# WESTMORELAND COUNTY BOARD OF SUPERVISORS
# MINUTES – October 8, 2025

A Special Joint Meeting of the Westmoreland County Board of Supervisors and Westmoreland School Board was held Wednesday, October 8, 2025 in the public meeting room of the George D. English, Sr. Memorial Building, located at 111 Polk Street, Montross, Virginia.

**Present:**

| Board of Supervisors | School Board |
|---|---|
| Darryl E. Fisher, Chairman | Ralph Fallin, Chairman |
| Timothy J. Trivett, Vice Chairman | Rosemary Mahan, Vice Chairman (Absent) |
| Jeffrey McCormack | Rebecca Minor |
| Matthew Ingram | Amy Richards |
| Woody Hynson | Dr. Daniel Wallace |

Staff
Richard H. Stuart, County Attorney
James P. Taylor, County Administrator
Donna L. Cogswell, Assistant County Administrator

1. CALL TO ORDER
   Chairman Fisher called the meeting to order at 6:07 p.m.
   Chairman Fallin called the School Board to order at 6:08 p.m.

2. CONSIDERATION OF AMENDMENTS TO THE AGENDA
   Chairman Fisher asked Chairman Fallin if the School Board had any amendments they wanted to make to the agenda.
   Chairman Fallin asked the School Board if any amendments needed to be made and there were none.
   Chairman Fisher asked the Supervisors if there were any changes to the agenda.
   Mr. Trivett asked to add **item 4– Closed Session - Under Section 2.2-3711 A1 – to discuss a personnel matter.**
   With no further discussion, upon motion by Mr. Trivett, seconded by Mr. Ingram, carried unanimously with Mr. Trivett, Mr. Ingram, Mr. McCormack, Mr. Hynson and Chairman Fisher voting "aye" to amend today's agenda.

3. PRESENTATIONS

A. Davenport & Company – David Rose, Comprehensive Financial Review & Capital Planning Analysis

David Rose was present to discuss the comprehensive financial review and capital planning analysis. He then recognized his partner, Courtney Rogers, and Stephen Geisz. Mr. Rose then delivered a presentation, stating that he had met with the county and recommended working with staff to prepare a comprehensive financial review. His first slide provided background information on Davenport and its involvement with the county over the years. He suggested posting the presentation on the website for residents to review, promoting transparency. He noted that Davenport has been working with the county for over 30 years and hopes to continue this collaboration. Mr. Rose stated that Davenport has assisted the county with various tasks, such as capital planning and borrowing for different projects over the years. He mentioned that Davenport also supported the school board with everything related to the new high school. Mr. Rose added that the county is in excellent financial health, holding two very strong credit ratings. Thanks to the staff, they have been able to identify capital projects. He explained that their role is not to tell the county what to finance but to show how feasible it is and what it means financially in both the short and long term. The next slide covered goals and objectives, including providing an update on the county's overall financial health and fiscal standing. Another goal was to ensure that all communicated topics maintain the county's strong credit ratings. He explained that Aa2/AA is the rating designation used by Moody's and S&P, placing the county just below the top tier. He added that they track a scorecard that includes debt, structural balance, fund balance, and demographics, all of which influence the rating. The next objective was to outline major capital funding needs, including county and school projects, over the next 3-5 years. His following slide was the executive summary and Davenport findings. This county, through the actions taken by the Board of Supervisors, is structurally balanced, meaning that recurring revenues are sufficient to meet recurring expenditures. He noted that the fiscal year 2026 adopted budget is also structurally balanced. As of fiscal year (FY) 2024, the county's unassigned fund balance as a percentage of expenditures is at or near the county's target policy of 15%. He observed that the county is exceeding expectations and will likely achieve even better results over time. He stated that if the Board wishes, they could revisit how to enhance the policy in the coming years. He then mentioned that, based on unaudited, preliminary results for FY 2025, staff projects approximately $1 million will be added to the unassigned fund balance. He noted that while $1 million is solid, the capital needs are much larger. Mr. Rose recommended using credit markets responsibly and layering them in to do so sustainably. The county last performed a reassessment for FY2023 on a six-year cycle, which is the maximum allowable in Virginia. Mr. Rose suggested moving the cycle up to four years, or three if possible. He noted that the next assessment isn't scheduled until 2029 and assumes that will remain unchanged. He then discussed how the county collects its real estate taxes. He observed that the county collects taxes once a year, whereas some surrounding counties collect theirs annually and others twice. Mr. Rose recommended switching to twice-yearly collections to improve cash flow, increase the unassigned fund balance, and facilitate capital funding. He projected that if this change occurs, $9 million would be available. He acknowledged that additional staffing would be necessary, but it would not be burdensome for residents due to how the cash flow works. He stated most residents prefer making two payments rather than one large payment around the holiday season. Mr. Rose expressed his willingness to discuss this in more detail and said that it is a change they haven't factored in but would be worthwhile to pursue. He noted that Davenport had implemented debt policies years ago, keeping within the white lines and avoiding overuse, as excessive debt could lead to a crunch. There are two policies that meet the criteria, and the program to be discussed soon falls within them. He noted that the county's debt service will decrease by $1 million over the next few years. He stated its importance and they are recommending to layer it in strategically so that as the debt drops, the new debt that will accumulate will be absorbed. Mr. Rose stated that the county and the school identified $12.5 million in long-term capital needs, such as the replacement of the radio system, and $6 million of short-term capital needs, which is a project that will be paid off in a short amount of time, like emergency vehicles, school buses, etc. He noted that not all debt is the same and not all the life of a useful asset is the same. Additionally, while they are taking advantage of the drop in debt service, at the interest rates they use and purposely use a higher rate, when the reassessment comes in 2029, they will need an equivalent of 3 pennies. He noted that if the debt service is lower than anticipated, needs are not as fast, and the assessed value goes high, then the need for 3 pennies may be lower. Mr. Rose stated that there would be a need for additional dollars in the future. Mr. Rose felt it was better to show a worst-case scenario. He stated that the need for $12.5 million for long-term capital needs could go higher and would rather allocate more dollars and have a cushion already. Davenport's recommendation is a three-part plan: the first part is to take $6 million of the $12.5 million as 20-year debt permanently due because the projects between the county and the school will easily add up to $6 million. The interest rates are favorable, with a 5% interest rate used, but it should be closer to 4% for a 20-year term. The second part is to finance the remaining long-term needs on an interim basis for up to five years. Additionally, the money will not be spent all at once, and instead of starting full debt service immediately, it will be phased in gradually, with half of the long-term needs on an interim basis, especially if the debt drops in a few years. The last step is to consider the $6 million as part of a master lease, especially for short-term projects and ongoing resources like emergency vehicles. He also suggested moving toward a twice-yearly collection for real estate taxes, which will help manage cash flow for upcoming capital needs. He emphasized the importance of planning beyond 5-10 years. To complement the debt financing, Davenport recommends establishing a Capital Reserve Fund of about $2.6 million. He pointed out that the schools and the county already have the funds in hand, so there is no need to raise taxes. He noted that, working with the county and school administration, they plan to use these funds strategically and avoid tax increases until 2029. Davenport recommends that the details of the Capital Funding Plan, if pursued, be formalized through a Memorandum of Agreement (MOA) between the county and schools, developed at the staff level with input from the Board and school board as needed. He then showed a graph of existing tax-supported debt service, noting that the debt service for 2026 is around $3 million, but by 2031, it will be slightly above $2 million, reflecting the decline of about $1 million discussed earlier. He explained that this is many years away and that there are immediate needs, hence the strategy. His next slide displayed a graph of projected cash flow, indicating that with the three-part plan, the initial $2.6 million would cover increased debt service for the first few years. After 2029, a 3-penny increase in taxes would be needed. Mr. Rose previously discussed how the new high school project would have required a 14-penny tax increase, but in the end, the increase was lower. He emphasized that it is smarter to plan with a higher estimate that comes in lower than to underestimate. His next slide showed a graph of debt service as a percentage of assessed value, explaining that the county's policy limits it to 4%, and it is currently half that. He further explained that on an annual basis, debt service should not exceed 10 cents on every dollar of expenditure, and with layered debt, it remains around 7%. He noted that citizens might think the county is heavily in debt, but the data shows otherwise, with current debt service at only 5 cents on the dollar. He then reviewed key takeaways and next steps. The county and schools have identified $18.5 million in projects over three fiscal years. The proposed three-part funding strategy will cover all major capital needs. County staff, school personnel, and Davenport, with the Board and school board's approval, will begin executing these financings later this fall. He presented the proposed timeline and stated that if the two boards agree, they should recommend working with Mr. Stuart, bond counsel, to finalize the MOA, ensuring efficient and secure funding.

Mr. Taylor then approached the podium to thank Davenport for their hard work. He found it comforting to have someone with extensive experience working with the county, possessing a lot of knowledge, and having the Board's best interests at heart. He then delivered a presentation on the capital improvement projects, including an overview of the county's budget process. He mentioned that the operating budget was approved, with the understanding that the capital needs would be addressed separately after the financial review. Mr. Taylor explained that department heads, as well as the schools, were asked to submit Capital Improvement Project (CIP) requests. Working with Davenport, they developed a five-year spending plan, which he planned to discuss in more detail. He noted that water and sewer projects are being treated separately from the CIP. Next, he highlighted key projects, starting with the radio system. He pointed out that the current public radio system is reaching the end of its life and needs replacement to support first responders. The second project involved the Colonial Beach Rescue Squad Building; he stated that the current building is not in optimal condition, is located in a flood zone, and there's an opportunity to work with the town to develop a new facility for the first responders. He also discussed the Mt. Holly station, noting an increase in residents in that part of the county, and indicated further details would follow later. He mentioned that the HVAC system at the Judicial Center is underway and expected to be completed soon. Afterward, he reviewed the rest of the list and provided brief explanations for each item. He then presented the full list of county capital projects, pointing out that it can be found in Appendix E of document. He further elaborated on the public safety radio system, explaining that the original system was implemented in 1999, with upgrades made between 2018 and 2020. The current system is outdated, lacking interoperability with neighboring jurisdictions, and requires a core upgrade to provide internal LTE capabilities. He noted that the existing hub-and-spoke design would benefit from being changed to a ring configuration to prevent future outages and enable backups within the ring. Additionally, the microwave system needs an upgrade, as support will end on December 31, 2027. While the microwave will still function after that date, no further support will be available. Moving on, he discussed the rescue squad building in Colonial Beach. Mr. Taylor explained that the current structure on Dennison Street is the original rescue squad facility but does not meet modern EMS standards for 24/7 operation and is located in a flood zone. There are no feasible alternative sites within the town for relocation without new construction, and the current site isn't suitable for future needs, such as additional ambulances. The town has offered to dedicate land, and the volunteer rescue squad has raised funds for a new building. The county is expected to cover most of the $1.5 million cost, with site selection and design still to be determined. He then displayed a concept sketch of the proposed new building. His next slide covered the Mt. Holly station in more detail. Originally discussed in 2020, the plan included adding a fourth ambulance, but the county ultimately decided on three. There is a coverage gap in the county, with response times exceeding 15 minutes, especially in the Cabin Point and Glebe Harbor subdivisions. Director of Finance pointed out that second and third ambulance responses could exceed 20 minutes. He stated that the current building would need a complete retrofit, which is feasible but costly. Alternatively, a new station could be built on county-owned land or through a partnership with the Westmoreland Volunteer Fire Department, similar to the arrangement at Company 6 (Cople District Volunteer Fire Department). He concluded by showing a picture of the existing Mt. Holly Road building.

After Mr. Taylor's presentation, he asked if there were any questions before turning the presentation over to Ms. Rice.

Mr. McCormack appreciated that a detailed list of the capital projects was provided because the citizens need to know what the money will be used for. He asked what the process would be for paying back the money borrowed from the school and the county.

Mr. Taylor stated that if the plan were approved, it would be based on the projects that are identified, and if projects are more expensive, there is some flexibility within what was borrowed. He noted that the plan is fixed, and there will be no need to repay more than what they have identified with the 3-penny increase that will come with the next reassessment. Mr. Taylor emphasized the importance of having extra money coming in to ensure the plan works.

Mr. McCormack also asked if the twice-yearly billing is worthwhile given the need to hire additional personnel for different departments and the extra paperwork involved. He understood the reasoning behind it but wanted to know if it were possible to put it on a ballot to let the taxpayers decide or if the Board should just make the decision.

Mr. Rose stated that he has never seen it put on a ballot, it is typically the purview of the board working with the commissioner of revenue. He felt it beneficial for the constitutional officers to reach out to the surrounding areas who have twice-yearly billing to see how much extra personnel and paperwork it is. He noted if they were able to bring in $9 million it will be hundreds of thousands of dollars on a reoccurring basis and will strengthen the county to begin with, which is worth it. He felt that the treasurer's office and commissioner f revenues office would only need one extra person.

Mr. Taylor reminded the Board that this current spending plan does not include the twice a year billing.

Mr. McCormack asked if they have identified as part of the public radio system, if they were able to equip the school buses as well as potential staff members as a base operator for the school buses with radios to be put on the new system, so if something happens they are able to communicate.

Cathy Rice, Superintendent of Westmoreland County Schools came to the podium and stated that the school currently have radios on school buses and there are bus radio hubs at three locations within the division. The bus drivers are able to communicate with the transportation office and also communicate with one another and back to the school offices. Ms. Rice felt that if there were an opportunity for the county system and the school radio system to integrate, it would be a great idea.

Chairman Fallin stated that Mr. Rice would speak primarily about a few items such as the security vestibule at Washington District Elementary School (WDES) and the gym at Cople Elementary School (CES). Chairman Fallin felt that the other topics would be considered routine maintenance. He noted that the county is very familiar with HVAC systems, which is on their list as well.

Ms. Rice came to the podium and echoed her gratitude to Davenport as well. She also thanked Mr. Taylor for including the schools capital improvement needs in the comprehensive plan; she felt that it would be excellent for both parties to separate the capital projects from the operating budget. She then went of the schools CIP highlights. She noted that they have a school bus replacement schedule and have replacement buses scheduled for each year of the CIP starting with 3 the first year and 2 each other year. She then showed a list of a detailed list of the school capital projects and stated that the full list on the back of the presentation that Davenport provided. Her next slide was the WDES security vestibule/entrance. She noted that the project includes significant improvements to enhance the safety and security of the school. She then highlighted the different improvements that will be made such as the new main office will be adjacent to entry vestibule, it will create several checkpoints to deter intruders, main office will have direct visibility to anyone approaching and main entry glass treated with security film. The existing main office will become administrative offices directly adjacent to main lobby with direct supervision of the entry by the principal, assistant principal, and school resource officer (SRO). It also will create storage and a more efficient workspace. Her next slide was the WDES project timeline and stated that the construction documents are complete; anticipate bid period early to mid-November, construction to begin May 22, 2026, and substantial completion by of July 2026 in time for the start of school the next year. She noted that they expect to still have contractor's onsite to do punch less items. She then showed a diagram of Washington District Elementary School showing the new vestibule and explained each color on the diagram and how it will look and work. She then went over the CES gymnasium project in more detail and stated that CES was constructed in 1977-1978 as an open concept school and has no gym. She noted that since then they have put up a lot of walls and door but still use the multipurpose area for gym class , assembly's, concerts, etc. they plan to construct a free standing gymnasium/multipurpose addition next to CES with a connecting corridor. She noted that plan is to put the gym where the old tennis courts used to be and connect the gym with the end of the building where the music room is. The project estimate of $5 million in the CIP is based on an Order of Magnitude Cost Estimate obtained in July 2024; anticipate an approximate 5% annual cost escalation. She then showed the CES gym project timeline and stated that they have not gotten very far, only have gotten the cost estimate based on a 7,000 square foot building, with an enclosed climate control corridor connecting the two buildings. They plan to pursue the architectural and engineering design in 2027-2028 and start construction 2029-2030.

Chairman Fallin asked that when they go for bids, they will never know exactly when the bids come in, so there isn't an exact cost yet. He stated that a real cost estimate for the gym at CES is not available yet, as the design is still in progress, and a more accurate estimate will take time to obtain.

Chairman Fisher stated that he did not agree with the original design of the school when it was being built and later found out that the open concept design did not work and the gym was purposefully eliminated out of the design. Chairman Fisher felt that since the gym will be at the lower end of the county as they proceed with the design that it not just be an open space gym and it could be used as multipurpose.

Chairman Fallin stated that it is the intent for the gym to be multipurpose but at this point the only cost estimate to date is for open space but there has been conversation about making it multipurpose. He understood that cost is a big factor and there is still a lot of work to be done.

Mr. Hynson was glad that they are getting a handle on financing and in long range and felt that the Board and the school board can work closer together. He stated that it is hard to put a price on something when you do not have the exact cost. He remembered building the school and it came at $56 million for the first bid. They did a rebid and it came in at $46 million, which is a big different especially if you are a taxpayer of the county. He urged the importance to not be in a hurry to get the lowest cost possible and people will always see what they can get out of you first. He noted that there are things that the County and the schools need but they are elected to spend the taxpayer's money the right way.

Ms. Rice stated that they have done a lot of value engineering with the construction of the high school bringing the cost down and do anticipate in year 3 of the CIP to get the architectural part of the design will have a better idea and spend the dollars that are available to them wisely.

Courtney Rodgers, Davenport, came to the podium and stated that the gymnasium cost is not included in the plan Mr. Rose presented. It is year 5 of the program, and they are currently focusing on the next 3 years. He noted that they will not know the price until later, and that other financing options will be available down the road.

Mr. McCormack agreed that the majority of the things Ms. Rice and Mr. Taylor brought before the board needed to be done, but felt $100,000 for the 250th anniversary of the county would be a hard sell to taxpayers who live off retirement and live in his district. He felt that it needed to be reviewed .Mr. McCormack, a history teacher, understands the significance of this county but struggles to justify asking taxpayers to pay for fireworks of that magnitude. Mr. McCormack stated that when the MOA is written between the two parties, they will identify future capital improvement funds and determine how to secure funding. He inquired whether the Board would fund all capital projects throughout the county and what the plan entails.

Mr. Taylor stated that they plan to provide a letter received from Stratford Hall regarding the event scheduled for June 7, 2026 at the next meeting. He noted that the board would have the opportunity to decide whether to proceed. He stated that the county is borrowing the money and allocating a portion of that to the school projects.

Mr. McCormack gave clarification to his question and asked if the MOA will include steps for capital improvement projects in the future and those processes. He gave an example of another county, that at the end of the year the school has money left over in the operating budget that goes back to the county, the school will then ask for an appropriation for capital improvement projects.

Mr. Taylor thanked Mr. McCormack for the clarification and stated that it can be part of the MOA. He stated that he and Ms. Rice have had conversations about it and in the past, the schools have relied on their year of end funds for capital projects and moving forward it will look different due to the two bodies working together. Mr. Taylor stated currently the school has only committed to giving $1.7 million that they have already set aside for the project to go into the plan but there is more things to be figured out.

Mr. Ingram felt that the timeline for the CES gym for construction to even start 5 years from now needs to be reevaluated and try to get it on a 3-year timeline for the project to be done. He noted that the school was built in 70s and that is a long time for the kids to not have a proper gym. He recommended moving the timeline up so they can figure out the financing for it. Ingram stated that for the project at WES is long overdue, safety for the children always comes first, and anything the Board can do to help, let him know. He then asked Mr. Rice how the school handles its HVAC systems and how it maintains its systems. He asked if they have a service provider to handle the HVAC needs and pay on a yearly basis.

Ms. Rice answered yes.

Mr. Ingram inquired whether the county currently has a contract with a service provider responsible for all HVAC system maintenance.

Mr. Taylor answered no they do not have one on retainer but they are working with the contractor that has been replacing the HVAC at the Judicial Center and would be interested in helping out with other needs.

Mr. Ingram then asked Ms. Rice about the benefits of using that provider and having someone on a retainer when something happens to an HVAC system.

Ms. Rice stated that having the new provider on retainer allows them to visit every facility, inspect all HVAC equipment, and diagnose any repairs needed. The company has reported to Ms. Rice with a list of identified issues and the associated costs. She noted that they handle preventive maintenance on the HVAC systems, which helps extend the units' lifespan, and also monitor the systems' efficiency. Everything is connected to a dashboard so both parties can monitor and address problems promptly. Ms. Rice believes there is a clear advantage to having a service provider under a preventive maintenance contract. She mentioned that while the contract does not cover unit replacements, it generally lowers HVAC costs over time.

Mr. Ingram believed the county should consider hiring a provider of that nature for its HVAC systems.

Mr. Trivett agreed with Mr. Ingram and stated that he and Mr. Ingram had just attended the regional summit, and if there is anything the board can do regionally with the school system to help with the costs is a win on both parties. Mr. Trivett felt that looking into a service contract for the county would be a good idea and to see other things that the county and schools can team up on. Mr. Trivett then asked when looking at the chart that Davenport provided and needing to raise taxes in 2029, why the next year there is almost $65,000 in new debt.

Mr. Rose stated that a placeholder was provided for the middle school, which was a very large amount. He noted that it is purposely not included because it is a game changer in all policies, cash flows, and the equivalent pennies needed. He stated that there will be a lot of changes within the next few months at the General Assembly, and there has been talk about the 1% local sales tax option, and if so, then there is a potential to look at a new revenue stream that would also be a game changer in revenues. He mentioned that their current focus is on the next three years, and it would be inefficient to review it annually, only to return to both parties requesting funds within a short timeframe, and isn't cost-effective. Mr. Rose stated that they wouldn't commit to any project until both parties have acceptable bids. This is part of the financing strategy, where half is interim and intentionally set up that way. Therefore, the money is available and doesn't cost anything to hold the money because the money can be there and the earnings from the money is about equivalent to the interest rate that will pay in the money. He noted that if you need to commit within the next three years, and there are overruns, there will be flexibility there. The MOA will allow both parties to contemplate the procedures for different things before actually committing to various projects. Once they find out what happens at the General Assembly, then they can start doing preliminary "what if's" like what they have done in the past with the previous county administrator, with the new high school and started planning 3-4 years earlier. Mr. Rose felt it to be unfair to factor in the new middle school price due to clouding what is needed to be taken care of presently.

Mr. Hynson stated that he has looked at the rate and the amount of people coming from different states buying real estate and the prices they are willing to pay this year is expensive. He noted that it's impossible to predict how many pennies they will need in the future. However, reassessments help counties out by increasing property taxes, which brings in more money.

Chairman Fisher stated that ultimately, the Board must inform taxpayers of their financial obligations. He noted that they are looking at the county and school capital projects, the overall number needed. They were able to accomplish the things they had in the past, such as building the new high school, without seizing opportunities. The reassessment will bring about changes and help determine which projects will be included in the CIP. Chairman Fisher felt that it is worth exploring, as there are immediate needs that are expensive and should not be delayed, since they only become more costly the longer you wait. Chairman Fisher stated that if both parties come to an agreement to get Davenport to move forward with exploring whether they are realistic opportunities, what the market will do and what rates they can get. Chairman Fisher felt that it is a risk but after the school project and being able to go to New York with Davenport and hear the best minds in the work complement Westmoreland County, it speaks volumes. He stated that he trust Davenport and have proven themselves.

Chairman Fallin asked if any school board members had any comments or questions.

Rebecca Minor stated that she is a Methodist pastor and did a sermon on being in trusted with things, which both bodies are for the sake of the community. She stated that the school board members are quieter due to them already having in depth conversations about what was being presented at this meeting. Ms. Minor stated that everyone was voted into this position and are entrusted with a responsibility. She felt that the MOA will help both parties trust each other to do what they were called to do. Ms. Minor loved the in depth conversations but there are questions regarding the finances due to the Board of Supervisors taking the heat with the taxpayers. Ms. Minor felt that the finances needed to be the top priority but also to think of what the residents trusted them with as far as what projects need to happen.

Dr. Daniel Wallace thanked the Board of Supervisors for not only tonight meeting but for the financial responsibility that puts them into the position to where they can do what is needed. He also thanked Davenport for all they have done and stated that Rosemary Mahan sends her apologies that she couldn't attend as she was detained elsewhere.

Chairman Fallin thanked everyone for the opportunity for the joint meeting and had many great conversations and questions. Chairman Fallin stated that Mr. Hynson mentioned getting the new high school built and they did it working together, had different perspectives but the end result turned out well.

Mr. Hynson agreed with Chairman Fallin and stated that they had any meetings during that time.

Chairman Fallin stated that it was a lot, but it was done, and they are appreciative of the opportunity. He expressed that there is nothing more important than the education of children. He noted that it takes money to achieve those goals and understands there are limits. Chairman Fallin stated on behalf of the school board and the school division that they look forward to working together for the benefit of the county. He then asked if any further action was needed.

Chairman Fisher stated that the board and school board would collectively need to give permission for Davenport to proceed with testing the markets.

Courtney Rodgers presented a proposed timeline and mentioned that no formal action is needed; only an approval nod is required. They plan to send their requests for approval to local, regional, and national financing institutions during the week of October 13, 2025, with responses expected by the end of October. Afterwards, they will appear before the board on November 12th and the school board on November 17th to present the results and seek approval to proceed with the three different financings.

Chairman Fisher asked what the Board's desire is.

Mr. Hynson agreed to move forward.

Mr. Ingram asked if the adjustment could be made to move up the construction of the gym at Cople Elementary and include it in the proposal to determine the cost.

Mr. Rodgers asked the board to remember that IRS limits meaning if you borrow money today, it must be spent within three years. He then inquired if the school board is prepared to have everything in place to use the funds within that timeframe; otherwise, they would need to arrange separate financing.

Mr. Trivett thought that you could move the money around and use it for other things.

Mr. Rogers stated that that is you are spending the funs in a three year period, you can spend some of it and then would have to come back and make up the difference. He noted if you would like to do that it would increase the need for additional dollars in the first phase.

Chairman Fallin stated that the school could look at moving the design and felt that it was important to have a multipurpose design for the gym and to have an accurate cost estimate. He noted that the A&E design and cost estimate will take time felt that it would be best to move that timeline up.

Mr. Rogers stated that an extra $5 million will be needed on top of the $18.5 million. He mentioned that thy can figure out what additional pennies will be needed. He then asked if they need to ask for $23.5 million or $18.5 million, and felt that it would be better to do it on the line of credit side, because if you do not spend the entire amount, you have not borrowed it. He noted that they would need to ask the banks foe the larger number and aren't able to ask for $18.5 million and go higher, its best to do it the other way around. Mr. Rose agreed with Mr. Rogers and stated that when they do the interim financing, they will have two different types, they would ask the banks for a line of credit. He gave an example of asking for $6.5 million and stated that half will be bond of anticipation notes. Mr. Rose suggested to let then work with the banks and see what is possible and they will present the findings at the next meeting. He noted once they get everything back, they would certainly pout everything in the mix. Mr. Rose felt if they get the request from approval result two weeks before the board of supervisors meeting , evaluate the findings and talk with the staff so that way ahead of time its know what was found.

Chairman Fisher stated that it is the consensus of the Board for Davenport to proceed with the distribution of the request from approvals to local, regional and national financing institutions. He stated that the board ;looks forward to hearing back from Davenport and take the information a make a decision moving forward.

Chairman Fallin asked the school board members present if there were any objections to moving forward. There were none, and Chairman Fallin stated that it is the consensus of the school board to proceed with the request for approval from the local, regional, and national financing institutions.

Mr. Rogers mentioned that they are planning to hold an education session for the IDA members in the next few weeks to get them on board, as the financings will go through them.

Chairman Fisher stated that on the board of supervisors' side, there is a call for a closed session, and the school board could adjourn if desired. He then thanked the school board and staff for their presence and felt that it is a good thing for both parties to come and work together and move forward. He hopes they can continue to collaborate and reach an agreement and understanding on how to complete the large projects sooner rather than later.

Chairman Fallin asked for a motion to adjourn. With no further business, upon motion by Dr. Wallace, seconded by Ms. Minor, and carried unanimously, the school board meeting was adjourned at 7:49 p.m.

4. <u>CLOSED SESSION Discussion under Section 2.2-3711.A1-</u>to discuss a personnel matter.

Chairman Fisher asked for a motion to go into closed session.

With no further discussion, upon motion by Mr. Hynson seconded by Mr. McCormack, and carried unanimously, the Board moved into closed session.

Chairman Fisher asked whom they will need in the closed session.

Mr. Ingram stated they will need Mr. Stuart, Ms. Cogswell and Mr. Taylor.

**RECORDING WAS STOPPED, AND THE MEETING MOVED TO CLOSED SESSION**

Chairman Fisher asked for a motion to return to Regular Session from Closed Session. Upon motion by Mr. McCormack, seconded by Mr. McCormack and carried unanimously, the Board returned to Regular Session from Closed Session.

Chairman Fisher then asked for a Certification Motion stating that nothing other than what was listed on the call under Sec 2.2-3711(A)(1) was discussed during the Closed Session, and no action was taken.

Upon motion by Mr. McCormack, seconded by Mr. Hynson, and carried unanimously, Mr. Trivett, Mr. McCormack, Mr. Hynson, Mr. Ingram and the Chairman voted "aye." The Certification Motion was approved.

5. <u>ADJOURNMENT</u>

Chairman Fisher asked if there was any further business to bring before the board, and then he asked for a motion to adjourn.

Mr. Hynson stated that his first cataract operation is scheduled for October 15, 2025, from 3:00 p.m. to 4:00 p.m. He was told by his doctor not to attend the board meeting because he would be under anesthesia for the operation and would be unable to vote or sign legal documents on that day and will not be at the board meeting on October 15th. Mr. Hynson wanted to make the board aware and stated that he is unable to see at night while driving and he has to have the operation.

Chairman Fisher wished him the best with the operation and do the best they can without him.

With no further business, upon motion by Mr. McCormack, seconded by Mr. Ingram, and carried unanimously, the Board Meeting was adjourned at 8:30 p.m.

The next scheduled meeting is Wednesday, October 15, 2025, at 6:00 p.m. in the George D. English, Sr. Memorial Building.

Darryl E. Fisher

Chairman,__________________________


# Board of Supervisors and School Board Joint Meeting

# Capital Improvement Plan

October 8, 2025

1653 WESTMORELAND COUNTY, VA

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WESTMORELAND COUNTY PUBLIC SCHOOLS

# County FY26 Budget Process

- Operating budget adopted in April
- Understanding that capital needs would be handled separately after financial review
- Departments and Schools were asked to submit CIP requests
- Working with Davenport, we have developed 5-year spending plan
- Water and Wastewater CIP separate

# County CIP Highlights

- Radio System
- Colonial Beach Rescue Squad Building
- Mt. Holly Station
- HVAC Judicial Center
- Ambulances
- Sheriff's Vehicles
- Voting Machines
- Financial Software
- W&L HS Building Renovation
- Animal Shelter Renovation
- EMS Equipment
- Park Improvements
- Library Technology Improvements for Our Branches
- 250th Anniversary

# Detailed County Capital Projects

| | FY 2026 - FY 2030 Capital Funding Needs 2026 | 2027 | 2028 | 2029 | 2030 | Dav. Est. Useful Life |
|---|---|---|---|---|---|---|
| County | | | | | | |
| Pay-Go Capital | | | | | | |
| 250th Anniversary | $ 100,000 | $ 100,000 | $ - | $ - | $ - | Pay-Go |
| **Total Pay-Go Capital** | **$ 100,000** | **$ 100,000** | **$ -** | **$ -** | **$ -** | |
| Vehicles, Equipment & Other Short-term Capital | | | | | | |
| Mobile Command | $ - | $ - | $ - | $ - | $ - | 10 |
| Voting Machines | - | 158,000 | - | - | - | 10 |
| Ambulances | - | 450,000 | - | 495,000 | - | 7 |
| Lucas automated CPR device | 135,000 | - | - | - | - | 5 |
| Library Technology and Equipment | - | 114,000 | - | - | - | 5 |
| Life Pack 35 replacement | - | 240,000 | 240,000 | - | - | 5 |
| EMS supervisors vehicle replacement | - | - | 90,000 | - | - | 5 |
| Deputy Chief vehicle replacement | - | - | - | 90,000 | - | 5 |
| EMS stretchers replacement | - | - | - | 150,000 | 150,000 | 5 |
| Logistics vehicle replacement | - | - | - | 90,000 | - | 5 |
| Public Safety Radio - Hardware replacement | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 | 7 |
| Sheriff's Vehicles (3 Vehicles + Upfit, $75,000, 10K added in subsequent years for inflation) | 225,000 | - | 235,000 | - | 245,000 | 5 |
| Animal Shelter Vehicle | 65,000 | - | - | 65,000 | - | 5 |
| Other Vehicles (3 Vehicles, Cost of Ford F150 - $46K used as base) | 138,000 | - | - | 138,000 | - | 5 |
| Financial Software | - | - | 700,000 | - | - | 5 |
| **Total Vehicles, Equipment & Other Short-term Capital** | **$ 913,000** | **$ 1,312,000** | **$ 1,615,000** | **$ 1,378,000** | **$ 745,000** | |
| Long-term Capital Needs | | | | | | |
| Radio System | - | 4,500,000 | - | - | - | 15 |
| CB Rescue Station | 1,500,000 | - | - | - | - | 20 |
| Mount Holly Station | - | - | 1,500,000 | - | - | 20 |
| Park Improvements | - | 200,000 | - | - | 200,000 | 15 |
| W&L HS Renovation | - | 500,000 | - | - | - | 20 |
| HVAC Replacement | 900,000 | | | | | 20 |
| Animal Shelter Renovation | - | - | - | - | 405,000 | 20 |
| **Total Long-term Capital Needs** | **$ 2,400,000** | **$ 5,200,000** | **$ 1,500,000** | **$ -** | **$ 605,000** | |
| **Total County Needs** | **$ 3,413,000** | **$ 6,612,000** | **$ 3,115,000** | **$ 1,378,000** | **$ 1,350,000** | |

# Public Safety Radio System (2027)

- Original system implemented in 1999; upgrades done in 2018-2020.
- Outdated technology lacking interoperability with neighboring jurisdictions.
- Core upgrade required to offer internal LTE capabilities.
- Rapidly aging hardware (radios) that are nearing/reached end of service life.
- Hub and spoke design currently, leading to the failure of the system with a single lightning strike - new design is a ring configuration to prevent future outages.
- Required microwave upgrade - current loses support on 12/31/2027. The microwave will still work but any support will not be offered.

# Rescue Squad Building – Colonial Beach (2026)

- Building on Dennison Street is original to the rescue squad-not current on modern EMS models of 24/7 staffing.
- Located in a flood plain-has to be evacuated for any impending flooding from hurricanes/tropical storms.
- No other feasible sites currently in the Town of Colonial Beach to relocate without new construction.
- Not suitable for any future needs-additional ambulances.
- Town is willing to dedicate land and Volunteer Rescue Squad has raised funds for a new building
- Westmoreland County funding the remainder of the project estimated at $1.5 mil
- Site and design to be determined

# Rescue Squad Building – Colonial Beach (concept)


COLONIAL BEACH RESCUE SQUAD JOHN J BURGER ARCHITECT

# Mt. Holly station (2028)

- Originally discussed in 2020 with the addition of the 4th ambulance. (4 ambulances were part of the initial design from a VDFP study in 2007. The County opted for 3.)
- Coverage gap in the County for EMS. (>15 minute response time to rapidly developing Cabin Point/Glebe Harbor.)
- Second/third due ambulance times exceed 20+ minutes.
- Current location would require total retrofit - feasible but costly.
- Option is to build a new station on current County owned property.
- Another option is a partnership with WVFD to build an addition similar to Company 6 (Cople District VFD).
- County volume is increasing and limited growth for public safety outside of original recommendations from approximately 2005.

# Mt. Holly Station

# Schools CIP Highlights

WESTMORELAND COUNTY PUBLIC SCHOOLS

- Security Vestibule/entrance (WDES)
- Gymnasium (CES)
- School busses
- HVAC
- Buildings and Grounds

# Detailed School Capital Projects

| | FY 2026 - FY 2030 Capital Funding Needs | | | | | Dev. Est. |
|---|---|---|---|---|---|---|
| | 2026 | 2027 | 2028 | 2029 | 2030 | Useful Life |
| **Schools** | | | | | | |
| Technology Infrastrucutre (switches) (CES) | $ 100,000 | $ - | $ - | $ - | $ - | Grant |
| Technology Infrastrucutre (access points) (CES) | - | 79,000 | - | - | - | Grant |
| Technology Infrastucture (access points) (WDES) | - | 79,000 | - | - | - | Grant |
| Chrome Book Replacement (WHS) | 225,000 | - | - | - | - | Grant |
| Key Plan - hardware for Interior Classroom Doors and Replace Exterior Classroom Doors (CES) | 156,634 | - | - | - | - | Grant |
| Key Plan - hardware for Interior Classroom Doors (MMS) | - | 25,000 | - | - | - | Grant |
| Key Plan - hardware, panic devices Ext. & Int Classroom Doors (WDES) | - | 122,000 | - | - | - | Grant |
| **Total Pay-Go Capital** | **$ 481,634** | **$ 305,000** | **$ -** | **$ -** | **$ -** | |
| | | | | | | |
| Vehicles, Equipment & Other Short-term Capital | | | | | | |
| Replace All Ceiling Tiles (CES) | $ 25,000 | $ - | $ - | $ - | $ - | 10 |
| Replace Kitchen Tiles (per Health Department) (CES) | 51,000 | - | - | - | - | 10 |
| Replace Marquee (CES) | 35,000 | - | - | - | - | 10 |
| Replace Gymnasium Lighting (MMS) | 99,000 | - | - | - | - | 5 |
| Add Awning to Bus Loop Entance (MMS) | - | 75,000 | - | - | - | 10 |
| Replace All Ceiling Tiles (MMS) | 25,000 | - | - | - | - | 10 |
| Add Exterior Lights (MMS) | 15,000 | - | - | - | - | 5 |
| Replace Marquee (MMS) | - | 35,000 | - | - | - | 10 |
| Door Alarm Hardware (MMS) | - | 7,500 | - | - | - | 5 |
| Repave Parking Lot (MMS) | - | - | 150,000 | - | - | 10 |
| Signage in Parking Lot (WDES) | 2,000 | - | - | - | - | 5 |
| Add ADA Stage Handicap Lift (WDES) | 25,000 | - | - | - | - | 10 |
| Replace Fence around Chillers (WDES) | 15,000 | - | - | - | - | 5 |
| Paint Interior Doors (WDES) | 30,000 | - | - | - | - | 5 |
| Replace Kitchen Tiles (per Health Department) (WDES) | 14,182 | - | - | - | - | 10 |
| Replace Marquee (WDES) | - | - | 35,000 | - | - | 10 |
| Lightning Behind Bleachers (WHS) | 8,000 | - | - | - | - | 5 |
| Equip Outdoor Classroom (WHS) | 50,000 | - | - | - | - | 10 |
| Equip Fitness Room (WHS) | 30,000 | - | - | - | - | 10 |
| Nutrient Credits (WHS) | 117,500 | - | - | - | - | 5 |
| Sideline Benches for Football Field (WHS) | 5,000 | - | - | - | - | 5 |
| Faculty/Staff Laptops Replacement (Admin) | - | - | 300,000 | - | - | 5 |
| Bus Transportation (3) | 475,000 | 321,668 | 326,668 | 331,668 | 336,668 | 10 |
| Floor Equipment (12) | 60,000 | - | - | - | 60,000 | 5 |
| Generators (2) | 60,000 | - | - | - | - | 5 |
| Mower ("72 Zero Turn) | - | - | 15,000 | - | - | 5 |
| **Total Vehicles, Equipment & Other Short-term Capital** | **$ 1,141,682** | **$ 439,168** | **$ 826,668** | **$ 331,668** | **$ 396,668** | |

# Detailed School Capital Projects (cont.)

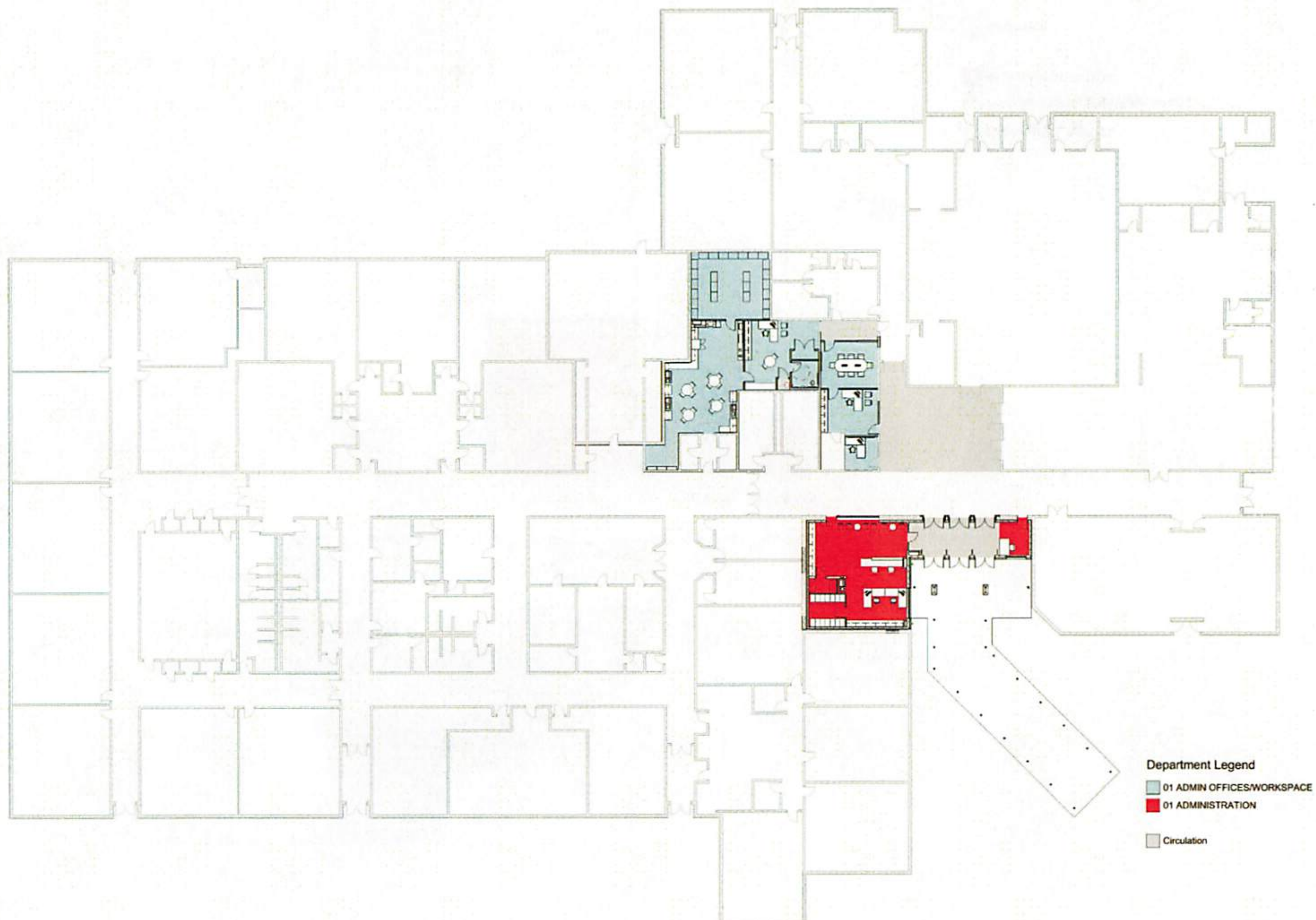
| | FY 2026 - FY 2030 Capital Funding Needs | | | | | |
|---|---|---|---|---|---|---|
| | 2026 | 2027 | 2028 | 2029 | 2030 | Dav. Est. Useful Life |
| Long-term Capital Needs | | | | | | |
| Four cafeteria package units (HVAC) (CES) | $ 418,200 | $ - | $ - | $ - | $ - | 15 |
| Three Roof Units (HVAC) (CES) | - | - | 120,000 | - | - | 15 |
| A & E for Gymnasium (CES) | - | - | 300,000 | - | - | 20 |
| Gymnasium (CES) | - | - | - | - | 5,000,000 | 20 |
| Gymnasium Exterior Wood Replacement (Fascia) (MMS) | TBD | - | - | - | - | 0 |
| Repair Gymnasium Exhaust Fans (MMS) | TBD | - | - | - | - | 0 |
| Replace Remaining Exterior Doors (16) (MMS) | - | 72,000 | - | - | - | 15 |
| HVAC (MMS) | 56,200 | - | - | - | - | 15 |
| Interior Doors (MMS) | - | TBD | - | - | - | 0 |
| New Middle School (MMS) | - | - | - | - | 60,000,000 | 30 |
| HVAC (WDES) | 233,700 | - | - | - | - | 15 |
| Construct New Security Vestibule / Entrance (WDES) | - | 2,000,000 | - | - | - | 20 |
| Non classroom Interior Doors (WDES) | - | 37,000 | - | - | - | 15 |
| Replace All Bathroom Partitions (WDES) | - | - | 75,000 | - | - | 15 |
| Add Additional Parking (WDES) | - | - | - | TBD | - | 0 |
| Practice Field (WHS) | 100,000 | - | - | - | - | 20 |
| Pole Lighting for Stadium Plaza (WHS) | 40,000 | - | - | - | - | 15 |
| HVAC (WHS) | 27,600 | - | - | - | - | 15 |
| Rear Sidewalk Lighting (WHS) | - | - | - | - | TBD | 0 |
| HVAC (Admin) | 5,000 | - | - | - | - | 15 |
| Admin Front Roof Replacement (Admin) | - | - | 50,000 | - | - | 20 |
| Roof Repair / Replacement | 7,000 | - | - | - | - | 10 |
| Exterior Door Replacement | TBD | - | - | - | - | 0 |
| HVAC (TD) | 5,000 | - | - | - | - | 15 |
| **Total Long-term Capital Needs** | **$ 892,700** | **$ 2,109,000** | **$ 545,000** | **$ -** | **$ 65,000,000** | |
| **Total School Needs** | **$ 2,516,016** | **$ 2,853,168** | **$ 1,371,668** | **$ 331,668** | **$ 65,396,668** | |

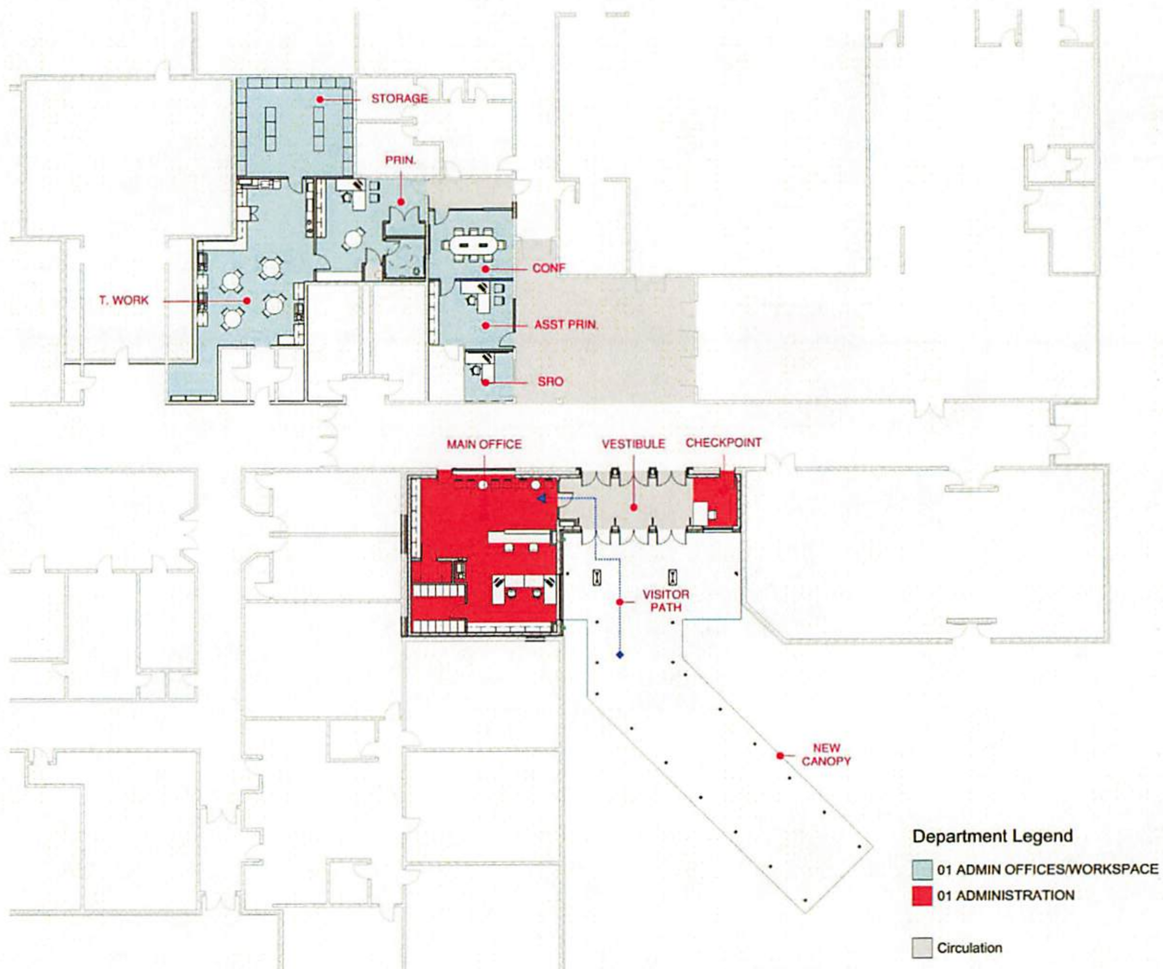
# WDES Security Vestibule/Entrance

- Planned improvements significantly enhance safety and security
- New main office adjacent to the entry vestibule
- Creates various checkpoints to deter intruders
- Main office has direct visibility to anyone approaching the building
- Main entry glass treated with security film
- Existing main office converted to administrative offices directly adjacent to main lobby with direct supervision of the entry (Principal, Assistant Principal, SRO)
- Also creates storage space and more efficient work space

# WDES Project Timeline

- Construction documents are complete
- Anticipate bid period beginning early/mid November
- Construction to begin May 22, 2026 (end of current school year)
- Substantial completion by end of July 2026 (in time for August 10 first day of school)


Department Legend
01 ADMIN OFFICES/WORKSPACE
01 ADMINISTRATION
Circulation



STORAGE
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MAIN OFFICE
VESTIBULE
CHECKPOINT
VISITOR PATH
NEW CANOPY
Department Legend
01 ADMIN OFFICES/WORKSPACE
01 ADMINISTRATION
Circulation

# CES Gymnasium

- Cople Elementary School was constructed as an open concept school and has no gymnasium
- Plan is to construct a free-standing gymnasium/multipurpose addition next to Cople Elementary with a connecting enclosed corridor.
- The project estimate in the CIP is based on an Order of Magnitude Cost Estimate obtained in July 2024. Anticipate an approximate 5% annual cost escalation.

# CES Project Timeline

- Architectural & engineering design:  2027-2028  (year 3 of CIP)
- Construction:  2029-2030 (year 5 of CIP)


# Questions

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