

**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, March 24, 2026, at 3:45 p.m.** in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

The matter to be reviewed by the Board at this time is:

3:45 - 4:00 p.m.

J. Sargeant Reynolds Community College Update

*Tanya N. Brackett*

Tanya N. Brackett, CMC  
Clerk, Henrico County Board of Supervisors  
March 19, 2026

**County of Henrico, Virginia  
Henrico County Board Room  
Board of Supervisors' Agenda  
March 24, 2026  
5:00 p.m.**

**Pledge of Allegiance  
Invocation**

**Agenda Item      Public Hearing**

68-26                      Resolution - Approval of Operating and Capital Annual Fiscal Plans for Fiscal Year 2026-27 and Allocation of Car Tax Relief for Tax Year 2026.

**Beginning at 6:00 p.m.**

**Approval of Minutes - March 10, 2026, Regular and Special Meetings  
Manager's Comments  
Board of Supervisors Comments  
Recognition of News Media**

**Presentation**

Proclamation - Keep Henrico Beautiful Month - April 2026.

**Agenda Item      Public Hearing Items**

69-26                      Resolution - Condemnation - Easements - Horsepen Branch Trunk Sewer Project - Parcel No. 773-742-7562 - Brookland District.

70-26                      Ordinance - Vacation of Portion of Alley - Greenwood Heights Subdivision - Fairfield District.

**Public Comments**

**Agenda Item      General Agenda**

71-26                      Resolution - Approving the Issuance by the Economic Development Authority of Henrico County, Virginia, of its Multifamily Housing Revenue Bonds as a Conduit Issuer on Behalf of Carter Woods IV LLC.

72-26                      Resolution - Award of Contracts - New Social Services Building - Brookland District.

73-26                      Resolution - Award of Annual Contracts - Architectural & Engineering Services - Recreation and Parks - Sports and Facilities Improvement Projects.

74-26                      Resolution - Signatory Authority - Acquisition of Real Property - Drainage and Flood Mitigation - 2301 Homeview Drive - Three Chopt District.

- 75-26 Resolution - Award of Contract - Westwood Sewage Pumping Station - Brookland District.
- 76-26 Resolution - Award of Contract - Mary Street Sewer Replacement - Varina District.
- 77-26 Resolution - Award of Contract - Fall Line Trail - Villa Park - Fairfield District.



**County of Henrico, Virginia  
Board of Supervisors' Resume  
March 24, 2026**

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**Public Hearing – Beginning at 5:00 p.m.**

**Resolution - Approval of Operating and Capital Annual Fiscal Plans for FY 2026-27 and Allocation of Car Tax Relief for Tax Year 2026.**

On Tuesday, March 24, 2026, this paper will be considered but must be deferred (at least seven days, according to law) before being approved. At the scheduled regular meeting on Tuesday, April 14, 2026, the proposed Operating and Capital Annual Fiscal Plans may be approved, amended, substituted for, or deferred until a later date. However, the Schools' budget must be approved by May 15, 2026. This paper will also allocate car tax relief for tax year 2026.

The Director of Finance recommends approval of the Board paper, and the County Manager concurs.

**Beginning at 6:00 p.m.**

**Presentation**

**Proclamation - Keep Henrico Beautiful Month - April 2026.**

This proclamation recognizes April as Keep Henrico Beautiful Month, urges all Henrico residents to show their environmental stewardship by recycling and not littering, and encourages the public to celebrate our clean community by joining the efforts of the Keep Henrico Beautiful Committee.

**Public Hearing Items**

**Resolution - Condemnation - Easements - Horsepen Branch Trunk Sewer Project - Parcel No. 773-742-7562 - Brookland District.**

This Board paper authorizes condemnation proceedings for property that is needed for the construction of the Horsepen Branch Trunk Sewer Project.

The County needs to acquire permanent utility easements containing 10,575 square feet and temporary construction easements containing 6,839 square feet across the property identified as Tax Map Parcel 773-742-7562 and owned by Justina D. Ehiawaguan.

The property is vacant, landlocked, and in the floodplain. Based on an independent appraisal, the County made an offer of \$1,016 for the required property easements, but the parties have not reached an agreement.

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 easements, to take all steps necessary to acquire the easements, and to enter on and take possession of the required easements in accordance with the Code of Virginia.

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

**Ordinance - Vacation of Portion of Alley - Greenwood Heights Subdivision - Fairfield District.**

The owner of 1611 Roosevelt Boulevard in the Greenwood Heights subdivision has requested that the County vacate the alley along the rear of its properties to maximize the buildable area. The County does not need the alley, and no property owner will be irreparably damaged by the vacation of the alley.

The Real Property Division has processed this request 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 Comment**

**General Agenda**

**Resolution - Approving the Issuance by the Economic Development Authority of Henrico County, Virginia, of its Multifamily Housing Revenue Bonds as a Conduit Issuer on Behalf of Carter Woods IV LLC.**

This Board paper approves the issuance of bonds in an amount up to \$7,500,000 by the Economic Development Authority for the benefit of Carter Woods IV LLC, an affiliate of Better Housing Coalition, a not-for-profit Virginia nonstock corporation. Carter Woods IV LLC will use the proceeds to finance a portion of the costs of developing Carter Woods Phase IV. This phase consists of an approximately 53-unit multifamily residential rental housing facility with a community center near the intersection of Nine Mile Road and Dabbs House Road.

The Authority serves as a conduit for the bonds. Approval of the Board paper and issuance of the bonds does not create a financial obligation of either the County or Authority.

The Executive Director of the Economic Development Authority recommends approval of the Board paper; the County Manager concurs.

**Resolution - Award of Contracts - New Social Services Building - Brookland District.**

This Board paper would award contracts to Hourigan Construction Corp. to provide construction manager at risk services for the construction of the new Department of Social Services building.

In June 2025, the Board authorized the construction management project delivery method for the construction of a new Department of Social Services Building. Staff conducted the procurement process in accordance with the County's Procedures for Construction Management Contracts, as adopted by the Board, and Hourigan was selected as the top-ranked firm.

The parties negotiated preconstruction service fees in the amount of \$75,000, general conditions fees in the amount of \$1,100,000, construction manager fees in the amount of \$615,000, and insurance and taxes fees in the amount of 1.95%. Additional contracts for the construction of the facility will be executed at a later date and may not exceed \$22,000,000.

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

**Resolution - Award of Annual Contracts - Architectural & Engineering Services - Recreation and Parks - Sports and Facilities Improvement Projects.**

This Board paper would award annual contracts to Dewberry Engineers, Inc.; GordonUS, LLC; and Vanasse Hagen Brustlin, Inc. to provide professional architectural and engineering services for sports and facilities improvement projects across the County, including restroom and shelter facilities, sports fields, trails system improvements, parking lot improvements, landscape architectural elements, park master plans, and other facility rehabilitation improvements.

The three firms were selected through a competitive negotiation procurement process. The contracts will be for a one-year term and may be renewed for three additional one-year terms. The project fees for each contract will not exceed \$2,500,000 for any single project and \$10,000,000 in any one-year term.

The Directors of Recreation and Parks and Purchasing recommend approval of this Board paper, and the County Manager concurs.

**Resolution - Signatory Authority - Acquisition of Real Property - Drainage and Flood Mitigation - 2301 Homeview Drive - Three Chopt District.**

This Board paper authorizes the acquisition of 2301 Homeview Drive for drainage and flood mitigation. The owner, Hazelwood 21 LLC, has agreed to sell the property for \$56,300.

The Directors of Public Works and Real Property recommend approval of the Board paper; the County Manager concurs.

**Resolution - Award of Contract - Westwood Sewage Pumping Station - Brookland District.**

This Board paper awards a fixed price contract for \$23,922,000 to W. M. Schlosser Co., Inc. for the Westwood Sewage Pumping Station project. The project consists of the construction of a new sewage pumping station.

Work on the project is anticipated to begin in June 2026 and be completed within 820 calendar days. Funding to support the project will be provided by the Water and Sewer Revenue Fund.

The County received two bids on November 18, 2025, in response to ITB No. 25-2888-9JL and Addenda Nos. 1 and 2. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
W. M. Schlosser Co., Inc. (Hyattsville, MD)	\$23,922,000
English Construction Company, Incorporated (Lynchburg, VA)	\$25,052,625

Based upon a review of the bids, W. M. Schlosser Co., Inc. is the lowest responsive and responsible bidder.

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

**Resolution - Award of Contract - Mary Street Sewer Replacement - Varina District.**

This Board paper awards a fixed price contract for \$2,497,475 to Muller, Inc. for the Mary Street Sewer Replacement project. The project consists of replacing approximately 3,000 linear feet of 8-inch gravity sewer main along Mary Street.

Work on the project is anticipated to begin in May 2026 and be completed within 360 calendar days. Funding to support the contract is available within the project budget.

The County received six bids on January 21, 2026, in response to ITB No. 25-2908-12EAR and Addendum No. 1. The bids were as follows:

<u>Bidders</u>	<u>Bid Amounts</u>
Muller, Inc. Reston, VA	\$2,497,475.00
Central Site and Utilities Inc. Montpelier, VA	\$2,866,256.06
Howard, Inc., G.L. d/b/a G.L. Howard, Inc. Rockville, VA	\$3,477,000.00
Sagres Construction Corporation Alexandria, VA	\$4,377,000.00
Morgan Contracting, Inc. Knoxville, TN	\$4,958,850.00
Tidewater Utility Construction, Inc. Suffolk, VA	\$7,429,500.00

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

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

**Resolution - Award of Contract - Fall Line Trail - Villa Park - Fairfield District.**

This Board paper would award a unit price contract of \$6,484,970.50 to Sagres Construction Corporation for the Fall Line Trail – Villa Park project. The project consists of the construction of a shared use path approximately 1.1 miles long and 12 feet wide extending from the intersection of Lakeside Avenue and Brook Road to E. Parham Road and Villa Park Drive, ADA compliant ramps within the project limits, and new storm sewer and stormwater management facilities.

Work on the project is anticipated to begin in April of 2026 and be completed within 400 calendar days.

The County received two bids on February 17, 2026, in response to ITB 25-2905-11EAR and Addendum Nos. 1 and 2 for construction of the Fall Line Trail – Villa Park project, and the bids were as follows:

<b>Bidders</b>	<b>Bid Amounts</b>
Sagres Construction Corporation Alexandria, VA	\$6,484,970.50
J.L. Kent & Sons, Inc. Spotsylvania, VA	\$8,996,999.55

Based upon a review of the bids, Sagres Construction Corporation 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.