

**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, January 26, 2016**, at **5:00 p.m.** in the County Manager's Conference Room located on the third floor of the Administration Building at the Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

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

- |                  |   |
|------------------|---|
| 5:00 - 5:30 p.m. | County Debt Update  |
| 5:30 - 6:00 p.m. | Innsbrook Redevelopment Overlay and Urban Mixed Use Ordinance Revisions |
| 6:00 - 6:15 p.m. | Regular Meeting Agenda Items  |



Barry R. Lawrence, CMC  
Clerk, Henrico County Board of Supervisors  
January 21, 2016

**COUNTY OF HENRICO, VIRGINIA**  
**Henrico County Board Room**  
**Board of Supervisors' Agenda**  
**January 26, 2016**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF MINUTES** – January 12, 2016, Regular Meeting

**MANAGER'S COMMENTS**

**BOARD OF SUPERVISORS' COMMENTS**

**RECOGNITION OF NEWS MEDIA**

**PUBLIC HEARING – REZONING CASE**

31-16            Farmbrown, LLC: Request to conditionally rezone from A-1 Agricultural District to  
REZ2015-        R-3C One-Family Residence District (Conditional) Parcel 745-754-2348 containing  
00033            2.425 acres located at the northeast intersection of Kennedy and Stonemill Roads.  
Three Chopt    The applicant proposes a single family subdivision. The R-3 District allows a  
                      minimum lot area of 11,000 square feet and a gross density of 3.96 units per acre.  
                      The uses will be controlled by zoning ordinance regulations and proffered conditions.  
                      The 2026 Comprehensive Plan recommends Suburban Residential 2, density should  
                      not exceed 3.4 units per acre. The Planning Commission voted to recommend the  
                      Board of Supervisors grant the request.

**PUBLIC HEARINGS – OTHER ITEMS**

32-16            Resolution - Signatory Authority - Deeds of Easement - Manor Circle - Brookland  
                      District.

33-16            Ordinance - Vacation of Portion of Cole Boulevard Right-of-Way - Greenwood Park  
                      Subdivision - Fairfield District.

34-16            Resolution - Quitclaim of Portion of Drainage and Utility Easement - Preston at  
                      Wyndham Subdivision - Three Chopt District.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

35-16            Resolution - Authorizing and Directing the Publication of a Notice of Public Hearing for  
                      a Public Hearing to Be Held by the Board of Supervisors on Tuesday, February 23,  
                      2016, in Connection With the Authorization of Not to Exceed \$98 Million Principal  
                      Amount of Water and Sewer System Revenue Bonds for Certain Capital Improvement  
                      Projects.

- 36-16 Resolution - Award of Contract - Engineering Services for Geotechnical, Quality Control and Special Inspections.
- 37-16 Resolution - Award of Construction Contract - Ridge Water Pumping Station - Tuckahoe District.
- 38-16 Resolution - Award of Contract - Lawrence Road Water Storage Tank No. 2 Repairs and Repainting - Three Chopt District.
- 39-16 Resolution - Agreements with Virginia Department of Transportation for Sidewalk Construction Projects.
- 40-16 Resolution - Signatory Authority - Agreement with Dominion Virginia Power - Charles City Road Improvements Project - County Project #00984 - Varina District.
- 41-16 Resolution – Acceptance of Road – Three Chopt District.



**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS' RESUME  
January 26, 2016**

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**PUBLIC HEARING – REZONING CASE**

REZ2015-00033  
Three Chopt

Farmbrown, LLC: Request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 745-754-2348 containing 2.425 acres located at the northeast intersection of Kennedy and Stonemill Roads. The applicant proposes a single family subdivision. The R-3 District allows a minimum lot area of 11,000 square feet and a gross density of 3.96 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. Acting on a motion by Mr. Branin, seconded by Mr. Leabough, the Planning Commission voted 5-0 (one abstention) to recommend the Board of Supervisors **grant** the request because it reflects the Land Use Plan and future use and zoning of the area and the proffered conditions would provide appropriate quality assurances not otherwise available.

**PUBLIC HEARINGS – OTHER ITEMS**

**RESOLUTION - Signatory Authority - Deeds of Easement - Manor Circle - Brookland District.**

This Board paper authorizes the Chairman and Clerk to execute deeds of easement conveying underground electric line easements to Virginia Electric and Power Company for the installation and maintenance of electric line facilities across three lots on Manor Circle owned by the County.

The Directors of Public Utilities, Public Works, General Services, and Real Property recommend approval of this Board paper, and the County Manager concurs.

**ORDINANCE - Vacation of Portion of Cole Boulevard Right-of-Way - Greenwood Park Subdivision - Fairfield District.**

This ordinance will vacate a five foot-wide portion of Cole Boulevard right-of-way in the Greenwood Park subdivision. The owners of Lots 45-48 in Block D of the subdivision have requested vacation because the front side of their house was built in the right-of-way by prior owners.

The Real Property Department has processed this requested vacation through the Departments of Planning, Public Works, and Public Utilities without objection.

**RESOLUTION - Quitclaim of Portion of Drainage and Utility Easement - Preston at Wyndham Subdivision - Three Chopt District.**

The Board paper authorizes the Chairman to execute a quitclaim deed releasing the County's interest in an unneeded utility and drainage easement across Lot 68, Block A, Section B of the Preston at Wyndham subdivision. The owner has requested the action because of an encroachment by the prior owners, and the County has no current or planned facilities in the easement area.

The Directors of Public Utilities, Public Works, Planning, and Real Property recommend approval of this Board paper, and the County Manager concurs.

**PUBLIC COMMENTS**

**GENERAL AGENDA**

**RESOLUTION – Authorizing and Directing the Publication of a Notice of Public Hearing for a Public Hearing to Be Held by the Board of Supervisors on Tuesday, February 23, 2016, in Connection With the Authorization of Not to Exceed \$98 Million Principal Amount of Water and Sewer System Revenue Bonds for Certain Capital Improvement Projects.**

This resolution authorizes and directs the Clerk of the Board to advertise in the Richmond Times-Dispatch, on February 9, 2016, and February 16, 2016, a notice of a public hearing to be held on February 23, 2016, in connection with the proposed issuance by the County of water and sewer system revenue bonds in a principal amount not to exceed \$98 million for certain capital improvement projects. The bonds would be issued to finance various water and sewer system capital improvement projects including, without limitation, the Cobbs Creek Reservoir project, of the Department of Public Utilities.

**RESOLUTION - Award of Contract - Engineering Services for Geotechnical, Quality Control and Special Inspections.**

This Board paper awards a contract to Schnabel Engineering Consultants, Inc. to provide engineering and related services for geotechnical, quality control, and special inspections.

Eight proposals were received in response to RFP #15-1031-8VK. Based upon evaluation of the proposals, the Selection Committee interviewed the following firms:

- Schnabel Engineering Consultants, Inc.
- ECS Mid Atlantic, LLC
- Froehling & Robertson, Inc.
- Atlantic Geotechnical Services, Inc.

Based on the written proposals and interviews, the Selection Committee chose Schnabel Engineering Consultants, Inc. as the top-ranked firm. The contract will be for a one-year term and may be renewed for two additional one-year terms. Compensation for services shall be

based on unit cost rate schedules, and the project fees shall not exceed \$300,000 for any single project or \$1,500,000 in any one-year term.

Funding is available within the General Services budget. The Purchasing Director recommends approval of this Board paper, and the County Manager concurs.

**RESOLUTION - Award of Construction Contract - Ridge Water Pumping Station - Tuckahoe District.**

This Board paper awards a contract to Waco, Inc. for \$2,945,800 to replace the existing Ridge Water Pumping Station at the intersection of Ridge and Academy Roads.

The project will replace a deteriorated water pumping station constructed in 1960 and will increase the pumping capacity from two to two and one-half million gallons per day. The work will begin in April 2016 and will be completed by September 2018. Funding will be provided by the Water and Sewer Revenue Fund.

Six bids were received on December 9, 2015, in response to ITB #15-1054-9CE and Addendum No. 1. The bidders and bid amounts are as follows:

| <u>Bidders</u>                                      | <u>Bid Amounts</u> |
|---|--------------------|
| Waco, Inc.<br>Sandston, VA                          | \$2,945,800        |
| Ulliman Schutte Construction, LLC<br>Miamisburg, OH | \$2,959,000        |
| MEB General Contractors, Inc.<br>Chesapeake, VA     | \$2,967,200        |
| Crowder Construction Company<br>Apex, NC            | \$3,060,000        |
| Southwood Building Systems, Inc.<br>Ashland, VA     | \$3,215,000        |
| TA Loving Company<br>Goldsboro, NC                  | \$3,410,000        |

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

This Board paper awards the contract to Waco, Inc. and grants signatory authority to the County Manager to execute the contract in a form approved by the County Attorney. The County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the project budget not to exceed 15% of the original contract amount.

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

**RESOLUTION - Award of Contract - Lawrence Road Water Storage Tank No. 2 Repairs and Repainting - Three Chopt District.**

This Board paper awards a contract for \$773,780 to Nostos SS Contractors, LLC for the Lawrence Road Water Storage Tank No. 2 Repairs and Repainting project. The project is located near the intersection of West Broad Street and Parham Road.

The project includes cleaning, repairing, and repainting the interior and exterior surfaces of a 2.5 million gallon steel water storage tank. The work will begin in March 2016 and will be completed by January 2017. Funding will be provided by the Water and Sewer Enterprise Fund.

Nine bids were received on November 12, 2015, in response to IFB #15-1057-9VK and Addendum No.1:

| <u>Bidders</u>  | <u>Bid Amounts</u> |
|---|--------------------|
| Nostos SS Contractors, LLC<br>Reston, VA  | \$ 773,780         |
| Worldwide Industries Corporation<br>Butler, PA  | \$ 902,800         |
| New Kent Coatings, Inc.<br>Providence Forge, VA   | \$ 940,553         |
| Town Hall Painting Corporation<br>Virginia Beach, VA  | \$ 960,900         |
| D&M Painting Corporation<br>Washington, PA  | \$ 995,540         |
| George Kountoupes Painting Co.<br>Lincoln Park, MI  | \$1,101,000        |
| Horizon Bros. Painting Corp.<br>Howell, MI  | \$1,393,200        |
| Swick & Son Maintenance Specialists, Inc.<br>d/b/a Chesapeake Mechanical & Coatings<br>Curtis Bay, MD | \$1,411,105        |
| Superior Industrial Maintenance Company<br>Concord, NC  | \$2,211,221        |

Based upon a review of the bids, Nostos SS Contractors, LLC is the lowest responsive and responsible bidder.

This Board paper awards the contract to Nostos SS Contractors, LLC and grants signatory authority to the County Manager to execute a contract in a form approved by the County Attorney. The County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the project budget not to exceed 15% of the original contract amount.

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

**RESOLUTION - Agreements with Virginia Department of Transportation for Sidewalk Construction Projects.**

The Department of Public Works has negotiated agreements with the Virginia Department of Transportation (VDOT) for five construction projects under which the County will construct sidewalks within the County right-of-way with partial funding from VDOT, as follows:

- 1) 2,310 feet of sidewalk along the north side of St. Claire Lane from Mechanicsville Turnpike to 350 feet east of Hartman Street in the Fairfield District with an estimated construction cost of \$752,000 and with VDOT contributing \$373,500.
- 2) 1,400 feet of sidewalk along the north side of Glenside Drive from Bethlehem Road to Flagstaff Lane in the Brookland District with an estimated construction cost of \$267,000 and with VDOT contributing \$131,000.
- 3) 110 feet of sidewalk along the west side of N. Ridge Road from 300 feet south of Ridge Road to 410 feet south of Ridge Road in the Tuckahoe District with an estimated construction cost of \$107,000 and with VDOT contributing \$46,000.
- 4) 420 feet of sidewalk along the south side of Old Nuckols Road from Old Nuckols Court to 90 feet east of New Haven Court in the Three Chopt District with an estimated construction cost of \$127,000 and with VDOT contributing \$56,500.
- 5) 545 feet of sidewalk along the east side of Watts Lane from Laburnum Avenue to 540 feet south of Laburnum Avenue in the Fairfield District with an estimated construction cost of \$126,000 and with VDOT contributing \$55,000.

The Board paper authorizes the County Manager to execute the agreements in a form approved by the County Attorney.

The Director of Public Works recommends approval, and the County Manager concurs

**RESOLUTION - Signatory Authority - Agreement with Dominion Virginia Power - Charles City Road Improvements Project - County Project #00984 - Varina District.**

On September 9, 2005, the Board of Supervisors voted to widen Charles City Road between Miller Road and Lisle Road to four lanes.

Dominion Virginia Power (DVP) owns property along a portion of Charles City Road that will be widened. A plan of development for the DVP property requires DVP to make improvements to Charles City Road between Airport Drive and Millers Road adjacent to the DVP property. The Department of Public Works (DPW) has negotiated an agreement with



DVP under which DVP will pay the County for the County's construction of approximately 434 linear feet of roadway adjoining the DVP property as part of the road widening.

Under the agreement, DVP will deposit with the County \$448,284 to cover the estimated construction cost of the DVP portion of the project, and will convey right-of-way and easements necessary for the road project.

The Board paper authorizes the County Manager to execute the agreement and accept the conveyance in forms approved by the County Attorney.

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

**RESOLUTION – Acceptance of Road – Three Chopt District.**

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

0.24 miles of Sadler Walk Lane from Belfast Road to Glasgow Road in Oglethorpe Park at Sadler Walk, Section 2 – A Resubdivision of the Reserved Area for Future Development of Oglethorpe Park at Sadler Walk, Section 1, Lots 66, 81 and a Portion of Lots 67, 82 and 83 of McDonald's Small Farms – Three Chopt District.

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