

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

Please take notice that a special meeting of the Board of Supervisors will be held on **Tuesday, May 14, 2024, at 4:00 p.m.** in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

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

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| 4:00 - 4:15 p.m. | 2024 High School Graduation Plan
At the Henrico Sports & Events Center |
| 4:15 - 4:30 p.m. | Agricultural and Forestry Industries
Development Fund (AFID) Planning Grant |
| 4:30 - 5:00 p.m. | Closed Meeting for consultation with Legal
Counsel regarding specific Legal matters requiring
the provision of Legal advice concerning tax-exempt
Bond financing, Pursuant to Section 2.2-3711(A)(8)
of the Code of Virginia |
| 5:00 - 5:15 p.m. | Review of Regular Meeting Agenda Items |

Tanya N. Brackett

Tanya N. Brackett, CMC
Clerk, Henrico County Board of Supervisors
May 9, 2024

COUNTY OF HENRICO, VIRGINIA
Henrico County Board Room
Board of Supervisors' Agenda
May 14, 2024
6:00 p.m.

PLEDGE OF ALLEGIANCE

INVOCATION

APPROVAL OF MINUTES – April 23, 2024, Regular and Special Meetings; and April 11, 2024, Special Meeting

MANAGER'S COMMENTS

BOARD OF SUPERVISORS' COMMENTS

RECOGNITION OF NEWS MEDIA

PRESENTATIONS

Proclamation - Law Enforcement Officers Week - May 12 - 18, 2024.
[Will be presented at the Police Memorial on Thursday, May 16, 2024.]

Proclamation - Older Americans Month - May 2024.

APPOINTMENTS/RESIGNATION

- 149-24 Resolution - Appointment of Members - Finance Board.
- 150-24 Resolution - Resignation of Member - Henrico Area Mental Health & Developmental Services Board.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

- 117-24 Gateway Associates of Richmond II, LLC: Request for a Provisional Use
PUP2023- Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code
00018 to allow commercial uses and zoning modifications as part of a master-planned
Tuckahoe development on part of parcels 753-745-6957 and 753-745-0470 located on the
west line of N Parham Road approximately 240' south of its intersection with
Fargo Road. The existing zoning is R-6 General Residence District. The 2026
Comprehensive Plan recommends Multi-Family Residential. The Planning
Commission voted to recommend the Board of Supervisors **grant** the request.
(Deferred from the April 9, 2024, meeting.)
- 151-24 Costco Wholesale Corp.: Request to conditionally rezone from O-2C Office
REZ-2023- District (Conditional), B-2C Business District (Conditional), and B-3C
100258 Business District (Conditional) to B-3C Business District (Conditional)
Brookland Parcels 754-758-1687, 754-758-7677, 754-759-3406, and 754-759-7616
containing 17.81 acres located at the northwest intersection of W. Broad
Street (U.S. Route 250) and Springfield Road (State Route 157). The
applicant proposes an expansion of existing retail operations and the
relocation of existing fuel pumps. The uses will be controlled by zoning
ordinance regulations and proffered conditions.

The 2026 Comprehensive Plan recommends Commercial Arterial and Office. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

152-24
REZ-2023-
100017
Varina

HD CVA, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) parcels 840-713-3163, 841-710-2304, 841-712-4360, 842-709-8618, 842-712-1529, 842-712-5063, 843-708-9028, 843-711-6375, 843-711-6508, 843-712-6388, 844-709-3698, and 844-712-3071 containing 622.1 acres located on the north and south lines of E. Williamsburg Road (U.S. Route 60) at its intersection with Technology Boulevard. The applicant proposes manufacturing and production uses, including advanced manufacturing and data centers. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Office/Service, Commercial Concentration, Traditional Neighborhood Development, Open Space/ Recreation, and Environmental Protection Area. Part of the site is located in the Airport Safety Overlay District. The Planning Commission voted to recommend the Board of Supervisors **grant** the request.

PUBLIC HEARINGS – OTHER ITEMS

153-24 Resolution - Declaration of Surplus Property - Signatory Authority - Minor Subdivision and Deed of Gift to the School Board - Portion of GPIN 767-754-5387 Abutting Hermitage High School - Brookland District.

154-24 Resolution - Condemnation - Right-of-Way and Easements - Magellan Parkway Extension (Bridge Over I-95) Improvement Project - 650 Scott Road and 676 Scott Road - Fairfield District.

155-24 Ordinance - Vacation of Building Line - Bryan Park Terrace Subdivision - 5519 Woodrow Terrace - Fairfield District.

156-24 Ordinance - Vacation of Building Line - College Hills Subdivision - 604 Horsepen Road - Tuckahoe District.

PUBLIC COMMENTS

GENERAL AGENDA

157-24 Resolution - Support of PlanRVA Grant Application - Urban Agriculture Planning.

158-24 Resolution - Award of Contracts - Annual Environmental Engineering Services.

159-24 Resolution - Award of Contract - Henrico Sports & Events Center - Building Automation & HVAC Improvements - Fairfield District.

160-24 Resolution - Award of Contract - Lucas Road Waterline - Brookland District.

- 161-24 Resolution - Signatory Authority - Construction Change Order - Greenwood Estates Waterline Improvements - Brookland District.
- 162-24 Resolution - Award of Contract - Woodcliff Subdivision Sewer Improvements - Fairfield District.
- 163-24 Resolution - Signatory Authority - Award of Contract – Annual Contract for Unidirectional Flushing Maintenance.
- 164-24 Resolution - Award of Contract - Bethlehem Road Improvements - Brookland District.



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS' RESUME
May 14, 2024**

PRESENTATIONS

Proclamation - Law Enforcement Officers Week - May 12 - 18, 2024.

This proclamation recognizes May 12 - 18, 2024, as Law Enforcement Officers Week and Thursday, May 16, 2024, as Law Enforcement Memorial Day in Henrico; encourages Henrico citizens to take note of these special dates; and salutes the County's law enforcement officers for their steadfast commitment to the County's public safety efforts and for contributing to the quality of life of the community. *[Will be presented at the Police Memorial on Thursday, May 16, 2024.]*

Proclamation - Older Americans Month - May 2024.

This proclamation recognizes May 2024 as Older Americans Month and urges every resident to recognize the contributions of our older residents, help to create an inclusive society, and join efforts to support Older Americans' choices about how they age in their communities.

APPOINTMENTS/RESIGNATION

RESOLUTION - Appointment of Members - Finance Board.

This Board paper reappoints the following members to the Finance Board for terms ending May 24, 2026, or thereafter when their successors have been appointed and qualified:

Vaughan G. Crawley
John B. Wack

RESOLUTION - Resignation of Member - Henrico Area Mental Health & Developmental Services Board.

This Board paper accepts the resignation of Rupinder Kaur from the Henrico Area Mental Health & Developmental Services Board.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

PUP2023-00018 Tuckahoe	Gateway Associates of Richmond II, LLC: Request for a Provisional Use Permit under Sections 24-2306 and 24-4315 of Chapter 24 of the County Code to allow commercial uses and zoning modifications as part of a master-planned development on part of parcels 753-745-6957 and 753-745-0470 located on the west line of N Parham Road approximately 240' south of its intersection with Fargo Road. The existing zoning is R-6 General Residence District. The 2026
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Comprehensive Plan recommends Multi-Family Residential. Acting on a motion by Mr. Winterhoff, seconded by Mr. Mackey, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is reasonable in light of the surrounding uses and existing zoning on the property and when properly developed and regulated by the recommended special conditions, it would not be detrimental to the public health, safety, welfare and values in the area. **(Deferred from the April 9, 2024, meeting.)**

REZ-2023-100258
Brookland
Costco Wholesale Corp.: Request to conditionally rezone from O-2C Office District (Conditional), B-2C Business District (Conditional), and B-3C Business District (Conditional) to B-3C Business District (Conditional) Parcels 754-758-1687, 754-758-7677, 754-759-3406, and 754-759-7616 containing 17.81 acres located at the northwest intersection of W. Broad Street (U.S. Route 250) and Springfield Road (State Route 157). The applicant proposes an expansion of existing retail operations and the relocation of existing fuel pumps. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Commercial Arterial and Office. Acting on a motion by Mr. Witte, seconded by Mr. Dandridge, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it is not expected to have a precedent setting effect on the zoning in the area and it is appropriate business zoning in this area.

REZ-2023-100017
Varina
HD CVA, LLC: Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional) parcels 840-713-3163, 841-710-2304, 841-712-4360, 842-709-8618, 842-712-1529, 842-712-5063, 843-708-9028, 843-711-6375, 843-711-6508, 843-712-6388, 844-709-3698, and 844-712-3071 containing 622.1 acres located on the north and south lines of E. Williamsburg Road (U.S. Route 60) at its intersection with Technology Boulevard. The applicant proposes manufacturing and production uses, including advanced manufacturing and data centers. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office, Office/Service, Commercial Concentration, Traditional Neighborhood Development, Open Space/ Recreation, and Environmental Protection Area. Part of the site is located in the Airport Safety Overlay District. Acting on a motion by Mr. Mackey, seconded by Mr. Witte, the Planning Commission voted 4-1 (one opposed, one abstention) to recommend the Board of Supervisors **grant** the request because it reflects the type of non-residential growth in the area, the proffered conditions will assure a level of development consistent with surrounding uses, and it reflects the commercial and industrial nature of the comprehensive plan recommendations.

PUBLIC HEARINGS - OTHER ITEMS

RESOLUTION - Declaration of Surplus Property - Signatory Authority - Minor Subdivision and Deed of Gift to the School Board - Portion of GPIN 767-754-5387 Abutting Hermitage High School - Brookland District.

This Board paper authorizes all actions necessary to create a Minor Subdivision of GPIN Parcel 767-754-5387, which will allow the County to convey approximately nine acres to the County School Board by Deed of Gift. The donated property abuts Hermitage High School and will be used for the ACE Center and parking lot.

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

RESOLUTION - Condemnation - Right-of-Way and Easements - Magellan Parkway Extension (Bridge Over I-95) Improvement Project - 650 Scott Road and 676 Scott Road - Fairfield District.

This Board paper authorizes condemnation proceedings for property that is needed for the construction of the Magellan Parkway Extension (Bridge Over I-95) Improvement Project.

The County needs to acquire right-of-way containing 2,093 square feet; a permanent drainage easement containing 1,576 square feet; a permanent slope easement containing 4,748 square feet; and permanent utility easements containing 2,953 square feet across the properties located at 650 Scott Road and 676 Scott Road, identified as Tax Map Parcels 786-760-9336 and 786-760-8752, respectively, and owned by Barksdale W. Haggins. Based on an independent appraisal, the County made an offer of \$8,737 for the required property interests. The parties cannot reach an agreement on the acquisition of the Right-of-Way and Easements.

This Board paper authorizes the County Attorney to institute and conduct condemnation proceedings in accordance with the Code of Virginia. This Board paper further authorizes and directs the County Manager to continue to seek a voluntary acquisition of the right-of-way and easements, to take all steps necessary to acquire the right-of-way and easements, and to enter on and take possession of the required right-of-way and easements in accordance with the Code of Virginia.

The Director of Public Works and the Deputy County Manager for Community Operations recommend approval of this Board paper; the County Manager concurs.

ORDINANCE - Vacation of Building Line - Bryan Park Terrace Subdivision - 5519 Woodrow Terrace - Fairfield District.

This ordinance would vacate the 35-foot building line in the front of part of Lots 8 & 9, Block A in the Bryan Park Terrace subdivision in the Fairfield District, also known as 5519 Woodrow Terrace. The homeowner wishes to build a front porch and staircase that would encroach on the existing building lines.

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

ORDINANCE - Vacation of Building Line - College Hills Subdivision - 604 Horsepen Road - Tuckahoe District.

This ordinance would vacate the 35-foot building line on Lot 8, Block D, Section 3 of the College Hills subdivision, also known as 604 Horsepen Road, owned by Progress Realty Group, LLC.

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

PUBLIC COMMENTS

GENERAL AGENDA

RESOLUTION - Support of PlanRVA Grant Application - Urban Agriculture Planning.

This Board paper expresses the Board's support for PlanRVA's application for a grant to fund regional planning for urban agriculture. The grant would require a \$10,000 local match from the County.

The project represents an innovative, first-of-its-kind approach to identifying and assessing optimal locations for urban agriculture through the application of geospatial modeling. The project will provide essential data for land use planning, support the expansion of the agricultural sector, and contribute significantly to our collective efforts in climate change mitigation and food security enhancement. The project involves a collaboration between PlanRVA, local governments, Virginia Commonwealth University, and a wide array of local stakeholders, including government officials, farmers, developers, and individuals from the non-profit and private spheres, ensuring a comprehensive and inclusive approach to project development and implementation.

The H.E.A.R.T Committee recommends approval of this Board paper; the County Manager concurs.

RESOLUTION - Award of Contracts - Annual Environmental Engineering Services.

This Board paper would award annual contracts to Marsh McLennan Agency Environmental and Koontz Bryant Johnson Williams, Inc. for environmental engineering services. The work includes all supervision, transportation, labor, materials, and equipment necessary to provide environmental engineering services, including environmental compliance with regulatory programs, environmental risk management auditing services, and management of complex multi-tiered environmental projects.

On January 4, 2024, seven proposals were received in response to RFP #23-2613-11EAR. Following review and evaluation of the proposals, the selection committee interviewed the following firms:

Marsh McLennan Agency Environmental
 Koontz Bryant Johnson Williams, Inc.
 Schnabel Engineering, LLC
 ECS Mid-Atlantic, LLC

Based on the written proposals and interviews, the selection committee selected Marsh McLennan Agency Environmental and Koontz Bryant Johnson Williams, Inc. as the top-ranked firms and negotiated hourly rate schedules with each firm.

The contract term is for a period of one year. The County may renew each contract for two additional one-year terms.

Compensation will be based on the hourly rate schedules that have been negotiated with each firm. Fees shall not exceed \$2,500,000 for any single project or \$10,000,000 in any one-year term.

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

RESOLUTION - Award of Contract - Henrico Sports & Events Center - Building Automation & HVAC Improvements - Fairfield District.

This Board paper awards a fixed price contract for \$1,008,350 to EMC Mechanical Services, LLC for the Building Automation & HVAC Improvements project at the Henrico Sports & Events Center. The project will make technical and mechanical improvements to deliver greater energy efficiency, lower operating and maintenance costs, provide real-time monitoring and control of all significant building mechanical equipment, and improve indoor air quality.

The project will begin in May 2024 and be completed within 180 calendar days.

The County received three bids on April 29, 2024, in response to Invitation to Bid No. 24-2664-3JL and Addenda Nos. 1 and 2 for the project. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
EMC Mechanical Services, LLC (Richmond, VA)	\$1,008,350
Atlantic Constructors, Inc. (Richmond, VA)	\$1,126,641

Air Conditioning Equipment Sales, LLC (Richmond, VA)	\$1,330,000
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Based upon a review of the bids, EMC Mechanical Services, LLC is the lowest responsive and responsible bidder.

Funding for the contract is available within the project budget. The Director of Recreation and Parks, the Executive Director of the Sports and Entertainment Authority, and the Purchasing Director recommend approval of the Board paper, and the County Manager concurs.

RESOLUTION - Award of Contract - Lucas Road Waterline - Brookland District.

This Board paper awards a fixed price contract for \$964,127 to Crown Construction Service, Inc. for the Lucas Road Waterline project. The project consists of providing approximately 2,040 linear feet of 12-inch ductile iron water main and approximately 40 linear feet of 8-inch ductile iron water main. Additionally, the contractor will install four fire hydrants, 18 new water meter assemblies and water service lines, interconnections, associated appurtenances, and perform all associated clearing and grubbing, erosion control and surface restoration. The project also includes the rehabilitation of approximately 390 linear feet of 8-inch sanitary sewer with cured-in-place pipe liner and the installation of four site inspection ports and associated lateral rehabilitation.

Work on the project is anticipated to begin in July 2024 and be completed within 210 calendar days.

The County received three bids on March 14, 2024, in response to ITB 24-2643-2EAR and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Crown Construction Service, Inc. Temple Hills, MD	\$964,127
Walter C. Via Enterprises, Inc. West Point, VA	\$1,989,100
Tidewater Utility Construction, Inc. Suffolk, VA	\$2,942,000

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

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

RESOLUTION - Signatory Authority - Construction Change Order - Greenwood Estates Waterline Improvements - Brookland District.

On July 25, 2023, the Board of Supervisors approved a construction contract with J. Sanders Construction Co. to provide approximately 2,540 linear feet of 8-inch ductile iron water main along Colfax Road and Bourne Road.

This Board paper authorizes the County Manager to execute a \$323,161.65 change order due to the expansion of the water service area. The contractor will provide an additional waterline on Creery Road and Vesely Lane, and additional water services on Appling and Creery Roads.

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

RESOLUTION - Award of Contract - Woodcliff Subdivision Sewer Improvements - Fairfield District.

This Board paper awards a fixed price contract for \$1,190,763 to Shield Contracting, LLC for the Woodcliff Subdivision Sewer Improvements project. The project consists of providing approximately 2,265 linear feet of 8-inch gravity sanitary sewer main, including 11 manholes, 20 new site inspection ports and new service lateral installations, connection to an existing manhole, and all associated clearing and grubbing, erosion control and surface restoration.

Work on the project is anticipated to begin in July 2024 and to be completed within 390 calendar days.

The County received four bids on March 19, 2024, in response to ITB 24-2637-1EAR and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid</u> <u>Amounts</u>
Shield Contracting, LLC Ashland, VA	\$1,190,763
RDS Utilities LC Powhatan, VA	\$1,242,133
Godsey & Son, Inc. Richmond, VA	\$1,242,790
Tidewater Utility Construction, Inc. Suffolk, VA	\$4,863,750

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

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

RESOLUTION - Signatory Authority - Award of Contract - Annual Contract for Unidirectional Flushing Maintenance.

This Board paper awards a unit price contract to Hydromax USA, LLC for unidirectional flushing maintenance. The contract consists of furnishing all tools, labor, materials, equipment, fees, and supervision necessary for unidirectional flushing maintenance throughout the County of Henrico when needed and requested.

The County received three bids on March 5, 2024, in response to ITB No. 24-2639-1EAR and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Hydromax USA, LLC Flower Mound, TX	\$236,000
Xylem Dewatering Solutions, Inc., dba Wachs Water Services Columbia, MD	\$325,460
Langford Excavating & Utilities, LLC Woodford, VA	\$545,000

Based upon a review of the bids, Hydromax USA, LLC is the lowest responsive and responsible bidder.

The contract will be for a period of one year, with the option for the County to renew the contract for two additional one-year terms.

The cost of each project assigned under contract will be determined upon completion of the project by multiplying the unit quantities authorized by the County by the unit prices submitted in the contractor's bid.

Funding to support the contract is available within the Department of Public Utilities budget. The Directors of Public Utilities and Purchasing recommend approval of this Board paper and the County Manager concurs.

RESOLUTION - Award of Contract - Bethlehem Road Improvements - Brookland District.

This Board paper awards a unit price contract for \$6,387,248.89 to Shoosmith Construction, Inc. for Bethlehem Road Improvements. The project consists of the reconstruction of approximately 2,400 linear feet of Bethlehem Road including a roundabout at the intersection of Bethlehem Road and Libbie Avenue, a shared use path on the south side of Bethlehem Road, a sidewalk on the north side of Bethlehem Road with ADA compliant handicap ramps, replacement of existing water and sewer mains, and new storm sewer facilities.

Work on the project is anticipated to begin in September 2024 and be completed within 730 calendar days.

The County received two bids on April 26, 2024, in response to ITB 24-2662-3JOK and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Shoosmith Construction, Inc. Chester, VA	\$6,387,248.89
J. L. Kent & Sons, Inc. Spotsylvania, VA	\$9,228,400.00

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

The final contract amount will be determined upon completion of the project by multiplying the unit quantities authorized by the County by the unit prices submitted in the contractor's bid.

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