

**A G E N D A**

**JAMES CITY COUNTY BOARD OF SUPERVISORS**

**WORK SESSION**

**County Government Center Board Room**

**October 28, 2003**

**4:00 P.M.**

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**A. ROLL CALL**

**B. BOARD DISCUSSION**

1. Joint Work Session with JCSA Board of Directors - Riverview Plantation Water System
2. Parks and Recreation Advisory Committee
  - a. Chickahominy Riverfront Park
  - b. District Park Sports Complex
  - c. Freedom Park
  - d. Greenway Master Plan
  - e. Capital Funding
3. Meeting with Members of the General Assembly - 5 p.m.

**C. ADJOURNMENT**

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MEMORANDUM

DATE: October 28, 2003  
 TO: The Board of Directors  
 FROM: Larry M. Foster, General Manager, James City Service Authority  
 SUBJECT: Work Session - Riverview Plantation Water System

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On October 14, 2003, the Board was apprized of the water supply issue in the Riverview Plantation neighborhood. As a quick review, the privately-owned Riverview Plantation Water System with 79 customers has experienced problems for years. In September, the Virginia Department of Health issued two “boil water” notices, the last of which continues to be in place.

The Riverview Plantation Home Owners Association (HOA) has asked the James City Service Authority (JCSA) to acquire and operate the water system. An HOA neighborhood survey indicated that 100 percent of the residents desire JCSA to take over the water system, and 85 percent indicated a willingness to pay \$5,000 toward the estimated \$1.2 million costs of the upgrades of the water system. The HOA has also agreed to purchase the water system from the owner, Tidewater Water Supply Company, and give the system to the JCSA.

At the October 14, 2003, meeting, the Board by consensus agreed:

1. To continue working with the Riverview Plantation neighborhood to acquire the water system; and
2. A \$5,000 per customer contribution was acceptable.

Three questions remain as follows:

- Impact on JCSA budget?
- Water Supply Alternatives?
- Method of payment for residents?

**Impact on JCSA Budget:**

The project can be divided into two phases. The first and most critical is providing a new water supply at an estimated cost of between \$550,000 and \$750,000. The second phase, replacing the Water Distribution System at an estimated cost of \$600,000, will/can be delayed for 7-8 years.

If the total costs are \$1.2 million, the following is an outline of a proposed budget for the project:

Revenues:

\$ 400,000	Customer Contribution (80 x \$5,000)
<u>800,000</u>	JCSA Capital Improvement Program
<u>\$1,200,000</u>	Total

Expenditures:

	<u>Capital Improvement Program</u>							
<u>Year</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Water Supply Project	\$300,000	\$300,000						
Distribution System			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

**Water Supply Alternatives:**

The existing well facility is antiquated, does not have adequate water production capacity, the hydro-tank is not pressure rated and the facility also does not have a backup power supply. A new water source is necessary to meet the needs of the community. There are two water source alternatives:

- New well facility
- Waterline extension from Wexford Hills

1. New Well Facility:

A primary challenge with a new well facility in the Riverview Plantation neighborhood is water quality. For an unknown reason the Chickahominy-Piney Point Aquifer, the traditional potable water aquifer, is small and unproductive in the area. Therefore, the Potomac Aquifer, which will require treatment, is the only on-site water source. The treatment alternative will likely be Reverse Osmosis (RO) - making the well facility more costly to build and operate. An estimate of \$750,000 to build an RO facility was offered by local engineers who have recently designed a similar facility. The annual estimated costs to operate the facility are \$35,000 while revenues at current rates are expected to be approximately \$16,000.

This project will take between 2-3 years to permit and build. Since the treatment process requires a discharge of the treatment process by-product, a discharge permit will be necessary along with the Groundwater Withdrawal Permit. While there are no anticipated problems in obtaining the permit both the withdrawal and discharge will take a significant amount of time, effort, and expense.

2. Waterline Extension from Wexford Hills:

The Wexford Hills well facility, located approximately 8,000 feet from Riverview Plantation, has adequate water production capacity. Additional pumping capacity will have to be added to the facility to accommodate the water demand for the Riverview neighborhood. A waterline can be constructed between the two neighborhoods. The waterline will cost between \$100,000 to \$200,000 less to construct than the above-described well facility. In addition, the costs to operate and maintain the waterline once constructed will be negligible. Unfortunately; the waterline, if constructed, will be located outside the Primary Service Area (PSA) and could create growth related challenges.

If this alternative is selected it will take between 12 and 18 months to permit and construct and will require a modification the Wexford Hills Groundwater Withdrawal Permit. A discharge permit will not be necessary. The County has allowed waterlines to be constructed outside the PSA in the past (Route 5 and Jolly Pond Road). These waterlines required a special use permit (SUP). The SUP included a condition that allowed only one water connection per parcel located adjacent to the waterline that existed on the date the SUP was approved. There are only 10 parcels along Riverview Road between the Wexford and Riverview neighborhoods. In

addition, there are 10 parcels within Riverview Plantation that will be fronted by the waterline that currently obtains their water from private wells. If the waterline is constructed, these homes may someday desire to connect to the water system. Using past practice only 20 connections would be allowed to the waterline.

Staff continues to discuss which alternative is appropriate for this situation.

**Method of Payment for Residents:**

The County Attorney's Office continues to research the most effective manner of collecting the payment of the \$5,000 contribution from the residents. While the service district approach initially seemed the most feasible, the type of tax (ad valorem premised on the value of the property) envisioned in this chapter is not logical for what is really an assessment or fee for connection to the system.

While research is not complete at this point, in all likelihood, the Attorney will be recommending the establishment of a sanitary district under Section 21-112.22 et seq., of the Virginia Code as the vehicle to enable the collection of the \$5,000 fee. The benefit of this chapter is, it also permits a mandatory connection to the system.

**Recommendation**

Because of the complexities, such as public hearings and requisite public notices, of establishing the a Sanitary District, staff recommends that the Board approve the attached resolution offering assurances to the residents of Riverview that the JCSA will continue its efforts to assume ownership of the water system.

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Larry M. Foster

LMF/gs  
riverviewws.mem

**RESOLUTION**

**RIVERVIEW PLANTATION WATER SYSTEM**

WHEREAS, the privately owned Riverview Plantation Water System (system) has been marginally operated for a number of years and in recent weeks has been issued two “Boil Water” notices by the Virginia Department of Health as the result of the identification of E-Coli-Fecal Coliform in the water; and

WHEREAS, the James City Service Authority (JCSA) staff has worked with the residents of the Riverview Plantation toward improvements to the operation and maintenance of the Riverview Water System; and

WHEREAS, the JCSA has estimated a cost of approximately \$1.2 million to upgrade the Riverview Water System to modern standards; and

WHEREAS, the residents of Riverview have agreed to acquire and convey at no costs the water system infrastructure to the JCSA and a majority of the residents have agreed to contribute \$5,000 per home served by the water system to offset the costs of improving the water system; and

WHEREAS, the Board of Directors (Board ) of the JCSA at a meeting held October 14, 2003, agreed by consensus to accept and assume responsibility for the water system and establish a fee of \$5,000 per connection for all homeowners served by the water system.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the James City Service Authority, James City County, Virginia, hereby indicate their interest to accept the system at no cost, to make improvements to the system, to establish a connection fee of \$5,000, said fee to be paid in no more than five years from the date to be established.

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Michael J. Brown  
Chairman, Board of Directors

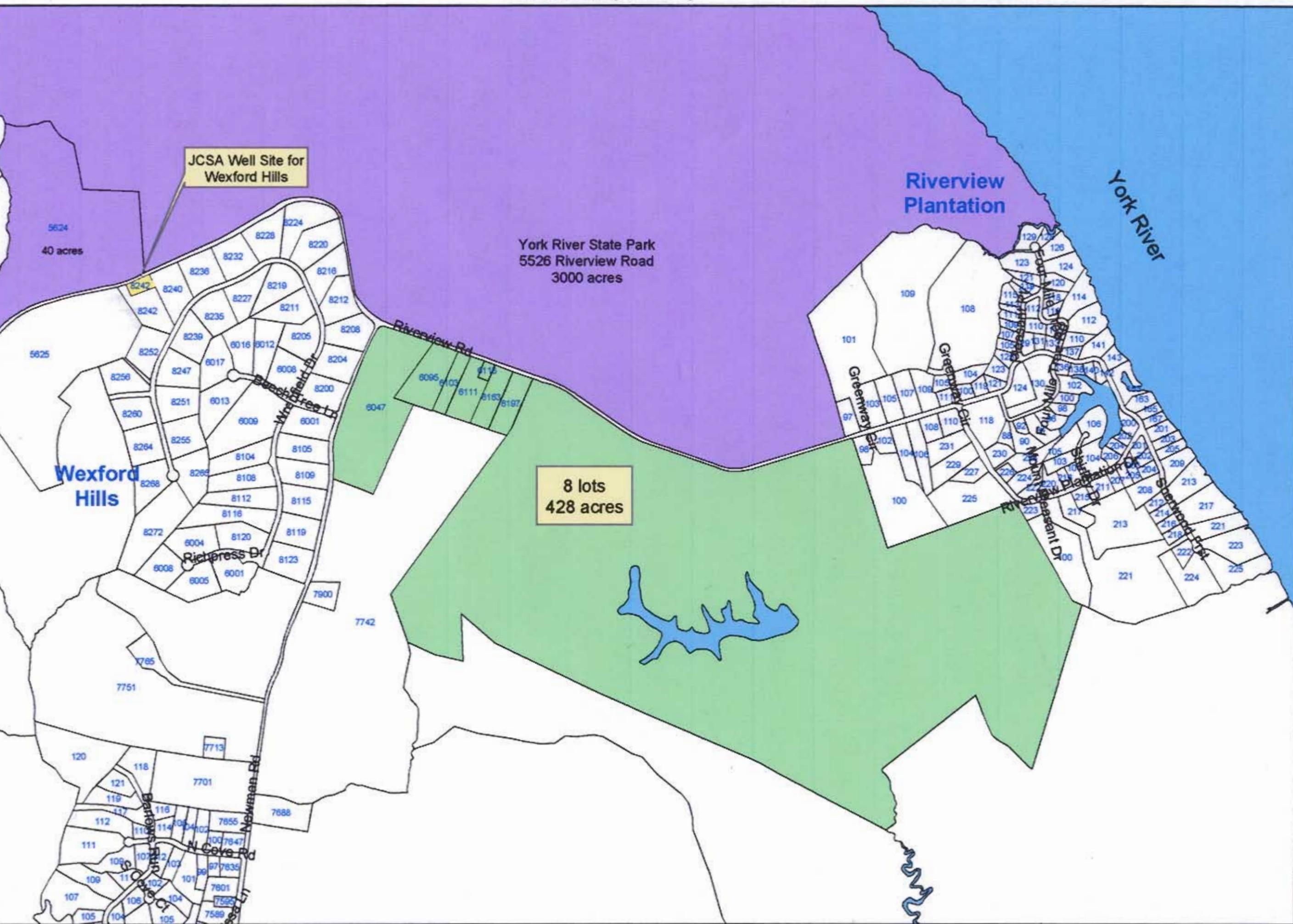
ATTEST:

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Sanford B. Wanner  
Secretary to the Board

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 28th day of October, 2003.

# James City County



0 0.25 0.5 Miles  
1 inch equals 1,300 feet

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**MEMORANDUM**

DATE: October 28, 2003  
TO: The Board of Supervisors  
FROM: Needham S. Cheely, III, Director of Parks and Recreation  
SUBJECT: Work Session Discussion Items

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The Parks and Recreation Advisory Commission would like to update the Board on the following:

- Chickahominy Riverfront Park
- District Park Sports Complex
- Freedom Park
- Greenway Master Plan
- Capital Funding

Attached are brief summaries on the above.

Please let me know if there are any other specific topics you would like to discuss at the work session.

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Needham S. Cheely, III

NSC/adw  
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Attachment

## **Chickahominy Riverfront Park**

This 140-acre park purchased in December 1991 is located on the Chickahominy River and Gordon's Creek off Route 5. The purchase of a riverfront park had long been identified in the County's Comprehensive Plan. The character of the park exhibits many regional park attributes. The site is primarily rural in nature and consists of water-based recreation and camping along the shoreline, a very large central open area, and a large wooded area to the east. Potential exists to create an excellent family-oriented, multi-recreational facility.

Improvements to the park since the facility began operation in February 2002 include: the removal or transfer of RV's visible from Route 5 to the rear of the property, renovation of utilities in some camping areas, renovation of two swimming pools, and removal of debris. In addition, a grant was recently awarded to make improvements to the boat ramp.

Hurricane Isabel caused significant damage to the park office/concession building requiring closure and the building should be replaced within the next two years.

The Parks and Recreation Comprehensive Master Plan identified several revenue producing programs consistent with a waterfront park and a regional park. They include: a marina, golf course, restaurant/ballroom, concessions operations, lodging and conference center. In addition, the P&R Master Plan recommends a passive nature park at Chickahominy, Yarmouth, or Gordon Islands. This site is adjacent to Gordon Creek and Gordon Island, sites that are also identified in the Lower James River study.

### **Existing Facilities**

2 Outdoor swimming pools & bath house  
Park office/concessions building  
Maintenance building  
Camping check-in station  
Small driving range  
Picnic Shelter  
200 campsites

### **Potential Development Options**

Marina  
Restaurant  
Central operations, office (replacement)  
4 Volleyball courts  
2 Tennis courts  
2 Basketball courts  
Picnic areas  
Parking  
Hub for Capital to Capital Bikeway  
Par 3 golf course  
Rental cabins  
Passive nature center  
Public beach  
Bank fishing, piers

## District Park Sports Complex

This 406-acre park, located at 5700 Warhill Trail off Longhill Road, was purchased in 1995. The initial master plan approved by the Board in 1997 concentrated recreational development efforts on approximately 115 acres. The master plan was updated in 2003 to program future sports complex areas on the entire 406 acres and will be forwarded to the Planning Commission and Board of Supervisors for consideration at a later date. The site is characterized as wooded with rolling terrain, streams, and ponds surrounded by existing and projected residential communities.

The Park is divided into distinct sport complexes, each with parking and concessions. Phase I, completed in 2000, included an entrance road, intersection improvements, a 1-mile paved multiuse path, and stormwater management ponds. In 2001, a public/private partnership developed the Williamsburg Indoor Sports Complex (WISC).

### Existing Facilities

#### Baseball Complex

3 Lighted Little League 200' fields  
1 Majors 350' field  
4 Tee ball/multiuse field  
Concession/restroom building  
222 Parking spaces

#### Soccer Complex

4 Soccer fields  
Concession/restroom building  
132 Parking spaces

### Potential Development Options

#### Baseball Complex

1 Lighted Minors field  
Overflow parking  
Playground  
Multiuse path

#### Soccer Complex

4 Soccer fields  
132 Parking spaces  
Multiuse path

#### Softball Complex

4 Softball Fields  
222 Parking spaces  
Multiuse path

#### Stadium

Competition football/soccer field  
Track and Field facilities  
600 Parking spaces  
Stadium with 2,000 seats

#### Maintenance Compound

1-acre compound, 1/2-acre fenced  
Maintenance and storage building

District Park Sports Complex – continued

Park operations building, restrooms  
15 Parking spaces

Multiuse Practice Field Complex

6 Lighted multiuse practice fields  
2 Lighted synthetic turf practice fields  
Concession/restroom building  
400 Parking spaces

Lacrosse/Field Hockey Complex

2 Multiuse fields  
One lighted competition field  
500 seat stadium  
225 Parking spaces

Two Picnic Areas

Picnic shelters  
Restrooms  
Passive recreation areas, open meadows  
Volleyball courts  
Fishing piers  
Parking areas

Indoor/Outdoor Basketball Facility

Public/private partnership with AAU

Greenways

Paved multiuse path connection to  
Freedom Park

## **Freedom Park**

This 676-acre district park, known as the Hotwater/Cole tract, was purchased in 1994 through a bond referendum and opened to the public in 2002. It is located at the intersection of Longhill and Centerville Roads outside the Primary Service Area and is characterized as rural with dense forests, wetlands, Colby Swamp, and some wide-ranging topography. Three culturally significant events on site create interesting opportunities for historical interpretation and programming: a 17<sup>th</sup> century domicile (1680-1730), the Revolutionary War Battle of Spencer's Ordinary (June 26, 1781), and the First Free Black Settlement (1803). There is currently an on-going archaeological dig on the 17<sup>th</sup> century site.

### **Existing Facilities**

1-mile entrance road  
Parking spaces (33)  
5-mile mountain bike trail  
  
1.5-mile hiking trail  
Open meadow  
Wildflower meadows

### **Potential Development Options**

Historical programs, interpretation, and parking for three historical sites  
Park office, meeting room, storage, information area, restrooms  
Picnic areas and playgrounds  
Special events area  
3 Basketball courts  
2 Tennis courts  
4 Volleyball courts  
Outdoor pool with spray park  
1 mile loop road  
Lake  
Aquatic recreation area  
Amphitheater  
Environmental education center  
Dog park  
Equestrian area and trails  
More hiking and bike trails

## Greenway Master Plan

The Greenway Master Plan was adopted in 2002 after a Board-appointed Steering Committee conducted a 12-month planning process. The plan, including maps and an action plan, outlined opportunities for linear parks, open spaces, greenways, and trails that are used for conservation, recreation, and/or alternative transportation.

### List of Trail Projects (by five year planning cycle)

#### **2002**

- Mid County Park paved multiuse trail -3/4-mile
- Soft surface multiuse trail on District Park Sports Complex - 3.4 miles
- Nature trails on District Park Sports Complex
- Greensprings trailhead and parking facility
- JC/W Community Center paved multiuse loop connection on Longhill Road

#### **2003-2007**

- Route 199 paved multiuse trail, part of road widening improvements (south side)
- District Park Sports Complex paved multiuse trail around athletic fields - 1.0 miles
- Regional trail between District Park Sports Complex and Olde Towne Road
- Regional trail between Olde Towne Road and JC/W Community Center
- Mountain bike trails on District Park Sports Complex
- Mountain bike trails on Hotwater/Cole District Park
- Nature trails on Hotwater/Cole District Park
- Bike trails on Hotwater/Cole District Park
- Equestrian trail around Mainland Farm
- Nature trail along Powhatan Creek from Greensprings Trail to John Tyler Highway (east side). Connect to Clara Byrd Baker School
- Multiuse trails to enhance alternative transportation modes leading to Jamestown Island

#### **2008-2012**

- Centerville Road paved multiuse trail from District Park Sports Complex along the Regional Utility Corridor to the Hotwater/Cole District Park (west side)
- Longhill Road paved multiuse trail from JC/W Community Center to Centerville Road (north side)
- New Town/Eastern State paved multiuse trail from Monticello to Longhill Connector/Community Center (on utility easement)
- Route 5 paved multiuse trail from Jamestown High School to Ironbound Road (south side in utility easement)
- Ironbound Road paved multiuse trail from Five Forks to Mid County Park (west side)
- Route 199 paved multiuse trail from John Tyler Highway to Monticello (south side)
- Equestrian trail on the Hotwater/Cole District Park
- Nature trail along Powhatan Creek from John Tyler Highway to News Road (east side)

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