



Finance Department
Cheryl B. Shiffler
Director

540/665-5610
Fax: 540/667-0370
E-mail: cshiffle@fcva.us

TO: Board of Supervisors
FROM: Finance Committee
DATE: February 19, 2014
SUBJECT: Finance Committee Report and Recommendations

The Finance Committee met in the First Floor Conference Room at 107 North Kent Street on Wednesday, February 19, 2014 at 8:00 a.m. All members were present. Items 2, 4 and 6 were approved under consent agenda. Immediately following, a Budget Work Session was held in the Board of Supervisors meeting room.

FINANCE COMMITTEE

1. The Fire & Rescue Chief requests a General Fund supplemental appropriation in the amount of \$85,352. This amount represents Fire Program funds received and will be disbursed to the eleven volunteer fire and rescue stations. No local funds required. See attached memo, p. 4 – 6. The committee recommends approval.
2. The Fire & Rescue Chief requests a General Fund supplemental appropriation in the amount of \$10,000. This amount represents Fire School Programs revenue collected in excess of budgeted. No local funds required. See attached memo, p. 7 – 8.

3. The NRADC Superintendent requests a NRADC Fund supplemental appropriation in the amount of \$221,000 to cover overtime costs. See attached memo, p. 9. The committee recommends approval.
4. The NRADC Superintendent requests a NRADC Fund supplemental appropriation in the amount of \$11,680. This amount represents an insurance reimbursement for weather damages to cooling and heating units. No local funds required. See attached memo, p. 10.
5. The Deputy Planning Director requests a Development Projects Fund supplemental appropriation in the amount of \$45,300. This amount represents proffer funds needed for Valley Mill Road. See attached information, p. 11 – 46. The committee recommends approval.
6. The Sheriff requests a General Fund supplemental appropriation in the amount of \$5,535. This amount represents reimbursement for an automobile insurance claim. No local funds required. See attached memo, p. 47.
7. The County Administrator requests discussion on the New Round Hill Fire Station. The committee recommends to proceed with the site plan with further consideration on the subdivision of the property in to two parcels. See attached information, p. 48 – 66.

INFORMATION ONLY

1. The Finance Director provides a Fund 10 Transfer Report for FY 2014. See attached, p. 67.
2. The Finance Director provides FY 2014 financial statements for the period ending January 31, 2014. See attached, p. 68 – 78.

3. The Finance Director provides the FY 2014 Fund Balance Report for the period ending January 31, 2014. See attached, p. 79.
4. The Assistant County Administrator provides a report on the Lake Holiday Sanitary District assessment rates for 2014. See attached, p. 80 – 83.

Respectfully submitted,

FINANCE COMMITTEE

Charles DeHaven

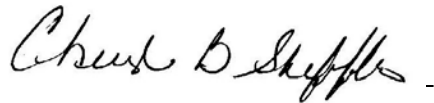
Judy McCann-Slaughter

Ron Hottle

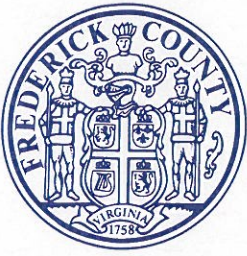
Angela Rudolph

Richard Shickle

Gary Lofton



Cheryl B. Shiffler, Finance Director



Dennis D. Linaburg
Fire Chief

MEMORANDUM

TO: Cheryl Shiffler, Director
Finance Department

FROM: Dennis D. Linaburg, Chief *DDL/MSH*
Fire & Rescue

SUBJECT: Supplemental Appropriation

DATE: January 22, 2014

The FY14 Virginia Department of Fire Programs funds have been deposited into line item 3-010-024020-013 Emergency Services Fire Program. At this time, we are requesting a supplemental appropriation in the amount of \$85,352, thus allowing us to move forward with disbursing the funds to the eleven Fire and Rescue Stations.

Total Request: \$85,352

I request these funds be placed into line item **4-010-032020-5604-049 Fire Program**. If you have any questions or need additional information regarding this request, please do not hesitate to contact me so I may further discuss this will you.

/Attachment

DDL:mhn
Cc:File

Note: \$223,725 received 3-10-2404-013
\$138,373 budgeted 3202-5604-049

2013/12

ACCOUNT #	DESCRIPTION	DATE	REFERENCE/PO#	CURRENT AMT	YEAR-TO-DATE	\$ BUDGET \$
	EMERGENCY SERVICES FIRE PROGRAM		FUND#-010			
	EMERGENCY SERVICES FIRE PROGRAM		MAJOR-024040			
024040-0013	EMERGENCY SERVICES FIRE PROGRAM	12/09/2013	B.FWD.		33,557.00-	150,000.00-
	-TREASURER CAS 2013/12 12/26/2013 CS-001-		201312-	190,168.00-		
	-TOTAL-			190,168.00-	223,725.00-	73,725.00
DEPT TOTAL.....	BALANCE FORWARD				33,557.00-	
	CURRENT MONTH				190,168.00-	
	ENCUMBRANCE				.00	
	YEAR TO DATE				223,725.00-	
	BUDGET BALANCE				73,725.00	
FUND TOTAL.....	A S S E T S	.00	.00	.00		
FUND TOTAL.....	L I A B I L I T Y	.00	.00	.00		
FUND TOTAL.....	R E V E N U E	33,557.00-	190,168.00-	223,725.00-		
FUND TOTAL.....	E X P E N S E	.00	.00	.00		
FUND TOTAL.....		33,557.00-	190,168.00-	223,725.00-		
FUND TOTAL.....	ENCUMBRANCE			.00		
COMPANY TOTAL.....	A S S E T S	.00	.00	.00		
COMPANY TOTAL.....	L I A B I L I T Y	.00	.00	.00		
COMPANY TOTAL.....	R E V E N U E	33,557.00-	190,168.00-	223,725.00-		
COMPANY TOTAL.....	E X P E N S E	.00	.00	.00		
COMPANY TOTAL.....		33,557.00-	190,168.00-	223,725.00-		
COMPANY TOTAL.....	ENCUMBRANCE			.00		



Dennis D. Linaburg
Fire Chief

MEMORANDUM

TO: Cheryl Shiffler, Director
Finance Department

FROM: Dennis D. Linaburg, Chief *DDL/msn*
Fire and Rescue Department

SUBJECT: Fire Program Payments

DATE: January 22, 2014

The FY14 Fire Programs Aid to Localities funds has been received. At this time, we would like to disburse funds to the eleven Fire and Rescue Companies. Please issue payment as follows:

<u>Fire Programs</u>	<u>3202-5604-049</u>	Stephens City F&R	\$20,338.63
		Middletown F&R	20,338.63
		Clear Brook F&R	20,338.63
		Gore F&R	20,338.63
		Round Hill F&R	20,338.63
		Gainesboro F&R	20,338.63
		Star Tannery F&R	20,338.63
		Greenwood F&R	20,338.63
		North Mountain F&R	20,338.63
		Reynolds Store F&R **	20,338.63
		Millwood Station F&R	20,338.63
		TOTAL	\$223,724.93

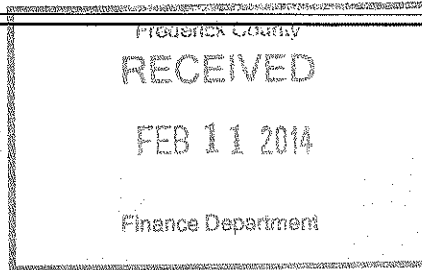
Each company (except Reynolds Store**) has submitted paperwork for ACH payments and this is now the accepted method of payment to the Volunteer Stations. Should you have any questions, feel free to contact me.

DDL:msn
CC: file



Dennis D. Linaburg
Fire Chief

COUNTY OF FREDERICK, VIRGINIA




FIRE AND RESCUE DEPARTMENT

1080 Coverstone Drive
Winchester, VA 22602

MEMORANDUM

TO: Cheryl Shiffler, Director
Finance Department

FROM: Dennis D. Linaburg, Chief
Fire and Rescue Department 

SUBJECT: Request for Supplemental Appropriation

DATE: February 6, 2014

I feel it necessary at this time to request a supplemental appropriation to maintain our Gasoline line item for the remainder of Fiscal Year 14. I am very aware of the limited funds available within the Fire & Rescue Department budget; therefore, I am requesting the revenue funds in the amount of \$10,000 within our Fire School Programs line item 3-010-019110-0040 be appropriated to line item 4-010-035050-4003-002 Gasoline.

Total Request: \$10,000

If you have any questions or need additional information regarding this request, please do not hesitate to contact me so I may further discuss these critical issues.

//attachment: Revenue Sheet

DDL:msn
Cc: File

2014/01

ACCOUNT #	DESCRIPTION	DATE	REFERENCE/PO#	CURRENT AMT	YEAR-TO-DATE	\$ BUDGET \$
	FIRE SCHOOL PROGRAMS		FUND#-010			
	FIRE SCHOOL PROGRAMS		MAJOR-019110			
019110-0040	FIRE SCHOOL PROGRAMS	1/09/2014	B.FWD.		16,911.00-	6,800.00-
	-TREASURER CAS 2014/01	1/26/2014	CS-001-	201401-	60.00-	
	-TOTAL-			60.00-	16,971.00-	10,171.00 ✓
DEPT TOTAL.....	BALANCE FORWARD				16,911.00-	
	CURRENT MONTH				60.00-	
	ENCUMBRANCE				.00	
	YEAR TO DATE				16,971.00-	
	BUDGET BALANCE				10,171.00	
FUND TOTAL.....	ASSETS	.00		.00	.00	
FUND TOTAL.....	LIABILITY	.00		.00	.00	
FUND TOTAL.....	REVENUE	16,911.00-		60.00-	16,971.00-	
FUND TOTAL.....	EXPENSE	.00		.00	.00	
FUND TOTAL.....		16,911.00-		60.00-	16,971.00-	
FUND TOTAL.....	ENCUMBRANCE				.00	
COMPANY TOTAL.....	ASSETS	.00		.00	.00	
COMPANY TOTAL.....	LIABILITY	.00		.00	.00	
COMPANY TOTAL.....	REVENUE	16,911.00-		60.00-	16,971.00-	
COMPANY TOTAL.....	EXPENSE	.00		.00	.00	
COMPANY TOTAL.....		16,911.00-		60.00-	16,971.00-	
COMPANY TOTAL.....	ENCUMBRANCE				.00	

Northwestern Regional Adult Detention Center

James F. Whitley - Superintendent



141 Fort Collier Road, Winchester, VA 22603
(540) 665-6374 (540) 665-1615 FAX

MEMORANDUM

To: Cheryl Shiffler, Finance Director
From: James F. Whitley, Superintendent *JFW*
Date: January 22, 2014
Subject: Bond Proceed appropriation

Northwestern Regional Adult Detention Center requests appropriation in the amount of **\$221,000** from the Bond Proceeds line item, **3-011-041040-001**, to the Overtime line item, **4-011-033010-1005-000**, to cover the cost of unexpected Overtime pay due to a number Inmate hospitalizations and shortness in staff.

The Jail Authority approved the supplemental appropriation during their regular meeting held on January 16, 2014.

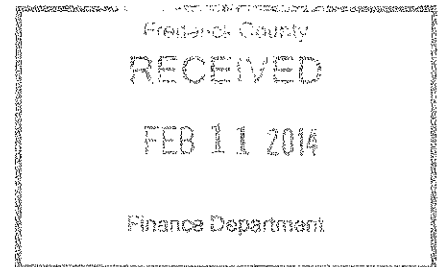
Your consideration of this request is most appreciated.

Northwestern Regional Adult Detention Center

James F. Whitley - Superintendent



141 Fort Collier Road, Winchester, VA 22603
(540) 665-6374 (540) 665-1615 FAX



MEMORANDUM

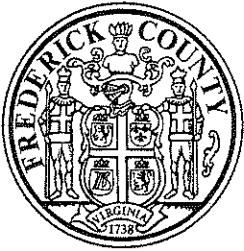
TO: Cheryl Shiffler, Frederick County Finance Director
FROM: James F. Whitley, Superintendent *JFW*
DATE: February 10, 2014
SUBJECT: Insurance Reimbursement

Request that a total of \$11,680.00 be appropriated to the following Jail line item:

Line item 4-011-033010-3004-01

This amount represents VACORP insurance reimbursements for damages sustained to the Jail during the severe cold weather in January, causing cooling and heating coils to freeze and bust.


Thank you for your consideration of this request.



MEMORANDUM

TO: Finance Committee

FROM: John A. Bishop AICP, Deputy Director - Transportation

RE: Valley Mill Road Revenue Sharing Project 

DATE: February 10, 2014

This memorandum is to request the establishment of a budget line for Valley Mill Road. The County, in partnership with the property owners has a revenue sharing award of \$1 Million in state funds to be matched by owners of the Overlook (Rezoning #04-13) and proffers for Valley Mill Road that were part of the Channing Drive Rezoning (Rezoning #15-99). Specifically the funds raised from proffer C-3 (proffers attached). Staff would further request that the proffer funds that have thus far been raised from proffer C-3 be transferred into the new Valley Mill Road budget line. Staff is of the understanding that these funds totaled \$45,300.00 as of 12/2/2013.

Attached, please find the proffers from Rezoning 04-13, Rezoning 15-99, and the Board of Supervisors' resolution of support for future revenue sharing on this project and use of the proffer funds from Rezoning 15-99.

JAB/pd

Attachments



AMENDMENT

0015

Action:

PLANNING COMMISSION: September 18, 2013 - Recommended Approval

BOARD OF SUPERVISORS: October 9, 2013 APPROVED DENIED

AN ORDINANCE AMENDING

THE ZONING DISTRICT MAP

REZONING #04-13 THE OVERLOOK

WHEREAS, Rezoning #04-13, The Overlook, submitted by Greenway Engineering, Inc., to rezone 55.46 acres as follows: 14.183± acres from RP (Residential Performance) District to RA (Rural Areas) District; 7.098± acres from RP (Residential Performance) District to B2 (General Business) District; 10.040± acres from RA (Rural Areas) District to RP (Residential Performance) District and 24.145± acres to remain RP (Residential Performance) district with proffers dated November 11, 2012, last revised on May 27, 2013, was considered. The property is located on the south side of Berryville Pike (U.S. Route 7) near and adjoining the Valley Mill Road intersection. The property is further identified by Property Identification Numbers 55-A-161, 55-A-165A, 55-A-166, 55-A-167, 55-A-167A, 55-A-168, 55-A-174A, 55-A-174B, 55-A-174D and 55-A-165 a portion, in the Red Bud Magisterial District.

WHEREAS, the Planning Commission held a public hearing on this rezoning on September 18, 2013; and

WHEREAS, the Board of Supervisors held a public hearing on this rezoning on October 9, 2013; and

WHEREAS, the Frederick County Board of Supervisors finds the approval of this rezoning to be in the best interest of the public health, safety, welfare, and in conformance with the Comprehensive Policy Plan;

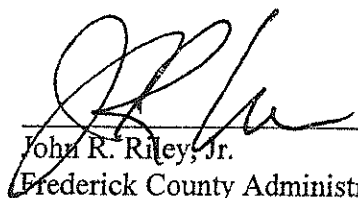
NOW, THEREFORE, BE IT ORDAINED by the Frederick County Board of Supervisors that Chapter 165 of the Frederick County Code, Zoning, is amended to revise the Zoning District Map to rezone 55.46 acres as follows: 14.183± acres from RP (Residential Performance) District to RA (Rural Areas) District; 7.098± acres from RP (Residential Performance) District to B2 (General Business) District; 10.040± acres from RA (Rural Areas) District to RP (Residential Performance) District and 24.145± acres to remain RP (Residential Performance) district with proffers dated November 11, 2012, last revised on May 27, 2013. The conditions voluntarily proffered in writing by the applicant and the property owner are attached.

This ordinance shall be in effect on the date of adoption.

Passed this 9th day of October, 2013 by the following recorded vote:

Richard C. Shickle, Chairman	<u>Aye</u>	Gary A. Lofton	<u>Aye</u>
Robert A. Hess	<u>Aye</u>	Robert W. Wells	<u>Aye</u>
Gene E. Fisher	<u>Aye</u>	Charles S. DeHaven, Jr.	<u>Aye</u>
Christopher E. Collins	<u>Aye</u>		

A COPY ATTEST



 John R. Riley, Jr.
 Frederick County Administrator

VIRGINIA: FREDERICK COUNTY SCT.

This instrument of writing was produced to me on

10-17-2013 at 9:24 AM

and with certificate acknowledgement thereto annexed was admitted to record. Tax imposed by Sec. 58.1-802 of

\$ NA, and 58.1-801 have been paid, if assessable.

, Clerk

0005

130012103

THE OVERLOOK - PROFFER STATEMENT

REZONING: RZ#
Residential Performance (RP) and Rural Areas (RA)
to Business General (B2) and Residential Performance (RP)

PROPERTY: 55.46+/- acres;
Tax Parcels 55-A-161, 55-A-165 (portion), 55-A-165A,
55-A-166, 55-A-167, 55-A-167A, 55-A-168, 55-A-174A,
55-A-174B, 55-A-174D

RECORD OWNER: Timothy and Mary Stafford & Valley Mill Farm, LC

APPLICANT: Timothy and Mary Stafford & Valley Mill Farm, LC (here-in after
"Owner")

PROJECT NAME: The Overlook

ORIGINAL DATE
OF PROFFERS: November 11, 2012

REVISION DATE: May 27, 2013

Preliminary Matters

Pursuant to Section 15.2-2296 Et. Seq. of the Code of Virginia, 1950, as amended, and the provisions of the Frederick County Zoning Ordinance with respect to conditional zoning, the undersigned Owner hereby proffers that in the event the Board of Supervisors of Frederick County, Virginia, shall approve Rezoning Application # 04-13 for the rezoning of 45.42±-acres of Residential Performance (RP) District with proffers and 10.04±-acres of Rural Areas (RA) District without proffers to 7.10±-acres of Business General (B2) District with proffers, 34.18±-acres of Residential Performance (RP) District with proffers, and 14.18±-acres of Rural Areas (RA) District with proffers, development of the subject properties ("**Property**") shall be done in conformity with the terms and conditions set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the Applicant and such be approved by the Frederick County Board of Supervisors in accordance with the said Code and Zoning Ordinance. In the event that such rezoning is not granted, then these proffers shall be deemed withdrawn and have no effect whatsoever. These proffers shall be binding upon the Owner and any legal successors, heirs, or assigns.

The Property, identified as The Overlook, and more particularly described as the lands owned by Timothy and Mary Stafford, being all of Tax Map Parcels 55-A-161, 55-A-

165A, 55-A-166, 55-A-167, 55-A-167A, 55-A-168, 55-A-174A, 55-A-174B, 55-A-174D, further as shown on plats entitled Boundary Survey Certain Properties of Blue Ridge Associates and Jerry L. & Winifred D. Updyke, of the Remaining Lands of June H. Russell, by Ebert and Associates dated February 13, 1998, and Valley Mill Farm, LC, being a 10.04± acre portion of Tax Map Parcel 55-A-165, further as shown on plat entitled Plat Showing a Boundary Survey of the Land of Valley Mill Farm, L.C., by Greenway Engineering dated February 14, 2001.

THE OVERLOOK - PROFFER STATEMENT

A. Generalized Development Plan

- 1) The Owner hereby proffers to develop the Property in substantial conformance with the Generalized Development Plan (GDP) prepared by Greenway Engineering, dated May 27, 2013, which is attached and approved as part of this rezoning application. The GDP is intended to delineate the general location of the relocated Valley Mill Road dedication area, the general location of the existing Valley Mill Road abandonment area, the general location of full access entrances along the relocated Valley Mill Road, the general location of the residential and commercial land bays, the general location of the off-right-of-way pedestrian and bicycle facility, the general location of the VDOT right-of-way dedication area along Berryville Pike (U.S. Route 7), and the general location of the property that is intended to be consolidated into the Valley Mill Farm, L.C. property (Stafford Property). The final location of the relocated Valley Mill Road, the Valley Mill Road abandonment area, the full access entrances, the residential and commercial land bays, the VDOT right-of-way dedication area along Berryville Pike, and the consolidated property area can be adjusted to accommodate final engineering design requirements without the need to revise the GDP provided that the final engineering design is consistent with the overall layout depicted on the GDP.

B. Transportation

- 1) The Owner hereby proffers to dedicate a right-of-way area for the relocated Valley Mill Road through the limits of the Property sufficient for the construction of two eastbound travel lanes; two westbound travel lanes; a center left turn lane; right turn lanes at all full access entrances; left, right, and through stacking lanes for westbound traffic at the intersection of Berryville Pike; and two receiving lanes for eastbound traffic at the intersection of Berryville Pike. The dedicated right-of-way shall include temporary construction easements and permanent slope and drainage easements adjacent to the dedicated right-of-way. The Owner shall prepare the right-of-way dedication plat that conveys this property to the County, which shall be recorded prior to any development within the Property.

- 2) The Owner hereby proffers to limit access to the Property along Valley Mill Road to a maximum of three full access entrances to the residential land bays and one full access entrance to the commercial land bay. All full access entrances shall be served with a right turn lane and a left turn lane on the relocated Valley Mill Road if warranted by VDOT. The location of these entrances shall be consistent with the location of the entrances depicted on the proffered GDP.
- 3) The Owner hereby proffers to cause for the development of the ultimate section of the relocated Valley Mill Road between Berryville Pike and the full access entrance to the commercial land bay and for two lanes of the relocated Valley Mill Road between the commercial land bay and the existing section of Valley Mill Road. The improvements described in this proffer section shall be constructed in conjunction with the first phase of development on the Property, which shall be available for public use at the time of issuance of the first occupancy permit within this phase. The construction of the improvements described in this proffer section shall include design measures to properly remove the existing section of Valley Mill Road from service that is acceptable to VDOT.
- 4) The Owner hereby proffers to cause for the development of improvements within the Berryville Pike (U.S. Route 7) right-of-way to include traffic signalization and a new median crossing at the intersection of the relocated Valley Mill Road, a left turn and taper lane along the westbound travel lane, a right turn and taper lane and a left turn and taper lane along the eastbound travel lane, and the closure of the median crossing at the intersection of the existing Valley Mill Road. These improvements shall meet VDOT design requirements and shall be constructed in conjunction with the first phase of development on the Property, which shall be available for public use at the time of issuance of the first occupancy permit within this phase.
- 5) The Owner hereby proffers to cause for the development of traffic signalization improvements at the entrance to the commercial land bay located along Valley Mill Road if warranted by VDOT. The Owner will ensure that VDOT is provided with the appropriate traffic signalization warrant analysis and access management exception request information at the time of the site plan review process for each development within the commercial land bay. If warranted, the traffic signal design and construction costs will be the responsibility of the Owner of the commercial land bay.
- 6) The Owner hereby proffers to cause for the development of a hard-surfaced bicycle and pedestrian facility that is 10 feet in width and is located outside of the public right-of-way. The bicycle and pedestrian facility is generally depicted on the proffered GDP to parallel the relocated Valley Mill Road through the residential land bays and to traverse the commercial land bay to connect to the adjoining property. The bicycle and pedestrian facility is intended to be constructed within the active portion of the required road efficiency buffer throughout the limits of the residential land bays during the development of those portions of the project, and through the commercial land bay as described in

Section C4 of the proffer statement. The Owner shall establish appropriate documents for the maintenance of the bicycle and pedestrian facility and for allowance of public use of the bicycle and pedestrian facility. The general location of the bicycle and pedestrian facility depicted on the proffered GDP can be revised during the site design process without the need to modify the proffer statement, provided that the revised location meets the intent of this proffer and is determined to be acceptable by the County.

C. Commercial Land Bay

- 1) The Owner hereby proffers to limit development within the commercial land bay to a maximum of 50,000 square feet of gross floor area of commercial use. The maximum square footage of development within the commercial land bay may be increased to accommodate above-retail residential land use provided that the Owner can meet all applicable Zoning Ordinance requirements at the time of development.
- 2) The Owner hereby proffers to utilize quality building materials for the front and sides of all commercial structures. Building materials for structures shall be limited to brick, stone, false-stone, cementuos siding, simulated stucco, wood, and glass; and standing seam metal or dimensional shingle rooflines.
- 3) The Owner hereby proffers to provide inter-parcel connections between all properties and structures developed within the commercial land bay area.
- 4) The Owner hereby proffers to develop a pedestrian and bicycle path that will traverse the commercial land bay to allow non-vehicular access between the commercial land bay and the Blue Ridge Mobile Home Park. The bicycle path shall be constructed in conjunction with the development of the first commercial Site Plan in this land bay. The pedestrian walkway shall be 10 feet in width and constructed of concrete or asphalt.
- 5) The Owner hereby proffers to provide an ingress/egress easement between the developed portion of the commercial land bay and the Blue Ridge Mobile Home Park that is of sufficient width to allow for the development of a private access drive to be constructed by others. The deed depicting the location of the ingress/egress easement shall be provided on the site plan for development within the western portion of the commercial land bay to allow for vehicular access to the commercial entrance at the relocated Valley Mill Road.

D. Monetary Proffers

- 1) The Applicant hereby proffers to contribute the following monetary contributions per each type of residential unit developed on the Property:

\$18,507 per Single-Family Dwelling Unit

\$12,354 per Townhouse Dwelling Unit
\$9,983 per Apartment Dwelling Unit and Above-Retail Residential Unit

The monetary contributions are intended to mitigate impacts to County services and shall be made payable to the County prior to the issuance of the final Occupancy Permit for each dwelling unit.

- 2) The Applicant hereby proffers to contribute the following monetary contributions per each type of age-restricted residential unit developed on the Property:

\$2,834 per Single-Family Dwelling Unit
\$2,153 per Townhouse Dwelling Unit
\$2,160 per Apartment Dwelling Unit and Above-Retail Residential Unit

The monetary contributions are intended to mitigate impacts to County services and shall be made payable to the County prior to the issuance of the final Occupancy Permit for each age-restricted dwelling unit. The location of age-restricted residential land use shall be provided on the approved Master Development Plan for the Property.

E. Rural Areas Land

- 1) The Owner hereby proffers to convey all or portions of tax map parcels 55-A-161, 55-A-166, 55-A-167, 55-A-167A, 55-A-168, and 55-A-174B along the Berryville Pike frontage of the Property to VDOT for future improvements to Berryville Pike (U.S. Route 7). The location of these areas of conveyance shall be generally consistent with the information depicted on the proffered GDP. The Owner shall prepare the right-of-way dedication plats and deeds for conveyance of these properties, which shall be recorded prior to any development within the Property.
- 2) The Owner hereby proffers to consolidate the portions of tax map parcels 55-A-165A and 55-A-174B, which are not required for right-of-way dedication for the relocated Valley Mill Road (Proffer B(1)) or the Berryville Pike frontage (Proffer E(1)), into the Valley Mill Farm, L.C. property (Stafford Property). The Owner shall prepare the consolidation plat for these properties, which shall be recorded prior to any development within the Property.

APPLICANT NOTARIZED SIGNATURE ON FOLLOWING PAGE

0100

Signature

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns and successors in the interest of the applicant and owner. In the event the Frederick County Board of Supervisors grants this rezoning and accepts the conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the Frederick County Code.

Respectfully Submitted:

By: Mary McHale Stafford / Manager 8/5/13
Valley Mill Farm, LC Date

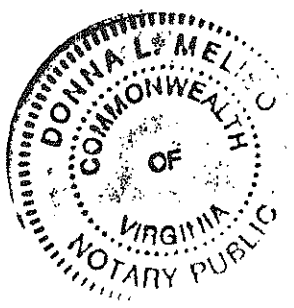
Commonwealth of Virginia,

City/County of Frederick To Wit:

The foregoing instrument was acknowledged before me this 5th day of August
2013 by Mary McHale Stafford, manager

Donna L. Meliso
Notary Public

My Commission Expires Feb. 29, 2016
Registration # 296106



Signature

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns and successors in the interest of the applicant and owner. In the event the Frederick County Board of Supervisors grants this rezoning and accepts the conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the Frederick County Code.

Respectfully Submitted:

By: Timothy V. Stafford
Timothy V. Stafford

8/5/13
Date

By: Mary M. Stafford
Mary M. Stafford

8/5/13
Date

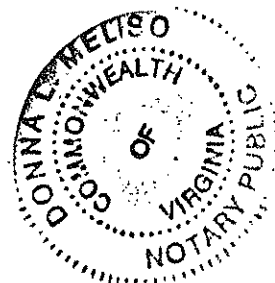
Commonwealth of Virginia,

City/County of Frederick To Wit:

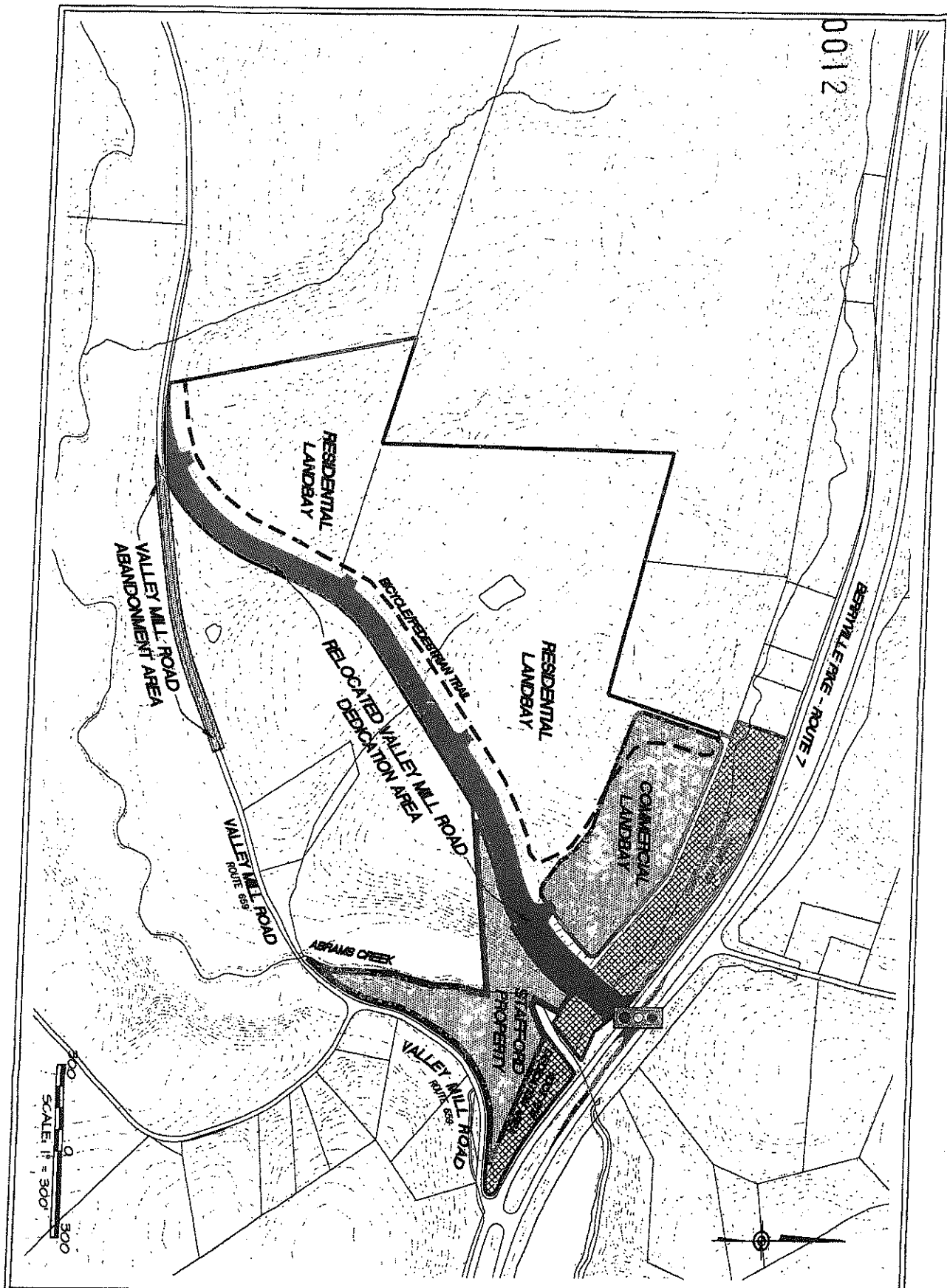
The foregoing instrument was acknowledged before me this 5th day of August
2013 by Timothy V. Stafford and Mary Mchale Stafford

Donna L. Meliso
Notary Public

My Commission Expires Feb. 29, 2016
Registration # 296106




0012



DATE: MAY 27, 2010
 SCALE: 1" = 300'
 DRAWN BY: JEP
 JOB NO.: 05010
 SHEET: 1 OF 1

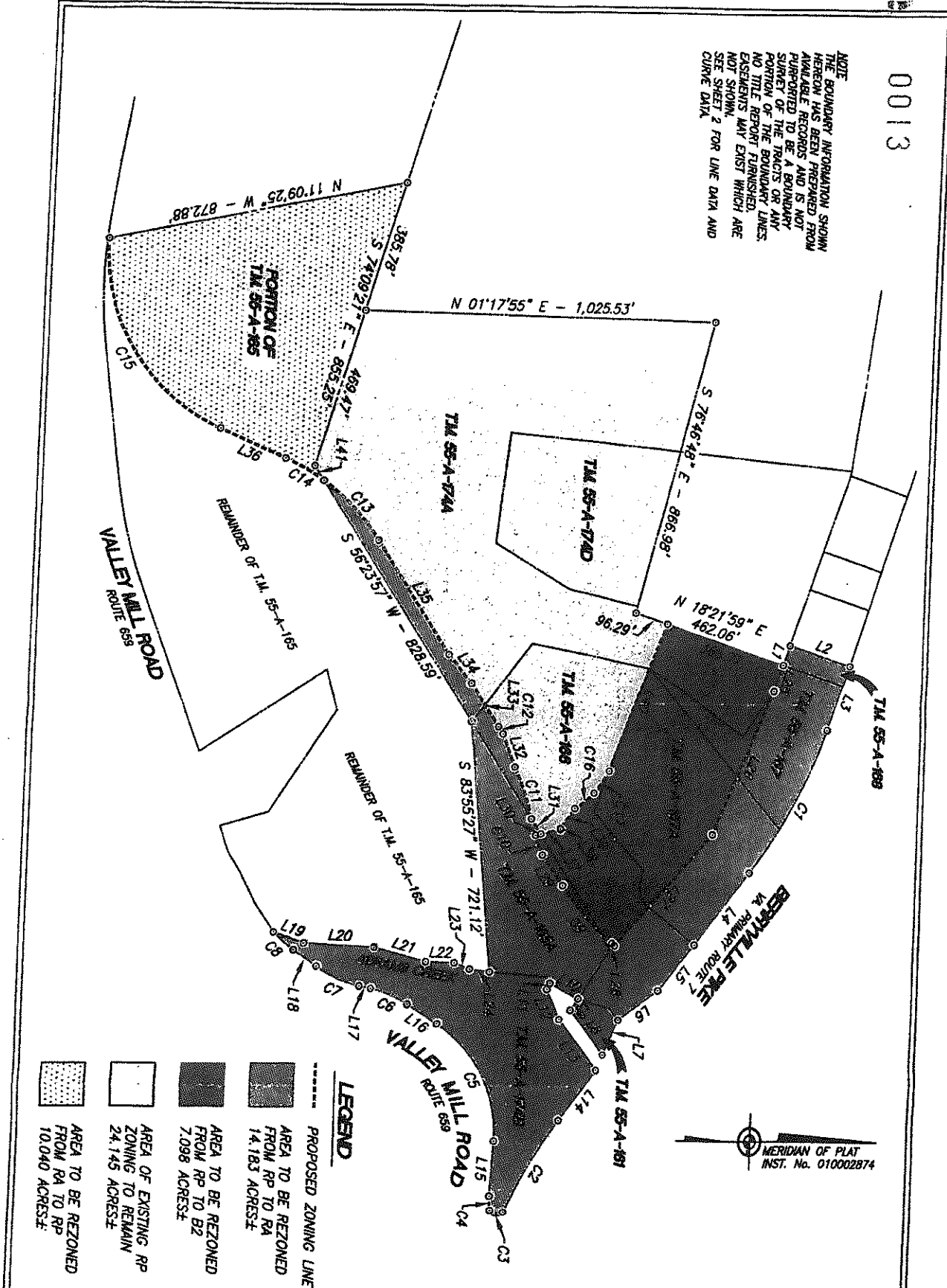
GENERALIZED DEVELOPMENT PLAN
THE OVERLOOK
 RED BUD MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA



 Engineers, Surveyors
 & Environmental Services
 Founded in 1971

GREENWAY ENGINEERING, INC.
 151 Windy Hill Lane
 Winchester, Virginia 22602
 Telephone: (540) 662-4185
 FAX: (540) 722-9528
 www.greenwayeng.com

0013

NOTE
THE BOUNDARY INFORMATION SHOWN
HEREIN HAS BEEN PREPARED FROM
AVAILABLE RECORDS AND IS NOT
SUPPORTED TO BE A BOUNDARY
SURVEY OF THE TRACTS OR ANY
PORTION OF THE BOUNDARY LINES.
NO TITLE REPORT FURNISHED.
EASEMENTS MAY EXIST WHICH ARE
NOT SHOWN.
SEE SHEET 2 FOR LINE DATA AND
CURVE DATA.



REZONING EXHIBIT		 Engineers, Surveyors & Environmental Services Founded in 1971	GREENWAY ENGINEERING, INC. 151 Windy Hill Lane Winchester, Virginia 22602 Telephone: (540) 662-4185 FAX: (540) 722-9528 www.greenwayeng.com
THE OVERLOOK RED BUD MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA			
DATE: APR. 24, 2007	SCALE: 1" = 200'		
DRAWN BY: [Blank]	DATE: [Blank]		
CHECKED BY: [Blank]	DATE: [Blank]		
REVISION: 1 OF 2			

LINE DATA

LINE	BEARING	DISTANCE
L1	N 71°58'16" W	60.00'
L2	N 18°07'52" E	188.98'
L3	S 71°53'07" E	194.07'
L4	S 52°51'36" E	280.42'
L5	S 51°56'36" E	166.80'
L6	S 37°49'36" E	141.00'
L7	S 66°17'15" E	109.80'
L8	S 51°46'30" W	182.46'
L9	S 57°07'14" W	39.11'
L10	S 28°24'41" W	93.31'
L11	S 65°42'25" E	19.04'
L12	N 66°41'36" E	94.26'
L13	N 52°33'22" E	183.91'
L14	S 54°14'00" E	178.79'
L15	N 87°25'04" W	158.67'
L16	S 32°25'36" W	103.92'
L17	S 11°44'38" W	34.76'
L18	S 34°39'50" W	81.52'
L19	N 19°33'13" E	93.29'
L20	N 02°44'59" E	206.17'
L21	N 14°50'33" E	156.48'
L22	N 01°40'18" E	82.96'
L23	N 20°39'52" E	48.03'
L24	N 07°44'45" E	58.16'
L25	S 72°05'58" E	77.98'
L26	S 68°02'27" E	446.25'
L27	S 49°28'41" E	422.77'
L28	S 36°54'39" W	11.33'
L29	S 55°11'01" W	107.10'
L30	N 13°29'33" W	15.20'
L31	S 56°44'45" W	51.98'
L32	S 68°11'10" W	102.17'
L33	S 56°21'52" W	149.50'
L34	S 49°54'20" W	106.88'
L35	S 56°21'52" W	393.15'
L36	S 23°35'27" W	211.65'
L37	N 13°29'33" W	58.17'
L38	S 75°11'17" W	2.26'
L39	N 55°52'21" W	70.18'
L40	N 70°11'26" W	452.69'
L41	N 56°23'57" E	50.85'

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	19°01'31"	1,407.34'	467.31'	235.63'	S 62°22'21" E	465.17'
C2	12°01'56"	1,457.44'	306.07'	153.60'	S 80°14'56" E	305.51'
C3	146°50'18"	20.00'	51.26'	67.17'	S 07°09'13" W	38.34'
C4	12°00'33"	200.36'	42.00'	21.08'	S 66°34'59" W	41.92'
C5	60°09'20"	378.09'	396.97'	218.98'	S 62°30'16" W	378.96'
C6	20°40'58"	325.77'	117.80'	59.45'	S 22°05'07" W	116.95'
C7	22°55'21"	348.63'	139.48'	70.68'	S 23°12'19" W	139.55'
C8	11°28'53"	389.50'	77.82'	39.04'	S 40°23'26" W	77.69'
C9	19°58'52"	643.00'	224.24'	113.27'	S 46°54'05" W	223.10'
C10	05°17'26"	855.00'	80.48'	30.26'	S 68°56'38" W	60.46'
C11	10°44'19"	845.00'	158.37'	79.42'	S 70°14'54" W	158.14'
C12	01°40'15"	857.00'	24.99'	12.50'	S 57°12'60" W	24.99'
C13	21°21'01"	645.00'	240.35'	121.58'	S 45°41'21" W	238.96'
C14	11°26'24"	645.00'	128.50'	64.51'	S 29°18'09" W	128.38'
C15	68°28'50"	576.00'	688.44'	392.04'	S 57°49'51" W	648.19'
C16	19°19'36"	208.75'	70.41'	35.34'	N 39°45'43" W	70.08'
C17	09°57'41"	456.00'	79.28'	39.74'	N 54°24'21" W	79.18'

DATE: APR. 28, 2013
 SCALE: N/A
 DRAWN BY: JAE
 JOB NO.: 09018
 SHEET: 2 OF 2

REZONING EXHIBIT

THE OVERLOOK

RED HUD MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA



GREENWAY ENGINEERING, INC.
 151 Windy Hill Lane
 Winchester, Virginia 22602
 Telephone: (540) 662-4185
 FAX: (540) 722-9528
 www.greenwayeng.com

Date October 9, 2013

**Regular Meeting
Res. No. 018-13**

MOTION: Supervisor Christopher E. Collins

SECOND: Supervisor Charles S. DeHaven, Jr.

**RE: RESOLUTION OF INTENT TO SUBMIT
REVENUE SHARING PROGRAM APPLICATION**

ACTION: Approved

WHEREAS, Timothy and Mary Stafford, and Valley Mill Farm, LC (collectively the "Owners") currently own 55.46 acres, more or less, located in Frederick County, Virginia, and described as tax parcels 55-A-161, 55-A-165 (portion), 55-A-165A, 55-A-166, 55-A-167, 55-A-167A, 55-A-168, 55-A-174A, 55-A-174B, 55-A-174D (the "Property");

WHEREAS, the Owners have submitted, contemporaneously herewith, a Proffer Statement and Rezoning Application for the Property;

WHEREAS, the Proffer Statement and Rezoning Application request the Property be rezoned from Residential Performance (RP) and Rural Areas(RA), to Business General (B2) and Residential Performance(RP);

WHEREAS, the Generalized Development Plan ("GDP") prepared by Greenway Engineering, dated May 27, 2013, and approved as a part of the Rezoning Application, provides for the relocation of Valley Mill Road through the Property;

WHEREAS, the Owners, by way of the Proffer Statement, have proffered to dedicate a right-of-way area for the relocation of Valley Mill Road which is sufficient to provide for the construction of two eastbound travel lanes, two westbound travel lanes, a center left turn lane, right turn lanes at all full access entrances, left, right, through stacking lanes for westbound traffic at the intersection of Berryville Pike, and two receiving lanes for eastbound traffic at the intersection of Berryville Pike (the "New Valley Mill Road Improvements"); and

WHEREAS, the Owners have prepared information for Virginia Department of Transportation ("VDOT") review and comment concerning the abandonment of an approximately 0.9 acre portion of Valley Mill Road, as depicted on the GDP as the Valley Mill Road Abandonment Area, that will no longer be needed if said road is relocated as proffered.

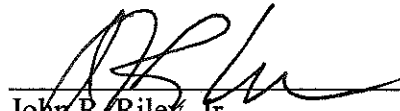
NOW THEREFORE, be it resolved that the Frederick County Board of Supervisors hereby adopts this Resolution on the following terms and conditions, as follows:

1. Revenue Sharing Application. The Board intends to submit a Revenue Sharing Application pursuant to Va. Code Ann. § 33.1-23.05, and consistent with the Virginia Department of Transportation (VDOT) Revenue Sharing Program Guidelines, for one-half of the funds necessary to design the New Valley Mill Road Improvements, provided the Owners satisfy the conditions precedent set forth herein.
2. Conditions Precedent to Board's Obligations Hereunder. Prior to the Board submitting a Revenue Sharing Application, the Owners must have i) contributed one-half (1/2) of the costs of designing the New Valley Mill Road Improvements within twelve (12) months of approval of the final, un-appealed, approval of the Rezoning Application for the Property; and ii) agreed to dedicate for public use the right-of-way through the Property necessary to construct the New Valley Mill Road Improvements within three (3) months of the approval of the design of the New Valley Mill Road improvements by VDOT and the County, unless said dates are extended by the County.
3. Channing Drive Proffer. The Board intends to contribute to the total sum, to the extent permissible, of the local match for the New Valley Mill Road Improvements funds proffered and collected for bridge construction as a part of the Channing Drive Rezoning, REZ#15-99.
4. Locally Administered Projects. The Board intends that the Revenue Sharing Application shall opt for the Locally Managed Projects option under the Revenue Sharing Program.
5. Implementation of Revenue Sharing. The Board understands VDOT expects all requests for Revenue Sharing funding to be for viable projects with work anticipated in the near future, and thus the Board intends that a Revenue Sharing Application would be submitted as soon as practical after the conditions precedent set forth above have been met, and prior to submitting such Application the Board would adopt the necessary resolution required for the Revenue Sharing Application.
6. Additional Funding Sources. The Board also resolves it intends to provide reasonable, non-monetary support to the Owners in applying for other Federal and State funding programs, if any, which could assist with funding the relocation and construction of Valley Mill Road, or other aspects of the project.
7. Right of Way Abandonment. The Board resolves that it intends to support the abandonment of the approximately 0.9 acre portion of Valley Mill Road, as depicted on the GDP as the Valley Mill Road Abandonment Area, that will no longer be needed if said road is relocated as proffered, and the Board further resolves it intends to support transfer of the abandoned area to Valley Mill Farm, LC, all in accordance with Chapter 1 of Title 33.1 of the Code of Virginia (1950), or such other statutes as may be applicable. Any such abandonment proceedings as may be required by the Code would be instituted as soon as practical following VDOT acceptance of the relocated portion of Valley Mill Road into the State secondary system of highways.

Passed this 9th day of October, 2013 by the following recorded vote:

Richard C. Shickle, Chairman	Aye	Gary A. Lofton	Aye
Robert A. Hess	Aye	Robert W. Wells	Aye
Gene E. Fisher	Aye	Charles S. DeHaven, Jr.	Aye
Christopher E. Collins	Aye		

A COPY ATTEST



John R. Riley, Jr.
Frederick County Administrator

14511

0954161544

AMENDMENT

Action:

PLANNING COMMISSION: Recommended Approval on November 3, 1999

BOARD OF SUPERVISORS: Approved December 8, 1999

AN ORDINANCE AMENDING

THE ZONING DISTRICT MAP

REZONING #15-99 OF CHANNING DRIVE

WHEREAS, Rezoning #15-99 of Channing Drive was submitted to rezone 354.3 acres from RA (Rural Areas) to RP (Residential Performance) and of 22.0 acres from RA (Rural Areas) to B2 (Business General) with the proffers submitted by the applicant. This property is located on the north side of Senseny Road (Route 657), on both sides of Bean's Pond Lane, and adjacent to the Bedford Village, Apple Ridge, Senseny Glen, and Carlisle Heights subdivisions, and is identified with Property Identification Numbers 55-A-206, 209, 211, 213 & 65-A-30, 31, 39, 40 in the Stonewall Magisterial District.

WHEREAS, the Planning Commission held a public hearing on this rezoning on November 3, 1999, and

WHEREAS, the Board of Supervisors held a public hearing on this rezoning on December 8, 1999; and

WHEREAS, the Frederick County Board of Supervisors finds the approval of this rezoning to be in the best interest of the public health, safety, welfare, and in conformance with the Comprehensive Policy Plan;

NOW, THEREFORE, BE IT ORDAINED by the Frederick County Board of Supervisors that Chapter 165 of the Frederick County Code, Zoning, is amended to revise the Zoning District Map to change 354.3 acres from RA (Rural Areas) to RP (Residential Performance) and of 22.0 acres from RA (Rural Areas) to B2 (Business General), as described by the application and plat submitted, and subject to the attached conditions voluntarily proffered in writing by the applicant and the property owner.


EK 954101545

This ordinance shall be in effect on the date of adoption.

Passed this 8th day of December, 1999 by the following recorded vote:

James L. Longerbeam, Chairman	<u>Aye</u>	Richard C. Shickle	<u>Aye</u>
W. Harrington Smith, Jr.	<u>Aye</u>	Margaret B. Douglas	<u>Aye</u>
Charles W. Orndoff, Sr.	<u>Aye</u>	Robert M. Sager	<u>Aye</u>

A COPY ATTEST



John B. Riley, Jr.
Frederick County Administrator

CHANNING DRIVE REZONING

PROPERTY ID NUMBERS

**55-((A))-206, 209, 211, 213
& 65-((A))-30, 31, 39, 39A, 40**

Pursuant to Section 15.2 - 2296 Et Seq., of the Code of Virginia, 1950, as amended, and the provisions of the Frederick County Zoning Ordinance with respect to conditional zoning, the undersigned applicant hereby proffers that in the event the Board of Supervisors of Frederick County, Virginia shall approve rezoning application #15-99 for the rezoning of approximately 354.3 acres from the Rural Areas (RA) zoning district to the Residential Performance (RP) zoning district, and the rezoning of 22.0 acres from the Rural Areas (RA) zoning district to the Business General (B2) zoning district, development of the subject property shall be done in conformity with the terms and conditions set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the applicant and such be approved by the Frederick County Board of Supervisors in accordance with said code and zoning ordinance. In the event that such rezoning is not granted, then these proffers shall be deemed withdrawn and of no effect whatsoever. These proffers shall be binding upon the applicant and their legal successors, heirs, or assigns.

ARTICLE I: PHASED CONSTRUCTION PLAN

This article shall apply to the following parcels:

Lynnehaven, L.C.: 55-((A))-206, and 65-((A))-30, 31

Giles Farm: 65-((A))-39, 39A

Sheppard/Futral: 55-((A))-209, 211, 213 and 65-((A))-40

The total number of residential building permits that may be issued for any parcel within the subject property in combination with all other above-referenced parcels shall not exceed the following phasing schedule:

<u>Year</u>	<u>Permits Issued to Date</u>
2000	79
2001	158
2002	237
2003	316
2004	395
2005	474
2006	553
2007	632
2008	711
2009	790
2010	846

ARTICLE II: LYNNEHAVEN, L. C.

This article shall apply only to those properties currently owned by Lynnehaven, L.C., property identification numbers 55-((A))-206, and 65-((A))-30, 31. The subject properties are more particularly described as all of the land owned by Lynnehaven, L.C. as recorded in Deed Book 843 at Pages 415, 418, and 424 and reported to collectively contain 91.4 acres.

The conditions proffered are as follows:

A) AREA ZONED RP - 81.4 ACRES

1. MAXIMUM DENSITY

The total number of lots shall be limited so as not to exceed a 2.5 unit per acre density for the entire subject area.

2. PROHIBITED UNIT TYPES

Townhouses, weak-link townhouses, and garden apartments, as defined in the Frederick County Zoning Ordinance, shall not be permitted.

3. PEDESTRIAN WALKWAYS

Pedestrian walkways shall be provided in the master development plan in addition to required sidewalks. Nature trails shall be constructed by the applicant in open space areas, in dedicated easements, and in tandem with the regional stormwater management network. Said trails shall also link to similar trail systems in adjacent housing developments, and shall be six feet wide with a wood chip or mulched surface. See Exhibit A attached.

4. SOLID WASTE

The owners of the subject property shall pay \$100.00/mo. to Frederick County for the use of the solid waste facility located on the Greenwood Volunteer Fire Company property and serving the Greenwood/Senseny Road area. Said payment shall be made from the time Frederick County encumbers and signs a new lease for the expansion of said facility, or acquires another facility serving this general area, and shall continue for a period of ten years, or the term of said lease, whichever is less.

B) AREA ZONED B2 - 10.0 ACRES

1. PROHIBITED USES

The following uses shall not be permitted on the subject property:

<u>Description</u>	<u>SIC</u>
Automotive dealers	55
Hotels and motels	701
Organization hotels and lodging	704
Golf driving ranges & miniature golf courses	7999
Self-service storage facilities	---
Commercial batting cages operated outdoors	---

2. MAXIMUM BUILDOUT

In the B2 area established by this rezoning, the maximum cumulative floor area of all buildings in said B2 area shall not exceed 100,000 square feet.

3. BUILDING FACADES

Commercial structures within the proposed B2 area shall be faced with brick, drivet, or architectural block on three (3) sides.

C) ENTIRE PARCEL

1. CHANNING DRIVE

Channing Drive is a new major collector which will be constructed along the eastern boundary of the subject property. Channing Drive shall consist of an 80' dedicated right-of-way with two 12' lanes, along with any associated turn lanes required by the Virginia Department of Transportation. This thoroughfare will be built in sections as warranted by adjacent development. The following criteria establish when the property owner is required to extend Channing Drive:

- a) Each subdivision plan for residential housing adjacent to a portion of Channing Drive that has not yet been constructed shall include the construction of the adjacent portion of said drive in the subdivision plan.
- b) The construction of the first section of Channing Drive, from Senseny Road to the proposed B2 area, shall be included in the first site plan submitted for the B2 area if said road section has not yet been constructed.
- c) All of Channing Drive from Valley Mill Road to Senseny Road shall be constructed, open for traffic and dedicated to Frederick County before the 475th residential building permit is issued for any of the parcels listed in Article I of this proffer.

2. TRAFFIC SIGNALS

- a) The installation of a traffic signal at the intersection of Senseny Road and Channing Drive shall be included in the first site plan submitted for the B2 area, if a traffic signal has not yet been installed at said intersection should residential traffic meet signalization warrants. The developer agrees to enter into a signal agreement with VDOT prior to final site plan approval.
- b) The owners shall make a \$25,000 cash contribution towards the installation of a traffic signal at the intersection of Greenwood Road (Route 656) and Senseny Road (Route 657). This contribution shall be made to the Virginia Department of Transportation upon their request and upon approval by said department for the installation of this traffic signal. In the event a traffic signal is installed at said intersection before this contribution is made, the Virginia Department of Transportation may request the transfer of said contribution towards signalization at the intersection of Greenwood Road (Route 656) and Valley Mill Road (Route 659). The developer agrees to enter into a signal agreement with VDOT prior to final subdivision and/or site plan approval.

3. BRIDGE IMPROVEMENTS

There is currently a one-lane bridge on Valley Mill Road where it crosses Abrams Creek. The owners of the subject property shall pay towards feasibility studies, engineering, or construction of improvements to this crossing. These monies, paid to Frederick County, VA, are to be set aside for said improvements, and may be considered by the county for matching funds. Said payments shall be \$100.00 per residential lot, at the time the initial building permit is issued for said lot. The owner of the subject property shall be required to pay said monies until the Virginia Department of Transportation awards a contract for a two lane expansion and construction of these improvements on said bridge.

4. TURN LANES AND RIGHT OF WAY DEDICATION

- a) Right and left turn lanes shall be constructed on Senseny Road at the intersection with Channing Drive. Said lanes shall be constructed by the applicant at the time Channing Drive is connected to Senseny Road.
- b) Right and left turn lanes shall be constructed on Channing Drive at the intersection with the main entrance road into the Lynnehaven subdivision.

BX 954 PG 1550

c) The installation of a total of two turn lanes at the intersection of Senseny Road and Greenwood Road shall be included in the first site plan submitted for the B2 area, if two turn lanes have not yet been installed at said intersection. The necessity of said turn lanes, and their configuration will be subject to later review by the Virginia Department of Transportation. The owners of the subject property shall install said turn lanes or pay to the Virginia Department of Transportation up to \$15,000 per turn lane towards the installation of said turn lanes.

d) This paragraph shall apply to parcels 55-((A))-206, and 65-((A))-39, 39A:

The first site plan submitted for either of these parcels which will result in more than 120,000 sf of commercial area for both parcels collectively shall result in an updated traffic study to determine if additional offsite improvements are required. Said traffic study shall require approval by the Virginia Department of Transportation.

5. DRAINAGE AND WETLANDS DEVELOPMENT

Sediment forebays shall be constructed upstream of Twin Lakes in order to decrease the siltation of said lake and settle out man-made impurities. These sediment forebays shall be constructed in such a way as to encourage their development into a wetland with locally indigenous vegetation and wildlife.

6. MONETARY CONTRIBUTION

a) Residential: In the event rezoning application #15-99 is approved for rezoning, the owners of the subject property will pay to the Treasurer of Frederick County, Virginia, \$3,278.31 per residential lot prior to the initial building permit being issued for said lot.

This per lot monetary proffer provides for:

- \$2,694.11 for Frederick County Public Schools
- \$539.07 for Frederick County Parks and Recreation
- \$45.13 for Frederick County Fire and Rescue

These payments are intended to offset the additional cost to Frederick County due to an increased demand on public services.

b) Commercial: In the event rezoning application #15-99 is approved for rezoning, the owners of the subject property will pay to the Treasurer of Frederick County, Virginia, \$3,245.60 prior to the initial building permit being issued within the B2 zoned area. This monetary contribution is intended to offset the additional capital costs to Frederick County for fire and rescue services.

035481551

ARTICLE III: ROBERT A. GILES, et als

This article shall apply only to those properties currently owned by Robert A. Giles, et als, and Manning and Ross, LLC, property identification numbers 65-((A))-39, 39A. The subject property includes all of the land described as being owned jointly by Wanda G. High, Janita Giles, Robert A. Giles, and Richard F. Giles as recorded in Will Book 79, page 317, and in Deed Book 889 at Page 741. Said property is further described by a survey by Curtis L. McAllister dated February 13, 1990 and is reported to contain in aggregate a total of 152.20 acres. The subject property includes all of the land now owned by Manning and Ross, LLC as recorded in Deed Book 948 at page 1760, and contains 51.0 acres. The conditions proffered are as follows:

A) AREA ZONED RP - 140.2 ACRES

1. MAXIMUM DENSITY

The total number of lots shall be limited so as not to exceed a 2.5 unit per acre density for the entire subject area.

2. PROHIBITED UNIT TYPES

Townhouses, weak-link townhouses, and garden apartments, as defined in the Frederick County Zoning Ordinance, shall not be permitted.

3. RECREATION CENTER

A community recreation center shall be included in the master development of the subject site. This recreation center shall have a floor area of at least 3,000 square feet and shall include a pool and an outdoor multi-purpose playing court; the facade shall be constructed of brick, wood product, masonry, or drivet. Said facility shall be open for membership by residents of all subdivisions resulting from this Channing Drive Rezoning and shall also be open for membership to all other area residents.

4. PEDESTRIAN WALKWAYS

Pedestrian walkways shall be provided in the master development plan in addition to required sidewalks. Nature trails shall be constructed by the applicant in open space areas, in dedicated easements, and in tandem with the regional stormwater management network. Said trails shall also link to similar trail systems in adjacent housing developments, and shall be six feet wide with a wood chip or mulched surface. See Exhibit A attached.

5. SOLID WASTE

The owners of the subject property shall pay \$100.00/mo. to Frederick County for the use of the solid waste facility located on the Greenwood Volunteer Fire Company property and serving the Greenwood/Senseny Road area. Said payment shall be made from the time Frederick County encumbers and signs a new lease for the expansion of said facility, or acquires another facility serving this general area, and shall continue for a period of ten years, or the term of said lease, whichever is less.

EX954PG1552

B) AREA ZONED B2 - 12.0 ACRES

1. PROHIBITED USES

The following uses shall not be permitted on the subject property:

<u>Description</u>	<u>SIC</u>
Automotive dealers	55
Hotels and motels	701
Organization hotels and lodging	704
Golf driving ranges & miniature golf courses	7999
Self-service storage facilities	---
Commercial batting cages operated outdoors	---

2. MAXIMUM BUILDOUT

In the B2 area established by this rezoning, the maximum cumulative floor area of all buildings in said B2 area shall not exceed 120,000 square feet.

3. BUILDING FACADES

Commercial structures within the proposed B2 area shall be faced with brick, drivet, or architectural block on three (3) sides.

C) ENTIRE PARCEL

1. CHANNING DRIVE

Channing Drive is a new major collector which will be constructed along the western boundary of the subject property. Channing Drive shall consist of an 80' dedicated right-of-way with two 12' lanes, along with any associated turn lanes required by the Virginia Department of Transportation. This thoroughfare will be built in sections as warranted by adjacent development. The following criteria establish when the property owner is required to extend Channing Drive:

- a) Each subdivision plan for residential housing adjacent to a portion of Channing Drive that has not yet been constructed shall include the construction of the adjacent portion of said drive in the subdivision plan.
- b) The construction of the first section of Channing Drive, from Senseny Road to the proposed B2 area, shall be included in the first site plan submitted for the B2 area if said road section has not yet been constructed.

- c) All of Channing Drive from Valley Mill Road to Senseny Road shall be constructed, open for traffic and dedicated to Frederick County before the 475th residential building permit is issued for any of the parcels listed in Article I of this proffer.

2. STREETSCAPE

The main entrance road into the residential subdivision established on the Giles Farm property shall have four travel lanes, and shall have a median strip at least 10 feet wide. Said roadway shall be streetscaped with deciduous trees (at least one tree per 80 lineal feet), ground cover and shrubbery as allowed by the Virginia Department of Transportation.

3. TRAFFIC SIGNALS

- a) The installation of a traffic signal at the intersection of Senseny Road and Channing Drive shall be included in the first site plan submitted for the B2 area, if a traffic signal has not yet been installed at said intersection should residential traffic meet signalization warrants. The developer agrees to enter into a signal agreement with VDOT prior to final site plan approval.
- b) The owners shall make a \$25,000 cash contribution towards the installation of a traffic signal at the intersection of Greenwood Road (Route 656) and Senseny Road (Route 657). This contribution shall be made to the Virginia Department of Transportation upon their request and upon approval by said department for the installation of this traffic signal. In the event a traffic signal is installed at said intersection before this contribution is made, the Virginia Department of Transportation may request the transfer of said contribution towards signalization at the intersection of Greenwood Road (Route 656) and Valley Mill Road (Route 659). The developer agrees to enter into a signal agreement with VDOT prior to final subdivision and/or site plan approval.

4. BRIDGE IMPROVEMENTS

There is currently a one-lane bridge on Valley Mill Road where it crosses Abrams Creek. The owners of the subject property shall pay towards feasibility studies, engineering, or construction of improvements to this crossing. These monies, paid to Frederick County, VA, are to be set aside for said improvements, and may be considered by the county for matching funds. Said payments shall be \$100.00 per residential lot, at the time the initial building permit is issued for said lot. The owner of the subject property shall be required to pay said monies until the Virginia Department of Transportation awards a contract for a two lane expansion and construction of these improvements on said bridge.

5. TURN LANES AND RIGHT OF WAY DEDICATION

- a) Right and left turn lanes shall be constructed on Senseny Road at the intersection with Channing Drive. Said lanes shall be constructed by the applicant at the time Channing Drive is connected to Senseny Road.
- b) Right and left turn lanes shall be constructed on Senseny Road at the intersection with the main entrance road into the Giles Farm subdivision.

- c) Right-of-way shall be dedicated to the Commonwealth of Virginia along the entire frontage of Senseny Road. Said right-of-way shall extend 40' from the existing road centerline.
- d) The installation of a total of two turn lanes at the intersection of Senseny Road and Greenwood Road shall be included in the first site plan submitted for the B2 area, if two turn lanes have not yet been installed at said intersection. The necessity of said turn lanes, and their configuration will be subject to later review by the Virginia Department of Transportation. The owners of the subject property shall install said turn lanes or pay to the Virginia Department of Transportation up to \$15,000 per turn lane towards the installation of said turn lanes.
- e) This paragraph shall apply to parcels 55-((A))-206, and 65-((A))-39, 39A:

The first site plan submitted for either of these parcels which will result in more than 120,000 sf of commercial area for both parcels collectively shall result in an updated traffic study to determine if additional offsite improvements are required. Said traffic study shall require approval by the Virginia Department of Transportation.

6. DRAINAGE AND WETLANDS DEVELOPMENT

Sediment forebays shall be constructed upstream of Twin Lakes in order to decrease the siltation of said lake and to settle out man-made impurities. These sediment forebays shall be constructed in such a way as to encourage their development into a wetland with locally indigenous vegetation and wildlife.

7. MONETARY CONTRIBUTION TO OFFSET IMPACT OF DEVELOPMENT

- a) Residential: In the event rezoning application #15-99s approved for rezoning, the owners of the subject property will pay to the Treasurer of Frederick County, Virginia, \$3,558.73 per residential lot prior to the initial building permit being issued for said lot

This per lot monetary contribution provides for:

- \$2,958.80 for Frederick County Public Schools
- \$554.80 for Frederick County Parks and Recreation
- \$45.13 for Frederick County Fire and Rescue

These payments are intended to offset the additional cost to Frederick County due to an increased demand on public services.

- b) Commercial: In the event rezoning application #15-99s approved for rezoning, the owners of the subject property will pay to the Treasurer of Frederick County, Virginia, \$3,898.68 prior to the initial building permit being issued within the B2 zoned area. This monetary contribution is intended to offset the additional capital costs to Frederick County for fire and rescue services.

EK954731555

ARTICLE IV: DRS. GEORGE SHEPPARD & ALLEN FUTRAL

This article shall apply only to those properties currently owned by Drs. George Sheppard & Allen Futral, property identification numbers 55-((A))-209, 211, 213, and 65-((A))-40. The subject property is more particularly described as all of the land owned by Fu-Shep Farm Partnership as recorded in Deed Book 789 at Page 1022 and further described by a survey by Curtis L. McAllister dated February 13, 1990.

The conditions proffered are as follows:

1. MAXIMUM DENSITY

The total number of parcels shall be limited so as not to exceed a 2.2 unit per acre density for the entire collective area for parcels 55-((A))-209, 211, and 213, and a 2.5 unit per acre density for parcel 65-((A))-40.

2. PROHIBITED UNIT TYPES

Townhouses, weak-link townhouses, and garden apartments, as defined in the Frederick County Zoning Ordinance, shall not be permitted.

3. PEDESTRIAN WALKWAYS

Pedestrian walkways shall be provided in the master development plan in addition to required sidewalks. Nature trails shall be constructed by the applicant in open space areas, in dedicated easements, and in tandem with the regional stormwater management network. Said trails shall also link to similar trail systems in adjacent housing developments, and shall be six feet wide with a wood chip or mulched surface. See Exhibit A attached.

4. SOLID WASTE

The owners of the subject property shall pay \$100.00/mo. to Frederick County for the use of the solid waste facility located on the Greenwood Volunteer Fire Company property and serving the Greenwood/Senseny Road area. Said payment shall be made from the time Frederick County encumbers and signs a new lease for the expansion of said facility, or acquires another facility serving this general area, and shall continue for a period of ten years, or the term of said lease, whichever is less.

5. CHANNING DRIVE

All of Channing Drive from Valley Mill Road to Senseny Road shall be constructed, open for traffic and dedicated to Frederick County before the 475th residential building permit is issued for any of the parcels listed in Article I of this proffer.

BX 954181556

6. TRAFFIC SIGNAL

The owners shall make a \$25,000 cash contribution towards the installation of a traffic signal at the intersection of Greenwood Road (Route 656) and Senseny Road (Route 657). This contribution shall be made to the Virginia Department of Transportation upon their request and upon approval by said department for the installation of this traffic signal. In the event a traffic signal is installed at said intersection before this contribution is made, the Virginia Department of Transportation may request the transfer of said contribution towards signalization at the intersection of Greenwood Road (Route 656) and Valley Mill Road (Route 659). The developer agrees to enter into a signal agreement with VDOT prior to final subdivision and/or site plan approval.

7. BRIDGE IMPROVEMENTS

There is currently a one-lane bridge on Valley Mill Road where it crosses Abrams Creek. The owners of the subject property shall pay towards feasibility studies, engineering, or construction of improvements to this crossing. These monies, paid to Frederick County, VA, are to be set aside for said improvements, and may be considered by the county for matching funds. Said payments shall be \$100.00 per residential lot, at the time the initial building permit is issued for said lot. The owner of the subject property shall be required to pay said monies until the Virginia Department of Transportation awards a contract for a two lane expansion and construction of these improvements on said bridge.

8. DRAINAGE AND WETLANDS DEVELOPMENT

Sediment forebays shall be constructed upstream of Twin Lakes in order to decrease the siltation of said lake and to settle out man-made impurities. These sediment forebays shall be constructed in such a way as to encourage their development into a wetland with locally indigenous vegetation and wildlife.

9. MONETARY CONTRIBUTION TO OFFSET IMPACT OF DEVELOPMENT

In the event rezoning application #15-99 is approved, and the property is subsequently developed within an RP zone, the undersigned will pay to the Treasurer of Frederick County, Virginia \$4,205.14 per residential lot prior to the initial building permit being issued for said lot.

This per lot monetary contribution provides for:

- \$3,568.94 for Frederick County Public Schools
- \$591.07 for Frederick County Parks and Recreation
- \$45.13 for Frederick County Fire and Rescue

This payment is intended to offset the additional cost to Frederick County due to an increased demand on public services.

31954761557

ARTICLE V: SIGNATURES

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns and successors in the interest of the applicant and owner. In the event the Frederick County Board of Supervisors grants this rezoning and accepts the conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the Frederick County Code.

Respectfully Submitted:

[Signature]
Robert A. Giles, Executor, Giles Farm

Commonwealth of Virginia,

City/County of Frederick To Wit:

The foregoing instrument was acknowledged before me this 3rd day of September, 1999 by

Robert A. Giles

[Signature]
Notary Public

My Commission Expires March 31, 2000

[Signature]
John Scully, Lynnhaven L.C

Commonwealth of Virginia,

City/County of Frederick To Wit:

The foregoing instrument was acknowledged before me this 7th day of September, 1999 by

John Scully

[Signature]
Notary Public

My Commission Expires March 31, 2000

EK 95401558

George Sheppard Margie Sheppard
 Dr. George Sheppard Margie Sheppard

Commonwealth of Virginia,

City/County of Frederick To Wit:

The foregoing instrument was acknowledged before me this 5th day of August, 1999 by

Dr. George Sheppard and Margie Sheppard
Jean B. Malone
 Notary Public

My Commission Expires March 31, 2000

Allen A Futral Betty Futral
 Dr. Allen Futral Betty Futral

Commonwealth of Virginia,

City/County of Frederick To Wit:

The foregoing instrument was acknowledged before me this 4th day of August, 1999 by

Allen and Betty Futral
Jean B. Malone
 Notary Public

My Commission Expires March 31, 2000

[Signature]

David Madison, Manager, Manning and Ross, LLC

Commonwealth of Virginia,

City/County of Frederick To Wit:

The foregoing instrument was acknowledged before me this 12th day of Dec, 1999 by

David Madison, Manager

[Signature]
Notary Public

My Commission Expires March 31, 2000

[Signature]

Greg Bancroft, Manager, Manning and Ross, LLC

Commonwealth of Virginia,

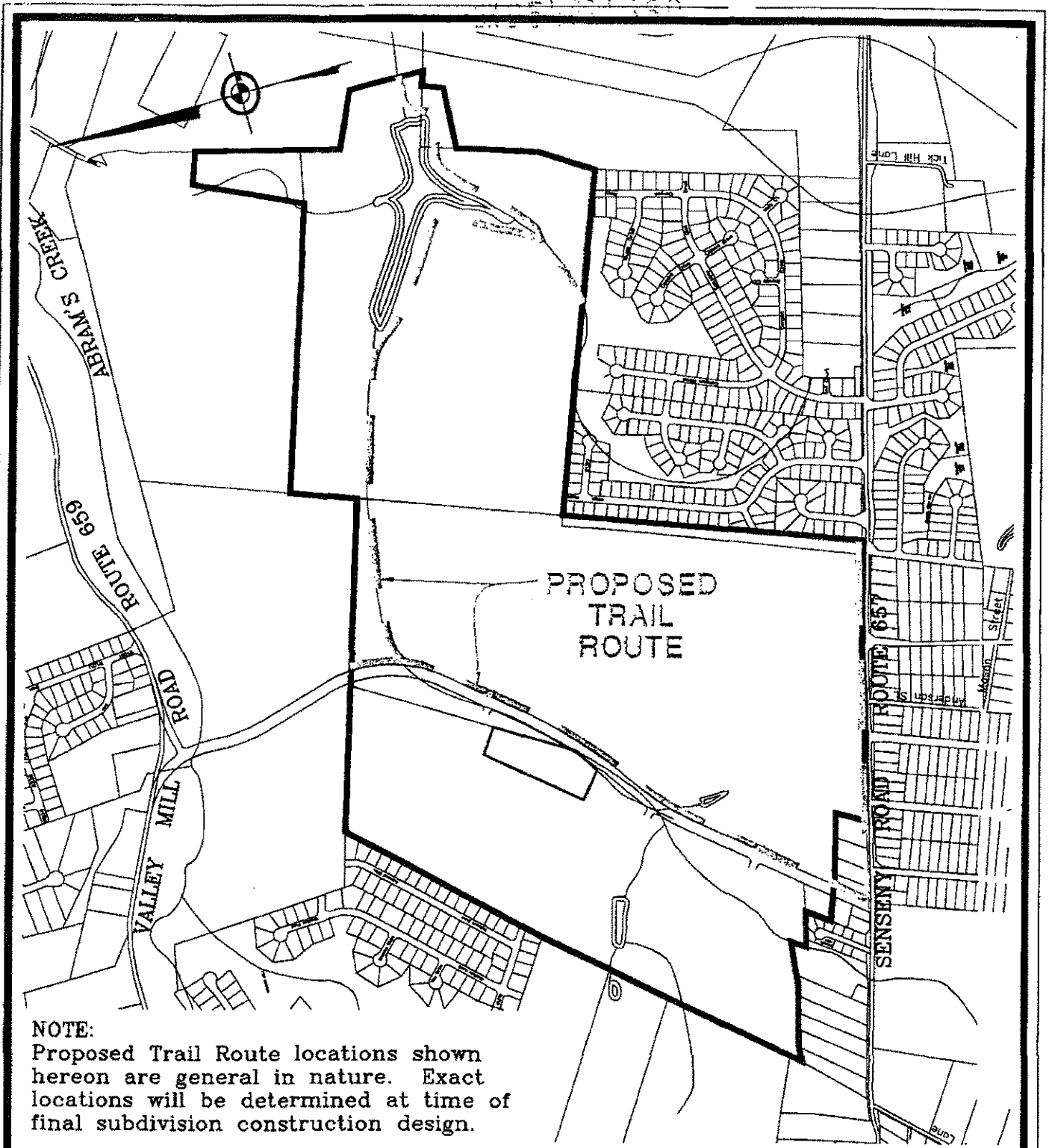
City/County of Frederick To Wit:

The foregoing instrument was acknowledged before me this 12th day of Dec, 1999 by

Greg Bancroft, Manager

[Signature]
Notary Public

My Commission Expires March 31, 2000



NOTE:
 Proposed Trail Route locations shown hereon are general in nature. Exact locations will be determined at time of final subdivision construction design.

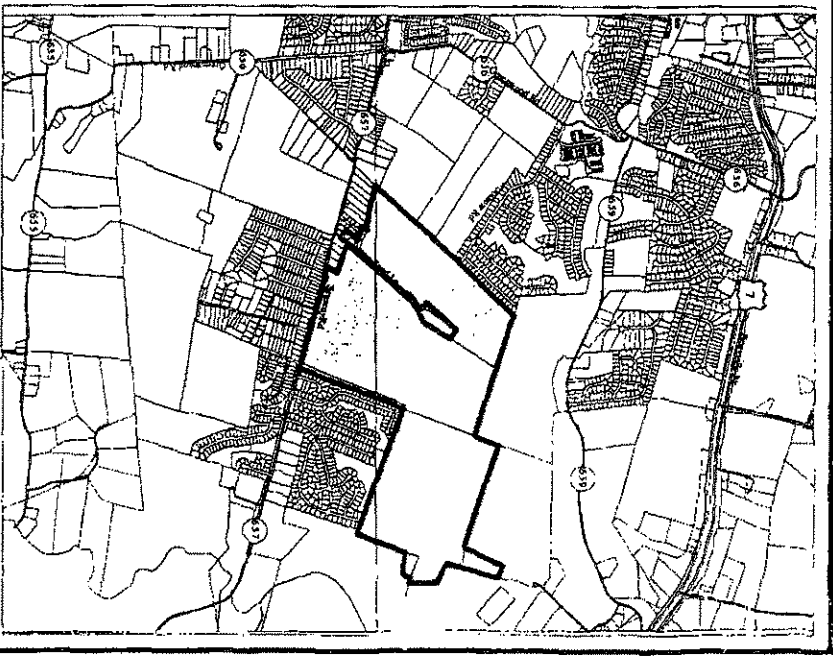
**TRAIL RC
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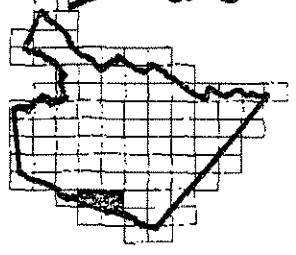


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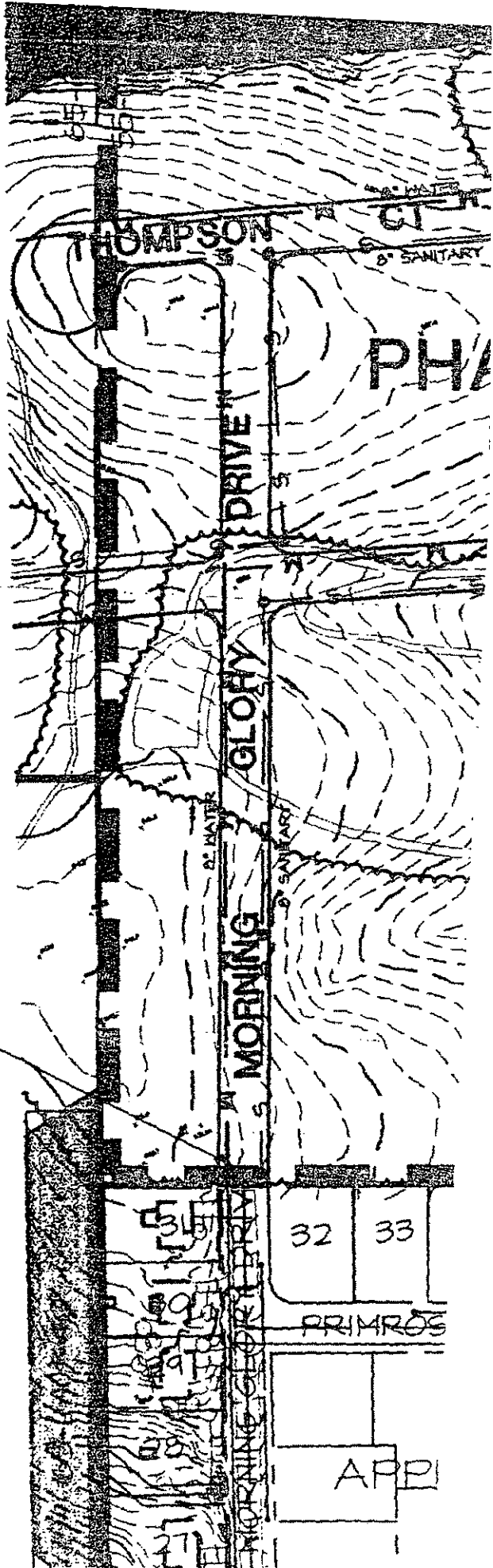


MDP # 08-00
Channing Drive
Land Bays 1-9
PIN(s):

55-A-206	55-A-209
55-A-211	55-A-213
65-A-30	65-A-31
65-A-39	65-A-39A
65-A-40	



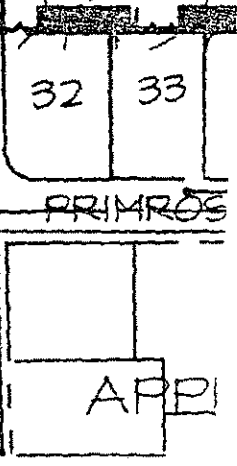
Office of Mapping and GIS, 10/31/00, Agray



A

CONNECTION WILL NOT OCCUR UNTIL THE SEGMENTS OF CHANNING DRIVE & ROSSMANN BLVD. ARE COMPLETED TO SERVE AS THE PRIMARY MEANS OF ACCESS TO THE VARIOUS PHASES AND BOARD OF SUPERVISORS APPROVAL.

NOTE OF CONCERN



65-((A))

FOREST &
2737 SENSE
WINCHESTER
ZONE: RA

NORFOLK CT
EX. OF WATER

B

CONNECTION WILL NOT OCCUR UNTIL THE
SEGMENTS OF CHANNING DRIVE &
ROSSMANN BLVD. ARE COMPLETED TO
SERVE AS THE PRIMARY MEANS OF
ACCESS TO THE VARIOUS PHASES.

NOTE OF
CONCERN

85
EX. OF SAN

86

CANYON ROAD
EX. OF WATER

SENSENY GLEN
SECTION 3

65F ((3))

WHIPP DRIVE 46

FREDERICK COUNTY SHERIFF'S OFFICE



Frederick County
RECEIVED
FEB 12 2014
Finance Department

ROBERT T. WILLIAMSON
Sheriff

MAJOR R.C. ECKMAN
Chief Deputy

1080 COVERSTONE DRIVE
WINCHESTER, VIRGINIA 22602

540/662-6168
FAX 540/722-4001

TO : Finance Department
FROM : Sheriff R. T. Williamson *RTW*
DATE : February 11, 2014
SUBJECT : Insurance Reimbursement

We are requesting the insurance reimbursement received in the amount of \$5,535.00 for the auto claim dated December 17, 2013 be appropriated into our budget line of 3102-3004-000-002.

Thank you.

RTW/asw

*C.S. 2/7/14
3-010-018990-0001
1096*



John R. Riley, Jr.
County Administrator

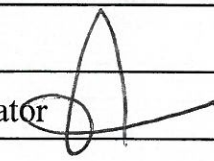
540/665-5666

Fax 540/667-0370

E-mail:

jriley@co.frederick.va.us

MEMORANDUM

TO:	Public Works Committee
FROM:	John R. Riley, Jr., County Administrator 
SUBJECT:	New Round Hill Fire Station
DATE:	February 14, 2014

Attached please find supplemental information relative to the committee's upcoming discussions concerning the new Round Hill fire station. You will find attached a letter from the Round Hill Fire & Rescue Company, Inc. outlining some of the company's questions and concerns relative to this process. Please be advised the county attorney and I are developing a memorandum of agreement to further address some of the concerns raised.

Generally speaking, I believe the fire company should retain its name on the fire station. As for the maintenance responsibility, day to day facility cleaning and maintenance will be the responsibility of both career and volunteer staff. Facility maintenance shall be overseen by Frederick County. The Round Hill Fire and Rescue Company will be responsible for maintaining the proposed Community Center. This would include facility maintenance, supplies, and utilities.

You will also find attached, the following additional information:

- Estimated Annual Debt Service Schedule;
- Project Description, to include Design and Development Narrative;
- Project Budget;
- Estimated Construction Draw Schedule; and
- Draft Addendum to Fire and Rescue Joint Agreement (please note the highlighted sections 3 and 4).

Should you have any questions or concerns, please do not hesitate to contact me.

JRR/jet

Round Hill Community Fire & Rescue

Company, Inc.

P. O. Box 1368

Winchester, Virginia 22604

540-667-6855

February 8, 2014

John Riley, County Administrator
Frederick County
107 N. Kent Street
Winchester, Virginia 22601

Dear John,

During a meeting of the New Fire Station committee on February 5, 2014, several items were discussed, many of which we feel were necessary for us to proceed with the project.

Several months ago, we had a meeting with you to discuss certain items that included but not limited to “who is responsible” i.e. daily maintenance of station and property, repairs as needed etc. This has yet to be clearly addressed.

Also as mundane as it may seem, along the same lines of having Round Hill’s name on the station, there is also a need for the committee as well as the membership to have assurances that even though this is a joint project and that we as a company will move to occupy the facility once built that we feel that we are doing business as usual. The history of the Round Hill Community Fire & Rescue has been moving forward for 60 years and many if not most, of the membership feel that history on the brink of coming to an end by conducting business the way we have on this project. As much as we appreciate and respect your word when we have discussed this, it is strongly felt that we need to have these assurances recorded as public record. Future County Administrators, a different Board of Supervisor’s may not agree with verbal agreements and could easily terminate the existence of the Round Hill Community Fire & Rescue organization with the stroke of a pen.

Another concern throughout this entire process is there have been decisions made without a clear understanding why. We know that everyone came to the table with a dollar amount in mind and we built around it, but we are basing all of this on what the architects are quoting. An example of this involves the fourth bay. We justified it numerous times, however we have been informed that it will no longer be a bid option. How and why was this decided?

The committee would like to meet with you to discuss these issues sooner rather than later. We understand that the county budget process is in full swing and time is limited, however, we are hoping that we can schedule a meeting within a couple of weeks.

Thanks in advance for your consideration on this as we move forward with such an important and groundbreaking adventure.

Respectfully;

Summary of Estimated Annual Debt Service Costs

Frederick County

Fire Station & Community Center Project - Spring 2014 VRA Tax-Exempt Issue

Rates as of 1/9/2014

	<u>Total</u>	<u>20 Years</u> <u>Fire Station</u>	<u>Community Center</u>
Amortization			
Project proceeds	\$5,300,000	\$3,252,551	\$2,047,449
VRA Cost of Issuance (Includes Capital Reserve, Subordinate Series Only)	\$74,638	\$45,678	\$28,960
Local Cost of Issuance	\$50,000	\$30,650	\$19,350
Underwriter's Discount	\$20,400	\$12,520	\$7,880
VRA Up front fee	\$6,375	\$3,913	\$2,463
Premium paid by Investors	-\$351,413	-\$215,312	-\$136,101
Par Amount Borrowed	\$5,100,000	\$3,130,000	\$1,970,000

Fiscal Year	Debt Service (includes Ongoing VRA Fee)		County Fire Station Portion of Debt Service (includes Ongoing VRA Fee)		Community Center Portion of Debt Service (includes Ongoing VRA Fee)	
	Ongoing VRA Fee	Service (includes Ongoing VRA Fee)	Ongoing VRA Fee	Service (includes Ongoing VRA Fee)	Ongoing VRA Fee	Service (includes Ongoing VRA Fee)
6/30/2015	\$390,135	\$236,625	\$236,625	\$153,509		
6/30/2016	\$387,528	\$240,338	\$240,338	\$147,191		
6/30/2017	\$388,544	\$242,797	\$242,797	\$145,747		
6/30/2018	\$388,778	\$239,803	\$239,803	\$148,975		
6/30/2019	\$388,269	\$236,434	\$236,434	\$151,834		
6/30/2020	\$386,628	\$237,388	\$237,388	\$149,241		
6/30/2021	\$388,053	\$237,134	\$237,134	\$150,919		
6/30/2022	\$387,991	\$236,025	\$236,025	\$151,966		
6/30/2023	\$386,716	\$239,106	\$239,106	\$147,609		
6/30/2024	\$389,800	\$236,803	\$236,803	\$152,997		
6/30/2025	\$382,747	\$234,469	\$234,469	\$148,278		
6/30/2026	\$385,581	\$237,000	\$237,000	\$148,581		
6/30/2027	\$387,272	\$233,922	\$233,922	\$153,350		
6/30/2028	\$388,794	\$240,706	\$240,706	\$148,088		
6/30/2029	\$385,763	\$237,647	\$237,647	\$148,116		
6/30/2030	\$381,756	\$238,916	\$238,916	\$142,841		
6/30/2031	\$386,969	\$234,781	\$234,781	\$152,187		
6/30/2032	\$386,872	\$235,613	\$235,613	\$151,259		
6/30/2033	\$386,038	\$235,953	\$235,953	\$150,084		
6/30/2034	\$383,959	\$235,494	\$235,494	\$148,466		
Total Debt Service	\$7,738,191	\$4,746,954	\$4,746,954	\$2,991,237		

VRA Estimated Pricing Summary						
Senior Series				Subordinate Series		
Maturity	Coupon	Yield	Principal	Coupon	Yield	Principal
11/1/2014	2.00%	0.20%	\$140,000	2.00%	0.24%	\$60,000
11/1/2015	2.00%	0.39%	\$125,000	3.00%	0.44%	\$50,000
11/1/2016	1.50%	0.62%	\$125,000	3.00%	0.72%	\$55,000
11/1/2017	3.00%	0.98%	\$130,000	3.00%	1.11%	\$55,000
11/1/2018	2.00%	1.39%	\$130,000	4.00%	1.55%	\$60,000
11/1/2019	4.00%	1.85%	\$135,000	4.00%	2.03%	\$60,000
11/1/2020	4.00%	2.26%	\$140,000	5.00%	2.43%	\$65,000
11/1/2021	5.00%	2.60%	\$150,000	5.00%	2.75%	\$65,000
11/1/2022	5.00%	2.83%	\$155,000	5.00%	2.98%	\$70,000
11/1/2023	5.00%	3.02%	\$165,000	5.00%	3.17%	\$75,000
11/1/2024	5.00%	3.18%	\$170,000	4.00%	3.38%	\$75,000
11/1/2025	5.00%	3.32%	\$180,000	4.00%	3.55%	\$80,000
11/1/2026	5.00%	3.48%	\$190,000	5.00%	3.63%	\$85,000
11/1/2027	4.00%	3.75%	\$200,000	5.00%	3.77%	\$90,000
11/1/2028	4.50%	3.83%	\$210,000	3.75%	4.01%	\$90,000
11/1/2029	4.50%	3.92%	\$215,000	5.00%	3.97%	\$95,000
11/1/2030	4.50%	4.01%	\$230,000	4.00%	4.18%	\$100,000
11/1/2031	4.50%	4.10%	\$240,000	4.00%	4.27%	\$105,000
11/1/2032	4.50%	4.16%	\$250,000	4.13%	4.33%	\$110,000
11/1/2033	4.50%	4.22%	\$260,000	5.00%	4.27%	\$115,000
Total Principal			\$3,540,000			\$1,560,000
						\$5,100,000

SECTION II. Project Description and Budget

1. The Project will consist of two distinct buildings to be built on approximately 4 acres located between National Lutheran Boulevard and Retail Boulevard within the Silver Lake development in Frederick County, Virginia. The County currently owns this land and will own the entire building complex consisting of a Fire and Rescue Station measuring 16,887 square feet, and a Community Center measuring 9,091 square feet. The County will own the project and will be financially responsible to the Virginia Resource Authority for all debt service and related VRA costs, as well as the cost of the Fire and Rescue Station operations. The Community Center portion of the Project will be operated and used by the Round Hill Community Fire and Rescue Company (the "Volunteer Company") which is a 501 c 3 Organization.

The Fire and Rescue Station will be used by the Volunteer Company, subject to the terms of the Fire and Rescue Joint Agreement (the "Joint Agreement") between Frederick County and the Volunteer Company, in a manner typically associated with such use by a volunteer fire and rescue organization. The Community Center, managed by the Volunteer Company, will be a public facility, open to the general public and made available for general public events and use.

(See attached Design Development Narrative.)

2. N/A.

Frederick County Round Hill Fire Station and Event Center - Design Development Narrative

SEPTEMBER 23, 2013

SITE NARRATIVE

Site Information

The project site is located on the north side of Northwestern Pike, route 50, between National Lutheran Boulevard and Retail Boulevard in Frederick County, Virginia. The site is proffered to the county by the developer of the larger parcel (parcel number TM 52-A-C) to the north. The project parcel is between three and four acres as described in the proffer agreement. Access to route 50 will be via a short segment of Trader Drive to be constructed up to the fire station and event center site. The site will be zoned B2.

Underground propane tanks serving both buildings will be located adjacent to the masonry generator enclosure indicated on the architectural site plan.

Setbacks and Zoning Requirements

The site setback in accordance with county code 165-601 are as follows:

- Front yard - 35'-0"
- Side yard - None
- Rear yard - None

- Floor Area Ratio (FAR) - 1

- Minimum Landscaped Area - 15%

- Maximum Building Height - 35'-0"

- Zoning Buffer - None - All adjoining properties are zoned B2

ARCHITECTURAL NARRATIVE

The Frederick County Round Hill Fire and Rescue Station and Event Center are generally described as one story buildings with a pre-engineered steel structure, metal wall girts and roof purlins, and a combination of split-face concrete masonry units, pre-cast concrete shapes, and metal panels on the exterior walls. The buildings are designed in accordance with the 2009 Edition of the International Building Code (IBC) as amended by the Virginia Uniform Statewide Building Code (VUSBC). The primary use group of the Fire Station is Residential (R-2), and the construction type is IIB, non-combustible construction. Secondary use groups are Business (B) and Storage (S-2). The Event Center's primary use group is Assembly (A-2). Both buildings will be sprinklered with an NFPA-13 sprinkler system and will be provided with a fire alarm system. The building will not pursue LEED certification but will incorporate sustainable strategies as determined by the Owner.

The Round Hill Community Fire and Rescue station will house volunteer and career fire and rescue staff. Spaces in the fire station include a dayroom, kitchen, sleeping rooms, lockers, showers, a training room, a exercise room, apparatus bays, and apparatus support spaces. The event-center will have a large meeting space, toilets, bingo offices and support space, and a kitchen.

The exterior walls of both buildings will be non-load bearing and will be anchored to the pre-engineered metal building frame. Face masonry will be installed in a cavity wall configuration consisting of split-face concrete masonry units on the exterior face, an air space, 2" of spray foam insulation, and a concrete masonry unit or gypsum board and metal stud back-up. The walls will be flashed and drained with a two piece counter flashing. Portions of the wall which will be metal panel will consist of a pre-finished metal

Frederick County Round Hill Fire Station and Event Center - Design Development Narrative

SEPTEMBER 23, 2013

sandwich panel with an exterior panel, two inches of insulation, and concrete masonry unit or gypsum board and metal stud back-up.

Exterior windows for the fire station and the event center will consist of a thermally broken aluminum storefront framing system with 1" insulated, low-e, tempered glazing. Windows over 12'-0" tall and 6'-0" wide will be constructed from thermally broken aluminum curtainwall with .1" insulated, low-e, tempered glazing. Exterior window sills will be sloped architectural precast concrete. Interior window stools and aprons will be solid surface. Interior windows will consist of 1/4" tempered glazing in hollow metal frames.

The roof system for the fire station and the event center will consist of metal sandwich panels with standing seam metal roof panels on the exterior, an insulation core, and metal panels on the interior. The panels will be fastened to the pre-engineered metal building purlins. The roof system will have a high Solar Reflectance Index (SRI) to reduce the amount of cooling required in the building in the warmer months.

Interior partitions of the fire station and the event center will consist of 5/8" gypsum wall board on 3 5/8" galvanized steel studs, extending 4" above the highest adjacent ceiling where possible. At the fire station only, interior concrete masonry unit walls will be provided at the apparatus support spaces consisting of 6" or 8" concrete masonry units with steel stud furring and gypsum wall board where required. All interior masonry walls 8" and thicker will be on foundations. All interior masonry walls 6" and thinner will be on thickened slabs.

Exterior doors to storage spaces, mechanical spaces, vehicle bays, and the bay support spaces will be painted steel doors in steel frames. All other exterior access doors will be aluminum doors with 1" insulated glazing, set in a thermally broken aluminum storefront frames. Interior doors will be solid core wood doors with 1/4" tempered vision lites where indicated, set in painted steel frames. Most exterior and interior doors will be 3'-0" wide by 7'-0" high with the exception of some storage room doors and exterior access doors which will be 8'-0" high.

Apparatus bays will have high bay lights, radiant propane gas heaters, Plymovent exhaust systems, and a general bay exhaust system. The overhead sectional bay doors will have vision panels between 3'-6" and 8'-0". The remainder of the bay doors will be prefinished metal panels.

Appliances including refrigerators, counter-mounted microwaves, and coffee pots will be provided by the Owner outside of the construction contract. Appliances including stoves, cabinet mounted microwaves, and dishwashers will be provided in the construction contract. Equipment including copiers, shredders, and postage machines will be provided by the owner outside of the construction contract. Furniture including workstations, chairs, open metal shelving, and file cabinets will be provided by a separate furniture contract.

SECURITY NARRATIVE

Door Controls

A biometric finger print door access control system will be utilized to control access to the fire station and event center buildings and to various areas within the buildings. Fingerprint readers serving secure areas will be equipped with keypads, thereby requiring two forms of authentication to gain access to the space. Exiting from areas secured by card readers will typically be by automatic request-to-exit devices integral to the door hardware.

The card reader systems will be capable of providing a record of which cards opened which doors and will permit programming of cards to provide varying levels of access. The card reader system for the fire station will be independent from that of the event center.

Electronics

The security control system for the fire station and event center will consist of a fingerprint door access control system. Since the security control system is computer software based and is networked, it can be programmed and reprogrammed to meet the needs of the operational staff.

Security Control

Primary control and monitoring will occur at the RADIO REPORT ROOM FS-118 in the fire station and in the BINGO OFFICE EC-119 in the event center. Both security control stations will have the ability to control any of the access controlled doors in their respective buildings, activate and de-activate access privileges, monitor the status of any alarmed doors, and monitor other building system inputs including the fire alarm, sprinklers, and the building automation system.

CCTV/Intrusion Detection System

A security camera system and intrusion detection system are not planned for the fire station. The building is to be staffed twenty-four hours a day, seven days a week. The Event Center will include a basic zoned intrusion detection system with motion detectors and keypad activation devices located at specific entry doors.

STRUCTURAL SYSTEM NARRATIVE

The proposed Round Hill Fire Station and Event Center located in Frederick County, Virginia shall both be one-story buildings founded on shallow foundations consisting of continuous strip footings for walls, and isolated spread footings for columns. Foundations will be at minimum depth and shall be sized for an allowable soil bearing pressure of 3,000 PSF, based on the final geotechnical report. The Fire Station and Event Center shall both have 5" reinforced concrete slabs on grade. The Fire Station shall have an 8" reinforced concrete slab on grade in the apparatus bays.

The Fire Station and Event Center will both be pre-engineered metal buildings with rigid frames, utilizing a combination of exterior non-load-bearing masonry, precast concrete and cold-formed steel walls. Interior masonry bearing walls and steel framing will be utilized in the Fire Station mezzanine. The roof systems will be pre-engineered metal panels on steel roof purlins, in the majority of both buildings. Lateral forces in both buildings shall be resisted by steel rigid frames and portal frames, and steel roof deck diaphragms in both directions.

Design Loads

Design live loads shall be in accordance with the Virginia Uniform Statewide Building Code, 2009 Edition (IBC 2009), building Occupancy Category IV.

Frederick County Round Hill Fire Station and Event Center - Design Development Narrative

SEPTEMBER 23, 2013

Dead Load: Actual calculated weight of permanent construction

Minimum Floor Live Loads:

Offices - 50 PSF
Lobbies and Corridors - 100 PSF
Event Center - 100 PSF
Storage Rooms - 125 PSF
Mechanical and Electrical Rooms - 150 PSF
Mezzanine - 200 PSF

Roof Load: 20 PSF or Snow Load, whichever is greater

Snow Load: Ground Snow Load, $P_g = 35$ PSF
Snow Importance Factor, $I_s = 1.2$
Exposure Factor, $C_e = 1.0$
Thermal Factor, $C_t = 1.0$

Wind Load: Basic Wind Speed (3 second gust), $V = 90$ MPH
Wind Importance Factor, $I_w = 1.15$
Exposure = Exposure Category C
Internal Pressure Coefficient, $G_{Cpi} = +0.18, -0.18$

Seismic Load: Site Class = C (per final geotechnical report)
Seismic Importance Factor, $I_e = 1.5$
Seismic Design Category = A
Spectral Response Coefficients:
 $S_{ds} = 0.135$
 $S_{d1} = 0.061$
Basic Seismic Force-Resisting System:
Building Frame System – Steel Eccentrically Braced Frames
Not Specifically Detailed for Seismic Resistance
Analysis Procedure: Equivalent Lateral Force Procedure

Applicable Codes and Standards

Virginia Uniform Statewide Building Code (VUSBC 2009; March 1, 2011)

Minimum Design Loads for Buildings and Other Structures, ASCE 7-05

American Concrete Institute (ACI) - Building Code Requirements for Structural Concrete and Commentary, 318-08/318R-08

American Concrete Institute (ACI) - Building Code Requirements for Masonry Structures with Commentary and Specifications for Masonry Structures with Commentary, 530-08/530.1-08

American Institute of Steel Construction (AISC) - Steel Construction Manual (13th Edition)

American Institute of Steel Construction (AISC) - Specification for Structural Steel Buildings, AISC 360-05

MECHANICAL SYSTEM NARRATIVE

FIRE STATION

The fire station building will be served by four air-cooled, split-system heat pumps with high efficiency, propane fired burners as the auxiliary heat source. The propane burners will be capable of being converted to natural gas in the future. Trane will be the basis of design, with Carrier, Lennox, and Johnson Controls specified as approved equals. Separate indoor units will be provided for each thermal zone to provide independent temperature control. The indoor units will be located above the ceiling of corridors or spaces the noise will not be an issue. The outdoor condensing units will be located outside on grade adjacent to the building.

An energy recovery unit with an enthalpy wheel will precondition ventilation air prior to delivery to the split-system heat pumps. Exhaust air from the locker, toilet, and shower rooms that would typically be exhausted can be used to preheat/precool the required ventilation air, thus reducing energy consumption. The energy recovery unit will be located in the mechanical room of the mezzanine.

Computer data rooms with high density cooling loads will be served by split-system computer room air conditioning (CRAC) units.

A residential type recirculating hood will serve the kitchen ranges. Exhaust fans will serve the janitor's closet and apparatus bay storage rooms. Unit heaters will provide heat to the apparatus bay support spaces.

Apparatus Bays

Propane fired infrared radiant heaters will be provided to serve the apparatus bays. The heaters will be located to avoid conflict with the emergency vehicles, overhead doors, and other utilities in the bays.

A manually operated exhaust fan will provide ventilation to the apparatus bays. Makeup air will be introduced into the space through the open apparatus bay doors.

A Plymovent vehicle exhaust system will be provided to serve the apparatus bays. The fan serving the system will be located in the mechanical room located on the mezzanine adjacent to the apparatus bay area. In addition there will be a back-up exhaust system with override to not allow use when the Plymovent is working.

A high volume low speed large diameter ceiling mounted propeller fan will be mounted in the apparatus bays to promote air circulation and minimize the effects of stratification.

EVENT CENTER

The event center building will be served by three air-cooled, split-system heat pumps with high efficiency, propane fired burners as the auxiliary heat source and a single zone constant volume packaged air conditioning unit with high efficiency, propane fired burners. The propane burners will be capable of being converted to natural gas in the future. The split system units will serve the bingo office area and the kitchen while the single zone unit will serve the remainder of the building. The indoor units for the split systems will be located above the ceilings over the spaces they are serving with the condensing units located outside on grade adjacent to the building. The single zone unit will be located outside on grade adjacent to the building.

Frederick County Round Hill Fire Station and Event Center - Design Development Narrative

SEPTEMBER 23, 2013

An energy recovery unit with an enthalpy wheel will precondition ventilation air prior to delivery to the split-system heat pumps. Exhaust air from the toilet and shower rooms that would typically be exhausted can be used to preheat/precool the required ventilation air, thus reducing energy consumption. The energy recovery unit will be located above the ceiling.

Computer data rooms with high density cooling loads will be served by split-system computer room air conditioning (CRAC) units.

The kitchen will have a commercial kitchen hood with all fire safety and controls to automatically start the hood operating when appliance are use, as required by code. Make-up air unit with propane gas fired burner and DX cooling coil will provided the hood room neutral temperature air to make-up for the exhaust. An appropriately rated roof mounted exhaust fan will serve the kitchen exhaust hoods while inline exhaust fans will serve the janitor's closet and restrooms.

PLUMBING SYSTEM NARRATIVE

General

The plumbing portion of the work will consist of providing fixtures, domestic water, sanitary, storm water, and propane gas systems for the facility.

FIRE STATION

Plumbing Fixtures and Equipment

Plumbing fixtures will be high efficiency commercial grade units and specified to reduce water consumption. Fixtures accessible to the physically handicapped will be provided where required by building code. Toilets will be floor mounted units with manual flush valves and lavatories will be wall hung units with manual faucets. Showers will be individual, surface mounted wall units. Janitor sink will be floor mounted, 24" x 24" x 12" high.

Two commercial type stacked clothes washer/dryers are indicated in LAUNDRY FS-138. One ice machine is indicated in STORAGE FS-142. Clothes washer/dryers and the ice machine are not included in the construction contract and will be provided by the Owner. Basis-of-design equipment is listed in Appendix B. One emergency eyewash, one shower, one two-compartment scullery sink with a four foot drying board, and infrastructure for a future Owner provided washer/extractor are indicated in the DISINFECTION ROOM FS-140.

The kitchen range will be provided with propane gas connections.

Area drains will serve the apparatus bay area and connect to an oil/water separator prior to connecting to the site system. Rough-ins for connections to wall mounted hose reels will be provided in the apparatus bay area.

Domestic Water Piping System

A reduced pressure zone (RPZ) backflow preventer will be installed in the incoming water service line to prevent potential contamination of the public water supply. A flow test will be required to determine available pressures at the site. Domestic cold water, hot water, and hot water recirculation piping will be copper.

Propane fired water heaters will be used to heat water for the domestic hot water supply. The water heater(s) will be located on the mechanical room on the mezzanine. Laundry room hot water will be provided at 140°F. Domestic hot water supply at showers, sinks and lavatories will be mixed through a

Frederick County Round Hill Fire Station and Event Center - Design Development Narrative
SEPTEMBER 23, 2013

thermostatic mixing valve and set at 110°F. Hot water temperatures will be maintained throughout system by a domestic hot water circulation pump.

Sanitary Piping System

The system will be designed to discharge by gravity to the site sanitary sewer system. Piping system will be schedule 40 DWV PVC.

EVENT CENTER

Plumbing Fixtures and Equipment

Plumbing fixtures will be high efficiency commercial grade units and specified to reduce water consumption. Fixtures accessible to the physically handicapped will be provided where required by building code. Toilets will be floor mounted units with sensor operated flush valves and lavatories will be wall hung units with sensor operated faucets. Janitor sink will be floor mounted, 24" x 24" x 4" high.

The commercial kitchen equipment will be served by the propane gas system.

Domestic Water Piping System

A reduced pressure zone (RPZ) backflow preventer will be installed in the incoming water service line to prevent potential contamination of the public water supply. A flow test will be required to determine available pressures at the site. Domestic cold water, hot water, and hot water recirculation piping will be copper.

Propane fired water heaters will be used to heat water for the domestic hot water supply. Domestic hot water supply at showers, sinks and lavatories will be mixed through a thermostatic mixing valve and set at 110°F. Hot water temperatures will be maintained throughout the system by a domestic hot water circulation pump.

Sanitary Piping System

The system will be designed to discharge by gravity to the site sanitary sewer system. Piping system will be schedule 40 DWV PVC.

The sanitary system serving the commercial kitchen will connect to a grease interceptor prior to connecting to the site system.

FIRE PROTECTION SYSTEM NARRATIVE

Each building will have a fire service entrance equipped with a double detector check valve to prevent potential contamination of the public water supply. A flow test will be required to determine available pressures at the site. Once flow test data is available, a determination can be made as to whether a fire pump is required to serve the buildings.

Each building will be served by a hydraulically calculated wet type sprinkler system designed in accordance with NFPA-13. Any areas subject to freezing requiring protection will be served by a dry pipe type system per NFPA-13.

ELECTRICAL SYSTEM NARRATIVE

General

The electrical portion of the work will consist of providing building power, lighting, and fire alarm systems.

Electrical Service

Each building will be served by a Main Distribution Panelboard (MDP) which will be service entrance rated with ground fault protection. The utilization voltage throughout the facility will be 480/277 volts, 3 phase, 4 wire, which will be distributed via conduit risers and will supply energy to all of the building lighting systems, HVAC and plumbing equipment, and equipment and motors larger than 1/2 HP. A 208Y/120 volt system, supplied through individual transformers, will be provided to serve equipment, general and special receptacles, office workstations, motors smaller than 1/2 HP, and other miscellaneous equipment such as vending machines, printers and copiers.

All electrical equipment and distribution feeders shall be sized for the loads to be served plus 20% spare capacity and for future load growth. The distribution system will be designed to limit THD to 5% at the main switchboard, and to maintain power factor required by utility company.

All panel boards will be circuit breaker type with bolt-on, thermal magnetic circuit breakers.

All electrical equipment will be grounded in accordance with the National Electrical Code, including all non-current carrying metallic parts and non-metallic conduits. A new grounding system will be provided as a source of grounding for the electrical distribution system and electrical and mechanical equipment housed within the building. Separate ground conductors shall be provided in all conduits, sized in accordance with NEC such that to achieve a ground resistance of not more than 5 ohms in any point in the system.

Each building's surge protective devices will be provided on the MDS and panel-boards serving critical loads such as network servers.

Each building will be equipped with a generator which will provide back-up power to 100% of the building's electrical load including lighting and HVAC equipment. The generator currently serving the existing generator will be evaluated for reuse once the total building load is determined for each building.

Electrical Site Work

The electrical site work will consist of trenching and backfilling required for underground wiring. The underground wiring will run from the connection point designated by the utility company to the new location of the electrical service entrance for each building.

Exterior lighting will consist of wall- and pole-mounted fixtures rated for wet locations and "Dark Skies" compliant to improve visibility and minimize light pollution. Pole-mounted fixtures will be LED. The site lights will be controlled by an independent light control system and switched via lighting contactors.

Interior Lighting

A complete system of artificial interior lighting will be provided for all spaces. Lighting will be designed in accordance with the recommended practices of the Illumination Engineering Society (IES). In general, all interior lighting will be fluorescent with the possible exception of certain areas where incandescent or LED lighting may be used for special lighting applications. Fluorescent energy saving lamps and electronic ballasts will be used.

All spaces will be provided with manual and automatic lighting controls in accordance with the International Energy Conservation Code (IECC). Automatic controls will be local dual-technology occupancy sensors.

Frederick County Round Hill Fire Station and Event Center - Design Development Narrative
SEPTEMBER 23, 2013

Types and grades of fixtures will be as follows:

- a) Offices, training room, and corridors – Recessed semi-indirect T5 fluorescent fixtures. Lighting levels will average at least 50 foot-candles (fc) in multipurpose room and offices and 10 fc in corridors.
- b) Living Areas – Direct and indirect lighting with a combination of fluorescent, compact fluorescent, and LED sources, including accent lighting providing an overall 20 fc average. Bunk rooms will incorporate emergency lights with red lens fileters.
- c) Utility & Storage areas – Strip style fluorescent fixtures with acrylic wrap lens, surface or pendant mounted. Lighting level will average 30 fc for utility and 20 fc for storage areas.
- d) Apparatus Bays – High bay T5 fluorescent fixtures. Lighting levels will average 50 fc.

Emergency egress lighting will be designed to provide 1.0 foot-candle (fc) average, 0.1 fc minimum lighting with a max/min uniformity ratio no more than 40:1 for all paths of egress within the building and to points ten feet outside the building. Egress lighting fixtures will each have two fluorescent lamps so that failure of one lamp will not leave a space in the dark. Exit lights and emergency egress lighting fixtures will be backup powered by an emergency generator.

Devices, Conduits, and Conductors

All devices such as light switches and receptacles will have a minimum rating of 20 amps, 120-volt. Device covers will be constructed of stainless steel. All 20A circuits will have Arc Fault Circuit Interrupter (AFCI) protection in the areas prescribed by the NEC.

Conduits will be used for all systems 25-volts and higher. Minimum trade size conduit allowed will be 3/4". All conduits will be concealed where possible. The classification of conduit usage will be as follows:

- a) Underground/under-floor slab – PVC Schedule 40.
- b) Parking/roadway, heavy traffic – PVC Schedule 80.
- c) Inside concealed – Electrical metallic tubing with steel fittings.
- d) Inside exposed to damage – Rigid Steel.

Conduit will be run exposed in mechanical equipment and utility spaces. Elsewhere, it will be concealed above ceilings, in shafts and in furred spaces. Concealed flexible connections to light fixtures and equipment will utilize flexible conduit, maximum six feet in length.

Branch circuit wiring for power and light will generally be type THHN/THWN. All conductors No. 10 AWG and smaller will be solid copper. All conductors No. 8 AWG and larger will be stranded copper. All power conductors will be insulated for 600 volts.

Rough-ins for connections to electrical power reels will be provided in the apparatus bay area.

SEPTEMBER 23, 2013

Fire Alarm System

A fire alarm system for each building will be provided in accordance with NFPA 72.

The fire alarm systems will be of the intelligent, electrically operated, supervised, and closed circuit type. The fire alarm systems will allow for individually annunciated devices. All cabling for the fire alarm systems will be in conduit.

Manual pull stations, smoke detectors, thermal detectors, and alarm notification horns and strobes will be located at all required locations in accordance with the VUSBC. All system installation and wiring will be as recommended by the system manufacturer.

An LCD text remote annunciator will indicate the exact location description of an alarm and allow full system control. LCD annunciators will also be provided at select locations designated by the Owner.

Lightning Protection System

The buildings will be provided with a Lightning Protection System designed and installed in accordance with NFPA 780, to receive a UL Certificate of Inspection for Lightning Protection Systems. Each lightning protection ground rod will have a test well. Roof mounted antennas will be grounded.

Frederick County, Virginia
Round Hill Community Fire and Rescue Station and Community Center Budget

	Fire Station	Community Center	Total Project
Fire Station	\$3,125,575		\$3,125,575
Community Center		\$1,500,000	\$1,500,000
Site Work	\$500,000	\$250,000	\$750,000
Architectural and Design Work	\$301,565	\$150,782	\$452,347
Construction Services	\$93,333	\$46,667	\$140,000
Contingency	\$232,078	\$100,000	\$332,078
Cost of Issuance	\$34,000	\$16,000	\$50,000
	\$4,286,551	\$2,063,449	\$6,350,000

Estimated Construction Draw Schedule

	Fire Station	Community Center	Total Project
May 1, 2014	\$429,582	\$270,418	\$700,000
June 1, 2014	\$276,160	\$173,840	\$450,000
July 1, 2014	\$398,898	\$251,102	\$650,000
August 1, 2014	\$398,898	\$251,102	\$650,000
September 1, 2014	\$521,636	\$328,364	\$850,000
October 1, 2014	\$521,636	\$328,364	\$850,000
November 1, 2014	\$337,529	\$212,471	\$550,000
December 1, 2014	\$214,791	\$135,209	\$350,000
January 1, 2014	\$153,422	\$96,578	\$250,000
	\$3,252,552	\$2,047,448	\$5,300,000
	\$1,000,000		\$1,000,000
	\$4,252,552	\$2,047,448	\$6,300,000

3 Proffers due to County by March 14, 2014

ADDENDUM TO FIRE AND RESCUE JOINT AGREEMENT
(Round Hill Community Fire and Rescue Company)

THIS ADDENDUM TO FIRE AND RESCUE JOINT AGREEMENT (this "Addendum"), is dated as of _____, 2014, by and between the COUNTY OF FREDERICK, VIRGINIA (the "County") and the ROUND HILL COMMUNITY FIRE AND RESCUE COMPANY (the "Company").

RECITALS

- A. The County, the Company and the other volunteer fire and rescue companies named therein entered into a Fire and Rescue Joint Agreement, dated as of September 26, 2007 (the "Agreement").
- B. The County proposes to enter into a financing (the "Financing") for the construction and equipping of a fire station (the "Fire Station") and multi-purpose building (the "Community Center") to be used by the County and the Company to provide fire and rescue services and community facilities
- C. The Company intends to be bound by the terms of the Agreement for as long as the Financing is outstanding.

NOW, THEREFORE, for and in consideration of the mutual covenants hereinafter contained and other valuable consideration, the parties hereto agree as follows:

Section 1. Term of Agreement. The County and the Company agree that the Agreement shall remain in full force and effect with respect to the County and the Company as long as the Financing remains outstanding, subject to the provisions governing dissolution of the Company contained in Section 14.B of the Agreement. The County and the Company each agree that they will not exercise their respective right to terminate the Agreement as long as the Financing is outstanding unless they obtain an opinion of nationally recognized bond counsel acceptable to the County and to the Virginia Resources Authority ("VRA") or such other financing entity as may be deemed to be the lender under the Financing (the "Lender") to the effect that such termination will not adversely affect the treatment for tax purposes of interest on the Financing or any bonds issued by the VRA in connection with the Financing (an "Approving Opinion").

Section 2. Amendment of Agreement. The County and the Company each agree that they will not amend the Agreement as long as the Financing is outstanding without obtaining an Approving Opinion.

Section 3. Use of Facilities. The County and the Company agree that as long as the Financing is outstanding (i) the Fire Station will be used to provide fire and rescue services for the County in accordance with the Agreement and (ii) the Community Center will be used by the Company in furtherance of its fire and rescue functions or made available by the Company for

use by the general public on such terms and conditions as the Company may establish, which use may include rental of the Community Center to members of the general public for various events.

Section 4. Conveyance of Community Center to Company. The County agrees to convey the Community Center to the Company upon payment by the Company of an amount sufficient to pay principal of and interest and any prepayment premium on the portion of the Financing allocated to payment of the costs of acquisition and construction of the Community Center; provided that no such conveyance shall occur until such portion of the Financing has been paid in full or defeased and the written consent of the Lender has been obtained.

Section 5. Ratification and Confirmation. All provisions of the Agreement, as amended by this Addendum, are hereby ratified and confirmed by the parties and shall remain in full force and effect.

Section 6. Counterparts. This Addendum may be executed in any number of counterparts, each of which shall be an original, all of which together shall constitute but one and the same instrument.

Section 7. Governing Law. This Addendum shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this Addendum to Fire and Rescue Joint Agreement to be duly executed as of the ____ day of _____, 2014, by their duly authorized representatives.

COUNTY OF FREDERICK, VIRGINIA

By: _____
Its: County Administrator

ROUND HILL COMMUNITY FIRE AND
RESCUE COMPANY

By: _____
Its: Chief

ROUND HILL COMMUNITY FIRE AND
RESCUE COMPANY

By: _____
Its: President

DATE	DEPARTMENT/GENERAL FUND	REASON FOR TRANSFER	FROM	TO	ACCT	CODE	AMOUNT
1/1/2014	SHERIFF	SALARY ADJUSTMENTS 1/14	3102	1002	000	051	1,740.52
	TRANSFERS /CONTINGENCY		9301	5807	000	001	(1,740.52)
	SHERIFF		3102	1001	1001	028	1,111.47
	SHERIFF		3102	1007	1007	001	(1,111.47)
	SHERIFF		3102	1002	1002	083	2,294.40
	SHERIFF		3102	1007	1007	001	(2,294.40)
	SHERIFF		3102	1002	1002	033	968.08
	SHERIFF		3102	1007	1007	001	(968.08)
	SHERIFF		3102	1001	1001	051	2,935.24
	SHERIFF		3102	1007	000	001	(2,935.24)
	SHERIFF		3102	1002	1002	020	665.40
	SHERIFF		3102	1007	1007	001	(665.40)
1/1/2014	GENERAL ENGINEERING/ADMINISTRATION	SALARY ADJUSTMENTS 1/14	4201	1001	000	002	1,984.28
	GENERAL ENGINEERING/ADMINISTRATION		4201	4003	000	002	(1,984.28)
1/1/2014	ANIMAL SHELTER	SALARY ADJUSTMENTS 1/14	4305	1001	000	093	1,532.36
	ANIMAL SHELTER		4305	3002	000	001	(1,532.36)
1/9/2014	SHERIFF	QUARTERLY DTF EXPENSES	3102	9001	000	000	(5,000.00)
	SHERIFF		3102	5413	000	000	5,000.00
1/9/2014	SHERIFF	COVER EXPENDITURES	3102	5409	000	000	(2,500.00)
	SHERIFF		3102	3006	000	000	2,500.00
1/10/2014	PARKS & RECREATION ADMINISTRATION	COST OF OFFICE SUPPLIES	7101	5401	000	000	(26.99)
	PARKS & RECREATION ADMINISTRATION		7104	5401	000	000	26.99
1/10/2014	FIRE AND RESCUE	COVER EXPENSES IN LINE ITEM	3505	3010	000	000	(1,500.00)
	FIRE AND RESCUE		3505	3005	000	000	1,500.00
1/13/2014	OTHER	MACHINE RENTAL AND POSTAGE	1224	3002	000	000	(1,000.00)
	OTHER		1224	9001	000	000	1,000.00
1/14/2014	COUNTY OFFICE BUILDINGS/COURT	CONDENSER FAN MOTOR IN CHILLER/BOWMAN LIBRARY	4304	3004	000	003	(12,144.23)
	COUNTY OFFICE BUILDINGS/COURT		4304	3004	000	007	12,144.23
1/14/2014	COUNTY OFFICE BUILDINGS/COURT	REPAIR CONDENSING UNIT/PUBLIC SAFETY BUILDING	4304	3004	000	006	(50.00)
	COUNTY OFFICE BUILDINGS/COURT		4304	3004	000	005	50.00
1/15/2014	HUMAN RESOURCES	MEMBERSHIP DUES	1203	3007	000	000	(100.00)
	HUMAN RESOURCES		1203	5801	000	000	100.00
1/16/2014	MAINTENANCE ADMINISTRATION	GAS FOR MAINTENANCE VEHICLE	4301	4003	000	002	(250.00)
	MAINTENANCE ADMINISTRATION		4301	4003	000	003	250.00
1/22/2014	HUMAN RESOURCES	MEMBERSHIP	1203	3007	000	000	(164.00)
	HUMAN RESOURCES		1203	5801	000	000	164.00
1/23/2014	OTHER	PAY MPO INVOICES	1224	3002	000	000	(6,000.00)
	OTHER		1224	5604	000	025	6,000.00
1/24/2014	SHERIFF	SALARY ADJUSTMENT 1/14	3102	1001	000	063	2,539.47
	SHERIFF		3102	1002	000	005	(2,539.47)
1/27/2014	ANIMAL SHELTER	SUPPLEMENT LINE ITEM	4305	5413	000	000	(2,000.00)
	ANIMAL SHELTER		4305	5405	000	000	2,000.00
1/27/2014	FIRE AND RESCUE	TO COVER LINE ITEM EXPENSES	3505	5204	000	000	(2,500.00)
	FIRE AND RESCUE		3505	3004	000	002	2,500.00
	FIRE AND RESCUE		3505	3010	000	000	(2,500.00)
	FIRE AND RESCUE		3505	3004	000	002	2,500.00
1/29/2014	PUBLIC SAFETY COMMUNICATION	COVER EXPENSES	3506	5204	000	000	(1,500.00)
	PUBLIC SAFETY COMMUNICATION		3506	5413	000	000	1,500.00
2/5/2014	INFORMATION TECHNOLOGY	GOVT. SERVICE LEARNING PROJECT	1220	8007	000	000	(550.00)
	INFORMATION TECHNOLOGY		1220	3002	000	000	550.00
2/6/2014	PARKS & RECREATION ADMINISTRATION	POOL OPERATORS TRAINING & CPRP	7101	5506	000	000	(133.18)
	PARKS MAINTENANCE		7103	5506	000	000	133.18
2/6/2014	COMMISSIONER OF THE REVENUE	REQUIRED ADS FOR REAL ESTATE	1209	3007	000	000	(68.35)
	REASSESSMENT/BOARD OF ASSESSORS		1210	3007	000	000	68.35
2/6/2014	FIRE AND RESCUE	TO COVER K-9 EXPENSES	3505	3006	000	000	(1,000.00)
	FIRE AND RESCUE		3505	5402	000	000	1,000.00
2/6/2014	FIRE AND RESCUE	TO COVER LINE ITEM EXPENSES	3505	3004	000	001	(6,200.00)
	FIRE AND RESCUE		3505	3004	000	002	6,200.00
	FIRE AND RESCUE		3505	3010	000	000	(8,000.00)
	FIRE AND RESCUE		3505	5408	000	000	8,000.00

County of Frederick
General Fund
January 31, 2014

ASSETS	FY14 <u>1/31/14</u>	FY13 <u>1/31/13</u>	Increase <u>(Decrease)</u>
Cash and Cash Equivalents	38,549,030.48	35,236,638.99	3,312,391.49 *A
Petty Cash	1,555.00	1,555.00	0.00
Receivables:			
Taxes, Commonwealth, Reimb. P/P	3,027,899.63	4,207,946.68	(1,180,047.05)
Streetlights	1,869.92	1,362.81	507.11
Commonwealth, Federal, 45 day Taxes	37,352.89	28,677.02	8,675.87
Due from Fred. Co. San. Auth.	734,939.23	734,939.23	0.00
Prepaid Postage	5,511.84	4,473.65	1,038.19
GL controls (est. rev / est. exp)	<u>(9,891,135.66)</u>	<u>(11,023,116.40)</u>	<u>1,131,980.74</u> (1) Attached
TOTAL ASSETS	<u>32,467,023.33</u>	<u>29,192,476.98</u>	<u>3,274,546.35</u>
LIABILITIES			
Accrued Liabilities	325,180.09	596,412.48	(271,232.39) *B
Performance Bonds Payable	445,383.72	1,544,256.24	(1,098,872.52) *C
Taxes Collected in Advance	180,564.88	71,471.47	109,093.41
Deferred Revenue	<u>3,067,421.44</u>	<u>4,238,290.80</u>	<u>(1,170,869.36)</u> *D
TOTAL LIABILITIES	4,018,550.13	6,450,430.99	(2,431,880.86)
EQUITY			
Fund Balance			
Reserved:			
Encumbrance General Fund	1,023,166.38	529,648.67	493,517.71 (2) Attached
Conservation Easement	2,135.00	2,135.00	0.00
Peg Grant	190,138.00	128,354.00	61,784.00
Prepaid Items	949.63	949.63	0.00
Advances	734,939.23	734,939.23	0.00
Employee Benefits	93,120.82	93,120.82	0.00
Courthouse ADA Fees	177,748.15	124,084.63	53,663.52
Historical Markers	17,264.37	17,227.91	36.46
Transportation Reserve	0.00	438,300.00	(438,300.00) *E
Animal Shelter	335,530.02	325,780.61	9,749.41
Proffers	2,841,408.30	2,305,873.65	535,534.65 (3) Attached
Economic Development Incentive	550,000.00	550,000.00	0.00
Star Fort Fees	0.00	0.00	0.00
VDOT Revenue Sharing	436,270.00	436,270.00	0.00
Undesignated Adjusted Fund Balance	<u>22,045,803.30</u>	<u>17,055,361.84</u>	<u>4,990,441.46</u> (4) Attached
TOTAL EQUITY	<u>28,448,473.20</u>	<u>22,742,045.99</u>	<u>5,706,427.21</u>
TOTAL LIAB. & EQUITY	<u>32,467,023.33</u>	<u>29,192,476.98</u>	<u>3,274,546.35</u>

NOTES:

- *A The cash increase can be attributed to an increase in fund balance.
- *B The difference can be attributed to the timing of the deposits.
- *C Performance bonds decreased \$1.1 million due to completed projects and pay out of the bonds for the county to complete the project.
- *D Deferred revenue includes taxes receivable, street lights, misc. charges, dog tags, and motor vehicle registration fees.
- *E The FY14 balance of \$377,396 was transferred to the Project Development Fund for various road projects.

BALANCE SHEET

(1) GL Controls	FY14	FY13	Inc/(Decrease)
Est.Revenue	130,117,381	123,189,774	6,927,607
Appropriations	(59,382,356)	(58,518,617)	(863,739)
Est.Tr.to Other fds	(81,649,326)	(76,223,922)	(5,425,405)
Encumbrances	1,023,166	529,649	493,518
	(9,891,136)	(11,023,116)	1,131,981

(2) General Fund Purchase Orders

Outstanding Purchase Orders @1/31/14

DEPARTMENT	Amount	Description
Fire & Rescue	6,485.56	Lightbars & Misc. Equipment
	29,165.65	2014 Chevy Tahoe
	12,693.62	Uniforms
	3,775.00	Custom Command Cabinet
	20,720.00	Leak Sealing System& Bag Kits for HAZMAT
	33,508.56	2014 Ford F-250
	2,517.00	(4) Extension Ladders
	46,546.92	(188) Microsoft 2013 Licenses For Various Departments
	130,817.88	(185) Dell Computers With Accessories For Various Departments
	38,909.02	Dell Licensing&Poweredge Server
General Fund Departments	13,217.48	Rapid Image(Duplicator)
	3,635.00	Chemicals for Pools
IT	7,928.50	Fall T-Shirts
	4,975.05	Staff Uniforms
Parks	25,509.40	(2) Toro Mowers
	9,162.00	Shade Structure
	24,468.00	Building
Refuse Collection	1,580.75	Earthwork and Underground Electrical for Gainesboro Citizens Site
	5,960.00	Concrete Wall/Slab for Gainesboro Citizens Site
	57,950.00	Trash Compactor/Receiver Can
Sheriff	49,098.07	Sungard OSSI Software
	23,090.00	F150 XL Supercab Truck
	330,995.60	(13) Police Interceptors
	6,360.00	(3) Genesis Radar Units
	6,545.00	(7) 50" Justice Bar and Strap Kits
	5,775.00	(12) Spring Loaded Shields and Partitions
	18,000.00	(8) XTL2500 Radios
	29,998.32	(44) Portable Radios & (2)Remote Speakers
	24,015.00	2014 Police Interceptor
	49,764.00	(2) 2014 Ford Explorers
Total	1,023,166.38	

(3)Proffer Information	SCHOOLS	PARKS	FIRE & RESCUE	Designated Other Projects	TOTAL
Balance @1/31/14	1,307,008.84	224,730.17	378,377.25	931,292.04	2,841,408.30

Designated Other Projects Detail

Administration	153,340.04
Bridges	44,900.00
Historic Preservation	80,000.00 *1
Library	38,217.00
Rt.50 Trans.Imp.	10,000.00
Rt. 50 Rezoning	25,000.00
Rt. 656 & 657 Imp.	25,000.00
RT.277	162,375.00
Sheriff	24,460.00
Solid Waste	12,000.00
Stop Lights	26,000.00
BPG Properties/Rt.11 Corridor	330,000.00
Total	931,292.04

Other Proffers @1/31/14

*1 12/11/13 Board Action designated \$50,000 for the final debt payment on the Huntsberry property.

(4) Fund Balance Adjusted	
Beginning Balance 1/14	29,465,820.19
Revenue 1/14	67,019,707.72
Expenditures 1/14	(34,231,358.88)
Transfers 1/14	(40,208,365.73)
1/14 Adjusted Fund Balance	22,045,803.30

County of Frederick
 Comparative Statement of Revenues, Expenditures
 and Changes in Fund Balance
 January 31, 2014

REVENUES:	<u>Appropriated</u>	FY14 1/31/14 <u>Actual</u>	FY13 1/31/13 <u>Actual</u>	YTD Actual <u>Variance</u>
General Property Taxes	87,168,379.00	39,660,306.41	38,641,957.83	1,018,348.58 (1)
Other local taxes	28,429,460.00	11,690,980.52	11,230,710.24	460,270.28 (2)
Permits & Privilege fees	971,610.00	703,821.65	702,546.10	1,275.55 (3)
Revenue from use of money and property	168,609.20	105,391.41	185,745.60	(80,354.19) (4)
Charges for Services	2,309,230.00	1,263,178.36	1,282,505.81	(19,327.45)
Miscellaneous	529,878.00	230,591.04	294,544.56	(63,953.52)
Recovered Costs	950,994.71	1,664,245.06	1,519,067.01	145,178.05 (5)
Intergovernmental:				
Commonwealth	9,574,219.80	11,660,685.50	11,377,777.22	282,908.28 (6)
Federal	15,000.00	40,507.77	148,647.13	(108,139.36) (7)
Transfers	0.00	0.00	0.00	0.00
TOTAL REVENUES	130,117,380.71	67,019,707.72	65,383,501.50	1,636,206.22
 EXPENDITURES:				
General Administration	9,668,524.22	5,563,919.24	4,852,476.23	711,443.01
Judicial Administration	2,291,848.06	1,191,470.59	1,145,253.54	46,217.05
Public Safety	28,973,275.10	16,804,043.32	14,333,539.43	2,470,503.89
Public Works	4,483,871.42	2,291,497.92	2,080,508.38	210,989.54
Health and Welfare	6,985,132.00	3,405,822.35	3,467,261.80	(61,439.45)
Education	56,493.00	28,246.50	28,246.50	0.00
Parks, Recreation, Culture	5,335,377.22	2,823,289.31	2,688,046.44	135,242.87
Community Development	3,331,917.76	2,123,069.65	963,593.10	1,159,476.55
TOTAL EXPENDITURES	61,126,438.78	34,231,358.88	29,558,925.42	4,672,433.46 (8)
 OTHER FINANCING SOURCES (USES):				
Operating transfers from / to	79,905,243.96	40,208,365.73	41,636,036.57	(1,427,670.84) (9)
Excess (deficiency)of revenues & other sources over expenditures & other uses	(10,914,302.03)	(7,420,016.89)	(5,811,460.49)	1,608,556.40
 Fund Balance per General Ledger		29,465,820.19	22,866,822.33	6,598,997.86
Fund Balance Adjusted to reflect Income Statement 1/31/14		22,045,803.30	17,055,361.84	4,990,441.46

(1)General Property Taxes	FY14	FY13	Increase/Decrease
Real Estate Taxes	22,305,751	21,959,713	346,038
Public Services	965,025	1,229,704	(264,679)
Personal Property	15,677,080	14,806,858	870,222
Penalties and Interest	544,196	487,939	56,257
Credit Card Chgs./Delinq.Advertising	(20,747)	(17,808)	(2,940)
Adm.Fees For Liens&Distress	189,002	175,551	13,451
	39,660,306	38,641,958	1,018,349

(2) Other Local Taxes

Local Sales and Use Tax	4,833,909.59	4,720,075.82	113,833.77
Communications Sales Tax	568,721.58	584,221.26	(15,499.68)
Utility Taxes	1,397,905.32	1,375,021.06	22,884.26
Business Licenses	1,392,306.37	1,222,217.28	170,089.09
Auto Rental Tax	58,094.79	59,750.10	(1,655.31)
Motor Vehicle Licenses Fees	402,193.58	366,433.43	35,760.15
Bank Stock Taxes	361.00	-	361.00
Recordation Taxes	719,971.17	745,711.72	(25,740.55)
Meals Tax	2,073,538.87	1,922,324.73	151,214.14
Lodging Tax	224,056.80	212,636.24	11,420.56
Street Lights	15,860.17	18,043.43	(2,183.26)
Star Fort Fees	4,061.28	4,275.17	(213.89)
Total	11,690,980.52	11,230,710.24	460,270.28

(3)Permits&Privileges

Dog Licenses	27,802.00	25,965.00	1,837.00
Land Use Application Fees	4,675.00	7,225.00	(2,550.00)
Transfer Fees	1,564.87	1,446.30	118.57
Development Review Fees	182,856.20	202,612.24	(19,756.04)
Building Permits	374,272.49	352,804.78	21,467.71
2% State Fees	1,183.45	1,466.01	(282.56)
Electrical Permits	40,380.00	38,706.00	1,674.00
Plumbing Permits	4,870.00	6,295.00	(1,425.00)
Mechanical Permits	27,962.64	28,634.17	(671.53)
Sign Permits	2,250.00	2,391.60	(141.60)
Permits for Commercial Burning	175.00	325.00	(150.00)
Explosive Storage Permits	200.00	600.00	(400.00)
Blasting Permits	270.00	225.00	45.00
Land Disturbance Permits	31,760.00	33,500.00	(1,740.00)
Septic Haulers Permit	200.00	-	200.00
Sewage Installation License	300.00	300.00	-
Residential Pump And Haul Fee	50.00	50.00	-
Transfer Development Rights	3,050.00	-	3,050.00
Total	703,821.65	702,546.10	1,275.55

(4) Revenue from use of

Money	54,536.85	55,310.55	(773.70)
Property	50,854.56	130,435.05	(79,580.49) *1
	105,391.41	185,745.60	(80,354.19)

*1 The Sale of Stephens City School(\$99,025 in FY13)

(5) Recovered Costs	FY14	FY13	Increase/Decrease
Recovered Costs Treas.Office	44,582.00	42,577.25	2,004.75
Worker's Comp	700.00	750.00	(50.00)
Purchasing Card Rebate	117,213.04	96,305.09	20,907.95
Recovered Costs-IT/GIS	25,421.90	5,000.00	20,421.90
Reimbursement Circuit Court	7,391.68	7,683.94	(292.26)
Clarke County Container Fees	26,133.44	33,418.13	(7,284.69)
City of Winchester Container Fees	22,055.17	11,901.15	10,154.02
Refuse Disposal Fees	39,271.51	39,953.53	(682.02)
Recycling Revenue	56,803.54	69,736.22	(12,932.68)
Sheriff Restitution	9.36	-	9.36
Fire&Rescue Merchandise (Resale)	-	178.18	(178.18)
Container Fees Bowman Library	1,128.18	823.21	304.97
Restitution Victim Witness	5,248.05	3,073.12	2,174.93
Reimb.of Expenses Gen.District Court	15,826.00	19,431.98	(3,605.98)
Reimb.Public Works Salaries	-	41,682.00	(41,682.00)
Winchester EDC	54,000.00	54,000.00	-
Reimb.Task Force	31,222.56	32,000.93	(778.37)
C&P Jail	-	(60.00)	60.00
EDC/Recovered Costs	1,400.00	480.00	920.00
Sign Deposits Planning	150.00	(250.00)	400.00
Reimbursement Elections	2,640.65	4,043.36	(1,402.71)
Westminster Canterbury Lieu of Taxes	-	12,260.55	(12,260.55)
Reimbursement Street Signs	1,394.40	2,471.89	(1,077.49)
Grounds Maintenance Frederick Co.School	108,986.26	104,677.61	4,308.65
Comcast PEG Grant	47,286.80	46,288.40	998.40
Proffer-Other	55,000.00	345,000.00	(290,000.00) *1
Fire School Programs	16,971.00	13,840.00	3,131.00
Proffer Sovereign Village	21,952.38	18,293.65	3,658.73
Proffer Lynnehaven	-	16,891.55	(16,891.55)
Proffer Redbud Run	90,356.00	90,356.00	-
Clerks Reimbursement to County	6,473.96	6,496.19	(22.23)
Proffer Canter Estates	8,175.94	-	8,175.94
Proffer Village at Harvest Ridge	10,773.00	7,695.00	3,078.00
Proffer Snowden Bridge	359,704.43	306,534.94	53,169.49
Proffer Meadows Edge Racey Tract	382,736.00	40,288.00	342,448.00
Sheriff Reimbursement	78,832.81	44,245.14	34,587.67
Proffer Cedar Meadows Proffer	24,405.00	-	24,405.00
Proffer Westbury Commons	-	1,000.00	(1,000.00)
Total	1,664,245.06	1,519,067.01	145,178.05

*1 \$330,000 FY13 Transportation Proffer from BPG Properties for Rt.11 Corridor

(6) Commonwealth Revenue	1/31/14	1/31/13	
	FY14	FY13	Increase/Decrease
Motor Vehicle Carriers Tax	37,981.90	34,612.37	3,369.53
Mobile Home Titling Tax	13,211.19	52,974.07	(39,762.88)
State PP/Reimbursement	6,526,528.18	6,526,528.18	-
State Non-Categorical Funding	95,034.88	-	95,034.88
Recordation Taxes	257,690.12	235,589.00	22,101.12
Shared Expenses Comm.Atty.	196,706.36	217,545.09	(20,838.73)
Shared Expenses Sheriff	1,150,260.82	1,143,612.53	6,648.29
Shared Expenses Comm.of Rev.	104,727.20	99,226.41	5,500.79
Shared Expenses Treasurer	80,689.83	74,167.96	6,521.87
Shared Expenses Clerk	219,528.25	205,227.21	14,301.04
Public Assistance Grants	1,979,735.75	1,922,630.91	57,104.84
Litter Control Grant	15,502.00	17,573.00	(2,071.00)
Emergency Services Fire Program	223,725.00	209,360.00	14,365.00
Recycling Grant	-	5,489.94	(5,489.94)
DMV Grant Funding	11,875.76	18,907.66	(7,031.90)
DCJS & Sheriff State Grants	27,269.40	44,314.79	(17,045.39)
JJC Grant Juvenile Justice	96,269.00	96,269.00	-
Rent/Lease Payments	145,657.20	137,909.68	7,747.52
Spay/Neuter Assistance-State	2,511.25	272.65	2,238.60
State Reimbursement EDC	400,000.00	-	400,000.00
VDEM Grant Sheriff	6,598.33	223,500.00	(216,901.67)
Wireless 911 Grant	30,666.06	27,176.12	3,489.94
State Forfeited Asset Funds	11,375.02	26,352.65	(14,977.63)
Victim Witness Commonwealth Office	-	50,111.00	(50,111.00)
Social Services VOCA Grant	-	3,325.00	(3,325.00)
F/R OEMS Reimb.	2,142.00	5,102.00	(2,960.00)
IT/GIS Grant	25,000.00	-	25,000.00
Total	11,660,685.50	11,377,777.22	282,908.28

County of Frederick

General Fund

January 31, 2014

(7) Federal Revenue	FY14	FY13	Increase/Decrease
Federal Forfeited Assets	21,693.77	182.80	21,510.97
Housing Illegal Aliens	18,814.00	24,595.00	(5,781.00)
Federal Grants Sheriff	-	123,869.33	(123,869.33)
Total	40,507.77	148,647.13	(108,139.36)

(8) Expenditures

Expenditures increased \$4,672,433.46 in total. General Administration increased \$711,443.01 and reflects the \$273,899.92 telephone system upgrade to Cisco VOIP solutions. **Public Safety** increased \$2,470,503.89 and included the Sheriff's department cost of the IT Virtualization Project, implementation of the Sungard OSSI software, and equipment for IT upgrades including servers, PC's, printers and licenses totaling \$434,065.26 year to date. The Sheriff's department also purchased a 2014 Ford Explorer for \$25,875 and (3) unmarked police sedans for \$72,933.00. Additionally, Inspections purchased a 2013 Ford F150 for \$20,952 and Fire and Rescue a Lifepak 15 for \$65,995.97, two Chevrolet Tahoes totaling \$58,747 and a 2014 Ford F-250 for \$32,711. Contributions to Fire Departments and Rescue Squads increase \$106,301. The timing of the third quarter contribution for the local share for the Jail reflects an increase of \$1.2 million over the previous year when the contribution was disbursed a month later. **Public Works** increased \$210,989.54 due to the earthwork and concrete wall/slab costs of \$319,813.38 for the Gainesboro citizen's site. The **Community Development** increase of \$1,159,476.55 reflects the \$1,150,000 Economic Development Commission incentive for McKesson Medical Surgical, Navy Federal Credit Union, and HP Hood (See previous page (6) on Commonwealth revenue for \$400,000 State Reimbursement EDC). Transfers decreased \$1,427,670.84. See chart below:

(9) Transfers Decreased \$1,427,670.84	FY14	FY13	Increase/Decrease
School Operating	30,679,564.15	32,274,604.34	(1,595,040.19) *1
Debt Service School	7,313,075.50	7,313,075.50	-
Shawneeland	0.00	597.36	(597.36)
Debt Service County	1,425,149.91	1,404,483.91	20,666.00
School Capital Projects Fund	800,882.79	-	800,882.79 *2
Jail Fund	0.00	972.98	(972.98)
Operational Transfers	(10,306.62)	642,302.48	(652,609.10) *3
Total	40,208,365.73	41,636,036.57	(1,427,670.84)

*1 Decrease includes \$1.1 million Reappropriation in FY13

*2 Increase represents one time funding for capital purchases from FY2013 year surplus

*3 Decrease includes one time employer payments and timing of insurance charge outs

County of Frederick
 FUND 11 NORTHWESTERN REGIONAL ADULT DETENTION CENTER
 January 31, 2014

ASSETS	FY2014 <u>1/31/14</u>	FY2013 <u>1/31/13</u>	Increase <u>(Decrease)</u>
Cash	5,290,326.24	4,466,560.12	823,766.12 *1
Accounts Receivable Other	0.00	0.00	0.00
GL controls(est.rev/est.exp)	<u>(299,441.86)</u>	<u>(1,119,118.13)</u>	<u>819,676.27</u>
 TOTAL ASSETS	 <u>4,990,884.38</u>	 <u>3,347,441.99</u>	 <u>1,643,442.39</u>
 LIABILITIES			
Accrued Operating Reserve Costs	<u>2,077,528.07</u>	<u>2,004,040.97</u>	<u>73,487.10</u>
 TOTAL LIABILITIES	 <u>2,077,528.07</u>	 <u>2,004,040.97</u>	 <u>73,487.10</u>
 EQUITY			
Fund Balance			
Reserved			
Encumbrances	78,297.87	117,059.94	(38,762.07)
Undesignated			
Fund Balance	<u>2,835,058.44</u>	<u>1,226,341.08</u>	<u>1,608,717.36</u> *2
 TOTAL EQUITY	 <u>2,913,356.31</u>	 <u>1,343,401.02</u>	 <u>1,569,955.29</u>
 TOTAL LIABILITY & EQUITY	 <u>4,990,884.38</u>	 <u>3,347,441.99</u>	 <u>1,643,442.39</u>

NOTES:

*1 The increase in cash can be attributed to the increase in fund balance.

*2 Fund balance increased \$1,608,717.36. The beginning fund balance was \$2,151,080.44 and includes adjusting entries, budget controls for FY2014(\$521,421.00), and the year to date revenue less expenditures of \$1,205,399.00.

Current Unrecorded Accounts Receivable-	<u>FY2014</u>
Prisoner Billing:	25,516.10
Compensation Board Reimbursement 1/14	<u>467,766.85</u>
 Total	 493,282.95

County of Frederick
 Comparative Statement of Revenues, Expenditures
 and Changes in Fund Balance
 1/31/14

FUND 11 NORTHWESTERN REGIONAL ADULT DETENTION CENTER

REVENUES:	<u>Appropriated</u>	FY2014 1/31/14 <u>Actual</u>	FY2013 1/31/13 <u>Actual</u>	YTD Actual <u>Variance</u>
Interest	-	5,387.49	4,748.72	638.77
Sale of Salvage&Surplus	-	76.00	-	76.00
Supervision Fees	45,000.00	21,568.30	24,897.50	(3,329.20)
Drug Testing Fees	5,500.00	1,425.00	2,952.46	(1,527.46)
Work Release Fees	384,616.00	187,967.67	199,613.05	(11,645.38)
Federal Bureau Of Prisons	0.00	1,509.32	165.00	1,344.32
Local Contributions	5,888,444.00	4,148,073.75	3,839,041.00	309,032.75
Miscellaneous	15,000.00	3,653.48	28,613.12	(24,959.64)
Phone Commissions	120,000.00	53,968.96	58,793.95	(4,824.99)
Food & Staff Reimbursement	100,000.00	61,735.95	49,616.93	12,119.02
Elec.Monitoring Part.Fees	83,767.00	58,623.98	33,535.04	25,088.94
Employee Meal Supplements	200.00	42.50	0.00	42.50
Share of Jail Cost Commonwealth	997,975.00	101,029.44	515,569.00	(414,539.56)
Medical & Health Reimb.	57,600.00	33,754.23	28,679.19	5,075.04
Shared Expenses CFW Jail	4,947,976.00	2,591,147.56	2,584,277.03	6,870.53
State Grants	249,551.00	136,612.00	139,178.00	(2,566.00)
Local Offender Probation	242,437.00	125,432.00	125,568.00	(136.00)
DOC Contract Beds	0.00	1,464.00	13,292.00	(11,828.00)
Bond Proceeds	0.00	221,000.00	0.00	221,000.00
Transfer From General Fund	4,755,887.00	3,350,251.50	2,100,721.98	1,249,529.52
TOTAL REVENUES	17,893,953.00	11,104,723.13	9,749,261.97	1,355,461.16
EXPENDITURES:	18,271,692.73	9,899,324.13	9,980,178.52	(80,854.39)
Excess(Deficiency)of revenues over expenditures		1,205,399.00	(230,916.55)	1,436,315.55
FUND BALANCE PER GENERAL LEDGER		<u>1,629,659.44</u>	<u>1,457,257.63</u>	<u>172,401.81</u>
Fund Balance Adjusted To Reflect Income Statement 1/31/14		2,835,058.44	1,226,341.08	1,608,717.36

County of Frederick
Fund 12 Landfill
January 31, 2014

ASSETS	FY2014 1/31/14	FY2013 1/31/13	Increase (Decrease)
Cash	30,391,862.20	28,986,215.27	1,405,646.93 *1
Receivables:			
Accounts Receivable			
Fees	579,775.48	477,708.99	102,066.49 *2
Accounts Receivable Other	56.00	1,089.86	(1,033.86)
Allow.Uncollectible Fees	(84,000.00)	(84,000.00)	0.00
Fixed Assets	43,287,786.24	42,516,271.35	771,514.89
Accumulated Depreciation	(23,311,767.48)	(21,543,603.09)	(1,768,164.39)
GL controls(est.rev/est.exp)	<u>(2,314,264.30)</u>	<u>(4,418,853.95)</u>	<u>2,104,589.65</u>
TOTAL ASSETS	<u>48,549,448.14</u>	<u>45,934,828.43</u>	<u>2,614,619.71</u>
LIABILITIES			
Accounts Payable	-	-	
Accrued VAC.Pay and Comp TimePay	159,728.90	134,423.76	25,305.14
Accrued Remediation Costs	11,791,736.42	11,653,036.50	138,699.92 *3
Retainage Payable	0.00	47,620.17	(47,620.17)
Deferred Revenue Misc.Charges	<u>56.00</u>	<u>1,089.86</u>	<u>(1,033.86)</u>
TOTAL LIABILITIES	<u>11,951,521.32</u>	<u>11,836,170.29</u>	<u>115,351.03</u>
EQUITY			
Fund Balance			
Reserved:			
Encumbrances	198,968.70	182,858.22	16,110.48 *4
Land Acquisition	1,048,000.00	1,048,000.00	0.00
New Development Costs	3,812,000.00	3,812,000.00	0.00
Environmental Project Costs	1,948,442.00	1,948,442.00	0.00
Equipment	3,050,000.00	3,050,000.00	0.00
Undesignated			
Fund Balance	<u>26,540,516.12</u>	<u>24,057,357.92</u>	<u>2,483,158.20</u> *5
TOTAL EQUITY	<u>36,597,926.82</u>	<u>34,098,658.14</u>	<u>2,499,268.68</u>
TOTAL LIABILITY AND EQUITY	<u>48,549,448.14</u>	<u>45,934,828.43</u>	<u>2,614,619.71</u>

NOTES:

*1 The increase in cash can be attributed to the increase in fund balance.

*2 Landfill receivables increased \$102,066.49. Landfill fees at 1/14 were \$388,658.56 compared to \$368,921.74 at 1/13 for an increase of \$19,736.82. Delinquent fees at 1/14 were 187,369.03 compared to \$106,219.12 at 1/13 for an increase of \$81,149.91.

*3 Remediation increased \$138,699.92, and includes \$111,998.00 for post closure costs and \$26,701.92 interest.

*4 The encumbrance balance at 1/31/14 was \$198,968.70 and includes \$1,237.95 for (5) Microsoft office 2013 licenses, \$3,774.75 for (5) Dell computers w/software & accessories, and \$193,956 for a 2014 Caterpillar Model 963D with track loader.

*5 The fund balance increased \$2,483,158.20. The beginning balance was \$28,478,302.42 that includes adjusting entries, budget controls for FY14(\$1,320,360.00), (\$1,178,000.00) carry forwards of unused FY13 funds for projects, (\$974,334.47), for FY13 audit adjustments that include depreciation, equipment and capital projects, and the year to date revenue less expenses \$1,534,908.17.

County of Frederick
Comparative Statement of Revenue, Expenditures
and Changes in Fund Balance
January 31, 2014

FUND 12 LANDFILL REVENUES	<u>Appropriated</u>	FY14 1/31/14 <u>Actual</u>	FY13 1/31/13 <u>Actual</u>	YTD Actual <u>Variance</u>
Interest Charge	0.00	1,921.72	3,600.97	(1,679.25)
Interest on Bank Deposits	40,000.00	35,145.21	29,145.63	5,999.58
Salvage and Surplus	0.00	71,423.60	73,059.50	(1,635.90)
Sanitary Landfill Fees	4,632,600.00	2,577,270.03	2,522,127.02	55,143.01
Charges to County	0.00	188,208.44	193,014.31	(4,805.87)
Charges to Winchester	0.00	53,332.52	56,233.08	(2,900.56)
Tire Recycling	70,000.00	79,132.17	62,637.46	16,494.71
Reg. Recycling Electronics	40,000.00	22,618.60	28,467.00	(5,848.40)
Miscellaneous	0.00	3,490.70	4,478.00	(987.30)
Wheel Recycling	120,000.00	0.00	8,637.50	(8,637.50)
Charges for RTOP	0.00	3,383.89	0.00	3,383.89
Renewable Energy Credits	0.00	71,668.80	0.00	71,668.80
Landfill Gas To Electricity	403,660.00	240,584.15	284,025.60	(43,441.45)
Waste Oil Recycling	0.00	14,943.80	11,439.89	3,503.91
State Reimbursement Tire Operation	0.00	0.00	6,120.00	(6,120.00)
TOTAL REVENUES	5,306,260.00	3,363,123.63	3,282,985.96	80,137.67
Operating Expenditures	4,928,993.00	1,736,308.46	1,788,774.59	(52,466.13)
Capital Expenditures	2,890,500.00	91,907.00	787,212.00	(695,305.00)
TOTAL Expenditures	7,819,493.00	1,828,215.46	2,575,986.59	(747,771.13)
Excess(deficiency)of revenue over expenditures		1,534,908.17	706,999.37	827,908.80
Fund Balance Per General Ledger		<u>25,005,607.95</u>	<u>23,350,358.55</u>	1,655,249.40
FUND BALANCE ADJUSTED		26,540,516.12	24,057,357.92	2,483,158.20

County of Frederick, VA
Report on Unreserved Fund Balance
February 11, 2014

Unreserved Fund Balance, Beginning of Year, July 1, 2013 **33,888,096**

Prior Year Funding & Carryforward Amounts

C/F Dare	(71)	
C/F Fire Company Capital	(217,280)	
Return unspent Parks proffer	(13,681)	
C/F Forfeited Assests	(62,561)	
Return unspent SCFR proffer	(29,004)	
C/F DSS phone system	(50,000)	
C/F VDEM grant	(7,008)	
C/F designated School Operating funds	(97,012)	
		(476,618)

Other Funding / Adjustments

Kraft incentive	(325,000)	
Tax refunds	(13,472)	
Sheriff gap pay	(135,062)	
Round Hill station design	(403,648)	
Airport capital	(499,004)	
New 911 phone system	(50,000)	
Gainesboro Convenience Center	(99,061)	
Parks & Rec maintenance building donation	(25,000)	
Fire & Rescue reimbursement Gear Clean	(4,429)	
ICAC grant	78,614	
Eliminate Kelly Day	(354,506)	
Capital purchases from FY13 surplus	(1,526,666)	
BMW refund (COR)	(4,484)	
GE Capital refund (COR)	(3,294)	
Navy Federal incentive	(250,000)	
American Telephone & Telegraph refund (COR)	(4,536)	
TW Wallace refund (COR)	(2,537)	
LaSalle Systems refund (COR)	(3,062)	
BB&T Leasing refund (COR)	(2,593)	
Disabled Veteran's Relief refund (COR)	(3,317)	
Comm Atty Case Mgmt software & hardware	(140,000)	
PC refresh - general fund	(158,243)	
Return unspent VJCCCA funds	(6,657)	
Darien LLC refund (COR)	(5,920)	
Charon refund (COR)	(3,781)	
		(3,945,658)

Fund Balance, February 11, 2014 **29,465,820**



Frederick County
RECEIVED

JAN 31 2014

COUNTY of FREDERICK

MEMORANDUM

Kris C. Tierney
Assistant County Administrator

540/665-5666

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E-mail:

ktierney@co.frederick.va.us

TO: Finance Committee
FROM: Kris C. Tierney, Assistant County Administrator *KCT*
RE: Lake Holiday Sanitary District, Assessment Rates for 2014
DATE: January 29, 2014

The LHSD Dam Working Committee met on Tuesday, January 28, 2014 at 10:00 a.m. Members present: Dave Buermeyer, Dave Burlison, Ed Strawsnyder, Kris Tierney

The primary purpose of the meeting was to determine whether any change to the annual assessment on lots with in Lake Holiday was needed or desired. Funds derived from the current assessments continue to exceed the minimum required to cover the annual debt service (roughly \$174,000) and expenses by approximately \$180,000 per year. Although a healthy reserve now exists, the LHSD Working Group did not feel compelled to adjust the annual assessment.

The matter of setting the 2014 assessments for the Sanitary District will go to Board of Supervisors at their first meeting and February, under the LHSD WC report. Rates will be formally established as part of the FY15 budget adoption process.

Please see the attached LHSD WC 1/28/14 agenda materials for additional detail.

Item #1

LHSD Collections Update as of 1/17/12

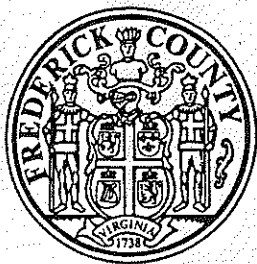
The table below indicates the amounts collected and delinquent as of January 17, 2012 for buildable and membership lots. The table indicates both the first and second half billings, along with where we were with collections of the first half billing as of August 30, 2011.

Summary of 2011 Tax Billing and Collections

Table shows results of 1st half billing at two points in time, August 30, 2011 and January 17, 2012
 Second half billing results are for January 17, 2012 only

Lots billed	# Delinquent lots			\$ Billed Total for both halves	Amount delinquent			Percent Delinquent		
	First 1/2		2 nd 1/2		First 1/2		2 nd 1/2	First 1/2		2 nd 1/2
	8/30	1/17	1/17		8/30	1/17	1/17	8/30	1/17	1/17
1535	863	808	867	\$405,240	\$112,322	\$105,603	\$113,102	55.4	52.1	55.8
1222	135	77	135	\$828,516	\$43,741	\$25,301	\$42,848	10.5	6.1	10.3
						\$130,904 +	\$155,950			
	Total billed			\$1,233,756	Total delinquent			\$286,854		

Total collections for the second half billing are quite similar to where we were in August with collections for the 1st half billing. Looking at the number of delinquent lots we have 867 delinquent membership lots versus 863 in August and the 135 buildable lots for both the 1st and 2nd half billing.



COUNTY of FREDERICK

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Assistant County Administrator

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Item # 2

MEMORANDUM

TO: LHSD Dam Working Committee
FROM: Kris C. Tierney, Assistant County Administrator
RE: 2012 LHSD Tax Rate
DATE: January 19, 2012

Background

At the December meeting the Committee discussed the need to develop a recommendation on a tax rate structure for the LHSD for 2012. Following the discussion of collections to date and possible scenarios for future tax rates and delinquencies there seemed to be consensus among the Committee that the amount being charged under the current tiered structure should not be reduced at this time. The Committee however went on to discuss concerns over the possibility of increasing delinquencies if the existing tiered, flat levee remains in place. The issue of the regressive nature of the tiered tax structure versus an ad valorem approach was also raised along with issues associated with the feasibility of successfully collecting delinquencies on membership lots. As a result of the conversation, the Committee requested that staff bring back information indicating what the LHSD tax would look like if it were switched from the current tiered structure to an ad valorem tax.

Ad Valorem Tax

As a reminder, in order to satisfy the rate covenant specified in the bond financing agreement the LHSD revenue account will need to contain a total of \$839,614.28 in 2012. Under an ad valorem structure the amount owed on individual properties would be based on the assessed value of the property. Presently, the total assessed value of properties within the LHSD is approximately \$206,000,000, therefore in order to satisfy the rate covenant the ad valorem tax rate would need to be 42 cents per \$100 dollars of assessed value (assuming delinquency similar to what is currently being experienced) in order to derive the \$840,000 needed.

Under the existing tiered structure buildable lots are charged \$678 per year, whereas the charge for membership lots is \$264. For comparison sake, under a 42 cent ad valorem rate the tax for a property with an assessed value of \$160,000.00 would be \$672.00, whereas a property assessed at \$5,000.00 would have a tax of \$21.00. Obviously, the amount of the SD tax owed on any individual property would vary in correlation to the assessed value of the property.

Setting the Tax Rate

By state code the Board of Supervisors is charged with the responsibility of setting the tax rate for the sanitary district however, it would be appropriate for the Committee to recommend either sticking with the current tiered assessment or switching to an ad valorem structure. The Board of Supervisors has begun discussions regarding county tax rates and budgets and is tentatively scheduled to hold a public hearing on tax rates in March, with the adoption of rates scheduled for April. A recommendation from the Committee would be considered as part of the Boards' deliberations. In light of the Boards' schedule, the Committee should attempt forward a recommendation at your January meeting.