AMHERST COUNTY BOARD OF SUPERVISORS

Board of Supervisors

Tom Martin, Chair
District 1
Chris Adams, Vice-Chair
District 3
David W. Pugh, Jr., Supervisor
District 4
Frank Campbell, Supervisor
District 5
Claudia D. Tucker, Supervisor
District 2

MINUTES

March 25, 2026

Meeting Convened - 4:00 PM

County Administrator
Jeremy Bryant

County Attorney
Mark Popovich

I. Call to Order

At a budget meeting of the Amherst County Board of Supervisors held on March 25, 2026, at 4:00 p.m., the following members were present:

BOARD OF SUPERVISORS:
Tom Martin, Chair
Chris Adams, Vice-Chair
David W. Pugh, Jr., Supervisor
Frank Campbell, Supervisor **(Arrived at 4:05 pm)**
Claudia D. Tucker, Supervisor

ABSENT:
None

STAFF:
Jeremy S. Bryant, County Administrator
Mark Popovich, County Attorney
Kristen Freeman, Clerk

Chair Martin called the meeting to order at 4:00 p.m.

NOTE: All Board of Supervisors' meetings are now being streamed live on Facebook and on YouTube.

II. Approval of Agenda

By motion of Vice-Chair Adams and with the following vote, the Board approved the agenda.

A',YE: Mr. Martin, Mr. Adams, Mr. Pugh, and Mrs. Tucker
NAY: None
ABSENT: Mr. Campbell

III. Discussion

A. Finalize Budget

Supervisor Campbell arrived at 4:05 pm.

The Board received a presentation from Tracie Morgan, Finance Director, and Roland Kooch with Davenport Public Finance. **(See Attachments 1 & 2)**

By motion of Vice-Chair Adams and with the following vote, the Board directed staff to proceed with developing a budget based on Option C, which included a real estate tax rate of $0.58/$100.

AYE: Mr. Martin, Mr. Adams, and Mrs. Tucker
NAY: Mr. Campbell, Mr. Pugh
ABSENT: None

IV. Adjournment

By motion of Vice-Chair Adams and with the following vote, the Board adjourned at 5:00 pm.

AYE: Mr. Martin, Mr. Adams, Mr. Pugh, Mr. Campbell, and Mrs. Tucker
NAY: None
ABSENT: None

Tom Martin, Chair
Amherst County Board of Supervisors

Jeremy Bryant, County Administrator

Attachment 1

AMHERST COUNTY 2027 BUDGET REPORT

PRESENTED BY:
TRACIE MORGAN, DIRECTOR OF FINANCE
MARCH 25TH, 2026

ALL MODELS INCLUDE…

3% Cost of Living Adjustment (COLA)	$42,000 for Voting Machines Over 3 Years
14.4% Health Insurance Increase	$60,000 for a New Compactor in Landfill O&M
$70,000 for Outside Agency Requests	$110,000 Added Back to Emergency Service Council Capital Fund
Seven Sheriff Vehicles	$180,000 Additional Contributions to Blue Ridge Jail
$1.9 Million for Schools	$165,000 for Scheduled EDA Incentives
$150,000 in Contingency	New Positions

POSITION REQUEST SUMMARY

DEPARTMENT	POSITION	SALARY & BENEFITS
FINANCE	PT TEMPORARY	$32,295.00
PUBLIC SAFETY EMS	FIRE DEPARTMENT 1	$94,252.22
PUBLIC SAFETY DISPATCH	DISPATCHERS 1	$70,513.66 PAID FOR WITH 911 FUNDS
TOURISM	TOURISM SPECIALIST	$21,530.00
TOTALS		$218,590.88

DAVENPORT MODEL A

$65,635,729.00

TAX RATE NEEDED AT THIS LEVEL - $0.58

- (Pay As You Go) Capital - $609,250.00

Comprehensive Plan - $130,000.00	**Administration Updates - $89,250.00**
Learning Lane - $55,000.00	**Utility Body - $20,000.00**
Disaster Plan - $55,000.00	**Amherst Library Paint - $95,000.00**
Fuel Trailer - $75,000.00	**Library Quiet Room - $25,000.00**
Courthouse Security Updates - $37,000.00	**Monroe Ball Fence - $28,000.00**

DAVENPORT MODEL A-DEBT SERVICE ITEMS

TOTAL DEBT SERVICE - $7,556,371.00

Seven Sheriff Vehicles $525,000.00	Sheriff Body Cameras $274,000.00	Fire Suppression for County IT Room $150,000.00
2 Fire Trucks $3,200,000.00	Replacement Roll-Off Truck $545,000.00	Goodwin Building HVAC $300,000.00
2 Brush Trucks $700,000.00	Administration Parking Lot $198,000.00	PS Devices - Cradle Points - Antennas $108,000.00
Ambulance $495,000.00	Monroe Building Renovations $360,000.00	EMS Equipment Replacement $194,000.00
Quick Response Vehicle $125,000.00	Victoria Drive - Revenue Share $261,682.00	Ground Truck Replacement $120,000.00

DAVENPORT MODEL-OPTION B

$64,605,083

TAX RATE NEEDED AT THIS LEVEL - $0.55

- (Pay As You Go) Capital - $210,000

Comprehensive Plan - $130,000.00	~~**Administration Updates - $89,250.00**~~
Learning Lane - $55,000.00	~~**Utility Body - $20,000.00**~~
~~**Disaster Plan - $55,000.00**~~	~~**Amherst Library Paint - $95,000.00**~~
~~**Fuel Trailer - $75,000.00**~~	**Library Quiet Room - $25,000.00**
~~**Courthouse Security Updates - $37,000.00**~~	~~**Monroe Ball Fence - $28,000.00**~~

DAVENPORT MODEL -OPTION B DEBT SERVICE ITEMS

TOTAL DEBT SERVICE - $3,513,371

Seven Sheriff Vehicles $525,000.00	Sheriff Body Cameras $274,000.00	~~Fire Suppression for County IT Room~~ ~~$150,000.00~~
~~2 Fire Trucks~~ ~~$3,200,000.00~~	Replacement Roll-Off Truck $545,000.00	Goodwin Building HVAC $300,000.00
2 Brush Trucks $700,000.00	~~Administration Parking Lot~~ ~~$198,000.00~~	PS Devices - Cradle Points - Antennas $108,000.00
~~Ambulance~~ ~~$495,000.00~~	Monroe Building Renovations $360,000.00	EMS Equipment Replacement $194,000.00
Quick Response Vehicle $125,000.00	Victoria Drive - Revenue Share $261,682.00	Ground Truck Replacement $120,000.00

DAVENPORT MODEL-OPTION C

$65,771,173

TAX RATE NEEDED AT THIS LEVEL - $0.58

- (Pay As You Go) Capital - $1,192,689

Comprehensive Plan - $260,000	~~Utility Body - $20,000.00~~	PS Cradle Points-$108,000
Learning Lane - $55,000.00	~~Amherst Library Paint - $95,000~~	Goodwin HVAC-$300,000
~~Disaster Plan - $55,000.00~~	Library Quiet Room - $25,000	Grounds Truck-$120,000
~~Fuel Trailer - $75,000.00~~	~~Monroe Ball Fence - $28,000.~~	Capital Contingency-$130,000
~~Courthouse Security Updates - $37,000~~	~~Administration Updates - $89,250~~	EMS Replacement-$194,689

DAVENPORT MODEL -OPTION C DEBT SERVICE ITEMS

TOTAL DEBT SERVICE - $5,990,682

Seven Sheriff Vehicles-$525,000- 4 Years	~~Fire Suppression for County IT Room-$150,000.00~~
2 Fire Trucks- $3,200,000-15 Years	Sheriff Body Cameras-$274,000- 4 Years
2 Brush Trucks-$700,000-15 Years	Replacement Roll-Off Truck-$545,000-7 Years
~~Ambulance-$495,000.00~~	~~Administration Parking Lot--$198,000.00~~
Quick Response Vehicle-$125,000-7 Year	Monroe Building Renovations-$360,000- 7 Years
Victoria Drive - Revenue Share-$261,682-15 Year	

ANALYSIS OF RATE INCREASE

Average Home Value PRIOR to Reassessment - $180,000.00

- **Yearly tax bill at $0.61 = $1,128.50**

Average Home Value AFTER the Reassessment - $296,000.00

- **Yearly tax bill if rate is approved at $0.58 = $1,716.80**
- **Increase of $588.30/annually**
    - **$49.03 monthly**

REVENUE SUMMARY

	Revenue FY/2023	Revenue FY/2024	Revenue Budget FY/2025	Revenue Actual FY/2025	Revenue Budget FY/2026	Revenue 2026 12/31/2025	Proposed 2027	FY27 Proposed-FY26 Adopted
REAL PROPERTY TAXES	14,616,263.00	15,447,576.65	15,595,000.00	15,339,411.00	15,820,000.00	8,265,466.00	15,910,000.00	90,000.0
PUBLIC SERVICE TAX TOTAL	801,537.00	774,755.17	775,000.00	850,400.00	860,000.00	949,979.00	850,000.00	(10,000.0)
PERSONAL PROPERTY TAX TOTAL	8,862,360.00	8,382,781.62	11,315,000.00	10,070,924.00	10,771,000.00	8,729,391.00	10,516,000.00	(255,000.0)
MOBILE HOME TAX TOTAL	95,611.00	97,027.77	90,000.00	102,271.00	105,000.00	80,306.00	100,000.00	(5,000.0)
MACHINERY & TOOL TAX TOTAL	2,263,307.00	2,294,925.12	2,280,000.00	2,454,559.00	2 ,450,000.00	2,500,938.00	2,500,000.00	50,000.0
PENALTIES AND INTEREST	469,030.00	523,100.24	500,000.00	556,699.00	510,000.00	239,692.32	500,000.00	(10,000.0)
LOCAL SALES & USE TAXES	4,324,438.00	4,601,539.68	4,700,000.00	4,559,578.00	5 ,130,000.00	2,285,869.00	4,600,000.00	(530,000.0)
OTHER LOCAL TAXES	6,064,138.00	6,581,717.32	6,652,000.00	6,902,249.00	7 ,364,282.00	3,140,113.46	6,906,000.00	(458,282.0)
PERMITS/FEES/LICENSE/FINES	363,030.00	479,843.92	238,450.00	636,100.00	250,000.00	321,386.79	395,550.00	145,550.0
REVENUE FROM USE OF PROPERTY/DEPOSITS	598,699.00	1,360,241.85	914,438.00	1,181,708.00	950,000.00	379,277.10	814,878.00	(135,122.0)
FEES FOR SERVICE/MISC	1,935,658.00	2,081,162.48	2,134,100.00	3,164,521.00	2 ,298,709.00	1,321,004.60	2,586,489.00	287,780.0
RECOVERED COSTS/REIMBURSEMENTS	250,944.00	122,278.84	227,990.00	70,190.00	207,990.00	47,459.94	197,290.00	(10,700.0)
STATE FUNDING	7,140,015.00	7,518,198.13	7,747,729.00	7,924,766.79	8 ,821,228.00	4,935,531.85	8,399,162.00	(422,066.0)
FEDERAL FUNDING	2,288,321.00	2,428,415.69	2,600,000.00	2,564,152.64	2 ,600,000.00	1,591,549.26	2,650,000.00	50,000.0
NON REVENUE RECEIPTS	17,711.00	33,443.84	-	221,145.00	-	127,262.66	-	
USE OF FUNDING SOURCES	-		960,885.00	-	782,622.00	-	391,310.00	(391,312.0)
TRANSFER TO GENERAL FUND	434,041.00	112,155.47	2,868,809.00	-	1 ,142,000.00	-	186,000.00	(956,000.0)
	-		-	-				-
	50,888,176.00	53,319,007.71	59,837,851.00	57,234,774.43	60,312,831.00	35,236,613.77	57,898,229.00	(2,414,602.0)

CAPITAL ITEM SUMMARY

FY 2027-2030 CAPITAL IMPROVEMENT PLAN

Critical | Need | Want

Board Scoring		FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Beyond 2031	Total
	EMS Equipment Replacement Update	$ 194,689	$ 194,689	$ 194,689	$ 194,689	$ 194,689		$ 973,445
	Website (Platform out of business)	$ -						$ -
	Comprehensive Plan Update Axon Body	$ 130,000	$ 130,000					$ 260,000
	Camera-Sheriff	$ 274,000	$ 298,105	$ 298,105	$ 298,105	$ 298,105		$ 1,466,420
	PS Devices-Cradle Points-Antennas	$ 100,820						$ 100,820
	Grounds - Trucks Replacement	$ 120,000	$ 120,000					$ 240,000
	Goodwin Building (Treas) HVAC	$ 300,000						$ 300,000
	Fire Supression for Co. IT room & PS room	$ 150,000						$ 150,000
	Victoria Drive-Revenue Share	$ 261,682						$ 261,682
	Seven Sheriff Vehicles	$ 525,000						$ 525,000
	1 Ambulance & Quick Response Vehicle	$ 635,000						$ 635,000
	2 Firetrucks & 2 Brush Trucks	$ 400,000						$ 400,000
	Learning Lane	$ 55,000						$ 55,000
	Monroe Building Overhall	$ 500,000						$ 500,000
	IT Disaster Plan	$ 55,000						$ 55,000
	Administration Parking Lot	$ 198,000						$ 198,000
	Fuel Trailer	$ 90,000						$ 90,000
	Replacement Roll Off Truck	$ 265,000	$ 280,000					$ 545,000
	Courthouse Security Updates	$ 37,000						$ 37,000
	Garage - Fire Training Facility	$ 72,701						$ 72,701
	Sara Lu Christian Trail	$ 50,000						$ 50,000
	Administration Building Updates	$ 89,250						$ 89,250
	Utility Body	$ 20,000						$ 20,000
	Future Kilgore Park	$ 100,000						$ 100,000
	Amherst Library Paint	$ 95,000						$ 95,000
	Library - Quiet Rooms Amherst	$ 50,000						$ 50,000
	Health Department Renovation	$ 622,500						$ 622,500
	GIS Strategic Plan	$ 50,000						$ 50,000
	Monroe Ballfield Fence	$ 28,000						$ 28,000
	Library - Quiet Rooms Madison Heights		$ 50,000					$ 50,000
								$ -
	Total Capital Cost Est.	$ 5,468,642	$ 1,072,794	$ 492,794	$ 492,794	$ 492,794	$ -	$ 8,019,818
	Total Operating Impact Est		$ 40,000	$ 40,000	$ 40,000	$ 40,000		$ 160,000
	Total Expenditure	$ 5,468,642	$ 1,112,794	$ 532,794	$ 532,794	$ 532,794	$ -	8,179,818

REVENUES BY THE PENNY

$.39 = 57,746,399	$.47 = 61,315,418	$.55 = 64,562,910
$.40 = 58,473,862	$.48 = 61,721,354	$.56 = 64,968,847
$.41 = 58,879,798	$.49 = 62,127,291	$.57 = 65,374,783
$.42 = 59,285,735	$.50 = 62,533,227	$.58 = 65,780,719
$.43 = 59,691,671	$.51 = 62,939,164	$.59 = 66,186,656
$.44 = 60,097,608	$.52 = 63,345,100	$.60 = 66,592,593
$.45 = 60,503,544	$.53 = 63,751,037	$.61 = 66,998,523
$.46 = 60,909,481	$.54 = 64,156,973	

Thank you!

AT THIS TIME, I YIELD TO THE BOARD.

WHAT IS YOUR PLEASURE?

Attachment 2

Discussion Materials

Amherst County, Virginia

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March 25, 2026

DAVENPORT PUBLIC FINANCE 1863

Background

- Davenport & Company LLC (“Davenport”) has served as Financial Advisor to Amherst County, Virginia (the “County”) for approximately two (2) decades.

- Most recently, Davenport was tasked with analyzing the County’s Draft FY 2027 – 2031 Capital Improvement Plan (“CIP”) to identify potential funding strategies that would reduce the annual impact to the County’s Budgets and fund projects in a responsible manner.

- At the March 17, 2026, Budget Workshop, Davenport made a presentation surrounding the County’s existing debt profile, CIP and a potential funding strategy that incorporated the use of a combination of debt and cash funding capital projects to achieve a more “levelized” annual cash flow for CIP expenditures.

Background

- Following the March 17th Budget Workshop, County Staff:
  - Made several adjustments to the Proposed FY 2027 Budget and CIP; and
  - Identified that without additional reductions to expenses, at a tax rate of 55¢, the County is estimated to have approximately $831,000 of annually recurring revenues to pay for Capital in FY 2027 and future budgets.

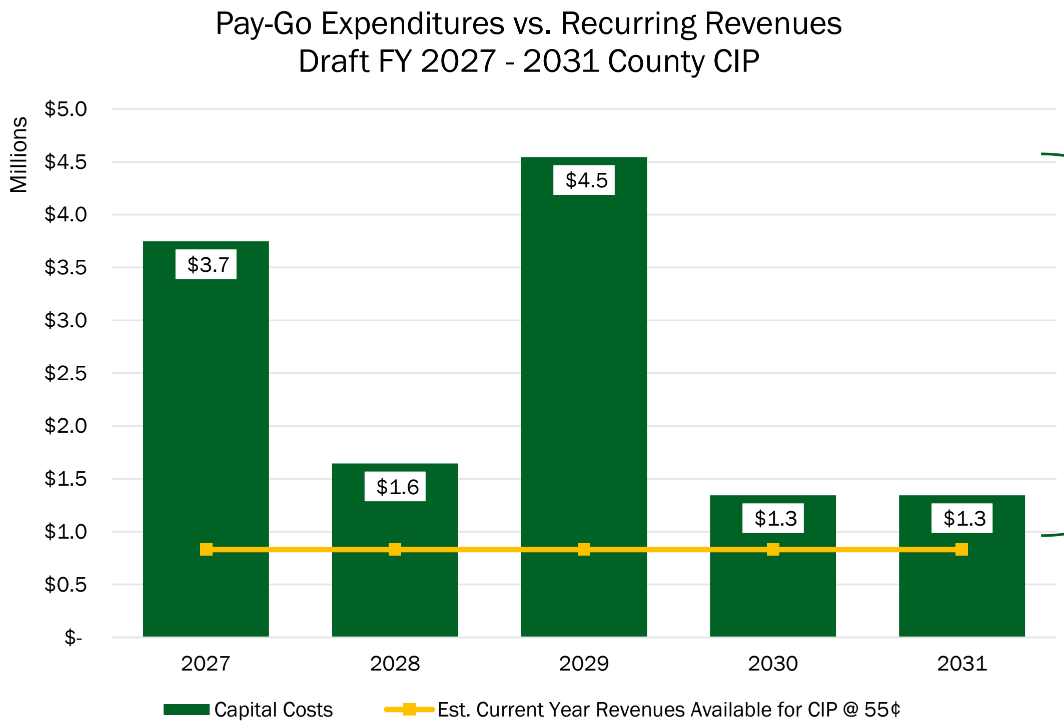
This level of funding approximates 2¢ on the Real Estate Tax Rate[(1)].

- Davenport has prepared the following analysis to illustrate several key considerations related to Capital Expenditures and funding level as the Board considers setting the FY 2027 Real Estate Tax rate, following the recent reassessment.

(1) Per County Staff, following the reassessment, the estimated value of 1 cent on the Real Estate Tax rate is approximately $405,000.

- The County's Capital Expenditures are summarized below:

See Appendix A For more Details



Each year, the estimated Pay-Go Capital Expenditures are greater than the estimated $831,000 of recurring revenues available for Capital at the 55¢ Real Estate Tax Rate.

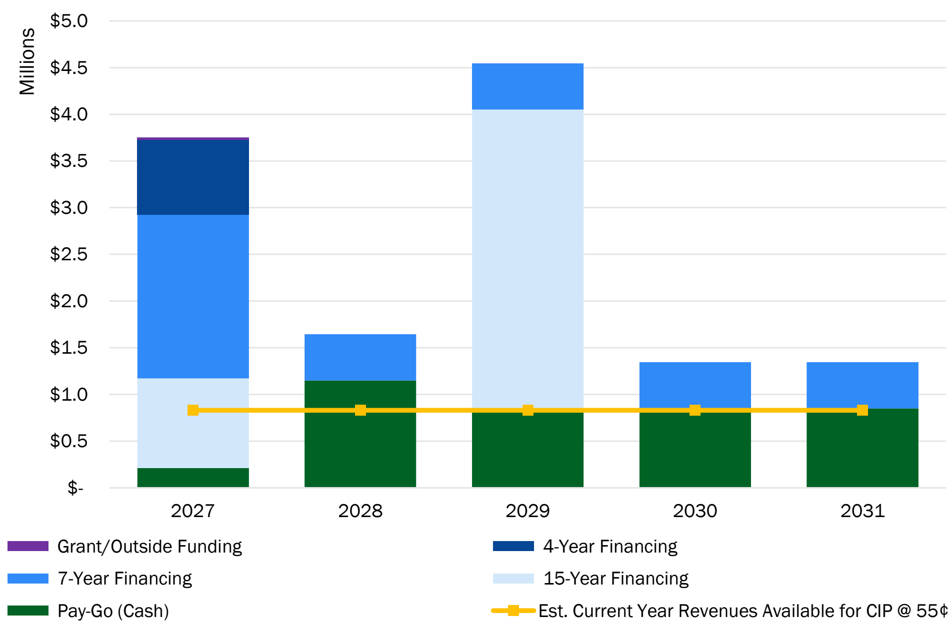
Fiscal Year	2027	2028	2029	2030	2031	FY'27 - '31 Total
Total CIP Expenditures	$ 3,748,371	$ 1,645,189	$ 4,545,189	$ 1,345,189	$ 1,345,189	$ 12,629,127

- In conjunction with County Staff, Davenport has developed a plan to use a combination of cash and debt to fund the County's CIP. This plan consists of financing certain projects over 4, 7, and 15-year terms, consistent with their estimated useful lives, with the remainder funded on a pay-as-you-go (cash) basis.

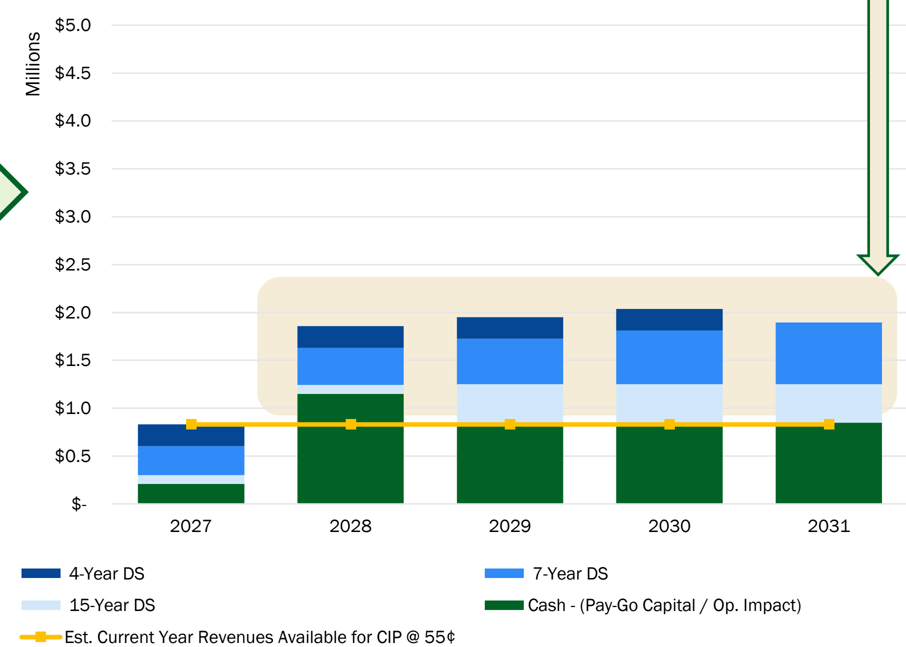
CIP Debt & Pay-Go Funding Plan | Real Estate Tax Rate of 55¢

- The graphs below illustrate the sources of funding for the County's CIP (*left*) and the estimated annual cash flows (payments) of the County to fund the CIP using a combination of debt and cash (*right*).
  - Using a combination of strategic debt and pay-go funding, the revenues generate for capital at the 55¢ tax rate ($831,000) is estimated to be sufficient for FY 2027.
  - However, this level of revenues is unsustainable and does not provide sufficient CIP funding in FY 2028 and beyond.
    - The County would face a CIP funding shortfall beginning in FY 2028.

Est. CIP Expenditures / Funding Sources Vs. Recurring Revenue



Est. CIP Debt Service & Pay-Go Expenditures Vs. Recurring Revenues



FY 2027 – 2031 CIP | Observations & Key Considerations

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- At a Real Estate Tax Rate of 55¢, the County is estimated to have approximately $831,000 of recurring revenues for capital expenditures in FY 2027 and beyond.
  - This level of recurring revenue cannot sustainably fund the County's CIP needs after FY 2027.

- At this level, even with the plan to use a combination of debt and cash funding for the CIP, beginning in FY 2028, the County is estimated to require an additional equivalent 3¢ on the Real Estate Tax rate to service the cash flows related to the CIP.
  - Fully funding the County's CIP is estimated to require a 58¢ tax rate (i.e., approximate 5¢ equivalent of recurring revenue which approximates $2,046,000).

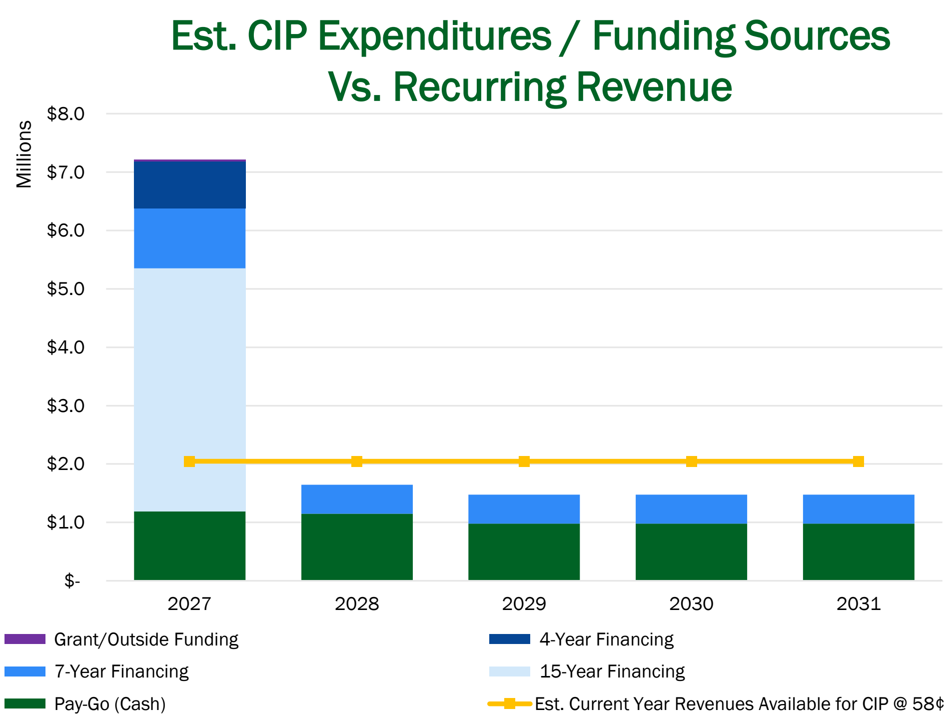
1	Annual Cash Flow Impact	2027	2028	2029	2030	2031	FY'27 - '31 Total
2	Est. Revenues Available @ 55¢ Tax Rate	$ 830,877	$ 830,877	$ 830,877	$ 830,877	$ 830,877	$ 4,154,387
3							
4	Annual Cash Flows						
5	Subtotal Debt Service	620,877	706,423	1,100,264	1,185,810	1,046,029	4,659,404
6	Pay-Go (Cash)	210,000	1,150,189	850,189	850,189	850,189	3,910,756
7	Subtotal Annual Cash Flows	$ 830,877	$ 1,856,612	$ 1,950,453	$ 2,035,999	$ 1,896,218	$ 8,570,160
8							
9	CIP Surplus /(Additional Resources Required)	$ -	$ (1,025,735)	$ (1,119,576)	$ (1,205,122)	$ (1,065,340)	$ (4,415,773)
10							
11	Est. Incremental Real Estate Tax Rate Equivalent Impact(1) (¢)	0	2.5	0.2	0.2	0.0	3.0
12							
13	Est. Real Estate Tax Rate (¢)	55	58	58	58	58	

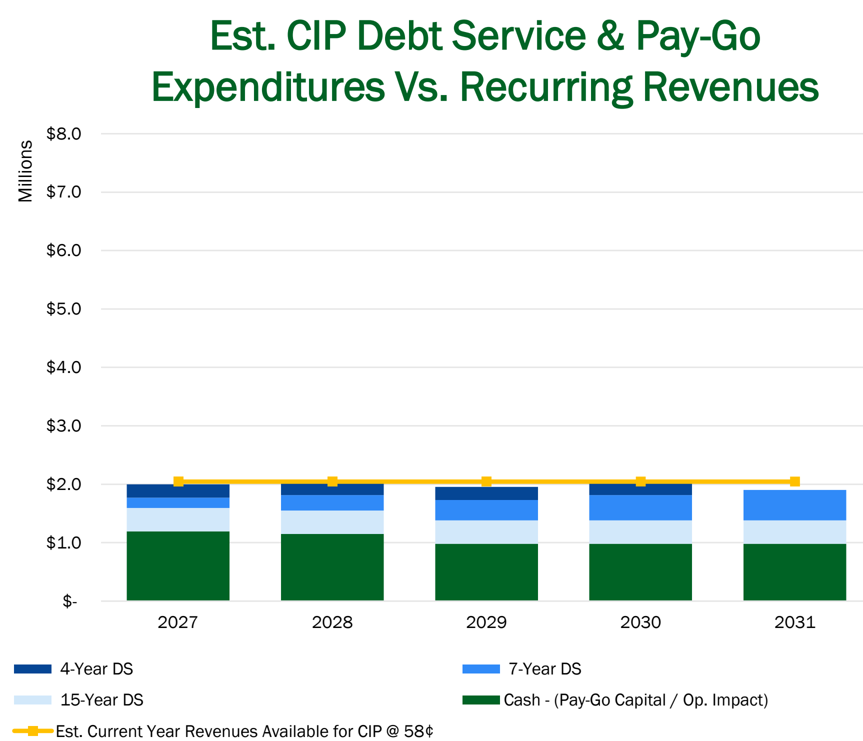
(1) Per County Staff, each 1¢ on the Real Estate Tax Rate is estimated to generate approximately $405,000.

See Appendix A For more Details

FY 2027 – 2031 CIP | Alternative Funding Approach

- Assuming a Real Estate Tax Rate of 58¢:
  - The County would have approximately $2,046,000 (approximately 5¢) of recurring revenues for Capital;
  - Additional Pay-Go in FY 2027 could be incorporated;
  - The funding of the Fire Trucks could be accelerated from FY 2029 to FY 2027; and
  - The County's FY 2027 to FY 2031 CIP is funded on a sustainable basis.





See Appendix B For more Details

Conclusion

- A 58¢ Real Estate Tax Rate is estimated to provide approximately $2,046,000 of recurring revenue sources to fund needed Identified Capital Expenditures.

- Using a combination of debt and pay-go provides a sustainable funding approach for these needs.

- As done in the past, debt funding can be accomplished through a competitive solicitation of national, regional, and local banking institutions.
  - The FY 2027 debt funded projects could potentially be combined with a targeted restructuring of debt service peaks in the County's Existing Debt Profile to assist with the County's budgets over the next several years.

Appendix A | 2027 – 2031 CIP Details Assuming 55¢ Funding Level

CIP Funding Plan | Summary at Real Estate Tax Rate of 55¢

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	Fiscal Year	2027	2028	2029	2030	2031	FY'27 - '31 Total
1	**Total CIP Expenditures**	**$ 3,748,371**	**$ 1,645,189**	**$ 4,545,189**	**$ 1,345,189**	**$ 1,345,189**	**$ 12,629,127**
2							
3	**Sources:**						
4	Grant/Outside Funding	25,000	-	-	-	-	25,000
5	Debt Financing						
6	4-Year Financing	799,000	-	-	-	-	799,000
7	7-Year Financing	1,752,689	495,000	495,000	495,000	495,000	3,732,689
8	15-Year Financing	961,682	-	3,200,000	-	-	4,161,682
9	Subtotal Debt Financing	3,513,371	495,000	3,695,000	495,000	495,000	8,693,371
10	Pay-Go (Cash)	210,000	1,150,189	850,189	850,189	850,189	3,910,756
11	**Total Sources**	**3,748,371**	**1,645,189**	**4,545,189**	**1,345,189**	**1,345,189**	**12,629,127**

12	Annual Cash Flow Impact	2027	2028	2029	2030	2031	FY'27 - '31 Total
13	**Est. Revenues Available @ 55¢ Tax Rate**	**$ 830,877**	**$ 830,877**	**$ 830,877**	**$ 830,877**	**$ 830,877**	**$ 4,154,387**
14							
15	**Annual Cash Flows**						
16	**Debt Service**						
17	4-Year DS	225,327	225,327	225,327	225,327	-	901,310
18	7-Year DS	302,899	388,445	473,991	559,537	645,083	2,369,955
19	15-Year DS	92,651	92,651	400,946	400,946	400,946	1,388,139
20	**Subtotal Debt Service**	**620,877**	**706,423**	**1,100,264**	**1,185,810**	**1,046,029**	**4,659,404**
21	**Pay-Go (Cash)**	**210,000**	**1,150,189**	**850,189**	**850,189**	**850,189**	**3,910,756**
22	**Subtotal Annual Cash Flows**	**$ 830,877**	**$ 1,856,612**	**$ 1,950,453**	**$ 2,035,999**	**$ 1,896,218**	**$ 8,570,160**
23							
24	**CIP Surplus /(Additional Resources Required)**	**$ -**	**$ (1,025,735)**	**$ (1,119,576)**	**$ (1,205,122)**	**$ (1,065,340)**	**$ (4,415,773)**
25							
26	**Est. Incremental Real Estate Tax Rate Equivalent Impact[1] (¢)**	**0**	**2.5**	**0.2**	**0.2**	**0.0**	**3.0**
27							
28	**Est. Real Estate Tax Rate (¢)**	**55**	**58**	**58**	**58**	**58**	

(1) Per County Staff, each 1¢ on the Real Estate Tax Rate is estimated to generate approximately $405,000.

Detailed FY 2027 – 2031 CIP | 55¢ A Funding Approach

	Uses:	2027	2028	2029	2030	2031	Total
	Capital Costs Per CIP Document						
1	EMS Equipment Replacement	194,689	194,689	194,689	194,689	194,689	973,445
2	Comprehensive Plan Update	130,000	130,000	-	-	-	260,000
3	PS Devices-Cradle Points-Antennas	108,000	-	-	-	-	108,000
4	Grounds - Trucks Replacement	120,000	120,000	-	-	-	240,000
5	Goodwin Building (Treas) HVAC	300,000	-	-	-	-	300,000
6	Victoria Drive-Revenue Share	261,682	-	-	-	-	261,682
7	Learning Lane	55,000	-	-	-	-	55,000
8	Monroe Building Roof Replacement	360,000	-	-	-	-	360,000
9	Replacement Roll Off Trucks(1)	545,000	-	-	-	-	545,000
10	Library - Quiet Rooms Amherst	25,000	-	-	-	-	25,000
11	Library - Quiet Rooms Amherst (Grant)	25,000	-	-	-	-	25,000
12	Body Cameras	274,000	205,500	205,500	205,500	205,500	1,096,000
13	Library - Quiet Rooms Madison Heights	-	50,000	-	-	-	50,000
14	**Subtotal Capital Costs Per CIP Document**	2,398,371	700,189	400,189	400,189	400,189	4,299,127
15	**Additional Capital Costs Per County Staff**						
16	Police Vehicles(2)	525,000	450,000	450,000	450,000	450,000	2,325,000
17	Brush Trucks(3)	700,000	-	-	-	-	700,000
18	Fire Trucks(4)	-	-	3,200,000	-	-	3,200,000
19	Critical Response Vehicle	125,000	-	-	-	-	125,000
20	Ambulance	-	495,000	495,000	495,000	495,000	1,980,000
21	**Subtotal Additional Capital Costs Per County Staff**	1,350,000	945,000	4,145,000	945,000	945,000	8,330,000
22	**Total Est. Capital Costs**	3,748,371	1,645,189	4,545,189	1,345,189	1,345,189	12,629,127
23	**Total Expenditure**	3,748,371	1,645,189	4,545,189	1,345,189	1,345,189	12,629,127
24	**Sources:**	2027	2028	2029	2030	2031	Total
25	Grant/Outside Funding	25,000	-	-	-	-	25,000
26	Financing						
27	4-Year Term	799,000	-	-	-	-	799,000
28	7-Year Term	1,752,689	495,000	495,000	495,000	495,000	3,732,689
29	15-Year Term	961,682	-	3,200,000	-	-	4,161,682
30	Subtotal Financing	3,513,371	495,000	3,695,000	495,000	495,000	8,693,371
31	Current Year Revenues						
32	For Pay-Go Capital	210,000	1,150,189	850,189	850,189	850,189	3,910,756
33	Subtotal Current Year Revenues	210,000	1,150,189	850,189	850,189	850,189	3,910,756
34	**Total Sources**	3,748,371	1,645,189	4,545,189	1,345,189	1,345,189	12,629,127

- For the purposes of this analysis, all financings assume an interest rate of 5.0%, with Level Debt Service starting in the year of issuance.
  - Brush and Fire Trucks are assumed to be financed over a 15- year term.
  - Police Vehicles and Body Cameras are assumed to be financed over a 4-year term in FY 2027, then on a pay-as-you-go (cash) basis in future fiscal years.
  - The remainder of the items are either cash funded or financed over a 7-year term.
    - ➢ This plan includes the financing of 1 Ambulance per year for a 7-year term beginning in FY 2028.

(1) Assumes two Roll Off Trucks at $265,000 and $280,000, respectively.
(2) Assumes 7 police vehicles at $75,000 each in FY 2027, 6 each year thereafter at $75,000.
(3) Assumes 2 Brush Trucks in FY 2027 at $350,000 each.
(4) Assumes 2 Fire Trucks in FY 2029 with a cost of $1,200,000 each.

Source: County Staff.

Appendix B | 2027 – 2031 CIP Details Assuming 58¢ Funding Level

CIP Funding Plan | Summary at Real Estate Tax Rate of 58¢

	Fiscal Year	2027	2028	2029	2030	2031	FY'27 - '31 Total
1	**Total CIP Expenditures**	$ 7,208,371	$ 1,645,189	$ 1,475,189	$ 1,475,189	$ 1,475,189	$ 13,279,127
2							
3	**Sources:**						
4	Grant/Outside Funding	25,000	-	-	-	-	25,000
5	Debt Financing						
6	4-Year Financing	799,000	-	-	-	-	799,000
7	7-Year Financing	1,030,000	495,000	495,000	495,000	495,000	3,010,000
8	15-Year Financing	4,161,682	-	-	-	-	4,161,682
9	Subtotal Debt Financing	5,990,682	495,000	495,000	495,000	495,000	7,970,682
10	Pay-Go (Cash)	1,192,689	1,150,189	980,189	980,189	980,189	5,283,445
11	**Total Sources**	7,208,371	1,645,189	1,475,189	1,475,189	1,475,189	13,279,127

12	Annual Cash Flow Impact	2027	2028	2029	2030	2031	FY'27 - '31 Total
13	**Est. Revenues Available @ 58¢ Tax Rate**	$ 2,045,877	$ 2,045,877	$ 2,045,877	$ 2,045,877	$ 2,045,877	$ 10,229,387
14							
15	Annual Cash Flows						
16	Debt Service						
17	4-Year DS	225,327	225,327	225,327	225,327	-	901,310
18	7-Year DS	178,004	263,550	349,096	434,642	520,188	1,745,480
19	15-Year DS	400,946	400,946	400,946	400,946	400,946	2,004,730
20	Subtotal Debt Service	804,278	889,824	975,369	1,060,915	921,134	4,651,520
21	Pay-Go (Cash)	1,192,689	1,150,189	980,189	980,189	980,189	5,283,445
22	Subtotal Annual Cash Flows	$ 1,996,967	$ 2,040,013	$ 1,955,558	$ 2,041,104	$ 1,901,323	$ 9,934,965
23							
24	CIP Surplus /(Additional Resources Required)	$ 48,911	$ 5,865	$ 90,319	$ 4,773	$ 144,555	$ 294,423
25							
26	Est. Incremental Real Estate Tax Rate Equivalent Impact[1] (¢)	0.0	0.0	0.0	0.0	0.0	0.0
27							
28	Est. Real Estate Tax Rate (¢)	58	58	58	58	58	

(1) Per County Staff, each 1¢ on the Real Estate Tax Rate is estimated to generate approximately $405,000.

Detailed FY 2027 – 2031 CIP | 58¢ Alternative Funding Approach

	Uses:	2027	2028	2029	2030	2031	Total
	Capital Costs Per CIP Document						
1	EMS Equipment Replacement	194,689	194,689	194,689	194,689	194,689	973,445
2	Comprehensive Plan Update	260,000	-	-	-	-	260,000
3	PS Devices-Cradle Points-Antennas	108,000	-	-	-	-	108,000
4	Grounds - Trucks Replacement	120,000	120,000				240,000
5	Goodwin Building (Treas) HVAC	300,000	-	-	-	-	300,000
6	Victoria Drive-Revenue Share	261,682	-	-	-	-	261,682
7	Learning Lane	55,000	-	-	-	-	55,000
8	Monroe Building Roof Replacement	360,000	-	-	-	-	360,000
9	Replacement Roll Off Trucks(1)	545,000	-	-	-	-	545,000
10	Library - Quiet Rooms Amherst	25,000	-	-	-	-	25,000
11	Library - Quiet Rooms Amherst (Grant)	25,000	-	-	-	-	25,000
12	Body Cameras	274,000	205,500	205,500	205,500	205,500	1,096,000
13	Library - Quiet Rooms Madison Heights	-	50,000	-	-	-	50,000
14	Pay-Go Contingency	130,000	130,000	130,000	130,000	130,000	650,000
15	**Subtotal Capital Costs Per CIP Document**	**2,658,371**	**700,189**	**530,189**	**530,189**	**530,189**	**4,949,127**
16	**Additional Capital Costs Per County Staff**						
17	Police Vehicles(2)	525,000	450,000	450,000	450,000	450,000	2,325,000
18	Brush Trucks(3)	700,000	-	-	-	-	700,000
19	Fire Trucks(4)	3,200,000	-	-	-	-	3,200,000
20	Critical Response Vehicle	125,000	-	-	-	-	125,000
21	Ambulance	-	495,000	495,000	495,000	495,000	1,980,000
22	**Subtotal Additional Capital Costs Per County Staff**	**4,550,000**	**945,000**	**945,000**	**945,000**	**945,000**	**8,330,000**
23	**Total Est. Capital Costs**	**7,208,371**	**1,645,189**	**1,475,189**	**1,475,189**	**1,475,189**	**13,279,127**
24	**Total Expenditure**	**7,208,371**	**1,645,189**	**1,475,189**	**1,475,189**	**1,475,189**	**13,279,127**
25	**Sources:**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
26	Grant/Outside Funding	25,000	-	-	-	-	25,000
27	Financing						
28	4-Year Term	799,000	-	-	-	-	799,000
29	7-Year Term	1,030,000	495,000	495,000	495,000	495,000	3,010,000
30	15-Year Term	4,161,682	-	-	-	-	4,161,682
31	Subtotal Financing	5,990,682	495,000	495,000	495,000	495,000	7,970,682
32	Current Year Revenues						
33	For Pay-Go Capital	1,192,689	1,150,189	980,189	980,189	980,189	5,283,445
34	Subtotal Current Year Revenues	1,192,689	1,150,189	980,189	980,189	980,189	5,283,445
35	**Total Sources**	**7,208,371**	**1,645,189**	**1,475,189**	**1,475,189**	**1,475,189**	**13,279,127**

- For the purposes of this analysis, all financings assume an interest rate of 5.0%, with Level Debt Service starting in the year of issuance.
  - Brush and Fire Trucks are assumed to be financed over a 15- year term.
  - Police Vehicles and Body Cameras are assumed to be financed over a 4-year term in FY 2027, then on a pay-as-you-go (cash) basis in future fiscal years.
  - The remainder of the items are either cash funded or financed over a 7-year term.
    - ➢ This plan includes the financing of 1 Ambulance per year for a 7-year term beginning in FY 2028.

(1) Assumes two Roll Off Trucks at $265,000 and $280,000, respectively.
(2) Assumes 7 police vehicles at $75,000 each in FY 2027, 6 each year thereafter at $75,000.
(3) Assumes 2 Brush Trucks in FY 2027 at $350,000 each.
(4) Assumes 2 Fire Trucks in FY 2027 with a cost of $1,200,000 each.

Source: County Staff.

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