

VIRGINIA:

At a recessed meeting of the Board of Supervisors of the County of Northampton, Virginia, held at the Board Room of the County Administration Building, 16404 Courthouse Road, Eastville, Virginia, on the 26th day of January, 2015, at 5:00 p.m.

Present:

Richard L. Hubbard, Chairman

Oliver H. Bennett, Vice Chairman

Laurence J. Trala

Granville F. Hogg, Jr.

Absent:

Larry LeMond

The meeting was called to order by the Chairman.

Auditor's Presentation:

Mr. Paul Lee and Ms. Ann Wall of Robinson, Farmer, Cox & Associates, shared with the Board their findings relative to the FY 2014 Comprehensive Annual Financial Report, noting that there were no material deficiencies found. They indicated that they had received excellent cooperation from all of the staff. In response to questions posed by Supervisor Hogg, they indicated that correction action is already in place in regards to items noted in the management letter.

Davenport's Presentation:

Mr. Ronald Kooch of Davenport & Co., shared with the Board the following powerpoint presentation:



Northampton County, Virginia

Potential School Debt Analysis



January 2015

Member NYSE|FINRA|SIPC



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Overview

Northampton County, Virginia

Overview



- Northampton County, Virginia (the “County”) is currently in the planning stages for a potential debt issuance for school capital needs (the “Projects”).

- As part of Davenport’s Comprehensive Review Presentation to the County Board of Supervisors’ on October 1, 2014, a preliminary analysis was performed on the projects.
 - In order to determine if these projects are achievable and affordable, the County has asked Davenport to prepare a cash flow and tax equivalent impact analysis for the potential projects (i.e. affordability).

 - Additionally, Davenport will examine how these projects will influence the County’s key financial policy guidelines for a highly regarded credit worthy locality (i.e. capacity).

- Davenport has prepared three potential scenarios for financing the County’s projects.

Debt Capacity vs. Affordability



Debt Capacity versus Debt Affordability:

- Debt Capacity:
 - The amount of debt a locality can incur while staying within prudent financial guidelines.
 - Think of Debt Capacity as the credit card limit.

- Debt Affordability:
 - The ability of a locality to repay debt obligation with cash flow.
 - Think of Debt Affordability as the ability to pay the credit card’s monthly bill.

Scenario Summary



Scenario	VPSA Pool Timing	Interest Rate Assumptions	Structure	County Equity Contribution	Total Debt Service	Estimated All-In TIC
Scenario 1	Spring 2016 Pool	Current Market Plus 50 Basis Points	20 years of Level Payments	\$0	\$48,645,074	3.30%
Scenario 2	Spring 2020 Pool	Current Market Plus 150 Basis Points	20 years of Level Payments	\$1,450,000	\$51,646,521	4.43%
Scenario 3	Spring 2020 Pool	Current Market Plus 150 Basis Points	Interest only through 2025 then Level Payments for 20 years (24 total years)	\$1,450,000	\$58,751,896	4.70%

Scenario Tax-Impact Summary



Fiscal Year	Scenario 1	Scenario 2a	Scenario 2b	Scenario 3a	Scenario 3b
Issuance	2016	2020			
Amortization	Level Payments			Delayed Principal	
2016	\$0.0430	-	\$0.0122	-	\$0.0075
2017	\$0.0620	-	\$0.0122	-	\$0.0075
2018	-	-	\$0.0122	-	\$0.0075
2019	-	-	\$0.0122	-	\$0.0075
2020	-	-	\$0.0122	-	\$0.0075
2021	-	\$0.0875	\$0.0122	\$0.0480	\$0.0075
2022	-	-	\$0.0122	-	-
Total Impact	\$0.1050	\$0.0875	\$0.0854	\$0.0480	\$0.0450

Issuing School Bonds in 2016 would require additional revenues totaling equivalent to a roughly 10.5 cent increase in the real property tax (Scenario 1). If the bond issuance is delayed until 2020 (Scenarios 2 and 3) the equivalent increase is roughly 8.75 cents to 8.55 cents with no delayed principal repayment or 4.5 cents to 4.8 cents with delayed principal repayment.



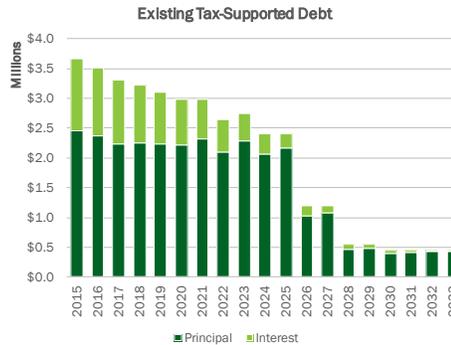
Existing Debt Profile

Northampton County, Virginia

Existing Tax-Supported Debt



Total Existing General Fund & School Debt*				
Fiscal Year	Principal	Interest	Total	Payout Ratio
2015	\$2,452,671	\$1,205,407	\$3,658,078	8.34%
2016	2,373,275	1,135,665	3,508,941	16.40%
2017	2,243,483	1,058,233	3,301,716	24.02%
2018	2,254,332	971,374	3,225,706	31.69%
2019	2,230,025	873,032	3,103,056	39.26%
2020	2,216,800	768,668	2,985,468	46.80%
2021	2,326,800	658,550	2,985,349	54.71%
2022	2,096,800	551,135	2,647,935	61.83%
2023	2,291,443	447,607	2,739,050	69.62%
2024	2,060,000	343,166	2,403,166	76.62%
2025	2,160,000	240,524	2,400,524	83.96%
2026	1,025,000	166,187	1,191,187	87.44%
2027	1,075,000	119,621	1,194,621	91.10%
2028	465,000	86,926	551,926	92.68%
2029	485,000	67,685	552,685	94.32%
2030	395,000	49,850	444,850	95.67%
2031	410,000	35,016	445,016	97.06%
2032	425,000	21,652	446,652	98.50%
2033	440,000	7,425	447,425	100.00%
Total	\$29,425,627	\$8,807,723	\$38,233,350	



The County's 10-Year Payout Ratio is the total amount of principal paid in the next ten year period divided by the total principal outstanding. The County's policy states "The County intends to maintain its 10-Year tax-supported debt and lease payout ratio at or above 60% at the end of each adopted five year Capital Improvement Plan. The payout ratio shall be no less than 55% in any one year during that period." The County's current payout ratio at 76.6% is well above that threshold.

Note: Inclusive of Capital Leases associated with the General Government and School Funds.

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Capital Needs Analysis 8

Revenues Available for Debt Service and Capital



Fiscal Year	General Fund	Use of Jail Reimbursement Funds	Social Security Rent	General Fund School Transfer	Total Non-Operating DS Revenues	GF Transfer School Bus Leases	Transfer to Capital Reserve Fund	Total Operating DS & Capital Revenues	Total Revenues Available
2016	2,759,063	230,140	161,000	368,359	3,518,562	367,093	777,640	1,144,733	4,663,295
2017	2,759,063	230,140	161,000	368,359	3,518,562	367,093	777,640	1,144,733	4,663,295
2018	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2019	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2020	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2021	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2022	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2023	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2024	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2025	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2026	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2027	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2028	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2029	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2030	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2031	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2032	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155
2033	2,759,063	0	161,000	368,359	3,288,422	367,093	777,640	1,144,733	4,433,155

Note: The County's transfer to capital reserve fund likely will no longer be funded and used for debt service if the County borrows money for school projects.

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Northampton County, Virginia

Capital Needs Analysis 9

Debt Service and Capital Expenditures

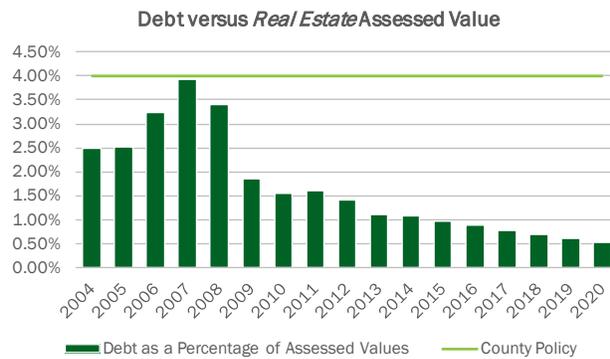


Fiscal Year	General Fund County Debt Service	General Fund School Debt Service	Total Non-Operating Debt Service	Transfer to Capital Reserve Fund	Schools Operating Lease	County Operating Lease	Future Schools Operating Leases	Total Non-Operating DS & Capital Reserve	Total Debt Service
2015	2,758,063	367,359	\$3,125,422	777,640	367,093	165,563	0	\$1,310,296	\$4,435,718
2016	2,760,624	368,838	3,129,463	777,640	277,121	102,357	89,972	1,247,090	4,376,553
2017	2,757,507	341,550	3,099,057	777,640	202,659	0	164,434	1,144,733	4,243,790
2018	2,762,323	342,777	3,105,100	777,640	120,606	0	246,487	1,144,733	4,249,833
2019	2,758,930	344,127	3,103,056	777,640	0	0	367,093	1,144,733	4,247,790
2020	2,757,967	227,500	2,985,468	777,640	0	0	367,093	1,144,733	4,130,201
2021	2,756,752	228,598	2,985,349	777,640	0	0	367,093	1,144,733	4,130,082
2022	2,418,867	229,067	2,647,935	777,640	0	0	367,093	1,144,733	3,792,668
2023	2,414,570	324,479	2,739,050	777,640	0	0	367,093	1,144,733	3,883,783
2024	2,298,224	104,943	2,403,166	777,640	0	0	367,093	1,144,733	3,547,899
2025	2,292,927	107,596	2,400,524	777,640	0	0	367,093	1,144,733	3,545,257
2026	1,085,657	105,530	1,191,187	777,640	0	0	367,093	1,144,733	2,335,920
2027	1,091,276	103,345	1,194,621	777,640	0	0	367,093	1,144,733	2,339,354
2028	446,699	105,228	551,926	777,640	0	0	367,093	1,144,733	1,696,660
2029	446,084	106,601	552,685	777,640	0	0	367,093	1,144,733	1,697,418
2030	444,850	0	444,850	777,640	0	0	367,093	1,144,733	1,589,583
2031	445,016	0	445,016	777,640	0	0	367,093	1,144,733	1,589,749
2032	446,652	0	446,652	777,640	0	0	367,093	1,144,733	1,591,385
2033	447,425	0	447,425	777,640	0	0	367,093	1,144,733	1,592,158

Debt as Percentage of Assessed Value



Current Policy: Debt as a percentage of *real estate* assessed value will not exceed 4.0%.

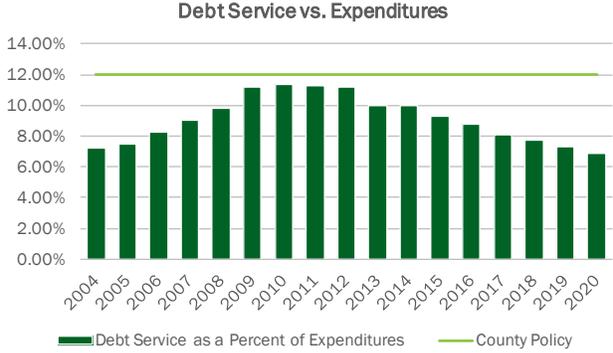


Real Estate Assessed Values include Residential, commercial, raw land & public services. Assessed Values are assumed to grow 2.0% annually beginning in Fiscal Year 2014.

Debt Service as a Percentage of Expenditures



Current Policy: The ratio of debt service expenditures as a percentage of governmental fund expenditures should not exceed 12%.



Davenport has assumed governmental fund expenditures to be governmental fund expenditures exclusive of the capital projects fund plus schools expenditures net of transfer from General Fund.



Scenario 1

Northampton County, Virginia

Key Assumptions – Scenario 1



- Davenport has been asked to analyze the effect of a \$35 million project fund for the school project.
- At this time, Davenport has assumed the following:
 - Participation in the Virginia Public School Authority's ("VPSA") 2016 Spring Pool;
 - Current market rates (1/2/2015) plus an additional 0.50% for conservatism;
 - Level debt service (payments) structure;
 - 20 year amortization;
 - \$75,000 local costs of issuance; and,
 - Underwriter's Discount of \$5 per bond.

Estimated Debt Service



Spring 2016 VPSA Pool				
Fiscal Year	Principal	Interest	VPSA Fee*	Total Debt Service
2016	\$0	\$0	\$0	\$0
2017	0	1,055,738	12,286	1,068,024
2018	1,005,000	1,367,000	15,774	2,387,774
2019	1,040,000	1,330,950	15,263	2,386,213
2020	1,090,000	1,277,700	14,730	2,382,430
2021	1,150,000	1,221,700	14,170	2,385,870
2022	1,205,000	1,162,825	13,581	2,381,406
2023	1,270,000	1,100,950	12,963	2,383,913
2024	1,335,000	1,035,825	12,311	2,383,136
2025	1,400,000	967,450	11,628	2,379,078
2026	1,475,000	895,575	10,909	2,381,484
2027	1,550,000	819,950	10,153	2,380,103
2028	1,620,000	748,800	9,360	2,378,160
2029	1,685,000	682,700	8,534	2,376,234
2030	1,755,000	613,900	7,674	2,376,574
2031	1,830,000	542,200	6,778	2,378,978
2032	1,900,000	467,600	5,845	2,373,445
2033	1,980,000	390,000	4,875	2,374,875
2034	2,060,000	309,200	3,865	2,373,065
2035	2,145,000	225,100	2,814	2,372,914
2036	2,230,000	137,600	1,720	2,369,320
2037	2,325,000	46,500	581	2,372,081
Total	\$32,050,000	\$16,399,263	\$195,811	\$48,645,074

*Note The interest rates for the Local School Bonds are established at five basis points above the actual rates on VPSA's bonds. VPSA charges a 5 bps fee that is used to pay costs of issuance and other expenses of the Authority.

Impact on Debt Service



Fiscal Year	Total Existing General Government & School Debt			Plus New Money Debt			Total Existing & New Debt		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2015	\$2,452,671	\$1,205,407	\$3,658,078	\$0	\$0	\$0	\$2,452,671	\$1,205,407	\$3,658,078
2016	2,373,275	1,135,665	3,508,941	0	0	0	2,373,275	1,135,665	3,508,941
2017	2,243,483	1,058,233	3,301,716	0	1,068,024	1,068,024	2,243,483	2,126,257	4,369,740
2018	2,254,332	971,374	3,225,706	1,005,000	1,382,774	2,387,774	3,259,332	2,354,148	5,613,480
2019	2,230,025	873,032	3,103,056	1,040,000	1,346,213	2,386,213	3,270,025	2,219,244	5,489,269
2020	2,216,800	768,668	2,985,468	1,090,000	1,292,430	2,382,430	3,306,800	2,061,098	5,367,898
2021	2,326,800	658,550	2,985,349	1,150,000	1,235,870	2,385,870	3,476,800	1,894,420	5,371,219
2022	2,096,800	551,135	2,647,935	1,205,000	1,176,406	2,381,406	3,301,800	1,727,541	5,029,341
2023	2,291,443	447,607	2,739,050	1,270,000	1,113,913	2,383,913	3,561,443	1,561,519	5,122,962
2024	2,060,000	343,166	2,403,166	1,335,000	1,048,136	2,383,136	3,395,000	1,391,302	4,786,302
2025	2,160,000	240,524	2,400,524	1,400,000	979,078	2,379,078	3,560,000	1,219,601	4,779,601
2026	1,025,000	166,187	1,191,187	1,475,000	906,484	2,381,484	2,500,000	1,072,670	3,572,670
2027	1,075,000	119,621	1,194,621	1,550,000	830,103	2,380,103	2,625,000	949,724	3,574,724
2028	465,000	86,926	551,926	1,620,000	758,160	2,378,160	2,085,000	845,086	2,930,086
2029	485,000	67,685	552,685	1,685,000	691,234	2,376,234	2,170,000	758,919	2,928,919
2030	395,000	49,850	444,850	1,755,000	621,574	2,376,574	2,150,000	671,423	2,821,423
2031	410,000	35,016	445,016	1,830,000	548,978	2,378,978	2,240,000	583,994	2,823,994
2032	425,000	21,652	446,652	1,900,000	473,445	2,373,445	2,325,000	495,097	2,820,097
2033	440,000	7,425	447,425	1,980,000	394,875	2,374,875	2,420,000	402,300	2,822,300
2034	0	0	0	2,060,000	313,065	2,373,065	2,060,000	313,065	2,373,065
2035	0	0	0	2,145,000	227,914	2,372,914	2,145,000	227,914	2,372,914
2036	0	0	0	2,230,000	139,320	2,369,320	2,230,000	139,320	2,369,320
2037	0	0	0	2,325,000	47,081	2,372,081	2,325,000	47,081	2,372,081
Total	\$29,425,627	\$8,807,723	\$38,233,350	\$32,050,000	\$16,595,074	\$48,645,074	\$61,475,627	\$25,402,797	\$86,878,424

Note: VPSA's 5 basis point fee is included in the interest column in the chart above.

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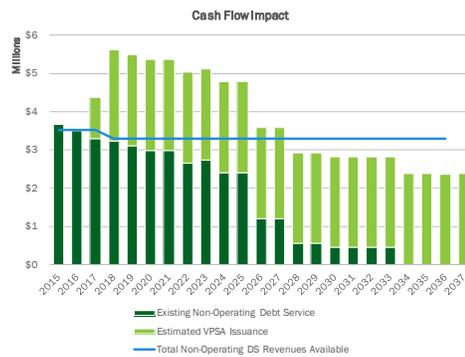
Northampton County, Virginia

Capital Needs Analysis 16

Impact on Cash Flow



Fiscal Year	Existing Non-Operating Debt Service	Estimated VPSA Issuance	Total Estimated Debt Service	Total Non-Operating DS Revenues Available	Additional Revenues Needed
2015	\$3,658,078	\$0	\$3,658,078	\$3,518,562	
2016	3,508,941	0	3,508,941	3,518,562	
2017	3,301,716	1,068,024	4,369,740	3,518,562	851,178
2018	3,225,706	2,387,774	5,613,480	3,288,422	2,325,058
2019	3,103,056	2,386,213	5,489,269	3,288,422	2,200,847
2020	2,985,468	2,382,430	5,367,898	3,288,422	2,079,476
2021	2,985,349	2,385,870	5,371,219	3,288,422	2,082,797
2022	2,647,935	2,381,406	5,029,341	3,288,422	1,740,919
2023	2,739,050	2,383,913	5,122,962	3,288,422	1,834,540
2024	2,403,166	2,383,136	4,786,302	3,288,422	1,497,880
2025	2,400,524	2,379,078	4,779,601	3,288,422	1,491,179
2026	1,191,187	2,381,484	3,572,670	3,288,422	284,248
2027	1,194,621	2,380,103	3,574,724	3,288,422	286,302
2028	551,926	2,378,160	2,930,086	3,288,422	
2029	552,685	2,376,234	2,928,919	3,288,422	
2030	444,850	2,376,574	2,821,423	3,288,422	
2031	445,016	2,378,978	2,823,994	3,288,422	
2032	446,652	2,373,445	2,820,097	3,288,422	
2033	447,425	2,374,875	2,822,300	3,288,422	
2034	0	2,373,065	2,373,065	3,288,422	
2035	0	2,372,914	2,372,914	3,288,422	
2036	0	2,369,320	2,369,320	3,288,422	
2037	0	2,372,081	2,372,081	3,288,422	
Total	\$38,233,350	\$48,645,074	\$86,878,424		



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Northampton County, Virginia

Capital Needs Analysis 17

Tax-Equivalent Impact

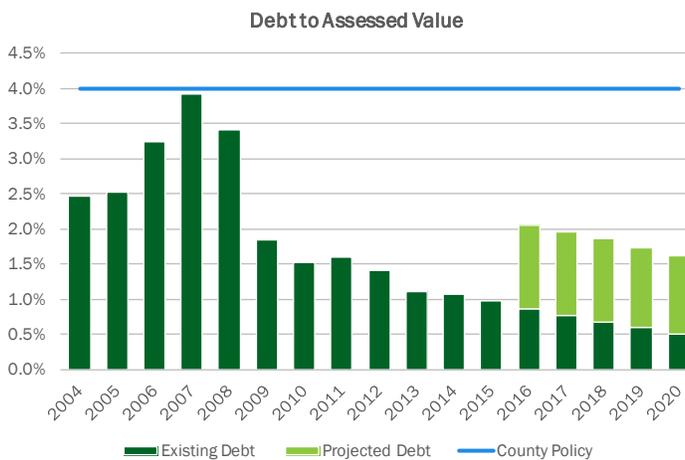


A FY	C Debt Service Requirements			E Existing DS Budget	G Debt Service Cash Flow Surplus (Deficit)			I Estimated Incremental Tax Equivalent
	B Existing Tax-Supported Debt Service	C Projected Debt Service	D Total	E Total Non-Operating Revenue Available for Debt Service	F Surplus/(Deficit)	G Revenue from Prior Tax Increase	H Adjusted Surplus/(Deficit)	
2015	3,658,078		3,658,078	3,518,562	(139,516)	-	(139,516)	-
2016	3,508,941	0	3,508,941	3,518,562	9,622	-	9,622	-
2017	3,301,716	1,068,024	4,369,740	3,518,562	(851,178)	-	(851,178)	4.3¢
2018	3,225,706	2,387,774	5,613,480	3,518,562	(2,094,918)	851,178	(1,243,740)	6.2¢
2019	3,103,056	2,386,213	5,489,269	3,518,562	(1,970,707)	2,094,918	124,211	-
2020	2,985,468	2,382,430	5,367,898	3,518,562	(1,849,336)	2,094,918	245,582	-
2021	2,985,349	2,385,870	5,371,219	3,518,562	(1,852,657)	2,094,918	242,261	-
2022	2,647,935	2,381,406	5,029,341	3,518,562	(1,510,779)	2,094,918	584,139	-
2023	2,739,050	2,383,913	5,122,962	3,518,562	(1,604,400)	2,094,918	490,518	-
2024	2,403,166	2,383,136	4,786,302	3,518,562	(1,267,740)	2,094,918	827,178	-
2025	2,400,524	2,379,078	4,779,601	3,518,562	(1,261,039)	2,094,918	833,879	-
2026	1,191,187	2,381,484	3,572,670	3,518,562	(54,108)	2,094,918	2,040,809	-
2027	1,194,621	2,380,103	3,574,724	3,518,562	(56,162)	2,094,918	2,038,756	-
2028	551,926	2,378,160	2,930,086	3,518,562	588,476	2,094,918	2,683,393	-
2029	552,685	2,376,234	2,928,919	3,518,562	589,643	2,094,918	2,684,561	-
2030	444,850	2,376,574	2,821,423	3,518,562	697,139	2,094,918	2,792,056	-
2031	445,016	2,378,978	2,823,994	3,518,562	694,568	2,094,918	2,789,486	-
2032	446,652	2,373,445	2,820,097	3,518,562	698,465	2,094,918	2,793,383	-
2033	447,425	2,374,875	2,822,300	3,518,562	696,262	2,094,918	2,791,180	-
2034	0	2,373,065	2,373,065	3,518,562	1,145,497	2,094,918	3,240,415	-
2035	0	2,372,914	2,372,914	3,518,562	1,145,648	2,094,918	3,240,566	-
2036	0	2,369,320	2,369,320	3,518,562	1,149,242	2,094,918	3,244,160	-
2037	0	2,372,081	2,372,081	3,518,562	1,146,481	2,094,918	3,241,399	-
Total Equivalent Tax Impact:								\$10.5

Debt as a Percentage of Assessed Value



The County would be projected to stay below its Debt to Real Estate Assessed Value policy of 4.0%.

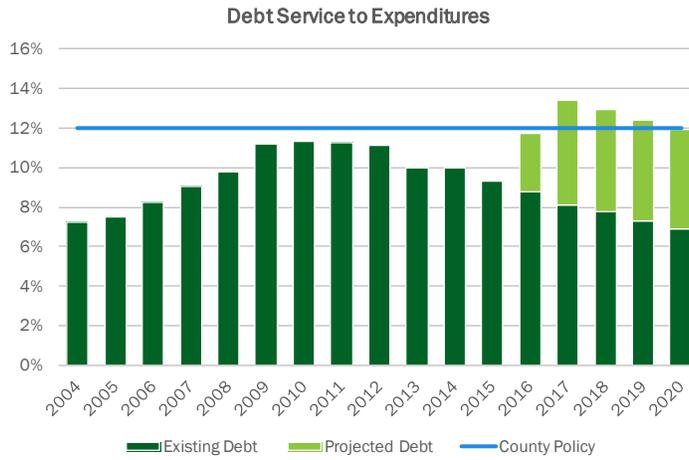


Real Estate Assessed Values include Residential, commercial, raw land & public services. Assessed Values are assumed to remain flat at Fiscal Year 2014 levels.

Debt Service as a Percentage of Expenditures



The County would be projected to **not** remain in compliance with its Debt Service to Total Governmental Expenditures Policy of 12% in Fiscal Years 2017 – 2020.



Expenditures are assumed to remain flat at Fiscal Year 2014 levels. Davenport has assumed governmental fund expenditures to be governmental fund expenditures exclusive of the capital projects fund plus schools expenditures net of transfer from General Fund.

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Northampton County, Virginia

Capital Needs Analysis 20



Scenario 2

Northampton County, Virginia

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Northampton County, Virginia

Capital Needs Analysis 21

Key Assumptions – Scenario 2a



- Scenario 2a has the same assumptions as Scenario 1 except for the following:
 - Participation in VPSA's Spring 2020 Pool;
 - Current market rates as (1/2/2015) plus 1.5% for conservatism; and,
 - Downsize the borrowed amount with the dollars accrued from the gradual increase in the real estate tax-rate beginning in 2016.

Estimated Debt Service



Spring 2020 VPSA Pool				
Fiscal Year	Principal	Interest	VPSA Fee*	Total Debt Service
2021	\$0	\$1,325,490	\$11,473	\$1,336,963
2022	790,000	1,715,075	14,768	2,519,843
2023	835,000	1,674,113	14,361	2,523,474
2024	890,000	1,618,050	13,930	2,521,980
2025	950,000	1,558,250	13,470	2,521,720
2026	1,010,000	1,494,550	12,980	2,517,530
2027	1,080,000	1,426,625	12,458	2,519,083
2028	1,150,000	1,354,150	11,900	2,516,050
2029	1,230,000	1,276,800	11,305	2,518,105
2030	1,310,000	1,194,250	10,670	2,514,920
2031	1,400,000	1,106,175	9,993	2,516,168
2032	1,485,000	1,019,838	9,271	2,514,109
2033	1,570,000	935,825	8,508	2,514,333
2034	1,660,000	847,000	7,700	2,514,700
2035	1,755,000	753,088	6,846	2,514,934
2036	1,855,000	653,813	5,944	2,514,756
2037	1,955,000	549,038	4,991	2,509,029
2038	2,070,000	438,350	3,985	2,512,335
2039	2,185,000	321,338	2,921	2,509,259
2040	2,310,000	197,725	1,798	2,509,523
2041	2,440,000	67,100	610	2,507,710
Total	\$29,930,000	\$21,526,640	\$189,881	\$51,646,521

*Note The interest rates for the Local School Bonds are established at five basis points above the actual rates on VPSA's bonds. VPSA charges a 5 bps fee that is used to pay costs of issuance and other expenses of the Authority. Assumes County contributes \$1.45 million of equity accrued from the incremental tax increase to downsize the bond issuance.

Impact on Debt Service



Fiscal Year	Total Existing General Government & School Debt			Plus New Money Debt			Total Existing & New Debt		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2015	\$2,452,671	\$1,205,407	\$3,658,078	\$0	\$0	\$0	\$2,452,671	\$1,205,407	\$3,658,078
2016	2,373,275	1,135,665	3,508,941	0	0	0	2,373,275	1,135,665	3,508,941
2017	2,243,483	1,058,233	3,301,716	0	0	0	2,243,483	1,058,233	3,301,716
2018	2,254,332	971,374	3,225,706	0	0	0	2,254,332	971,374	3,225,706
2019	2,230,025	873,032	3,103,056	0	0	0	2,230,025	873,032	3,103,056
2020	2,216,800	768,668	2,985,468	0	0	0	2,216,800	768,668	2,985,468
2021	2,326,800	658,550	2,985,349	0	1,336,963	1,336,963	2,326,800	1,995,513	4,322,312
2022	2,096,800	551,135	2,647,935	790,000	1,729,843	2,519,843	2,886,800	2,280,977	5,167,777
2023	2,291,443	447,607	2,739,050	835,000	1,688,474	2,523,474	3,126,443	2,136,080	5,262,523
2024	2,060,000	343,166	2,403,166	890,000	1,631,980	2,521,980	2,950,000	1,975,146	4,925,146
2025	2,160,000	240,524	2,400,524	950,000	1,571,720	2,521,720	3,110,000	1,812,244	4,922,244
2026	1,025,000	166,187	1,191,187	1,010,000	1,507,530	2,517,530	2,035,000	1,673,717	3,708,717
2027	1,075,000	119,621	1,194,621	1,080,000	1,439,083	2,519,083	2,155,000	1,558,704	3,713,704
2028	465,000	86,926	551,926	1,150,000	1,366,050	2,516,050	1,615,000	1,452,976	3,067,976
2029	485,000	67,685	552,685	1,230,000	1,288,105	2,518,105	1,715,000	1,355,790	3,070,790
2030	395,000	49,850	444,850	1,310,000	1,204,920	2,514,920	1,705,000	1,254,770	2,959,770
2031	410,000	35,016	445,016	1,400,000	1,116,168	2,516,168	1,810,000	1,151,184	2,961,184
2032	425,000	21,652	446,652	1,485,000	1,029,109	2,514,109	1,910,000	1,050,761	2,960,761
2033	440,000	7,425	447,425	1,570,000	944,333	2,514,333	2,010,000	951,758	2,961,758
2034	0	0	0	1,660,000	854,700	2,514,700	1,660,000	854,700	2,514,700
2035	0	0	0	1,755,000	759,934	2,514,934	1,755,000	759,934	2,514,934
2036	0	0	0	1,855,000	659,756	2,514,756	1,855,000	659,756	2,514,756
2037	0	0	0	1,955,000	554,029	2,509,029	1,955,000	554,029	2,509,029
2038	0	0	0	2,070,000	442,335	2,512,335	2,070,000	442,335	2,512,335
2039	0	0	0	2,185,000	324,259	2,509,259	2,185,000	324,259	2,509,259
2040	0	0	0	2,310,000	199,523	2,509,523	2,310,000	199,523	2,509,523
2041	0	0	0	2,440,000	67,710	2,507,710	2,440,000	67,710	2,507,710
Total	\$29,425,627	\$8,807,723	\$38,233,350	\$29,930,000	\$21,716,521	\$51,646,521	\$59,355,627	\$30,524,243	\$89,879,870

Note: VPSA's 5 basis point fee is included in the interest column in the chart above.

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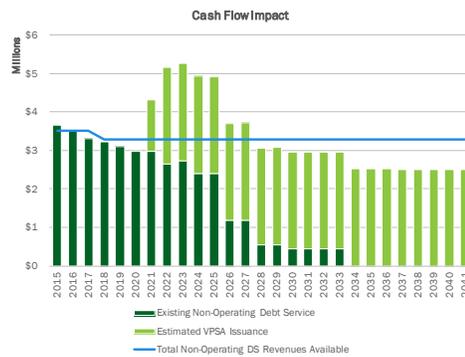
Northampton County, Virginia

Capital Needs Analysis 24

Impact on Cash Flow



Fiscal Year	Existing Non-Operating Debt Service	Estimated VPSA Issuance	Total Estimated Debt Service	Total Non-Operating DS Revenues Available	Additional Revenues Needed
2015	\$3,658,078	\$0	\$3,658,078	\$3,518,562	
2016	3,508,941	0	3,508,941	3,518,562	
2017	3,301,716	0	3,301,716	3,518,562	
2018	3,225,706	0	3,225,706	3,288,422	
2019	3,103,056	0	3,103,056	3,288,422	
2020	2,985,468	0	2,985,468	3,288,422	
2021	2,985,349	1,336,963	4,322,312	3,288,422	1,033,890
2022	2,647,935	2,519,843	5,167,777	3,288,422	1,879,355
2023	2,739,050	2,523,474	5,262,523	3,288,422	1,974,101
2024	2,403,166	2,521,980	4,925,146	3,288,422	1,636,724
2025	2,400,524	2,521,720	4,922,244	3,288,422	1,633,822
2026	1,191,187	2,517,530	3,708,717	3,288,422	420,295
2027	1,194,621	2,519,083	3,713,704	3,288,422	425,282
2028	551,926	2,516,050	3,067,976	3,288,422	
2029	552,685	2,518,105	3,070,790	3,288,422	
2030	444,850	2,514,920	2,959,770	3,288,422	
2031	445,016	2,516,168	2,961,184	3,288,422	
2032	446,652	2,514,109	2,960,761	3,288,422	
2033	447,425	2,514,333	2,961,758	3,288,422	
2034	0	2,514,700	2,514,700	3,288,422	
2035	0	2,514,934	2,514,934	3,288,422	
2036	0	2,514,756	2,514,756	3,288,422	
2037	0	2,509,029	2,509,029	3,288,422	
2038	0	2,512,335	2,512,335	3,288,422	
2039	0	2,509,259	2,509,259	3,288,422	
2040	0	2,509,523	2,509,523	3,288,422	
2041	0	2,507,710	2,507,710	3,288,422	
Total	\$38,233,350	\$51,646,521	\$89,879,870		



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Northampton County, Virginia

Capital Needs Analysis 25

Tax-Equivalent Impact



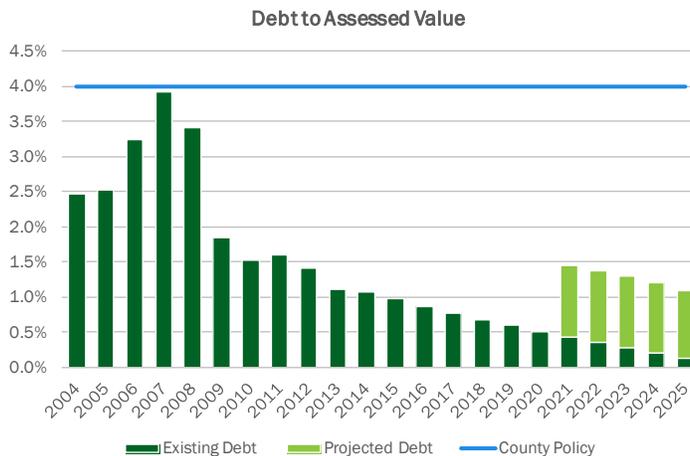
FY	Debt Service Requirements			Existing DS Budget Total Non-Operating Revenue Available for Debt Service	Debt Service Cash Flow Surplus (Deficit)			Estimated Incremental Tax Equivalent
	Existing Tax-Supported Debt Service	Projected Debt Service	Total		Surplus/ (Deficit)	Revenue from Prior Tax Increase	Adjusted Surplus/ (Deficit)	
2015	3,658,078		3,658,078	3,518,562	(139,516)	-	(139,516)	
2016	3,508,941		3,508,941	3,518,562	9,622	-	9,622	--
2017	3,301,716		3,301,716	3,518,562	216,846	-	216,846	--
2018	3,225,706		3,225,706	3,518,562	292,856	-	292,856	--
2019	3,103,056		3,103,056	3,518,562	415,506	-	415,506	--
2020	2,985,468		2,985,468	3,518,562	533,094	-	533,094	--
2021	2,985,349	1,336,963	4,322,312	3,518,562	(803,750)	-	(803,750)	8.75%
2022	2,647,935	2,519,843	5,167,777	3,518,562	(1,649,215)	1,750,000	100,785	--
2023	2,739,050	2,523,474	5,262,523	3,518,562	(1,743,961)	1,750,000	6,039	--
2024	2,403,166	2,521,980	4,925,146	3,518,562	(1,406,584)	1,750,000	343,416	--
2025	2,400,524	2,521,720	4,922,244	3,518,562	(1,403,682)	1,750,000	346,318	--
2026	1,191,187	2,517,530	3,708,717	3,518,562	(190,155)	1,750,000	1,559,845	--
2027	1,194,621	2,519,083	3,713,704	3,518,562	(195,142)	1,750,000	1,554,859	--
2028	551,926	2,516,050	3,067,976	3,518,562	450,586	1,750,000	2,200,586	--
2029	552,685	2,518,105	3,070,790	3,518,562	447,772	1,750,000	2,197,772	--
2030	444,850	2,514,920	2,959,770	3,518,562	558,792	1,750,000	2,308,792	--
2031	445,016	2,516,168	2,961,184	3,518,562	557,378	1,750,000	2,307,378	--
2032	446,652	2,514,109	2,960,761	3,518,562	557,801	1,750,000	2,307,801	--
2033	447,425	2,514,333	2,961,758	3,518,562	556,805	1,750,000	2,306,805	--
2034	0	2,514,700	2,514,700	3,518,562	1,003,862	1,750,000	2,753,862	--
2035	0	2,514,934	2,514,934	3,518,562	1,003,628	1,750,000	2,753,628	--
2036	0	2,514,756	2,514,756	3,518,562	1,003,806	1,750,000	2,753,806	--
2037	0	2,509,029	2,509,029	3,518,562	1,009,533	1,750,000	2,759,533	--
2038	0	2,512,335	2,512,335	3,518,562	1,006,227	1,750,000	2,756,227	--
2039	0	2,509,259	2,509,259	3,518,562	1,009,303	1,750,000	2,759,303	--
2040	0	2,509,523	2,509,523	3,518,562	1,009,040	1,750,000	2,759,040	--
2041	0	2,507,710	2,507,710	3,518,562	1,010,852	1,750,000	2,760,852	--
Total Equivalent Tax Impact:							8.75%	

Note: The County will use \$1.45 million of the adjusted surplus highlighted in yellow above to downsize the bond issuance.

Debt as a Percentage of Assessed Value



The County would be projected to stay below its Debt to Real Estate Assessed Value policy of 4.0%.

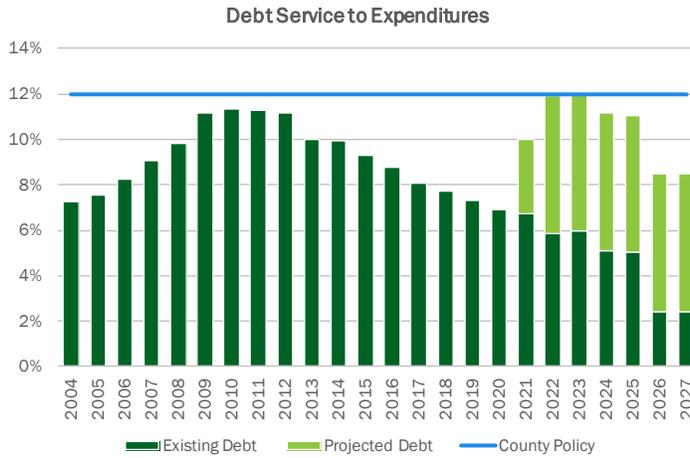


Real Estate Assessed Values include Residential, commercial, raw land & public services. Assessed Values are assumed to remain flat at Fiscal Year 2014 levels.

Debt Service as a Percentage of Expenditures



The County would be projected to remain in compliance with its Debt Service to Total Governmental Expenditures Policy of 12%.



Expenditures are assumed to remain flat at Fiscal Year 2014 levels. Davenport has assumed governmental fund expenditures to be governmental fund expenditures exclusive of the capital projects fund plus schools expenditures net of transfer from General Fund.



Scenario 3a

Northampton County, Virginia

Key Assumptions – Scenario 3a



- Scenario 3a has the same assumptions as scenario 1 except for the following:
 - Participation in VPSA's Spring 2020 Pool;
 - Current market rates as (1/2/2015) plus 1.5% for conservatism;
 - *Interest only through Fiscal Year 2025 to take advantage of the County's drop down in existing debt service;*
 - 20 years of level debt service (payments) thereafter; and,
 - Downsize the borrowed amount with the dollars accrued from the gradual increase in the real estate tax-rate beginning in 2016.

Estimated Debt Service



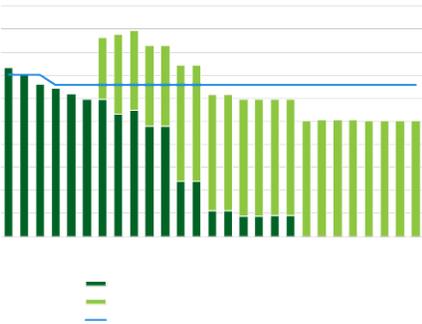
*Note The interest rates for the Local School Bonds are established at five basis points above the actual rates on VPSA's bonds. VPSA charges a 5 bps fee that is used to pay costs of issuance and other expenses of the Authority. Assumes County contributes \$1.45 million of equity accrued from the incremental tax increase to downsize the bond issuance.

Impact on Debt Service



Note: VPSA's 5 basis point fee is included in the interest column in the chart above.

Impact on Cash Flow



Tax-Equivalent Impact

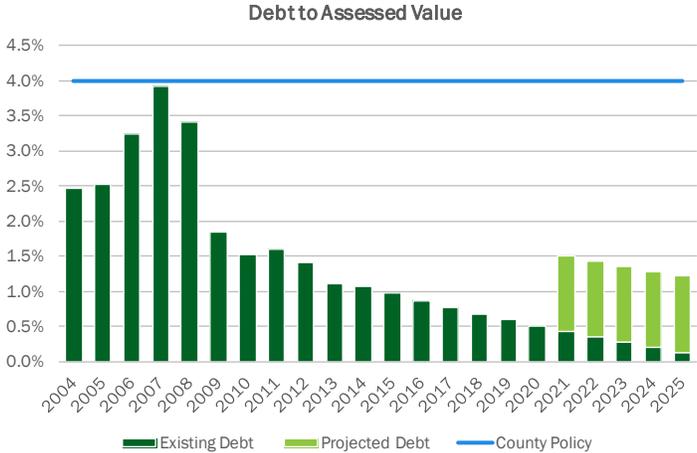


Note: The County will use \$1.45 million of the adjusted surplus highlighted in yellow above to downsize the bond issuance.

Debt as a Percentage of Assessed Value



The County would be projected to stay below its Debt to Real Estate Assessed Value policy of 4.0%.

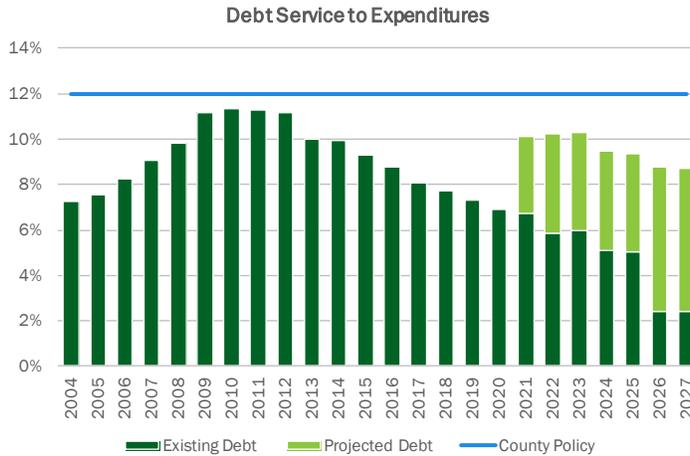


Real Estate Assessed Values include Residential, commercial, raw land & public services. Assessed Values are assumed to remain flat at Fiscal Year 2014 levels.

Debt Service as a Percentage of Expenditures



The County would be projected to remain in compliance with its Debt Service to Total Governmental Expenditures Policy of 12%.



Expenditures are assumed to remain flat at Fiscal Year 2014 levels.
 Davenport has assumed governmental fund expenditures to be governmental fund expenditures exclusive of the capital projects fund plus schools expenditures net of transfer from General Fund.

DAVENPORT & COMPANY

Northampton County, Virginia

Capital Needs Analysis 36



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Northampton County, Virginia

Capital Needs Analysis 38

* * * * *

Supervisor Bennett asked to receive an analysis of the average taxpayer's liability for the above described scenarios.

Supervisor Hogg asked that Davenport prepare graphs showing extension of years out to 2044 and Mr. Kooch agreed to provide same.

Superintendent Eddie Lawrence and members of the Northampton School Board were recognized by the Chairman. The Superintendent asked the Board to keep in mind that the operational costs which may be needed to keep the building open for the next 5-7 years if the Board took that long to construct a new facility. The County Administrator also noted that there are capital needs for the two elementary schools which have not been factored in to the above calculations. School Board Member Shannon Dunham said that it would be helpful to

have a report that documented such on-going maintenance and repair costs for the aging building.

When questioned by Supervisor Hubbard, Ms. Brook Thomas, Director of Finance for Northampton County Public Schools, indicated that no substantial reduction or growth in student population is projected.

Ms. Nunez confirmed that no public referendum is needed in order for the Board to secure construction financing; a simple application to the Virginia Public School Authority is required.

County Administrator's Report:

The following memorandum was shared with the Board relative to the FY 2016 County Budget: Revenues.

MEMORANDUM

TO: Board of Supervisors
FROM: Leslie Lewis, Director of Finance
DATE: January 26, 2015
RE: Discussion of FY2016 Revenue Projections

Tonight, the meeting point is to discuss the Fiscal Year 2016 revenue projections. Attached are two reports, (1) Revenue Annual Budget Report for the General Fund – Summary (one page) and (2) Revenue Budget Worksheet Report for the General Fund – Detail (21 pages).

In both of these reports, you will find the following information:

- The last three years of history (Fiscal Year 2012, 2013 and 2014);
- The current Fiscal Year 2015 Budget;
- The amount collected as of January 23, 2015 (this is the column called 2015 Actual Amount);
- Fiscal Year 2016 Department Requests;
- The difference between the FY2016 Requested column and the FY2015 Budget, in dollars; and
- The difference between the FY2016 Requested column and the FY2015 Budget, as a percentage.

1. General Property Tax Revenue

A. Real Estate Tax

Real Estate 2016 Tax Revenue (Current Year) \$13,269,809

We will begin tonight discussing our largest source of county revenue, real estate taxes. At this time, we do not have the certified Tax Year 2015 assessment from the Commissioner of Revenue. After analyzing, a seventy-five one hundredth or 0.75% increase in the values of Tax Year 2014 Real Estate Assessment is predicted and will be used to calculate the current year real estate tax revenue. The collection rate of 95% was used when calculating the current year real estate tax revenue. This is the same rate that was used in FY15.

FY15 Budgeted Current Year tax revenue	\$13,369,221
FY16 Budgeted Current Year tax revenue	<u>\$13,269,809</u>
Decrease in budgeted current year tax revenue	\$ (99,412)

Delinquent Real Estate Tax Revenue \$ 674,000

The good news is taxpayers continue to pay their taxes and delinquent real estate tax revenues is level funded in the FY16 Budget. (Note: Level funded = \$0 Change)

B. Public Service Companies Tax \$ 330,655

Public Service Companies tax revenues increased from the FY15 Budget.

The valuation of public service companies are set by the state. The county has no control over these valuations. Increase of **\$10,141**

C. Personal Property Tax \$ 1,878,799

Personal property tax revenues are estimated based on last year's assessment.

There is **\$61,820** decrease in revenue when compared to FY15. \$37,000 of this decrease is due to delinquent tax revenue decreasing. Again, the good news is taxpayers are paying their taxes and we will see a decrease in the budget for delinquent personal property tax revenue.

D. Boat Taxes \$
95,586 Increase of **\$410**

E. Mobile Homes \$
21,860
 Decrease of **\$2,626**

F. Farm Equipment \$
110,010
 Increase of **\$6,370**

G. Heavy Equipment \$
5,205
 Increase of **\$1,967**

H. Machinery & Tools \$ 77,492
 Decrease of **\$6,450**

I. Penalties and Interest (for late payments of taxes) \$ 325,000
 Decrease of **\$25,000**

J. BPP Late Filing Penalty (late filing of Business Personal Property) \$ 7,489
 Decrease of **\$3,511**

General Property Taxes projected revenue in FY16 is \$16,795,905.

This is a **\$179,931** decrease from FY15 Adopted Budget.

2. Other Local Taxes

A. Sales & Use Tax	\$ 1,241,205
Small decrease of \$1,525 . The county is mandated to send a percentage of the Sales & Use Tax revenue to the towns based on school age populations. The percent that must be used is calculated annually by the Weldon Cooper Center. Therefore the Sales & Use Tax for FY16 is net revenue after the amount allocated to the towns is deducted.	
B. Consumer Utility Tax (level fund)	\$ 323,900
C. Business License Tax (level fund)	\$ 40,000
The County has a modified Business Professional Occupancy License (BPOL). The county only charges a \$30 yearly fee for a business license. The county does not assess a tax on the actual revenues. Exmore and Cape Charles charge the full BPOL tax.	
D. Motor Vehicle License Tax	\$ 400,000
Increase of \$60,000 based on history	
E. Bank Stock	\$ 10,700
Small increase of \$50 based on history	
F. Taxes on Wills and Recordation	\$ 156,500
decrease from FY15 Budget of \$19,500 .	
G. Transient Occupancy Tax (level fund)	\$ 270,000
H. Food & Beverage Taxes (level fund)	\$ 300,000
I. Telecommunications Taxes	\$ 510,000
\$9,000 decrease from FY15 due to history	

Other Local Taxes projected revenue in FY 16 is \$3,252,305.

This is a **\$30,025** increase from FY15 Adopted Budget.

3. Permits, Privilege Fees & Reg Lic

A. Animal License (Increased by \$600 based on history of actual receipts)	\$ 4,100
B. Precious Metal Dealer Permit (level fund)	\$ 200
C. Building Permit (level fund)	\$ 87,000

D. 10% BP for Fire Services (level fund)	\$ 8,700
E. Rehab. Structure App. Fee (level fund)	\$ 870
F. Health Department Fees – Local	\$ 0
(No longer entitled to receive these fees) decrease of \$4,800	
G. AFD Application Fees (level fund)	\$ 500
H. Transfer Fees (level fund)	\$ 500
I. Planning & Zoning Fees (level fund)	\$ 20,000

Permits, Privilege Fees & Reg. Lic projected revenue in FY16 is \$121,870.

This is a \$4,200 decrease from FY15 Adopted Budget.

4. Fine & Forfeitures

A. Fine & Forfeitures	\$540,000
Continued Increase in projected revenue due to an additional county paid patrol officers (increase in revenue of \$69,109)	

Fine & Forfeitures projected revenue in FY16 is \$540,000.

This is a \$69,109 increase from FY15 Adopted Budget.

5. Use of Money & Property

A. Interest on Bank Deposits & Investments (level fund)	\$ 5,000
B. Rent of General Property (level fund)	\$ 8,100
Rent from Eastville Inn	

Use of Money & Property projected revenue in FY16 is \$13,100.

No change from FY15 Adopted Budget.

6. Charges for Services

A. Courthouse Security & Maintenance Fees	\$ 216,000
Increase of \$33,000 based on history and current actual revenues	
B. Ambulance Fees	\$ 120,000
Decrease of \$85,000 from FY15 adopted budget. This is based on FY15 actuals to date. Also note that when staff is performing services for a volunteer station, the volunteer station keeps the revenue received for the services performed by county staff	
C. Commonwealth's Attorney Fees (small increase of \$700)	\$ 2,400
D. Waste Collection & Disposal Fees	\$ 645,710
Increase of \$145,710 due to rate increase in FY14 and FY15 revenues to date.	

Remember an increase in revenue caused increases in hauling fee expenses.

E. Facilities Rental \$ 2,400

This is rental fees at Indiantown Park. There are no rental fees budgeted for Middle School due to possible renovation. Increase for FY16 of \$900 due to Increase in rentals for FY15.

F. Recreation Fees (level fund) \$ 30,500

G. CAMA Access (decrease of \$1,500) \$ 0

Charges for Services projected revenue in FY16 is \$1,017,010.

This is a \$93,810 increase from FY15 Adopted Budget.

7. Other Miscellaneous \$ 0

Other Miscellaneous projected revenue in FY16 is \$ 0.

This is a \$3,000 decrease from FY15 Adopted Budget.

8. Recovered Costs

A. Recovered Costs – General (level fund) \$ 50,000

B. Recovered Costs RE Tax Auctions \$ 8,369

This is a large decrease from FY15 budget of \$64,033. In FY15, there being one large tax auction that will be released from Escrow in FY15.

In FY16 there are only two small tax auction proceeds scheduled to be released. Tax auctions revenues are escrowed for 2 years before being released to the General Fund.

Recovered Costs projected revenue in FY16 is \$58,369.

This is a \$64,033 decrease from FY15 Adopted Budget.

9. Payments in Lieu of Taxes (level fund) \$ 26,000

Payments in Lieu of a Taxes projected revenue in FY16 is \$26,000.

No change from FY15 Adopted Budget.

10. Non-Categorical

A. Mobile Home Titling Taxes (level fund) \$ 12,000

Note: There is no revenue from ABC & Wine Taxes. Law changed in 2008 and the State keeps all revenue from ABC & Wine Taxes.

B. Recordation Taxes (level fund)	\$ 54,563
C. Rolling Stock Taxes (level fund)	\$ 1,900
D. Auto Rental (level fund)	\$ 3,000
This is taxes on various types of machinery rentals from Hardware stores, etc.	
E. PPTRA Reimbursement	\$1,421,967
This is revenue received from the state at a set amount that does not change.	
This revenue allows a tax relief to taxpayers for taxes on personal vehicles.	
F. Reduction in State Aid to Local Government (NEW in FY16)	\$ (200,000)
Decrease of \$200,000	

Non-categorical projected revenue in FY16 is \$1,293,430.

This is a **\$200,000** decrease from FY15 Adopted Budget.

11. Shared Expenses

A. Clerk of Court (decrease \$2,433)	\$ 183,739
B. Commissioner of Revenue (decrease \$662)	\$ 82,493
C. Commonwealth Attorney (decrease \$3,164)	\$ 219,462
D. Treasurer (decrease \$459)	\$ 75,312
E. Sheriff (decrease \$8,587)	\$ 953,219
F. Registrar/ Electoral Board (decrease \$1,112)	\$ 29,302

Shared Expenses projected revenue in FY16 is \$1,543,527.

There was **\$16,417** decrease from the adopted FY15 budget.

Note: Estimates were used at the time the FY 15 budget was adopted because the state had not adopted their bi-annual budget. This is funding the county receives from the Compensation Board. This funding is the amount of reimbursement the county receives from the state for the salaries of the elected official and office staff.

12. State Categorical Aid

A. Litter Control	\$ 9,550
B. Fire Program	\$ 20,760
C. Four for Life	\$ 11,492
D. Pest. Recycling/Johnson Grass	\$ 1,713
E. Victim/Witness Grant	\$ 20,627

State Categorical Aid projected revenue in FY16 is \$64,142.

This is a **\$89,399** decrease from FY15 Adopted Budget.

Note: Only reoccurring grants are entered in the original budget. All other Grants are entered as a budget adjustment as the grants are awarded.

13. Federal Categorical Aid **\$ 0**

Federal Categorical Aid projected revenue in FY16 is \$ 0.

(No Change from FY15)

14. Financing Proceeds (decrease \$52,050) **\$ 0**

Financing Proceeds projected revenue in FY16 is \$ 0.

This is a **\$52,050** decrease from FY15 Adopted Budget.

15. Transfer from other Funds

A. Transfer from Social Services (increase of \$3,894) **\$ 73,558**

Based on a cost allocation report, the county is historically reimbursed at a rate of .2383 of proposed cost. The proposed cost is the cost of county's employees performing services that relate directly to social services. Examples of these services are payroll, a/p, banking, human resources, etc

Transfer from other Funds projected revenue in FY16 is \$73,558.

This is a **\$3,894** increase from FY15 Adopted Budget.

16. Appropriated Fund Balance **\$ 0**

Appropriated Fund Balance in FY16 is \$ 0.

This is a **\$30,000** decrease from FY15 Adopted Budget.

Please see the attached chart titled "Summary of FY16 Revenue Projections" for a summary of the revenues just discussed. I will be glad to answer any questions.

Thank you for your time.

* * * * *

Mrs. Lewis and Ms. Nunez answered questions from the Board relative to the memorandum.

Closed Session

Motion was made by Mr. Trala, seconded by Mr. Bennett, that the Board enter Closed

Session in accordance with Section 2.2-3711 of the Code of Virginia of 1950, as amended:

(A) Paragraph 1: Discussion or consideration of employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees or employees of any public body.

County Attorney Service

(B) Paragraph 7: Discussion or consideration of the condition, acquisition, or use of real property for public purpose, or of the disposition of publicly held property.

All members were present with the exception of Mr. LeMond and voted “yes.” The motion was unanimously passed.

After Closed Session, the Chairman reconvened the meeting and said that the Board had entered the closed session for those purposes as set out in paragraphs 1 and 7 of Section 2.1-3711 of the Code of Virginia of 1950, as amended. Upon being polled individually, each Board member confirmed that these were the only matters of discussion during the closed session.

(4) Review of Revised Zoning Ordinance

The following memorandum was distributed for the Board’s review:

MEMORANDUM

TO: Board of Supervisors
FROM: Katie H. Nunez, County Administrator
DATE: January 21, 2015
RE: Final Zoning Issue for Consideration

Pursuant to staff’s review of the proposed zoning ordinance including all consensus votes of the Board for changes to the proposed ordinance based on Planning Commission recommendation, staff recommendation and/or the Board’s own review, there are five items that we felt that should be reviewed by the Board to ensure that these matters reflect the Board’s position. Items #1 and 5 require a discussion with the County Attorney during the closed session scheduled on Monday evening, January 26, 2015.

1. Biomass – are we required to allow biomass within the zoning ordinance? If so, have we provided for it within compliance of the Code of Virginia? If we are not required to include this use, then should we? - Please see Pages 2 & 3 for the background on this issue.

It was the consensus of the Board that the performance standards remain incorporated within the draft zoning ordinance document for “Biomass” but that the use itself not be allowed in any district.

2. Horticulture/Agriculture/Floriculture/Viticulture/Silviculture: There are some contradictions in these 5 definitions which in turn impacts what districts they are allowed as a use. We would like to review these with you further to see what is your intent on this matter. Staff has proposed some solutions to the definitions – they are shown in red. Please see Pages 4 & 5 for the background on this issue.

It was the consensus of the Board to approve the revised definitions of Horticulture, Agriculture, Floriculture, Viticulture, and Silviculture as outlined herein. It was further the consensus of the Board that Silviculture not be allowed by right in the “R” and “R-1” districts.

3. Conservation and Agriculture Zoning Districts – Clarifying Issue:
We would recommend that the Board of Supervisors revert back to the original text of “0 feet” since N/A implies that this particular setback is Not Applicable and that is not the intent; rather, we believe the Board’s intent is to convey that this particular setback is “0 feet”. Please see Page 6 for the background on this issue.

It was the consensus of the Board that the original text of “0 feet” be used.

4. Within the Commercial District, it allows Restaurants with No-Drive Thru under 2,500 Square Feet by Right as well as a Restaurant with Drive Thru (regardless of size). However, if a restaurant with No-Drive Thru wants to be larger than 2,500 square feet, then it would NOT be allowed within the Commercial District. The only district in which a restaurant of unlimited size would be allowed (whether by right or thru special use permit) is in the Industrial District. Is this the Board’s intention? Should this type of use be consistent across like-minded districts? Staff has proposed some changes to the use charts to reflect consistency across like-minded districts – they are shown in red. Please see Page 7 for the background on this issue.

It was the consensus of the Board to approve the staff recommendation shown in red text herein.

5. The residential districts of R, R-1, and R-3 relative to Single Family Dwelling Detached-Single Wide Manufactured propose them thru Special Use Permit. How does this interact with the Code of Virginia § 15.2-2288.1 (*Localities may not require a special use permit for certain residential use*)? Please see Page 8 & 9 for the background on this issue.

Following comments by legal counsel, it was the consensus of the Board that Single Family Dwelling Detached – Single Wide Manufactured homes be allowed by right in the Agriculture zone and with a Special Use Permit in the “R”, “R-1”, and “R-3” districts.

ITEM #1

Biomass

We have included the following items within the proposed ordinance as they relate to biomass:

DEFINITIONS

- 1.) ***Biomass:*** *Agricultural-related materials including vineyard, grains or crop residues; straws; aquatic plants; and crops and trees or waste materials capable of decomposition that are produced from the raising of plants and animals during agricultural operations, including animal manures, bedding, plant stalks, hulls, and vegetable matter planted for energy production.*
- 2.) ***Biomass conversion to alternate fuel- large scale:*** *Any conversion of any renewable biomass into heat, power, or biofuels that does not meet the definition of a biomass conversion to alternate fuel – small scale.*
- 3.) ***Biomass conversion to alternate fuel –small scale:*** *The conversion of any renewable biomass into heat, power, or biofuels.*

PERFORMANCE STANDARD §154.1-315 – BIOMASS CONVERSION TO ALTERNATE FUEL – SMALL SCALE AND LARGE SCALE

- (A) ***Biomass conversion to alternate fuel – small scale shall comply with the minimum standards below:***
 - (1) ***At least 50 percent of the feedstock shall be produced either on site or by the owner of the conversion equipment.***
 - (2) ***Any structure used for the processing of the feedstock into energy shall occupy less than 4,000 square feet, not including the space required for storage of feedstock.***
 - (3) ***The owner of the farm on which the activity of biomass conversion to alternated fuel will take place shall notify the Northampton County Administrator in writing prior to the commencement of initial processing.***
 - (4) ***Biomass conversion to alternate fuel – small scale uses, structures and buildings shall be situated on a lot with a minimum lot area of 5 acres.***
 - (5) ***Biomass conversion to alternate fuel – small scale uses, structures and buildings shall be set back at least 25 feet plus the required setback distances established in NCC §§154.1-202-216 and at least 250 feet from shorelines, perennial streams, nontidal wetlands and shall not be located within the VE, AE or the 0.2 percent annual chance flood hazard areas.***
- (B) ***Biomass conversion to alternate fuel – large scale shall comply with the minimum standards below:***
 - (1) ***All standards set forth in subsection (A) (1) and (3) above shall apply.***
 - (2) ***Biomass conversion to alternate fuel – large scale uses, structures and***

buildings shall be set back at least 500 feet from shorelines, perennial streams, nontidal wetlands, property lines and shall not be located within the VE, AE, or 0.2 percent annual chance flood hazard areas.

- (3) *A perimeter screening type C as established in NCC §154.1-606, Perimeter Screening, shall be installed and maintained.*

These two defined uses have been identified for use or not within each district as follows:

ZONING DISTRICT	Biomass Conversion to Alternate Fuel – Large Scale	Biomass Conversion to Alternate Fuel – Small Scale
Conservation (CNSV)	NOT ALLOWED	NOT ALLOWED
Agriculture (AG)	NOT ALLOWED	Allowed by Right
Hamlet (H)	NOT ALLOWED	NOT ALLOWED
Village (V)	NOT ALLOWED	NOT ALLOWED
Village – Waterfront Business (V-WB)	NOT ALLOWED	NOT ALLOWED
Village – Commercial (V-C)	NOT ALLOWED	NOT ALLOWED
Cottage Community (CTCM)	NOT ALLOWED	NOT ALLOWED
Commercial (C)	NOT ALLOWED	NOT ALLOWED
Industrial (I)	Special Use Permit	NOT ALLOWED
Residential (R)	NOT ALLOWED	NOT ALLOWED
Residential-1 (R-1)	NOT ALLOWED	NOT ALLOWED
Residential-3 (R-3)	NOT ALLOWED	NOT ALLOWED
Residential-5 (R-5)	NOT ALLOWED	NOT ALLOWED
Residential Mixed (RM)	NOT ALLOWED	NOT ALLOWED
Working Waterfront (WW)	NOT ALLOWED	NOT ALLOWED

The Code of Virginia reads:

§ 15.2-2288.01. Localities shall not require a special use permit for certain small-scale conversion of biomass to alternative fuel.

A. As used in this section, unless the context requires a different meaning:

"Biomass" means agricultural-related materials including vineyard, grain or crop residues; straws; aquatic plants; and crops and trees planted for energy production.

"Small-scale conversion of biomass" means the conversion of any renewable biomass into heat, power, or biofuels.

B. A zoning ordinance shall not require that a special exception or special use permit be obtained for the small-scale conversion of biomass if: (i) at least 50 percent of the feedstock is produced either on site or by the owner of the conversion equipment; (ii) any structure used for the processing of the feedstock into energy occupies less than 4,000 square feet, not including the space required for storage of feedstock; and (iii) the owner of the farm notifies the administrative head of the locality in which the processing occurs. Localities may adopt reasonable requirements for setback, minimum lot area, and restrictions on the hours of operation and maximum noise levels applicable to the small-

scale conversion of biomass. No setback, lot area, hours of operation or noise requirements may be more restrictive than similar provisions for other agricultural structures or activities.

(2009, c. [363](#).)

ITEM #2

Staff has proposed some solutions to the definitions – they are shown in *red*.

Horticulture/Agriculture/Floriculture/Viticulture:

In the proposed definitions, the ordinance provides for the following definitions:

Agriculture crop production operation: *Agriculture for the production of crops **for food, fiber or fuel**, other than crops produced by aquaculture, floriculture, horticulture, silviculture and viticulture, and any other land, structures, buildings and equipment directly related to and essential to the function of this operation, including but not limited to any administrative office, equipment storage, sales, grading and packing sheds and irrigation systems. This shall not include processing or agricultural support businesses.*

Floriculture operation: ***Cultivation and production of** ~~{Recommend deleting: “A discipline of horticulture concerned with the cultivation of}~~ flowering and ornamental plants for gardens and for floristry, comprising the floral industry and any land, structures and buildings or sales directly related and essential to the function of this operation. This shall not include processing or agricultural support businesses.*

Horticulture operation: ***The cultivation, prograion, processing and marketing of ornamental plants, flowers, turf, vegetables, fruits, and nuts** ~~{Recommend deleting: “The use of land for the growing or production for income of fruits, vegetables, flowers, nursery stock, including ornamental plants and trees and cultured sod”}~~ and any land, structures and buildings or sales directly related and essential to the function of this operation. This shall not include processing or agricultural support businesses.*

Viticulture operation: *The cultivation and **production of** ~~{Recommend deleting: study}~~ of grapes and grapevines and any land, structures and buildings or sales directly related and essential to the function of this operation. This does not include processing or agricultural support businesses.*

Silviculture operation: *Any forest management activity, including, but not limited, to, the harvesting of timber, the construction of roads and trails for the forest management purposes and the preparation of property for reforestation and any land, structures and buildings or sales directly related and essential to the function of this operation. This does not include processing or agricultural support businesses.*

These four defined uses have been identified for use or not within each district as follows:

ZONING DISTRICT	AGRICULTURE CROP PRODUCTION OPERATION	FLORICULTURE OPERATION	HORTICULTURE OPERATION	SILVICULTURE OPERATION	VITICULTURE OPERATION
Conservation (CNSV)	Allowed by Right	NOT ALLOWED	NOT ALLOWED	Allowed by Right	Allowed by Right
Agriculture (AG)	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right
Hamlet (H)	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right
Village (V)	Allowed by Right	Allowed by Right	Allowed by Right	NOT ALLOWED	Allowed by Right
Village – Waterfront Business (V-WB)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Village – Commercial (V-C)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Cottage Community (CTCM)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Commercial (C)	NOT ALLOWED	Allowed by Right	Allowed by Right	NOT ALLOWED	NOT ALLOWED
Industrial (I)	NOT ALLOWED	Allowed by Right	Allowed by Right	NOT ALLOWED	NOT ALLOWED
Residential (R)	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right
Residential-1 (R-1)	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right
Residential-3 (R-3)	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right
Residential-5 (R-5)	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right	Allowed by Right
Residential Mixed (RM)	NOT ALLOWED	Allowed by Right	Allowed by Right	NOT ALLOWED	Allowed by Right
Working Waterfront (WW)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED

ITEM #3

Conservation and Agriculture Zoning Districts – Clarifying Issue:

In the dimension and density regulation charts for the Conservation and Agriculture Zoning Districts, the Board of Supervisors specifically requested to amend the draft document as follows:

DISTRICT	Minimum Principal Structure and Building and Accessory Dwelling Unit Setbacks	
Conservation (CNSV)	Side – only for attached principal structures and buildings adjacent to shared property lines	0-feet N/A
Agriculture (AG)	Side – only for attached principal structures and buildings adjacent to shared property lines	0-feet N/A

ITEM #4

Staff has proposed some solutions to the definitions – they are shown in red.

Commercial Zoning District – “Restaurant”

The proposed definition of ***“restaurant”*** is ***Any place where food is prepared for service to the public on or off the premises, or any place where food is served with or without drive through service. Each district may further restrict this use by size and/or design.***

In the use charts, the proposed use for restaurant is as follows:

ZONING DISTRICT	Restaurant, No Size or Design Limitation	Restaurant with No Drive Thru < 2,500 sq. ft.	Restaurant with Drive Thru
Conservation (CNSV)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Agriculture (AG)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Hamlet (H)	NOT ALLOWED	Allowed by right	NOT ALLOWED
Village (V)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Village–Waterfront Business (V-WB)	NOT ALLOWED ← would delete & insert Special Use Permit	Allowed by Right	Special Use Permit
Village–Commercial (V-C)	NOT ALLOWED ← would delete & insert Special Use Permit	Allowed by Right	Special Use Permit
Cottage Community (CTCM)	NOT ALLOWED	Allowed by Right	NOT ALLOWED
Commercial (C)	Allowed by Right	Allowed by Right	Allowed by Right

Industrial (I)	Allowed by Right	Allowed by Right	Allowed by Right
Residential (R)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Residential-1 (R-1)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Residential-3 (R-3)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Residential-5 (R-5)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Residential Mixed (RM)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED
Working Waterfront (WW)	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED

ITEM #5

The residential districts of R, R-1, and R-3 relative to Single Family Dwelling Detached-Single Wide Manufactured.

In the proposed ordinance, the use of Single Family Dwelling (SFD) detached – single-wide manufactured home is listed as follows for districts of R, R-1, and R-3

ZONING DISTRICT	Single Family Dwelling (SFD) detached–single-wide manufactured home
Residential (R)	Special Use Permit
Residential-1 (R-1)	Special Use Permit
Residential -3 (R-3)	Special Use Permit

There are two Code of Virginia sections that speak on this issue which appear to be in conflict.

§ 15.2-2288.1. Localities may not require a special use permit for certain residential uses.

No local ordinance shall require as a condition of approval of a subdivision plat, site plan, or plan of development, or issuance of a building permit, that a special exception, special use, or conditional use permit be obtained for the development and construction of residential dwellings at the use, height and density permitted by right under the local zoning ordinance. Nothing herein shall restrict the use of the special exception, special use, or conditional use permit process on application of a property owner for (i) a cluster or town center as an optional form of residential development at a density greater than that permitted by right, or otherwise permitted by local ordinance; (ii) use in an area designated for steep slope mountain development; (iii) use as a utility facility to serve a residential development; or (iv) nonresidential uses including but not limited to home businesses, home occupations, day care centers, bed and breakfast inns, lodging houses, private boarding schools, and shelters established for the purpose of providing human services to the occupants thereof.

(1999, c. [1041](#); 2002, c. [703](#).)

§ 15.2-2290. Uniform regulations for manufactured housing.

A. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all agricultural zoning districts or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as but not limited to those described in § [58.1-3230](#) are the dominant use, the placement of manufactured houses that are on a permanent foundation and on individual lots shall be permitted, subject to development standards that are equivalent to those applicable to site-built single family dwellings within the same or equivalent zoning district.

B. Localities adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the agricultural zoning district or other districts identified in subsection A of this section incorporating such standards. The standards shall not have the effect of excluding manufactured housing.

C. Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.

(1990, c. 840, § 15.1-486.4; 1991, c. 198; 1995, cc. [540](#), [583](#); 1997, c. [587](#).)

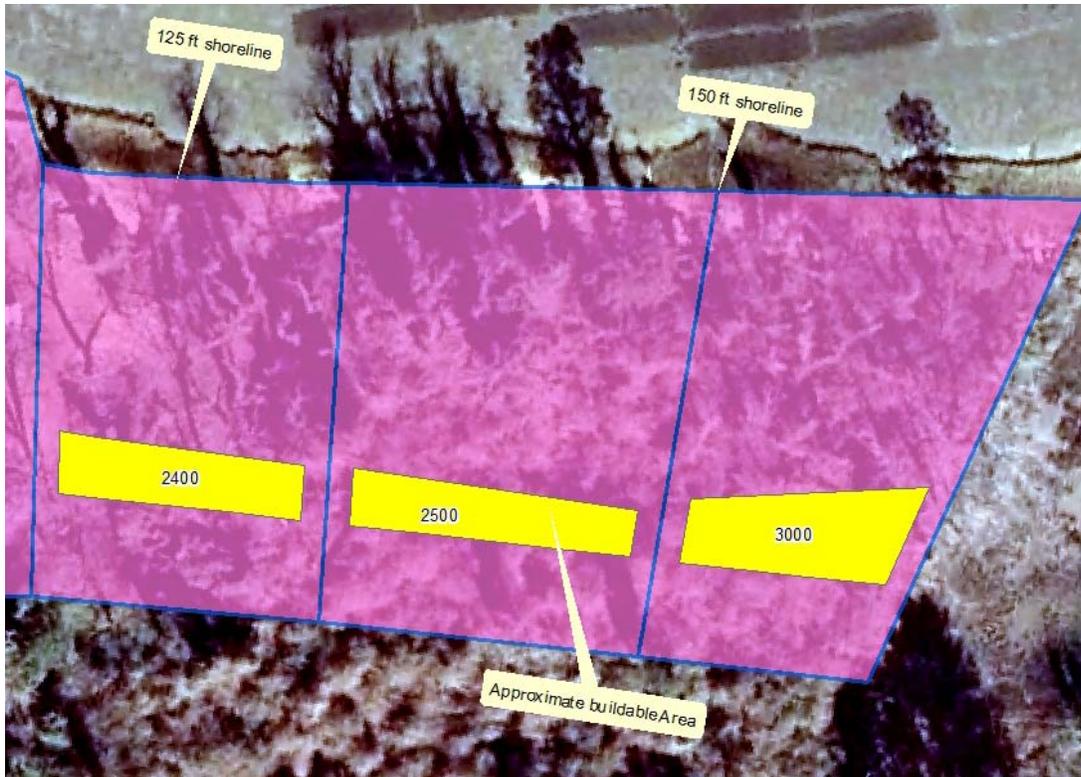
* * * * *

At this time, the following memorandum was distributed to the Board in regards to shoreline widths:

MEMORANDUM

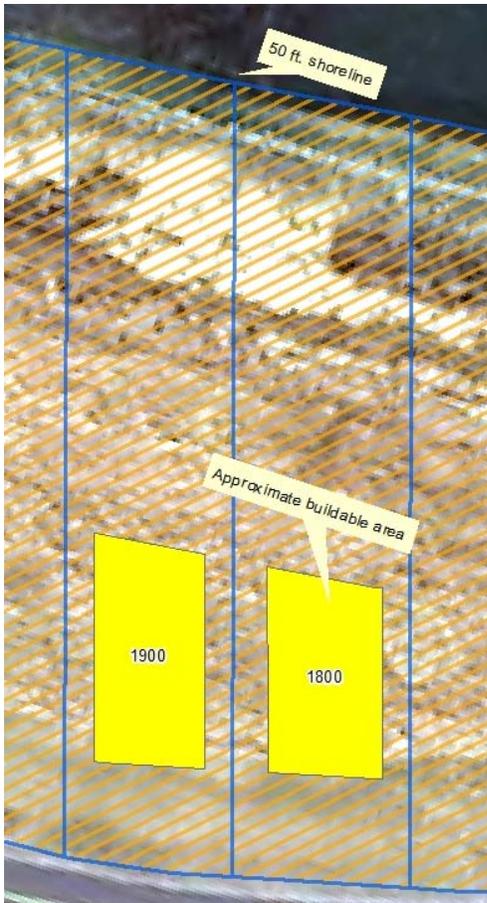
To: Northampton County Board of Supervisors
From: Development Department Staff
Subject: Shoreline Width
Date: January 23, 2015

As follow up from the last Board meeting, additional information is provided below related to shoreline widths of 125 feet and 150 feet for Hamlet and Village districts and for the Working Waterfront and Village-Waterfront Business. The proposed minimum lot size for Hamlet is 21,780 sq. ft., and 10,890 sq. ft. for Village, Village-Waterfront Business and Working Waterfront. The image below shows three Hamlet parcels, all approximately 0.5 acres. The parcel on the left has a 125 ft. shoreline and the parcel in the middle and on the right have 150 ft. widths. The yellow area represents the approximate building envelope (in square feet) using the proposed setbacks.



Since the Village minimum lot size is proposed to be 10,890 sq. ft. a 125 or 150 ft. shoreline width would leave little or no buildable area for a new lot, the Board may wish to consider increasing the minimum lot size to 0.5 acre.

The image below shows two parcels approximately 10,890 sq. ft. in the Working Waterfront district and the approximate buildable area available after applying the setbacks. The example shoreline width for these two lots is 50 feet. When considering the shoreline width for the Working Waterfront a smaller shoreline width will provide more flexibility for lot reconfiguration. The current shoreline width for the majority of the Working Waterfront parcels is 60 feet. It is important to note that there are other areas proposed to be zoned Working Waterfront that are not located in a Village or Hamlet.



The proposed Village-Waterfront Business district has 8 parcels with a shoreline, all located in Oyster. The parcels in Willis Wharf do not have shorelines. Under the current zoning, these parcels have a 60 ft. shoreline width.

* * * * *

Supervisor Hogg stated that the Virginia Marine Resources Commission requires a shoreline width of 205 ft. to be able to do aquaculture and he thought that the proposed waterfront widths were too narrow.

Following discussion by the membership, it was the consensus of the Board to set a 205 ft. shoreline width for Hamlet and Village districts and a 60 ft. shoreline width for Working Waterfront and Village-Neighborhood Business districts.

Based on Board action last month and comments by Chairman Hubbard, the following calendar was confirmed by the Board:

CALENDAR FOR ZONING ORDINANCE ADOPTION

Draft prepared by Katie H. Nunez – January 20, 2015

Adopted pursuant to Board Vote on January 13, 2015 and ratified January 26, 2015

ACTIVITY	CALENDAR
Board of Supervisors Meeting to review the revised draft documents and map to be sent to joint public hearing (only those items which have changed since the original March 2014 joint public hearing).	January 26, 2015
Revised draft document is available for the public’s inspection on the County website	January 29, 2015
Conduct two (2) public information meetings about the revised documents and map. To be held at Kiptopeke Elementary School & Occohannock Elementary School	February 19, 2015 February 25, 2015
Board of Supervisors Recessed Meeting to review comments as received at the (2) Public Information Meetings and decide if those comments need to be included in the revised documents. A decision must be made that night in order for the remaining calendar to hold true.	March 4, 2015
Staff to do all editing as well as printing, sorting and stuffing all mailing notices to all property owners (thru a mailing service)	March 5 – April 2, 2015
Submit legal advertisement to newspaper	April 1, 2015
First legal advertisement appears in Eastern Shore News	April 8, 2015
Second legal advertisement appears in Eastern Shore News	April 15, 2015
Joint Public Hearing between the Board of Supervisors & the Planning Commission on the Zoning Ordinances & Map	April 22, 2015

Review time by the Planning Commission (maximum time allowed by the Code of Virginia is 100 days)	July 31, 2015 (this is the deadline date of 100 days)
Next Available Board of Supervisors Meeting where action can occur	August 11, 2015

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Motion was made by Mr. Bennett, seconded by Mr. Trala, that the Chairman be authorized to execute a lease agreement with Declaration Networks for wireless antenna equipment placement on the County-owned water tower in Eastville, with either a five (5) or a ten (10) year initial term, whichever is able to be negotiated. All members were present with the exception of Mr. LeMond and voted “yes.” The motion was unanimously passed.

The Chairman distributed a list of goals/tasks for accomplishment in the upcoming year that he would like to discuss at the February meeting. He further noted the “Count of Homeless” being conducted by the Accomack-Northampton Planning District Commission this week.

Supervisor Hogg noted the low-cost rabies clinics being held throughout the County this week.

Adjourn

Motion was made by Mr. Bennett, seconded by Mr. Trala, that the meeting be adjourned. All members were present with the exception of Mr. LeMond and voted “yes.” The motion was unanimously passed.

The meeting was adjourned.

_____ CHAIRMAN

_____ COUNTY ADMINISTRATOR