AGENDA
JAMES CITY COUNTY BOARD OF SUPERVISORS
RETREAT
FIRE ADMINISTRATION BUILDING TRAINING ROOM
5077 JOHN TYLER HIGHWAY
WILLIAMSBURG, VA 23185
February 7, 2025
12:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATION(S)

1. Staffing Update

D. BOARD DISCUSSIONS / GUIDANCE

1. Community Development Authority
2. CIP Funding Capacity
3. FY 2026-2030 CIP Project Discussion
4. Government Center Discussion
5. Addressing Property Owners without Approvals
6. Addressing Property Deterioration

E. CLOSED SESSION

F. ADJOURNMENT

1. Adjourn until 5 pm on February 11, 2025 for the Regular Meeting

DAVENPORT & COMPANY

James City County, Virginia

Board Retreat Presentation

James City County VIRGINIA Jamestown 1607

Febraury 7, 2025

Background/Overview

- Davenport & Company LLC ("Davenport"), in our capacity as Financial Advisor to James City County (the "County"), regularly assists the County with Multi-Year Capital Planning, Financial Policy Development /Review, and securing funding for Capital Projects, among other items;

- The County has identified approximately $370 million of potential debt-funded capital projects for Fiscal Years 2026 through 2030;

- Of this amount, approximately $242 million is attributable to the Consolidated County Government Center and corresponding addition to the Government Center.

- Further, the County has identified the need fund a Fire Station Replacement, and secure additional funds for the General Services Admin. Building;

- County Staff have asked Davenport to prepare and present a plan of finance for securing the funding for these projects and the effect on the County's debt ratios; and

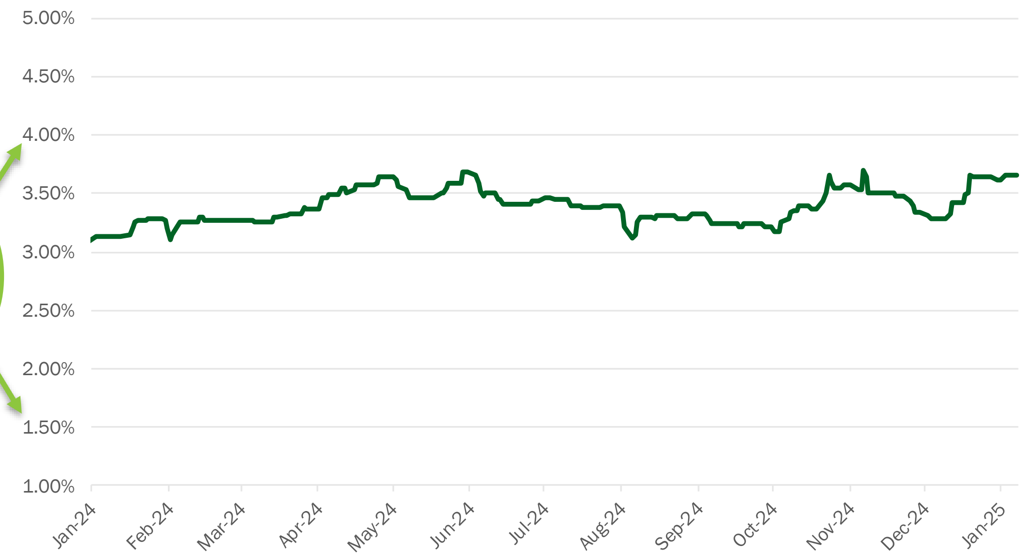
- Additionally, Davenport has prepared herein a brief review of the current interest rate market, as well as a review of the County's Fall Credit Rating Reports.

Market Update

AAA Tax-Exempt 20-Year Interest Rate

20-Year AAA Tax-Exempt Rates (Since 2000)

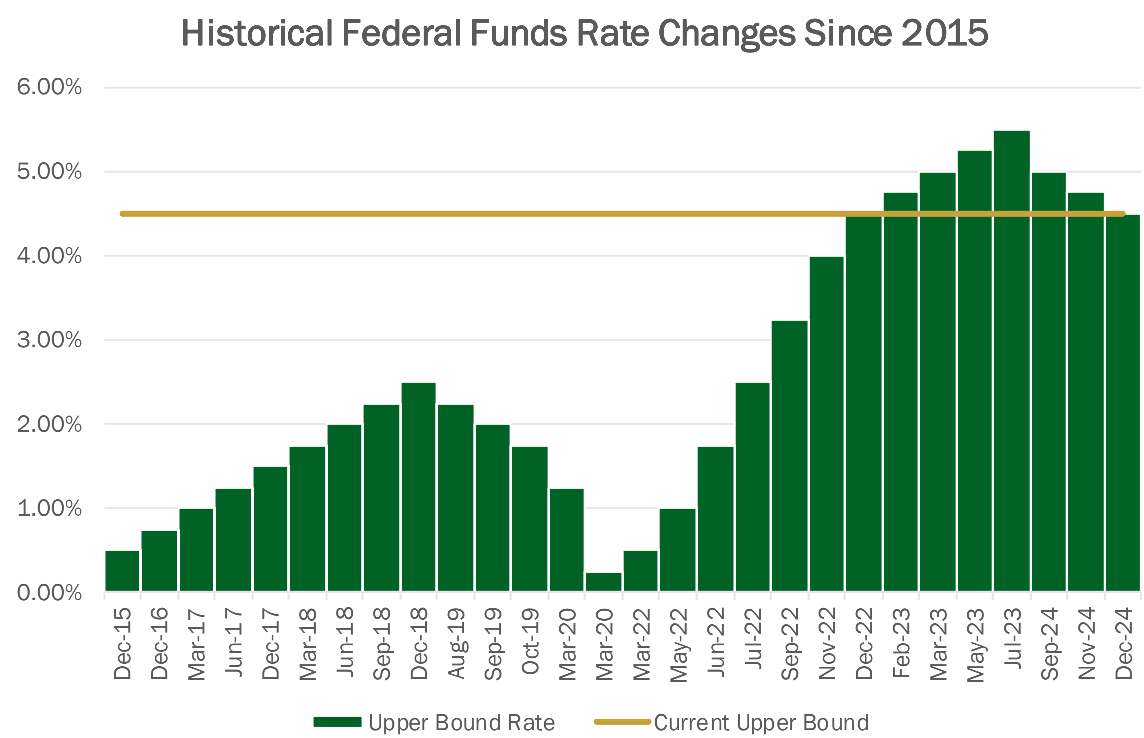
20-Year AAA Tax-Exempt Rates (Since January 2024)



Source: Thomson MMD Publication.

FOMC Open Market Operations

Federal Funds Historical Rate Changes Since 2015		
Date	Upper Bound Rate	Change
12/17/2015	0.50%	*N/A*
12/15/2016	0.75%	*0.25%*
3/16/2017	1.00%	*0.25%*
6/15/2017	1.25%	*0.25%*
12/14/2017	1.50%	*0.25%*
3/22/2018	1.75%	*0.25%*
6/14/2018	2.00%	*0.25%*
9/27/2018	2.25%	*0.25%*
12/20/2018	2.50%	*0.25%*
8/1/2019	2.25%	*-0.25%*
9/19/2019	2.00%	*-0.25%*
10/31/2019	1.75%	*-0.25%*
3/3/2020	1.25%	*-0.50%*
3/16/2020	0.25%	*-1.00%*
3/17/2022	0.50%	*0.25%*
5/5/2022	1.00%	*0.50%*
6/16/2022	1.75%	*0.75%*
7/27/2022	2.50%	*0.75%*
9/21/2022	3.25%	*0.75%*
11/2/2022	4.00%	*0.75%*
12/14/2022	4.50%	*0.50%*
2/1/2023	4.75%	*0.25%*
3/22/2023	5.00%	*0.25%*
5/3/2023	5.25%	*0.25%*
7/27/2023	5.50%	*0.25%*
9/18/2024	5.00%	*-0.50%*
11/7/2024	4.75%	*-0.25%*
12/18/2024	4.50%	*-0.25%*



Fall 2024 Credit Rating Commentary

Moody’s Investors Service - Aaa

- As cited in their Credit Opinion, the ratings affirmed/assigned by Moody’s is a reflection of the following:
  - “[The County’s] Strong financial position, which has only improved in recent years as a result of consistent operating surpluses.”
  - ***“Given management's demonstrated conservative budgeting practices and adherence to formal fiscal policies, reserves and liquidity will remain very strong in the near term.”***
  - The County’s “large and diverse” economic base.
  - “Above average” growth in the tax base, resident income levels, and property wealth metrics.
  - ***Long term liabilities that are “well below Aaa peers, and will remain so despite a robust capital improvement plan that will more than double debt outstanding over the next five years.”***

<u>Factors that Could lead to a Downgrade</u>

- ***“Failure to maintain balanced operations resulting in consistent material draws on reserves, bringing them to less than 35% of revenues.“***
- “Material contraction of the economic base and deterioration of resident income levels and property wealth metrics.”
- ***“Significant increase in long-term liabilities ratio to above 300%.”***
  - Note: For reference, the County’s long-term liabilities ratio is roughly 104% after taking into account the Fall 2024 Issuance.

Standard & Poor's - AAA

- S&P noted that their rating assignment/affirmation is a reflection of their view of the County's:
  - "Diversifying economy supported by access to the broader Hampton Roads metropolitan area, with expectations for additional industrial and residential developments, which we expect will improve economic output."
  - ***"Trend of positive operations, with ongoing support of pay-as-you-go capital projections, with maintenance of reserves in accordance with long-standing county policy."***
  - "Long-standing policies, which include ongoing long-term financial and capital planning, with conservative budgeting practices."
  - ***"Expectation of a stable debt and liability profile with stable metrics, with the liabilities profile supported by well-funded retirement systems."***

Downside Scenario

- ***"We could lower the rating during the outlook period in the unlikely event that the county was to experience persistent budgetary imbalances leading to a substantial decline in reserves."***

Fitch Ratings - AAA

- Fitch stated that their rating assignment/affirmation is a reflection of:
  - "[The County's] 'aaa' financial resilience(1), which incorporates the County's 'ample'(2) budgetary flexibility, underpinned by an unlimited legal ability to raise ad valorem property taxes."
  - ***"The expectation that unrestricted reserves will be maintained at or above 7.5% of spending. Unrestricted reserves have been maintained at no less than 22% of spending over the last five years and 51% in fiscal 2023."***
- Fitch noted three factors that could <u>individually or collectively lead to a negative rating action/downgrade</u>:
  - ***"A decline in available general fund reserves to levels below 7.5% of expenditures"***
  - ***"An increase in the county's long-term liability burden of approximately 60%, holding governmental spending and resources level;"***
  - "A sustained erosion of the county's demographic and economic strength metrics, including a weakened population trend, unemployment rate, educational attainment, median household income, and economic concentration;"

Capital Funding Plan

Potential FY 2026 – FY 2030 Debt Funded-Projects

- The County has identified approximately $370 million of potential debt-funded capital projects for Fiscal Years 2026 through 2030;
- Davenport understands approximately $260 million of this amount is allocable to priority projects for the County, including the Consolidated Government Center & Addition, Fire Station 3 Replacement and General Services Admin. Building.
- Further, Davenport understands the County will evaluate its remaining capacity/ability to fund the $110 million of Other capital needs after incorporating the $260 million of capital funding priorities.
- On the following page, Davenport has provided a recommended funding approach for the $260 million of capital funding priorities.

James City County: FY 2026 - FY 2030 Potential Debt-Funded Projects

	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Funding Priorities						
Consolidated County Gov't Center	$ 65,500,000	$ 62,000,000	$ 62,000,000	$ -	$ -	$ 189,500,000
Consolidated County Gov't Center- Addition	16,400,000	16,400,000	16,400,000	-	-	49,200,000
Fire Station 3 Replacement	-	-	1,500,000	17,000,000	-	18,500,000
General Services Admin. Bldg.	3,288,800	-	-	-	-	3,288,800
Total Capital Funding Priorities	**$ 85,188,800**	**$ 78,400,000**	**$ 79,900,000**	**$ 17,000,000**	**$ -**	**$ 260,488,800**
Other Capital Needs	**$ 14,034,000**	**$ 12,950,000**	**$ 33,436,120**	**$ 35,692,500**	**$ 13,833,840**	**$ 109,946,460**
Total Debt Funded Capital	**$ 99,222,800**	**$ 91,350,000**	**$ 113,336,120**	**$ 52,692,500**	**$ 13,833,840**	**$ 370,435,260**

Recommended Funding Approach

- Davenport recommends the County fund its $260 million of capital funding priorities via two separate public market issuances:
  - The first issuance would occur in FY 2026 and would fund the Consolidated County Gov't Center & Addition, and the General Services Admin. Building (total project costs of approximately $242 million);
  - The second issuance would occur in FY 2029 and would fund the Fire Station 3 Replacement (total project costs of $18.5 million);

James City County: FY 2026 - FY 2030 Potential Debt-Funded Projects						
	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Capital Funding Priorities						
Consolidated County Gov't Center	$ 65,500,000	$ 62,000,000	$ 62,000,000	$ -	$ -	$ 189,500,000
Consolidated County Gov't Center- Addition	16,400,000	16,400,000	16,400,000	-	-	49,200,000
Fire Station 3 Replacement	-	-	1,500,000	17,000,000	-	18,500,000
General Services Admin. Bldg.	3,288,800	-	-	-	-	3,288,800
Total Capital Funding Priorities	$ 85,188,800	$ 78,400,000	$ 79,900,000	$ 17,000,000	$ -	$ 260,488,800
Other Capital Needs	$ 14,034,000	$ 12,950,000	$ 33,436,120	$ 35,692,500	$ 13,833,840	$ 109,946,460
Total Debt Funded Capital	$ 99,222,800	$ 91,350,000	$ 113,336,120	$ 52,692,500	$ 13,833,840	$ 370,435,260

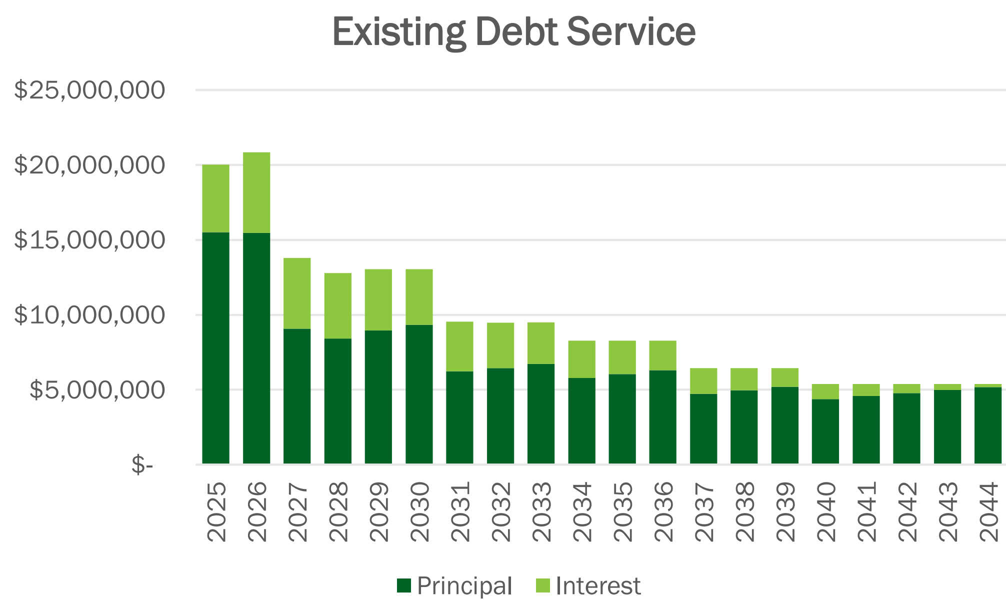
FY 2026 Borrowing | FY 2029 Borrowing

- In the following section, Davenport has provided an overview of the County's existing debt profile and the projected impact of funding the County's capital priorities; and,
  - Subsequently, we have provided the County's remaining debt capacity, under its Key Debt Ratios, after funding the Capital Priorities.

Existing Debt Profile & Projected Impact

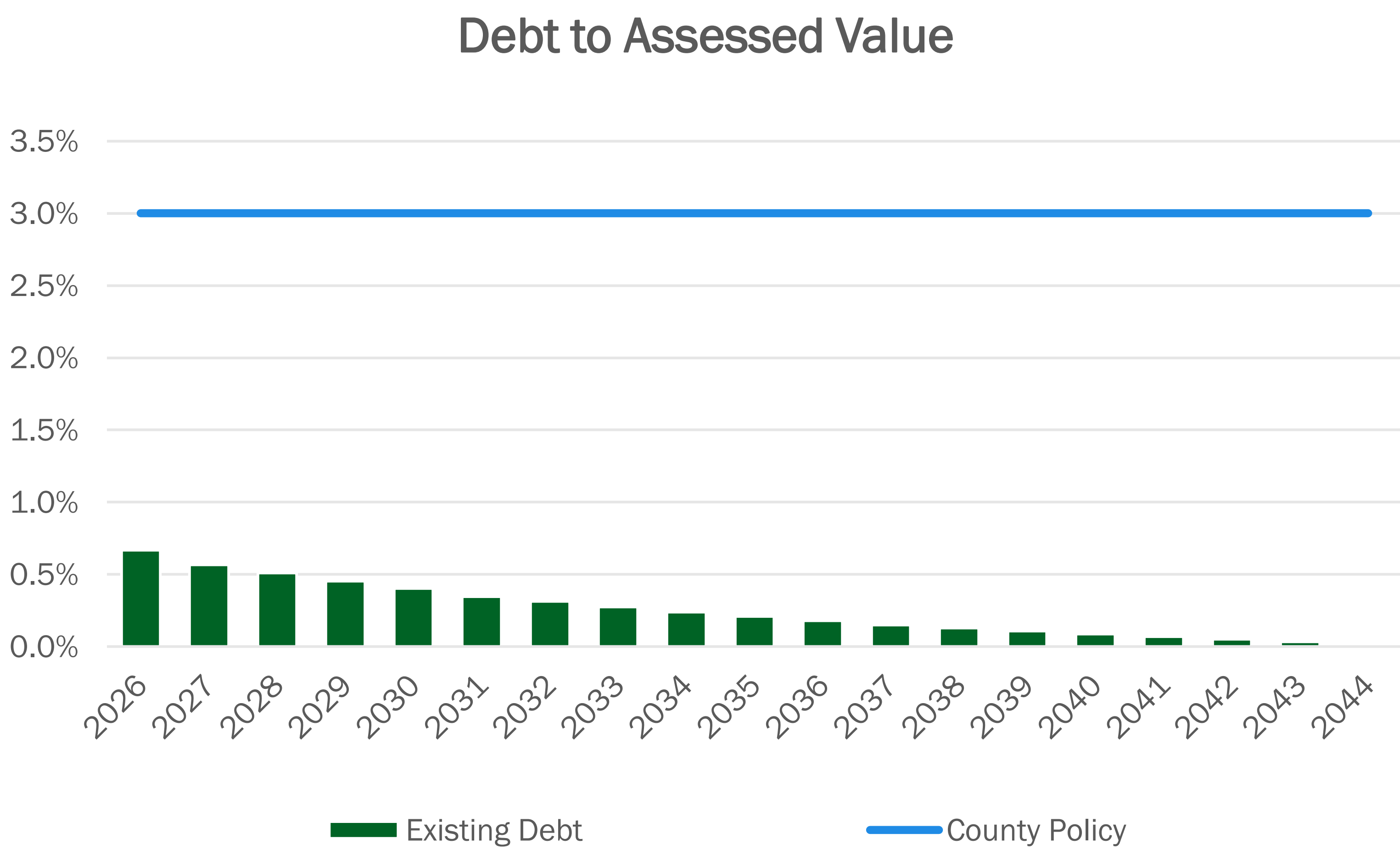
Existing Debt Service

Existing Debt Service			
Fiscal Year	Principal	Interest	Total
2025	$ 15,507,023	$ 4,508,953	$ 20,015,976
2026	15,455,470	5,387,589	20,843,059
2027	9,075,064	4,713,294	13,788,358
2028	8,410,000	4,375,226	12,785,226
2029	8,970,000	4,076,738	13,046,738
2030	9,330,000	3,721,000	13,051,000
2031	6,235,000	3,317,200	9,552,200
2032	6,450,000	3,025,050	9,475,050
2033	6,725,000	2,764,450	9,489,450
2034	5,785,000	2,492,200	8,277,200
2035	6,035,000	2,244,900	8,279,900
2036	6,295,000	1,986,450	8,281,450
2037	4,735,000	1,716,350	6,451,350
2038	4,960,000	1,489,100	6,449,100
2039	5,205,000	1,251,000	6,456,000
2040	4,385,000	1,001,050	5,386,050
2041	4,600,000	781,800	5,381,800
2042	4,785,000	597,800	5,382,800
2043	4,980,000	406,400	5,386,400
2044	5,180,000	207,200	5,387,200
Total	$ 143,102,557	$ 50,063,749	$ 193,166,306



Existing Debt to Assessed Value

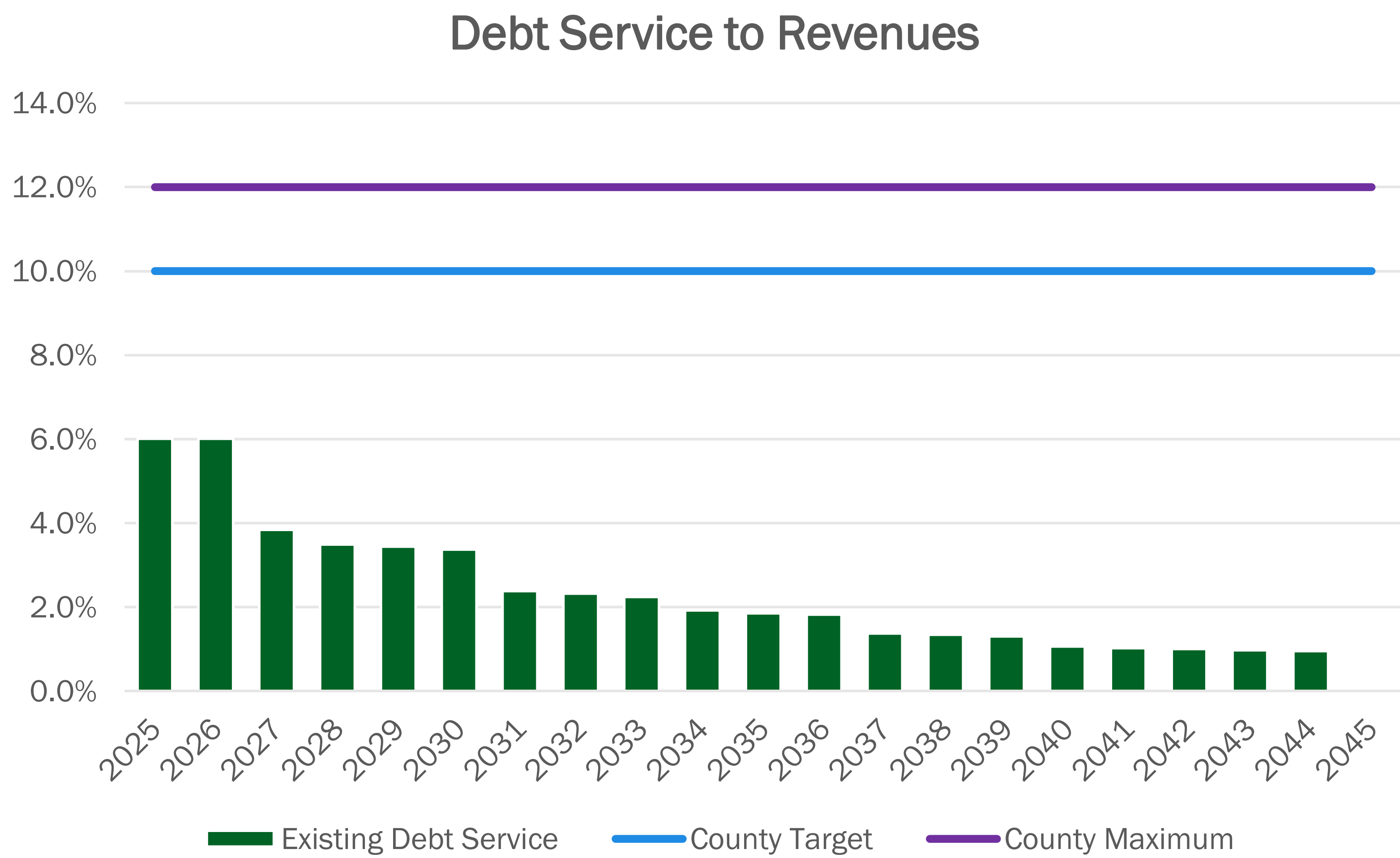
<u>County Policy</u>: Outstanding debt shall not exceed 3% of the assessed valuation of real and personal property.



Note: For future fiscal years, real estate and public service assessments are projected to increase by 3.50% in reassessment years and 2.00% in other years; personal property assessments are projected to increase by 3.00% annually. Incorporates estimated FY 2025 assessed value for real estate, and FY 2024 actual values for public service and personal property.

Existing Debt Service to Revenues

County Policy: Annual debt service requirements should target 10% or less and shall not exceed 12% of total operating revenues, including revenues allocated to the Williamsburg-James City County School Board for public education.



Note: For future fiscal years, total operating revenues are projected to increase by 3.50% in reassessment years and 2.00% in non-reassessment years. Revenues are assumed to grow from FY 2026 budgeted values. Revenues defined as General Fund Revenues plus School Operating Revenues net of General Fund contributions to Schools.

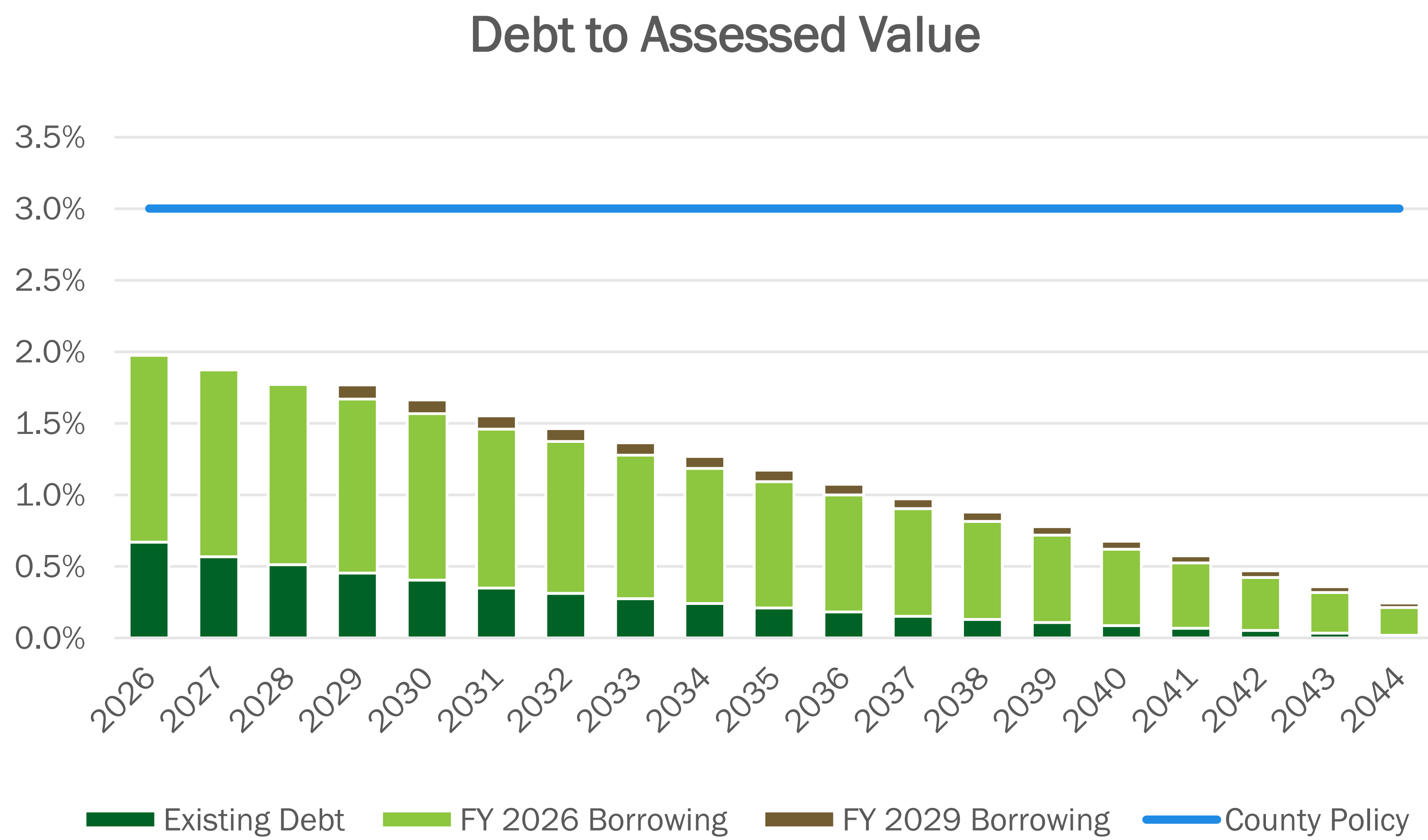
Estimated Cash Flow Impact
Capital Funding Priorities

	A	B	C	D = A + B + C
Existing and Projected Debt Service				
Fiscal Year	Existing Debt Service[1]	FY 2026 CIP Borrowing Est. Debt Service	FY 2029 CIP Borrowing Est. Debt Service	Total Estimated Debt Service
2025	20,015,976	-	$ -	$ 20,015,976
2026	20,843,059	5,925,124	-	26,768,182
2027	13,788,358	19,400,075	-	33,188,433
2028	12,785,226	19,401,850	-	32,187,076
2029	13,046,738	19,401,525	1,423,810	33,872,073
2030	13,051,000	19,403,425	1,427,975	33,882,400
2031	9,552,200	19,401,650	1,425,075	30,378,925
2032	9,475,050	19,400,525	1,426,050	30,301,625
2033	9,489,450	19,404,150	1,425,675	30,319,275
2034	8,277,200	19,401,400	1,423,950	29,102,550
2035	8,279,900	19,401,600	1,425,875	29,107,375
2036	8,281,450	19,403,625	1,426,225	29,111,300
2037	6,451,350	19,401,350	1,425,000	27,277,700
2038	6,449,100	19,403,875	1,427,200	27,280,175
2039	6,456,000	19,404,850	1,427,600	27,288,450
2040	5,386,050	19,403,150	1,426,200	26,215,400
2041	5,381,800	19,402,650	1,423,000	26,207,450
2042	5,382,800	19,402,000	1,423,000	26,207,800
2043	5,386,400	19,399,850	1,425,975	26,212,225
2044	5,387,200	19,399,850	1,426,700	26,213,750
2045	-	19,400,425	1,425,175	20,825,600
2046	-	-	1,426,400	1,426,400
2047	-	-	1,425,150	1,425,150
2048	-	-	1,426,425	1,426,425
Total	$ 193,166,306	$ 374,562,949	$ 28,512,460	$ 596,241,715

(1) Existing Debt Service includes the recently issued Series 2024 Bonds.

Impact on Debt to Assessed Value
Capital Funding Priorities

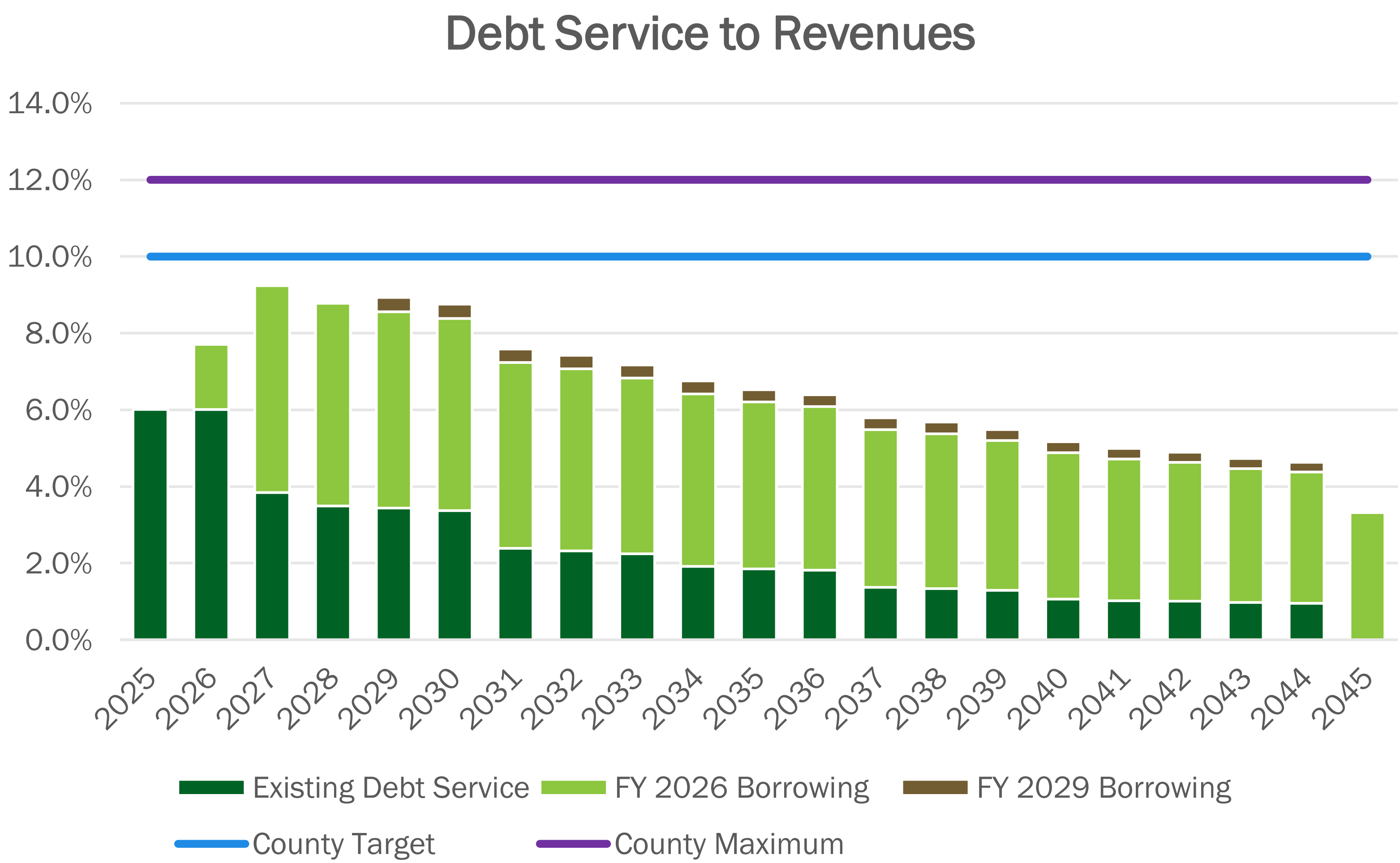
County Policy: Outstanding debt shall not exceed 3% of the assessed valuation of real and personal property.



Note: For future fiscal years, real estate and public service assessments are projected to increase by 3.50% in reassessment years and 2.00% in other years; personal property assessments are projected to increase by 3.00% annually. Incorporates estimated FY 2025 assessed value for real estate, and FY 2024 actual values for public service and personal property.

Impact on Debt Service to Revenues
Capital Funding Priorities

County Policy: Annual debt service requirements should target 10% or less and shall not exceed 12% of total operating revenues, including revenues allocated to the Williamsburg-James City County School Board for public education.



Note: For future fiscal years, total operating revenues are projected to increase by 3.50% in reassessment years and 2.00% in non-reassessment years. Revenues are assumed to grow from FY 2026 budgeted values. Revenues defined as General Fund Revenues plus School Operating Revenues net of General Fund contributions to Schools.

Remaining Capacity

Overview

- In addition to modeling the impact of the $260 million in capital funding priorities, Davenport has also modeled the County's remaining debt capacity - after borrowing for the capital funding priorities.

- For this analysis, the County's "debt capacity" is its ability to issue additional debt without violating its two Key Debt Ratio Policies;

  1) Debt to Assessed Value (Not-to-Exceed 3%); and,

  2) Debt Service to Revenue (Not-to-Exceed 12%, with a target of 10% or less);

- To model the County's future debt capacity, we have assumed any future debt issuances carry a 5.00% interest rate, and 20-year amortization term – intentionally conservative assumptions.

Remaining Capacity

- Assuming **20-year level debt service borrowings issued at a 5.00% interest rate**, the County has an aggregate debt capacity of approximately $318 million over the next ten fiscal years:
  - This is on top of the $260 million of Capital Funding Priorities previously discussed;
- Of the County's two key debt ratios, Debt Service to Revenues is the limiting policy both over the next five years, and over the next ten years;
  - The County could issue additional debt, above the $318 million, without violating its 3% Debt to Assessed Value Policy; however, the County would exceed its 12% Debt Service to Revenues policy; and,

Remaining Capacity Under Key Debt Ratio Policies			
Remaining Capacity	Debt to Assessed Value	Debt Service to Revenues	Debt Capacity
FY 2026 - 2030	$ 313,340,915	$ 220,228,468	$ 220,228,468
FY 2031 - 2035	231,900,053	97,711,111	97,711,111
Total	**$ 545,240,968**	**$ 317,939,579**	**$ 317,939,579**

- Importantly, this Debt Capacity Analysis does not factor in possible changes to the County's credit ratings that could result from issuing additional debt.

Rating Impact Assessment & Key Takeaways

Preliminary Rating Impact Assessment

- The County is able to fund its approximately $260 million of Capital Funding Priorities without violating its key debt ratio policies. However, all of the Rating Agencies have updated their methodologies over the past couple of years.

- In order to gain a very preliminary understanding of the potential impact of future debt issuances on the County's rating, we updated the debt metrics within the rating models for each agency to incorporate the $260 million of Capital Funding Priorities. All other metrics within each agency's model were held constant based upon FY 2023 data (i.e., the data used in the fall 2024 ratings).

- Our initial findings are as follows:
  - Moody's noted in their Credit Opinion that a possible downgrade scenario would be if the County's long term-liabilities ratio exceeded 300%. With the $260 million included, and the denominator based upon FY 2023 revenues (which will grow in the future, thereby lowering the ratio), the County is projected to be at roughly 215 – 220%, below the 300% in the Moody's Credit Opinion.

  - For S&P, the County's existing ICP score is 1.40, which falls in the 1.0 (AAA)– 1.5 (AAA) category. If we incorporate the $260 million, the score increases to 1.65 which, while still on the AAA end of the spectrum, falls in the 1.5 (AAA) – 2.0 (AA+) category.

  - For Fitch, the County's current score is a 10.74, which falls in the "Strong AAA category". With the $260 million included, the score falls to ~10.05, very close to the AAA minimum threshold of 10.00.

Key Takeaways

- Davenport recommends the County utilize Public Market Sales to secure the debt funding necessary for its Multi-Year Capital Improvement Plan;

- The County is able to fund the Consolidated Government Center & Addition, Fire Station 3 Replacement and General Services Admin. Building, without violating its Key Debt Ratio Policies;

  – Further, we estimate the County would maintain additional debt capacity under its Key Debt Ratio Policies;

- At this time, Davenport does not anticipate a negative impact to the County's Credit Ratings of Aaa/AAA/AAA as a result of these potential borrowings;

- However, Close attention should continue to be paid to the County's Financial Policies and Key Debt Ratios, as the size of the potential debt issuances is putting pressure on the County's debt metrics; and

- Any additional borrowings, above and beyond the $260 million, could negatively impact the County's credit ratings.

Appendix A: Detailed Assumptions

Detailed Borrowing Assumptions

- FY 2026 Borrowing:
  – Project funding requirement of $241,988,800.
  – Close on borrowing in December 2025.
  – 20 Year Term – 1 year of interest only, level debt service thereafter.
  – 4.50% Interest rate.
  – Includes estimated issuance costs and underwriter's discount.

- FY 2029 Borrowing:
  – Project funding requirement of $18,500,000.
  – Close on borrowing in December 2028.
  – 20 Year Term – level debt service.
  – 4.50% Interest rate.
  – Includes estimated issuance costs and underwriter's discount.

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Version 01/01/2025 BT/AA/SG/CR/DR

FY2026 Budget Presentation Capital Improvement Program Requests

Board of Supervisors Business Meeting

January 28, 2025

Capital Improvement Program (CIP) Summary

- 5-Year Program: FY2026-FY2030

- Includes Capital Projects and Capital Maintenance
  - 35 Capital Project Requests - $441.3M
  - 94 Capital Maintenance Requests - $125.3M

FY2026-FY2030 Capital Project Requests

Department	FY2026	FY2027	FY2028	FY2029	FY2030	Total
General Administration	$ 81,900,000	$ 78,400,000	$ 78,400,000	$ -	$ -	$ 238,700,000
Parks and Recreation	5,730,000	12,950,000	19,980,000	14,500,000	7,170,000	60,330,000
General Services	5,901,800	2,204,000	13,035,970	3,526,500	6,493,000	31,161,270
Public Safety	710,000	658,010	1,500,000	17,000,000	7,408,840	27,276,850
Schools	11,845,000	-	1,931,000	-	704,000	14,480,000
Library	-	4,000,000	18,000,000	18,400,000	6,425,000	46,825,000
Community Development	4,000,000	4,250,000	4,500,000	4,750,000	5,000,000	22,500,000
Total	**$ 110,086,800**	**$ 102,462,010**	**$ 137,346,970**	**$ 58,176,500**	**$ 33,200,840**	**$ 441,273,120**
Plan Total:	*104,499,000*	*5,704,000*	*23,181,000*	*52,684,000*		*$ 186,068,000*

Capital Project Requests – General Administration

Project	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Consolidated Government Center	**$ 65,500,000**	**$ 62,000,000**	**$ 62,000,000**	**$ -**	**$ -**	**$ 189,500,000**
Plan Amounts:	*96,740,000*	-	-	-	-	*96,740,000*
Consolidated Gov't Center - Addition	**16,400,000**	**16,400,000**	**16,400,000**	**-**	**-**	**49,200,000**
Total	**$ 81,900,000**	**$ 78,400,000**	**$ 78,400,000**	**$ -**	**$ -**	**$ 238,700,000**
Plan Total:	*96,740,000*	-	-	-	-	*$ 96,740,000*

Capital Project Requests – Parks and Recreation

Project	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Grove Community Park	**$ 1,300,000**	**$ 7,400,000**	**$ -**	**$ -**	**$ -**	**$ 8,700,000**
Plan Amounts:	*-*	*1,200,000*	*7,200,000*	*-*	*-*	*8,400,000*
Warhill Sports Complex Skate Park	**1,100,000**	**-**	**-**	**-**	**-**	**1,100,000**
Plan Amounts:	*-*	*150,000*	*1,000,000*	*-*	*-*	*1,150,000*
James City County Marina	**1,850,000**	**1,500,000**	**13,000,000**	**-**	**-**	**16,350,000**
Upper County Park Splash Pad	**890,000**	**-**	**-**	**-**	**-**	**890,000**
Greensprings Interpretive Trail Restrooms	**590,000**	**-**	**-**	**-**	**-**	**590,000**
Plan Amounts:	*400,000*	*-*	*-*	*-*	*-*	*400,000*
Veterans Park Improvements	**-**	**2,100,000**	**-**	**-**	**-**	**2,100,000**
Chickahominy Riverfront Park Paddlecraft Area	**-**	**1,600,000**	**-**	**-**	**-**	**1,600,000**
Plan Amounts:	*-*	*900,000*	*1,300,000*	*-*	*-*	*2,200,000*
Chickahominy Riverfront Park Multi-Use Trail	**-**	**350,000**	**2,900,000**	**-**	**-**	**3,250,000**
Plan Amounts:	*435,000*	*-*	*2,700,000*	*-*	*-*	*3,135,000*
CRP Restrooms and Concession Building	**-**	**-**	**1,200,000**	**-**	**-**	**1,200,000**
WSC Softball/Baseball Complex	**-**	**-**	**1,900,000**	**14,500,000**	**-**	**16,400,000**
Plan Amounts:	*-*	*-*	*-*	*13,700,000*	*-*	*13,700,000*
Upper County Park Multi-Use Trail	**-**	**-**	**980,000**	**-**	**-**	**980,000**
Warhill Sports Complex Connector Road	**-**	**-**	**-**	**-**	**970,000**	**970,000**
Jamestown Beach Event Park Improvements	**-**	**-**	**-**	**-**	**1,800,000**	**1,800,000**
Plan Amounts:	*-*	*-*	*-*	*1,600,000*	*-*	*1,600,000*
Brickyard Landing Improvements	**-**	**-**	**-**	**-**	**2,700,000**	**2,700,000**
WSC Multi-Use Field Expansion	**-**	**-**	**-**	**-**	**1,700,000**	**1,700,000**
Plan Amounts:	*-*	*-*	*-*	*1,500,000*	*-*	*1,500,000*
Total	**$ 5,730,000**	**$ 12,950,000**	**$ 19,980,000**	**$ 14,500,000**	**$ 7,170,000**	**$ 60,330,000**
Plan Total:	*835,000*	*2,250,000*	*12,200,000*	*16,800,000*	*-*	*$ 32,085,000*

Capital Project Requests – General Services

Project	FY2026	FY2027	FY2028	FY2029	FY2030	Total
General Services Admin. Bldg.	**$ 3,288,800**	**$ -**	**$ 1,830,850**	**$ -**	**$ -**	**$ 5,119,650**
Plan Amounts:	*2,500,000*	*-*	*-*	*-*	*-*	*2,500,000*
Stormwater Infrastructure	**2,613,000**	**2,204,000**	**2,600,000**	**2,634,000**	**2,493,000**	**12,544,000**
Plan Amounts:	*2,613,000*	*2,204,000*	*2,600,000*	*2,634,000*	*-*	*10,051,000*
Warehouse	**-**	**-**	**8,605,120**	**892,500**	**-**	**9,497,620**
Courthouse Engineering Services	**-**	**-**	**-**	**-**	**4,000,000**	**4,000,000**
Total	**$ 5,901,800**	**$ 2,204,000**	**$ 13,035,970**	**$ 3,526,500**	**$ 6,493,000**	**$ 31,161,270**
Plan Total:	*5,113,000*	*2,204,000*	*2,600,000*	*2,634,000*	*-*	*$ 12,551,000*

Capital Project Requests – Public Safety

Project	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Fire Department						
Fire Station 3 Replacement	**$ -**	**$ -**	**$ 1,500,000**	**$ 17,000,000**	**$ -**	**$ 18,500,000**
Plan Amounts:	*-*	*-*	*1,200,000*	*14,000,000*	*-*	*15,200,000*
Fire Station 6	**-**	**-**	**-**	**-**	**3,500,000**	**3,500,000**
Police Department						
Firing Range Expansion	**$ 710,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 710,000**
Vehicle Covered Parking	**-**	**658,010**	**-**	**-**	**-**	**658,010**
Police Classroom and Shoot House	**-**	**-**	**-**	**-**	**3,908,840**	**3,908,840**
Total	**$ 710,000**	**$ 658,010**	**$ 1,500,000**	**$ 17,000,000**	**$ 7,408,840**	**$ 27,276,850**
Plan Total:	*-*	*-*	*1,200,000*	*14,000,000*	*-*	*$ 15,200,000*

Capital Project Requests – Schools

Project	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Clara Byrd Baker Bus Canopy	**$ 561,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 561,000**
Plan Amounts:	*561,000*	*-*	*-*	*-*	*-*	*561,000*
Pre-K Space	**11,284,000**					**11,284,000**
Centralized Storage Facility	**-**	**-**	**1,931,000**	**-**	**-**	**1,931,000**
Plan Amounts:	*-*	*-*	*1,931,000*	*-*	*-*	*1,931,000*
Jamestown High School Expansion	**-**	**-**	**-**	**-**	**704,000**	**704,000**
Total	**$ 11,845,000**	**$ -**	**$ 1,931,000**	**$ -**	**$ 704,000**	**$ 14,480,000**
Plan Total:	*561,000*	*-*	*1,931,000*	*-*	*-*	*$ 2,492,000*

Capital Project Requests – Library

Project	FY2026	FY2027	FY2028	FY2029	FY2030	Total
JCC Library and Community Theatre	**$ -**	**$ 4,000,000**	**$ 18,000,000**	**$ 18,000,000**	**$ -**	**$ 40,000,000**
Plan Amounts:	*-*	*-*	*4,000,000*	*18,000,000*	*-*	*22,000,000*
Grove Area Library	**-**	**-**	**-**	**400,000**	**6,425,000**	**6,825,000**
Total	**$ -**	**$ 4,000,000**	**$ 18,000,000**	**$ 18,400,000**	**$ 6,425,000**	**$ 46,825,000**
Plan Total:	*-*	*-*	*4,000,000*	*18,000,000*	*-*	*$ 22,000,000*

Capital Project Requests – Community Development

Project	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Transportation Match	**$ 2,500,000**	**$ 2,750,000**	**$ 3,000,000**	**$ 3,250,000**	**$ 3,500,000**	**$ 15,000,000**
Open Space Match	**1,250,000**	**1,250,000**	**1,250,000**	**1,250,000**	**1,250,000**	**6,250,000**
Plan Amounts:	*1,250,000*	*1,250,000*	*1,250,000*	*1,250,000*	*-*	*5,000,000*
Transit Stop Improvements	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**	**1,250,000**
Total	**$ 4,000,000**	**$ 4,250,000**	**$ 4,500,000**	**$ 4,750,000**	**$ 5,000,000**	**$ 22,500,000**
Plan Total:	*1,250,000*	*1,250,000*	*1,250,000*	*1,250,000*	*-*	*$ 5,000,000*

FY2026-FY2030 Capital Maintenance Requests

Department	FY2026	FY2027	FY2028	FY2029	FY2030	Total
Parks and Recreation	**$ 1,083,000**	**$ 3,224,000**	**$ 1,027,000**	**$ 544,000**	**$ 177,000**	**$ 6,055,000**
Plan Amounts:	*1,005,000*	*2,461,000*	*471,000*	*474,000*	*-*	*4,411,000*
General Services	**6,871,840**	**4,071,490**	**4,667,890**	**4,515,070**	**4,484,210**	**24,610,500**
Plan Amounts:	*5,864,000*	*4,234,000*	*4,476,000*	*4,391,000*	*-*	*18,965,000*
Public Safety	**2,659,460**	**3,141,950**	**4,659,640**	**7,805,520**	**1,880,810**	**20,147,380**
Plan Amounts:	*2,563,000*	*858,000*	*1,148,000*	*7,851,000*	*-*	*12,420,000*
Schools	**11,922,000**	**9,585,000**	**16,374,000**	**12,075,000**	**15,866,000**	**65,822,000**
Plan Amounts:	*8,762,000*	*7,530,000*	*16,164,000*	*11,756,000*	*-*	*44,212,000*
Library	**1,376,180**	**1,109,000**	**-**	**-**	**-**	**2,485,180**
Plan Amounts:	*444,000*	*-*	*-*	*-*	*-*	*444,000*
Community Development	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**5,000,000**
Plan Amounts:	*-*	*-*	*1,000,000*	*1,000,000*	*-*	*2,000,000*
Information Resource Mgmt.	**400,000**	**450,000**	**375,000**	**-**	**-**	**1,225,000**
Plan Amounts:	*400,000*	*450,000*	*-*	*-*	*-*	*850,000*
Total	**$ 25,312,480**	**$ 22,581,440**	**$ 28,103,530**	**$ 25,939,590**	**$ 23,408,020**	**$ 125,345,060**
Plan Total:	*19,038,000*	*15,533,000*	*23,259,000*	*25,472,000*	*-*	*$ 83,302,000*

FY2025 - Existing Capital Projects & Maintenance as of Dec. 2024

Department	Remaining Budget	Number of Projects/ Maintenance Items
General Administration	$ 12,405,100	9
Schools	50,327,570	16
General Services	56,360,010	38
Parks and Recreation	8,653,440	14
Public Safety	5,226,470	14
Library	1,039,780	3
Other	5,917,730	7
Total	**$ 139,930,100**	**101**

FY2026 Budget Presentation
Capital Improvement Program Requests

Board of Supervisors Business Meeting

January 28, 2025

James City County VIRGINIA Jamestown 1607

Government Center Update

Next Steps

- BOS to consider moving forward with the design of an addition and the purpose of that addition
- Public input meeting(s) on a proposed library on the government center site
- If a decision to move forward with a library, BOS would vote on an addendum to the 2nd interim agreement for programming and schematic design of a library as the building addition.

Timeline Goals

- BOS retreat
- SUP coming before PC (May/June 2025) and BOS (June/July 2025)
    - New Traffic Study
    - VDOT abandonment of Ashbury Rd. ROW
- Final Site Plan approval (July/September 2025)
- Construction Funding- 1st phase of a comprehensive agreement (September/October 2025)
- Land Disturbing Permit/Site work (October/November 2025)

Questions

Permit and Plan Enforcement

February 7, 2025

Permit and Plan Enforcement - USBC

- For work regulated by the Virginia Uniform Statewide Building Code (“USBC”). Includes:
  - Building Permits, Mechanical Permits, Electrical Permits, Plumbing Permits
  - Operational Permits, including Amusement Devices and Elevators
  - Retaining walls
  - Change of Use/Occupancy permits; Certificates of Occupancy
  - Also includes “any man-made” activity within a regulated floodplain

Permit and Plan Enforcement - USBC

- After staff becomes aware and should staff follow-up requests for compliance be unsuccessful:
  - a formal Notice of Violation is issued by the Building Official. If unsuccessful,
  - the matter is referred to the County Attorney’s Office to pursue Injunctive Relief and/or Civil Penalties via the courts (only for continued non-compliance or violation of stop work orders)
- Civil Penalties are defined within county code and can be up to $4,000 per violation
- Permit fees are doubled for after the fact permits, per county code
- Tiered reinspection fees, per county code

Permit and Plan Enforcement - Stormwater

- For disturbance of RPA’s, after staff becomes aware:
  - A restoration plan is required
  - Civil Charge assessed by the BOS, up to $10,000
  - If wetlands are impacted, staff refers item to DEQ/VMRC and Army Corps of Engineers (separate and independent follow up and actions)
  - If approved restoration plan is not implemented, the county can complete the work and place a lien on the property
  - the matter is referred to the County Attorney’s Office to pursue Injunctive Relief and/or Civil Penalties via the courts (only for continued non-compliance)
- Civil Penalties are defined within county code and can be up to $5,000 per day/per violation, no maximum
- Permit fees are doubled for after the fact permits, per county code

Permit and Plan Enforcement - Stormwater

- For land disturbance, generally, after staff becomes aware and should staff follow-up requests for compliance be unsuccessful:
  - a formal Notice of Violation is issued. If unsuccessful,
  - Civil Charge assessed by the BOS, up to $2,000
  - the matter is referred to the County Attorney's Office to pursue Injunctive Relief and/or Civil Penalties via the courts (only for continued non-compliance or violation of stop work orders)
  - A restoration plan may be required
- Civil Penalties are defined within county code and can be up to $1,000 per day violation, up to $10,000 for ESC & up to $32,500 for SWM. Up to $2,000 for failure to follow permit conditions or failure to obey an injunction.
- Permit fees are doubled for after the fact permits, per county code. Higher charges required by state for state Construction General Permit
- Tiered reinspection fees, per county code

Permit and Plan Enforcement - Stormwater

- For disturbance of recorded Natural Open Space Easements, after staff becomes aware:
  - A restoration plan is required
  - If approved restoration plan is not implemented, the county can complete the work and place a lien on the property
  - the matter is referred to the County Attorney's Office to pursue Injunctive Relief and/or Civil Penalties via the courts (only for continued non-compliance)
- Civil Penalties are defined within state code and can be up to $32,500, maximum.
- Permit fees are doubled for after the fact permits, per county code

Permit and Plan Enforcement - Stormwater

- For Illicit Discharges, after staff becomes aware:
  - Owner is liable for all monitoring and cleanup costs
  - Civil Charge assessed by the BOS, up to $1,000
  - the matter is referred to the County Attorney’s Office to pursue Injunctive Relief and/or Civil Penalties via the courts (only for continued non-compliance)
- Civil Penalties are defined within county code and can be up to $1,000 per day/per violation, no maximum

Permit and Plan Enforcement - Stormwater

- For Failure to pump out Septic Tanks and should staff follow-up requests for compliance be unsuccessful:
  - the matter may be referred to the County Attorney's Office to pursue Injunctive Relief via the courts (only for continued non-compliance)

- For Failure to maintain private BMP's and should staff follow-up requests for compliance be unsuccessful:
  - the matter may be referred to the County Attorney's Office to pursue Injunctive Relief via the courts (only for continued non-compliance)

Permit and Plan Enforcement - Stormwater

- For Failure to complete requirements of approved plans (i.e., items that are guaranteed by surety, such as landscaping, public improvements, dedication of streets to VDOT, etc.), should staff follow-up requests for compliance be unsuccessful:
  - the matter is referred to the County Attorney’s Office to pursue funds guaranteed by the surety via the courts (only for continued non-compliance)
  - Tiered annual surety renewal fee, per county code

Permit and Plan Enforcement – Zoning Ordinance

- For work done without an approved site plan, after staff becomes aware and should staff follow-up requests for compliance be unsuccessful:
  - a formal Notice of Violation is issued by the Zoning Administrator. If unsuccessful,
  - the matter is referred to the County Attorney's Office to pursue Injunctive Relief and/or Criminal Sanctions via the courts (only for continued non-compliance)
- Criminal Sanctions are defined within county code. If found guilty of a misdemeanor offense and can be between $10-$1,000 each 30 days

Permit and Plan Enforcement – Zoning Ordinance

- Zoning Ordinance also allows staff to issue a summons for civil fines for certain violations:
  - Inoperable vehicles in residential or commercial districts,
  - Where signs are displayed, without having a sign permit,
  - Occupying a house where the family definition is not met,
  - Others include timbering in a buffer, certain dish antennae
- Civil fines range from $50-$100, once every 10 days, $3,000 max
- For commercial signs illegally placed within the right of way:
  - Signs are removed by staff; staff may assess charge of $134 per sign

Permit and Plan Enforcement

Property Maintenance Code

February 7, 2025

Update from March 12, 2022

Virginia Uniform Statewide Building Code

- *Virginia Construction Code* – regulations pertaining to the construction of new buildings and structures, additions and change of occupancy in existing buildings and structures
- *Virginia Rehabilitation Code* – this section contains optional regulations specific to the rehabilitation of existing buildings that may be used as an acceptable alternative to the Virginia Construction Code
- *Virginia Maintenance Code* –this section contains regulations for the maintenance of existing structures which is enforced at the option of local governments

Property Maintenance Code

- The Maintenance Code Inspection Program is aimed at the maintenance of existing buildings and structures, whether occupied or not.

- Common violations typically include:

Exterior	Interior
Paint peeling and flaking	Plumbing leaks
Loose and missing roof shingles	Electrical system hazards
Missing or deteriorated siding	Inoperative heating systems
Sheds or fences in disrepair	Damage from leaking roofs
Gutters rusted or hanging loose	Pest infestation
Damaged fixtures and mechanical devices	Holes and cracks in walls and other coverings
Damaged/broken windows and screens	Smoke detector missing or inoperative
Loose handrails and guardrails	

Property Maintenance Code

Sections of the Code

- Chapter 1 – Administration
  - General
  - Purpose and Scope
  - Application & Enforcement
  - Unsafe Structures or Structures Unfit for Human Habitation
  - Appeals
- Chapter 2 – Definitions

Property Maintenance Code

Sections of the Code

- Chapter 3 – General Requirements
  - General
  - Exterior Property Areas
  - Swimming Pools, Spas and Hot Tubs
  - Exterior Structure
  - Interior Structure
  - Handrails and Guardrails
  - Rubbish and Garbage
  - Extermination
  - Lead Based Paint
  - Above Ground Liquid Fertilizer Storage

Property Maintenance Code

Sections of the Code

- Chapter 4 – Light Ventilation and Occupancy Limitations
    - General
    - Light
    - Ventilation
    - Occupancy Limitations

Property Maintenance Code

Sections of the Code

- Chapter 5 – Plumbing Facilities and Fixture Requirements
    - General
    - Required Facilities
    - Toilet Rooms
    - Plumbing Systems and Fixtures
    - Water Systems
    - Sanitary Drainage System
    - Storm Drainage

Property Maintenance Code

Sections of the Code

- Chapter 6 – Mechanical and Electrical Requirements
    - General
    - Heating and Cooling Facilities
    - Mechanical Equipment
    - Electrical Facilities
    - Electrical Equipment
    - Elevators, Escalators, and Dumbwaiters
    - Duct Systems

Property Maintenance Code

Sections of the Code

- Chapter 7 – Fire Safety Systems
  - General
  - Means of Egress
  - Fire-Resistance Ratings
  - Fire Protection Systems
  - Carbon Monoxide Alarms and Detection

Property Maintenance Code

- Pro's

  Improves the community

  Improves the housing stock

  Protects neighborhood property values

- Con's

  This approach will be viewed by many citizens as over burdensome and unnecessary

  It will require a significant County investment to establish a maintenance code enforcement division.

Property Maintenance Code

JCC pop. 82,654; 34,967 dwelling units

Counties that have adopted the Code, in its entirety

- Amherst (pop. 31,396; # of dwelling units: 14,403)
- Arlington (pop. 234,162; # dwelling unit: 123,963)
- Buchanan (pop. 19,087; # of dwelling units: 10,329)
- Chesterfield* (pop. 383,876; # of dwelling units: 148,930) *only for larger m.f. buildings
- Fairfax (pop. 1,141,878; # of dwelling units: 431,036)
- Greensville (pop. 11,133; # of dwelling units: 45,241)
- Hanover* (pop. 114,148; # of dwelling units: 14,403) *only 15% of county
- Isle of Wight (pop. 40,711; # of dwelling units: 17,566)
- Lee (pop. 21,745; # of dwelling units: 10,849)
- Wise (pop. 35,174; # of dwelling units: 16,615)

Property Maintenance Code

JCC pop. 82,654; 34,967 dwelling units

Counties that have adopted parts of the Code

- Culpeper (pop. 54,973; # of dwelling units: 20,041) only for unsafe, vacant structures
- Frederick (pop. 95,994; # of dwelling units: 37,880) only for life safety and occupancy
- Loudoun (pop. 436,347; # of dwelling units: 149,234) exterior; occupancy limitations
- Mecklenburg (pop. 30,648; # of dwelling units: 19,503) only for unsafe structures
- Middlesex (pop. 10,924; # of dwelling units: 7,206) only for unsafe, vacant structures
- Prince George (pop. 42,871; # of dwelling units: 13,641) all, except for rental inspections
- Spotsylvania (pop. 149,588; # of dwelling units: 57,048) only for occupancy limitations

Property Maintenance Code

- Discussed by BOS in 2002 and 2022. At that time, staff recommended approval of the Unsafe Structures Ordinance.

- In 2002 and 2022, staff did not recommend approval of the VMC given policy and staffing/budget implications.

- Staff estimates the program would 4-5 additional staff, plus initial start up costs, plus ongoing operational costs.

Property Maintenance Code

Additional considerations:

- The code cannot be used to establish or enforce any aesthetic or architectural design considerations
- JCC currently has an Unsafe Structures Policy in Place
- JCC currently has existing code provisions for
  - Tall grass, weeds, trash, junk cars, invasive plant species, # of unrelated persons who may occupy a living unit

Property Maintenance Code