

**AT A JOINT MEETING OF THE JAMES CITY COUNTY BOARD OF SUPERVISORS, THE WILLIAMSBURG CITY COUNCIL, AND THE WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, HELD ON THE 9TH DAY OF FEBRUARY, 2005, AT 2:05 P.M. AT THE QUARTERPATH RECREATION CENTER AT 202 QUARTERPATH ROAD, CITY OF WILLIAMSBURG, VIRGINIA.**

**A. ROLL CALL**

Michael J. Brown, Chairman, Powhatan District  
Jay T. Harrison, Sr., Vice Chairman, Berkeley District  
Bruce C. Goodson, Roberts District  
John J. McGlennon, Jamestown District  
M. Anderson Bradshaw, Stonehouse District

Sanford B. Wanner, County Administrator

**B. DISCUSSION ITEMS**

1. Community Population and Fiscal Capacity Outlook

Mr. Wanner provided an overview of the County's population estimate of approximately 55,200, which reflects an increase of 14.7 percent since 2000; commented that migration of people to the County continues to be the biggest contributor of population growth, and indicated that the building permit activity has also increased from 523 permits issued in 1983 to 1,120 permits issued in 2004.

Mr. Wanner stated that the County's fiscal capacity is dependent on the real estate property tax to generate new revenue and that **alternative** revenue sources are few and under scrutiny by the General Assembly; commented that the County's current debt position and projected debt issues over the next 12 months for the third high school, the Thomas Nelson Community College on- and off-site improvements and the community stadium, would not push the outstanding debt over \$2,000 per capita; and the bond rating agencies will be rating the County this year for the high school bonds.

Mr. Wanner reviewed the four County **fiscal** policies in place relating to debt; commented that the County will soon exceed the debt per capita and the Board will need to reevaluate the five things the County spends money on: School operating, Non-School operating, debt service, School capital, and County capital.

Mr. Jack Tuttle, **Williamsburg** City Manager, gave a presentation on the City's population and fiscal capacity outlook; commented that in 2004, the estimated population has risen to 13,600 and the student population is 732; commented that by 2010, it is projected that there will be approximately 900 students; commented that the City is to cover approximately \$9,760,000 of the operating and capital amounts; and commented that the City has \$21 million available for the new capital spending from sales tax revenue.

## 2. School Facilities Study

Mr. Jim McCalla, Moseley Architects, provided an **overview** of the Facilities Study process, an **overview** of the scope of the Study, and gave a summary of the existing facility capacities using the DeJong's enrollment projections; and discussed the elementary and middle school options.

Mr. Brown questioned the enrollment numbers for all options and the cap being around 600 to 700 students.

Mr. McCalla stated that the community had indicated that it wants to see the maximum capacity for elementary schools at 600 students.

Dr. Carol S. Beers, Superintendent of Williamsburg-James City County Public Schools (WJCC) and Clerk of the School Board, commented that the School Board has budgeted for 700 students in the Capital Improvements Program (CIP).

Mr. **Goodson** questioned the operating costs over a ten-year period and compared the debt service to operating costs.

Mr. Brown congratulated Mr. McCalla on options that have been well thought out and brought a great deal of clarity.

Mr. **Haulman**, Williamsburg City Councilman, asked for short-term options.

Mr. McCalla recommended they should begin construction on the new elementary school promptly and use trailers for a limited amount of time.

## 3. School CIP Status

Dr. Beers reviewed the items that were recommended in the Facilities Study and included in the CIP; commented that WJCC needs a long-term roof replacement schedule.

Discussion was held on the proposed eighth elementary school and the impact of delaying this project for a couple of years.

Mr. Brown inquired if the options laid out by Mr. McCalla could be changed to meet the County's fiscal responsibilities; suggested delaying the start of the elementary school until 2008 and the middle school until 2009; and immediately begin the additions at Stonehouse and D. J. Montague Elementary Schools, and the Norge Elementary School expansion.

Mr. Brown stated support for Scenario Nos. 2 and 3 with the expansion of adding onto James River Elementary, as well as the middle school Option No. 2, modified for 900 students for \$21.5 million.

Discussion was held on the impact of delaying construction and the additional costs that would be incurred.

Mr. **McGlennon** stated concern about keeping in mind the size of the schools.

Mr. **Goodson** stated that keeping the County in balance for debt service costs for maintenance, trailers, or facilities would never amount to the cost of running the facility, and that it would never cost more to wait.

Dr. John Alewynse, School Board, stated that it is not only about cost, but also about kids, and could not think of a worse way to meet the challenge than to allow students in trailers for longer periods of time and in overcrowded schools.

Mrs. Ann Brown, Chair of the School Board, concurred with Dr. Alewynse, stated that the elementary school should go forward, and has gotten many of comments from constituents on the issue.

Ms. Mary Minor, School Board, stated that economic development is the best long-term way to reduce dependence on real estate taxes and high-quality education is the best way to develop that workforce.

Ms. Jeanne Zeidler, Mayor of the City of Williamsburg, stated concern that the amount is driven by growth in the County, not the City, and the price tag could overwhelm the City.

Mr. McGlennon replied that the City contribution may decline if the City's school population declines. and stated that a large part of this cost is the high school, which the voters approved last year.

Ms. Mary Ann Maimone, School Board, commented on how WJCC might better utilize space.

Mr. Harrison stated that these meetings have been productive; have addressed the challenges that lie ahead, and inquired what potential building sites were currently available and how long it will take.

Mr. Wanner stated that a report will be provided at the end of April and the question will be "Do we have willing sellers?"

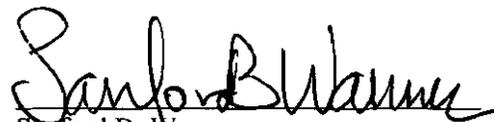
Mayor Zeidler thanked everyone for their work and input,

### **C. ADJOURNMENT**

Mr. Harrison made a motion to adjourn.

On a roll call vote, the vote was: AYE: Harrison, Goodson, McGlennon, Bradshaw, Brown (5). NAY: (0).

At 3:44 p.m., Mr. Brown adjourned the Board until 4 p.m. on February 22, 2005.

  
Sanford B. Wanner  
Clerk to the Board