farm". The uses, as enumerated on the plan, are intended to create a community node, which is complementary to the PUD's intent which simply encourages a variety of housing types and uses.

b. ***List of all adjacent property owners***

Please refer to **Exhibit E** for a comprehensive list of all adjacent property owners.

c. ***Site development standards (Density, setbacks, max heights, lot coverage)***

Density.

Executive Units: 1.4 unit/per acre [9]
Estate Units: 0.8 unit/per acre[10]
Member Villas: 2 units/per acre[11]
Garden Cottages: 7 units/acre[12]

[7] The Applicant requests flexibility from Subdivision Agent at the time of plat review, to allow Garden Cottages to be condo platted.
[8] Rentals will be short-term, to not exceed 30 days in accordance with State Code of Virginia §15.2-983
[9] 29/51= 1.38
[10] 50/65=0.76
[11] 35/18= 1.94
[12] 20/3= 6.66

Square footage for a non-residential buildings: As depicted on the Master Plan, the Project proposes a Farm Event Space (3,500 square feet), a Clubhouse (+/-9,000s sf), an Indoor Shooting Range (+/- 20,000 sf) and an Indoor Pickleball Facility (+/- 35,000 sf).

The maximum gross, residential density will not exceed 0.34 units per acre[13]. The Applicant also proffers that the Project will not exceed fifty (50) Estate Units, twenty-nine (29) Executive Units, thirty-five (35) Member Villas and twenty (20) Garden Cottages,

Setbacks.[14] The Master Plan proposes the following setbacks:

Estate Units: Front: 25 feet, Side: 25 feet, Rear: 25 feet

Executive Units, Member Villas, Garden Cottages: Front: 25 feet, Side: 10 feet , Rear: 10 feet

Non-residential.

Accessory Buildings: Front: 5', Side: 5', Rear: 5'
Non-Residential Structures: 10' front, 10' side and 10' rear

Building Heights. For all residential uses, the building height will not exceed 40 feet. For all non-residential uses, the building height will not exceed 60 feet.

Open Space. As depicted on sheet C-5 of the Master Plan, the Applicant will provide approximately 273 acres of open space, or approximately 70% of the Property. The Project will provide a mix of *Active* and *Passive* open space, to include the Spa Village, shared-use paths, the glamping area, dog parks, the golf course and accessory uses (including but not limited to driving range, cart path, and comfort stations).

d. Utility requirements and implementation plan

CLA Environmental, LLC, the utility company serving Tributer Resort, has designed its wastewater treatment facilities to accept and reliably treat the projected wastewater flows generated by this Project. Facility planning and engineering analyses evaluated anticipated average daily flows, peak conditions, and constituent loadings associated with the development to ensure adequate treatment capacity and operational flexibility. Based on these analyses, the facilities are appropriately sized and configured to serve the Project without exceeding permitted design limits or adversely affecting treatment performance.

The treatment systems incorporate proven processes and infrastructure capable of accommodating the additional flows while maintaining compliance with all applicable federal, state, and local regulatory requirements. Capacity has been reserved within the overall system to serve the Project, and operational considerations, including redundancy,

[13] Density Calculation (134 units/393 acres)

[14] For buildings located along Zachary Taylor Highway and New Bridge Road, a 50' minimum setback will be maintained in accordance with Sec. 86-116(b).

have been addressed as part of the design approach. As a result, the facilities can accept the proposed wastewater contributions while continuing to meet effluent quality standards.

Suitable wastewater collection and conveyance connections will be designed specifically to serve the Project. These connections will be engineered in accordance with applicable design standards and will be reviewed, approved, and permitted by the appropriate regulatory agencies prior to construction. Upon completion and permitting, the connections will provide a reliable and compliant means of conveying wastewater from the Project to the CLA Environmental, LLC treatment facilities for treatment and disposal.

Similarly, CLA Environmental, LLC has designed its water treatment facilities to supply potable water to meet the projected demands of the Project. Engineering analyses evaluated anticipated average and peak water demands to confirm that the treatment facilities have sufficient capacity, reliability, and operational flexibility to serve the development while maintaining compliance with all applicable federal, state, and local drinking water regulations. Appropriate water system connections will be engineered, permitted, and constructed in accordance with regulatory requirements to provide a safe, reliable, and compliant water supply to this Project.

e. Phased implementation plan

The Applicant intends to phase the development of the Project, as depicted on sheet C-4 of the Master Plan. The Applicant requests the Zoning Administrator allow the Applicant the flexibility to amend the phasing plan, at the time of site plan.

f. Comprehensive sign plan

As depicted on the GDP, the Project will include three potential monument signs, located at each of the Project's entrances. The Project will also include wayfinding signs throughout the development. The Applicant has also provided a signage package, attached hereto as **Exhibit F.** The signage renderings provided are illustrative only, and depict a general type and design of the proposed signage.





g. Statement pertaining to any architectural and community design guidelines submitted in sufficient detail to provide information on building design, orientations, styles, lighting plans, etc.

Pursuant to Proffer IV.a, the Applicant will record architectural covenants. Please note that any architectural standards established will be in addition to any Growth Area Overlay standards and any subsequent code requirements. The Applicant has submitted Architectural Guidelines dated May 1, 2025 and attached hereto as **Exhibit G.** Please note these guidelines are illustrative only and speak to the general type and design of the units.

PRIVATE ROAD REQUEST

Pursuant to Sec. 86-567(10)(b) of the County's Zoning Ordinance, the Applicant requests to construct a private, gated road network. All private roads will be maintained by the property owner or HOA and will be constructed to VDOT public road standards pursuant to Sec. 86-567.4 of the County's Code.

ZONING ORDINANCE COMPLIANCE

As noted previously, the Applicant intends to rezone the Property to PUD to allow for a resort-style community, containing a variety of uses and housing types. Section 86-308 of the County Code states that PUDs:

….provide for a variety and flexibility in design necessary to implement the varied goals of the county as set forth in the comprehensive plan.

As further defined below, the Project aligns with the County's comprehensive plan goals including, without limitation:

- Fostering positive economic impacts on the County. The Project is expected to generate $988,713 in gross, annual tax revenue and approximately 935 jobs during the construction phase.
- Promoting high-quality development within the County. The Project will record architectural covenants that ensure a high-quality design throughout the Project.
- Ensuring compatibility between surrounding land uses, by continuing the development of a resort-style, mixed use neighborhood in conjunction with the nearby Cutalong, Tributer Resort project.
- Maintaining community characteristics, by supporting and fulfilling the comprehensive plan's vision for this area, which envisions a mixed-use node.
- Maximizes the return on investment in public resources by not only generating significant tax revenues, but contributing $1,199.00 per unit for Schools, $1,581.50 per unit for Public Safety and $1,581.50 per unit for Parks & Recreation).

The PUD district also emphasized "A variety of housing types and non-residential uses are strongly encouraged." In this regard, the Applicant requests flexibility from the Zoning Administrator at the time of site plan, in order to accommodate the Applicant's development program which proposes a resort-style neighborhood, consisting of a mix of multi-family, two family and detached units, complemented by a variety of neighborhood uses enumerated in Sec. III.a of this narrative. Additionally, the intent of the PUD also states:

> … planned unit development districts be established along major corridors and in growth areas as designated in the comprehensive plan. Planned district master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths as well as manage access points along existing roads in order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving requirements as described in the comprehensive plan while accommodating projected traffic generated from the district.

In support of the PUD, and as depicted on the Master Plan, this Project proposes an interconnected system of private streets (with sidewalks), walking paths, and fifty-foot (50') roadway widths to allow for the safe movement of vehicles and pedestrians throughout the Project. Further, this Project proposes two (2) new entrances along Route 522 and one (1) new entrance along 207, both of which will be constructed and permitted through VDOT. The Applicant has also proffered to construct a westbound left turn lane on 207, and southbound left turn lanes into both entrances on Route 522. Further, while the Applicant's Traffic Memorandum found an eastbound right turn taper was not warranted along Route 207, the Applicant commits to provide this improvement. With all of the aforementioned improvements, the Applicant believes the Project will mitigate any impacts to the transportation network.

REZ06-2005; REZ02-2015; REZ2024-06 PROPOSED AMENDMENTS

The Applicant requests a revision to the Cutalong at Lake Anna Master Plan (Amendment) last dated August 26, 2024 and adopted January 6, 2025 to allow this Project to construct a large portion of the Project's golf course hole #5 and a majority of golf course hole #8 on the existing Cutalong Resort Development. Additionally, the Applicant requests this proposed Planned Unit Development connect to the Resort Development known as Cutalong Golf Course at Tributer Bay, to allow for the shared use of the existing Route 208 Courthouse Road entrance and all utilities, all as depicted on the Applicant's Master Plan enclosed herewith as **Exhibit A** and shown below in Figure 1.

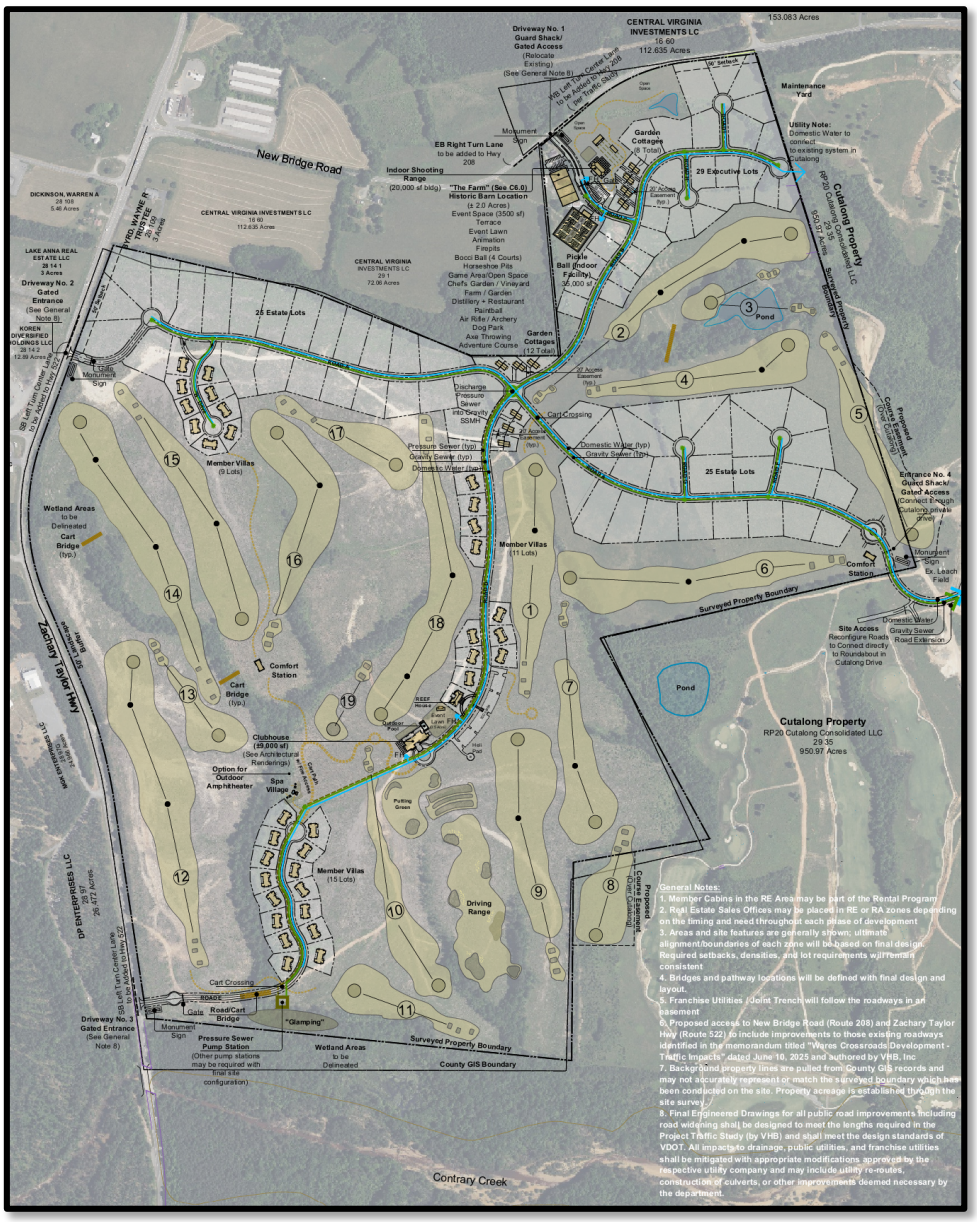


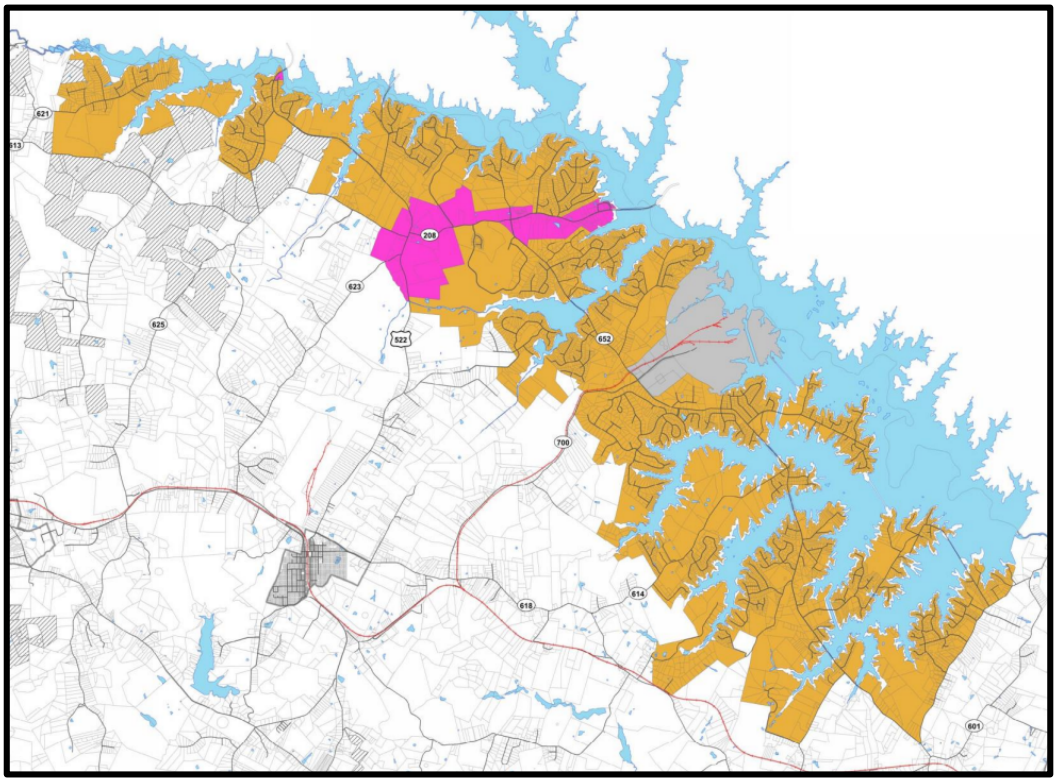
Figure 1

CODE SECTION 86-321 WAIVERS/MODIFCATIONS

In accordance with Code Section. 86-321, the Applicant respectfully requests a waiver from Sec. 86-587 of the Subdivision Ordinance, to allow the Garden Cottages to be accessed from the private road via a twenty foot (20') access easement, as depicted on C2 of the revised Master Plan. Access via this access easement will decrease dependency on parking lots throughout the project and encourage walkability and further the intent of a walkable, mixed-use neighborhood. Accordingly, all private roads within the Project will be constructed to state standards.

IV. Comp Plan Analysis.

The Project is located within the county's Lake Anna Growth Area as established in the County's 2040 Comprehensive Plan, Adopted by the Board of Supervisors in August of 2019 (the "Comp Plan"). This area is envisioned as a gateway to the County, to include a Mixed-Use area, Low-Density residential areas adjacent to the lake and industrial uses near the lake. More specifically, the Comp Plan states that Mixed-Use areas contain "[a] combination of land use types that include medium and high density residential, neighborhood scale commercial development, public services such as schools, and civic uses such as churches, etc. Excluded land uses include heavy and medium industrial activities." The Comp Plan also states that PUD districts are most appropriate in Mixed-Use areas and tracts of land containing more than 10 acres. Accordingly, this Project is located on approximately 393 acres and proposes a variety of uses intended to embody a truly mixed-use, resort-style community.



The Project also aligns with the County's goals as defined in the strategic initiatives and the Comp Plan. More specifically, the Project:

a. Bolsters the economic well-being of the County & provides funding for the future (Strategic Initiatives);

This Project is expected to generate significant economic benefits for the County. The Applicant has provided a fiscal impact analysis ("FIA") titled "Wares Crossroads Development Louisa County, VA" dated November 17, 2025 and prepared by Municap attached hereto as **Exhibit D**. The FIA includes an analysis for permanent employment impacts, one-time construction impacts and recurring revenues. The total revenue generated from the Project was then compared with expected County costs to provide services to the residents of the Project. The FIA also provides an analysis of additional tax revenues and expenses the county will potentially incur or receive as a result of the proposed Project and contrasts the projects revenues with costs.

For the 79 SFD units located on the Executive and Estate lots, approximately 8,000 square foot clubhouse, and 55 short-term rental units, the total real property tax resulting from the Project is conservatively estimated to be $703,435 annually in current dollars. In addition, the personal property tax resulting from the Project is estimated to be approximately $127,568 annually in current dollars. Combined with utility tax revenues, recordation fees, sales, and other tax revenues, the Project is expected to generate gross tax revenues totaling $988,713 annually.

During the construction phase, the Project is anticipated to generate approximately 935 jobs (direct and induced), resulting in about $55,230,239 in employment and income earnings. Once fully built-out, the Project is expected to generate approximately 58 jobs (direct and induced), resulting in $4,377,759 in employment income.

The FIA projects an estimated 2.60 persons per unit[15] for a total of 140 residents, which said total includes 17 school-aged children, above by-right. The total annual tax-supported cost to the County of the Project is estimated to be approximately $529,712 each year in current dollars. And after considering the tax revenues generated by the Project and the costs to the County resulting from the Project, it is anticipated that this Project will generate annually a net revenue surplus (onsite and offsite) after full build-out of approximately $459,001 in current dollars and a surplus of $18,840,932.00 through fiscal year ending June 30, 2057.

b. Includes high quality development (Comp Plan Goal);

This Project is located in the Lake Anna Growth Area Overlay District. In summary, the Growth Area Overlay Standards include enhanced architectural features, building materials, landscaping, screening, and buffering. As discussed previously, the Applicant will record architectural covenants, in order to maintain a high sense of quality development, throughout the Project. The Project also provides a 50 foot wide buffer along Zachary Taylor Highway and at the time of site plan, will provide supplemental vegetation throughout the Project. The Project will also comply with all Growth Area Overlay standards, at the time of site plan.

c. Ensures compatibility between land uses (Comp Plan Goal);

The Project is located directly west of the Cutalong at Lake Anna development, zoned Resort Development ("RD"). The Cutalong at Lake Anna development and all immediately adjacent parcels, are located within the Lake Anna Growth Area and designated for Mixed-use and Low-Density residential in the County's Comp Plan. This Project proposes a mix of residential and commercial uses (on a neighborhood scale), which will complement the surrounding Mixed-Use designation.

d. Maximizes return on the investment of public resources (Comp Plan Goal); and

As discussed previously, the Project is expected to generate significant tax revenue and high-paying wages. To mitigate the Project's impacts on Public Facilities, the Applicant has proffered a total of $4,362 per unit towards Public Facilities ($1,199.00 for Schools and $1,581.50 for Public Safety and $1,581.50 for Parks & Recreation).

e. Maintains community characteristics (Comp Plan Goal).

[15] Exclusive of Member Villas and Garden Cottages

The Project will comply with all Growth Area Overlay standards and complement the existing resort development/mixed-use development pattern that has already been established by Cutalong at Lake Anna.

V. Public Facilities Impacts. In accordance with §15.2-2298 of the State Code of Virginia, the County Board of Supervisors voted on January 16, 2007 to establish a voluntary cash proffer policy. The policy establishes a maximum per unit cash proffer contribution of $4,362 per SFD unit.

a. Public Schools

The Project is located within the Thomas Jefferson Elementary, Louisa County Middle School and Louisa County High School districts.

The Applicant has provided a proffer analysis titled "Wares Crossroads Development Proffer Analysis Louisa County, VA" dated November 23, 2026 prepared by Municap attached hereto as **Exhibit B**. Based on MuniCap's estimates of 0.1447, 0.0667 and 0.0857[16] students per SFD unit for elementary, middle school and high school respectively, the Project's 79 dwelling units (exclusive of the 35 Member Villas and 20 Garden Cottages which are intended to be short-term rentals and for vacationing purposes only) will generate a net of 17 school-age children (8 elementary, 4 middle and 5 high school) above the by-right units at full build out. With this Project, Thomas Jefferson ElementarySchool will be over capacity. However, the County's FY2025 Capital Improvement Plan ("CIP") does not include improvements to increase capacity at this elementary school. Therefore, a proffer is not required. However, The Applicant has voluntarily proffered **$2,625** per SFD Unit to mitigate the Project's impacts on public schools, as more particularly provided in the Proffer Statement.

The Applicant also intends to work with the Louisa County High School ("LCHS") Career and Technical Education ("CTE") program. The Applicant will enroll students in the turf and landscaping program which includes classes in horticulture, turf grass establishment and management, and advanced turf grass applications classes. Students graduating from this program and employed by the Project have the opportunity to enter a 10 week STEM program with Virginia Tech, sponsored by the Applicant. Completing the STEM program allows students to sit for the Virginia Tech Certified Turfgrass Professional exams. LCHS CTE also offers classes in accounting and culinary arts. The Applicant looks forward to teaming with both of these programs to create opportunities for exposure to real-world experiences, industry insights, and career pathways within our community.

b. Parks & Recreation

The Project proposes private, recreational facilities onsite that will be utilized by residents and guests of the resort, and occasionally, by members of the public.

[16] Generation rates are based on dividing the current enrollment figures for each school in the Louisa County School system, by the number of occupied dwelling units in the county.

Therefore, this Project is not expected to impact the County's parks and recreation facilities. While there are no identifiable projects in the County's CIP that address capacity for parks and recreation, the Applicant has voluntarily proffered **$149.79** per SFD unit to support the County's parks and recreational facilities.

c. Transportation

The Project will be served by four gated access points. One will be located off of New Bridge Road, two will be located off of Zachary Taylor Highway, and the third will be provided via an inter-parcel connection to the existing Cutalong at Lake Anna community.

The Applicant prepared a Traffic Memorandum, attached hereto as **Exhibit C**. The Project is expected to generate 143 AM peak hour trips and 199 PM peak hour trips, with a total vehicle per day count of 2,234 trips.

This Project is adjacent to the Cutalong at Lake Anna development. Therefore, the future traffic volumes for this Project were generated by combining counts from the Cutalong at Lake Anna TIA and the traffic counts for this Project's driveways. The traffic volumes were subsequently analyzed to assess turn lane warrants. Based upon the combined traffic volumes, the following phased transportation improvements are recommended with this Project:

1. Driveway 1 – New Bridge Road
    a. Construct westbound left-turn lane (200 feet of storage, 200 foot taper)

    b. Construct eastbound right-turn lane

2. Driveway 2 – Zachary Taylor Highway
    a. Construct southbound left-turn lane (200 feet of storage, 200 foot taper)

3. Driveway 3 – Zachary Taylor Highway
    a. Construct a southbound left-turn lane (200 feet of storage, 200 foot taper)

Pursuant to the Applicant's Traffic Memorandum, an eastbound right-turn lane on New Bridge road is not warranted. However, in an effort to enhance the safety of the existing transportation corridor, the Applicant has elected to construct this improvement. Accordingly, the Applicant has proffered the aforementioned improvements in the Proffer Statement.

d. Public Safety

Fire and Rescue: The Project is located approximately 1.4 miles from Fire Station #8. This station recently opened in 2023. Per the Comp Plan, the goal for response time within the county is 15 minutes. Currently, the average response time is 13 minutes and 49 seconds. Based on the Comp Plan's level of service standards for the Sheriff's

Department (0.12 calls per person, 0.3 calls per residence), the 140 projected residents above by-right will increase call volume by 17 calls.

Law Enforcement: Per the County's Comp Plan, the current level of service for the sheriff's department is 1.9 calls per resident and 0.9 calls per person. The 140 projected residents (above by-right) for this Project are expected to increase the annual call volume by 127 calls.

While there are no identifiable projects in the County's CIP that address capacity for public safety facilities, the Applicant has voluntarily proffered **$854.67** per SFD for Public Safety and **$714.83** towards the Sheriff's Office unit to support the County's public safety facilities.

e. Other Impacts

i. Solid Waste

During construction, the Project is expected to impact County landfills. The Applicant will collaborate with County staff to most appropriately address potential impacts to the County's solid waste infrastructure. At full buildout, the Project will utilize private haulers for solid waste collection. The Applicant has voluntary proffered **$125.56** per unit to mitigate impacts to Solid Waste.

ii. County Administration

The Project is expected to impact County Administration. The Project will undergo development review with County Planning & Zoning staff and in the future, might require inspections by County staff. The Applicant does not anticipate any other impacts to County Administration, outside of the permitting process. Please note the Applicant has voluntarily proffered **$293** per unit towards General Administration.

iii. Groundwater

With this application, the Applicant submitted a hydrology report prepared by Stantec, titled "The Proposed Wares Crossroads Development; Groundwater Availability" dated January 13, 2026 and attached hereto as **Exhibit H**. The Project is expected to yield a groundwater demand of 400 gallons per minute ("gpm") during the irrigation season and 56 gpm during the non-growing season, with an average groundwater demand of 258 gpm. Based upon the hydrology report, the Project rests upon a Chopawamsic Foundation, which contains rocks that typically produce greater than average yielding wells. An analysis of adjacent well data indicates the depth to bedrock is approximately 71 feet, indicating there is a shallow, but high-yielding aquifer atop the bedrock. Based upon all available data, the report concludes:

- There appears to be adequate groundwater supply to support the Project.
- The potential of obtaining desired groundwater supply is good.
- The report also indicates a very conservative estimate of groundwater recharge indicates the estimated annual groundwater withdrawals are insignificant compared to the estimated recharge of the watershed.

iv. Environmental

The Applicant provided a Phase 1 Environmental Study, titled "Phase 1 Environmental Site Assessment Report" prepared by Meridian Environmental Company dated March 31, 2025, and attached hereto as **Exhibit I**. The report identified one recognized environmental condition ("REC") on site, which included an underground storage tank. The report notes this tank requires further investigation. The report also identified other conditions that are not RECs. These included: A 55-gallon drum of "Purple Power" cleaning solution (not identified as RECs but needs to be disposed of), two man made ponds, debris scatters (not identified as RECs but should be disposed of), four (4) wells (which are not RECs but should be abandoned if not to be utilized by the Project), an existing septic system (which is not an RECs but should be abandoned if not to be utilized by the Project).

The Applicant would like to emphasize that a portion of this Project (Member Villas and Garden Cottages) will be available for short-term rental only. As mentioned previously, this was factored into the Fiscal and Proffer Analysis. Therefore, certain residents of the Project are coming to visit for temporary stays only, thereby reducing the Project's potential impact on public facilities.

VI. CUP Requirements.

Pursuant to Section 86-43 of the County's Code, the County should consider implementing conditions, as may be reasonably necessary, to:

a. *Abate or restrict noise, smoke, dust, or other elements that may affect surrounding properties.*

The Project, upon full build-out, is not expected to generate noise beyond the level customary for residential and agricultural uses pursuant to Chapter 51 of the Code and will ultimately comply with all code requirements.

Further, the Project will provide a 50 foot landscape buffer along Zachary Taylor Highway and supplemental plantings at the time of site plan, to mitigate any noise impacts that may affect surrounding properties.

b. *Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.*

As discussed previously, the Master Plan has established setbacks in order to ensure proper distance from adjacent property lines and ensure privacy for outdoor activities, including but not limited to decks and patios. Given the conditional use permit to allow for public events within the Project, the established setbacks will aide in reducing noise impacts to adjacent properties.

c. *Provide for adequate parking and ingress and egress to public streets or roads.*

The Project will be accessed via four entrance points: two off of Zachary Taylor Highway (Rt. 522), and one off of New Bridge Road (Rt. 208). A third connection will be provided via a gated entrance to the Cutalong at Lake Anna Project. Throughout the Project, all internal roads will be privately owned and maintained.

Between 120-200 parking spaces will be provided for all non-residential uses. Since the Applicant is requesting a conditional use permit for all non-residential uses to allow for public events, the Applicant will coordinate with the County to ensure all parking impacts are properly mitigated.

d. *Provide adjoining property with a buffer to shield from view the proposed use if such use is considered detrimental to adjoining property.*

As mentioned previously, the Applicant is providing a 50' landscape buffer along Zachary Taylor Highway and supplemental plantings throughout the Project at the time of site plan, to mitigate any visual impacts that may affect surrounding properties. Landscaping is not proposed along the Project's property lines adjacent to Cutalong. This Project's similar, resort-like use is not expected to adversely affect the adjacent Cutalong at Lake Anna development.

e. *Tend to prevent such use from changing the character and established development of the community.*

The Project is not anticipated to materially impact the character or established pattern of development of the surrounding community. The Project will complement the existing development pattern of the nearby Cutalong at Lake Anna project. Per the submitted groundwater report attached hereto as **Exhibit H**, the Project is not expected to negatively impact the groundwater to the surrounding areas.

VII. Agricultural Land Conservation Analysis

This Project seeks to rezone the Property from A-1 and A-2 to develop a PUD. The Agricultural zoning districts are intended for cultivation of crops and livestock purposes, as well as low

density residential uses/neighborhood uses. However, pursuant to the County's Comp Plan, this area is envisioned as a gateway to the County and includes Mixed-Use areas, Low-Density residential areas adjacent to the lake and industrial uses near the lake. This Project is located within the Mixed-Use designation, which are encouraged to contain "[a] combination of land use types that include medium and high density residential, neighborhood scale commercial development, public services such as schools, and civic uses such as churches, etc. Excluded land uses include heavy and medium industrial activities." However, the Project still seeks to preserve the intent of the Agricultural zoning district, by incorporating the following elements:

- The Project includes approximately 70% of the Property as open space area, which will be designed to encourage active and passive recreation. The open space areas will include, without limitation: walking paths, dog parks, a golf course and a pool
- The Project proposes a low residential density, of 0.34 units/acre
- The Project is expected to provide adequate buffering along roads and setbacks as appropriate and as shown on the Master Plan.
- The Project is intended to maintain the rural character of this area.

Exhibits:

A. Master Plan
B. Proffer Analysis
C. Traffic Memorandum
D. FIA
E. Adjacent Property Owner List
F. Signage Packet
G. Architectural Guidelines
H. Groundwater Availability Report
I. Phase 1 Environmental Site Assessment Study

EXHIBIT A

Master Plan

EXHIBIT B

Proffer Analysis

EXHIBIT C

Traffic Memorandum

EXHIBIT D

FIA

EXHIBIT E

Adjacent Property Owner List

EXHIBIT F

Signage Package

EXHIBIT G

Architectural Guidelines

EXHIBIT H

Groundwater Availability Report

EXHIBIT I

Phase 1 Environmental Site Assessment Study

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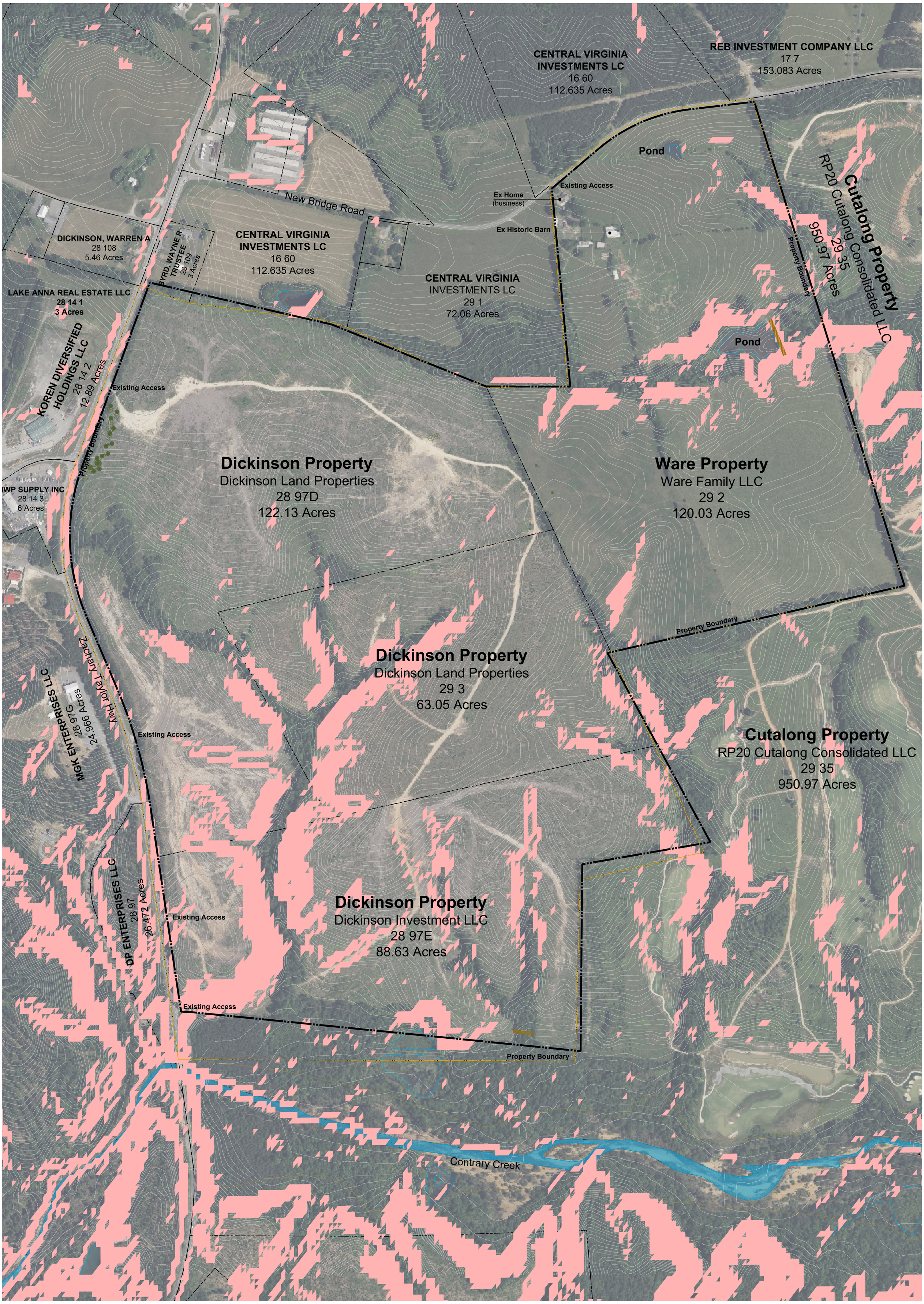


REEF

Surveyed Boundary
County GIS Boundary
Note: Areas are calculated from Surveyed Boundary

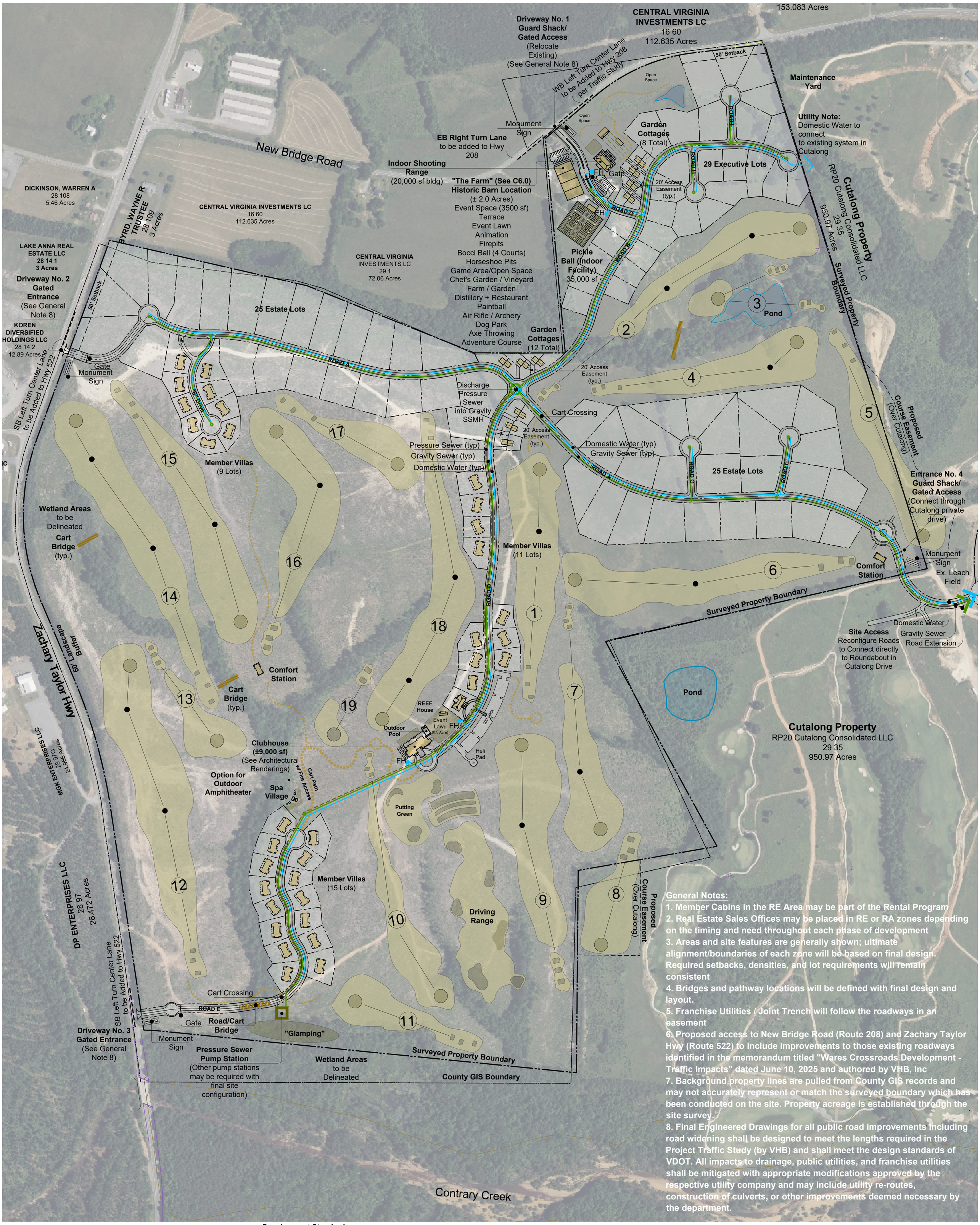
2' Contour
10' Contour
15% or Greater Slopes

Wares Crossroads Development - Existing Conditions 01.16.2026

C1 Mineral, VA
Scale: 1" = 250'

260 00 260
Scale: 1"=260'

780
North



General Notes:

1. Member Cabins in the RE Area may be part of the Rental Program
2. Real Estate Sales Offices may be placed in RE or RA zones depending on the timing and need throughout each phase of development
3. Areas and site features are generally shown; ultimate alignment/boundaries of each zone will be based on final design. Required setbacks, densities, and lot requirements will remain consistent
4. Bridges and pathway locations will be defined with final design and layout.
5. Franchise Utilities / Joint Trench will follow the roadways in an easement
6. Proposed access to New Bridge Road (Route 208) and Zachary Taylor Hwy (Route 522) to include improvements to those existing roadways identified in the memorandum titled "Wares Crossroads Development - Traffic Impacts" dated June 10, 2025 and authored by VHB, Inc
7. Background property lines are pulled from County GIS records and may not accurately represent or match the surveyed boundary which has been conducted on the site. Property acreage is established through the site survey.
8. Final Engineered Drawings for all public road improvements including road widening shall be designed to meet the lengths required in the Project Traffic Study (by VHB) and shall meet the design standards of VDOT. All impacts to drainage, public utilities, and franchise utilities shall be mitigated with appropriate modifications approved by the respective utility company and may include utility re-routes, construction of culverts, or other improvements deemed necessary by the department.

Summary of Units:

Total Units	**134**
Estate Units	50
Executive Units	29
Member Villas Units	35 (Part of Rental Pool)
Garden Cottages Duplex Units	20 (Part of Rental Pool)

Lot Sizes:

Estate Lots:	0.5 - 2.0 Acres
Executive Lots:	0.25 - 1.5 Acres
Member Villas Lots:	0.25 - 1.0 Acres
Garden Cottages:	0.1 - 0.5 Acres

Development Standards:

Total Area: 394.8417 Acres
Open Space: 273.0000 Acres
Residential Areas: 107.0000 Acres
Gross Percentage Residential 27%

Residential Relative Densities

50 Estate Lots (65 Acres):	$\frac{50}{65}$ = 0.8 Lots/Acre
29 Executive Lots (21 Acres):	$\frac{29}{21}$ = 1.4 Lot/Acre
35 Member Villas (18 Acres):	$\frac{35}{18}$ = 2 Lots/Acre
20 Garden Cottages (3 Acres):	$\frac{20}{3}$ = 7 Lots/Acre

Gross Density: 134 Lots / 394.84 Acres = 0.34 Lots/Acre

Setbacks: SEE SHEET C3.0 To comply with 86.116 - Growth Overlay District

Development Standards: cont

Proposed Building Areas shown on plan
Max Building Heights:
Residential = 40'
Nonresidential = 60'

Non-Res Total Parking Estimate: 150-200 Stalls

LEGEND:

TOTAL AREA: 393.8417 Acres
RE: Residential Lots (Estate and Executive): 107.0000 Acres
RA: Resort and Resort Amenities: 13.8417 Acres
OS: General Open Space (168.0000 Acres)
AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)
Note: The above acreages are subject to final engineering and may change with final site plan

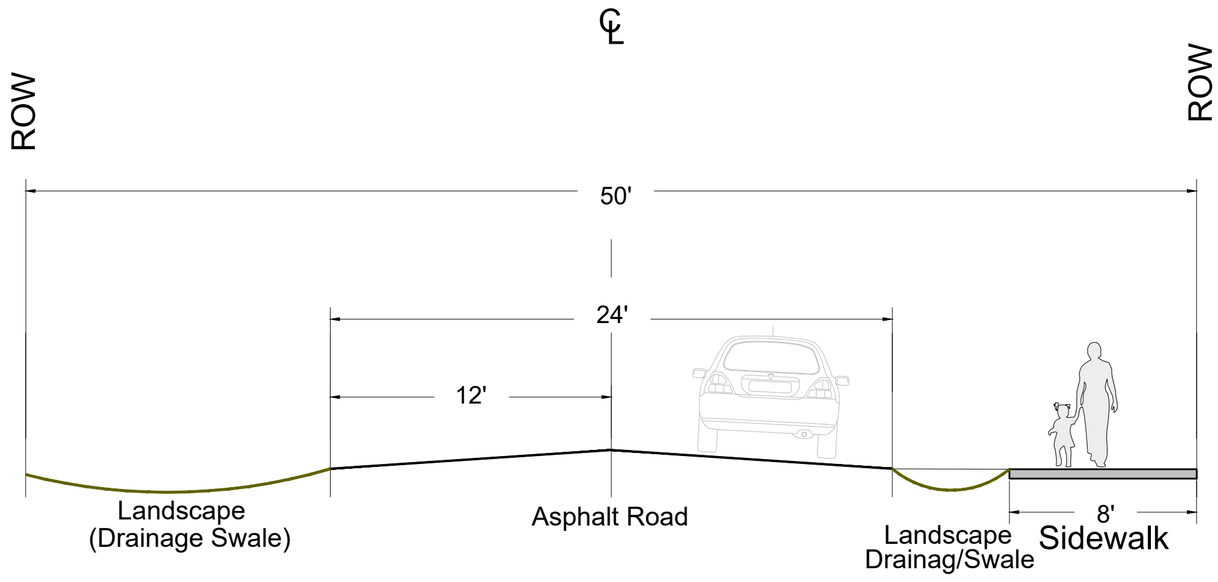
Surveyed Property Line
County GIS Property Line
Shared-Use Path
(Cart Paths to be integrated with Golf Design)

REEF

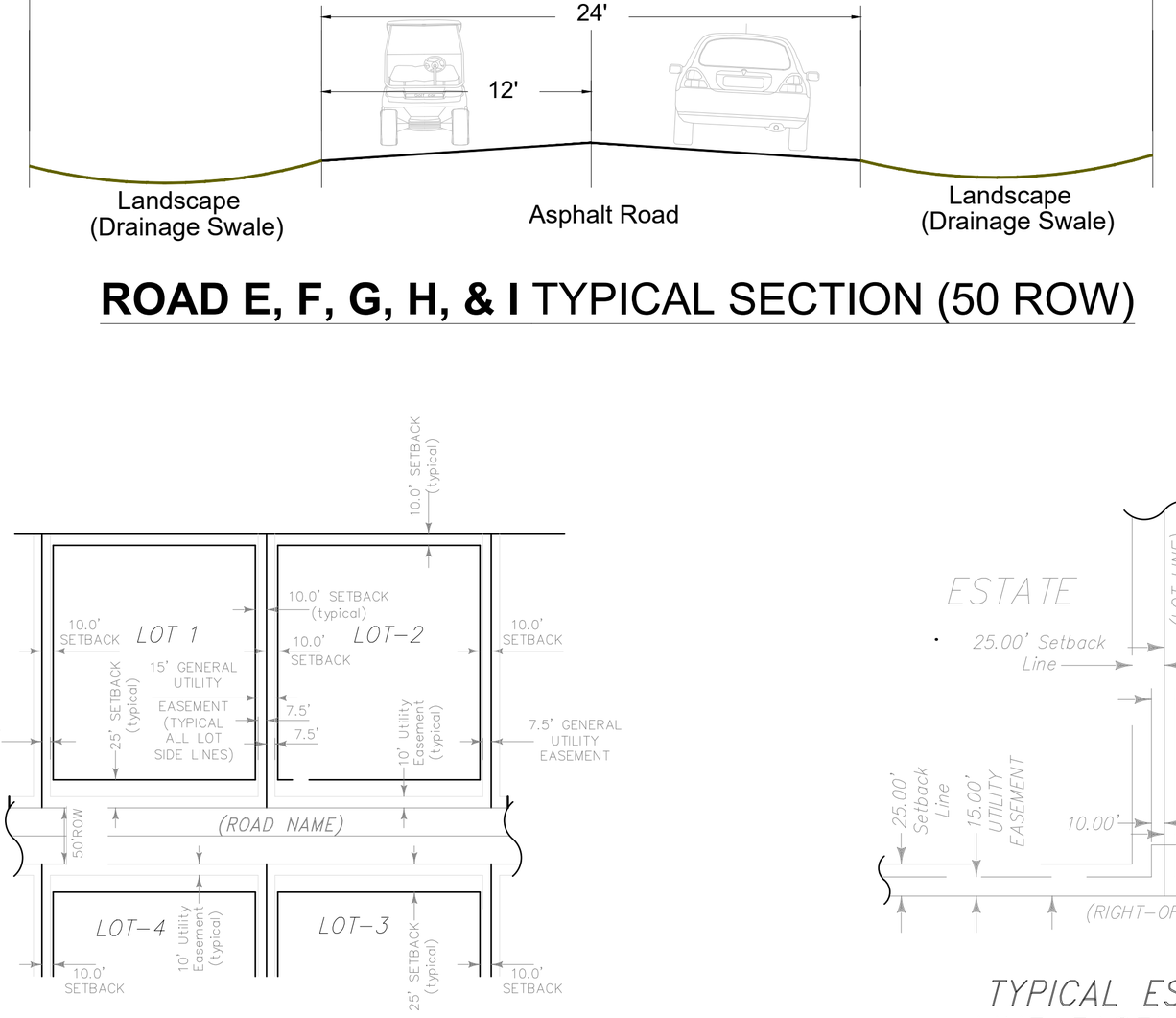
Wares Crossroads Development - Site Master Plan 01.16.2026

C2 Mineral, VA
Scale: 1" = 250'

250 00 250 750
Scale: 1"=250'
North



ROAD A, B, C, & D TYPICAL SECTION (50 ROW)



ROAD E, F, G, H, & I TYPICAL SECTION (50 ROW)

EXECUTIVE, MEMBER VILLA, and COTTAGE LOTS
TYPICAL EASEMENT & SETBACK DETAIL
NOT TO SCALE

NOTE: COTTAGE LOTS ARE TO BE CONDO PLATTED
(SETBACKS ARE THEORETICAL AND WILL BE APPLIED TO COMMON AREAS AND UNITS)

TYPICAL ESTATE LOT
LINE EASEMENT DETAIL
NOT TO SCALE

SETBACK NOTES:

RESIDENTIAL LOT SETBACKS

ESTATE UNITS:

FRONT	25 FT
SIDE	25 FT
REAR	25 FT

EXECUTIVE, MEMBER VILLAS, GARDEN COTTAGES:

FRONT	25 FT
SIDE	10 FT
REAR	10 FT

NON-RESIDENTIAL:

ACCESSORY BUILDINGS:

FRONT	5 FT
SIDE	5 FT
REAR	5 FT

NON-RESIDENTIAL STRUCTURES:

FRONT	10 FT
SIDE	10 FT
REAR	10 FT

Note:
A 50 ft setback shall be maintained along frontage of New Bridge Road and Zachary Taylor Hwy

ROADWAY NOTES:

1. ALL ROADS WITHIN THE SITE ARE PRIVATE WITH AN EASEMENT TO ALLOW FOR PUBLIC SERVICES AND EMERGENCY VEHICLE ACCESS.
2. ROADS ARE TO BE DESIGNED AND CONSTRUCTED TO A PUBLIC VDOT STANDARD.
3. CUL-DE-SACS SHALL COMPLY WITH VDOT AND INTERNATIONAL FIRE CODE

REEF

Wares Crossroads Development - Site Details 01.16.2026

C3 Mineral, VA
Scale: 1" = 250'

250 00 250 750
Scale: 1"=250'
North

NEW BRIDGE ROAD (HWY 208)

FARM SITE

EXECUTIVE LOTS

Phase 3

GARDEN COTTAGES

CUTALONG SITE

ESTATE LOTS

Phase 2

GARDEN COTTAGES

ESTATE LOTS

Phase 1

ZACHARY TAYLOR HWY

MEMBER VILLAS

CLUBHOUSE

Phase 1

Phase 4

MEMBER VILLAS

CUTALONG SITE

Phasing Notes: The phasing plan, as depicted on sheet C4 of the Master Plan, may be adjusted for purposes of final engineering of site or subdivision plans (via multiple phases) subject to the review and approval of the County's Zoning Administrator, and in no event will approval of said adjustments to the Master Plan relieve the Applicant or Owner from providing any of the Proffers.

REEF

Wares Crossroads Development - Phasing Plan 01.16.2026

C4 Mineral, VA

Scale: 1" = 250'

250 00 250 750

Scale: 1"=250'

North



Open Space Calculation:

General Open Space and Active Open Space (golf) - **273 Acres**
Resort Amenities and Useable Area = **13.8 Acres Provided**
(5000 sf of Useable Space for each 10 Acres of Open Space
273/10 = 27.5 x 5000 = 136,500 sf = **3.13 Acres Required**)

LEGEND:

TOTAL AREA: 393.8417 Acres

- RE: Residential Lots (All): (107.0000) Acres
- RA: Resort and Resort Amenities: (13.8417) Acres
- OS: General Open Space (168.0000 Acres)
- AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)

Surveyed Property Line

REEF

Wares Crossroads Development - Area Plan 01.16.2026

C5 Mineral, VA

Scale: 1" = 250'

250 00 250 750

Scale: 1"=250'

North

"THE FARM"
Historic Barn Location
Possible Additional Uses:
(All Uses represent options but not every use will be implemented)

Animation
Firepits
Bocci Ball (4 Courts)
Horseshoe Pits
Game Area/Open Space
Distillery + Restaurant
Dog Park

OPEN SPACE

Executive Lots

Walking Path (typ)

Pond

NEW BRIDGE ROAD (HWY 208)

THE FARM SITE (6.5 Acres Total)

OPEN SPACE

Monument Sign

CHEF'S GARDEN
VINYARD
1500 sf

GARDEN HOUSE

FARM GARDEN

EVENT TERRACE

Event Lawn
5-8000 sf

20 stalls

FARM EVENT SPACE
3500 sf

ROAD H

ROAD I

Gate & Turnaround

GARDEN COTTAGES
(8 Total Units)

33 stalls

ROAD B

Indoor Shooting Range
(20,000 sf bldg)

ROAD C

Executive Lots

Pickle Ball (Indoor Facility)
35,000 sf

Possible Additional Uses:
(All Uses represent options but not every use will be implemented)
Firepits
Bocci Ball (4 Courts)
Horseshoe Pits
Game Area/Open Space
Paintball
Air Rifle / Archery
Dog Park
Axe Throwing
Adventure Course

2

Golf Course

3

The Farm Notes: All building locations, orientations and uses enumerated on the Master Plan, and located within the area identified as "The Farm", may be relocated, reoriented, reduced, or eliminated at the time of site plan. Not all uses depicted may be constructed.

REEF

Wares Crossroads Development - Farm Site 01.16.2026

C6 Mineral, VA
Scale: 1" = 250'

60 00 60 180
Scale: 1"=60'
North

WARES CROSSROADS DEVELOPMENT

Architectural Guidelines

May 1, 2025



The Hermitage, early 1800s



Duke House, 1790s



Spring Hill, late 1700s



Ionia. 1770s



Richardson House. 1790s



Mineral Railroad Depot. 1880s

The rules and regulations herein are in addition to, but do not invalidate or replace the regulations, rules, and codes of Louisa County and the state of VA.

Architectural Design Guidelines

Building Orientation & Massing

- Houses shall be built within the property setbacks with the front door oriented towards the street. - Massing, rooflines, doors, windows, and chimneys shall be well proportioned, balanced, and in scale with one another. The ARC has the right to interpret “proportion, balance, and scale.”
- Floor plans may only be duplicated if they are not on an adjacent lot, the elevations differ significantly, and must be approved by the ARC. This will be reviewed on a case-by-case basis

with the ARC having the right to interpret "differ significantly."

Water and Plumbing Requirements

- All plumbing fixtures in the Houses must be WaterSense compliant low-flow fixtures.

Garages

- Garage doors shall not face the street. Exception: If lot setbacks create a hardship, the applicant must provide proof of hardship and receive ARC approval for a street facing garage.
- On corner lots, garages shall not face, nor be accessible from, the primary road. Garage doors taller than 9 ft, i.e. recreational vehicle and boat garage doors, are prohibited.
- Garages shall not protrude more than 10 feet from the front entry roof, unless approved by the ARC.
- Single garage doors are preferred over double garage doors.
- Garages that are two cars deep are prohibited.

Accessory Buildings

- Accessory buildings are subject to the design standards and design review process, and must be approved by the ARC.
- Storage sheds must be approved by the ARC, custom built, and match the color and style of the house. The ARC may deny storage sheds based on sightlines from golf courses and public right of ways.

Materials

- Approved: Stone, brick, painted brick, painted wood siding, fiber cement siding (such as Hardie board), poly-ash siding (such as TruExterior), engineered siding (such as LP SmartSide), stucco or EIFS, or an alternative material approved by the ARC.
- Prohibited: Vinyl/aluminum siding, reclaimed barnwood, and stained/natural wood besides decks.

Foundations

- Exposed concrete foundations must be wrapped in a stone or brick water table that meets grade, or stamped in a brick pattern with a form liner and painted.

Stone and Brick

- Stone and brick must be approved by the ARC.
- Brick and stone wainscotts (higher than a water table, but not full wall height) may be approved by the ARC if the wainscott is continuous around the majority of the house and complements the home's architectural character.

Roofs

- Roofing material must be approved by the ARC.
- Roofing material color may not be black.
- Where roof materials are mixed, different roof materials, such as shingles and standing seam metal, must not touch.
- Roof pitches should complement the home's architectural character. Roof pitches shall be greater than 7:12, with the exception of porch and dormer roofs. Other exceptions may be granted by the ARC on a case-by-case basis.
- When combining multiple roof slopes, higher/main roofs should have a steeper slope than lower/secondary roofs.
- Roof penetrations, such as mechanical, radon, and plumbing vents, are not permitted on streetside elevations, and must be painted the same color as the roof/wall. Exception: Penetrations, such as gable vents, are allowed on walls if painted the same color as the wall.

Eaves & Trim

- Exposed rafter tails and soffits are encouraged, if they complement the home's architectural character.
- Soffits, fascia and trim made of wood, fiber cement or poly-ash are encouraged. Vinyl, aluminum, and PVC are also permitted.
- PVC must be painted.

Gutters

- Copper and galvanized metal half-round gutters are encouraged. Aluminum gutters are also permitted. Other permitted gutter shapes include ogee/K-style
- Downspout material should match gutters and shall be round or soft square fluted. Decorative rain chains must be approved by the ARC.
- Vinyl gutters and plastic splash blocks are prohibited.

Chimneys

- Stone and brick chimney flues are encouraged. Decorative chimney caps must be used to hide flues and spark arrestors and should complement the home's architectural character
- Metal chimney flues may be approved by the ARC if they complement the home's architectural character. Permitted and prohibited chimneys and chimney caps

Windows

- Windows may be wood or aluminum/fiberglass/vinyl clad.
- Windows/doors and round/oval windows are discouraged, but may be approved by the ARC on a case-by-case basis if they complement the home's architectural character.
- Glazing bars, or muntins or grills or grids, break down the sizes of windows and give a house a human scale. Glazing bars are encouraged for all glass portions of windows and

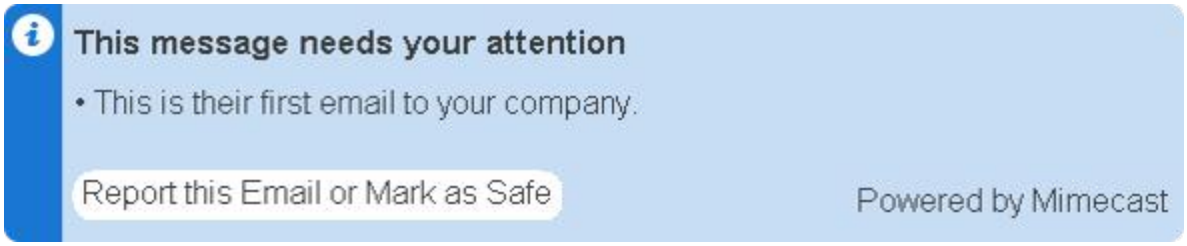
doors. At a minimum, they are required in the upper half or upper third of windows and glass doors. Glazing bars in only a transom window does not satisfy this requirement. - True divided lights or simulated divided lights (welded to both the outside and inside of glass) are encouraged.

- Glass must appear transparent (i.e. no mirroring or dark tinting).
- Blank walls or gables may not extend more than 10’ without a window/between windows.

Home Address Numbers

- House address numbers are required on the front facade and must be affixed directly to the house.
- Numbers must be 6” Eastmont from Rejuvenation in espresso bronze.

Archived: Monday, January 26, 2026 2:14:49 PM
From: Timmy Luck
Sent: Wednesday, July 16, 2025 10:31:57 AM
To: Nate Kiser Kristin Hawk
Cc: Rob Sunderlage Elizabeth Hummel Elizabeth Hummel
Subject: [EXTERNAL] RE: Fire Hydrants for PUD next to Cutalong
Importance: Normal
Sensitivity: None



Nate,

Thank you for calling yesterday to provide some details on this project. With the current plan to connect to the already designed water system, hydrants will not be required. We will provide more comments during the application process through Community Development.

Timothy Luck
Captain of Fire Prevention
Deputy Emegency Coordinator

T: 540-967-3491 | M: 540-603-6122
tluck@louisacounty.gov | louisacounty.gov/fems
105 Woolfolk Avenue, Louisa, VA 23093



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From: Nate Kiser <nathan.kiser@reefcp.com>
Sent: Friday, July 11, 2025 1:20 PM
To: Kristin Hawk <KHawk@louisacounty.gov>; Timmy Luck <tluck@louisacounty.gov>
Cc: Rob Sunderlage <rob.sunderlage@reefcp.com>; Elizabeth Hummel <ehummel@hirschlerlaw.com>
Subject: Fire Hydrants for PUD next to Cutalong

Some people who received this message don't often get email from nathan.kiser@reefcp.com. Learn why this is important

CAUTION: External email

Hello Chief Hawk and Captain Luck,

I wanted to reach out regarding a PUD application we've submitted for approximately 400 acres of land directly west of Cutalong. Our intent is to develop a second golf course with up to 134 residential units on estate lots (avg 1 acre+).

I'm hoping you can provide some insight as to whether there would be a requirement for a fire hydrant system within the development. There is no such requirement at Cutalong, so I'm assuming the same, but thought we should reach out to confirm with you.

Attached is a copy of the latest master plan for your reference.

If it would be helpful to setup a brief teams meeting to discuss, please let me know.

Thank you for your consideration and hope you have a great weekend.

Best,
Nate

REEF

Nate Kiser
Project Manager

nathan.kiser@reefcp.com
reefcp.com
978 New Bridge Rd,
Mineral, VA 23117

WARES CROSSROADS DEVELOPMENT
LOUISA COUNTY, VA

FISCAL IMPACT ANALYSIS

NOVEMBER 17, 2025

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

NON-PROFFER FISCAL IMPACTS

Executive Summary

This report provides estimates of non-proffered fiscal impacts to Louisa County (the "County") resulting from the Wares Crossroads Development (the "Development") by Wares Crossroads Development, LLC (the "Developer"). The fiscal impacts include permanent employment impacts, one-time construction impacts, and recurring revenues. This report also provides an estimate of the additional tax revenues and expenses that the County may receive or incur as a result of the Development and contrasts the projected revenues with projected costs. Detailed calculations related to the fiscal impacts are included in the schedules appended hereto.

Development

The residential portion of the Development is expected to include 50 estate single-family detached units and 29 executive single-family detached units. The non-residential portion of the Development is expected to include an 8,000 square foot clubhouse, 55 rental units, and a golf course.

Table A on the following page shows the projected assessed value and projected real property taxes resulting from the completed Development. As shown in Table A, the projected real property tax revenues are estimated to be $703,435 at full build-out.

TABLE A
Summary of Development and Real Property Taxes

Property Type	Property Area[1] Units	GSF Per Unit	GSF	Projected Assessed Value[2] Per Unit	Per GSF	Total Projected Assessed Value
Residential						
Single-family detached						
Estate lots[3]	50	5,000	250,000	$861,263	$172	$43,063,140
Executive lots[4]	29	3,500	101,500	$645,578	$184	$18,721,760
Total residential	79		351,500			$61,784,899
Commercial						
Clubhouse	-	-	8,000	-	$400	$3,200,000
Rental units						
Member villas	35	3,500	122,500	$645,578	$184	$22,595,227
Garden cottages	20	2,400	48,000	$505,960	$211	$10,119,201
Total commercial	55		178,500			$35,914,428
Total projected assessed value at full build-out (current dollars)						$97,699,327
Current real property tax rate (per $100)						$0.7200
Total projected real property tax revenue at full build-out (current dollars)						$703,435

[1]Provided by Developer.
[2]Estimated assessed value is based on MuniCap's research of properties near the development site. See Appendix D, attached hereto. Represents projected assessed value at full build-out, excluding inflation.
[3]Represents 50 estate lots ranging from 4,000 to 6,000 square feet per unit.
[4]Represents 29 executive lots from 3,000 to 4,000 square feet per unit.

Projection of Impacts

In estimating the County's future fiscal and economic impacts, MuniCap employed a combination of accepted approaches for such forecasts.

To calculate construction employment and economic impacts, MuniCap used IMPLAN software developed by IMPLAN Group, LLC. IMPLAN is an industry-accepted economic impact assessment software system with which trained users can create local area *Social Accounting Matrices* and develop *Multiplier Models* that can be used to estimate detailed economic impacts.

For the inputs used in developing the models, such as density and cost, MuniCap relied on a variety of sources, which are noted in the schedules appended to this report.

To estimate population increases, MuniCap used data provided by the U.S. Census Bureau.

For the calculation of fiscal impacts, primarily those in the form of increased tax revenue, MuniCap applied the actual taxing methodology by multiplying the applicable tax rate by the estimated taxable item in question whenever possible. For instance, MuniCap estimated real property taxes by multiplying projected assessed value by the current applicable real property tax rate. Other revenues calculated in this manner include personal property taxes levied upon vehicles, vehicle license fees, consumer utility taxes and recordation taxes. MuniCap estimated other local tax revenues on a per capita basis using service population and school revenues on a per capita basis using student population.

To calculate fiscal impacts in the form of additional costs to the County, MuniCap reviewed the adopted budget of the County to determine the most appropriate approach to estimating potential increases. As with some revenues, MuniCap estimated expenses on a per capita basis using residents, students, and service population.

MuniCap assumed a uniform net annual increase in many revenue and expense categories of two percent. Exact appreciation or inflation rates are given within relevant schedules. Tax rates are current as of the date of this report.

The schedules appended hereto provide specific calculations of impacts, along with the sources of the underlying assumptions.

Results of the Study

A. Employment Impacts

Table B summarizes the projected permanent employment impacts resulting the Development. Direct jobs are jobs at the development site; indirect and induced jobs are jobs created within the County but not at the Development. Direct impacts represent full-time equivalent ("FTE") positions. Indirect impacts represent both full-time and part-time employees. Total income includes salary, benefits, payroll taxes, and proprietor's income.

TABLE B
Permanent Employment Impacts

Permanent Employment Impacts	*Jobs*	*Annual Income*	*Income Per Employee*
Clubhouse			
Direct impacts (FTEs)	35	$3,445,608	$98,446
Indirect and induced	23	$932,151	$40,594
Total impacts	58	$4,377,759	-

Table C shows the temporary construction employment as a result of the Development. Temporary impacts assume a one-year duration.

TABLE C
Temporary Construction Employment Impacts(1)

Construction (One-Time) Impacts[1]		
Employment and Income	*Jobs*	*Income*
Direct impacts (full time equivalent employees)	720	$46,197,866
Indirect and induced impacts	215	$9,032,373
Total	935	$55,230,239
Average annual labor income per full-time equivalent employee		$64,130
Economic Output		
Direct impacts (construction cost)		$120,650,000
Indirect and induced impacts		$36,598,858
Total		$157,248,858

[1]Employment, wages, and economic outputs are calculated using IMPLAN software based on industry multipliers derived from national income and product accounts data published by the U.S. Bureau of Economic Analysis. See Appendix C, attached hereto.

The methods of estimating employment impacts are explained in the subsequent schedules included in the appendix accompanying this report.

B. Population Impacts

Table D summarizes the projected residential population increase resulting from the Development.

TABLE D
Population Impacts – Residents

	Units[1]	*Residents Per Unit*[2]	*Total Projected Residents*
Single-family detached	79	2.60	205

[1]Provided by the Developer.
[2]U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates. Represents average household size for owner-occupied units.

C. Fiscal Impacts

Table E summarizes the projected general fund revenues to the County through fiscal year ending June 30, 2057 based on the projected Development. Annual revenues are shown at full build-out in current dollars. The thirty-year cumulative revenues reflect projected absorption and inflation as seen on Schedule VIII attached hereto.

TABLE E
Projected Revenues
Cumulative Through Fiscal Year Ending June 30, 2057

Louisa County Projected Gross Tax Revenues - Full Build-Out	*Annual (Current Dollars at Full Build-Out)*	*Cumulative Through Fiscal Year Ending June 30, 2057*
Real property tax revenues	$703,435	$28,620,414
Personal property tax revenues and license fees (vehicles)	$127,568	$5,120,040
Utility tax revenues	$15,287	$434,106
Recordation fees	$0	$460,773
Additional tax revenues	$142,423	$5,809,415
Louisa County gross revenues	**$988,713**	**$40,444,750**

Table F on the following page summarizes the projected County expenditures and resultant net tax general fund revenues generated by the Development, both annually and cumulatively over a thirty-year period, as seen on Schedule X attached hereto.

TABLE F
Projected Net Revenues
Cumulative Through Fiscal Year Ending June 30, 2057

Louisa County Projected Net Revenues	*Annual (Current Dollars At Full Build-Out)*	*Cumulative Through Fiscal Year Ending June 30, 2057*
Louisa County projected gross revenues	$988,713	$40,444,750
Less: projected expenditures for public services:		
Louisa County projected expenditures	($529,712)	($21,603,817)
Projected Net County Revenues	**$459,001**	**$18,840,932**

The projected revenues and expenditures from the Development would translate to an approximate 0.527 percent revenue increase and 0.282 percent expenditure increase over the current County budget as shown in Table G.

TABLE G
Projected Increase to Current County Revenues and Expenditures

Comparison of Projected Revenues and Expenditures	*Revenues*	*Expenditures*
Louisa County current revenues and expenditures[1]	$187,586,199	$187,586,200
Proposed Development projected revenues and expenditures	$988,713	$529,712
Overall increase in projected revenues and expenditures	**0.527%**	**0.282%**

[1]Source: Louisa *County, Virginia FY 2026 Adopted Budget.*

Limitations

Projecting fiscal and employment impacts is inherently imprecise, particularly when results are extrapolated over several years. Furthermore, there are different methods of projecting fiscal and employment impacts and different analysts will arrive at different conclusions. The conclusions in this study are not intended to be precise results; they are intended to represent reasonable estimates of the potential fiscal and employment impacts to the County from the Development.

Wares Crossroads Development
Louisa County, Virginia

Fiscal Impact Analysis

Prepared By:

MUNICAP, INC.
PUBLIC FINANCE

November 17, 2025

Wares Crossroads Development
Louisa County, Virginia

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Wares Crossroads Development
Louisa County, Virginia

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Wares Crossroads Development
Louisa County, Virginia

Schedule S-1: Summary of Fiscal Impacts

Table 1: Fiscal Impacts to Louisa County

Fiscal Impacts to Louisa County	Annual Impacts At Stabilization[1]	Cumulative Impacts 30 Years[2]	Schedule
Real property tax revenues	$703,435	$28,620,414	Schedule III
Personal property tax revenues and vehicle license fees	$127,568	$5,120,040	Schedule IV-B
Utility tax revenues	$15,287	$434,106	Schedule V-C
Recordation tax revenues	-	$460,773	Schedule VI-B
Additional tax revenues[3]	$142,423	$5,809,415	Schedule VII-B
Total projected tax revenues to Louisa County	$988,713	$40,444,750	Schedule VIII
Projected Louisa County expenditures	($529,712)	($21,603,817)	Schedule IX-B
Net new revenues to Louisa County	**$459,001**	**$18,840,932**	Schedule X

Table 2: Permanent Employment Impacts[4]

Permanent Employment Impacts	Permanent Jobs[5]	Annual Income	Income Per Employee
Clubhouse			
Direct impacts (full time equivalents)	35	$3,445,608	$98,446
Indirect and induced impacts	23	$932,151	$40,594

Table 2: Temporary Construction Employment Impacts[6]

Temporary Construction Employment Impacts:	Temporary Jobs[5]	Income[6]	Income per Employee
Temporary			
Direct impacts (full time equivalents)	720	$46,197,866	$64,130
Indirect and induced impacts	215	$9,032,373	$42,071
Total temporary impacts	**935**	**$55,230,239**	

MuniCap, Inc. *17-Nov-25*

[1]Represents stabilized annual impacts, excluding inflation.

[2]Represents cumulative impacts over the period shown, including inflation.

[3]Additional revenues are based off of general fund revenues.

[4]Represents the estimated increase in permanent jobs, output, income, and wages from the new development created through full development buildout. See Appendix F.

[5]Direct impact jobs represent full-time equivalent employees. Indirect and induced impact jobs represent full-time and part-time employees across all industries. See Appendix F.

[6]Represents the temporary jobs, output, income, and wages from construction of the new development. Temporary impacts assume a one-year duration. See Appendix F.

Wares Crossroads Development
Louisa County, Virginia

Development Summary

Wares Crossroads Development
Louisa County, Virginia

Schedule I: Summary of Proposed Development

Property Type	Property Area[1] Units	GSF Per Unit	GSF	Projected Assessed Value[2] Per Unit	Per GSF	Total Projected Assessed Value
Residential						
Single-family detached						
Estate lots[3]	50	5,000	250,000	$861,263	$172	$43,063,140
Executive lots[4]	29	3,500	101,500	$645,578	$184	$18,721,760
Total residential	79		351,500			$61,784,899
Commercial						
Clubhouse	-	-	8,000	-	$400	$3,200,000
Rental units						
Member villas	35	3,500	122,500	$645,578	$184	$22,595,227
Garden cottages	20	2,400	48,000	$505,960	$211	$10,119,201
Total commercial	55		178,500			$35,914,428
Total	134		530,000			$97,699,327

MuniCap, Inc. *17-Nov-25*

[1]Based on project information provided by Developer.

[2]See Appendix E.

[3]Represents 50 estate lots ranging from 4,000 to 6,000 square feet per unit.

[4]Represents 29 executive lots ranging from 3,000 to 4,000 square feet per unit.

Schedule II-A: Projected Construction Completion - Residential[1]

Development	Single-Family Detached							
	Estate Lots				Executive Lots			
Year Ending	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-24	0	0	0	0	0	0	0	0
31-Dec-25	0	0	0	0	0	0	0	0
31-Dec-26	0	0	0	0	0	0	0	0
31-Dec-27	50	50	250,000	250,000	0	0	0	0
31-Dec-28	0	50	0	250,000	29	29	101,500	101,500
31-Dec-29	0	50	0	250,000	0	29	0	101,500
31-Dec-30	0	50	0	250,000	0	29	0	101,500
31-Dec-31	0	50	0	250,000	0	29	0	101,500
31-Dec-32	0	50	0	250,000	0	29	0	101,500
31-Dec-33	0	50	0	250,000	0	29	0	101,500
31-Dec-34	0	50	0	250,000	0	29	0	101,500
31-Dec-35	0	50	0	250,000	0	29	0	101,500
31-Dec-36	0	50	0	250,000	0	29	0	101,500
31-Dec-37	0	50	0	250,000	0	29	0	101,500
31-Dec-38	0	50	0	250,000	0	29	0	101,500
31-Dec-39	0	50	0	250,000	0	29	0	101,500
31-Dec-40	0	50	0	250,000	0	29	0	101,500
31-Dec-41	0	50	0	250,000	0	29	0	101,500
31-Dec-42	0	50	0	250,000	0	29	0	101,500
31-Dec-43	0	50	0	250,000	0	29	0	101,500
31-Dec-44	0	50	0	250,000	0	29	0	101,500
31-Dec-45	0	50	0	250,000	0	29	0	101,500
31-Dec-46	0	50	0	250,000	0	29	0	101,500
31-Dec-47	0	50	0	250,000	0	29	0	101,500
31-Dec-48	0	50	0	250,000	0	29	0	101,500
31-Dec-49	0	50	0	250,000	0	29	0	101,500
31-Dec-50	0	50	0	250,000	0	29	0	101,500
31-Dec-51	0	50	0	250,000	0	29	0	101,500
31-Dec-52	0	50	0	250,000	0	29	0	101,500
31-Dec-53	0	50	0	250,000	0	29	0	101,500
31-Dec-54	0	50	0	250,000	0	29	0	101,500
31-Dec-55	0	50	0	250,000	0	29	0	101,500
Total	50		250,000		29		101,500	

MuniCap, Inc. *17-Nov-25*

[1]Provided by Developer.

Schedule II-B: Projected Construction Completion - Commercial[1]

Development	Clubhouse		Rental Units							
			Member Villas				Garden Cottages			
Year Ending	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-24	0	0	0	0	0	0	0	0	0	0
31-Dec-25	0	0	0	0	0	0	0	0	0	0
31-Dec-26	0	0	0	0	0	0	0	0	0	0
31-Dec-27	8,000	8,000	11	11	38,500	38,500	12	12	42,000	42,000
31-Dec-28	0	8,000	15	26	52,500	91,000	8	20	28,000	70,000
31-Dec-29	0	8,000	9	35	31,500	122,500	0	20	0	70,000
31-Dec-30	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-31	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-32	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-33	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-34	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-35	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-36	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-37	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-38	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-39	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-40	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-41	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-42	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-43	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-44	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-45	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-46	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-47	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-48	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-49	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-50	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-51	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-52	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-53	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-54	0	8,000	0	35	0	122,500	0	20	0	70,000
31-Dec-55	0	8,000	0	35	0	122,500	0	20	0	70,000
Total	8,000		35		122,500		20		70,000	

[1]Provided by Developer.

Wares Crossroads Development
Louisa County, Virginia

Projected Fiscal Impacts

Schedule III-A: Projected Real Property Tax Revenues - Residential Assessed Value

					Single-Family Detached						
					Estate Lots			Executive Lots			
Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Appreciation Factor[3]	Units[4]	Value Per Unit[5]	Projected Assessed Value	Units[4]	Value Per Unit[5]	Projected Assessed Value	Projected Residential Assessed Value
31-Dec-24	1-Jan-25	5-Dec-25	30-Jun-26	100.0%	0	$861,263	$0	0	$645,578	$0	$0
31-Dec-25	1-Jan-26	5-Dec-26	30-Jun-27	102.0%	0	$878,488	$0	0	$658,489	$0	$0
31-Dec-26	1-Jan-27	5-Dec-27	30-Jun-28	104.0%	0	$896,058	$0	0	$671,659	$0	$0
31-Dec-27	1-Jan-28	5-Dec-28	30-Jun-29	106.1%	50	$913,979	$45,698,948	0	$685,092	$0	$45,698,948
31-Dec-28	1-Jan-29	5-Dec-29	30-Jun-30	108.2%	50	$932,259	$46,612,927	29	$698,794	$20,265,035	$66,877,962
31-Dec-29	1-Jan-30	5-Dec-30	30-Jun-31	110.4%	50	$950,904	$47,545,186	29	$712,770	$20,670,335	$68,215,521
31-Dec-30	1-Jan-31	5-Dec-31	30-Jun-32	112.6%	50	$969,922	$48,496,090	29	$727,026	$21,083,742	$69,579,832
31-Dec-31	1-Jan-32	5-Dec-32	30-Jun-33	114.9%	50	$989,320	$49,466,011	29	$741,566	$21,505,417	$70,971,428
31-Dec-32	1-Jan-33	5-Dec-33	30-Jun-34	117.2%	50	$1,009,107	$50,455,332	29	$756,397	$21,935,525	$72,390,857
31-Dec-33	1-Jan-34	5-Dec-34	30-Jun-35	119.5%	50	$1,029,289	$51,464,438	29	$771,525	$22,374,236	$73,838,674
31-Dec-34	1-Jan-35	5-Dec-35	30-Jun-36	121.9%	50	$1,049,875	$52,493,727	29	$786,956	$22,821,720	$75,315,447
31-Dec-35	1-Jan-36	5-Dec-36	30-Jun-37	124.3%	50	$1,070,872	$53,543,602	29	$802,695	$23,278,155	$76,821,756
31-Dec-36	1-Jan-37	5-Dec-37	30-Jun-38	126.8%	50	$1,092,289	$54,614,474	29	$818,749	$23,743,718	$78,358,192
31-Dec-37	1-Jan-38	5-Dec-38	30-Jun-39	129.4%	50	$1,114,135	$55,706,763	29	$835,124	$24,218,592	$79,925,355
31-Dec-38	1-Jan-39	5-Dec-39	30-Jun-40	131.9%	50	$1,136,418	$56,820,898	29	$851,826	$24,702,964	$81,523,862
31-Dec-39	1-Jan-40	5-Dec-40	30-Jun-41	134.6%	50	$1,159,146	$57,957,316	29	$868,863	$25,197,023	$83,154,340
31-Dec-40	1-Jan-41	5-Dec-41	30-Jun-42	137.3%	50	$1,182,329	$59,116,463	29	$886,240	$25,700,964	$84,817,427
31-Dec-41	1-Jan-42	5-Dec-42	30-Jun-43	140.0%	50	$1,205,976	$60,298,792	29	$903,965	$26,214,983	$86,513,775
31-Dec-42	1-Jan-43	5-Dec-43	30-Jun-44	142.8%	50	$1,230,095	$61,504,768	29	$922,044	$26,739,283	$88,244,051
31-Dec-43	1-Jan-44	5-Dec-44	30-Jun-45	145.7%	50	$1,254,697	$62,734,863	29	$940,485	$27,274,068	$90,008,932
31-Dec-44	1-Jan-45	5-Dec-45	30-Jun-46	148.6%	50	$1,279,791	$63,989,560	29	$959,295	$27,819,550	$91,809,110
31-Dec-45	1-Jan-46	5-Dec-46	30-Jun-47	151.6%	50	$1,305,387	$65,269,352	29	$978,481	$28,375,941	$93,645,292
31-Dec-46	1-Jan-47	5-Dec-47	30-Jun-48	154.6%	50	$1,331,495	$66,574,739	29	$998,050	$28,943,460	$95,518,198
31-Dec-47	1-Jan-48	5-Dec-48	30-Jun-49	157.7%	50	$1,358,125	$67,906,233	29	$1,018,011	$29,522,329	$97,428,562
31-Dec-48	1-Jan-49	5-Dec-49	30-Jun-50	160.8%	50	$1,385,287	$69,264,358	29	$1,038,372	$30,112,775	$99,377,133
31-Dec-49	1-Jan-50	5-Dec-50	30-Jun-51	164.1%	50	$1,412,993	$70,649,645	29	$1,059,139	$30,715,031	$101,364,676
31-Dec-50	1-Jan-51	5-Dec-51	30-Jun-52	167.3%	50	$1,441,253	$72,062,638	29	$1,080,322	$31,329,332	$103,391,970
31-Dec-51	1-Jan-52	5-Dec-52	30-Jun-53	170.7%	50	$1,470,078	$73,503,891	29	$1,101,928	$31,955,918	$105,459,809
31-Dec-52	1-Jan-53	5-Dec-53	30-Jun-54	174.1%	50	$1,499,479	$74,973,969	29	$1,123,967	$32,595,037	$107,569,005
31-Dec-53	1-Jan-54	5-Dec-54	30-Jun-55	177.6%	50	$1,529,469	$76,473,448	29	$1,146,446	$33,246,937	$109,720,385
31-Dec-54	1-Jan-55	5-Dec-55	30-Jun-56	181.1%	50	$1,560,058	$78,002,917	29	$1,169,375	$33,911,876	$111,914,793
31-Dec-55	1-Jan-56	5-Dec-56	30-Jun-57	184.8%	50	$1,591,260	$79,562,975	29	$1,192,763	$34,590,114	$114,153,089
Total											

[1]Real property is assessed for taxation as of January 1. Source: Louisa County Commissioner of the Revenue Office.
[2]Property assessed as of January 1, 2025 will pay its final property tax payment on December 5, 2025, which corresponds with fiscal year ending June 30, 2026. Source: Louisa County Treasurer's Office.
[3]Assumes an annual appreciation rate of 2%. Appreciation rate accounts for annual increasing assessed value. Property in Louisa County is reassessed annually. Source: Louisa County Commissioner of the Revenue Office.
[4]See Schedule II.
[5]See Schedule I.

Schedule III-B: Projected Real Property Tax Revenues - Commercial Assessed Value

					Clubhouse			Rental Units: Member Villas			Rental Units: Garden Cottages			
Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Appreciation Factor[3]	GSF[4]	Value Per GSF[5]	Projected Assessed Value	Units[4]	Value Per Unit[5]	Projected Assessed Value	Units[4]	Value Per Unit[5]	Projected Assessed Value	Projected Commercial Assessed Value
31-Dec-24	1-Jan-25	5-Dec-25	30-Jun-26	100.0%	0	$400	$0	0	$645,578	$0	0	$505,960	$0	$0
31-Dec-25	1-Jan-26	5-Dec-26	30-Jun-27	102.0%	0	$408	$0	0	$658,489	$0	0	$516,079	$0	$0
31-Dec-26	1-Jan-27	5-Dec-27	30-Jun-28	104.0%	0	$416	$0	0	$671,659	$0	0	$526,401	$0	$0
31-Dec-27	1-Jan-28	5-Dec-28	30-Jun-29	106.1%	8,000	$424	$3,395,866	11	$685,092	$7,536,017	12	$536,929	$6,443,146	$17,375,029
31-Dec-28	1-Jan-29	5-Dec-29	30-Jun-30	108.2%	8,000	$433	$3,463,783	26	$698,794	$18,168,652	20	$547,667	$10,953,349	$32,585,783
31-Dec-29	1-Jan-30	5-Dec-30	30-Jun-31	110.4%	8,000	$442	$3,533,059	35	$712,770	$24,946,956	20	$558,621	$11,172,416	$39,652,431
31-Dec-30	1-Jan-31	5-Dec-31	30-Jun-32	112.6%	8,000	$450	$3,603,720	35	$727,026	$25,445,896	20	$569,793	$11,395,864	$40,445,479
31-Dec-31	1-Jan-32	5-Dec-32	30-Jun-33	114.9%	8,000	$459	$3,675,794	35	$741,566	$25,954,813	20	$581,189	$11,623,781	$41,254,389
31-Dec-32	1-Jan-33	5-Dec-33	30-Jun-34	117.2%	8,000	$469	$3,749,310	35	$756,397	$26,473,910	20	$592,813	$11,856,257	$42,079,477
31-Dec-33	1-Jan-34	5-Dec-34	30-Jun-35	119.5%	8,000	$478	$3,824,296	35	$771,525	$27,003,388	20	$604,669	$12,093,382	$42,921,066
31-Dec-34	1-Jan-35	5-Dec-35	30-Jun-36	121.9%	8,000	$488	$3,900,782	35	$786,956	$27,543,456	20	$616,762	$12,335,250	$43,779,487
31-Dec-35	1-Jan-36	5-Dec-36	30-Jun-37	124.3%	8,000	$497	$3,978,798	35	$802,695	$28,094,325	20	$629,098	$12,581,955	$44,655,077
31-Dec-36	1-Jan-37	5-Dec-37	30-Jun-38	126.8%	8,000	$507	$4,058,374	35	$818,749	$28,656,211	20	$641,680	$12,833,594	$45,548,179
31-Dec-37	1-Jan-38	5-Dec-38	30-Jun-39	129.4%	8,000	$517	$4,139,541	35	$835,124	$29,229,335	20	$654,513	$13,090,266	$46,459,142
31-Dec-38	1-Jan-39	5-Dec-39	30-Jun-40	131.9%	8,000	$528	$4,222,332	35	$851,826	$29,813,922	20	$667,604	$13,352,071	$47,388,325
31-Dec-39	1-Jan-40	5-Dec-40	30-Jun-41	134.6%	8,000	$538	$4,306,779	35	$868,863	$30,410,201	20	$680,956	$13,619,112	$48,336,092
31-Dec-40	1-Jan-41	5-Dec-41	30-Jun-42	137.3%	8,000	$549	$4,392,914	35	$886,240	$31,018,405	20	$694,575	$13,891,495	$49,302,814
31-Dec-41	1-Jan-42	5-Dec-42	30-Jun-43	140.0%	8,000	$560	$4,480,773	35	$903,965	$31,638,773	20	$708,466	$14,169,325	$50,288,870
31-Dec-42	1-Jan-43	5-Dec-43	30-Jun-44	142.8%	8,000	$571	$4,570,388	35	$922,044	$32,271,548	20	$722,636	$14,452,711	$51,294,647
31-Dec-43	1-Jan-44	5-Dec-44	30-Jun-45	145.7%	8,000	$583	$4,661,796	35	$940,485	$32,916,979	20	$737,088	$14,741,765	$52,320,540
31-Dec-44	1-Jan-45	5-Dec-45	30-Jun-46	148.6%	8,000	$594	$4,755,032	35	$959,295	$33,575,319	20	$751,830	$15,036,601	$53,366,951
31-Dec-45	1-Jan-46	5-Dec-46	30-Jun-47	151.6%	8,000	$606	$4,850,132	35	$978,481	$34,246,825	20	$766,867	$15,337,333	$54,434,290
31-Dec-46	1-Jan-47	5-Dec-47	30-Jun-48	154.6%	8,000	$618	$4,947,135	35	$998,050	$34,931,762	20	$782,204	$15,644,079	$55,522,976
31-Dec-47	1-Jan-48	5-Dec-48	30-Jun-49	157.7%	8,000	$631	$5,046,078	35	$1,018,011	$35,630,397	20	$797,848	$15,956,961	$56,633,435
31-Dec-48	1-Jan-49	5-Dec-49	30-Jun-50	160.8%	8,000	$643	$5,146,999	35	$1,038,372	$36,343,005	20	$813,805	$16,276,100	$57,766,104
31-Dec-49	1-Jan-50	5-Dec-50	30-Jun-51	164.1%	8,000	$656	$5,249,939	35	$1,059,139	$37,069,865	20	$830,081	$16,601,622	$58,921,426
31-Dec-50	1-Jan-51	5-Dec-51	30-Jun-52	167.3%	8,000	$669	$5,354,938	35	$1,080,322	$37,811,262	20	$846,683	$16,933,654	$60,099,855
31-Dec-51	1-Jan-52	5-Dec-52	30-Jun-53	170.7%	8,000	$683	$5,462,037	35	$1,101,928	$38,567,487	20	$863,616	$17,272,328	$61,301,852
31-Dec-52	1-Jan-53	5-Dec-53	30-Jun-54	174.1%	8,000	$696	$5,571,277	35	$1,123,967	$39,338,837	20	$880,889	$17,617,774	$62,527,889
31-Dec-53	1-Jan-54	5-Dec-54	30-Jun-55	177.6%	8,000	$710	$5,682,703	35	$1,146,446	$40,125,614	20	$898,506	$17,970,130	$63,778,446
31-Dec-54	1-Jan-55	5-Dec-55	30-Jun-56	181.1%	8,000	$725	$5,796,357	35	$1,169,375	$40,928,126	20	$916,477	$18,329,532	$65,054,015
31-Dec-55	1-Jan-56	5-Dec-56	30-Jun-57	184.8%	8,000	$739	$5,912,284	35	$1,192,763	$41,746,689	20	$934,806	$18,696,123	$66,355,096
Total														

MuniCap, Inc. *17-Nov-25*

[1]Real property is assessed for taxation as of January 1. Source: Louisa County Commissioner of the Revenue Office.
[2]Property assessed as of January 1, 2025 will pay its final property tax payment on December 5, 2025, which corresponds with fiscal year ending June 30, 2026. Source: Louisa County Treasurer's Office.
[3]Assumes an annual appreciation rate of 2%. Appreciation rate accounts for annual increasing assessed value. Property in Louisa County is reassessed annually. Source: Louisa County Commissioner of the Revenue Office.
[4]See Schedule II.
[5]See Schedule I.

Schedule III-C: Projected Real Property Tax Revenues

Development Year Ending	Assessed As Of[1]	Final Tax Date[2]	Fiscal Year Ending[2]	Appreciation Factor[3]	Projected Assessed Value			County Tax Rate	Projected Real Property
					Residential[4]	Commercial[5]	Total	Per $100 A.V[6]	Tax Revenues
31-Dec-24	1-Jan-25	5-Dec-25	30-Jun-26	100.0%	$0	$0	$0	$0.7200	$0
31-Dec-25	1-Jan-26	5-Dec-26	30-Jun-27	102.0%	$0	$0	$0	$0.7200	$0
31-Dec-26	1-Jan-27	5-Dec-27	30-Jun-28	104.0%	$0	$0	$0	$0.7200	$0
31-Dec-27	1-Jan-28	5-Dec-28	30-Jun-29	106.1%	$45,698,948	$17,375,029	$63,073,977	$0.7200	$454,133
31-Dec-28	1-Jan-29	5-Dec-29	30-Jun-30	108.2%	$66,877,962	$32,585,783	$99,463,745	$0.7200	$716,139
31-Dec-29	1-Jan-30	5-Dec-30	30-Jun-31	110.4%	$68,215,521	$39,652,431	$107,867,952	$0.7200	$776,649
31-Dec-30	1-Jan-31	5-Dec-31	30-Jun-32	112.6%	$69,579,832	$40,445,479	$110,025,311	$0.7200	$792,182
31-Dec-31	1-Jan-32	5-Dec-32	30-Jun-33	114.9%	$70,971,428	$41,254,389	$112,225,817	$0.7200	$808,026
31-Dec-32	1-Jan-33	5-Dec-33	30-Jun-34	117.2%	$72,390,857	$42,079,477	$114,470,333	$0.7200	$824,186
31-Dec-33	1-Jan-34	5-Dec-34	30-Jun-35	119.5%	$73,838,674	$42,921,066	$116,759,740	$0.7200	$840,670
31-Dec-34	1-Jan-35	5-Dec-35	30-Jun-36	121.9%	$75,315,447	$43,779,487	$119,094,935	$0.7200	$857,484
31-Dec-35	1-Jan-36	5-Dec-36	30-Jun-37	124.3%	$76,821,756	$44,655,077	$121,476,834	$0.7200	$874,633
31-Dec-36	1-Jan-37	5-Dec-37	30-Jun-38	126.8%	$78,358,192	$45,548,179	$123,906,370	$0.7200	$892,126
31-Dec-37	1-Jan-38	5-Dec-38	30-Jun-39	129.4%	$79,925,355	$46,459,142	$126,384,498	$0.7200	$909,968
31-Dec-38	1-Jan-39	5-Dec-39	30-Jun-40	131.9%	$81,523,862	$47,388,325	$128,912,188	$0.7200	$928,168
31-Dec-39	1-Jan-40	5-Dec-40	30-Jun-41	134.6%	$83,154,340	$48,336,092	$131,490,431	$0.7200	$946,731
31-Dec-40	1-Jan-41	5-Dec-41	30-Jun-42	137.3%	$84,817,427	$49,302,814	$134,120,240	$0.7200	$965,666
31-Dec-41	1-Jan-42	5-Dec-42	30-Jun-43	140.0%	$86,513,775	$50,288,870	$136,802,645	$0.7200	$984,979
31-Dec-42	1-Jan-43	5-Dec-43	30-Jun-44	142.8%	$88,244,051	$51,294,647	$139,538,698	$0.7200	$1,004,679
31-Dec-43	1-Jan-44	5-Dec-44	30-Jun-45	145.7%	$90,008,932	$52,320,540	$142,329,472	$0.7200	$1,024,772
31-Dec-44	1-Jan-45	5-Dec-45	30-Jun-46	148.6%	$91,809,110	$53,366,951	$145,176,061	$0.7200	$1,045,268
31-Dec-45	1-Jan-46	5-Dec-46	30-Jun-47	151.6%	$93,645,292	$54,434,290	$148,079,582	$0.7200	$1,066,173
31-Dec-46	1-Jan-47	5-Dec-47	30-Jun-48	154.6%	$95,518,198	$55,522,976	$151,041,174	$0.7200	$1,087,496
31-Dec-47	1-Jan-48	5-Dec-48	30-Jun-49	157.7%	$97,428,562	$56,633,435	$154,061,997	$0.7200	$1,109,246
31-Dec-48	1-Jan-49	5-Dec-49	30-Jun-50	160.8%	$99,377,133	$57,766,104	$157,143,237	$0.7200	$1,131,431
31-Dec-49	1-Jan-50	5-Dec-50	30-Jun-51	164.1%	$101,364,676	$58,921,426	$160,286,102	$0.7200	$1,154,060
31-Dec-50	1-Jan-51	5-Dec-51	30-Jun-52	167.3%	$103,391,970	$60,099,855	$163,491,824	$0.7200	$1,177,141
31-Dec-51	1-Jan-52	5-Dec-52	30-Jun-53	170.7%	$105,459,809	$61,301,852	$166,761,661	$0.7200	$1,200,684
31-Dec-52	1-Jan-53	5-Dec-53	30-Jun-54	174.1%	$107,569,005	$62,527,889	$170,096,894	$0.7200	$1,224,698
31-Dec-53	1-Jan-54	5-Dec-54	30-Jun-55	177.6%	$109,720,385	$63,778,446	$173,498,832	$0.7200	$1,249,192
31-Dec-54	1-Jan-55	5-Dec-55	30-Jun-56	181.1%	$111,914,793	$65,054,015	$176,968,808	$0.7200	$1,274,175
31-Dec-55	1-Jan-56	5-Dec-56	30-Jun-57	184.8%	$114,153,089	$66,355,096	$180,508,185	$0.7200	$1,299,659
Total									$28,620,414

MuniCap, Inc. *17-Nov-25*

[1]Real property is assessed for taxation as of January 1. Source: Louisa County Commissioner of the Revenue Office.

[2]Property assessed as of January 1, 2025 will pay its final property tax payment on December 5, 2025, which corresponds with fiscal year ending June 30, 2026. Source: Louisa County Treasurer's Office.

[3]Assumes an annual appreciation rate of 2%. Appreciation rate accounts for annual increasing assessed value. Property in Louisa County is reassessed annually. Source: Louisa County Commissioner of the Revenue Office.

[4]See Schedule III-A.

[5]See Schedule III-B.

[6]Represent the fiscal year 2026 rate. Source: *Louisa County FY 2026 Adopted Budget.*

Schedule IV-A: Projected Personal Property Tax Revenues and Fees from Vehicles - Annual

Table 1: Estimated Personal Property Tax Revenues - Vehicles

	Number of Vehicles			Property Tax per Vehicle					
Development Type	Estimated No. of Units	Estimated Vehicles Per Household[1]	Estimated No. of Vehicles	Average Vehicle Value[2,3]	County Personal Property Tax Rate (Per $100)[4]	Projected Personal Property Tax Prior to Relief	PPTRA Tax Relief[5]	Projected Effective Personal Property Tax	Total Personal Property Tax Revenue from Vehicles[6]
Single-family detached	79	2.20	174	$28,602	$2.43	$695	$0	$695	$120,831

Table 2: Estimated Vehicle License Fees

Development Type	Estimated No. of Units	Estimated Vehicles Per Household[1]	Estimated No. of Vehicles	Annual Vehicle License Fees[7]	Total Estimated Vehicle License Fees[6]
Single-family detached	79	2.20	174	$38.75	$6,737

[1]Based on average number of vehicles per occupied unit in the County. Source: U.S. Census Bureau, 2023 American Community Survey 5-Year Estimates.
[2]Average retail selling price of used vehicles sold as of Q2 2025. Source: *NADA Data 2025 Midyear Report - Financial Profile of America's Franchised New-Car Dealerships.*
[3]Louisa County assesses the value of vehicles at 100% of the trade-in value from the January Eastern Edition of the National Auto Dealers Association (NADA) Used Car Guide. Source: Louisa County Commissioner of the Revenue Office.
[4]Represents the Fiscal Year 2026 tax rate. Source: *Louisa County FY 2026 Adopted Budget.*
[5]Pursuant to *Title 58, Chapter 35.1 of the Code of Virginia*, tax relief, set by the taxing jurisdiction, is provided on qualifying vehicles with an assessed value under $20,000. The taxing jurisdiction is ultimately reimbursed for this relief by the State of Virginia and therefore this relief is not included as a deduction in revenue generation.
[6]Figure assumes full build-out and is expressed in current dollars.
[7]Source: Louisa County Treasurer's Office

Schedule IV-B: Projected Personal Property Tax Revenues and Fees from Vehicles - 30 Years

Development Year Ending	Tax Due Date[1]	Fiscal Year Ending[1]	Inflation Factor[2]	Personal Property Tax Revenues[3]	Vehicles License Fees[3]	Total
31-Dec-24	5-Dec-25	30-Jun-26	100.0%	$0	$0	$0
31-Dec-25	5-Dec-26	30-Jun-27	102.0%	$0	$0	$0
31-Dec-26	5-Dec-27	30-Jun-28	104.0%	$0	$0	$0
31-Dec-27	5-Dec-28	30-Jun-29	106.1%	$81,156	$4,264	$85,420
31-Dec-28	5-Dec-29	30-Jun-30	108.2%	$130,792	$6,737	$137,528
31-Dec-29	5-Dec-30	30-Jun-31	110.4%	$133,408	$6,737	$140,144
31-Dec-30	5-Dec-31	30-Jun-32	112.6%	$136,076	$6,737	$142,812
31-Dec-31	5-Dec-32	30-Jun-33	114.9%	$138,797	$6,737	$145,534
31-Dec-32	5-Dec-33	30-Jun-34	117.2%	$141,573	$6,737	$148,310
31-Dec-33	5-Dec-34	30-Jun-35	119.5%	$144,405	$6,737	$151,141
31-Dec-34	5-Dec-35	30-Jun-36	121.9%	$147,293	$6,737	$154,029
31-Dec-35	5-Dec-36	30-Jun-37	124.3%	$150,239	$6,737	$156,975
31-Dec-36	5-Dec-37	30-Jun-38	126.8%	$153,243	$6,737	$159,980
31-Dec-37	5-Dec-38	30-Jun-39	129.4%	$156,308	$6,737	$163,045
31-Dec-38	5-Dec-39	30-Jun-40	131.9%	$159,434	$6,737	$166,171
31-Dec-39	5-Dec-40	30-Jun-41	134.6%	$162,623	$6,737	$169,360
31-Dec-40	5-Dec-41	30-Jun-42	137.3%	$165,876	$6,737	$172,612
31-Dec-41	5-Dec-42	30-Jun-43	140.0%	$169,193	$6,737	$175,930
31-Dec-42	5-Dec-43	30-Jun-44	142.8%	$172,577	$6,737	$179,314
31-Dec-43	5-Dec-44	30-Jun-45	145.7%	$176,028	$6,737	$182,765
31-Dec-44	5-Dec-45	30-Jun-46	148.6%	$179,549	$6,737	$186,286
31-Dec-45	5-Dec-46	30-Jun-47	151.6%	$183,140	$6,737	$189,877
31-Dec-46	5-Dec-47	30-Jun-48	154.6%	$186,803	$6,737	$193,540
31-Dec-47	5-Dec-48	30-Jun-49	157.7%	$190,539	$6,737	$197,276
31-Dec-48	5-Dec-49	30-Jun-50	160.8%	$194,350	$6,737	$201,086
31-Dec-49	5-Dec-50	30-Jun-51	164.1%	$198,237	$6,737	$204,973
31-Dec-50	5-Dec-51	30-Jun-52	167.3%	$202,201	$6,737	$208,938
31-Dec-51	5-Dec-52	30-Jun-53	170.7%	$206,245	$6,737	$212,982
31-Dec-52	5-Dec-53	30-Jun-54	174.1%	$210,370	$6,737	$217,107
31-Dec-53	5-Dec-54	30-Jun-55	177.6%	$214,578	$6,737	$221,314
31-Dec-54	5-Dec-55	30-Jun-56	181.1%	$218,869	$6,737	$225,606
31-Dec-55	5-Dec-56	30-Jun-57	184.8%	$223,247	$6,737	$229,983
Total						$5,120,040

MuniCap, Inc. *17-Nov-25*

[1]Personal property for tax year 2025 will pay its final property tax payment on December 5, 2025, which corresponds with fiscal year ending June 30, 2026. Source: Louisa County Treasurer's Office.

[2]Personal property tax revenues have an assumed inflation rate of 2%. Vehicle license fees have an assumed inflation rate of 0%.

[3]See Schedule IV-A.

Wares Crossroads Development
Louisa County, Virginia

Schedule V-A: Projected Utility Tax Revenues - Electric

Table 1: Annual Electric Utility Tax Revenue - Consumption Utility Tax Revenue

Property Use	Units/GSF[1]	Average Annual Electric Consumption Per Unit/GSF[2]	Total Annual Electric Consumption	County Electric Utility Tax Rate[3]	Annual County Electric Utility Tax Revenue	Months Per Year	Monthly Tax Revenue Per User[4]
Residential		*(kWh)*	*(kWh)*				
Single-family detached	79	12,402	979,758	$0.011381	$11,151	12	$11.76
Commercial	*Units/GSF*	*(kWh)*					
Rental units							
Member villas	35	12,402	434,070	$0.011381	$4,940	12	$11.76
Garden cottages	20	8,443	168,860	$0.011381	$1,922	13	$7.39
Clubhouse	8,000	11.65	93,200	$0.014588	$1,360	12	$113.30

Table 2: Annual Electric Utility Tax Revenue - Determination of Maximum

	Total Monthly County Electric Tax Revenue Per Unit			
Property Use	Minimum Fee Per User[3]	Monthly Tax Revenue Per Unit	Total	Cap Per User[3]
Residential				
Single-family detached	$1.05	$11.76	$12.81	$2.25
Commercial				
Rental units				
Member villas	$1.05	$11.76	$12.81	$2.25
Garden cottages	$1.05	$7.39	$8.44	$2.25
Clubhouse	$1.72	$113.30	$115.02	$2.25

Table 3: Annual Electric Utility Tax Revenue - Projected Total Annual Electric Utility Tax Revenue

Property Use	Monthly Tax Revenue Per User	Users[1]	Total Monthly Revenue	Months Per Year	Total Electric Utility Tax Revenue[4]
Residential					
Single-family detached	$2.25	79	$178	12	$2,133
Commercial					
Rental units					
Member villas	$2.25	35	$79	12	$945
Garden cottages	$2.25	20	$45	12	$540
Clubhouse	$2.25	1	$2	12	$27

MuniCap, Inc. *17-Nov-25*

[1]See Schedule I.

[2]Single-family detached and rental units energy consumption based on national average consumption for single-family detached units. Garden cottages based on national average consumption for single-family attached units. Source: *U.S. Energy Information Administration 2020 Residential Energy Consumption Survey (RECS)*. Clubhouse energy consumption based on national average consumption for public assembly buildings (recreation and social/meeting). Source: U.S. Energy Information Administration 2018 Commercial Buildings Energy Consumption Survey, released December 2022.

[3]Residential customers are subject to an electric utility tax of $0.015105 on each kWh delivered monthly, with a minimum tax of $1.05 per month and a maximum of $2.25 per month. Commercial customers are subject to an electric utility tax of $0.014588 on each kWH delivered monthly, with a minimum tax of $1.72 per month and a maximum tax of $2.25 per month. Source: *Louisa County Code of Ordinances, Chapter 70, Article VI Sec. 70-202.*

[4]Figure assumes full build-out and is expressed in current dollars.

Schedule V-A: Projected Utility Tax Revenues - Natural Gas

Table 1: Annual Gas Utility Tax Revenue - Consumption Utility Tax Revenue

Property Use	Units/GSF[1]	Average Annual Gas Consumption Per Unit/GSF[2]	Total Annual Gas Consumption	County Gas Utility Tax Rate[3]	Annual County Gas Utility Tax Revenue	Months Per Year	Monthly Tax Revenue Per User[4]
Residential		*(CCF)*	*(CCF)*				
Single-family detached	79	671	53,009	$0.186000	$9,860	12	$10.40
Commercial							
Rental units							
Member villas	35	671	23,485	$0.186000	$4,368	12	$10.40
Garden cottages	20	507	10,140	$0.186000	$1,886	13	$7.25
Clubhouse	8,000	0.33	2,640	$0.115000	$304	12	$0.04

Table 2: Annual Gas Utility Tax Revenue - Determination of Maximum

	Total Monthly County Gas Tax Revenue Per Unit			
Property Use	Minimum Fee Per User[3]	Monthly Tax Revenue Per Unit	Total	Cap Per User[3]
Residential				
Single-family detached	$2.00	$10.40	$12.40	$3.00
Commercial				
Rental units				
Member villas	$4.00	$10.40	$14.40	$15.00
Garden cottages	$4.00	$7.25	$11.25	$15.00
Clubhouse	$4.00	$0.04	$4.04	$15.00

Table 3: Annual Gas Utility Tax Revenue - Projected Total Annual Gas Utility Tax Revenue

Property Use	Monthly Tax Revenue Per Unit	Users[1]	Total Monthly Revenue	Months Per Year	Total Gas Utility Tax Revenue[4]
Residential					
Single-family detached	$3.00	79	$237	12	$2,844
Commercial					
Rental units					
Member villas	$14.40	35	$504	12	$6,048
Garden cottages	$11.25	20	$225	12	$2,701
Clubhouse	$4.04	1	$4	12	$48

MuniCap, Inc. *17-Nov-25*

[1]See Schedule I.

[2]Single-family detached and member villa rental units energy consumption based on national average consumption for single-family detached units. Garden cottages based on national average consumption for single-family attached units. Source: U.S. Energy *Information Administration 2020 Residential Energy Consumption Survey (RECS). Clubhouse* energy consumption based on national average consumption for public assembly buildings (recreation and social/meeting). Source: U.S. Energy Information Administration 2018 Commercial Buildings Energy Consumption Survey, released December 2022.

[3]Residential customers are subject to an gas utility tax of $0.186 on each CCF delivered monthly, with a minimum tax of $2.00 per month and a maximum of $3.00 per month. Commercial customers are subject to an gas utility tax of $0.115 on each CCF delivered monthly, with a minimum tax of $4.00 per month and a maximum tax of $15.00 per month. Source: *Louisa County Code of Ordinances, Chapter 70, Article VI Sec. 70-202.*

[4]Figure assumes full build-out and is expressed in current dollars.

Schedule V-C: Projected Utility Tax Revenues - 30 Years

Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Projected Utility Tax Revenues: Electric[2] Residential	Electric[2] Commercial	Natural Gas[3] Residential	Natural Gas[3] Commercial	Total
31-Dec-24	30-Jun-26	100.0%	$0	$0	$0	$0	$0
31-Dec-25	30-Jun-27	100.0%	$0	$0	$0	$0	$0
31-Dec-26	30-Jun-28	100.0%	$0	$0	$0	$0	$0
31-Dec-27	30-Jun-29	100.0%	$1,350	$667	$1,800	$3,883	$7,701
31-Dec-28	30-Jun-30	100.0%	$2,133	$1,274	$2,844	$7,415	$13,667
31-Dec-29	30-Jun-31	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-30	30-Jun-32	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-31	30-Jun-33	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-32	30-Jun-34	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-33	30-Jun-35	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-34	30-Jun-36	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-35	30-Jun-37	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-36	30-Jun-38	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-37	30-Jun-39	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-38	30-Jun-40	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-39	30-Jun-41	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-40	30-Jun-42	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-41	30-Jun-43	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-42	30-Jun-44	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-43	30-Jun-45	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-44	30-Jun-46	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-45	30-Jun-47	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-46	30-Jun-48	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-47	30-Jun-49	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-48	30-Jun-50	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-49	30-Jun-51	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-50	30-Jun-52	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-51	30-Jun-53	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-52	30-Jun-54	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-53	30-Jun-55	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-54	30-Jun-56	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
31-Dec-55	30-Jun-57	100.0%	$2,133	$1,512	$2,844	$8,798	$15,287
Total							$434,106

MuniCap, Inc. *17-Nov-25*

[1]Assumes an annual inflation rate of 0%. County utility taxes are capped and caps have not been raised since as least 2001. Source: *Source: Louisa County Code of Ordinances, Chapter 70, Article VI Sec. 70-202.*

[2]See Schedule V-A.

[3]See Schedule V-B.

Schedule VI-A: Projected Recordation Tax Revenues - Total Transaction Market Value - Residential

			Single-Family Detached								
			Estate Lots				Executive Lots				
Development Year Ending	Fiscal Year Ending	Appreciation Factor[1]	Value Per Unit[2]	Initial Unit Sale[3]	Initial Unit Resales[4]	Projected Market Value of Transactions[5]	Value Per Unit[2]	Initial Unit Sale[3]	Initial Unit Resales[4]	Projected Market Value of Transactions[5]	Projected Projected Market Value of Transactions[5]
31-Dec-24	30-Jun-26	100.0%	$861,263	0	0	$0	$645,578	0	0	$0	$0
31-Dec-25	30-Jun-27	102.0%	$878,488	0	0	$0	$658,489	0	0	$0	$0
31-Dec-26	30-Jun-28	104.0%	$896,058	0	0	$0	$671,659	0	0	$0	$0
31-Dec-27	30-Jun-29	106.1%	$913,979	50	4	$49,507,194	$685,092	0	0	$0	$49,507,194
31-Dec-28	30-Jun-30	108.2%	$932,259	0	4	$3,884,411	$698,794	29	2	$29,288,456	$33,172,867
31-Dec-29	30-Jun-31	110.4%	$950,904	0	4	$3,962,099	$712,770	0	2	$2,298,017	$6,260,116
31-Dec-30	30-Jun-32	112.6%	$969,922	0	4	$4,041,341	$727,026	0	2	$2,343,978	$6,385,318
31-Dec-31	30-Jun-33	114.9%	$989,320	0	4	$4,122,168	$741,566	0	2	$2,390,857	$6,513,025
31-Dec-32	30-Jun-34	117.2%	$1,009,107	0	4	$4,204,611	$756,397	0	2	$2,438,674	$6,643,285
31-Dec-33	30-Jun-35	119.5%	$1,029,289	0	4	$4,288,703	$771,525	0	2	$2,487,448	$6,776,151
31-Dec-34	30-Jun-36	121.9%	$1,049,875	0	4	$4,374,477	$786,956	0	2	$2,537,197	$6,911,674
31-Dec-35	30-Jun-37	124.3%	$1,070,872	0	4	$4,461,967	$802,695	0	2	$2,587,941	$7,049,908
31-Dec-36	30-Jun-38	126.8%	$1,092,289	0	4	$4,551,206	$818,749	0	2	$2,639,700	$7,190,906
31-Dec-37	30-Jun-39	129.4%	$1,114,135	0	4	$4,642,230	$835,124	0	2	$2,692,494	$7,334,724
31-Dec-38	30-Jun-40	131.9%	$1,136,418	0	4	$4,735,075	$851,826	0	2	$2,746,343	$7,481,418
31-Dec-39	30-Jun-41	134.6%	$1,159,146	0	4	$4,829,776	$868,863	0	2	$2,801,270	$7,631,047
31-Dec-40	30-Jun-42	137.3%	$1,182,329	0	4	$4,926,372	$886,240	0	2	$2,857,296	$7,783,668
31-Dec-41	30-Jun-43	140.0%	$1,205,976	0	4	$5,024,899	$903,965	0	2	$2,914,442	$7,939,341
31-Dec-42	30-Jun-44	142.8%	$1,230,095	0	4	$5,125,397	$922,044	0	2	$2,972,730	$8,098,128
31-Dec-43	30-Jun-45	145.7%	$1,254,697	0	4	$5,227,905	$940,485	0	2	$3,032,185	$8,260,090
31-Dec-44	30-Jun-46	148.6%	$1,279,791	0	4	$5,332,463	$959,295	0	2	$3,092,829	$8,425,292
31-Dec-45	30-Jun-47	151.6%	$1,305,387	0	4	$5,439,113	$978,481	0	2	$3,154,685	$8,593,798
31-Dec-46	30-Jun-48	154.6%	$1,331,495	0	4	$5,547,895	$998,050	0	2	$3,217,779	$8,765,674
31-Dec-47	30-Jun-49	157.7%	$1,358,125	0	4	$5,658,853	$1,018,011	0	2	$3,282,135	$8,940,987
31-Dec-48	30-Jun-50	160.8%	$1,385,287	0	4	$5,772,030	$1,038,372	0	2	$3,347,777	$9,119,807
31-Dec-49	30-Jun-51	164.1%	$1,412,993	0	4	$5,887,470	$1,059,139	0	2	$3,414,733	$9,302,203
31-Dec-50	30-Jun-52	167.3%	$1,441,253	0	4	$6,005,220	$1,080,322	0	2	$3,483,028	$9,488,247
31-Dec-51	30-Jun-53	170.7%	$1,470,078	0	4	$6,125,324	$1,101,928	0	2	$3,552,688	$9,678,012
31-Dec-52	30-Jun-54	174.1%	$1,499,479	0	4	$6,247,831	$1,123,967	0	2	$3,623,742	$9,871,573
31-Dec-53	30-Jun-55	177.6%	$1,529,469	0	4	$6,372,787	$1,146,446	0	2	$3,696,217	$10,069,004
31-Dec-54	30-Jun-56	181.1%	$1,560,058	0	4	$6,500,243	$1,169,375	0	2	$3,770,141	$10,270,384
31-Dec-55	30-Jun-57	184.8%	$1,591,260	0	4	$6,630,248	$1,192,763	0	2	$3,845,544	$10,475,792

[1]Assumes an annual appreciation rate of 2%. Appreciation factor for recordation tax revenues is different than for real property tax revenues as recordation tax revenues are based on sales prices while real property tax revenues are based on assessed values which are adjusted only in years of biennial revaluation.

[2]See Schedule I.

[3]See Schedule II. Assumes properties are closed with buyers in the same year as they are completed.

[4]The median duration of home ownership in Louisa County is estimated to be twelve years, based on statistics available for the DC-VA-MD-WV metropolitan area. Accordingly, calculations herein assume that after initial sales, one-twelfth of all units are resold annually. Source: National Association of Realtors.

[5]Assessed value is 100% fair market value price in the State of Virginia. Therefore, the projected market value is based on the assessed value of comparable research as seen on Schedule I. Source: *Code of Virginia § 58.1-3201.*

Schedule VI-B: Projected Recordation Tax Revenues - Total Transaction Market Value - Commercial

Development Year Ending	Fiscal Year Ending	Appreciation Factor[1]	Clubhouse			Rental Units						Projected Market Value of Transactions[5]
						Member Villas			Garden Cottages			
			Value Per GSF[2]	Initial GSF Sale[3]	Projected Market Value of Transactions[4]	Value Per Unit[2]	Initial Unit Sale[5]	Projected Market Value of Transactions[4]	Value Per Unit[2]	Initial Unit Sale[5]	Projected Market Value of Transactions[4]	
31-Dec-24	30-Jun-26	100.0%	$400	0	$0	$645,578	0	$0	$645,578	0	$0	$0
31-Dec-25	30-Jun-27	102.0%	$408	0	$0	$658,489	0	$0	$658,489	0	$0	$0
31-Dec-26	30-Jun-28	104.0%	$416	0	$0	$671,659	0	$0	$671,659	0	$0	$0
31-Dec-27	30-Jun-29	106.1%	$424	8,000	$3,395,866	$685,092	11	$7,536,017	$685,092	12	$8,221,109	$19,152,992
31-Dec-28	30-Jun-30	108.2%	$433	0	$0	$698,794	15	$10,481,914	$698,794	8	$5,590,354	$16,072,269
31-Dec-29	30-Jun-31	110.4%	$442	0	$0	$712,770	9	$6,414,932	$712,770	0	$0	$6,414,932
31-Dec-30	30-Jun-32	112.6%	$450	0	$0	$727,026	0	$0	$727,026	0	$0	$0
31-Dec-31	30-Jun-33	114.9%	$459	0	$0	$741,566	0	$0	$741,566	0	$0	$0
31-Dec-32	30-Jun-34	117.2%	$469	0	$0	$756,397	0	$0	$756,397	0	$0	$0
31-Dec-33	30-Jun-35	119.5%	$478	0	$0	$771,525	0	$0	$771,525	0	$0	$0
31-Dec-34	30-Jun-36	121.9%	$488	0	$0	$786,956	0	$0	$786,956	0	$0	$0
31-Dec-35	30-Jun-37	124.3%	$497	0	$0	$802,695	0	$0	$802,695	0	$0	$0
31-Dec-36	30-Jun-38	126.8%	$507	0	$0	$818,749	0	$0	$818,749	0	$0	$0
31-Dec-37	30-Jun-39	129.4%	$517	0	$0	$835,124	0	$0	$835,124	0	$0	$0
31-Dec-38	30-Jun-40	131.9%	$528	0	$0	$851,826	0	$0	$851,826	0	$0	$0
31-Dec-39	30-Jun-41	134.6%	$538	0	$0	$868,863	0	$0	$868,863	0	$0	$0
31-Dec-40	30-Jun-42	137.3%	$549	0	$0	$886,240	0	$0	$886,240	0	$0	$0
31-Dec-41	30-Jun-43	140.0%	$560	0	$0	$903,965	0	$0	$903,965	0	$0	$0
31-Dec-42	30-Jun-44	142.8%	$571	0	$0	$922,044	0	$0	$922,044	0	$0	$0
31-Dec-43	30-Jun-45	145.7%	$583	0	$0	$940,485	0	$0	$940,485	0	$0	$0
31-Dec-44	30-Jun-46	148.6%	$594	0	$0	$959,295	0	$0	$959,295	0	$0	$0
31-Dec-45	30-Jun-47	151.6%	$606	0	$0	$978,481	0	$0	$978,481	0	$0	$0
31-Dec-46	30-Jun-48	154.6%	$618	0	$0	$998,050	0	$0	$998,050	0	$0	$0
31-Dec-47	30-Jun-49	157.7%	$631	0	$0	$1,018,011	0	$0	$1,018,011	0	$0	$0
31-Dec-48	30-Jun-50	160.8%	$643	0	$0	$1,038,372	0	$0	$1,038,372	0	$0	$0
31-Dec-49	30-Jun-51	164.1%	$656	0	$0	$1,059,139	0	$0	$1,059,139	0	$0	$0
31-Dec-50	30-Jun-52	167.3%	$669	0	$0	$1,080,322	0	$0	$1,080,322	0	$0	$0
31-Dec-51	30-Jun-53	170.7%	$683	0	$0	$1,101,928	0	$0	$1,101,928	0	$0	$0
31-Dec-52	30-Jun-54	174.1%	$696	0	$0	$1,123,967	0	$0	$1,123,967	0	$0	$0
31-Dec-53	30-Jun-55	177.6%	$710	0	$0	$1,146,446	0	$0	$1,146,446	0	$0	$0
31-Dec-54	30-Jun-56	181.1%	$725	0	$0	$1,169,375	0	$0	$1,169,375	0	$0	$0
31-Dec-55	30-Jun-57	184.8%	$739	0	$0	$1,192,763	0	$0	$1,192,763	0	$0	$0

[1]Assumes an annual appreciation rate of 2%. Appreciation factor for recordation tax revenues is different than for real property tax revenues as recordation tax revenues are based on sales prices while real property tax revenues are based on assessed values which are adjusted only in years of biennial revaluation.

[2]See Schedule I.

[3]See Schedule II. Assumes properties are closed with buyers in the same year as they are completed and are not resold.

[4]Assessed value is 100% fair market value price in the State of Virginia. Therefore, the projected market value is based on the assessed value of comparable research as seen on Schedule I. Source: *Code of Virginia § 58.1-3201.*

[5]Assumes rental units will not be subject to sales, and as such will not generate recordation taxes.

Schedule VI-C: Projected Recordation Tax Revenues - Tax Revenues

Development Year Ending	Fiscal Year Ending	Appreciation Factor[1]	Projected Market Value of Transactions			Recordation Tax				Total Projected Recordation Tax Revenues
						Grantee Tax		Grantor Tax		
			Residential[2]	Commercial[3]	Total	Recordation Tax Rate (Per $100)[4]	Total Projected Recordation Tax Revenues	Recordation Tax Rate (Per $500)[4]	Total Projected Recordation Tax Revenues	
31-Dec-24	30-Jun-26	100.0%	$0	$0	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-25	30-Jun-27	102.0%	$0	$0	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-26	30-Jun-28	104.0%	$0	$0	$0	$0.0833	$0	$0.2500	$0	$0
31-Dec-27	30-Jun-29	106.1%	$49,507,194	$19,152,992	$68,660,186	$0.0833	$57,217	$0.2500	$34,330	$91,547
31-Dec-28	30-Jun-30	108.2%	$33,172,867	$16,072,269	$49,245,135	$0.0833	$41,038	$0.2500	$24,623	$65,660
31-Dec-29	30-Jun-31	110.4%	$6,260,116	$6,414,932	$12,675,048	$0.0833	$10,563	$0.2500	$6,338	$16,900
31-Dec-30	30-Jun-32	112.6%	$6,385,318	$0	$6,385,318	$0.0833	$5,321	$0.2500	$3,193	$8,514
31-Dec-31	30-Jun-33	114.9%	$6,513,025	$0	$6,513,025	$0.0833	$5,428	$0.2500	$3,257	$8,684
31-Dec-32	30-Jun-34	117.2%	$6,643,285	$0	$6,643,285	$0.0833	$5,536	$0.2500	$3,322	$8,858
31-Dec-33	30-Jun-35	119.5%	$6,776,151	$0	$6,776,151	$0.0833	$5,647	$0.2500	$3,388	$9,035
31-Dec-34	30-Jun-36	121.9%	$6,911,674	$0	$6,911,674	$0.0833	$5,760	$0.2500	$3,456	$9,216
31-Dec-35	30-Jun-37	124.3%	$7,049,908	$0	$7,049,908	$0.0833	$5,875	$0.2500	$3,525	$9,400
31-Dec-36	30-Jun-38	126.8%	$7,190,906	$0	$7,190,906	$0.0833	$5,992	$0.2500	$3,595	$9,588
31-Dec-37	30-Jun-39	129.4%	$7,334,724	$0	$7,334,724	$0.0833	$6,112	$0.2500	$3,667	$9,780
31-Dec-38	30-Jun-40	131.9%	$7,481,418	$0	$7,481,418	$0.0833	$6,235	$0.2500	$3,741	$9,975
31-Dec-39	30-Jun-41	134.6%	$7,631,047	$0	$7,631,047	$0.0833	$6,359	$0.2500	$3,816	$10,175
31-Dec-40	30-Jun-42	137.3%	$7,783,668	$0	$7,783,668	$0.0833	$6,486	$0.2500	$3,892	$10,378
31-Dec-41	30-Jun-43	140.0%	$7,939,341	$0	$7,939,341	$0.0833	$6,616	$0.2500	$3,970	$10,586
31-Dec-42	30-Jun-44	142.8%	$8,098,128	$0	$8,098,128	$0.0833	$6,748	$0.2500	$4,049	$10,798
31-Dec-43	30-Jun-45	145.7%	$8,260,090	$0	$8,260,090	$0.0833	$6,883	$0.2500	$4,130	$11,013
31-Dec-44	30-Jun-46	148.6%	$8,425,292	$0	$8,425,292	$0.0833	$7,021	$0.2500	$4,213	$11,234
31-Dec-45	30-Jun-47	151.6%	$8,593,798	$0	$8,593,798	$0.0833	$7,161	$0.2500	$4,297	$11,458
31-Dec-46	30-Jun-48	154.6%	$8,765,674	$0	$8,765,674	$0.0833	$7,305	$0.2500	$4,383	$11,688
31-Dec-47	30-Jun-49	157.7%	$8,940,987	$0	$8,940,987	$0.0833	$7,451	$0.2500	$4,470	$11,921
31-Dec-48	30-Jun-50	160.8%	$9,119,807	$0	$9,119,807	$0.0833	$7,600	$0.2500	$4,560	$12,160
31-Dec-49	30-Jun-51	164.1%	$9,302,203	$0	$9,302,203	$0.0833	$7,752	$0.2500	$4,651	$12,403
31-Dec-50	30-Jun-52	167.3%	$9,488,247	$0	$9,488,247	$0.0833	$7,907	$0.2500	$4,744	$12,651
31-Dec-51	30-Jun-53	170.7%	$9,678,012	$0	$9,678,012	$0.0833	$8,065	$0.2500	$4,839	$12,904
31-Dec-52	30-Jun-54	174.1%	$9,871,573	$0	$9,871,573	$0.0833	$8,226	$0.2500	$4,936	$13,162
31-Dec-53	30-Jun-55	177.6%	$10,069,004	$0	$10,069,004	$0.0833	$8,391	$0.2500	$5,035	$13,425
31-Dec-54	30-Jun-56	181.1%	$10,270,384	$0	$10,270,384	$0.0833	$8,559	$0.2500	$5,135	$13,694
31-Dec-55	30-Jun-57	184.8%	$10,475,792	$0	$10,475,792	$0.0833	$8,730	$0.2500	$5,238	$13,968
Total										$460,773

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[1]Assumes an annual appreciation rate of 2%. Appreciation factor for recordation tax revenues is different than for real property tax revenues as recordation tax revenues are based on sales prices while real property tax revenues are based on assessed values which are adjusted on even-numbered years.

[2]See Schedule VI-A.

[3]See Schedule VI-B.

[4]Local recordation tax rate is equal to one-third of the amount of the State recordation tax provided in *Code of Virginia Section 58.1-801*. The State rate is $0.25 for every $100 for the grantee. Therefore, the County rate is $0.0833 per $100. The local recordation tax rate is $.50 per $500 for the grantor, $0.25 per $500 of which is returned to the County. Source: Virginia Supreme Court Circuit Court Deed Calculation.

Schedule VII-A: Projected Additional Revenues to Louisa County - Annual

Annual Revenues[1]	Current County Revenues[2]	Percent Impacted	Basis for Projecting Revenues[3]	Current County Service Factors[4]	Revenues by Factor: Per Resident	Revenues by Factor: Per Service Population	Revenues by Factor: Per Student	Projected Increase in Service Factor[5]	Total Additional Revenues[6]
General fund revenues									
General Property Taxes	$97,052,017	-	**Schedule III and IV**	-	-	-	-	-	-
Other Local Taxes[7]	$13,005,000	-	**Schedule IV, V, and VI**	-	-	-	-	-	-
Net of consumer utility, recordation, and motor vehicle license taxes[8]	$9,743,037	-	**service population**	48,733	-	$200	-	229	$45,727
Permits, Privilege Fees and Regulatory Licenses	$2,720,965	-	not impacted	-	-	-	-	-	-
Fines and forfeitures	$100,000	-	not impacted	-	-	-	-	-	-
Revenue from use of money and property	$2,800,000	-	not impacted	-	-	-	-	-	-
Charges for services[9]	$1,210,500	-	**not impacted**	-	-	-	-	-	-
Miscellaneous	$170,000	-	not impacted	-	-	-	-	-	-
Recovered costs	$250,000	-	not impacted	-	-	-	-	-	-
Intergovernmental	$5,188,288	-	not impacted	-	-	-	-	-	-
Total general fund	$122,496,770								
Other funds									
School Revenues[10]	**$44,179,282**	**50%**	**per student**	**5,334**	**-**	**-**	**$4,141**	**23**	**$96,696**
Cafeteria Revenue	$3,496,951	-	not impacted	-	-	-	-	-	-
Landfill Tipping Fees	$700,000	-	not impacted	-	-	-	-	-	-
CIP Fund Revenues/Borrowed Funds	$3,420,000	-	not impacted	-	-	-	-	-	-
DHS Revenues	$5,136,141	-	not impacted	-	-	-	-	-	-
CSA Revenues	$2,260,000	-	not impacted	-	-	-	-	-	-
Opioid Abatement Funding	$161,513	-	not impacted	-	-	-	-	-	-
Airport Revenues	$566,000	-	not impacted	-	-	-	-	-	-
Revenue Recovery Funds	$2,350,000	-	not impacted	-	-	-	-	-	-
Debt Service ARRA Funds	$275,000	-	not impacted	-	-	-	-	-	-
Grant Funding	$0	-	not impacted	-	-	-	-	-	-
Rev Recovery/Opioid/General Fund Balance Usage	$0	-	not impacted	-	-	-	-	-	-
Wellness Reserves Fund Balance Usage	$0	-	not impacted	-	-	-	-	-	-
IDA Debt Issuance	$0	-	not impacted	-	-	-	-	-	-
County/LCPS/LCWA Debt Issuance	$0	-	not impacted	-	-	-	-	-	-
County Long Term Capital Reserves (CIP Fund Balance)	$0	-	not impacted	-	-	-	-	-	-
School Capital Reserves (CIP Fund Balance)	$2,544,542	-	not impacted	-	-	-	-	-	-
Total other funds	$65,089,429								
Total budget	$187,586,199				$0	$200	$4,141		$142,423

MuniCap, Inc. *17-Nov-25*

[1]Not all sources of revenues are expected to be impacted as a result of the project. Revenues shown represent general fund revenues only.

[2]Source: *Louisa County FY 2026 Adopted Budget.* Figures represent FY 2026 amounts.

[3]Method of apportioning revenues: Per resident revenues are calculated by taking current revenues and apportioning them among current resident population. Per service population revenues are calculated by taking current revenues and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County).

[4]Represents current statistics for the County. See Appendix A.

[5]Represents projected increase to County as a result of the proposed development. See Appendix A.

[6]Represents total increase in revenues as a result of proposed project on an annual basis. Figures assume full build-out and are expressed in current dollars.

[7]Motor vehicle license fees impacted on Schedule IV. Consumer utility tax revenues impacted on Schedule V. Transfer and recordation tax impacted on Schedule VI.

[8]Represents other local taxes net of motor vehicle license taxes, consumer utility taxes, and recordation taxes. Based on information provided in conversations with the County.

[9]Majority of charges for services revenues are associated with the Aquatics Center and Parks and Recreation revenues. Analysis assumes residents living at the Development will not utilize these facilities based on amenities offered at the Development.

[10]Assumes approximately 50% of the projected school from other revenues would be increased as a result students being added to the Louisa County Public School system.

Schedule VII-B: Projected Additional Revenues to Louisa County - 30 Years

Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Service Population Revenues: Pro Rata Service Population Revenues[2]	Service Population Revenues: Anticipated Service Population[3]	Service Population Revenues: Total Service Population Revenues	Student Revenues: Revenues per Student[2]	Student Revenues: Anticipated Students[4]	Student Revenues: Total Resident Revenues	Total Projected Revenues
31-Dec-24	30-Jun-26	100.0%	$200	0	$0	$4,141	0	$0	$0
31-Dec-25	30-Jun-27	102.0%	$204	0	$0	$4,224	0	$0	$0
31-Dec-26	30-Jun-28	104.0%	$208	0	$0	$4,309	0	$0	$0
31-Dec-27	30-Jun-29	106.1%	$212	153	$32,528	$4,395	15	$64,946	$97,475
31-Dec-28	30-Jun-30	108.2%	$216	229	$49,496	$4,483	23	$104,667	$154,163
31-Dec-29	30-Jun-31	110.4%	$221	229	$50,486	$4,572	23	$106,761	$157,247
31-Dec-30	30-Jun-32	112.6%	$225	229	$51,496	$4,664	23	$108,896	$160,392
31-Dec-31	30-Jun-33	114.9%	$230	229	$52,526	$4,757	23	$111,074	$163,599
31-Dec-32	30-Jun-34	117.2%	$234	229	$53,576	$4,852	23	$113,295	$166,871
31-Dec-33	30-Jun-35	119.5%	$239	229	$54,648	$4,949	23	$115,561	$170,209
31-Dec-34	30-Jun-36	121.9%	$244	229	$55,741	$5,048	23	$117,872	$173,613
31-Dec-35	30-Jun-37	124.3%	$249	229	$56,855	$5,149	23	$120,230	$177,085
31-Dec-36	30-Jun-38	126.8%	$254	229	$57,992	$5,252	23	$122,635	$180,627
31-Dec-37	30-Jun-39	129.4%	$259	229	$59,152	$5,357	23	$125,087	$184,240
31-Dec-38	30-Jun-40	131.9%	$264	229	$60,335	$5,464	23	$127,589	$187,924
31-Dec-39	30-Jun-41	134.6%	$269	229	$61,542	$5,574	23	$130,141	$191,683
31-Dec-40	30-Jun-42	137.3%	$274	229	$62,773	$5,685	23	$132,744	$195,516
31-Dec-41	30-Jun-43	140.0%	$280	229	$64,028	$5,799	23	$135,398	$199,427
31-Dec-42	30-Jun-44	142.8%	$286	229	$65,309	$5,915	23	$138,106	$203,415
31-Dec-43	30-Jun-45	145.7%	$291	229	$66,615	$6,033	23	$140,869	$207,484
31-Dec-44	30-Jun-46	148.6%	$297	229	$67,947	$6,154	23	$143,686	$211,633
31-Dec-45	30-Jun-47	151.6%	$303	229	$69,306	$6,277	23	$146,560	$215,866
31-Dec-46	30-Jun-48	154.6%	$309	229	$70,692	$6,402	23	$149,491	$220,183
31-Dec-47	30-Jun-49	157.7%	$315	229	$72,106	$6,530	23	$152,481	$224,587
31-Dec-48	30-Jun-50	160.8%	$322	229	$73,548	$6,661	23	$155,530	$229,079
31-Dec-49	30-Jun-51	164.1%	$328	229	$75,019	$6,794	23	$158,641	$233,660
31-Dec-50	30-Jun-52	167.3%	$335	229	$76,520	$6,930	23	$161,814	$238,333
31-Dec-51	30-Jun-53	170.7%	$341	229	$78,050	$7,069	23	$165,050	$243,100
31-Dec-52	30-Jun-54	174.1%	$348	229	$79,611	$7,210	23	$168,351	$247,962
31-Dec-53	30-Jun-55	177.6%	$355	229	$81,203	$7,354	23	$171,718	$252,921
31-Dec-54	30-Jun-56	181.1%	$362	229	$82,828	$7,501	23	$175,152	$257,980
31-Dec-55	30-Jun-57	184.8%	$369	229	$84,484	$7,651	23	$178,655	$263,139
Total					$1,866,415			$3,943,000	$5,809,415

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[1]Assumes an annual inflation rate of 2%.

[2]See Schedule VII-A.

[3]See Appendix C.

[4]See Appendix D.

Schedule VIII: Total Projected Revenues to Louisa County

Fiscal Year Ending	Real Property Tax Revenues (Schedule III)	Personal Property Tax Revenues and Vehicle License Fees (Schedule IV-B)	Utility Tax Revenues (Schedule V-C)	Recordation Tax Revenues (Schedule VI-B)	Additional Tax Revenues (Schedule VII-B)	Estimated Total Revenues
30-Jun-26	$0	$0	$0	$0	$0	$0
30-Jun-27	$0	$0	$0	$0	$0	$0
30-Jun-28	$0	$0	$0	$0	$0	$0
30-Jun-29	$454,133	$85,420	$7,701	$91,547	$97,475	$736,275
30-Jun-30	$716,139	$137,528	$13,667	$65,660	$154,163	$1,087,158
30-Jun-31	$776,649	$140,144	$15,287	$16,900	$157,247	$1,106,227
30-Jun-32	$792,182	$142,812	$15,287	$8,514	$160,392	$1,119,187
30-Jun-33	$808,026	$145,534	$15,287	$8,684	$163,599	$1,141,130
30-Jun-34	$824,186	$148,310	$15,287	$8,858	$166,871	$1,163,512
30-Jun-35	$840,670	$151,141	$15,287	$9,035	$170,209	$1,186,342
30-Jun-36	$857,484	$154,029	$15,287	$9,216	$173,613	$1,209,628
30-Jun-37	$874,633	$156,975	$15,287	$9,400	$177,085	$1,233,380
30-Jun-38	$892,126	$159,980	$15,287	$9,588	$180,627	$1,257,607
30-Jun-39	$909,968	$163,045	$15,287	$9,780	$184,240	$1,282,319
30-Jun-40	$928,168	$166,171	$15,287	$9,975	$187,924	$1,307,525
30-Jun-41	$946,731	$169,360	$15,287	$10,175	$191,683	$1,333,235
30-Jun-42	$965,666	$172,612	$15,287	$10,378	$195,516	$1,359,459
30-Jun-43	$984,979	$175,930	$15,287	$10,586	$199,427	$1,386,208
30-Jun-44	$1,004,679	$179,314	$15,287	$10,798	$203,415	$1,413,492
30-Jun-45	$1,024,772	$182,765	$15,287	$11,013	$207,484	$1,441,321
30-Jun-46	$1,045,268	$186,286	$15,287	$11,234	$211,633	$1,469,707
30-Jun-47	$1,066,173	$189,877	$15,287	$11,458	$215,866	$1,498,661
30-Jun-48	$1,087,496	$193,540	$15,287	$11,688	$220,183	$1,528,193
30-Jun-49	$1,109,246	$197,276	$15,287	$11,921	$224,587	$1,558,317
30-Jun-50	$1,131,431	$201,086	$15,287	$12,160	$229,079	$1,589,043
30-Jun-51	$1,154,060	$204,973	$15,287	$12,403	$233,660	$1,620,383
30-Jun-52	$1,177,141	$208,938	$15,287	$12,651	$238,333	$1,652,350
30-Jun-53	$1,200,684	$212,982	$15,287	$12,904	$243,100	$1,684,957
30-Jun-54	$1,224,698	$217,107	$15,287	$13,162	$247,962	$1,718,216
30-Jun-55	$1,249,192	$221,314	$15,287	$13,425	$252,921	$1,752,139
30-Jun-56	$1,274,175	$225,606	$15,287	$13,694	$257,980	$1,786,742
30-Jun-57	$1,299,659	$229,983	$15,287	$13,968	$263,139	$1,822,036
Total	$28,620,414	$5,120,040	$434,106	$460,773	$5,809,415	$40,444,750

Schedule IX-A: Projected Additional Expenditures to Louisa County - Annual

Annual Expenditures[1]	Current County Expenditures[2]	Basis for Projecting Expenditures[3]	Current County Service Factors[4]	Expenditures by Factor[3] Per Resident	Service Population	Per Student	Projected Increase in Service Factor[5]	Total Additional Expenditures[6]
General fund								
Board of Supervisors	$226,366	not impacted	-	-	-	-	-	-
County Administrator	$793,250	not impacted	-	-	-	-	-	-
Human resources	$258,693	not impacted	-	-	-	-	-	-
County attorney	$557,839	not impacted	-	-	-	-	-	-
Commissioner of Revenue	$558,822	not impacted	-	-	-	-	-	-
Reassessment	$637,974	not impacted	-	-	-	-	-	-
Treasurer	$608,111	not impacted	-	-	-	-	-	-
Finance	$718,028	not impacted	-	-	-	-	-	-
Information technology	$969,400	not impacted	-	-	-	-	-	-
Elections	$500,678	not impacted	-	-	-	-	-	-
Circuit court	$137,655	not impacted	-	-	-	-	-	-
General district court	$8,075	not impacted	-	-	-	-	-	-
Juvenile domestic court	$12,800	not impacted	-	-	-	-	-	-
Clerk	$774,515	not impacted	-	-	-	-	-	-
Commonwealth's attorney	$1,154,232	not impacted	-	-	-	-	-	-
Sheriff-Courts	$1,211,788	not impacted	-	-	-	-	-	-
Sheriff	**$7,318,665**	**service population**	**48,733**	**-**	**$150**	**-**	**229**	**$34,348**
Communications center	$1,783,006	not impacted	-	-	-	-	-	-
E-911 Maintenance	**$580,327**	**service population**	**48,733**	**-**	**$12**	**-**	**229**	**$2,724**
Emergency Services	**$8,729,013**	**service population**	**48,733**	**-**	**$179**	**-**	**229**	**$40,968**
Office of Emergency Services	**$936,930**	**service population**	**48,733**	**-**	**$19**	**-**	**229**	**$4,397**
Fire & Rescue unit assistance	**$2,359,192**	**service population**	**48,733**	**-**	**$48**	**-**	**229**	**$11,072**
Sheriff-Jail	$3,004,943	not impacted	-	-	-	-	-	-
Juvenile probation office	$5,878	not impacted	-	-	-	-	-	-
Animal control	**$533,362**	**per resident**	**42,109**	**$13**	**-**	**-**	**205**	**$2,602**
Animal pound	**$536,278**	**per resident**	**42,109**	**$13**	**-**	**-**	**205**	**$2,616**
Forest fire prevention	$30,660	not impacted	-	-	-	-	-	-
Other emergency services/EMS	$0	not impacted	-	-	-	-	-	-
Transportation Safety Commission	$1,200	not impacted	-	-	-	-	-	-
Board of Building Appeals	$0	not impacted	-	-	-	-	-	-
General services	$3,130,135	not impacted	-	-	-	-	-	-
Transportation department	$659,000	not impacted	-	-	-	-	-	-
Housing assistance	$125,250	not impacted	-	-	-	-	-	-
Health and human services contributions	$2,051,885	not impacted	-	-	-	-	-	-
Community colleges	$41,710	not impacted	-	-	-	-	-	-
Parks & recreation[7]	$1,201,830	not impacted	-	-	-	-	-	-
Parks and rec - self supporting	$610,208	not impacted	-	-	-	-	-	-
Aquatic facility[7]	$192,206	not impacted	-	-	-	-	-	-

[1]Not all expenditures are expected to be impacted as a result of the project. Expenditures shown represent general fund expenditures only.

[2]Source: *Louisa County FY 2026 Adopted Budget.* Figures represent FY 2026 amounts.

[3]Method of apportioning expenditures: Per resident costs are calculated by taking current expenditures and apportioning them among current resident population. Per service population costs are calculated by taking current expenditures and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County). Per student costs are calculated by taking current expenditures and apportioning them among the current student population.

[4]Represents current statistics for the County. See Appendix A.

[5]Represents the projected increase to the County resulting from the new development. See Appendix A.

[6]Represents the total increase in expenditures as a result of the proposed project on an annual basis. Figures assume full build-out and are expressed in current dollars.

[7]Analysis assumes residents living at the Development will not utilize these facilities based on amenities offered at the Development.

Schedule IX-A: Projected Additional Expenditures to Louisa County - Annual, continued

Annual Expenditures[1]	Current County Expenditures[2]	Basis for Projecting Expenditures[3]	Current County Service Factors[4]	Expenditures by Factor[3] Per Resident	Service Population	Per Student	Projected Increase in Service Factor[5]	Total Additional Expenditures[6]
General fund, continued								
Cultural enrichment	$77,500	not impacted	-	-	-	-	-	-
Regional library	**$479,648**	**per resident**	**42,109**	**$11**	**-**	**-**	**205**	**$2,340**
Community development	$2,363,092	not impacted	-	-	-	-	-	-
Planning district comm/partnership	$109,251	not impacted	-	-	-	-	-	-
Economic Development Office	$255,703	not impacted	-	-	-	-	-	-
Industrial Development Authority	$130,621	not impacted	-	-	-	-	-	-
Office of Tourism	$77,650	not impacted	-	-	-	-	-	-
Tourism - transient occupancy funded	$673,272	not impacted	-	-	-	-	-	-
V P I extension service	$192,801	not impacted	-	-	-	-	-	-
Soil & water conservation	$55,915	not impacted	-	-	-	-	-	-
Lake Anna Advisory Committee	$18,000	not impacted	-	-	-	-	-	-
Louisa County Water Authority	$2,018,743	not impacted	-	-	-	-	-	-
Cutalong Community Development Authority	$0	not impacted	-	-	-	-	-	-
Non-departmental	$1,080,000	not impacted	-	-	-	-	-	-
Total general fund	$50,492,100			$37	$409	-		$101,066
Other funds								
School	**$94,424,156**	**per student**	**5,334**	**-**	**-**	**$17,702.32**	**23**	**$413,338**
School cafeteria	**$3,496,951**	**per student**	**5,334**	**-**	**-**	**$655.60**	**23**	**$15,308**
Landfill	$2,065,158	not impacted	-	-	-	-	-	-
DHS	$7,079,119	not impacted	-	-	-	-	-	-
Capital improvement projects	$12,718,599	not impacted	-	-	-	-	-	-
Debt service	$11,407,935	not impacted	-	-	-	-	-	-
Broadband Authority	$16,000	not impacted	-	-	-	-	-	-
Revenue recovery	$382,445	not impacted	-	-	-	-	-	-
Opioid abatement	$161,513	not impacted	-	-	-	-	-	-
CSA	$4,497,194	not impacted	-	-	-	-	-	-
Airport	$845,030	not impacted	-	-	-	-	-	-
Total other fund expenditures	$137,094,100	not impacted		-	-	$18,358		$428,646
Total budget	$187,586,200			$37	$409	$18,358		$529,712

MuniCap, Inc. *17-Nov-25*

[1]Not all expenditures are expected to be impacted as a result of the project. Expenditures shown represent general fund expenditures only.

[2]Source: *Louisa County FY 2026 Adopted Budget*.. Figures represent FY 2026 amounts.

[3]Method of apportioning expenditures: Per resident costs are calculated by taking current expenditures and apportioning them among current resident population. Per service population costs are calculated by taking current expenditures and apportioning them among the current service population (i.e. total permanent population and employees who do not reside in the County). Per student costs are calculated by taking current expenditures and apportioning them among the current student population.

[4]Represents current statistics for the County. See Appendix A.

[5]Represents the projected increase to the County resulting from the new development. See Appendix A.

[6]Represents the total increase in expenditures as a result of the proposed project on an annual basis. Figures assume full build-out and are expressed in current dollars.

[7]Items are outside of the general fund but for the purpose of accounting for an important expenditure, this analysis evaluates the estimated cost per student for the School fund and School Cafeteria fund based on current student generation data. However, it is assumed that the proposed development will not create a material impact to the Louisa County School system, as majority of the units are not anticipated to generate students within the Louisa County Public School system.

Schedule IX-B: Projected Additional Expenditures to Louisa County - 30 Years

			Resident Costs			Service Population Costs			Student Costs			
Development Year Ending	Fiscal Year Ending	Inflation Factor[1]	Cost Per Resident[2]	Anticipated Residents[3]	Total Resident Expenditures	Pro Rata Service Population Costs[2]	Anticipated Service Population[3]	Total Service Population Expenditures	Cost Per Student[2]	Anticipated Students[4]	Total Student Expenditures	Total Projected Additional Expenditures
31-Dec-24	30-Jun-26	100.0%	$37	0	$0	$409	0	$0	$18,358	0	$0	$0
31-Dec-25	30-Jun-27	102.0%	$38	0	$0	$417	0	$0	$18,725	0	$0	$0
31-Dec-26	30-Jun-28	104.0%	$38	0	$0	$425	0	$0	$19,100	0	$0	$0
31-Dec-27	30-Jun-29	106.1%	$39	130	$5,076	$434	153	$66,519	$19,482	15	$287,900	$359,495
31-Dec-28	30-Jun-30	108.2%	$40	205	$8,180	$443	229	$101,217	$19,871	23	$463,980	$573,377
31-Dec-29	30-Jun-31	110.4%	$41	205	$8,344	$451	229	$103,242	$20,269	23	$473,259	$584,845
31-Dec-30	30-Jun-32	112.6%	$41	205	$8,511	$460	229	$105,307	$20,674	23	$482,725	$596,542
31-Dec-31	30-Jun-33	114.9%	$42	205	$8,681	$470	229	$107,413	$21,087	23	$492,379	$608,473
31-Dec-32	30-Jun-34	117.2%	$43	205	$8,854	$479	229	$109,561	$21,509	23	$502,227	$620,642
31-Dec-33	30-Jun-35	119.5%	$44	205	$9,031	$489	229	$111,752	$21,939	23	$512,271	$633,055
31-Dec-34	30-Jun-36	121.9%	$45	205	$9,212	$498	229	$113,987	$22,378	23	$522,517	$645,716
31-Dec-35	30-Jun-37	124.3%	$46	205	$9,396	$508	229	$116,267	$22,826	23	$532,967	$658,630
31-Dec-36	30-Jun-38	126.8%	$47	205	$9,584	$519	229	$118,592	$23,282	23	$543,626	$671,803
31-Dec-37	30-Jun-39	129.4%	$48	205	$9,776	$529	229	$120,964	$23,748	23	$554,499	$685,239
31-Dec-38	30-Jun-40	131.9%	$49	205	$9,971	$539	229	$123,383	$24,223	23	$565,589	$698,944
31-Dec-39	30-Jun-41	134.6%	$50	205	$10,171	$550	229	$125,851	$24,707	23	$576,901	$712,923
31-Dec-40	30-Jun-42	137.3%	$51	205	$10,374	$561	229	$128,368	$25,201	23	$588,439	$727,181
31-Dec-41	30-Jun-43	140.0%	$52	205	$10,582	$572	229	$130,935	$25,706	23	$600,207	$741,725
31-Dec-42	30-Jun-44	142.8%	$53	205	$10,793	$584	229	$133,554	$26,220	23	$612,211	$756,559
31-Dec-43	30-Jun-45	145.7%	$54	205	$11,009	$596	229	$136,225	$26,744	23	$624,456	$771,690
31-Dec-44	30-Jun-46	148.6%	$55	205	$11,230	$608	229	$138,950	$27,279	23	$636,945	$787,124
31-Dec-45	30-Jun-47	151.6%	$56	205	$11,454	$620	229	$141,729	$27,824	23	$649,684	$802,867
31-Dec-46	30-Jun-48	154.6%	$57	205	$11,683	$632	229	$144,563	$28,381	23	$662,677	$818,924
31-Dec-47	30-Jun-49	157.7%	$58	205	$11,917	$645	229	$147,455	$28,949	23	$675,931	$835,302
31-Dec-48	30-Jun-50	160.8%	$59	205	$12,155	$658	229	$150,404	$29,528	23	$689,450	$852,008
31-Dec-49	30-Jun-51	164.1%	$60	205	$12,398	$671	229	$153,412	$30,118	23	$703,239	$869,049
31-Dec-50	30-Jun-52	167.3%	$62	205	$12,646	$684	229	$156,480	$30,720	23	$717,303	$886,430
31-Dec-51	30-Jun-53	170.7%	$63	205	$12,899	$698	229	$159,610	$31,335	23	$731,649	$904,158
31-Dec-52	30-Jun-54	174.1%	$64	205	$13,157	$712	229	$162,802	$31,962	23	$746,282	$922,241
31-Dec-53	30-Jun-55	177.6%	$65	205	$13,420	$726	229	$166,058	$32,601	23	$761,208	$940,686
31-Dec-54	30-Jun-56	181.1%	$67	205	$13,689	$741	229	$169,379	$33,253	23	$776,432	$959,500
31-Dec-55	30-Jun-57	184.8%	$68	205	$13,962	$755	229	$172,767	$33,918	23	$791,961	$978,690
Total					$308,158			$3,816,746			$17,478,913	$21,603,817

MuniCap, Inc. *17-Nov-25*

[1]Assumes an annual inflation rate of 2%.
[2]See Schedule IX-A.
[3]See Appendix B.
[4]See Appendix C.

Schedule X: Comparison of Projected Revenues and Expenditures

Fiscal Year Ending	Total Projected Revenues (Schedule VIII)	Total Estimated Expenditures (Schedule IX-B)	Net Fiscal Impact To Louisa County
30-Jun-26	$0	$0	$0
30-Jun-27	$0	$0	$0
30-Jun-28	$0	$0	$0
30-Jun-29	$736,275	($359,495)	$376,780
30-Jun-30	$1,087,158	($573,377)	$513,781
30-Jun-31	$1,106,227	($584,845)	$521,382
30-Jun-32	$1,119,187	($596,542)	$522,645
30-Jun-33	$1,141,130	($608,473)	$532,657
30-Jun-34	$1,163,512	($620,642)	$542,870
30-Jun-35	$1,186,342	($633,055)	$553,287
30-Jun-36	$1,209,628	($645,716)	$563,912
30-Jun-37	$1,233,380	($658,630)	$574,750
30-Jun-38	$1,257,607	($671,803)	$585,805
30-Jun-39	$1,282,319	($685,239)	$597,080
30-Jun-40	$1,307,525	($698,944)	$608,581
30-Jun-41	$1,333,235	($712,923)	$620,313
30-Jun-42	$1,359,459	($727,181)	$632,278
30-Jun-43	$1,386,208	($741,725)	$644,483
30-Jun-44	$1,413,492	($756,559)	$656,933
30-Jun-45	$1,441,321	($771,690)	$669,631
30-Jun-46	$1,469,707	($787,124)	$682,583
30-Jun-47	$1,498,661	($802,867)	$695,794
30-Jun-48	$1,528,193	($818,924)	$709,270
30-Jun-49	$1,558,317	($835,302)	$723,014
30-Jun-50	$1,589,043	($852,008)	$737,034
30-Jun-51	$1,620,383	($869,049)	$751,334
30-Jun-52	$1,652,350	($886,430)	$765,921
30-Jun-53	$1,684,957	($904,158)	$780,799
30-Jun-54	$1,718,216	($922,241)	$795,974
30-Jun-55	$1,752,139	($940,686)	$811,453
30-Jun-56	$1,786,742	($959,500)	$827,242
30-Jun-57	$1,822,036	($978,690)	$843,346
Total	$40,444,750	($21,603,817)	$18,840,932

Wares Crossroads Development
Louisa County, Virginia

Appendices

Appendix A: Revenues and Costs to Louisa County - Allocation Factors

Louisa County permanent population[1]	42,109
Louisa County labor force[2]	9,943
Non-resident workers[2]	6,624
Employee population equivalent	6,624
Total service population	48,733
Service population rates:	
Resident	1.00
Employee[3]	1.00
Expected resident increase:	
Single-family detached units[4]	79
Persons per unit[5]	2.60
Total resident population increase	205
Projected employee increase:	
Projected new employees[6]	35
Projected non-resident employees	23
Projected employee population equivalent	23
Total projected service population increase	229
Projected Students	
Single-family detached units[4]	79
Student generation factor[7]	0.2956
Total projected students	23
Current students enrolled in public school system (K-12)[8]	5,334

MuniCap, Inc. *17-Nov-25*

[1]Source: U.S. Census Bureau QuickFacts. Represents Population Estimates as of July 1, 2024.

[2]Source: U.S. Census Bureau, Center for Economic Studies, LEHD (OnTheMap application, 2022 data).

[3]Service rate assumes full-time employees generates costs at the same rate as full-time residents.

[4]See Schedule I.

[5]U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates. Represents average household size for owner-occupied units.

[6]Based on research conducted by MuniCap. See Appendix B.

[7]Divides total students per school type by total number of occupied houses within the County. Source for enrollment: Virginia Department of Education School Quality Profiles. Source for occupied housing units: U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates.

[8]Source: Virginia Department of Education School Quality Profiles. Represents School Year 2025 enrollment.

Appendix B: Projected Employees

Development Year Ending	Clubhouse GSF[1]	Clubhouse Employees Per 1,000 GSF[2]	Clubhouse Total
31-Dec-24	0	4.38	0
31-Dec-25	0	4.38	0
31-Dec-26	0	4.38	0
31-Dec-27	8,000	4.38	35
31-Dec-28	8,000	4.38	35
31-Dec-29	8,000	4.38	35
31-Dec-30	8,000	4.38	35
31-Dec-31	8,000	4.38	35
31-Dec-32	8,000	4.38	35
31-Dec-33	8,000	4.38	35
31-Dec-34	8,000	4.38	35
31-Dec-35	8,000	4.38	35
31-Dec-36	8,000	4.38	35
31-Dec-37	8,000	4.38	35
31-Dec-38	8,000	4.38	35
31-Dec-39	8,000	4.38	35
31-Dec-40	8,000	4.38	35
31-Dec-41	8,000	4.38	35
31-Dec-42	8,000	4.38	35
31-Dec-43	8,000	4.38	35
31-Dec-44	8,000	4.38	35
31-Dec-45	8,000	4.38	35
31-Dec-46	8,000	4.38	35
31-Dec-47	8,000	4.38	35
31-Dec-48	8,000	4.38	35
31-Dec-49	8,000	4.38	35
31-Dec-50	8,000	4.38	35
31-Dec-51	8,000	4.38	35
31-Dec-52	8,000	4.38	35
31-Dec-53	8,000	4.38	35
31-Dec-54	8,000	4.38	35
31-Dec-55	8,000	4.38	35

[1]See Schedule II-B.

[2]Jobs were calculated using IMPLAN software by IMPLAN Group, LLC. See Appendix F.

Appendix C: Projected Residents and Service Population

Development Year Ending	Projected Resident Increase: Single-Family Detached Units[1]	Projected Resident Increase: Residents Per Unit[2]	Projected Resident Increase: Total Residents	Total Development Residents	Service Population Increase: Projected Service Employees: Employees[3]	Service Population Increase: Projected Service Employees: Service Percentage[4]	Service Population Increase: Projected Service Employees: Service Employees[5]	Service Population Increase: Service Population Increase[6]
31-Dec-24	0	2.60	0	0	0	66.6%	0	0
31-Dec-25	0	2.60	0	0	0	66.6%	0	0
31-Dec-26	0	2.60	0	0	0	66.6%	0	0
31-Dec-27	50	2.60	130	130	35	66.6%	23	153
31-Dec-28	79	2.60	205	205	35	66.6%	23	229
31-Dec-29	79	2.60	205	205	35	66.6%	23	229
31-Dec-30	79	2.60	205	205	35	66.6%	23	229
31-Dec-31	79	2.60	205	205	35	66.6%	23	229
31-Dec-32	79	2.60	205	205	35	66.6%	23	229
31-Dec-33	79	2.60	205	205	35	66.6%	23	229
31-Dec-34	79	2.60	205	205	35	66.6%	23	229
31-Dec-35	79	2.60	205	205	35	66.6%	23	229
31-Dec-36	79	2.60	205	205	35	66.6%	23	229
31-Dec-37	79	2.60	205	205	35	66.6%	23	229
31-Dec-38	79	2.60	205	205	35	66.6%	23	229
31-Dec-39	79	2.60	205	205	35	66.6%	23	229
31-Dec-40	79	2.60	205	205	35	66.6%	23	229
31-Dec-41	79	2.60	205	205	35	66.6%	23	229
31-Dec-42	79	2.60	205	205	35	66.6%	23	229
31-Dec-43	79	2.60	205	205	35	66.6%	23	229
31-Dec-44	79	2.60	205	205	35	66.6%	23	229
31-Dec-45	79	2.60	205	205	35	66.6%	23	229
31-Dec-46	79	2.60	205	205	35	66.6%	23	229
31-Dec-47	79	2.60	205	205	35	66.6%	23	229
31-Dec-48	79	2.60	205	205	35	66.6%	23	229
31-Dec-49	79	2.60	205	205	35	66.6%	23	229
31-Dec-50	79	2.60	205	205	35	66.6%	23	229
31-Dec-51	79	2.60	205	205	35	66.6%	23	229
31-Dec-52	79	2.60	205	205	35	66.6%	23	229
31-Dec-53	79	2.60	205	205	35	66.6%	23	229
31-Dec-54	79	2.60	205	205	35	66.6%	23	229
31-Dec-55	79	2.60	205	205	35	66.6%	23	229

[1]See Schedule II.
[2]See Appendix A.
[3]See Appendix B.
[4]See Appendix A. Represents percentage of Louisa County employees that live outside of the County.
[5]Represents the increase in employees who work but do not live in the County as a result of the proposed development.
[6]Represents the increase in service employees and residents as a result of the proposed development.

Wares Crossroads Development
Louisa County, Virginia

Appendix D: Projected Students

Development Year Ending	Single-Family Detached Projected Units[1]	Students Per Unit[2]	Total
31-Dec-24	0	0.296	0
31-Dec-25	0	0.296	0
31-Dec-26	0	0.296	0
31-Dec-27	50	0.296	15
31-Dec-28	79	0.296	23
31-Dec-29	79	0.296	23
31-Dec-30	79	0.296	23
31-Dec-31	79	0.296	23
31-Dec-32	79	0.296	23
31-Dec-33	79	0.296	23
31-Dec-34	79	0.296	23
31-Dec-35	79	0.296	23
31-Dec-36	79	0.296	23
31-Dec-37	79	0.296	23
31-Dec-38	79	0.296	23
31-Dec-39	79	0.296	23
31-Dec-40	79	0.296	23
31-Dec-41	79	0.296	23
31-Dec-42	79	0.296	23
31-Dec-43	79	0.296	23
31-Dec-44	79	0.296	23
31-Dec-45	79	0.296	23
31-Dec-46	79	0.296	23
31-Dec-47	79	0.296	23
31-Dec-48	79	0.296	23
31-Dec-49	79	0.296	23
31-Dec-50	79	0.296	23
31-Dec-51	79	0.296	23
31-Dec-52	79	0.296	23
31-Dec-53	79	0.296	23
31-Dec-54	79	0.296	23
31-Dec-55	79	0.296	23

MuniCap, Inc. *17-Nov-25*

[1]See Schedule II.

[2]See Appendix A.

Appendix E-1: Projected Assessed Value - Comparison of Valuation Methods[1]

Property Type	Comparables[2]	Developer Cost Estimate[3]
Single-family detached		
Estate lot		
Per Unit	$768,975	-
Per GSF	***$172***	$225
Executive lot		
Per Unit	$670,029	-
Per GSF	***$184***	$225
Clubhouse		
Per GSF	-	***$400***
Rental units		
Member villas		
Per unit	$670,029	-
Per GSF	***$184***	$225
Garden cottages		
Per unit	$484,914	
Per GSF	***$211***	$225

MuniCap, Inc. *17-Nov-25*

[1]Valuation approach chosen is underlined and shown in bold and italics.

[2]See Appendix E-2 and E-3.

[3]Provided by Developer.

Appendix E-2: Projected Assessed Value - Comparable Properties[1]

Property	Parcel Number	Address	Year Built	Building Area GSF	Assessed Value Land	Assessed Value Structure	Assessed Value Total	Total Assessed Value All Properties Per Unit	Total Assessed Value All Properties Per GSF	Total Assessed Value Most Comparable Per Unit	Total Assessed Value Most Comparable Per GSF
Single-family detached - estate lots											
Sunset Cove	17 7 32	188 Sunset Loop	2021	4,509	$111,200	$807,900	$919,100	$919,100	$204	-	-
Sunset Cove	17 7 38	125 Sunset Loop	2020	4,270	$111,200	$769,200	$880,400	$880,400	$206	-	-
Spring Creek	36E 1 25	129 Cherrywood Ct	2017	4,886	$110,000	$712,100	$822,100	$822,100	$168	$822,100	$168
Spring Creek	36 D 1 29	253 Turkey Trot Lane	2013	5,659	$110,000	$727,800	$837,800	$837,800	$148	-	-
Spring Creek	36E 3 85	65 Lilac Terrace	2016	4,261	$110,000	$598,700	$708,700	$708,700	$166	$708,700	$166
Spring Creek	36 D 1 64	246 Turkey Trot Lane	2013	4,011	$110,000	$589,900	$699,900	$699,900	$175	$699,900	$175
Spring Creek	36E 1 12	109 Applewood Drive	2015	4,062	$110,000	$690,000	$800,000	$800,000	$197	-	-
Elk Creek Landing	45 7 69	65 Waterview Drive	2022	4,257	$108,700	$718,000	$826,700	$826,700	$194	-	-
Elk Creek Landing	45 7 67	141 Elk Creek Landing	2022	4,697	$100,700	$744,500	$845,200	$845,200	$180	$845,200	$180
Green Springs	34 12 63	89 Glenmore Lane	2007	4,118	$43,900	$752,200	$796,100	$796,100	$193	-	-
Average				4,473				$813,600	$183	$768,975	***$172***
Single-family detached - executive lots											
Sunset Cove	17 7 28	256 Sunset Loop	2020	3,942	$111,200	$693,600	$804,800	$804,800	$204	$804,800	$204
Sunset Cove	17 7 66	373 Sunset Loop	2019	3,344	$173,800	$565,600	$739,400	$739,400	$221	-	-
Sunset Cove	17 7 55	585 Sunset Loop	2019	3,344	$187,700	$564,400	$752,100	$752,100	$225	-	-
Spring Creek	36E 1 18	72 Cherrywood Ct	2015	3,625	$110,000	$535,300	$645,300	$645,300	$178	$645,300	$178
Spring Creek	36D 1 21	303 Turkey Trot Lane	2011	3,006	$110,000	$609,900	$719,900	$719,900	$239	-	-
Spring Creek	36E 3 102	33 Blackberry Pl	2021	3,184	$110,000	$514,100	$624,100	$624,100	$196	$624,100	$196
Spring Creek	36D 1 25	47 Bear Run Ct	2014	3,825	$110,000	$530,200	$640,200	$640,200	$167	$640,200	$167
Spring Creek	36E 2 68	53 Crepe Myrtle Drive	2021	2,816	$110,000	$461,700	$571,700	$571,700	$203	-	-
Spring Creek	36E 2 69	39 Crepe Myrtle Drive	2015	3,433	$110,000	$478,800	$588,800	$588,800	$172	$588,800	$172
Spring Creek	36E 2 54	90 Crepe Myrtle Drive	2016	3,413	$110,000	$510,100	$620,100	$620,100	$182	$620,100	$182
Spring Creek	36E 2 43	65 Persimmon Way	2018	3,986	$110,000	$656,900	$766,900	$766,900	$192	$766,900	$192
Green Springs	34 12 42	215 Glenmore Lane	2024	2,909	$43,700	$485,900	$529,600	$529,600	$182	-	-
Cuckoo's Nest	46G4 1 16	54 Gunnar Way	2024	3,729	$57,800	$545,200	$603,000	$603,000	$162	-	-
Noah's Landing	63C 1 200	596 Noah's Landing Drive	2024	2,654	$67,600	$510,200	$577,800	$577,800	$218	-	-
Seclusion Shores	45C 1 49	475 Seclusion Shores Drive	2022	3,328	$106,200	$783,500	$889,700	$889,700	$267	-	-
Elk Creek Landing	45 7 3	128 Elk Creek Landing	2023	2,718	$108,700	$564,200	$672,900	$672,900	$248	-	-
The Waters at Lake Anna	45E4 1 176	678 Traveller Street	2022	3,006	$84,800	$546,400	$631,200	$631,200	$210	-	-
Average				3,310				$669,265	$204	$670,029	***$184***

MuniCap, Inc. *17-Nov-25*

[1]Information obtained through Louisa County Real Estate Office database as of November 2025.

Appendix E-2: Projected Assessed Value - Comparable Properties, continued[1]

Property	Parcel Number	Address	County	Year Built	Units	Building Area GSF	Assessed Value Land	Assessed Value Structure	Assessed Value Total	Total Assessed Value All Properties Per Unit	Total Assessed Value All Properties Per GSF	Total Assessed Value Most Comparable Per Unit	Total Assessed Value Most Comparable Per GSF
Member Villas													
Sunset Cove	17 7 28	256 Sunset Loop	Louisa	2020	1	3,942	$111,200	$693,600	$804,800	$804,800	$204	$804,800	$204
Sunset Cove	17 7 66	373 Sunset Loop	Louisa	2019	1	3,344	$173,800	$565,600	$739,400	$739,400	$221	-	-
Sunset Cove	17 7 55	585 Sunset Loop	Louisa	2019	1	3,344	$187,700	$564,400	$752,100	$752,100	$225	-	-
Spring Creek	36E 1 18	72 Cherrywood Ct	Louisa	2015	1	3,625	$110,000	$535,300	$645,300	$645,300	$178	$645,300	$178
Spring Creek	36D 1 21	303 Turkey Trot Lane	Louisa	2011	1	3,006	$110,000	$609,900	$719,900	$719,900	$239	-	-
Spring Creek	36E 3 102	33 Blackberry Pl	Louisa	2021	1	3,184	$110,000	$514,100	$624,100	$624,100	$196	$624,100	$196
Spring Creek	36D 1 25	47 Bear Run Ct	Louisa	2014	1	3,825	$110,000	$530,200	$640,200	$640,200	$167	$640,200	$167
Spring Creek	36E 2 68	53 Crepe Myrtle Drive	Louisa	2021	1	2,816	$110,000	$461,700	$571,700	$571,700	$203	-	-
Spring Creek	36E 2 69	39 Crepe Myrtle Drive	Louisa	2015	1	3,433	$110,000	$478,800	$588,800	$588,800	$172	$588,800	$172
Spring Creek	36E 2 54	90 Crepe Myrtle Drive	Louisa	2016	1	3,413	$110,000	$510,100	$620,100	$620,100	$182	$620,100	$182
Spring Creek	36E 2 43	65 Persimmon Way	Louisa	2018	1	3,986	$110,000	$656,900	$766,900	$766,900	$192	$766,900	$192
Green Springs	34 12 42	215 Glenmore Lane	Louisa	2024	1	2,909	$43,700	$485,900	$529,600	$529,600	$182	-	-
Cuckoo's Nest	46G4 1 16	54 Gunnar Way	Louisa	2024	1	3,729	$57,800	$545,200	$603,000	$603,000	$162	-	-
Noah's Landing	63C 1 200	596 Noah's Landing Drive	Louisa	2024	1	2,654	$67,600	$510,200	$577,800	$577,800	$218	-	-
Seclusion Shores	45C 1 49	475 Seclusion Shores Drive	Louisa	2022	1	3,328	$106,200	$783,500	$889,700	$889,700	$267	-	-
Elk Creek Landing	45 7 3	128 Elk Creek Landing	Louisa	2023	1	2,718	$108,700	$564,200	$672,900	$672,900	$248	-	
The Waters at Lake Anna	45E4 1 176	678 Traveller Street	Louisa	2022	1	3,006	$84,800	$546,400	$631,200	$631,200	$210	-	
Average						3,310				$669,265	$204	$670,029	***$184***
Garden Cottages													
Lake Anna Townhomes	18 2 J2	360 Lake Front Drive	Louisa	2024	1	1,854	$182,000	$475,400	$657,400	$657,400	$355	-	-
Lake Anna Townhomes	18 2 I4	352 Lake Front Drive	Louisa	2023	1	1,854	$182,000	$475,400	$657,400	$657,400	$355	-	-
Lake Anna Townhomes	18 2 J5	366 Lake Front Drive	Louisa	2024	1	1,854	$182,000	$475,300	$657,300	$657,300	$354	-	-
Lake Anna Townhomes	18 2 N1	237 Lake Front Drive	Louisa	2016	1	2,155	$121,000	$316,400	$437,400	$437,400	$203	$437,400	$203
Lake Anna Townhomes	18 2 N4	243 Lake Front Drive	Louisa	2023	1	1,854	$121,000	$433,400	$554,400	$554,400	$299	-	-
Lake Anna Townhomes	18 2 M5	235 Lake Front Drive	Louisa	2013	1	2,155	$121,000	$308,500	$429,500	$429,500	$199	$429,500	$199
Lake Anna Townhomes	18 2 J1	358 Lake Front Drive	Louisa	2024	1	1,854	$182,000	$475,400	$657,400	$657,400	$355	-	-
Zion Crossroads	36F 2 7	91 Bayberry Lane	Louisa	2019	1	2,310	$110,000	$385,100	$495,100	$495,100	$214	$495,100	$214
Zion Crossroads	36F 2 23	128 Bayberry Lane	Louisa	2020	1	3,125	$110,000	$438,500	$548,500	$548,500	$176	-	-
Zion Crossroads	36F 2 31	64 Bayberry Lane	Louisa	2019	1	2,490	$110,000	$400,200	$510,200	$510,200	$205	$510,200	$205
Zion Crossroads	36F 3 C 20	374 Bayberry Lane	Louisa	2023	1	2,338	$110,000	$407,300	$517,300	$517,300	$221	$517,300	$221
Zion Crossroads	36F 3 C 14	420 Bayberry Lane	Louisa	2025	1	2,331	$110,000	$398,800	$508,800	$508,800	$218	$508,800	$218
Zion Crossroads	36F 2 5	71 Bayberry Lane	Louisa	2020	1	2,310	$110,000	$386,100	$496,100	$496,100	$215	$496,100	$215
Keswick Commons	47F-5-86	7712 Harlow Circle	Spotsylvania	2025	1	1,760	$100,000	$239,200	$339,200	$339,200	$193	-	-
Keswick Commons	47F5-87-	7710 Harlow Circle	Spotsylvania	2025	1	1,760	$100,000	$241,000	$341,000	$341,000	$194	-	-
Keswick Commons	47F-5-90	8824 Selby Street	Spotsylvania	2025	1	1,776	$105,000	$252,000	$357,000	$357,000	$201	-	-
Rivanna Village	093B0010B020C0	3488 Steamer Drive	Albemarle	2019	1	1,680	$106,300	$323,500	$429,800	$429,800	$256	-	-
Rivanna Village	093B0010B018C0	3480 Steamer Drive	Albemarle	2019	1	1,454	$116,900	$293,700	$410,600	$410,600	$282	-	-
Rivanna Village	093B0010B001F0	3325 Village Park Avenue	Albemarle	2019	1	2,256	$116,900	$335,000	$451,900	$451,900	$200	-	-
Average						2,062				$497,700	$247	$484,914	***$211***

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[1]Information obtained through Louisa County Real Estate Office database, Spotsylvania County Real Estate Assessment Search, and Albermarle County GIS Viewer as of November 2025.

Wares Crossroads Development
Louisa County, Virginia

Appendix F-1: Direct and Indirect/Induced Impacts - Clubhouse

	Total
Clubhouse square feet[1]	8,000
Total clubhouse employees[2]	40
Full-time equivalent factor[3]	0.8642
Total clubhouse full-time equivalent employees ("FTES")[4]	35
Total FTE jobs per 1,000 sq. ft.	4.38
Multiplier for clubhouse jobs[4]	1.8132
Total jobs	63
Indirect and induced jobs	23
Total labor income[4]	$3,445,608
Labor income-to-wages factor[5]	1.1683
Sub-total employee wages	$2,949,144
Average income per FTE - annual	$98,446
Average wage per FTE - annual	$84,261
Total operating revenue	$11,596,453
Multiplier for clubhouse income[4]	1.2705
Total income	$4,377,759
Indirect and induced income	$932,151
Multiplier for clubhouse output[4]	1.3215
Direct output	$11,596,452.59
Indirect and induced output	$3,728,009
Total economic output	$15,324,462

MuniCap, Inc. *.25).xlsx]F-1 - Clubhouse - Employees*

17-Nov-25

[1]See Schedule II.

[2]Based on FTE employees and payroll provided by Developer.

[3]Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group, LLC converts full-time equivalent employees ("FTEs") into total jobs.

[4]Income, jobs, and output were calculated using the IMPLAN software by IMPLAN Group LLC. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects of the development in Louisa County, Virginia. The multiplier for jobs is 1.8132, meaning that for each job at the development, 1.8132 jobs will be created in Louisa County, including the jobs at the new development. Similarly, the multiplier for income is 1.2705, meaning that for every $1.00 paid in income at the development, $1.2705 will be paid in Louisa County, including the $1.00 at the development. The multiplier for output is 1.3215, meaning that for each dollar of economic activity at the development, the economic activity in Louisa County will be $1.3215, including the $1.00 at the development.

[5]Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group, LLC converts total labor income into direct wages and salary.

Appendix F-2: Direct and Indirect/Induced Impacts - Construction

	Total
Total estimated construction costs[1]	$120,650,000
Total construction jobs[2]	742
Construction full-time equivalent factor[3]	0.9713
Total full-time equivalent employees ("FTEs")	720
Total construction labor income[2]	$46,197,866
Labor income to wage factor[4]	1.1722
Total employee wages	$39,410,233
Average labor income per construction FTE -- annual	$64,130
Average wage per construction FTE -- annual	$54,708
Multiplier for construction income[2]	1.1955
Total income	$55,230,239
Indirect and induced income	$9,032,373
Multiplier for construction jobs[2]	1.2895
Total jobs	956
Indirect and induced jobs	215
Multiplier for construction output[2]	1.3033
Total economic output	$157,248,858
Indirect and induced output	$36,598,858

MuniCap, Inc. *17-Nov-25*

[1]Provided by Developer.

[2]Construction income, jobs, and output were calculated using the IMPLAN software by IMPLAN Group LLC. The software calculates labor income and the number of jobs based on industry multipliers derived from National Income and Product Accounts data published by the U.S. Bureau of Economic Analysis. This data is then indexed to local industry data compiled by the U.S. Census Bureau. For ease of interpretation, multipliers are shown to illustrate the effects of the development in Louisa County, Virginia. The multiplier for jobs is 1.2895, meaning that for each job at the development, 1.2895 jobs will be created in Louisa County, including the jobs at the new development. Similarly, the multiplier for income is 1.1955, meaning that for every $1.00 paid in income at the development, $1.1955 will be paid in Louisa County, including the $1.00 at the development. The multiplier for output is 1.3033, meaning that for each dollar of economic activity at the development, the economic activity in Louisa County will be $1.3033, including the $1.00 at the development.

[3]Total jobs include all full-year employees, including part-time and full-time employees. This factor, provided by IMPLAN Group LLC, converts total jobs into total full-time equivalent employees ("FTEs").

[4]Total labor income includes wages and salary, benefits, payroll taxes, and proprietor's income. This factor, provided by IMPLAN Group LLC, converts total labor income into direct wages and salary.

WARES CROSSROADS DEVELOPMENT
LOUISA COUNTY, VA

PROFFER JUSTIFICATION ANALYSIS

JANUARY 23, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WARES CROSSROADS DEVELOPMENT
LOUISA COUNTY, VA

PROFFER JUSTIFICATION ANALYSIS

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I. INTRODUCTION

The purpose of this Proffer Justification Analysis is to satisfy portions of Louisa County (the "County") requirements as they relate to the relevant legislation (as subsequently described) for the proposed Wares Crossroads Development (the "Development") and its associated residential rezoning submission. More specifically, this document addresses legislative requirements related to "proffers" (one-time voluntary monetary commitments from property owners related to properties that are subject to rezoning) that the applicant has elected to propose in conjunction with the request for rezoning regarding the Development.

LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS

Section 15.2-2298 of the Code of Virginia (the "Residential Proffer Legislation") places certain limitations on proffers for residential rezoning cases. As stipulated by the Residential Proffer Legislation, the owner of a property subject to rezoning may make a voluntary proffer related to reasonable conditions, for example any planned off-site road or transportation improvements within the County's capital improvement program that meet increased demand attributable to the Development.

The applicant has chosen to evaluate voluntary proffer contributions for the following categories:

- **Public school facility improvements:** construction of new primary and secondary public schools or expansion of existing primary and secondary schools;

- **Public safety facility improvements:** construction of new law enforcement, fire, emergency, medical, and rescue facilities or expansion of existing public facilities;

- **Public park facility improvements:** construction of public parks or improvements and/or expansion of existing public parks;

- **Public transportation facility improvements:** construction of new roads; improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards or a locality, and construction, improvement, or expansion of buildings, structures, parking, and other costs directly related to transit.

This analysis does not include expenses of existing public facilities, such as ordinary maintenance or repair, or capital improvements to existing public facilities, such as renovation or technology upgrades, that do not expand the capacity of such facilities. In addition, this analysis examines the possibility of proffer contributions only when the Development is determined to cause impacts for which there will not be adequate existing capacity at the relevant public facilities.

II. THE DEVELOPMENT

DEVELOPMENT SUMMARY

As proposed by Wares Crossroads Development, LLC (the "Developer" or "Applicant"), the Development is a golf community that includes 50 estate single-family detached units and 29 executive single-family detached units. There will be 55 rental units, an 8,000 square foot clubhouse, and a golf course that are not anticipated to generate additional residents within the County. The Development is located on a 393.8417-acre site within the Mineral Magisterial District in Louisa County.

The site is approved for 25 "by-right" single-family detached units, or units allowed under existing zoning.

THE SITE

The site of the proposed Development is generally bounded by open space that is to be developed into the golf course community. The site includes the following Parcel ID numbers: 29 2, 29 3, 28-97D, and 28.97E. The total acreage of the parcels is 393.8417.

One parcel within the Development site is currently zoned as agricultural 1 district ("A-1"). According to the Louisa County Code of Ordinances (the "County Code"), the purpose of A-1 zoning is "to accommodate farming, forestry, livestock maintenance and other related farm activities. Such uses are an essential part of the rural economy of the county and the agrarian character of the community." The number of lots that may be subdivided per parent parcel is limited to creating a family subdivision. As such, this analysis assumes that only one by-right unit is associated with the A-1 zoned lot.

Three parcels within the Development site are currently zoned as agricultural 2 district ("A-2"). According to the County Code, the purpose of A-2 zoning is "to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence." A-2 zoning allows for a maximum of seven lots per parent parcel. As such, this analysis assumes a total of 8 units are allowed by-right per A-2 zoned parcel.

The site (see exhibit attached as part of master plan application) is contemplated for rezoning as a Planned Unit Development district ("PUD"). According to the County Code, PUD districts "are intended to provide for variety and flexibility in design necessary to implement the varied goals of the county as set forth in the comprehensive plan. Through a planned unit development district approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts."

III. PUBLIC FACILITY IMPROVEMENT IMPACTS

OVERVIEW

This document includes calculations of public facility impacts, which are detailed in the subsequent subsections. Included in each subsection is a discussion of the methodology employed in estimating impacts. The included subsections are as follows:

- **Public school facility improvements –** Impacts are calculated collectively for elementary, middle, and high schools, and are based on projected incremental additional students that would result from the Development.

- **Public safety facility improvements –** Impacts are based on projected incremental additional residents that will result from the Development.

- **Public park facility improvements –** Analysis assumes that public park facilities would not be impacted as a result of the Development.

- **Transportation facility improvements –** A separate transportation impact analysis has been prepared to address impacts to public transportation facilities.

III-A. PUBLIC SCHOOL FACILITY IMPROVEMENT IMPACTS

METHODOLOGY

To project impacts to public school facilities, MuniCap researched and estimated the following impacts:

i.) Estimated student generation impacts from the new Development,
ii.) Available school capacity, and
iii.) Estimated proffer impacts resulting from new students impacting schools.

The following details this methodology.

PROJECTED NET STUDENT IMPACTS

MuniCap calculated student generation rates by dividing the current enrollment figures for each school type in the Louisa County Public Schools system by the number of occupied housing units within the County. The student generation factors are shown in Table III-A.1.

TABLE III-A.1
Current Student Generation Factors[a]

	Elementary School	*Middle School*	*High School*	*Total*
Occupied housing unit	0.1447	0.0667	0.0857	0.2971

[a]Divides total students per school type by total number of occupied houses within the County. Source for enrollment: Information provided by County during County Planning Commission meeting on January 8, 2026. Source for occupied housing units: U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates.

MuniCap then applied these student generation factors to the proposed units within the Development that are in excess of development allowed under the current zoning designation. For purposes of this exercise, it is assumed that all of the projected students are new to Louisa County rather than relocated from elsewhere within the Louisa County Public Schools system.

Finally, MuniCap identified the schools that will be impacted by the Development and researched the projected capacity at each applicable school. MuniCap then determined whether the projected net student impacts represented a burden beyond current school capacity.

As previously described, the Development consists of 79 single-family detached units. Based on projected Development, the units allowed by-right, and the student generation factors identified in Table III-A.1, the proposed Development will generate an estimated 17 total students above by right, as shown on the following page in Table III-A.2.

TABLE III-A.2
Projected Student Generation

School Type	Units[a]	Unit Type	Generation Factor[b]	Total Projected Students
Elementary	79	Single-family detached	0.1447	**11.43**
Middle	79	Single-family detached	0.0667	**5.27**
High	79	Single-family detached	0.0857	**6.77**
Total: single-family detached			**0.2971**	**23.47**
Elementary	**(25)**	Single-family detached	0.1447	**(3.62)**
Middle	**(25)**	Single-family detached	0.0667	**(1.67)**
High	**(25)**	Single-family detached	0.0857	**(2.14)**
Less: total by-right			**0.2971**	**(7.43)**
Elementary				**8**
Middle				**4**
High				**5**
Total projected students (net of by-right)[c]				**17**

[a]Provided by Developer.

[b]See Table III-A.1.

[c]Total students net of by-right are rounded up to the next whole number.

CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES

Based on proximity to the Development, the potentially impacted County school facilities are Thomas Jefferson Elementary School, Louisa County Middle School, and Louisa County High School (see Exhibit A). Table III-A.3 shows the estimated capacity at each of these schools based on the current enrollment.

TABLE III-A.3
County School Facilities – Current Capacity and Enrollment[a]

School	Estimated Capacity[a]	Current Enrollment[a]	Excess Capacity	Projected Students	Proffer Consideration
Thomas Jefferson Elementary	700	701	(1)	8	Exceeds capacity
Louisa Middle	1,565	1,204	361	4	Meets capacity
Louisa High	2,072	1,546	526	5	Meets capacity
Total	**4,337**	**3,451**	**886**		

[a]Information provided by County during County Planning Commission meeting on January 8, 2026.

Elementary School Facilities

The Development site is assumed to be within the boundaries of Thomas Jefferson Elementary School (see Exhibit B). According to the County, the school has capacity for 700 students and a current enrollment of 701 students, meaning that the school does not have excess capacity for additional students. Therefore, the eight projected elementary school students that would be located at the Development above by-right exceed existing capacity and represent an additional need for Louisa County Public School facilities.

Middle School Facilities

The Development site is located within the Louisa County Middle School boundaries (see Exhibit C). According to the County, the school has capacity for 1,565 students and a current enrollment of 1,204 students, meaning that the school has excess capacity for 361 additional students. Therefore, the four projected middle school students that would be located at the Development above by-right do not exceed existing capacity and do not represent an additional need for Louisa County Public School facilities.

High School Facilities

The Development site is located within the Louisa County High School boundaries (see Exhibit D). According to research conducted by MuniCap, the school has capacity for 2,072 students and a current enrollment of 1,546 students, meaning that the school has excess capacity for 526 additional students. Therefore, the five projected high school students that would be located at the Development above by-right do not exceed existing capacity and do not represent an additional need for Louisa County Public School facilities.

EXHIBIT A: AREA MAP (DEVELOPMENT SITE & SCHOOL FACILITIES)

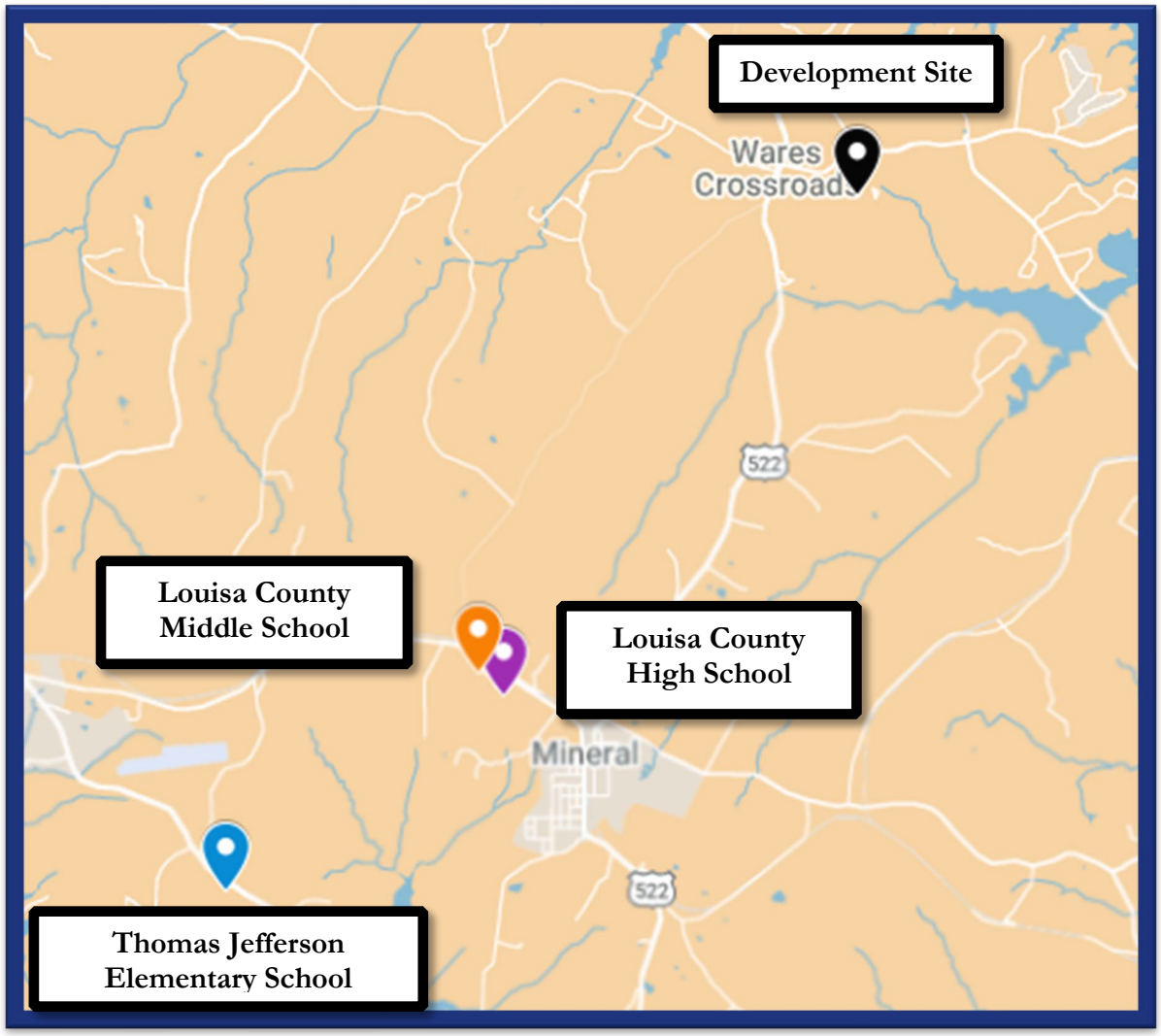


EXHIBIT B: AREA MAP (DEVELOPMENT SITE, THOMAS JEFFERSON ELEMENTARY SCHOOL)



EXHIBIT C: AREA MAP (DEVELOPMENT SITE, LOUISA COUNTY MIDDLE SCHOOL)



EXHIBIT D: AREA MAP (DEVELOPMENT SITE, LOUISA COUNTY HIGH SCHOOL)



MITIGATION STRATEGIES

This analysis only evaluates possible proffer contributions for needs exceeding existing capacity. As mentioned, students resulting from the Development using County enrollment data are anticipated to create a need for additional elementary school facilities. However, the Louisa County FY 2027 Capital Improvement Program (the "Capital Improvement Program") does not include improvements that increase capacity at Thomas Jefferson Elementary School. Therefore, a proffer contribution has not been contemplated as a result of the Development.

The Applicant will coordinate with appropriate Louisa County staff after they have had the opportunity to review this document and provide comments. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with applicable law, including, but not limited to, the Residential Proffer Legislation.

III-B. PUBLIC SAFETY FACILITY IMPROVEMENT IMPACTS

METHODOLOGY

To estimate impacts to public safety facilities, MuniCap first estimated the total population that will reside within the proposed Development. MuniCap then reviewed the level of service ("LOS") standards for various public safety services as identified in the Louisa County Comprehensive Plan (the "Comprehensive Plan") to estimate the impact of the Development on public safety services. MuniCap then reviewed the Capital Improvement Program to determine if there are any projects that will increase capacity for public safety facilities serving the Development.

PROJECTED NET RESIDENT IMPACTS

As previously described, the Development includes 79 single-family detached units, with 25 single-family detached units allowed by-right. Based on the projected Development and average household size as identified by the U.S. Census Bureau, the proposed Development will house an estimated 140 total residents net of by-right, as shown in Table III-B.1.

TABLE III-B.1
Projected Residents – Development

Unit Type	*Units[a]*	*Residents Per Unit[b]*	*Total Projected Residents*
Single-family detached units	79	2.60	205.40
Less: SFD units allowed by-right[c]	(25)	2.60	(65.00)
Total (net of by-right)[d]	**54**		**140**

[a]Source: the Developer. Represents 50 estate lots and 29 executive lots.
[b]Source: U.S. Census Bureau Selected Housing Characteristics for 2023 ACS 5-Year Estimates. Represents average household size for owner-occupied units.
[c]Assumes one by-right unit allowed per A-1 zoned lot (1) and eight by-right units allowed per A-2 zoned lots (3 × 8 = 24).
[d]Total residents net of by-right are rounded up to the next whole number.

CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

Sheriff's Department Facilities

As stated in the County's Comprehensive Plan, the current level of service for sheriff facilities is 1.9 calls per residence or 0.9 calls per person. Based on the current call metrics per person, the 140 projected residents in units above by-right at the Development would increase the overall call volume by 127, as shown below in Table III-B.2.

TABLE III-B.2
Projected Sheriff's Department Facility Impacts

Facility Type	*Projected Resident Impact[a]*	*Call Volume Per Resident[b]*	*Projected Call Volume Increase[c]*
Sheriff	140	0.900	127

[a]See Table III-B.1.
[b]Represents average of 0.9 calls per person. Source: *Louisa County 2040 Comprehensive Plan* adopted August 2019.
[c]Projected call volume increase rounded up to the next whole number.

The Capital Improvement Program does not include improvements that increase capacity for sheriff facilities. Therefore, a proffer contribution has not been contemplated as a result of the Development.

Fire and Rescue Facilities

Based on proximity, the Development is within the first due area of Fire and Rescue Station #8 (see Exhibit F), located approximately 1.4 miles from the Development site. Fire and Rescue Station #8 is the newest fire station in the County, having opened in 2023.

As stated in the County's Comprehensive Plan, the goal for fire and rescue services is to respond to calls within 15 minutes. According to statistics provided by Louisa County Fire and Rescue Department, the current average response time is 13 minutes and 49 seconds. Additionally, the County Comprehensive Plan reports an average of 0.30 calls per household, or 0.12 calls per person. Based on the current call metrics per person, the 140 projected residents in units above by-right at the Development would increase overall call volume by 17, as shown in Table III-B.3 on the following page.

TABLE III-B.3
Projected Fire and Rescue Facility Impacts

Facility Type	*Projected Resident Impact[a]*	*Call Volume Per Resident[b]*	*Projected Call Volume Increase[c]*
Fire and Rescue	140	0.120	17

[a]See Table III-B.1.

[b]Represents average of 0.12 calls per person. Source: *Louisa County 2040 Comprehensive Plan* adopted August 2019.

[c]Projected call volume increase rounded up to the next whole number.

The Capital Improvement Program does not include improvements that increase capacity for fire & rescue facilities serving the Development. Therefore, a proffer contribution has not been contemplated as a result of the Development.

EXHIBIT E: AREA MAP (DEVELOPMENT SITE & SHERIFF'S DEPARTMENT FACILITY)



EXHIBIT F: AREA MAP (DEVELOPMENT SITE & FIRE & RESCUE STATION #8 FACILITY)



MITIGATION STRATEGIES

The Residential Proffer Legislation stipulates that proffers can only be used for capital improvements that expand the capacity of relevant public facilities. As previously mentioned, there are no capital improvements within the Capital Improvement Program that will increase capacity of public safety facilities serving the development. As such, a proffer contribution for public safety facilities has not been contemplated.

The Applicant will coordinate with appropriate Louisa County staff after they have had the opportunity to review this document and provide comments. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-C. PUBLIC PARKS FACILITY IMPROVEMENT IMPACTS

PROJECTED NET RESIDENT IMPACTS

As previously described, the Development includes 79 single-family detached units and is projected to house 140 total residents above by-right, as shown in Table III-B.1.

MITIGATION STRATEGIES

Residents generated by the Development are not anticipated to create an impact on public park facilities due to the amenities being offered within their community. As such, a proffer contribution has not been contemplated.

The Applicant will coordinate with appropriate Louisa County staff after they have had the opportunity to review this document and provide comments. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-D. PUBLIC TRANSPORTATION FACILITY IMPROVEMENT IMPACTS

METHODOLOGY

A separate transportation impact analysis has been prepared to address impacts to public transportation facilities.

IV. CONCLUSIONS

SUMMARY OF ANALYSIS

Based on MuniCap's analysis, a cash proffer is not required be collected as a result of the Development. The Applicant may choose to provide voluntary cash proffers described elsewhere.

The preceding narrative provides projections of impacts to public facilities. This narrative is being submitted for review and commentary by the appropriate Louisa County staff. Upon receipt of such review and commentary, the Applicant will augment this submission with specific mitigation strategies as appropriate.

ASSUMPTIONS AND LIMITATIONS

In preparation of this narrative, MuniCap relied on multiple sources for the information presented and used herein. While these sources are believed to be reliable, MuniCap has not undertaken any efforts to independently verify the veracity of any such information.

Memorandum

To: Nate Kiser
Reef Capital Partners

Date: 11/20/2025

Project #: 32605.03

From: Karen McPherson, PE, PTOE
Jessica Littel

Re: Wares Crossroads Development – Traffic Impacts

Introduction & Project History

The Ware Crossroads Development is located in the Mineral Magisterial District of Louisa County, Virginia with three access points, one located along New Bridge Road and two access points along Zachary Taylor Highway. The development is planned to include approximately 393 acres dedicated to a golf course, 79 luxury, secondary, and vacation homes, 35 member villas, and 20 garden cottage duplexes per the proposed master plan included as **Figure 1**. The developer is requesting a rezoning from A1 and A-2 zoning for low-density residential development alongside agricultural uses in rural areas to Planned Unit Development (PUD) in order to support the golf course land use.

The site is located directly adjacent to the Cutalong at Lake Anna development, for which a Traffic Impact Analysis (TIA) was completed by Vanasse Hangen Brustlin (VHB), Inc. June 7, 2024, to assess traffic impacts to the surrounding roadway network. Based on Virginia Code *24VAC30-155-40. Rezoning* and conversations with Louisa County staff, a formal traffic impact study is not required for this rezoning application given that the total number of project daily site generated trips is less than 5,000 vpd.

The purpose of this memorandum is to evaluate the turn lane requirements at the three proposed site entrances.

- Driveway 1 – New Bridge Road
- Driveway 2 - Zachary Taylor Highway (N)
- Driveway 3 – Zachary Talor Highway (S)

Proposed Development | Trip Generation

Projected traffic volumes generated by the development was determined based on trip generation methodologies contained in *the Institute of Transportation Engineers (ITE) Trip General Manual, 11th Edition.* All 124 units (110 residential and 24 member cabins) were assumed as ITE land use code 210 (Single-Family Detached Housing), which provides for the most conservative analysis approach. **Table 1** summarizes the proposed site trip generation per the AM Peak Hour, PM Peak Hour, and Daily trip projections:

Table 1: Proposed Trip Generation

Land Use (ITE code)	Variable	Daily		AM Peak		PM Peak	
		In	Out	In	Out	In	Out
Single Family Detached Housing (210)	134 Dwelling Units	661	660	24	73	83	48
Golf Course (430)	244 Acres	456	457	34	12	23	45
Total		**2,234**		**143**		**199**	

Trips generated by the residential portion of the development were generated using the fitted curve equations while the calculated trips associated with the golf course utilized average rates. The Ware Crossroads Development is anticipated to increase traffic volumes by 143 and 199 trips in the AM and PM peak hours, respectively, adding approximately 2,234 daily trips.

Trip Distribution and Assignment

Given the proximity and similar land uses, the trip distribution used for this development was consistent with the overall travel patterns outlined in the Cutalong at Lake Anna TIA and is illustrated in **Figure 2**. The total trip distribution and assignment for each site driveway is illustrated in **Figure 3.**

Future Traffic Volumes

Future traffic volumes for the AM and PM peak periods were generated by using the through volumes along the mainline for the 2033 Build scenario from the Cutalong at Lake Anna TIA and combined with the driveway volumes in figure 3. The Build AM and PM Build volumes are illustrated in **Figures 4** and **5**. Respectively.

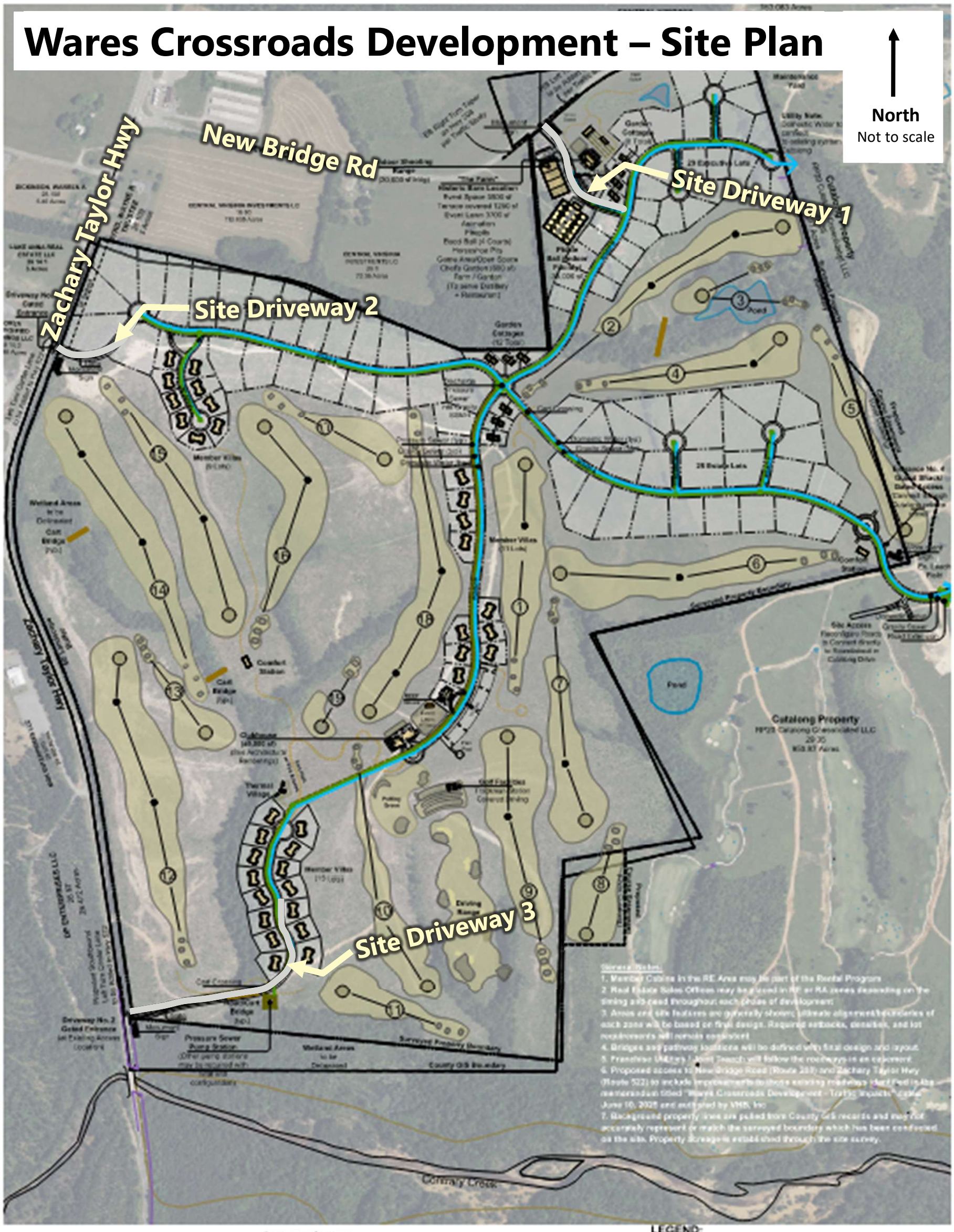
These build volumes were used to evaluate turn lane warrants for each driveway which are included in **Figures 6-11**.

Recommendations

Based on the proposed build volumes, the following infrastructure improvements are recommended to be constructed with the construction of the site driveways.

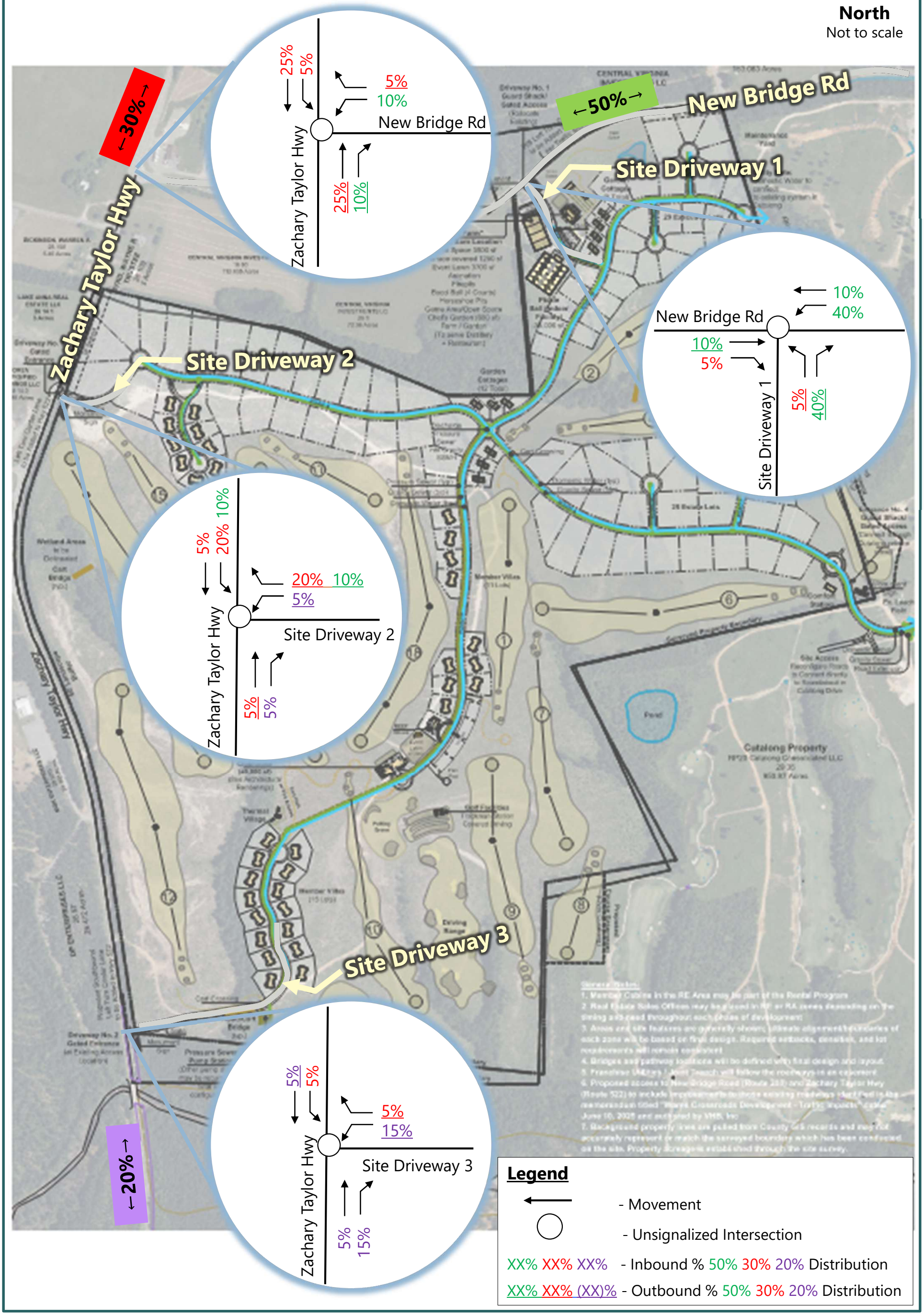
- Driveway 1 – New Bridge Road
  - Construct westbound left-turn lane (200’ storage and 200’ taper)
- Driveway 2 - Zachary Taylor Highway (N)
  - Construct southbound left-turn lane (200’ storage and 200’ taper)
- Driveway 3 - Zachary Taylor Highway (S)
  - Construct southbound left-turn lane (200’ storage and 200’ taper)

Wares Crossroads Development – Site Plan



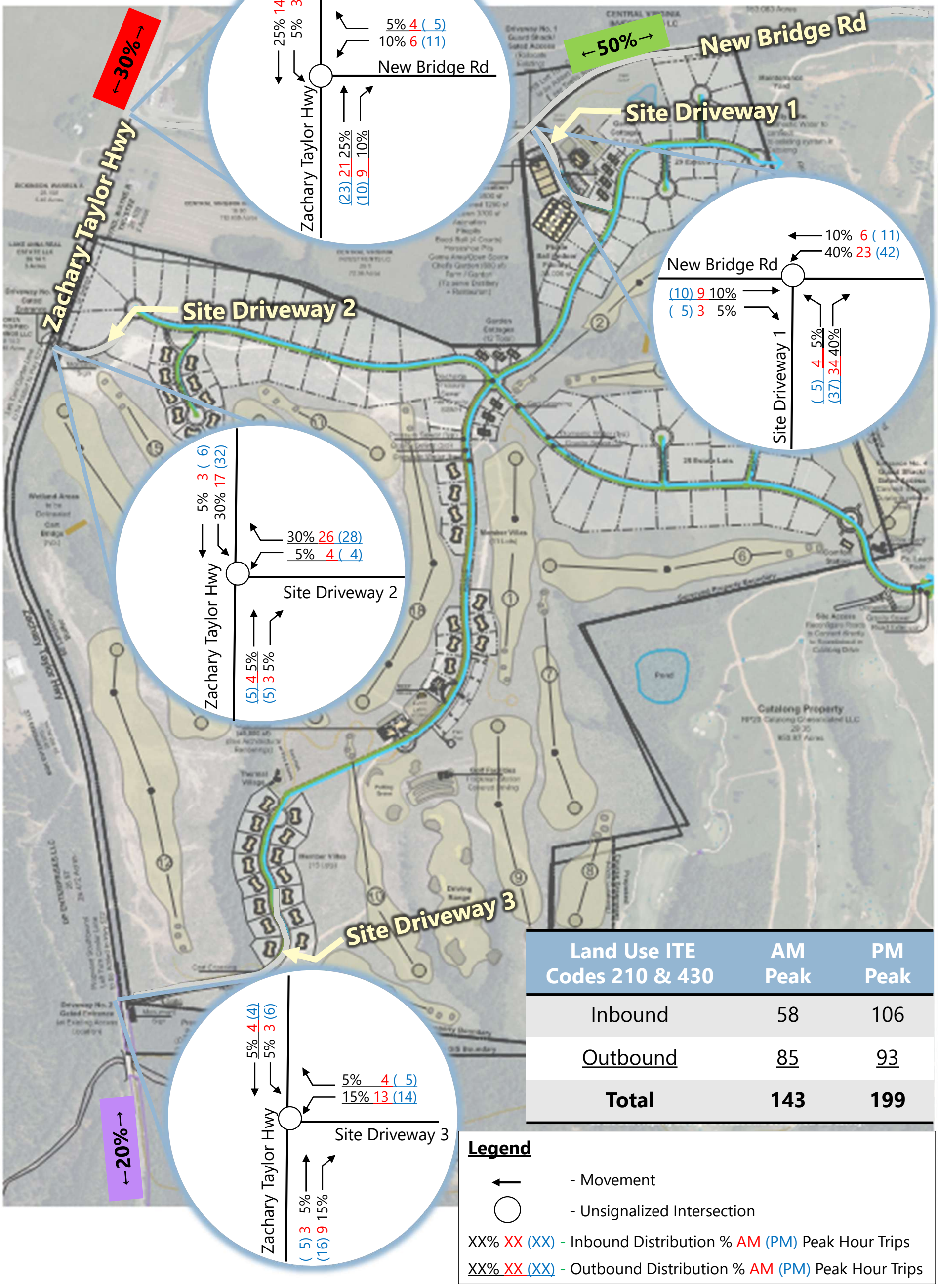
Wares Crossroads Development Site Distribution - (Overall Distribution)

North
Not to scale



Wares Crossroads Development
Site Distribution and Assignment

North
Not to scale



Land Use ITE Codes 210 & 430	AM Peak	PM Peak
Inbound	58	106
Outbound	85	93
Total	**143**	**199**

Legend

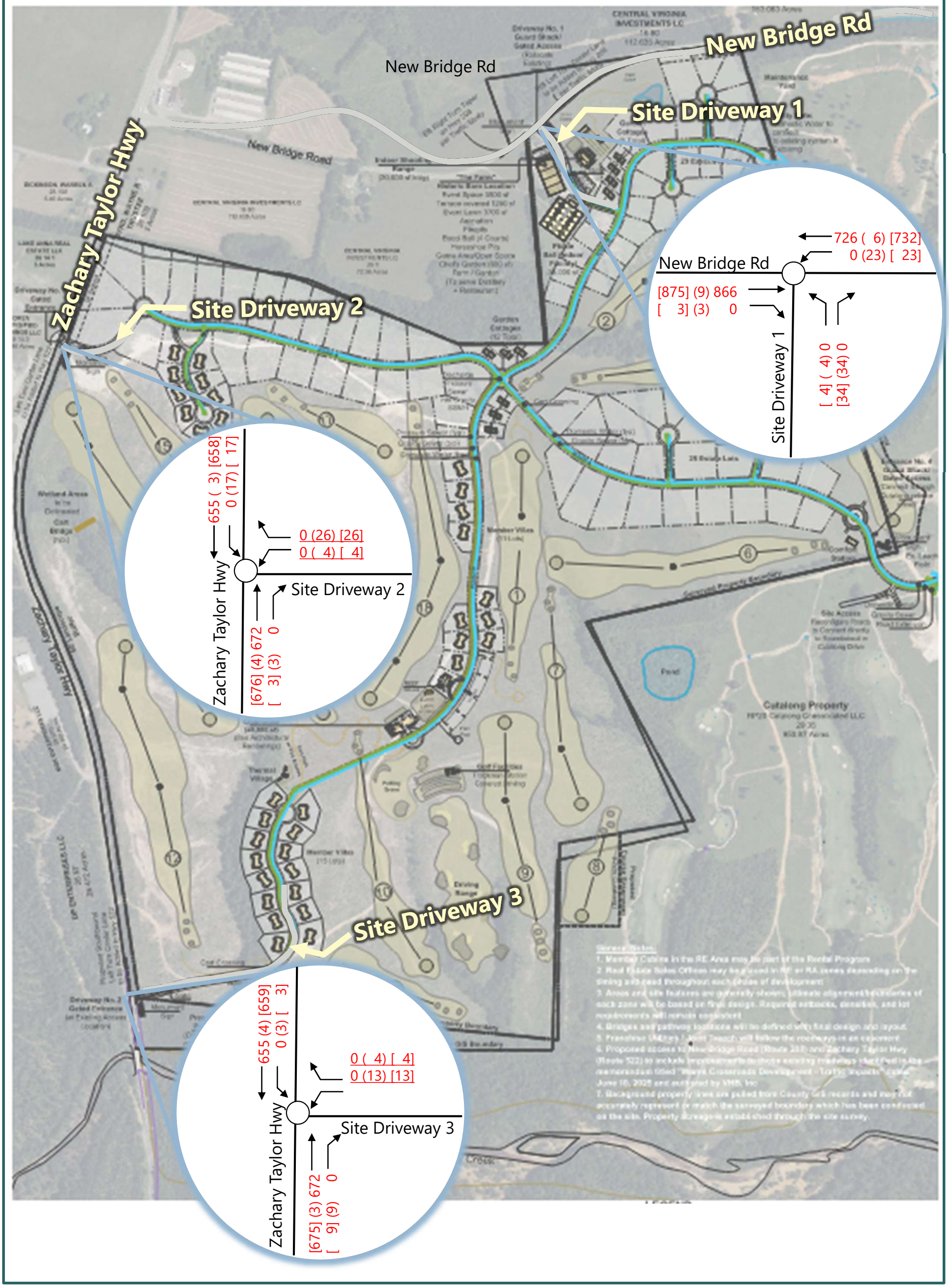
- Movement
- Unsignalized Intersection

XX% XX (XX) - Inbound Distribution % AM (PM) Peak Hour Trips

XX% XX (XX) - Outbound Distribution % AM (PM) Peak Hour Trips

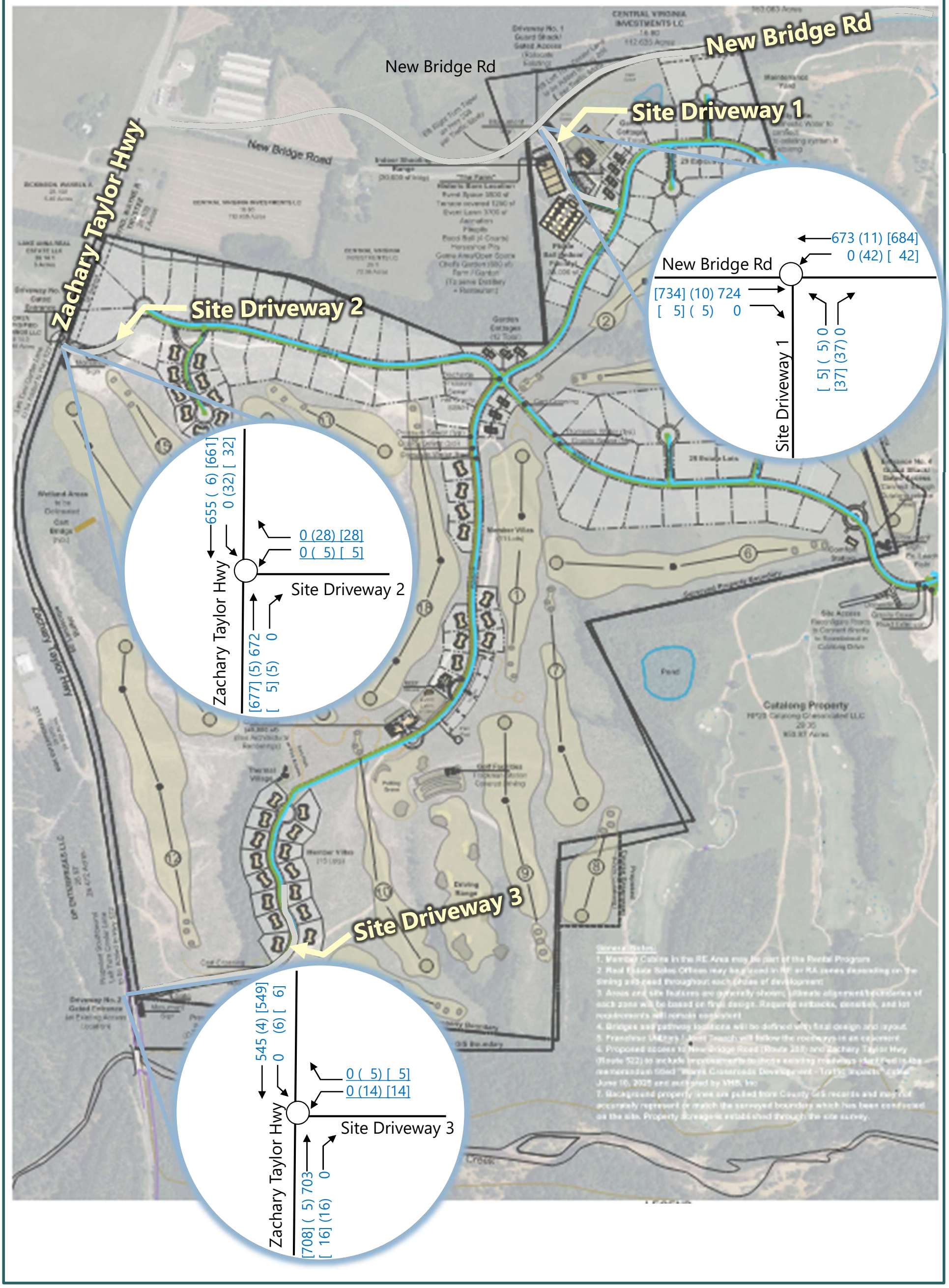
Wares Crossroads Development
Build Volumes | AM Peak

North
Not to scale

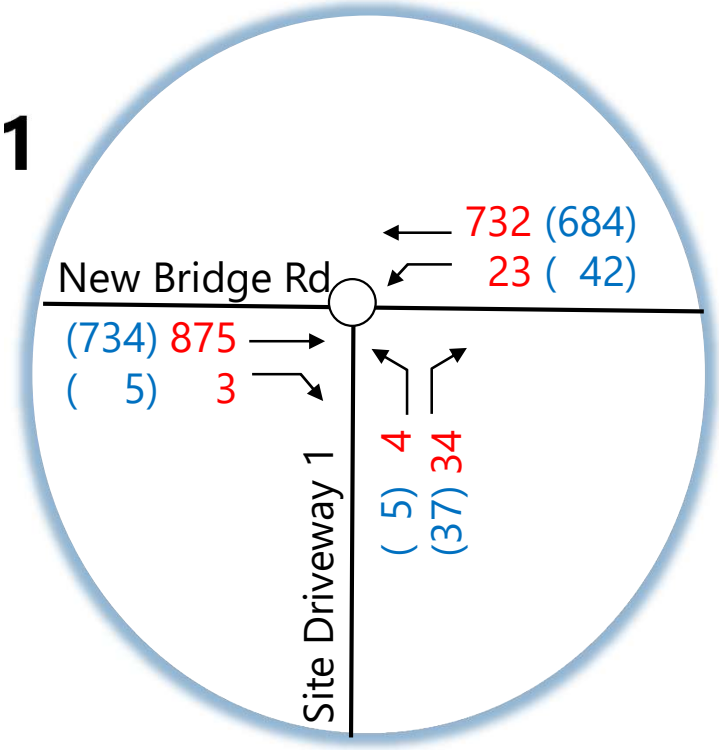


Wares Crossroads Development
Build Volumes | PM Peak

North
Not to scale



Wares Crossroads Development Turn Lane Warrants
New Bridge Road – Driveway 1



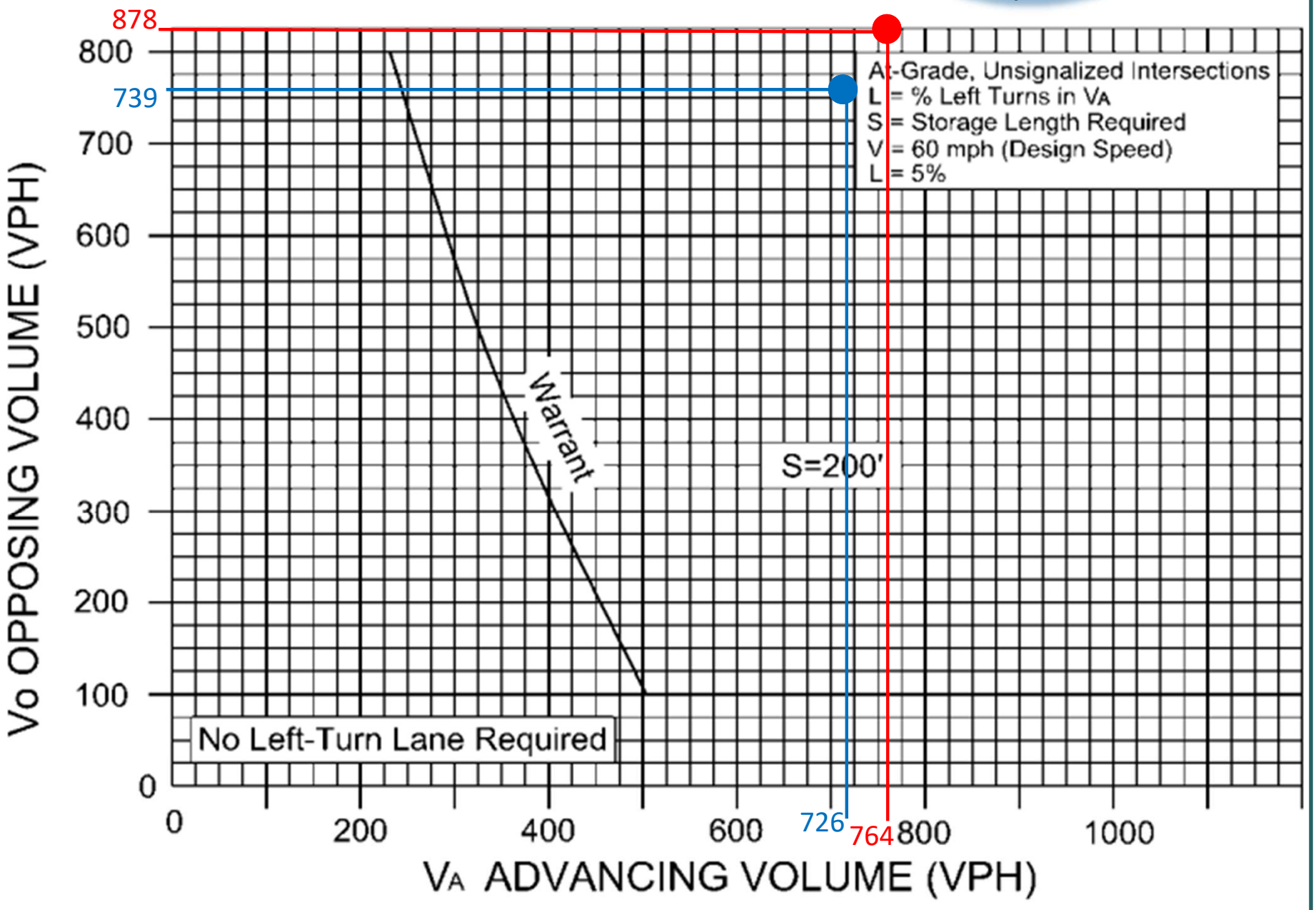
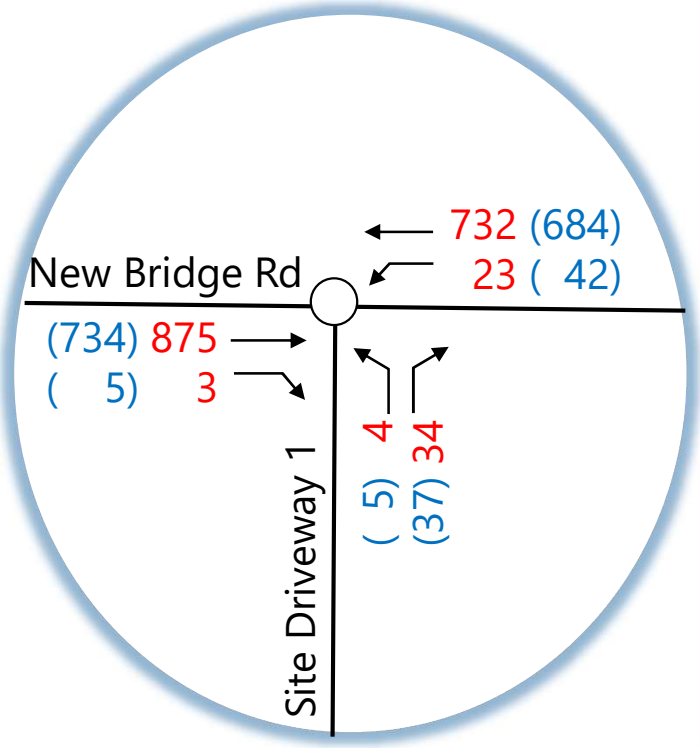
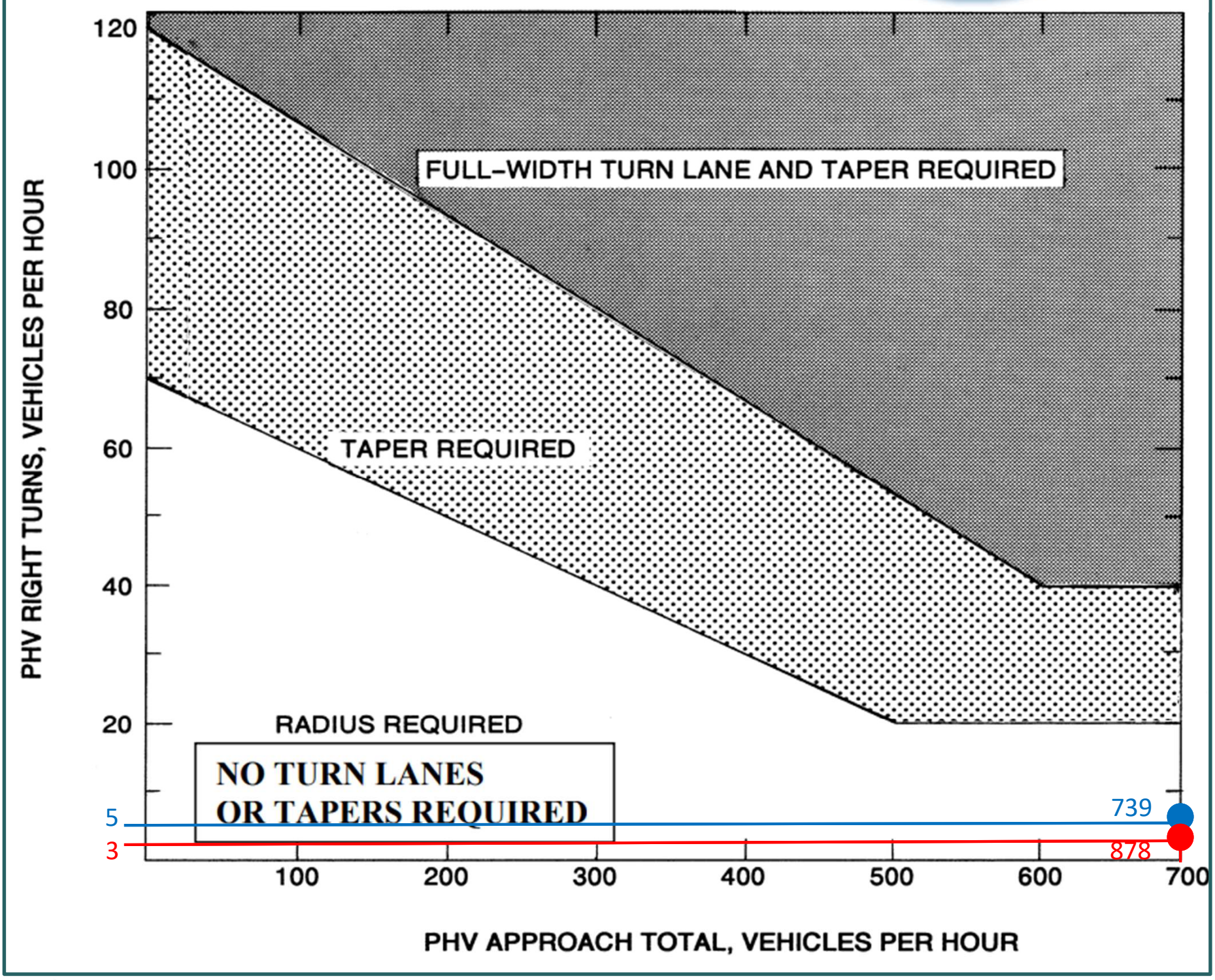


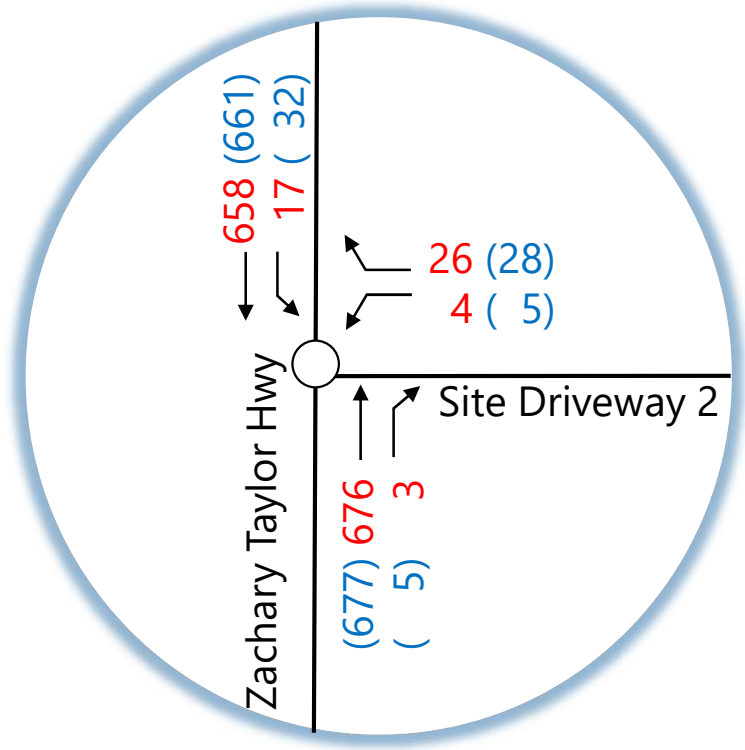
FIGURE 3-16 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

Wares Crossroads Development Turn Lane Warrants
New Bridge Road – Driveway 1





Wares Crossroads Development Turn Lane Warrants
Zachary Taylor Highway & Site Driveway 2



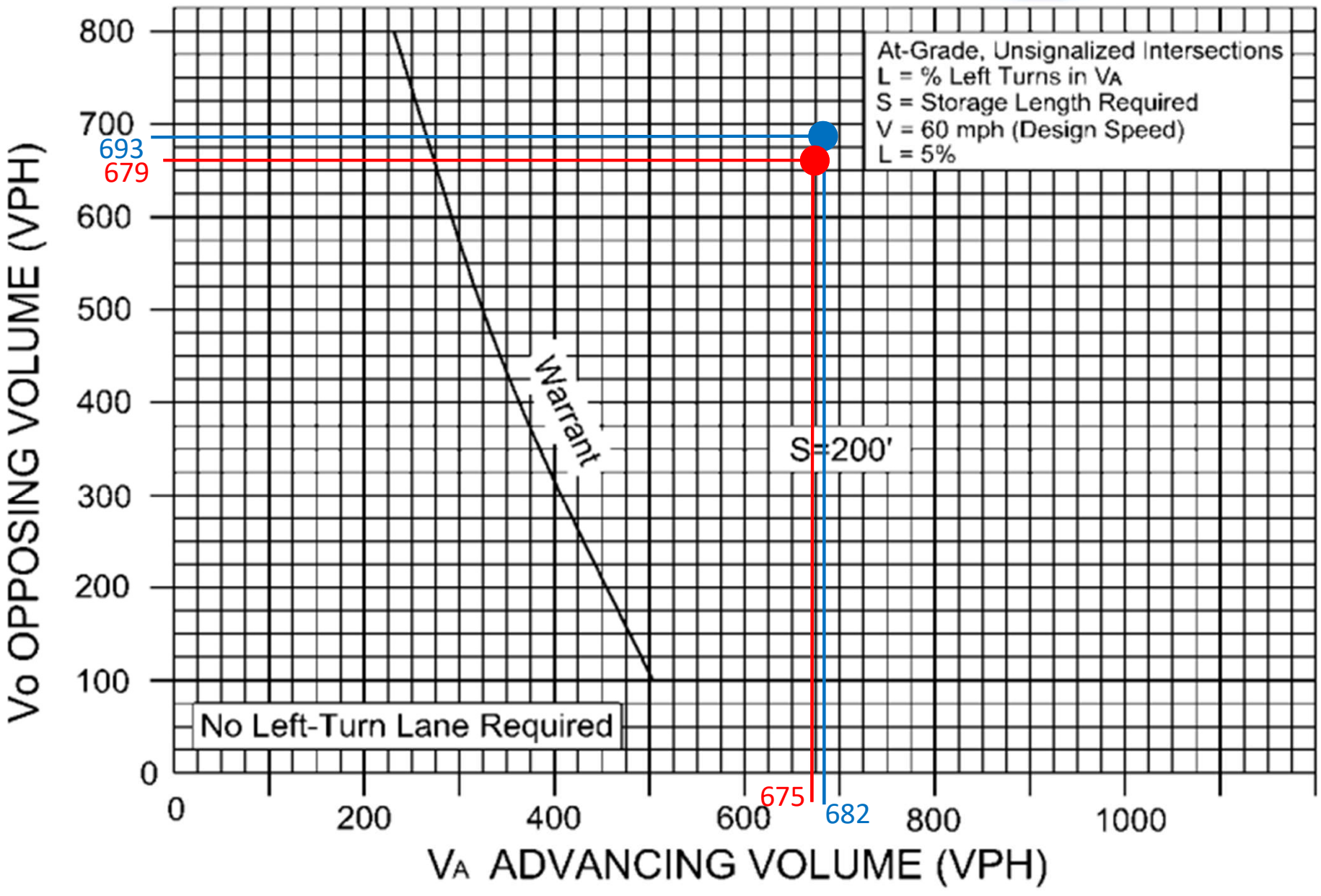
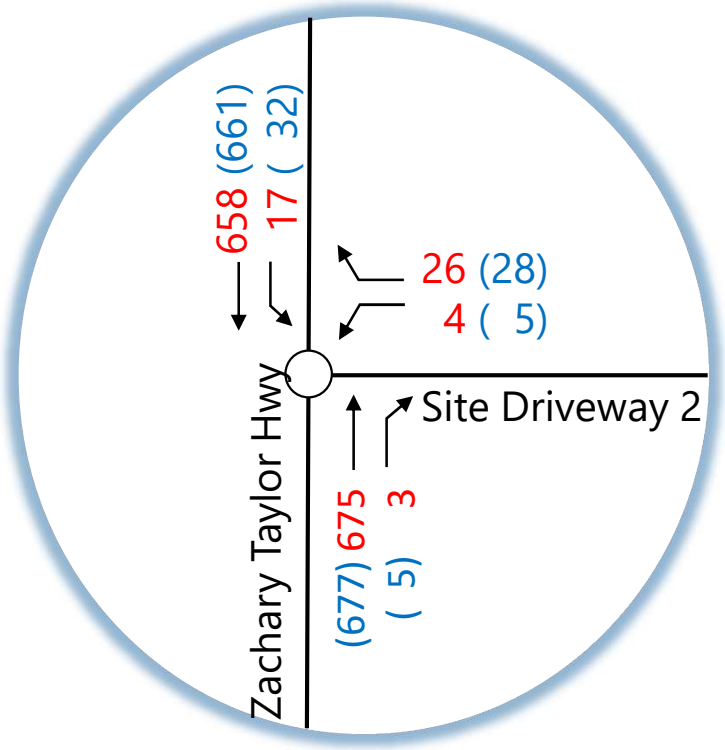
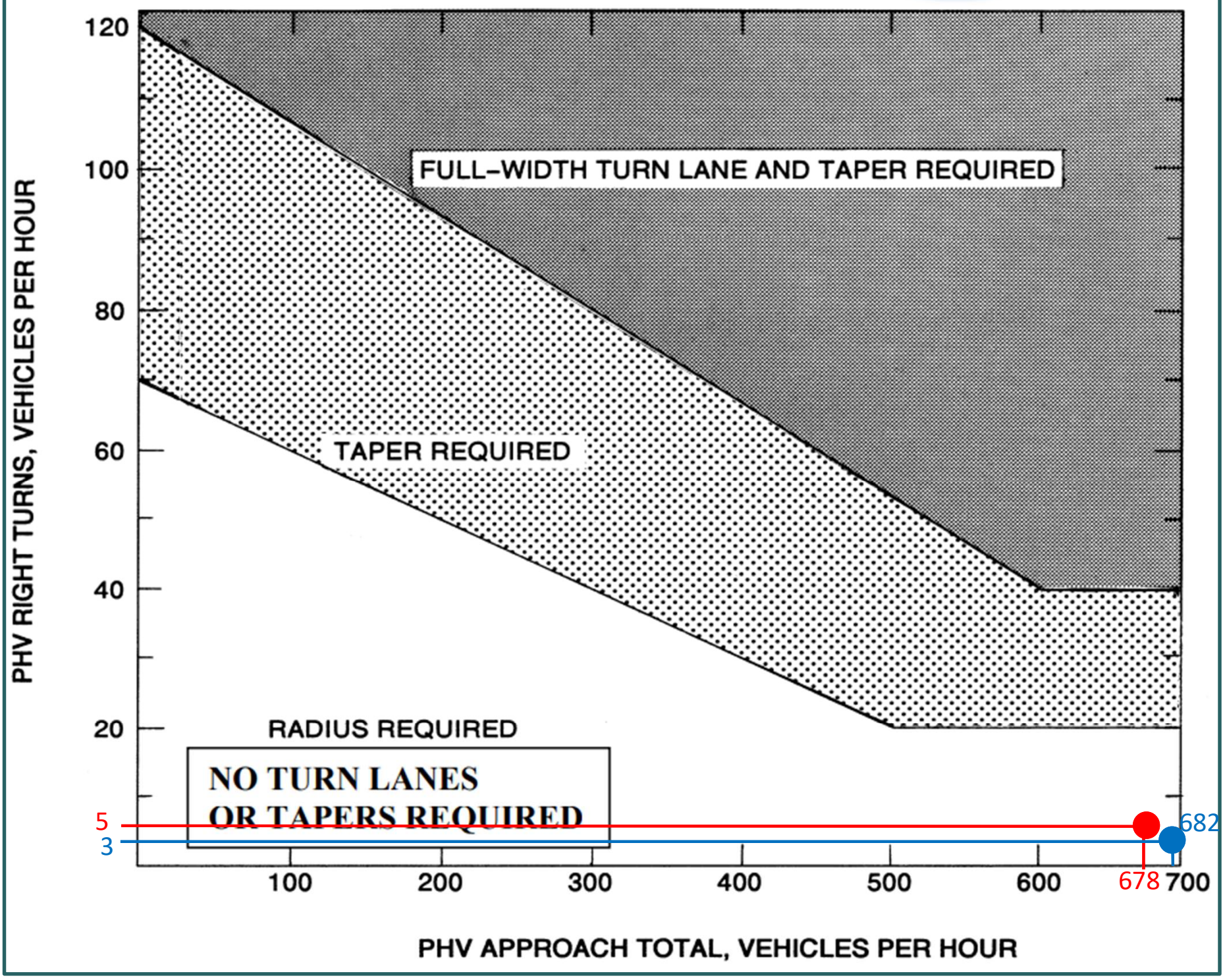


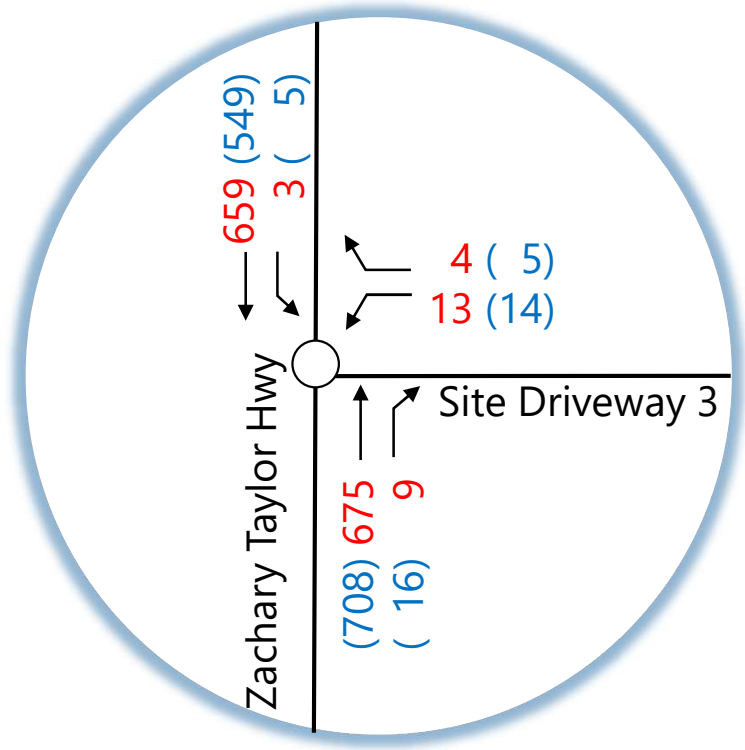
FIGURE 3-16 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

Wares Crossroads Development Turn Lane Warrants
Zachary Taylor Highway & Site Driveway 2





Wares Crossroads Development Turn Lane Warrants
Zachary Taylor Highway & Site Driveway 3



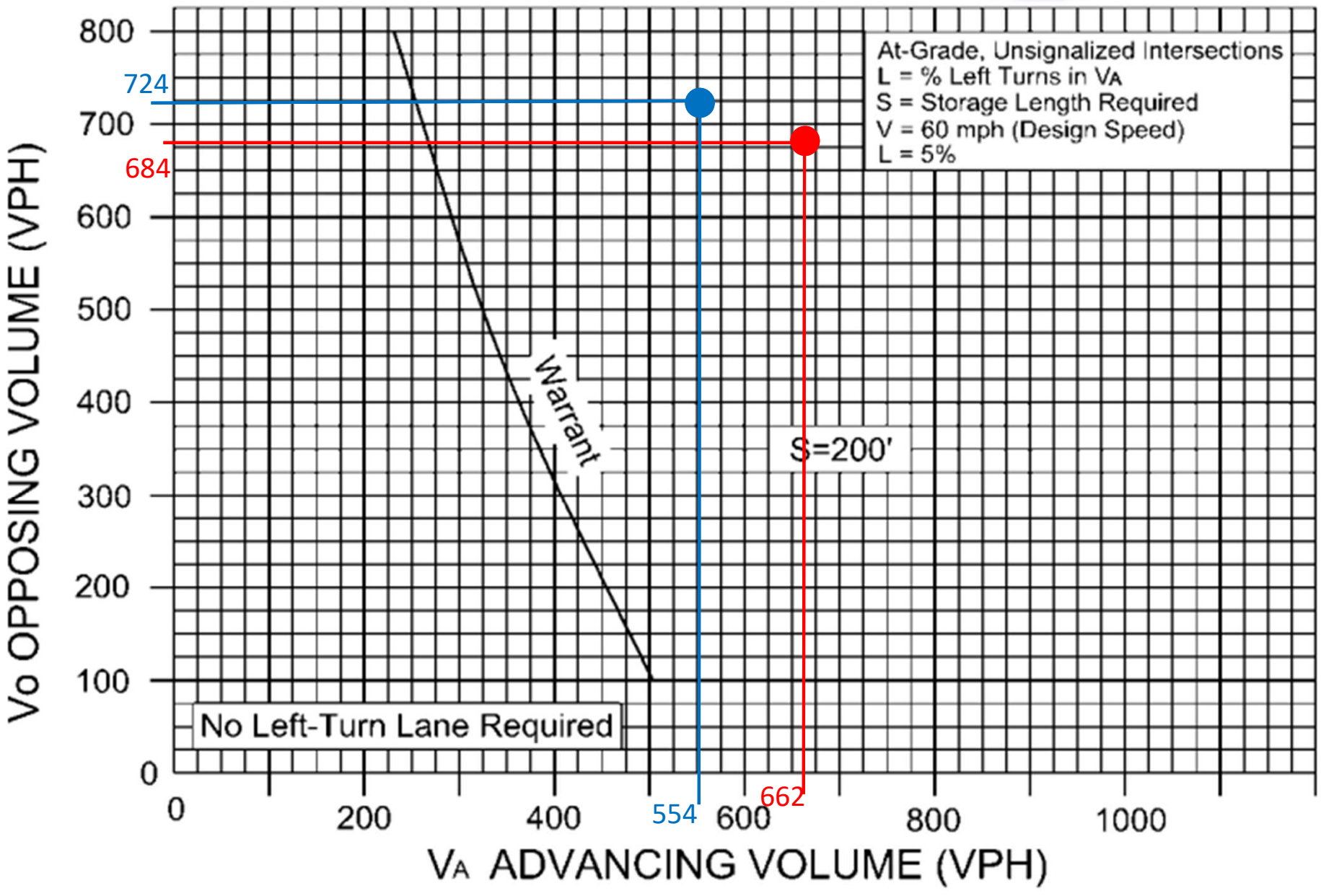
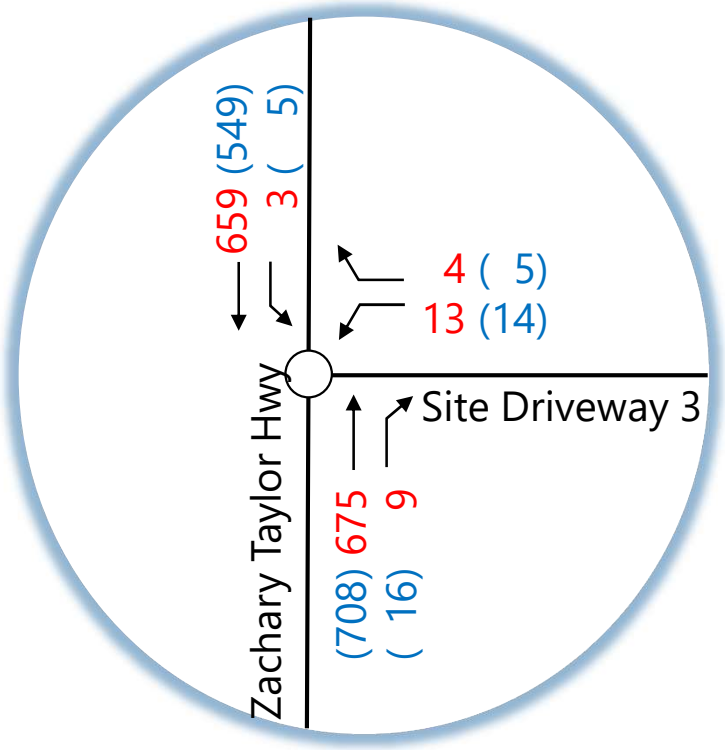
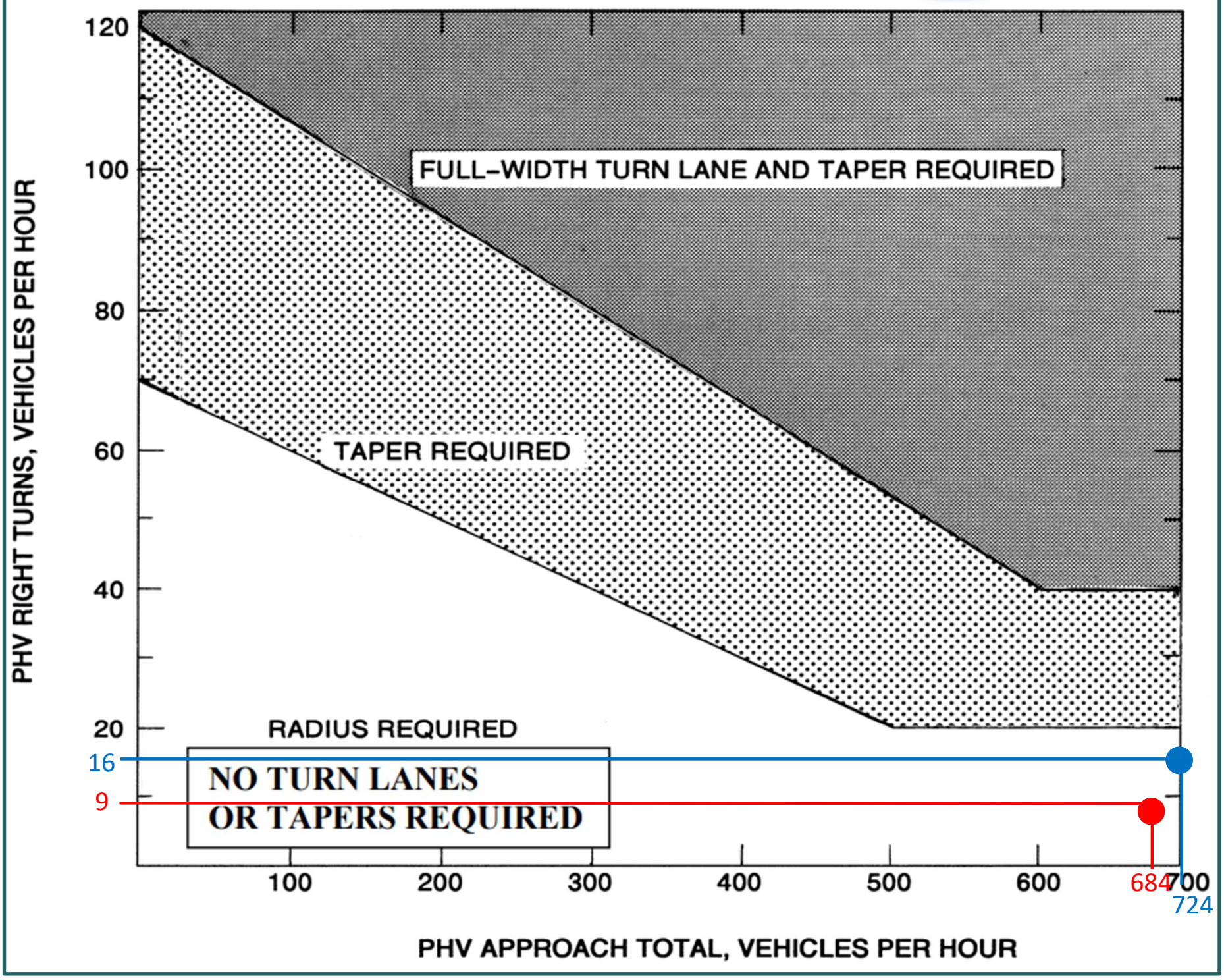


FIGURE 3-16 WARRANT FOR LEFT TURN STORAGE LANES ON TWO LANE HIGHWAY

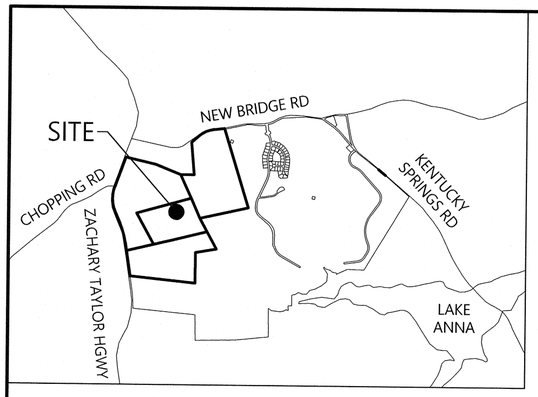
Wares Crossroads Development Turn Lane Warrants
Zachary Taylor Highway & Site Driveway 3





Wares Crossroads Development Trip Gen; Mineral, Virginia

Figure 11

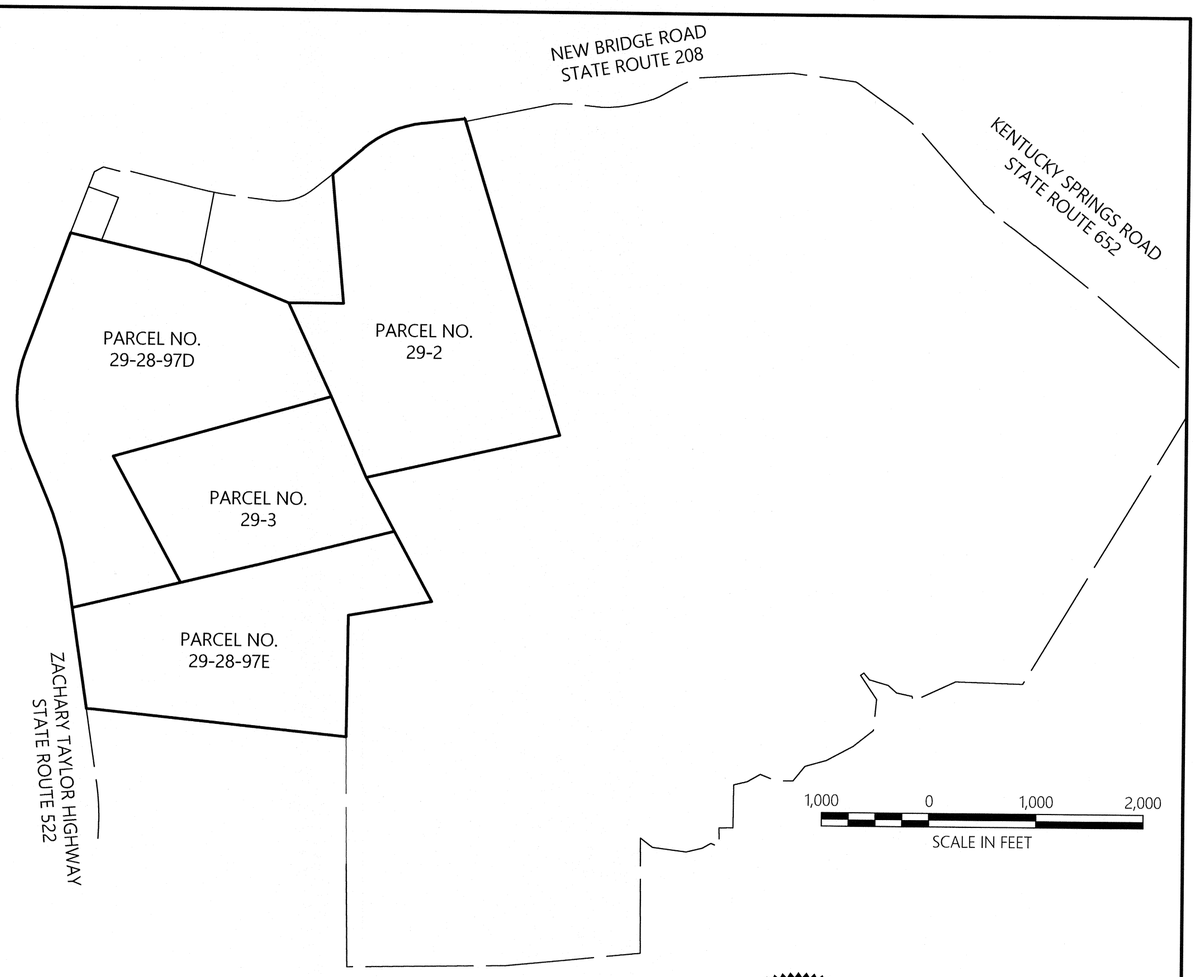


Site Location Map

0 4,000 8,000 Feet

N

VIRGINIA STATE PLANE SOUTH ZONE (NAD 83)



COMMONWEALTH OF VIRGINIA
5-9-2025
STEPHEN A. ROMEO
Lic. No. 1448-B
Stephen Romeo
LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE APPLICABLE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF LOUISA, VIRGINIA, HAVE BEEN COMPLIED WITH.
THIS MAP MEETS MINIMUM ACCURACY STANDARDS OF 18VAC10-20-370 UNLESS OTHERWISE NOTED.

vhb
351 McLaws Circle
Suite 3
Williamsburg, VA 23185
757.220.0500

GENERAL NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY.
2. TAX MAP: PARCEL 29-2, PARCEL 29-3, PARCEL 28-97D AND PARCEL 28-97E
3. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON AN ON THE GROUND SURVEY PERFORMED DURING APRIL AND MAY OF 2025 AND DEEDS AND PLATS OF RECORD.
4. OWNER: TP29-2 WARE FAMILY LLC, TP 29-3 DICKINSON LAND & PROPERTIES LLC, TP 28-97D DICKINSON LAND & PROPERTIES LLC AND TP 28-97E DICKINSON INVESTMENT LLC.
5. THE PROPERTIES SHOWN HERON APPEARS TO FALL WITHIN FLOOD ZONE X (AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE A AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR LOUISA COUNTY, VIRGINIA, COMMUNITY PANEL NO. 51109C0180C, DATED JULY 22, 2020.
6. HORIZONTAL DATUM IS THE VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 1983.

AREA SUMMARY

29-2	5,228,522 SQ. FT. / 120.0305 AC.
29-3	2,746,641 SQ. FT. / 63.0542 AC.
28-97D	5,319,870 SQ. FT. / 122.1274 AC.
28-97E	3,860,707 SQ. FT. / 88.6296 AC.
TOTAL	17,155,740 SQ. FT. / 393.8417 AC.

REFERENCES

D.B. 1417, PG. 283, D.B. 1098, PG. 562, P.B. 1728, PG. 779, D.B. 1855, PG. 570, D.B. 1206, PG. 546, P.B. 8, PG. 2717, D.B. 1206, PG. 550, D.B. 1717, PG. 835, P.B. 1965, PG. 337.

Cutalong AT LAKE ANNA

BOUNDARY PLAT
PARCEL 29-2, PARCEL 29-3, PARCEL 28-97D AND PARCEL 28-97 E

LOUISA COUNTY, VIRGINIA

DATE: 5/9/2025	SHEET 1 OF 2	SCALE: 1"=1,000'
32605.03	DRAWN BY: CRO	

\\vhb.com\gbl\proj\Williamsburg\32605.03 SEP_Cutalong_Permit\cad\sr\planset\SUBDIVISION\14-TWGOLF\3260503-TWGOLF-BOUND.dwg

N

VIRGINIA STATE PLANE
SOUTH ZONE (NAD 83)

N/F
RP20 CUTALONG
CONSOLIDATED LLC
PARCEL NO: 29-35
D.B. 1717, PG. 835
P.B. 1965, PG. 337
ZONE RD

N/F
WARE FAMILY LLC
PARCEL NO: 29-2
D.B. 1417, PG. 283
ZONE A1
5,228,522 SQ. FT. / 120.0302 AC.

N/F
CENTRAL VIRGINIA
INVESTMENT LC
PARCEL NO: 29-1
D.B. 1098, PG. 562
P.B. 521, PG. 802
ZONE C2

N/F
CENTRAL VIRGINIA
INVESTMENT LC
PARCEL NO: 16-60
D.B. 1098, PG. 562
P.B. 1728, PG. 779
ZONE C2

N/F
BYRD, WAYNE R. TRUSTEE
PARCEL NO: 28-109
D.B. 1855, PG. 570
ZONE A2

N/F
DICKINSON LAND &
PROPERTIES LLC
PARCEL NO: 28-97D
D.B. 1206, PG. 546
P.B. 8, PG. 2717
ZONE A2
5,319,870 SQ. FT. / 122.1274 AC.

N/F
DICKINSON LAND &
PROPERTIES LLC
PARCEL NO: 29-3
D.B. 1206, PG. 546
P.B. 8, PG. 2717
ZONE A2
2,746,641 SQ. FT. / 63.0542 AC.

N/F
DICKINSON INVESTMENT LLC
PARCEL NO: 28-97E
D.B. 1206, PG. 550
P.B. 8, PG. 2717
ZONE A2
3,860,707 SQ. FT. / 88.6296 AC.

N/F
RP20 CUTALONG
CONSOLIDATED LLC
PARCEL NO: 29-35
D.B. 1717, PG. 835
P.B. 1965, PG. 337
ZONE A2

N/F
RP20 CUTALONG
CONSOLIDATED LLC
PARCEL NO: 29-35
D.B. 1717, PG. 835
P.B. 1965, PG. 337
ZONE RD

NEW BRIDGE ROAD
ROUTE 208
30' R/W

ZACHARY TAYLOR HIGHWAY
U.S. RT. 522 AND STATE RT. 208
VARIABLE WIDTH R/W
SHPB. 4, PG. 311-320

±30 AC.
RESERVED AREA

CEMETERY

MINE SHAFT

CONC. MONUMENT

IPF CONC. MONUMENT

30" OAK

N=3917337.8373
E=11663787.8784

N=3916767.0048
E=11661347.2842

N=3914927.0556
E=11665927.4981

N=3912102.7549
E=11663962.1688

27.06'
N 83°15'50" E
399.27'
IRF
IRS
R=1035.00'
L=607.77'
Δ=33°38'43"
CHB=N 66°26'28" E
CHD=599.08'
N 49°37'07" E
370.99'
S 17°14'13" E 3075.54'
N 5°18'32" W 1207.15'
S 89°55'28" E
511.14'
IPF
354.83'
S 25°02'15" E 959.18'
S 77°14'47" W 1847.49'
112.08'
IRE
895.05'
S 68°06'30" E 1007.13'
S 77°01'34" E 1135.63'
±30 AC.
RESERVED AREA
N 85°01'21" W 2471.44'
S 23°52'34" E 818.32'
S 28°24'19" E
566.43'
S 28°38'42" E
740.16'
N 74°13'20" E 2108.56'
N 75°43'46" E 1280.91'
789.23'
S 80°10'28" W
S 0°30'26" W
1134.01'
N 20°09'43" E 785.67'
N 28°41'40" W 1332.47'
789.95'
N 76°29'17" E 1806.61'
R=1233.24'
L=929.91'
Δ=43°12'12"
CHB=N 1°27'05" W
CHD=908.04'
486.10'
N 23°02'36" W
R=2904.79'
L=738.29'
Δ=14°33'45"
CHB=N 15°44'30" W
CHD=736.30'
309.66'
1,036.66'
N 8°29'30" W
1260.97'
951.31'
N 84°16'37" W 2374.91'
N 87°32'02" W
61.62'

0.08
1.51
0.16
0.15
0.14
0.20
0.10
0.11
0.29
0.06
0.11
0.25
0.21
22.56
1.57
0.19
3.23
0.18
0.11
0.34
0.10
0.15
0.21
0.12
0.14
0.10
0.22
1.06
0.08
0.32
0.14
0.11
0.31
0.12
0.06
0.05
0.08

LEGEND
IRS IRON ROD SET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND

400 0 400 800
SCALE IN FEET

COMMONWEALTH OF VIRGINIA
5-9-2025
STEPHEN A. ROMEO
Lic. No. 1448-B
LAND SURVEYOR

vhb
351 McLaws Circle
Suite 3
Williamsburg, VA 23185
757.220.0500

BOUNDARY PLAT
PARCEL 29-2, PARCEL 29-3, PARCEL 28-97D AND PARCEL 28-97 E

LOUISA COUNTY, VIRGINIA

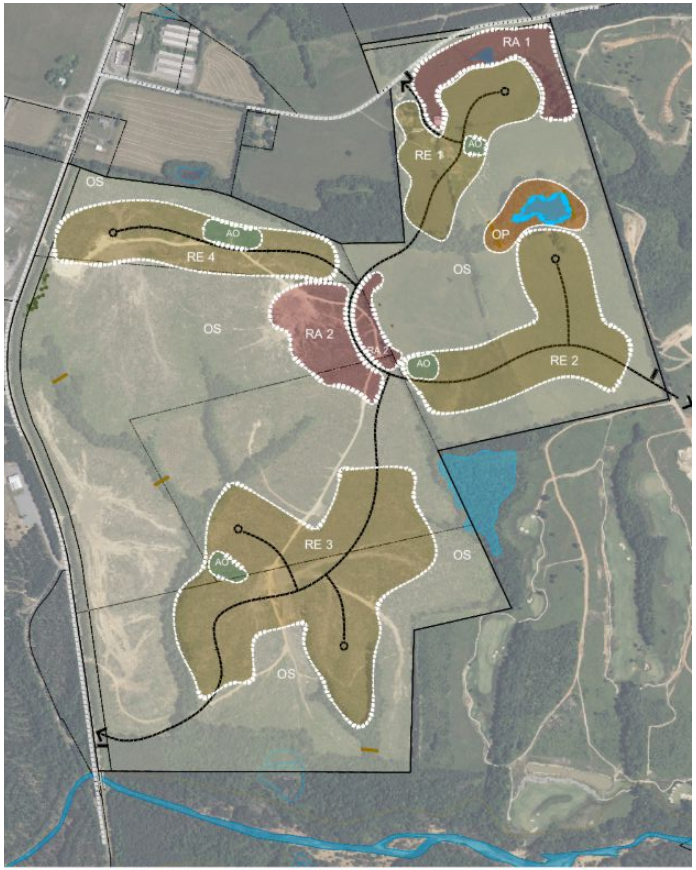
DATE: 5/9/2025	SHEET 2 OF 2	SCALE: 1"=400'
32605.03	DRAWN BY: CRO	

\\vhb.com\gbl\proj\Williamsburg\32605.03 SEP_Cutalong_Permit\cad\sr\planset\SUBDIVISION\14-TWGOLF\32605O3-TWGOLF-BOUND.dwg

Wares Crossroads Development

Signage Package

SITE MAP

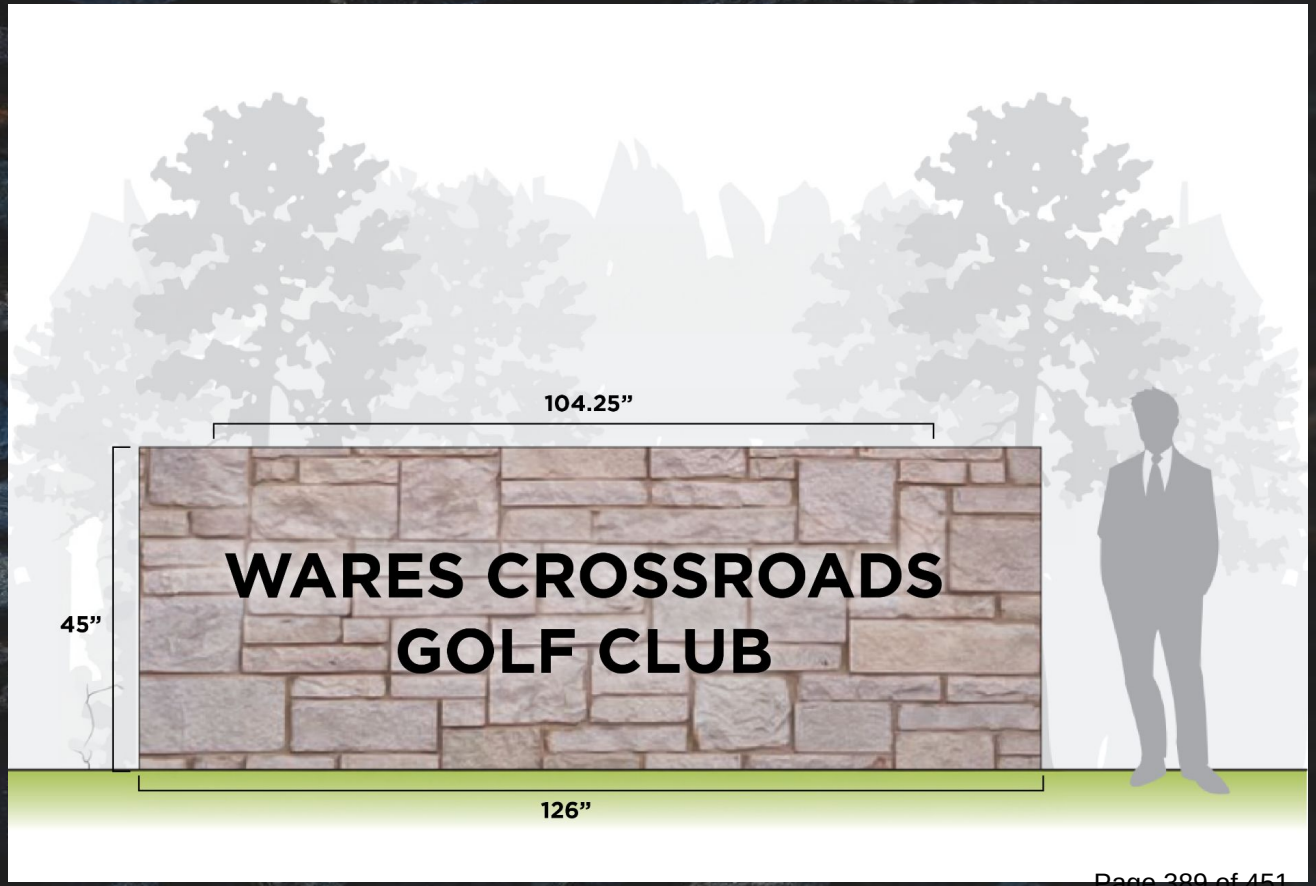


LEGEND:
RE: Residential Lots (Estate and Executive)
RA: Resort and Resort Amenities
OS: General Open Space (269 Acres)
OP: Passive Open Space (5.8 Acres)
AO: Active/Passive Open Space (1-2 Acre Areas
Pond / Waterways
Main Roadways & Sidewalks
Entrance Monument Sign

REEF
Wares Crossroads Development - Signage Exhibit
C2 Mineral, VA
Scale: 1" = 250'

250 0 250 750
Scale: 1"=250'
North

Monument Signs Dimensions



Wayfinding Signs


WARES
CROSSROADS
GOLF CLUB


REAL ESTATE
SALES OFFICE
WARES CROSSROADS
GOLF PRO SHOP

Thank you for your consideration

Please contact
Joe Walsh
775-742-0374
joe.walsh@reefcp.com

Annie Malhotra
571-212-9693
annie.malhotra@reefcp.com

Mr. Egeland,

We hope this letter finds you well. As you are aware, the Ware Family, LLC owns Tax Map Parcel 29-2 (the "Property") in Louisa County, which is currently subject to conditional use permit CUP2016-04 (the "Existing CUP").

Now, the Property is under contract and the contract purchaser, Wares Crossroads Development, LLC (the "Applicant"), is seeking a conditional rezoning application as well as new conditional use permits relating to its proposed development of a resort-style community. Upon approval of the proposed rezoning and associated conditional use permits (including through applicable appeal period(s)), we request that the Existing CUP immediately terminate. However, if the proposed rezoning and associated conditional use permits are not approved, we ask that the Existing CUP remain in full force and effect.

If you have any questions regarding this request, please contact us at 804-240-4969. We appreciate your attention to this matter.

Regards,

Virginia Kay Walton
Manager,
Ware Family, LLC

23545775.1 049008.00008

Stantec Consulting Services Inc.
10988 Richardson Road
Ashland VA 23005-3502

January 13, 2026

Project/File: 203402255

Mr. Joe Walsh, Director
RP20 Cutalong Consolidated, LLC
978 New Bridge Road
Mineral, Virginia 23117

Dear Mr. Walsh,

Reference: The Proposed Wares Crossroads Development; Groundwater Availability

Dear Mr. Walsh,

This summary report provides Stantec's professional opinion regarding sufficient groundwater resources to support the proposed development.

1 Background and Development Plans

The proposed development is a 393.8417 acre tract of undeveloped open land, located at Wares Crossroads, Louisa County, Virginia (**Figure 1**). Development plans include an 18-hole golf course, associated Resort Center/clubhouse, Resort Center amenities including restaurants, a brewery, distillery, aquaponics and a Farm House Activity Center. The plans also include a total of 134 residential units. Groundwater wells will provide both drinking and irrigation water. Septic waste will be treated to state of the art (SOA) concentration limits and will be used to irrigate the golf course during the growing seasons. The proposed site plan is included in **Appendix A**.

The site is situated in the Piedmont Physiographic region of Virginia, an area characterized by gently undulating landscapes underlain by mostly crystalline metamorphic rocks with a thick overlying mantle of material weathered in place from the underlying bedrock. The site is located within the North Anna Watershed that drains into Lake Anna. Storm water from the site flows south and drains into Contrary Creek which flows east into Lake Anna and the North Anna River.

Click or tap here to enter text.

2 Scope of Work

The scope of this study included several key components:

- Review of site geology and soils
- Review of the local hydrogeology
- A summary of the results of a fracture trace analysis conducted of the site and site vicinity
- Conduct a cursory comparative analysis of groundwater demand versus groundwater recharge
- Review of local residential well records
- Provide an opinion of groundwater availability

3 Site Geology and Soils

According to the Virginia Division of Geology & Mineral Resources, most of the site is underlain by the members of the Chopawamsic Formation (**Figure 1**). A small thin ribbon of the Candler Formation is present in the northwesternmost portion of the property. While the Candler in this region of the state provides adequate yields, the Chopawamsic Formation is well-known to groundwater prospectors and hydrogeologists as possessing good potential for developing higher than average yields; especially when siting wells utilizing scientific principles. The presence of the Chopawamsic has been verified by field reconnaissance and by logging of site wells on the abutting Cutalong tract.

According to the National Resource Conservation Service (NRCS) the site is mostly underlain by residual variants of the Tatum and Nason soil series. These are well-developed soils weathered in place from the underlying bedrock. They are deep and well-drained.

4 Site Hydrogeology

The site is located within the Piedmont Physiographic Province of Virginia, an area characterized by rolling terrain with a thick weathered overburden mantling mostly crystalline bedrock. The source of groundwater is ultimately derived from precipitation and successful wells drilled into the bedrock intercept water bearing fractures.

The overlying material of weathered rock (saprolite) and soil is typically relatively granular and porous; in this region of the piedmont it houses a shallow water-table aquifer separate from, but hydraulically connected to and interacting with, the underlying fractured bedrock aquifer. The water table in shallow aquifers is often a subdued replica of topography, in which groundwater flow is generally from areas of higher elevation (recharge zones) toward areas of lower elevation (discharge zones). The source of groundwater in both aquifers is ultimately from precipitation (recharge) that infiltrates through the soil and weathered rock.

Within the fractured bedrock aquifer, groundwater occurrence and movement are controlled primarily by fractures and joints within the rock. Groundwater flow patterns in the bedrock are often very complex, depending upon the geologic and topographic setting and upon fracture frequency, size, geometry, and degree of interconnectedness. The characteristics of these fractures determine a well's yield. A high-yielding well is likely connected to large, and/or many fractures which are connected to a recharge zone on the other hand, low-yielding wells typically intersect few, and/or small water-bearing fractures which are connected to a limited recharge zone. It is well known that drilling a well within a fractured zone increases the probability of developing a higher-than-average yielding well.

Studies conducted by this writer indicate that well yields tend to increase in the vicinity of Lake Anna and according to data found in the *County of Louisa Water Quality Management Plan and Groundwater Study* (unpublished manuscript by Virginia Division of Mineral Resources (Nick Evans, PhD) and Thomas Jefferson Planning District January, 1998 indicated that higher than average yields are often observed in the regions proximal to Lake Anna.

4.1 Groundwater Monitoring of Cutalong Wells

Long-term aquifer testing of pumping wells located at the abutting Cutalong Golf Course to the south was used to design a groundwater withdrawal plan of each production well to ensure longevity and sustainability of the groundwater resources.

As a part of the groundwater management plan, water levels have been monitored hourly over the last five (5) years from five (5) production wells and at least one non-pumping well. The data indicates that the program is successful and the withdrawals from each pumping well have proved to be sustainable over the long term.

4.2 Residential Well Data in the Region

Stantec obtained 40 residential well records in the general vicinity of the site from the Virginia Health Department (VDH) and an analysis of the data indicated that the average depth to bedrock was about 71 feet, the average yield of the wells was about 18 gallons per minute (gpm) and the average depth was approximately 230 feet. It is safe to assume that the location of these wells was based upon convenience and to meet VDH stand-off requirements and thus are, for the purposes of this report, to be randomly located. Rather than based upon geologic and hydrogeologic methods. The average yield and depth of well suggests that adequate water is discovered relatively shallow and the average depth to rock indicates a thick weathered overburden is present that, more than likely, houses a significant reservoir of water above the fractured bedrock aquifer. Cutalong wells were not utilized in this study given they were (mostly) located via hydrogeological applications and would be considered outliers).

4.3 Fracture Trace Analysis

Stantec has conducted a fracture trace analysis of the site by analyzing topographic maps, stereo-aerial photographs and lidar. The work revealed the presence of numerous lineaments (fracture traces) present on the site. These features are considered surface reflections of deep bedrock fractures. Field reconnaissance verified the presence of these features and were present on exposed outcrops. The presence of the observed fractures increases the groundwater potential of the site.

5 Groundwater Recharge Analysis

The groundwater demand for the proposed development has been estimated to range from about 400 gallons per minute (gpm) during the irrigation season to about 56 gpm during the nongrowing season; with an average daily groundwater demand of 258 gpm.

For the purposes of this report Stantec has estimated the groundwater recharge of the North Anna Watershed upgradient of the site by:

1. Referencing work conducted by the USGS (Sanford, W.E., Nelms, D.L., Pope, J.P., and Selnick, D.L., 2012, Quantifying components of the hydrologic cycle in Virginia using chemical hydrograph separation and multiple regression analysis: U.S. Geological Survey Scientific Investigations Report 2011–5198) and
2. By conducting the fixed-interval hydrograph separation method that utilizes a long-term daily streamflow dataset to estimate baseflow, which is assumed to be approximately equivalent to the groundwater recharge rate (*HYSEP: A Computer*

Program for Streamflow Hydrograph Separation and Analysis - Water Resources Investigations Report 96-4040; Sloto & Crouse, 1996).

The work by the USGS indicated that the average recharge rate for Louisa County was about 11 inches per year and Stantec's calculations, utilizing the fixed interval method, resulted in a recharge rate of about 6 inches per year. For the purposes of our estimates Stantec has used the more conservative 6 inches per year and assumed that treated water will not be used for irrigation.

5.1 Recharge Estimate Results

Using the recharge value of 6.03 in/year within the contributing area of the defined watershed indicates that the estimated average water demand of 258 gpm would is 0% of the normal recharge rate under normal conditions and 1% of the recharge rate under drought conditions. Calculations are reported in **Table 1**.

6 Discussion

The site is underlain by the Chopawamsic Formation, a group of rocks that are known to produce greater than average yielding wells when located by hydrogeological methods. The soils underlying the property are deep and well drained variants of the Tatum and Nason series. Additionally, well records indicate that the soil and weathered thickness extend to depths of about 70 feet before competent rock is encountered. This indicates that a separate and overlying shallow aquifer is present above the bedrock aquifer and likely stores a substantial reservoir of water thus increasing the groundwater potential of the site.

Groundwater movement and yields are controlled by a fractured bedrock aquifer that derives its water from precipitation that is housed in a separate, but related, shallow aquifer contained within the deep weathered overburden above the rock. A fracture trace analysis of the site (including geologic mapping and field verification) indicates that the underlying bedrock is well-fractured, and those observations are supported by the presence of higher-than-average yielding wells located on the abutting Cutalong property. Furthermore, empirical data from Cutalong pumping wells suggests that withdrawals from the aquifer are sustainable if managed properly.

A very conservative estimate of groundwater recharge indicates that the estimated annual groundwater withdrawals are insignificant compared to the estimated recharge of the watershed. Furthermore, there are indications that the presence of Lake Anna may have a positive effect on groundwater yields in the region as indicated by the anonymously higher yields in the vicinity of the Lake.

7 Professional Opinions

Based upon all the available information and our experience, it is our best professional opinion that

1. There appears to be adequate groundwater availability to support the proposed development, and
2. The potential of obtaining the desired groundwater volumes is good.

8 Limitations

Generally accepted industry standards were used in the preparation of this report. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a specific location not investigated. The data collected and evaluated was intended to approximate subsurface conditions and opinions should not be considered a guarantee; given the random and unpredictable nature of fractured bedrock aquifers, the only reliable way to confirm that a sustainable groundwater resource is present is to drill a well and test it for quantity and quality.

Sincerely,

Stantec Consulting Services Inc.



Vincent L. Day, CPG
Associate, Senior Hydrogeologist
Phone: (804) 368-1003
Mobile: 804-994-7507
vincent.day@stantec.com

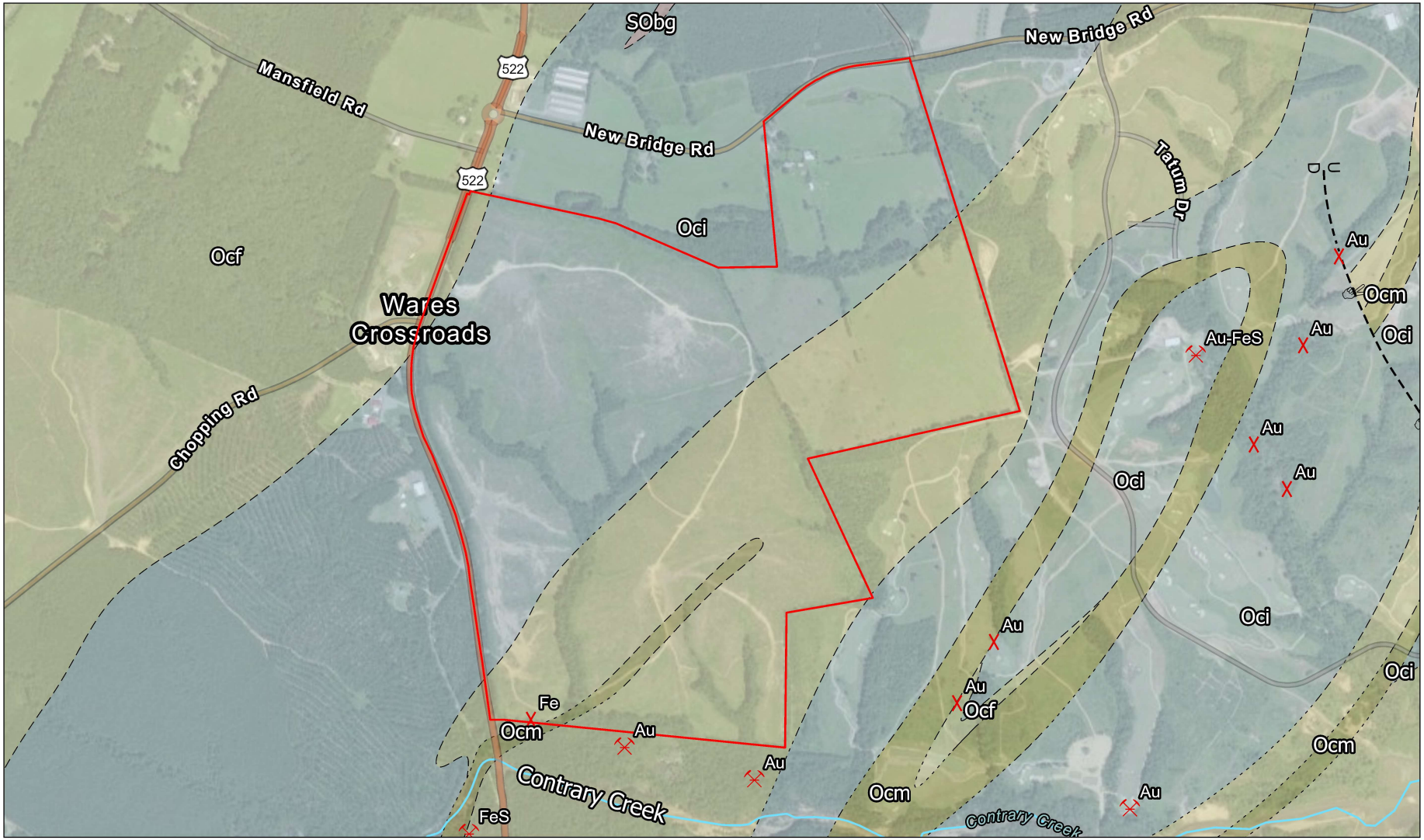
Reference: **Groundwater Availability Report**

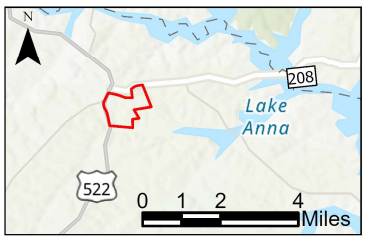
stantec.com

Attachment: Attachment

Cc: Jason S. Early, PG

FIGURE 1
Site Location Map





Ocf - Chopawamsic Formation (Felsic)
Oci - Chopawamsic Formation (Biotite)
Ocm - Chopawamsic Formation (Mafic)
SObg - Elk Creek
Exact Contact
Approximate Contact
Inferred Contact
Covered Contact

Covered High-Angle Brittle Fault
Inferred High-Angle Brittle Fault
Inferred High-Angle Brittle Fault
Prospect
Mine
Contrary Creek
Wares Crossroads Development Boundary

N

0 500 1,000
Feet
(At original document size of 8.5x11)
1:15,000

Notes

1. Coordinate System: NAD 1983 2011 StatePlane Virginia South FIPS 4502 Ft US

Stantec

Project Location
New Bridge Road
Mineral, Virginia

Prepared by ETT on 2025-05-13
TR by VLD on 2025-05-14

Client/Project
RP20 Cutalong Consolidated, LLC
Wares Crossroads Development

203402255

Figure No.
1

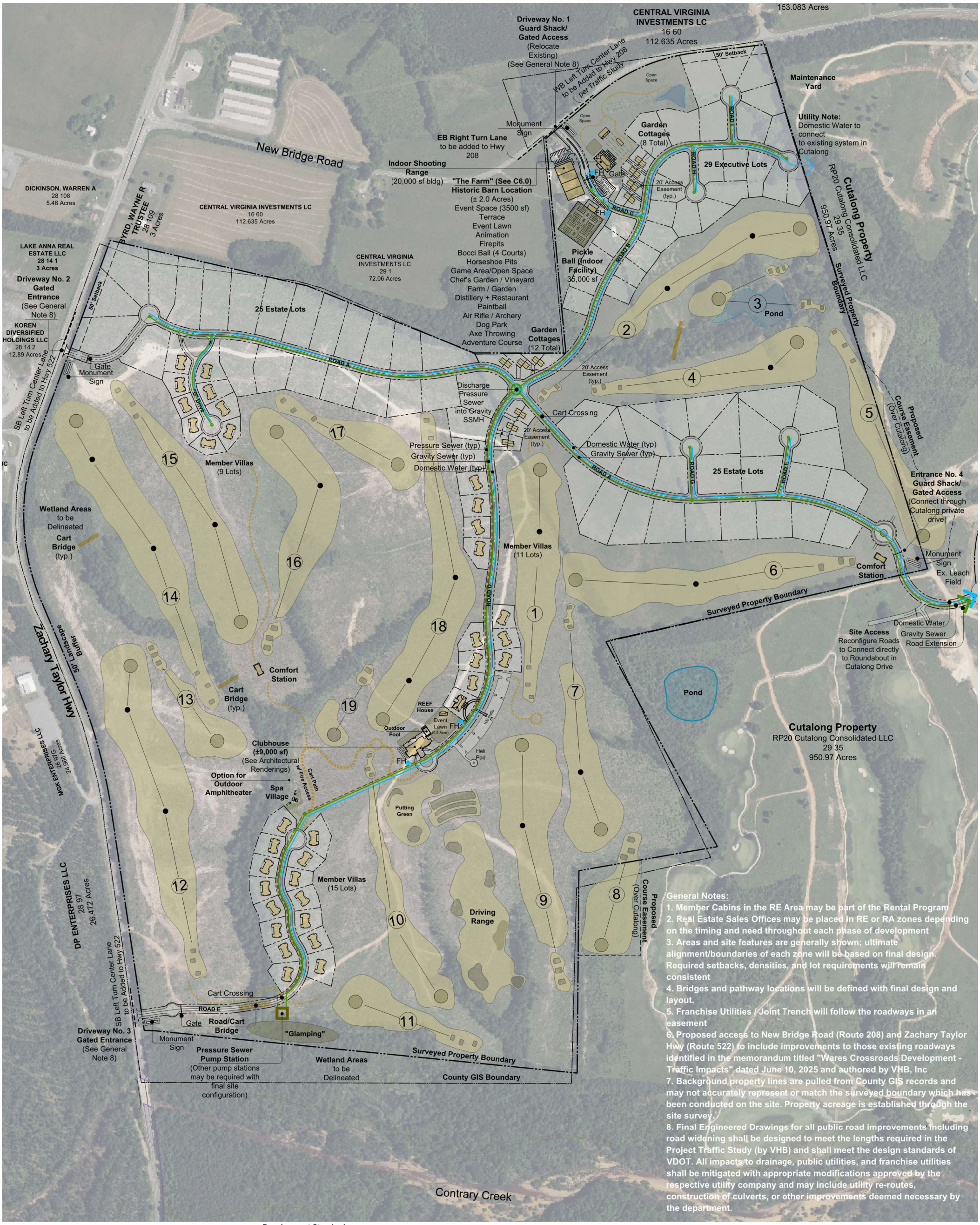
Title
Site Location & Geology Map

Page 1 of 1

C:\Users\etruman\OneDrive - Stantec\GIS\Cutalong\Cutalong VPDES.aprx Revised: 2025-05-14 By: etruman

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Appendix A
Proposed Site Plan



General Notes:

1. Member Cabins in the RE Area may be part of the Rental Program
2. Real Estate Sales Offices may be placed in RE or RA zones depending on the timing and need throughout each phase of development
3. Areas and site features are generally shown; ultimate alignment/boundaries of each zone will be based on final design. Required setbacks, densities, and lot requirements will remain consistent
4. Bridges and pathway locations will be defined with final design and layout.
5. Franchise Utilities / Joint Trench will follow the roadways in an easement
6. Proposed access to New Bridge Road (Route 208) and Zachary Taylor Hwy (Route 522) to include improvements to those existing roadways identified in the memorandum titled "Wares Crossroads Development - Traffic Impacts" dated June 10, 2025 and authored by VHB, Inc
7. Background property lines are pulled from County GIS records and may not accurately represent or match the surveyed boundary which has been conducted on the site. Property acreage is established through the site survey.
8. Final Engineered Drawings for all public road improvements including road widening shall be designed to meet the lengths required in the Project Traffic Study (by VHB) and shall meet the design standards of VDOT. All impacts to drainage, public utilities, and franchise utilities shall be mitigated with appropriate modifications approved by the respective utility company and may include utility re-routes, construction of culverts, or other improvements deemed necessary by the department.

Summary of Units:

Total Units	**134**
Estate Units	50
Executive Units	29
Member Villas Units	35 (Part of Rental Pool)
Garden Cottages Duplex Units	20 (Part of Rental Pool)

Lot Sizes:

Estate Lots:	0.5 - 2.0 Acres
Executive Lots:	0.25 - 1.5 Acres
Member Villas Lots:	0.25 - 1.0 Acres
Garden Cottages:	0.1 - 0.5 Acres

Development Standards:

Total Area: 394.8417 Acres
Open Space: 273.0000 Acres
Residential Areas: 107.0000 Acres
Gross Percentage Residential 27%

Residential Relative Densities

50 Estate Lots (65 Acres):	$\frac{50}{65}$ = 0.8 Lots/Acre
29 Executive Lots (21 Acres):	$\frac{29}{21}$ = 1.4 Lot/Acre
35 Member Villas (18 Acres):	$\frac{35}{18}$ = 2 Lots/Acre
20 Garden Cottages (3 Acres):	$\frac{20}{3}$ = 7 Lots/Acre

Gross Density: 134 Lots / 394.84 Acres = 0.34 Lots/Acre

Setbacks: SEE SHEET C3.0 To comply with 86.116 - Growth Overlay District

Development Standards: cont

Proposed Building Areas shown on plan
Max Building Heights:
Residential = 40'
Nonresidential = 60'

Non-Res Total Parking Estimate: 150-200 Stalls

LEGEND:

TOTAL AREA: 393.8417 Acres
RE: Residential Lots (Estate and Executive): 107.0000 Acres
RA: Resort and Resort Amenities: 13.8417 Acres
OS: General Open Space (168.0000 Acres)
AO: Active/Passive Open Space (Golf/Parks) (105.0000 Acres)
Note: The above acreages are subject to final engineering and may change with final site plan

Surveyed Property Line
County GIS Property Line
Shared-Use Path
(Cart Paths to be integrated with Golf Design)

REEF

Wares Crossroads Development - Site Master Plan 01.16.2026

C2 Mineral, VA
Scale: 1" = 250'

250 00 250 750
Scale: 1"=250'
North

TABLE 1

Groundwater Recharge Estimate

Table 1
Wares Crossroads Development
Effective Recharge Calculations
under
Normal and Drought Conditions

Recharge Area	185,956	acres	=	8,100,243,360	ft^2
	1	acres		43,560	ft^2
Groundwater Recharge Estimate	6	in/yr	Recharge value calculated via the Fixed interval Separation method (Slotkin et al)		

Raw Data collected from USGS Gage #01672500 at the South Anna River

Calculated Recharge to Recharge Area of Site (Normal Precipitation)	=	6	~~in~~	8,100,243,360	~~ft^2~~		~~ft~~	7.48	gal	=	**30,294,910,166**	**gal**	=	**82,999,754**	**gal**	=	**57,638.7**	**gal**
			yr			12	~~in~~		~~ft^3~~			**yr**			**day**			**min**
Calculated Recharge to Recharge Area of Site (Drought Conditions)	=	3.9	~~in~~	8,100,243,360	~~ft^2~~		~~ft~~	7.48	gal	=	**19,691,691,608**	**gal**	=	**53,912,913**	**gal**	=	**37,439.5**	**gal**
(65% of Normal)			yr			12	~~in~~		~~ft^3~~			**yr**			**day**			**min**

Estimated Groundwater Withdrawal (Normal Demand)	=	**371,781**	gal	=	258	gal	=	135,792,945	gal	=	**0%**	**of recharge under normal precipitation**	=	**1%**	**of recharge under drought conditions**
			day			min			yr						

MERIDIAN
ENVIRONMENTAL CO.

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North Carolina Geologist Corporation License No. C-568
Commonwealth of Virginia Class A Contractor License No. 2705154363 CBC, ENV, & RBC

March 31, 2025

Mr. Nate Kiser
Senior Project Manager
RP20 CUTALONG CONSOLIDATED, LLC
978 New Bridge Road
Mineral, Virginia 23117

Re: Phase I Environmental Site Assessment Report
Dickinson-Ware Parcel Assemblage - Approximately 389.68 acres
Dickinson Parcels 28 97D, 29 3, and 28 97E & Ware Parcel 29 2
East of US 522/208 Zachary Taylor Highway and south of New Bridge Road
Mineral, Louisa County, Virginia
Project No. 25-018ESA

Dear Mr. Kiser:

As authorized by you on March 10, 2025, Meridian Environmental Co. (Meridian) has completed the Phase I Environmental Site Assessment in general conformance with ASTM E 1527-21 for the above noted site. Please find enclosed the final report as an electronic copy in Portable Document Format (PDF).

Meridian appreciates the opportunity to provide its continued services to RP20 Cutalong Consolidated, LLC on this most important project. Should you have any questions or require additional information regarding this report, please contact the undersigned at (804) 218-0221.

Respectfully submitted,

MERIDIAN ENVIRONMENTAL CO.

James B. O'Brien, PG
President/Owner
Virginia License No. 1281

Enclosures

ASTM E 1527-21 PHASE I ENVIRONMENTAL SITE ASSESSMENT

DICKINSON-WARE PARCEL ASSEMBLAGE - ~389.68 ACRES
(DICKINSON PARCELS 28 97D, 29 3, and 28 97E & WARE PARCEL 29 2)
EAST OF US 522/208 ZACHARY TAYLOR HWY & SOUTH OF NEW BRIDGE RD
MINERAL, LOUISA COUNTY, VIRGINIA

Prepared for

RP20 CUTALONG CONSOLIDATED, LLC
978 New Bridge Road
Mineral, Virginia 23117

Prepared by

MERIDIAN
ENVIRONMENTAL CO.

7023 Benhall Circle
Glen Allen, Virginia 23059
(804) 218-0221 (phone)

Meridian Project No.: 25-018ESA

Report Date: March 31, 2025

Eligible for Update Prior to: September 9, 2025
(based on database acquisition date)

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Supplement 2 Environmental Data Resources, Inc. Database Report
Supplement 3 Historical Research Documentation
Supplement 4 Photographs from Field Visit
Supplement 5 Interview Details
Supplement 6 Resume of Environmental Professional

SECTION 1 - EXECUTIVE SUMMARY

The following document is a Phase I Environmental Site Assessment (ESA) for the Dickinson-Ware Parcel Assemblage that is east of US 522/208 Zachary Taylor Highway and south of New Bridge Road in Mineral, Louisa County, Virginia as observed and researched by Meridian Environmental Co. (Meridian). At the request of Meridian's client, RP20 Cutalong Consolidated, LLC, the following ESA was implemented in general accordance with the scope and limitations of the ASTM Standard E 1527-21. To this end, any exceptions or deletions from this standard methodology are detailed in **Section 7** of this document. The Dickinson-Ware Parcel Assemblage parcel comprises approximately 389.68 acres of undeveloped land as identified by the following Louisa County Map IDs:

Parcel Information per Louisa County GIS			
Parcel Address/Zoning	**Parcel ID**	**Owner**	**Acreage**
None/A2	28 97D	Dickinson Land Properties	122.13
None/A2	29 3	Dickinson Land Properties	63.05
None/A2	28 97E	Dickinson Investment LLC	88.63
446 New Bridge Rd/A1	29 2	Ware Family LLC	115.87
Total Acreage			**389.68**

The current use of the subject property is generally undeveloped natural land comprising a sloping topography with a possible spring feed creek in the western portion that flows south and a creek that flows from west to east across the central eastern portion through a man-made pond and a second pond, that is possibly man made. In the northern portion a pond is present that flows into a creek to the east off of the subject site. The large western portion appears to have been timbered in the recent past except for the area around the southerly flowing creek. Additionally, this portion of the subject site has a number of dirt trails winding through it and provide access to the subject site from Zachary Taylor Highway (US 522).

The portion of the subject site to the east is two (2) large open fields which are separated from the western portion by a barbed wire fence with gate access. Additionally, this area includes the property of 446 New Bridge Road that comprises direct access from New Bridge Road and is occupied with a number of structures that consist of an older house that is used a realty office, a small metal storage building, and five (5) pole barns for farm equipment and cattle use, along with a topless silo. This area of the subject site was rolling and grassed and appears to be used for cattle.

The wooded areas on the subject site are populated with a young to mature stand of trees and their land surface is covered with leaf litter in the wooded areas. The open field areas are grassed, while the timbered portion is covered with low growing plants, stumps, felled trees that were used as pathways for moving timber equipment around the property.

The subject site is bordered to the north by New Bridge Road and private residences; to the west by Zachary Taylor Highway (US 522/208); to the south by wooded land and Contrary Creek; and to the east by the Cutalong Development.

To meet the ASTM Standard E 1527-21, this Phase I Environmental Site Assessment included exploration of the site and adjoining properties, interviews, and review of historical documents/sources and regulatory databases in an effort to ascertain the identity of recognized environmental conditions that may impact the site.

This ESA has indicated the presence of recognized environmental conditions (RECs) in connection with the site. Meridian did note the following observations and RECs on the site:

Hazardous Substances and Petroleum Products in Connection with Identified Uses - Meridian observed de minimis quantities of 5-gallon containers containing gear oil, Thompson's Water Seal, hydraulic fluid, etc. No staining was associated in the areas where these containers were present, so Meridian does not consider them to be a REC to the subject property, but instead the containers should be properly disposed of.

Storage Tanks – Aboveground (ASTs) and/or Underground (USTs) – Behind the realty office/house, Meridian observed the presence of a fill port and vent pipe associated with an underground storage tank (UST) in the southwest grassed area. It appears that the UST is for heating oil based on interview information from Ms. Kay Watson, owner, she was not sure if the UST was 250 or 500-gallons in capacity and indicated that this UST had not been used for 20 to 25 years. Meridian did notice a heat pump on the east of this structure, Ms. Watson confirmed that the house/office was using a heat pump. Additionally, Ms. Watson provided information that next to the external garage (metal building) "there was an underground gas tank that was used for tractors and truck/car and I don't remember it being dug up". The presence of the heating oil UST and the possible presence of another UST that may be either gas or diesel near the metal building are a REC to the subject site and require further investigative measures.

Drums and/or Unidentified Substance Containers – In the pole barn on the far west side of the Ware parcel, Meridian observed a 55-gallon drum of "Purple Power" cleaning solution. The presence of this is not a REC to the subject site since no staining or leakage was noted, however it should be properly disposed of.

Pits, Ponds or Lagoons – In the middle of the eastern portion and in the northern portion, Meridian observed the presence of two man-made ponds that appear to be a dammed creeks. The water in both ponds appeared clear and free of sheens. The presence of these ponds is not considered to be a REC to the subject site.

Solid Waste – Minor amounts of general litter and debris were noted along the property boundary with Zachary Taylor Highway (US 522). The litter, debris, and trash is not considered to be a REC to the subject site, but should it be properly disposed of.

Wells – Meridian observed the presence of four (4) wells on the subject site and located on the Ware parcel. The first is associated with realty office/house and is located northwest of the building between the structure and the entrance sidewalk. The second well is located behind the realty office/house in a wooden wishing well structures, which according to records from the Lousia County Environmental Health Department is abandoned, but no documentation of the abandonment was provided only a notation on a drawing. The third and fourth wells are located in the central pole barn structure and adjacent to each other. Meridian requested information from the Louisa County Environmental Health Department and received an email from Ms. Paula Aldridge on one (1) agricultural well that was installed in 2001 that 340 feet deep, cased from +1 foot to 79 feet below existing grade and is 6 inches in diameter and produces 3.5 gallons per minute (GPM). It is also indicated the water bearing zone is from 150 to 151 feet below existing grade with a static water level of 20 feet below the top of the casing. Again, this well is considered to be a Class IV agricultural well that was installed by Mid Virginia Water Wells. No other information was provided for the other two wells or the one that is abandoned. The presence of all four (4) wells is not a REC to the subject property. With that said, if the wells are not to be used in the redevelopment of the property, they should be properly abandoned

Septic Systems – The realty office, former house, was noted by Meridian to be on a septic system and this was confirmed Ms. Adrianna Cowan-Waddy, Broker with Cown Realty, Inc. Meridian requested information from the Louisa County Environmental Health Department and again received emailed information pertaining to the Record of Inspection – Sewage Disposal System dated October 3, 1968, along with a permit to install the sewage disposal system dated August 8, 1968 that details the location of the septic tank, distribution box and drain field lines with respect to the house/office building. The presence of the septic system is not a REC to the subject site, but caution should be exercised during the demolition of the site and the removal of the septic system, if it will not be used in the future redevelopment plans.

Other Use or Condition Not Listed Above – Meridian noted the presence of "mounded" areas in the woods that were covered with leaf litter and Meridian was not able to discern their origin, so caution should be exercised in these areas during clearing and grubbing, along with regrading. Should any materials be uncovered that appear hazardous, work should stop immediately and Meridian should be notified to evaluate the conditions and assist in the mitigation of the materials and their proper disposal, if any. Additionally, if the realty office/house is to be demolished, Meridian recommends that the structure be tested for asbestos containing building materials and lead-based paint prior to demolition, since Ms. Watson confirmed that the aluminum siding is covering asbestos siding and was built in the 1950's with an addition in the mid 1960's.

Off-Site RECs: None.

No observations were made by Meridian that are considered to be RECs to subject property on the adjoining properties.

Based on the work effort performed at the subject property for evidence of RECs, Meridian does recommend further evaluation of subject property relating to criteria in the ASTM Standard E 1527-21.

SECTION 2 - INTRODUCTION

2.1 Intent of Phase I ESA

Meridian conducted a Phase I Environmental Site Assessment to ascertain the identity, within the limits of the ASTM Standard, of RECs that may or may have had an adverse environmental impact upon the subject site. Our work effort included historical and regulatory record review, interviews, and field observation to evaluate whether such conditions are associated with the site. The methods implemented for this Phase I ESA are from the ASTM Standard E 1527-21 in general form, as requested by the client. This document includes information collected to support the level of inquiry and findings, along with opinions generated to formulate the conclusions presented herein.

2.2 Scope of Services

In order to comply with our client's request to conduct a Phase I ESA on the above referenced site, Meridian implemented the following detailed scope services:

- Collected and reviewed site materials and documents from our client, RP20 Cutalong Consolidated, LLC in the form of a written Notice to Proceed and formal Site Package.
- Contacted, as appropriate and available, individuals, companies and/or government officials regarding the site with respect to pertinent knowledge these entities may possess regarding it and its past or present condition.
- Conducted a field site visit to the subject site to observe and photo document its present condition relating to any observed RECs on or off the site. Evaluation was made on the exterior features/structures, along with readily accessible interior features/structures, as they relate to the subject site.
- Implemented a regulatory database search by utilizing Environmental Data Resources, Inc. services to collect information for review pertaining to readily know and monitored sites by federal and state environmental regulatory agencies.
- Implemented a historical search for documents, maps, and other readily available data sources to construct a history of the site relating to its development and documented uses.
- Made an evaluation of adjoining properties based on observation from the subject site, regulatory research database and historical information sources to identify any RECs that may adversely impact or have impacted the subject site.
- Prepared this report detailing Meridian's specific findings, our opinion of those findings and our conclusions as to the necessity for further action, if any, to evaluate and mitigate the identified RECs.

2.3 Significant Assumptions

Meridian has made no significant assumptions with respect to this work effort other than the truthfulness of interviewee provided information. Therefore, information and data obtained and presented from the interviews conducted by Meridian is believed to be deemed reliable by Meridian regarding this specific site and project. However, Meridian cannot, does not and will not warrant or guarantee that the data and/or information provided by sources named, as interviewees are accurate or complete.

2.4 Limitations and Exceptions of Assessment

Along with all the limitations set forth in various sections of the ASTM Standard E 1527-21 protocol, the accuracy and completeness of this report is necessarily limited by the following:

Limitations and Exceptions	***YES***	***NO***
Access Limitations	X	
Physical Limitations to Observations (i.e., snow, rain, asphalt, buildings, etc.)		X
Information requested but not available at time of report preparation		X
Historical Data Criteria does not pre-date 1940		X
Unique limitations not specified in the ASTM Standard		X

The information below provides specific reason(s) for the noted limitations and exceptions:

Portions of the subject site were densely wooded and overgrown with vegetation and this prohibited a complete assay of the interior portion of the property. Meridian does not consider this limitation to be a REC for the subject site. Conversely, dense vegetation and healthy trees indicates favorable soil conditions.

Additionally, this Phase I ESA document and the methods used to prepare it are limited by the following:

- No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice/process is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice/process recognizes reasonable limits of time and cost.
- All appropriate inquiries do not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of the transaction. One of the purposes of this practice/process is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing and environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.
- Not every property will warrant the same level of assessment. Consistent with good commercial and customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and the risk tolerance of the user, and the information developed in the course of the inquiry.
- It should not be concluded or assumed that an inquiry was not an all-appropriate inquiry merely because the inquiry did not identify recognized environmental conditions in connection with a property. Environmental site assessments must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent environmental site assessments should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.

2.5 Special Terms and Conditions

The findings, opinions and conclusions presented and relevant to this site for which this document was prepared are warranted by Meridian that they were attained in a manner parallel to guidelines and industry standard level of inquiry and conduct outlined in ASTM Standard E 1527-21. The aforementioned ASTM Standard indicates the methodologies utilized as representing good commercial and customary practice for conducting an Environmental Site Assessment for a parcel of real property in the United States of America for the purpose of naming RECs. Meridian calls to attention that findings, opinions, and conclusions presented herein maintain the constraints inherent with the methodologies in the ASTM E 1527-21 Phase I Environmental Site Assessment Process and some of which are more specifically indicated below.

No other warranties are indicated or stated.

Although, Meridian implemented an industry standard level of care and exercise for this Phase I ESA there may be conditions on the subject site, in the proximity of the subject site or on adjoining properties that may not or could not be identified with the scope of work performed. Additionally, there may be conditions and/or concerns that were not reasonably ascertainable in published, prepared or recorded readily available materials. The execution of this work effort is not intended to return an all-inclusive or comprehensive information base, but instead to inform RP20 Cutalong Consolidated, LLC with Meridian's opinion of evident RECs observed and/or potential adverse environmental conditions relating to the subject site.

2.6 User Reliance

This document was prepared in accordance with the contract Meridian has with RP20 Cutalong Consolidated, LLC and subject to the Terms and Conditions of the contract between Meridian and RP20 Cutalong Consolidated, LLC. This contractual relationship includes an exchange of information about the subject site that is unique. The exchanged information between Meridian and RP20 Cutalong Consolidated, LLC is the basis upon which this report is prepared. Given the importance of the communication between Meridian and RP20 Cutalong Consolidated, LLC, reliance or any use of this report by anyone other than RP20 Cutalong Consolidated, LLC for whom it was prepared is prohibited and therefore not foreseeable to Meridian, except for the following entities may rely on the Phase I ESA report, based on the request of Meridian's client, RP20 Cutalong Consolidated, LLC, RP20 Cutalong Consolidated, LLC Corporation, along with future lending institutions for the purposes of completing the property transaction, if necessary.

Reliance or use by any such third party without explicit authorization in this report does not make said third party a third-party beneficiary to Meridian's contract with RP20 Cutalong Consolidated, LLC. Any such unauthorized reliance on or use this report, including any of its information or conclusions will be at third party's own risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

SECTION 3 - USER PROVIDED INFORMATION

As stipulated in ASTM Standard E 1527-21 §6.1, RP20 Cutalong Consolidated, LLC provided Meridian with information available to it regarding the subject site. The information provided by RP20 Cutalong Consolidated, LLC was in the form of a Site Package. This Site Package contained materials received from its client that pertained to site location, specialized knowledge about the site, individuals to interview, ownership documents and descriptions, along with drawings and sketches of the site. The Site Package provided by RP20 Cutalong Consolidated, LLC to Meridian can be found in **Supplement 1**.

3.1 Title Records

Title records were provided to Meridian for the subject site by RP20 Cutalong Consolidated, LLC.

3.2 Environmental Liens or Activity and Use Limitations

RP20 Cutalong Consolidated, LLC did not provide any information regarding environmental liens associated with the property. Additionally, RP20 Cutalong Consolidated, LLC indicated no activity or use limitations regarding the subject property.

3.3 Specialized Knowledge

Meridian's client, RP20 Cutalong Consolidated, LLC, has provided a Site Package with specialized knowledge regarding the subject site's location, along with other pertinent and available information to them. The information in this Site Package has been incorporated in this document as appropriate. The Site Package provided by RP20 Cutalong Consolidated, LLC to Meridian is included in **Supplement 1**.

3.4 Valuation Reduction for Environmental Issues

Meridian has not received a schedule of environmental issues for valuation reduction relating to the subject site from RP20 Cutalong Consolidated, LLC. In turn, Meridian does not perform valuation reduction relating to RECs found on the subject site that would indicate an adverse impact or the potential for an adverse impact.

3.5 Owner, Property Manager and Occupant Information

Meridian has received owner information relating to the subject site in the Site Package provided by RP20 Cutalong Consolidated, LLC, as available to them. Meridian has taken this information and utilized it to gain site access and conduct interviews of knowledgeable persons with respect to RECs associated with the subject site, if available. **Section 6 - Interviews Details** includes people Meridian interviewed for this Phase I ESA.

3.6 Reasons for Performing Phase I ESA

Meridian was retained to perform Phase I ESA on the subject site for RP20 Cutalong Consolidated, LLC. RP20 Cutalong Consolidated, LLC is fulfilling its contractual and due diligence obligations in the process of purchasing and redeveloping the subject property.

3.7 Other

RP20 Cutalong Consolidated, LLC has provided Meridian with general site drawings and sketches in the Site Package for the subject property. Meridian utilized these drawings and sketches in locating the subject site and orienting itself on the subject site, along with finding the area to be evaluated for this Phase I ESA.

TRIBUTER
RESORT

Community Meeting:

Tributer Resort Project Update

February 11th, 2026



Exhibit J

Type text here

Welcome & Introductions

Louisa County Staff

- Tom Egeland
- Linda Buckler

Community & Cutalong Members & Management

Cutalong Team

- Mitch Bowser - Professional Engineer (PE)
- Vincent Day – Hydrogeologist
- Nathan Kiser - Environmental Compliance
- Joe Walsh - Project Director



Reef Key Resorts







Reef Key Resorts







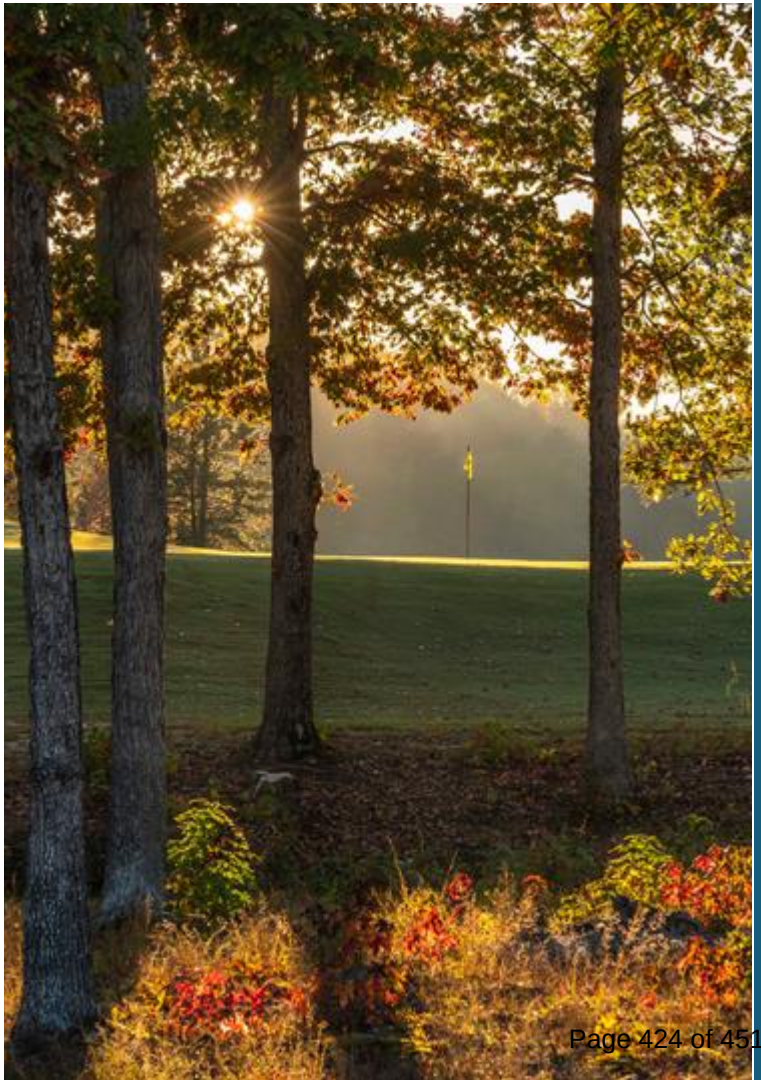
Cutalong History

2019 - 2024

- Reef Acquisition
- Cutalong Golf Course & Utility Completion
- DEQ VPDES Permit Beneficial Reuse

2025

- Louisa County School Partnerships
- Master Plan Amended Destination Resort
- Cutalong Clubhouse & Coopers Opening
- Cutalong Short Game & Lighted Putting Course



2026 And Beyond

- Villas & Cottages Phase One - 44 bedrooms
- Golf Course Improvements
- Phase One Amenities
  - Wildwood Pickleball Complex
  - Rail Hike & Bike Trails, Marina, Park
- Wares Crossroads Expansion Plan
  - Members Course, Clubhouse & Amenities
  - SHF lots and Stay & Play units
- Real Estate Sales Launch
  - Villas & Cottages (Phase Two)
  - Cooper Estate homesites
- Phase Two Amenities
  - The Sanctuary, Casters, Hitting Bays
- DEQ Wastewater Plant



Louisa County Annual Community Commitments



Louisa County High School
Golf Team Home Course



Annual LACA "Kick the Hab"
Charity Golf Tournament



Annual Lake Anna EMS
New Bridge Station
Charity Golf Tournament

Louisa County: Continuing Technical Education

- Turf Management Program
- Culinary Program
- Internship Opportunities





Louisa County: Sports & Tourism Synergy







Collaborate with Louisa County Tourism and Virginia Tourism Corporation to Glean Grants, Grow Sports Tourism

Host the Virginia High School Golf State Championship 4A & 3A

Amended Masterplan to Destination Resort Community










Tributer Resort Economic Engine for Louisa County








TRIBUTER
RESORT

Wares Crossroads Development 2026



Reef Business Plan | Resort Course & Member Course















Reef Business Plan | Resort Course & Member Course



Conditions of Use





- General conformance with the approved Master Plan
- The hours of operation for Shooting Range will be 6:00 am to 10:00pm.
- Any Outdoor Shooting Range will be limited to Paintball and Air rifles. The hours of operation for any Outdoor Shooting Range operated on the Property will be limited to 6:00 am to 10:00pm.
- Plannted fifty-foot (50') landscape buffer along Zachary Taylor and will maintain it in perpetuity.
- The Applicant will provide the Zoning Administrator with at least two (2) weeks prior written notice before any event shall take place on the Property, that is open to the general public with specific requirements.
- All uses on the Property will comply with Chapter 51 of the Louisa County Zoning Ordinance.

Cash Proffer to Louisa County - Maximum

Public Facility Category or Other Specified Category	Per Unit Amount				# of SFD Units	Total at Full Buildout	Lump Sum Amount	Total of Amount (Per Unit Amount + Lump Sum)	Payment Timing
	SFD	SFA	MF	Age-Restricted					
Schools	$2,625.00	N/A	N/A	N/A	79	$207,375.00	$0.00	$207,375.00	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Parks and Recreation	$149.79	N/A	N/A	N/A	79	$11,833.41	$0.00	$11,833.41	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Public Safety	$854.67	N/A	N/A	N/A	79	$67,518.93	$0.00	$67,518.93	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Sheriff's Office	$714.83	N/A	N/A	N/A	79	$56,471.57	$0.00	$56,471.57	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
General Administration	$293.00	N/A	N/A	N/A	79	$23,147.00	$0.00	$23,147.00	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
Solid Waste	$125.56	N/A	N/A	N/A	79	$9,919.24	$0.00	$9,919.24	After final inspection and before the County's approval of a certificate of occupancy permit for each Executive Unit or Estate Unit.
TOTAL								$376,265.15	

Right-of-way Construction. Subject to VDOT and County approvals, the Applicant commits to conduct all work within the VDOT right-of-way within a time period commencing on Labor Day through Memorial Day.

Water Sense Guidelines (Water Conservation). All Units constructed on the Property will comply with the Environmental Protection Agency's (EPA) Water Sense Guidelines.

Lake Anna Community Association (LACA). The Applicant will pay Ten Thousand Dollars ($10,000.00) to LACA for purposes of future algae and hydrilla remediation, which said amount will be paid to LACA prior to the County's issuance of a certificate of occupancy (temporary or final) for the first building constructed on the Property.

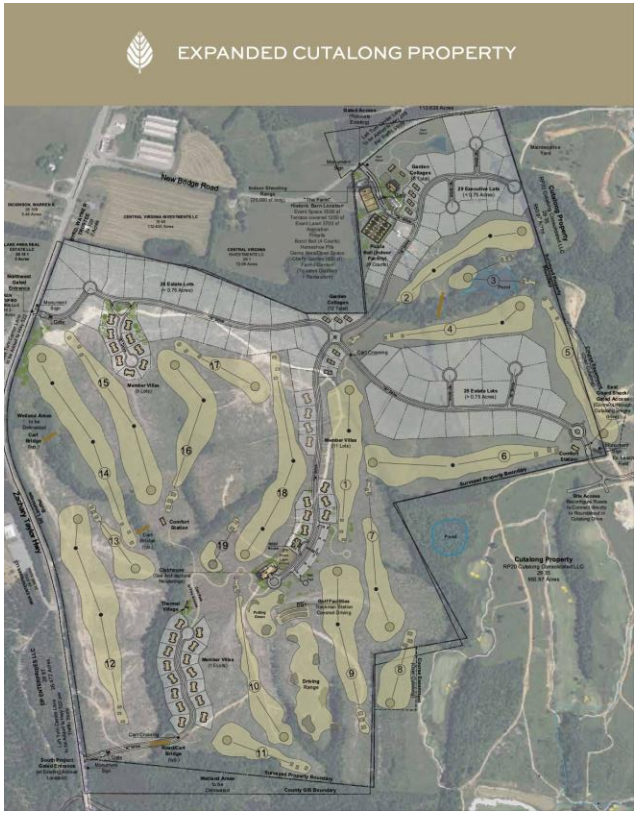
Louisa County Career and Technical Center. The Applicant and Owner will establish an internship program with the County's Career and Technical Center facilities prior to the County's issuance of a certificate of occupancy permit for the first building constructed on the Property...

Environmental. The Applicant will comply with all recommendations provided under the Phase I Site Environmental Site Assessment Report...

Lighting. All lighting on Property will be Dark-Sky compliant.

Cemetery. The Applicant will provide access to the cemetery located on Tax Map Parcel 28-97E, pursuant to Virginia State Code Sections §57-27.1..

Fiscal Impact to Louisa County & Lake Anna



Louisa County Revenue:

- Annual Real Property Tax $700,000
- 30-year Cumultive Taxes $40,000,000

Louisa County & Lake Anna Jobs:

- 58 Annual Permanent Jobs $4,300,000
- 935 Construction Phase Jobs $55,000,000

Fiscal Impact Construction:

- Construction Fiscal Impact $157,000,000

Transient Occupancy Tax:

- Year 1 $200,000
- Year 30 $1,000,000

Sustainabilty Plan

Exhibit

100% Onsite Nutrient Credits:
DEQ Conservation
Easements (Former AG Land)





100% Onsite Nutrient Credits:
DEQ Creek & Wetland Restoration
(Trails, Bridges Adjacency)

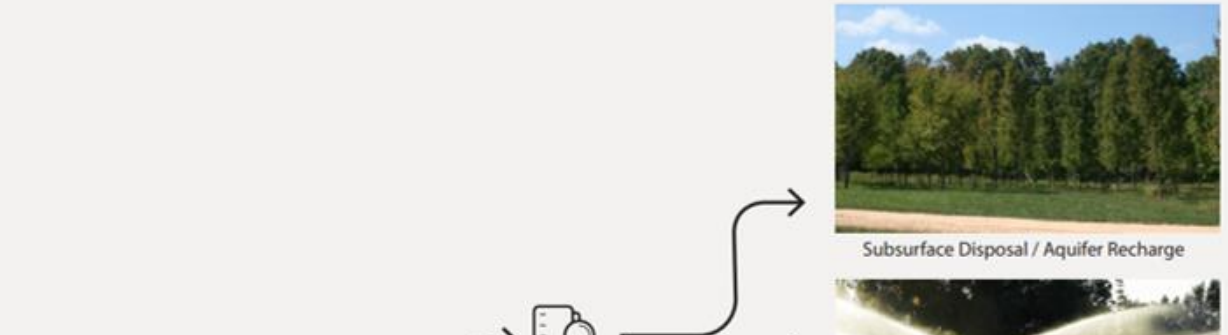




Contrary Creek Boat Traffic:
No Boat Ramp, Dry Boat Storage, Petrol
No “Public Boat Access” to Restaurants & Bar

Mitigate Neighboring Property Impacts :
Removed Density South of Contrary Creek
Isolate Pickleball Courts
Dark Sky Compliance (proffer)
Infrastructure well placed

Water & Wastewater Management Plans



Subsurface Disposal / Aquifer Recharge



Beneficial Reuse / Aquifer Recharge
(April 10 - September 21)



Direct Discharge during Non-Recreational Season
(September 22 - April 9)

- **State-of-the-Art** technology (SOTA) to meet discharge concentration limits of 3.0 milligrams per liter (mg/L) Total Nitrogen (TN) and 0.2 mg/L Total Phosphorus (TP) on an annual average basis
- Reef has **voluntarily** agreed to these concentrations which are significantly lower than the Rappahannock Basin Tributary Strategy limits which are typically required.

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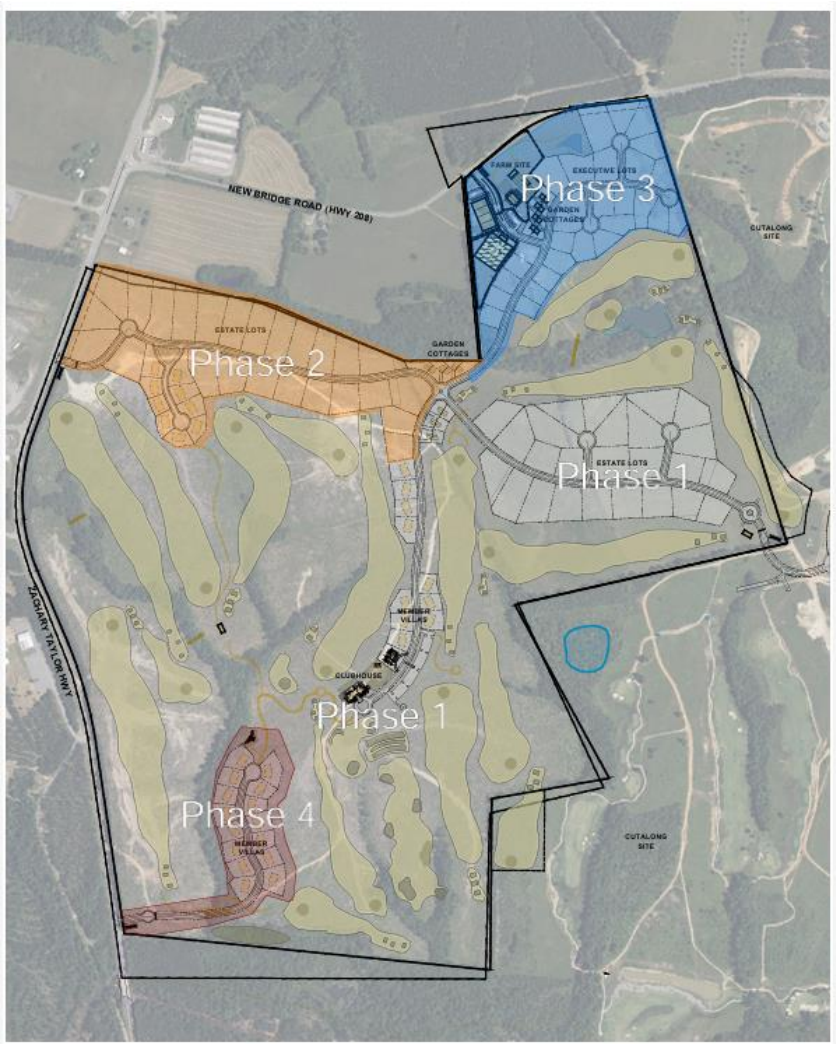
RESORT

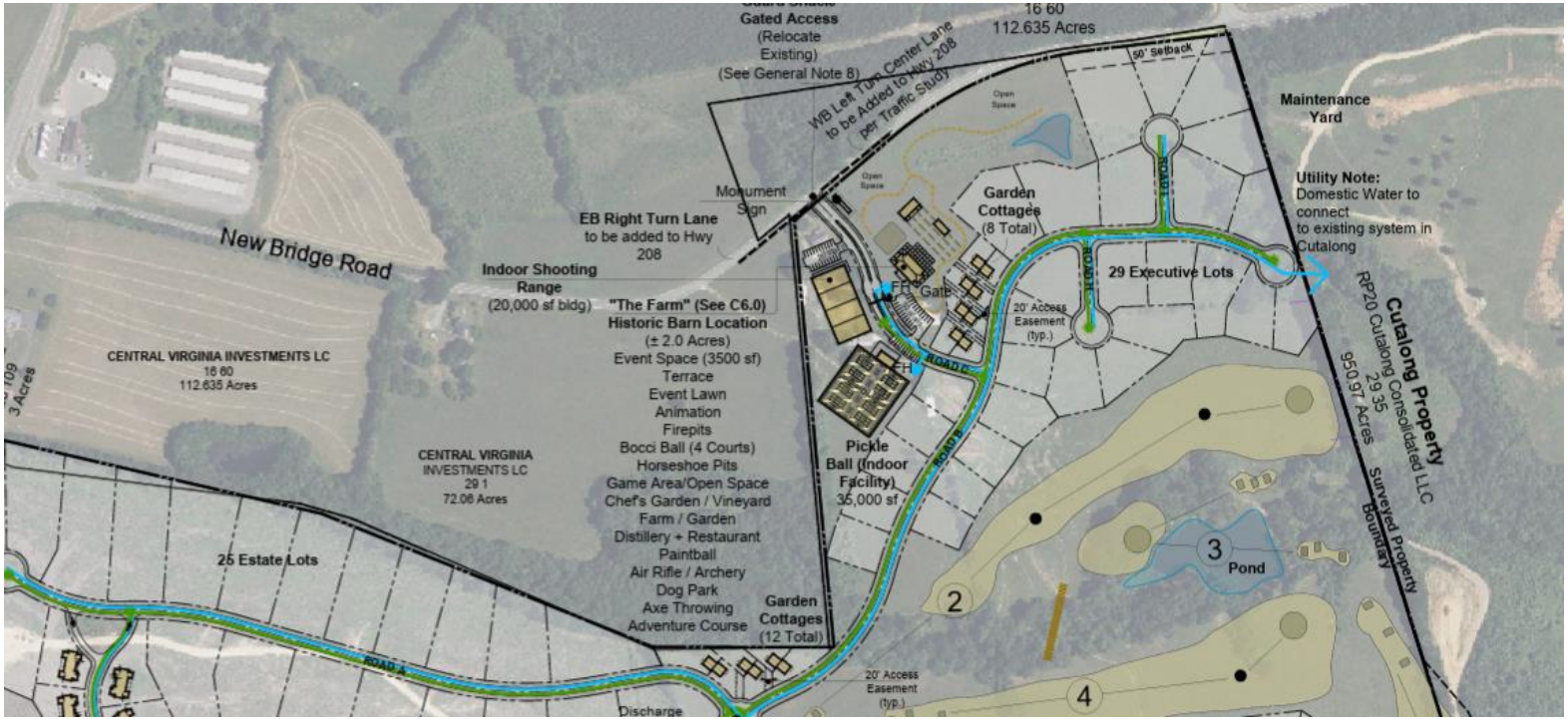
Thank you for your Input!



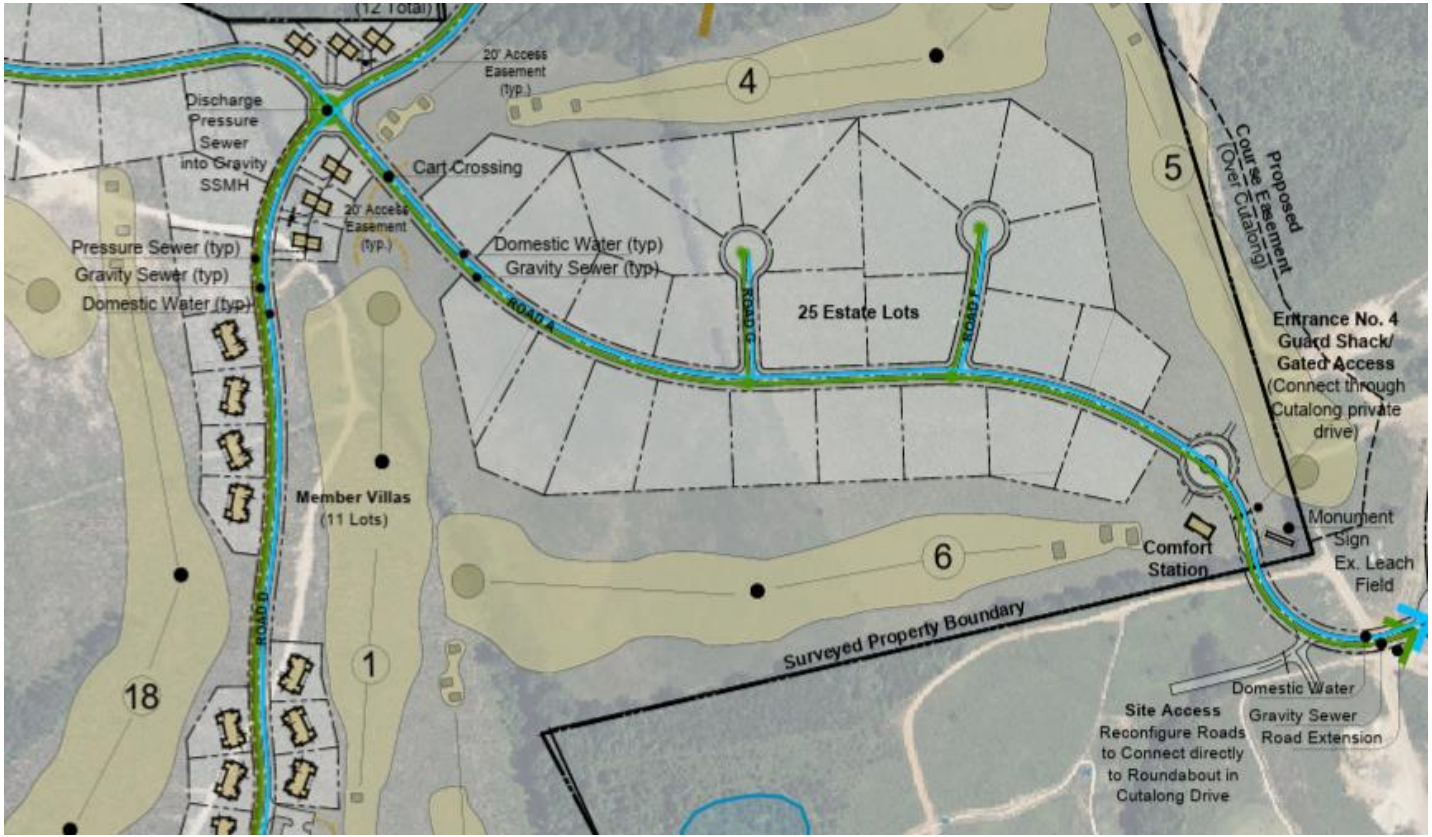
Phasing Plan



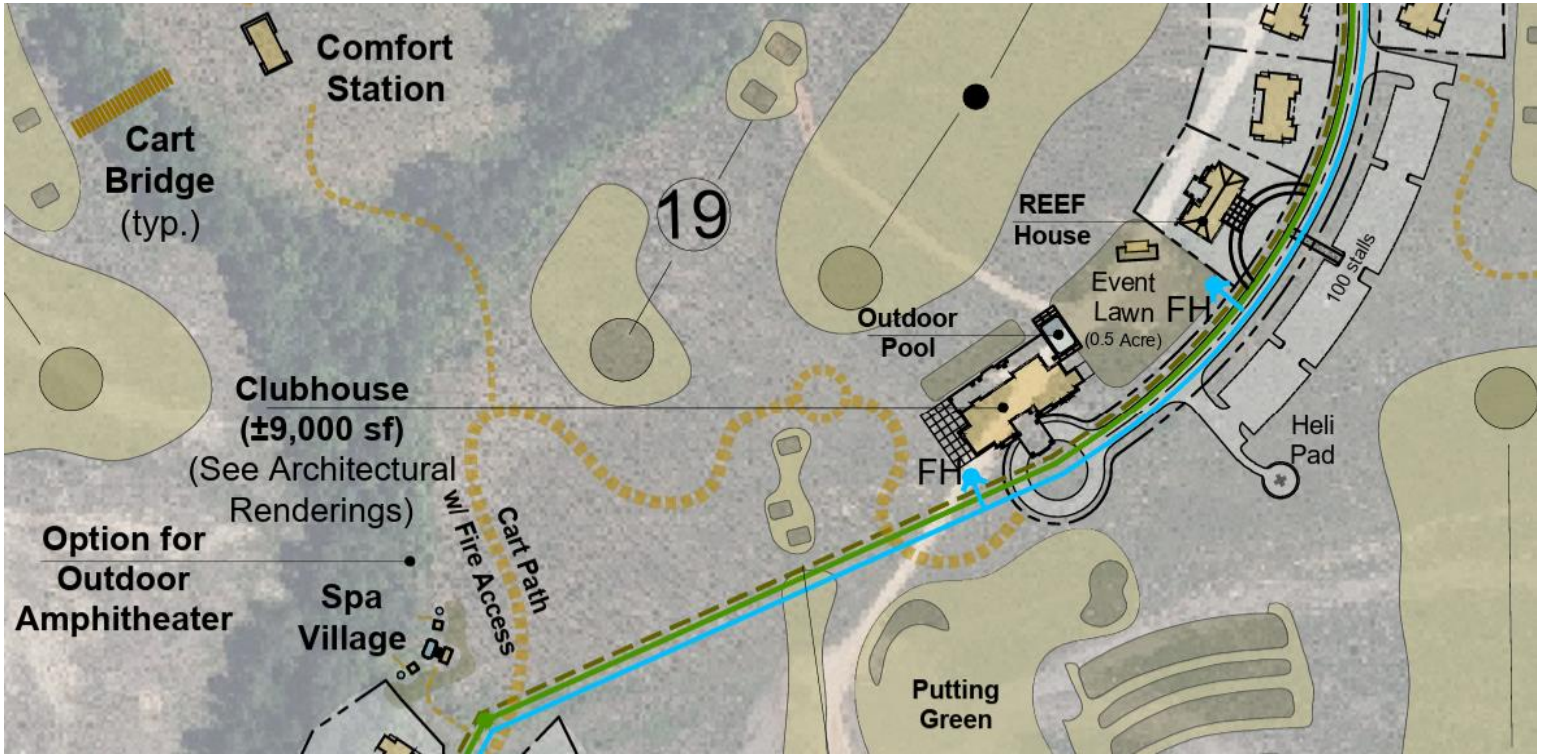
"The Farm" - Hwy 208 Entrance



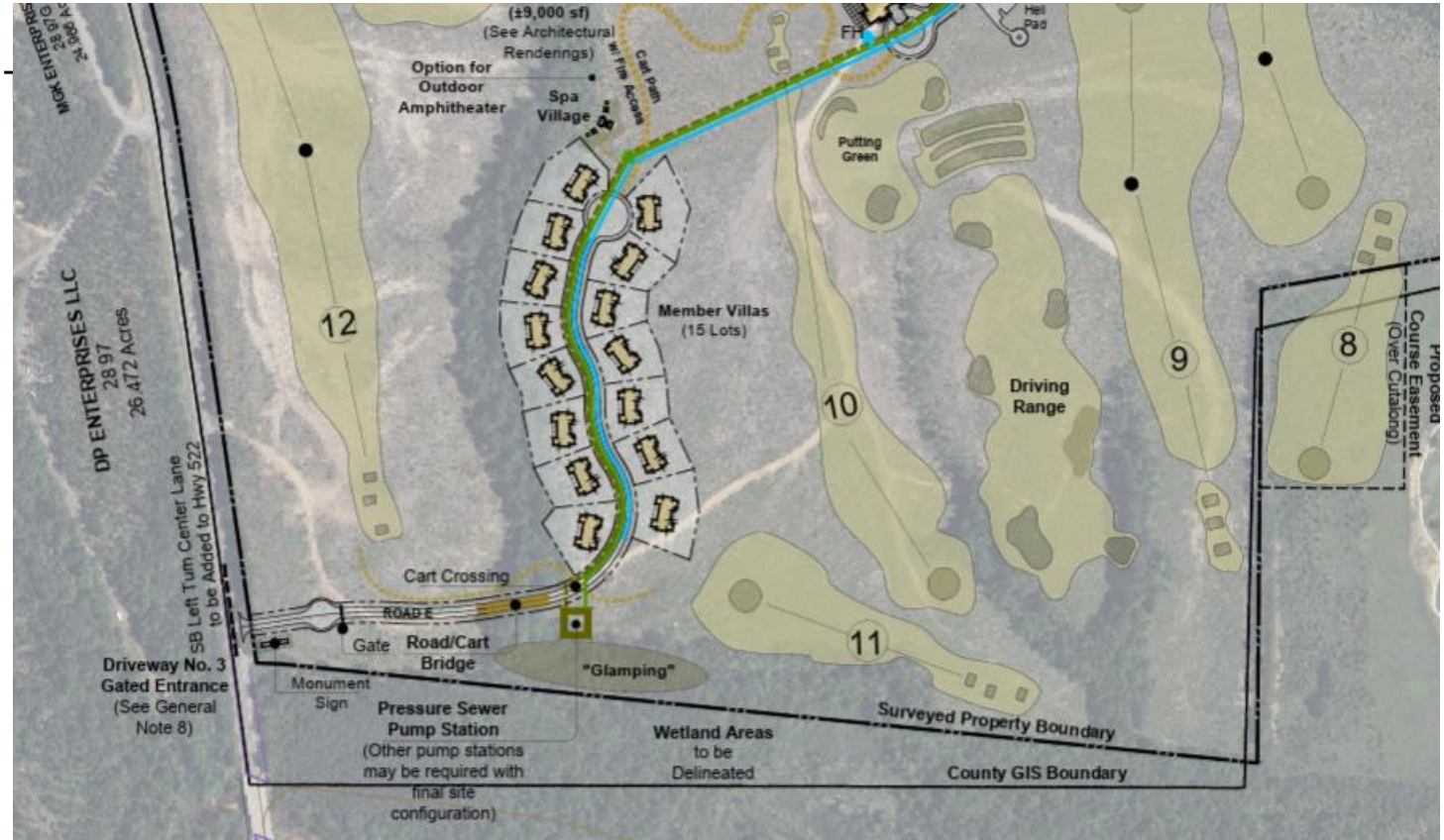
" Cutalong" Resort Entrance



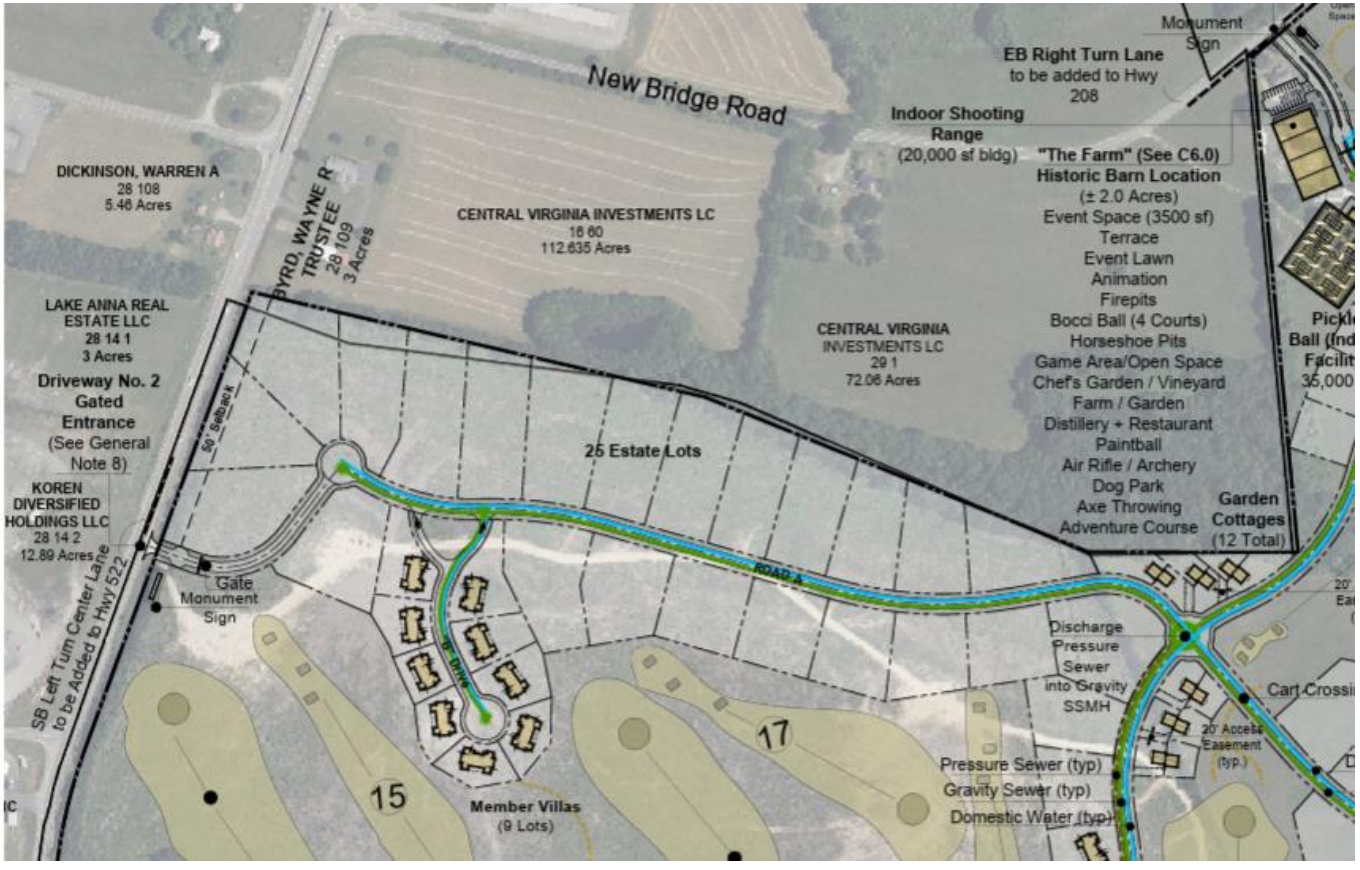
"Golf Clubhouse", "Spa Village"



"Amphitheatre | Glamping" Hwy 522 Connector



" The Hilltop" Hwy 522 Connector



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Supporting Exhibits



From:	Nate Kiser
To:	Tom Egeland; Linda Buckler; Duane Adams
Cc:	Joe Walsh; Kristy McGehee
Subject:	Wares Crossroads Community Meeting: Q&A Recap
Date:	Thursday, February 12, 2026 4:51:00 PM
Attachments:	Louisa County Community Meeting - Copy.pdf Louisa County Community Meeting - Copy.pdf

CAUTION: External email

Hi Tom and Linda,

Thank you again for your time and assistance last night. We've put together a recap of the Q&A session. I've also attached a copy of the presentation for Mr. Adam's reference.

Please let me know if you need anything else from us at this time.

Thank you,
Nate

Question:
What are you doing about water for the project?
What are your plans given to the current drought?
Are historic records available?

Answer:
Please see a hydrological study provided with application.
The applicant has extensive experience in groundwater management at the current 1,000-acre project and has engaged Stantec and their hydrogeologist on a monthly consulting basis.
Stantec has been servicing the Lake Anna area for many years and is very aware of the hydrological aspects of the proposed site, current site and surrounding areas.
Applicant is building a $10m wastewater plant that will allow for the beneficial reuse of the effluent for proposed project's golf course irrigation.
The applicant has invested $1m in the construction of a 4 million gallon holding pond, adjacent to the new site, to allow the use of CLA environmental effluent with capacity of up to 200,000 gals per day to water the planned golf course.
The applicant contracts with Inboden Environmental Services as the Utility Operator.
Applicant will continue to monitor the health and stability of active wells in the new project and adjust pumping rates as necessary during drought periods.
Applicant has enshrined EPA Water Sense requirements (low flow for homes and low flow commercial buildings) in Declarations for water management and conservation.
Applicant has enshrined native plant species into Declarations that are drought tolerant, with required water sensors for soil.

Please see DEQ and ODW public portals for access to reporting records.

Question:
How will you enforce occupancy limits for your transient occupancy units to comply with regulations?

Answer:
Please see application narrative.
Homes in the community are restricted from short-term rentals by the Applicant.
The applicant has restrictive covenants in the Property Owner Declarations requiring that owners utilize the applicants appointed Rental Manager, unlike many regional short-term rentals.
The applicant only allows short term occupancy in condominiums designed for transient occupancy, and occupancy limits are strictly enforced.
The applicant requires an onsite management presence to uphold four star standards and to ensure compliance on occupancy limits.

Question:
Let's talk about Traffic.
Can the south entrance on Zachary Taylor be built earlier?
How are school buses going to get into the property?

Answer:
Please see the VHB Traffic Memorandum.
Applicant's engineer has run turn lane warrants utilizing VDOT standards, which recommended improvements be made along highways at all three entrances.
Applicant explained the VDOT approval process and displayed the plan with entrance/ decal lanes/ turn lanes.
Proposed improvements are based on that analysis.
All improvements will be paid by applicant and roads internal are private.
The Zachary Taylor Hwy south entrance will likely be in a final phase yet the north entrance will likely be in the second phase.
If current ROW is not sufificent applicant would provide land for turn lanes.
It is unlikely that many second and third vacation homeowners will have school-aged children enrolled in public school. If they do, we will develop a transportation plan for pick up and drop off.

Question:
Proposal states minimal impact to EMS services. Won't activates like Pickleball generate need for emergency medical services?

Answer:
Please see the findings of Municap Fiscal Analysis for the projected impacts to Fire and EMS services which are anticipated to be limited.
Applicant is very focused on raising funds and supplementing New Bridge EMS.

Question:
How is the gun range available for community use?

Answer:
The planned range will be managed such that memberships are offered to the community.

Question:
What is the Applicant doing to support schools other than Lousia County?

Answer:
Applicant is open to all educational and charitable causes and currently host the Piedmont Christian School Golf Tournament/ fund Raise. Inquires can be submitted via web site Tributer.com (under development).

Question:
Is there an option for small businesses to run their business in the resort?

Answer:
See Municap Fiscal Analysis report.
The Project will create many direct and indirect jobs in Lousia county and Lake Anna for small businesses and contractors.
Reef utilizes a related third-party management company to manage golf and hospitality services at the resort.
The Applicant partners with local third-party contractors utilized services including construction, landscape, security, refuse/ recycling, repair and maintenance services, marketing/ printing, boat rental, fishing etc.

Question:
The plan does not appear to include needed work for housing.

Answer:
The Applicant is very sensitive to workforce housing need.
The Applicant encorages employees to live within the local community / proximity of the resort.
The resort's success is dependent upon a great relationship with the local community to help attract and grow the local work force base.
The Applicant is proposing additional workforce housing behind Food Lion, in addition to prior Proffers.

Question:
Golf Courses are not conducive to pollinators. How will you address that?

Answer:
The golf course will support pollentaors by planting native wildflower meadows and utilizing best management practices which reduce negative impacts. Additionally, the applicant has enshrined landscape architectural guidelines that encourage pollinators species and restricts any invasive plant species in residential and commercial areas.

Question:

How will the heliipad be used and what's the expected activity.

Answer:
It is expected that there will be limited use of the helpipad but it a transporation amenity that some members will find attractive in their membership decision.
The applicant will coordinate unlimited access with Louisa County, State of Virginia, LifeFlight, etc. for emergency needs.

Attendee Statements:
The project will create shoulder season demand as golf is a fall and spring demand generator, unlike the summer demand from Lake Anna.



Nate Kiser
Project Manager

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cutalonglakeanna.com

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Mineral, VA 23117

Hirschler

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March 4, 2026

Tom Egeland
Deputy Director, Planning & Zoning
1 Woolfolk Avenue, Suite 201
Louisa, VA 23093
tegeland@louisacounty.gov

RE: WARES CROSSROADS – FIFTH SUBMISSION

Tom,

I hope this letter finds you well. With regard to the above captioned land use application, please find our responses below to the County's email dated February 27, 2026. We have also provided a revised and redlined Proffer Statement, dated March 4, 2026, enclosed herewith.

Please consider these responses as supplemental to the pending application referenced above. Feel free to contact me with any questions.

VDOT - Wares Crossroads Development – Traffic Impacts

- Upon review of the submittal of the Wares Crossroads Development – Traffic Impacts dated November 20, 2025, VDOT offers the following comments:

VDOT Traffic Engineering:

  - Provide clarification of how traffic was split between the two site entrances on Rte. 522.
    - 15% entering traffic turning right into the southern entrance may be a reasonable prediction, but since at 19% of the PM entering traffic turning right off 522 at the southern entrance it warrants a taper for that entrance.
    - Need to explain why 15% is used since the combined right turn volume at those two entrances on 522 exceeds the 19% of total entering traffic that would trigger a right turn lane. Clarify how much of the traffic from the south turns right at the two entrances on 522.

APPLICANT'S RESPONSE: Acknowledged. Additional information will be provided at site plan.