AGENDA
JAMES CITY COUNTY BOARD OF SUPERVISORS
BUSINESS MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
July 28, 2026
1:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATION(S)

1. Proclamation - National Night Out 2026
2. Proclamation - National Emergency Management Awareness Month
3. VDOT Quarterly Update
4. Live Performance Venue

D. CONSENT CALENDAR

1. Acceptance of Funds - $2,165 - Virginia Forfeited Asset Sharing Program
2. Authorization to Purchase 10 Police Vehicles - $456,101
3. Authorization of Salary Increase
4. Authorizing Submission of a Federal Home Loan Bank Affordable Housing Program Grant Application
5. Contract Award - $948,853 - The Moores Phase 1 Site Preparation
6. Contract Renewal - $872,975.82 - Microsoft Enterprise Software Agreement
7. Contract Renewal - $270,157.50 - Eagleview for Oblique/Aerial Imagery
8. Dedication of Hitchen's Lane in the Walnut Grove Subdivision
9. Dedication of the Streets in the Michelle Point Subdivision
10. Grant Award - $65,000 - Behavioral Health Docket
11. Grant Award - $50,319 - Commonwealth's Attorney - Virginia Domestic Violence Victim Fund
12. Grant Award - $195,382 - Commonwealth's Attorney - Victim Witness Assistance Program
13. Grant Award - $80,113 - Four-for-Life - Return to Localities Fund

14. Grant Award - $36,000 - Radiological Emergency Preparedness

15. Grant Award - $472,510 - Virginia Department of Fire Programs Fund

16. Grant Award- $47,957- Virginia Opioid Abatement Authority Colonial Behavioral Health/Historic Triangle Drug Prevention Coalition

17. Granting of Utility Easements for the Consolidated County Government Center - 5231 Longhill Road

18. Minutes Adoption

E. BOARD DISCUSSIONS

1. Senior and Disabled Tax Exemption

2. Government Center Update

3. Norge Hall

4. Expanded Polystyrene (EPS)

5. Solid Waste and Recycling Services RFP and Grove Convenience Center Updates; Consolidated Billing Timeline

F. BOARD CONSIDERATION(S)

1. Annual Services Contract — Curbside Recycling Services

G. BOARD REQUESTS AND DIRECTIVES

H. REPORTS OF THE COUNTY ADMINISTRATOR

I. CLOSED SESSION

1. Consideration of a personnel matter, the appointment of individuals to County Boards and/or Commissions, pursuant to Section 2.2-3711(A)(1) of the Code of Virginia

    a. Appointments to the Inaugural Board of Directors for the James City County Community Land Trust

    b. Clean County Commission Reappointments

    c. Appointments - Williamsburg Regional Library Board of Directors

2. Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel pursuant to Section 2.2-3711 (A)(8) of the Code of Virginia and pertaining to Busch Gardens.

3. Discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711 (A)(29) of the Code of Virginia and pertaining to the contract for the Williamsburg Regional Library System.

4. Certification of Closed Session

J. ADJOURNMENT

1. Adjourn until 5 pm on September 8, 2026 for the Regular Meeting

NATIONAL NIGHT OUT 2026 PROCLAMATION

WHEREAS, the National Association of Town Watch (NATW) is sponsoring a unique, nationwide crime, drug and violence prevention program on August 4th, 2026 entitled “National Night Out”; and

WHEREAS, the “43rd Annual National Night Out” provides a unique opportunity for James City County to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, the James City County Police Department plays a vital role through joint crime, drug and violence prevention efforts in James City County and is supporting “National Night Out 2026” locally; and

WHEREAS, it is essential that all citizens of James City County be aware of the importance of crime prevention programs and impact that their participation can have on reducing crime, drugs and violence in James City County; and

WHEREAS, police-community partnerships, neighborhoods safety, awareness and cooperation are important themes of the “National Night Out” program;

NOW, THEREFORE WE, The Board of Supervisors of James City County, do hereby call upon all citizens of James City County to join the James City County Police Department in supporting the “43rd Annual National Night Out” on August 4th, 2026.

FURTHER, LET IT BE RESOLVED THAT, WE, the Board of Supervisors, do hereby proclaim Tuesday, August 4th, 2026 as “NATIONAL NIGHT OUT” in James City County.

PROCLAMATION

National Emergency Management Awareness Month – August 2026

WHEREAS, *emergencies and disasters can occur unexpectedly, posing significant threats to life, property, and the environment; and*

WHEREAS, *local emergency managers, emergency managers across all sectors, community leaders, State governments, and the Federal Emergency Management Agency (FEMA) dedicate countless hours to developing preparedness, response, recovery, and mitigation programs to protect the lives and property of all persons living in the United States (U.S.) and U.S. territories; and*

WHEREAS, *emergency managers across the U.S. and U.S. territories are charged with establishing and maintaining the capabilities necessary to effectively direct, coordinate, and support emergency and disaster response and recovery efforts; and*

WHEREAS, *the mission areas of prevention, protection, mitigation, response, and recovery align with the core capabilities identified in the National Preparedness Goal; and*

WHEREAS, *the emergency managers serve the nation by responding to countless emergencies and disasters each year, demonstrating commitment, compassion, and professionalism in protecting the public, and*

WHEREAS, *the efforts of our nation's emergency managers have helped millions of community members across the U.S. recover, rebuild, and become more resilient in the face of adversity.*

NOW, THEREFORE BE IT RESOLVED, *that I, Chairman of the Board of Supervisors of James City County, Virginia, does hereby recognize* ***the month of August as National Emergency Management Awareness Month*** *in conjunction with National Preparedness Month in September***.**

IN WITNESS, WHEREOF, *I hereunto set my hand and caused the seal of the County of James City, Virginia to be affixed this 28th day of July 2026.*

John J. McGlennon
Chairman, Board of Supervisors

VDOT QUARTERLY TRANSPORTATION UPDATE
JAMES CITY COUNTY BOARD OF SUPERVISORS MEETING
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FY26 4th Quarter Maintenance Accomplishments (April 1, 2026 – June 30, 2026)

State Forces from the Croaker and Williamsburg Area Headquarters completed 675 of the 781 Work Orders received and an 86% completion rate. 106 of the 781 were outstanding as of June 30.

JAMES CITY COUNTY CSC GENERATED SERVICE REQUESTS

TASK	RECIEVED	CLOSED	OUTSTANDING	COMPLETION %
70006 - Incidental Maintenance	82	67	15	81.7%
70103 - Slope & Erosion Stabilization	21	15	6	71.4%
70104 - DI Clean and Repair	10	8	2	80.0%
70107 - Roadside Trash	3	3	0	100.0%
70138 - Ditch Inspection	3	3	0	100.0%
70139 - Pipe Inspection	1	1	0	100.0%
70149 - Ditching (All)	54	33	21	61.1%
70151 - Tree Removal	14	11	3	78.6%
70156 - Mowing (Machine)	11	6	5	54.5%
70157 - TreeTrimming/Pruning	28	16	12	57.1%
70158 - Brush Removal	6	6	0	100.0%
70227 - Road Surface Hand Patching	87	77	10	88.5%
71142 - Sweeping Road Surface	4	2	2	50.0%
71144 - Dead Animal Removal	87	87	0	100.0%
71145 - Spot Litter Removal	1	1	0	100.0%
72205 - Unpaved Road Machining; Grading; Shaping	2	1	1	50.0%
72206 - Pipe/Culvert Clean & Repair	37	20	17	54.1%
72207 - Storm Water Basin	1	1	0	100.0%
72208 - Unpaved Shoulder Machining; Grading; Shp	5	3	2	60.0%
72215 - Re-hang/Repair Sign; Post; Strct	31	31	0	100.0%
72222 - Incidental Concrete	5	0	5	0.0%
72228 - Machine Patching using Plant Mix or Liquid	1	1	0	100.0%
73217 - Sound Barriers and Fences	1	1	0	100.0%
73308 - Pipe/Culvert Replace	1	1	0	100.0%
73322 - Thermoplastic/Epoxy Stripe/Marking	2	2	0	100.0%
74774 - Incident Response	5	5	0	100.0%
76101 - Debris Removal - Non-Storm	61	59	2	96.7%
TOTALS:	**564**	**461**	**103**	**81.7%**

VDOT QUARTERLY TRANSPORTATION UPDATE
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VDOT AHQ STAFF GENERATED WO ACCOMPLISHMENTS

TASK	CREATED	CLOSED	OUTSTANDING	COMPLETION %
70006 - Incidental Maintenance	22	22	0	100.0%
70103 - Slope & Erosion Stabilization	1	0	1	0.0%
70104 - DI Clean and Repair	1	1	0	100.0%
70138 - Ditch Inspection	1	1	0	100.0%
70139 - Pipe Inspection	3	2	1	66.7%
70149 - Ditching (All)	20	19	1	95.0%
70151 - Tree Removal	5	5	0	100.0%
70155 - Mowing (Hand)	4	4	0	100.0%
70156 - Mowing (Machine)	7	7	0	100.0%
70157 - TreeTrimming/Pruning	8	8	0	100.0%
70158 - Brush Removal	1	1	0	100.0%
70227 - Road Surface Hand Patching	8	8	0	100.0%
71142 - Sweeping Road Surface	5	5	0	100.0%
71144 - Dead Animal Removal	3	3	0	100.0%
71145 - Spot Litter Removal	6	6	0	100.0%
72206 - Pipe/Culvert Clean & Repair	5	5	0	100.0%
72208 - Unpaved Shoulder Machining; Grading; Shp	2	2	0	100.0%
72215 - Re-hang/Repair Sign; Post; Strct	77	77	0	100.0%
72228 - Machine Patching using Plant Mix or Liquid	5	5	0	100.0%
73217 - Sound Barriers and Fences	1	1	0	100.0%
73500 - Restore / Replace Sign	1	1	0	100.0%
74774 - Incident Response	2	2	0	100.0%
76101 - Debris Removal - Non-Storm	16	16	0	100.0%
Miscellaneous	13	13	0	100.0%
TOTALS:	**217**	**214**	**3**	**98.6%**

**Drainage work accomplishments pertaining to ditch and pipe cleaning have been a priority and are routinely our top activities. Crews continue to perform pavement repairs of potholes and failing pavement surfaces.*

During FY26 (July 1, 2025 – June 30, 2026) our State Forces from both the Croaker and Williamsburg Area Headquarters have responded to 2,653 service requests in James City County. A total of 2,414 (94%) of those service requests were completed/resolved. For some additional perspective, each AHQ team consists of 14 members, 28 total between the two locations. This equivalates to approximately 94 service requests per team member. Both AHQ's also provide similar service levels to York County

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2026 Roadside Mowing and Litter Removal

Notice to Proceed Cycle Start Date No Later Than	Location	Activity
02/02/26	JCC	*Litter Pick-up Primary Routes--***COMPLETE***
02/20/26	JCC	*Litter Pick-up Secondary Routes--***COMPLETE***
04/02/26	JCC	*Mow/Trim/Litter Pick-up Primary Routes--***COMPLETE***
05/01/26	JCC	Mow/Trim/Litter Pick-up Primary & Secondary Routes-***COMPLETE***
06/10/26	JCC	Mow/Trim/Litter Pick-up Primary & Secondary Routes--***COMPLETE***
07/22/26	JCC	*Mow/Trim/Litter Pick-up Primary Routes—***IN PROGRSS***
08/23/26	JCC	Mow/Trim/Litter Pick-up Primary & Secondary Routes
09/23/26	JCC	*Mow/Trim/Litter Pick-up Primary Routes
10/30/26	JCC	Mow/Trim/Litter Pick-up Primary & Secondary Routes

2026 Paving Operations

PM-5E-26

RNS Route Name	Lane Direction	From Desc	To Description
R-VA SR00005EB	B	0.08 Mi W Prosperity Ct	Paving Joint 65' West of Carolina Blvd.
R-VA US00060EB	E	Joint 300' S of (Rte. 723) Old Church Road	Joint 800' S of Williamsburg Village Dr.
R-VA US00060WB	W	0.12 Mi E Rte 761 (Norge Ln) Begin Divide	Joint 800' S of Williamsburg Village Dr.
R-VA US00060EB	B	Joint 0.03 Mi E Quarterpath Rd (Williamsburg/James City Countyline)	Joint 595' E of Rte. 1000 (Battery Blvd.) (before divide)

COMPLETE

** Route 60 (Old Church Rd to Williamsburg Village Dr) should now begin the first week of August 2026, VNG work delayed original July start date.*

PM-5K-26

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RNS Route Name	MP From	MP To	From Desc
R-VA SR00030EB	6.67	6.68	Croaker Park and Ride

COMPLETE

PM-5R-26 – *14-month schedule Powhatan Shores, Springhill & Monticello Woods*

RNS Route Name	Route Name	From Desc	To Description
R-VA047SC01450EB	Constance Ave	(Route 682) Neck-O-Land	(Route 1455) Lands End Dr
R-VA047SC01451NB	Discovery Ln	(Route 1460) Branscome Blvd	(Route 1450) Constance Ave
R-VA047SC01452EB	Morgan Dr	(Route 1451) Discovery Ln	(Route 682) Neck-O-Land
R-VA047SC01453EB	Godspeed Ln	(Route 1450) Constance Ave	(Route 1454) Lavelle Ct
R-VA047SC01454EB	Lavelle Ct	Cul de sac Lavelle Ct	Cul de sac Lavelle Ct
R-VA047SC01455EB	Lands End Dr	(Route 1450) Constance Dr	Cul de sac
R-VA047SC01456EB	Hiawatha Ct	(Route 1455) Lands End Dr	Cul de sac
R-VA047SC01460EB	Branscome Blvd	(Route 682) Neck-O-Land Rd	Cul de sac
R-VA047SC01561NB	Springhill Dr	(Route 613) News Rd	(Route 1562) Driftwood Way
R-VA047SC01562EB	Driftwood Way	Cul de sac	(Route 1565) Teakwood Dr
R-VA047SC01563NB	Rosewood Ct	Cul de sac	(Route 1562) Driftwood Way
R-VA047SC01564NB	Boxwood Ln	(Route 1565) Teakwood Drive	(Route 1562) Driftwood Way
R-VA047SC01565EB	Teakwood Dr	Cul de sac	Cul de sac
R-VA047SC01566NB	Cedarwood Ln	Cul de sac	(Route 1565) Teakwood Dr

R-VA047SC01571NB	Oakwood Dr	(Route 1564) Boxwood Lane	(Route 1565) Teakwood Drive
R-VA047SC01572NB	Stonewood Ln	(Route 1564) Boxwood Lane	(Route 1565) Teakwood Drive
R-VA047SC01573NB	Silverwood Dr	(Route 1564) Boxwood Lane	(Route 1565) Teakwood Drive
R-VA047SC01574EB	Earl Lee Cove	(Route 1564) Boxwood Lane	Cul de sac
R-VA047SC01737NB	Amendment Ct	(Route 1743) Ambassador Cir	(Route 1740) Carlas Hope Rd
R-VA047SC01738NB	Tettington Ct	(Route 1739) Amendment Ct	Cul de sac
R-VA047SC01739NB	Betsy Ross Ct	Cul de sac	(Route 1737) Amendment Ct
R-VA047SC01740EB	Carlas Hope Rd	(Route 1743) Ambassador Cir	(Route 1743) Ambassador Cir
R-VA047SC01741NB	Galverneck	(Route 1740) Carlas Hope Rd	Cul de sac
R-VA047SC01742NB	Independence Way	Joint approx. 54' from (Route 5000) Monticello Ave	(Route 1743) Ambassador Cir
R-VA047SC01743EB	Ambassador Ct	(Route 1740) Carlas Hope Rd	(Route 1740) Carlas Hope Rd
R-VA047SC01743EB	Ambassador Ct	(Route 1740) Carlas Hope Rd	Cul de sac

**Milling & Paving operations began on 07/13/26.*

FY27 CSOI (County Safety Operational Improvements)

Have not yet received fund distribution for FY27, however, FY26 funding levels are expected. Unlike last year, there was no funding carryover from FY26 as all available funds were utilized.

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Locality	Budget Allocation	Project Estimate	Project Expense	Balance	Project Description / Comments
James City County	$ 169,412.22				
	48.1%	$ 81,498.91	$ 81,498.91	$ 87,913.31	WIL0000443-Greensprings Plantation-Sidewalks / Curb & Gutter
	9.4%	$ 16,000.53	$ 16,000.53	$ 71,912.78	WIL0000443-Lake Powell Point-Sidewalks / Curb & Gutter / ADA Ramp
	4.7%	$ 7,986.07	$ 7,986.07	$ 63,926.71	WIL0000443-219 Old Card Rd-Curb & Gutter
	2.4%	$ 4,109.73	$ 4,109.73	$ 59,816.98	WIL0000443-4027 Galverneck-Curb & Gutter
	0.0%	$ -	$ -	$ 59,816.98	
	0.0%	$ -	$ -	$ 59,816.98	
	35.31%	**Remaining % of Allocation**		**$ 59,816.98**	**Remaining Funds**

VDOT Projects In Design

UPC: 115512 - #SMART20 – Longhill Road Shared Use Path
Project Purpose: Construction *of a shared use path to fill gaps on Longhill Rd from Lane Place to Charing Cross.*
Current Advertisement Date: 06/09/2026
Project Award Date: 08/28/2026

UPC: 125301 – Jamestown High School Sidewalk / Crosswalk
Project Purpose: *Sidewalk project to provide pedestrian access to Jamestown High School. Project would install crosswalk striping, pedestrian signal heads and necessary signage to allow for the safe crossing of John Tyler Highway and Eagle Way.*
Current Advertisement Date: 10/10/2028
Project Award Date: 12/27/2028

UPC: 102980 – Pocahontas Trail Widening and Complete Street – P1
Project Purpose: *Upgrade Pocahontas Trail to 3 lanes with median turn lane, curb & gutter, a 5' wide sidewalk with a 4' buffer along eastbound Route 60, an 8' wide Shared Use Path (SUP) with a 5' buffer along westbound Route 60, pedestrian lighting, and bus pull offs. Design Waivers will be prepared for the SUP width and buffer as required.*
Current Advertisement Date: 06/12/2029
Project Award Date: 08/11/2029

UPC: 119376 – #SMART22 Airport, Mooretown, and Richmond Rd Improvements
Project Purpose: *Intersection improvements for Airport Rd and Mooretown Rd to include a roundabout. Improve the intersection of Richmond Rd and Airport Rd to include a right only onto Richmond Rd. Richmond Rd will have lane reassignments and U-turn points.*
Current Advertisement Date: 06/11/2030

Project Award Date: 08/28/2030

UPC: 127600 – Richmond Rd Sidewalk

Project Purpose: *Project will provide the first segment of a 5' sidewalk project along Richmond within the existing gap between Bush Springs Road and 7607 Richmond Road. The entire sidewalk gap extends to Oakland Drive, and it will increase the walkability along Richmond Road from Toano to Norge.*

Current Advertisement Date: 08/12/2031

Project Award Date: TBD

UPC: 129600 – Motoaka Elementary Sidewalk (T.A.P. Application ID: 12722)

Project Purpose: P*roject will construct approximately 3,800 feet of sidewalk along Brick Bat Road to connect the existing sidewalk at Matoaka Elementary School to two existing sidewalks along Centerville Road. The project will also construct a pedestrian crossing and ADA-compliant curb ramps at the intersection of Brick Bat Road and Centerville Road.*

Current Advertisement Date: 11/13/2029

Project Award Date: TBD

UPC: 129522 – Jamestown Road and Greensprings Rd intersection improvements (Rev. Share Application ID: 12739)

Project Purpose: P*roject provides intersection improvements to replace the curve on Greensprings Road as vehicles travel towards Jamestown Road. By creating a new intersection, this would better align Jamestown Road with Greensprings Road.*

Current Advertisement Date: N/A

Project Award Date: TBD

VDOT Projects Pending

UPC's: 123052 & 123148 – Route 30 / Route 746 & Route 5 / Route 614 Intersection Projects

Project Purpose: *123052-This is to install a permanent island, signage and paint markings to prohibit left turns at this intersection; specifically, the left turn out of School House Lane where it comes out of Old Stage Road (746) onto Rochambeau (30). 123148-This is to install a directional island, signage, lane markers, and other measures at the intersection to prohibit left turns.*

Current Status: Advertisement anticipated within next 30-45 days.

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Pinedell Rd Crosspipe Replacement
Project Purpose: Replace existing failing pipes with one 60" pipe.
Current Status: FY26 cost estimate exceeded funding availability. Funding was withdrawn to pay down deficit resulting from winter season costs. Funding has been requested but no secured at this time.

VDOT Projects Awarded, Under Construction, Recently Completed

UPC: 126089 - HITS Guardrail Contract – On Call
Project Purpose: Repairs to damaged guardrails as reported.
Current Progress: 25 of 25 hits repaired during second term of current contract.

UPC: 100920 - Croaker Road Widening Project
Project Purpose: Widening road for increased capacity.
FCD: 11/18/2027
Progress Update: Item 1 - Correction of environmental issues throughout the project due to heavy rain events.
Item 2 - Re-grading abutment slopes
Upcoming Activities: Item 1 – Install fill on Phase 2 side, station 222+00 to 224+00.
Item 2 – Rose Lane relocation in progress.
Item 3 – Pavement tie ins at Station At Norge Apartments and Croaker Rd & Rose Lane and Croaker Rd.

UPC: 1121185 - Croaker Road Widening Project (REV Share)
Project Purpose: Installation of a traffic signal at the intersection of Jolly Pond Road and Centerville Road near Colonial Heritage
Progress Update: Signal installation complete and operational 07/21/26.

GAP C Design Build Project Update

Project Purpose: An 8.5 miles long segment of I-64 EB & WB from 1.5 miles west of Exit 227 (Route 30 Old Stage Road) to 2.75 miles west of Exit 231 (Route 607 Croaker Road). Will

increase capacity from 4 lanes to 6 lanes. Gap C Design Build is awarded and is under construction.
FCD: 11/19/2027
Current Milestones: Item 1 – 12/31/2025 – Early opening of the Lightfoot Park & Ride Lot- COMPLETED
Item 2 – 11/20/2026 – Early completion of EB & WB lanes for approximately ½ mile into GAP B Segment limits (New Kent County Line)
Item 3 – 05/19/2027 – Early opening of 3 EB & WB lanes for about 1 ½ miles. This will provide congestion relief from Route 607/Croaker Rd (EXIT 231) to the eastern limits of GAP Segment C.
Six Mount Zion closure
Virginia Natural Gas utility relocation efforts will keep the closure in place, likely through the remainder of summer 2026 until sometime between Labor Day and September 21.

Traffic Engineering Studies – Recently Completed

Route 714 (Surry Dr) – Sign Study
Submitted: 03/09/26
Completed: 06/22/26
Result/Recommendation: Neighborhood speed limit placard and stop signs installed at intersections in the neighborhood.

Route 631 (Little Creek Dam Rd) – General Operations
Submitted: 02/11/26
Completed: 06/26/26
Result/Recommendation: Installation of "Winding Road" signs traveling in both directions.

Route 60 (Pocahontas Tr) – Crosswalk – WATA Stops
Submitted: 12/19/25
Completed: 07/09/26
Result/Recommendation: Current configuration does not support crosswalk installation. Mid-block crossing recommended, JCC plans to apply for TA funding.

Route 321 (Monticello Ave) – Crosswalks – Windsormeade Way & Monticello Marketplace
Submitted: 12/19/25
Completed: 07/09/26
Result/Recommendation: Design for pedestrian signal beacons and warning signs along with a center refuge and ADA compliant curb ramps.

Route 604 (Barlow Rd) – General Safety – Intersection of Tom Thomas Rd
Submitted: 07/21/25
Completed:07/16/26

Result/Recommendation: Replace damaged delineators, install intersections warning signs in both directions on Route 604, and install stop bar on Thom Thomas Rd.

Route 614 (Greensprings Rd) – Speed Study
Submitted: 07/07/25
Completed: 07/16/26
Result/Recommendation: Retain current 45MPH speed limit.

Route 613 (News Rd) – Intersection Safety
Submitted: 07/07/25
Completed: 07/16/26
Result/Recommendation: Implemented step down speed limit from 45MPH to 35MPH.

Traffic Engineering Studies – Queued for Study

Route 615 (Ironbound Rd) – FYA Review
Submitted: 02/12/25
Completed: PENDING
Scope: Assess intersections of Ironbound Rd with both Discovery Pard Rd and Watford Lane for FYA.

Route 60 (Pocahontas Tr) – Signal Warrant
Submitted: 07/21/25
Completed: PENDING
Scope: Assess intersection of Route 199 Ramp and Route 60, determine if signal warrants are met.

Route 1830 (New Town Ave) – Crosswalk
Submitted: 02/25/26
Completed: PENDING
Scope: Assess for crosswalk installation at multi-use path.

Route 1837 (Casey Blvd) – Crosswalk
Submitted: 02/25/26
Completed: PENDING
Scope: Assess for crosswalk installation at multi-use path.

Route 631 (Chickahominy Rd) – Signal Warrant
Submitted: 03/31/26
Completed: PENDING
Scope: Assess intersection of Route 631 and Route 60, determine if signal warrants are met.

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Route 610 (Forge Rd) – Pavement Markings
Submitted: 04/22/26
Completed: PENDING
Scope: Assess for removal of passing zone.

Route 607 (Croaker Rd) – Pavement Markings
Submitted: 05/04/26
Completed: PENDING
Scope: Assess for crossover pavement markings at Fenton Mill Rd.

Route 199 (Humelsine Pkwy) – Pavement markings
Submitted: 05/19/26
Completed: PENDING
Scope: Review for consideration of pavement marking and/or rumble strips at the approach to the Quarterpath Rd intersection.

Route 606 (Riverview Rd) – Pavement Markings
Submitted: 07/14/26
Completed: PENDING
Scope: Assess for centerline roadway markings.

Route 5 (John Tyler Hwy) – School Zone
Submitted: 07/23/26
Completed: PENDING
Scope: Speed study for school zone for Jamestown High School.

Route 613 (Brick Bat Rd) – School Zone
Submitted: 07/23/26
Completed: PENDING
Scope: Speed study for school zone for Mataoka Elementary School.

Studies-Other

RSA –Route 30 (Old Stage Road / New Kent Highway)
New Kent County from milepost 53.72 to milepost 56.27 in James City County – ***Complete.*** Recommended safety countermeasures range from pavement markings to roundabout installation, to roadway realignment.

Project Pipeline Study – Centerville Road and Richmond Road
Scope: To analyze the operational and safety issues identified on Centerville Road and Route 60, with a focus on providing enhanced transit access, pedestrian safety, roadway

safety, bike access, pedestrian access, and transportation demand management. – ***Study Schedule ends August 2026***

Project Pipeline Study – Rte. 199 through John Tyler, Jamestown and Brookwood Roads— ***No new information.***

Surry Crossing Study – Study currently being developed and led by Central Office Environmental 11/30/26 Expected Completion – ***No new information.***


GREATER WILLIAMSBURG
LIVE PERFORMANCE VENUE
HISTORIC TRIANGLE
RECREATIONAL FACILITIES AUTHORITY
meb. | CLARKNEXSEN
DESIGN-BUILD TEAM

GREATER WILLIAMSBURG
LIVE PERFORMANCE VENUE

DESIGN-BUILD TEAM

HOW WE *GOT HERE*

REGIONAL PERFORMANCE VENUE *TIMELINE*

1960s
- Colonial Williamsburg, William & Mary, and local economies expand
- W&M builds Phi Beta Kappa Hall - Launches annual concert series
- Virginia Regional Ballet founded

1960s-70s
- Messiah Chorus (later Williamsburg Choral Guild) and Wednesday Morning Music Club (now Williamsburg Music Club) are established
- Williamsburg Players begin performances

1970s-80s
- Faculty members establish Williamsburg Symphonia (now Williamsburg Symphony Orchestra)

1990s
- Local citizens and arts organizations formed a steering group to study creating a premier performing arts venue in the Williamsburg area
- Project paused due to Ferguson Center for the Arts construction

1996
- The Williamsburg Area Civic & Cultural Center was established as a non-profit, envisioning a 1,000-1,500 seat facility costing around $21M

1997
- Potential users were surveyed and various sites were evaluated for the facility

1998-1999
- A commissioned needs assessment recommended a 75,000 SF facility costing $25-30M to serve multiple local and regional arts organizations

1999-2003
- William & Mary explored expanding Lake Matoaka Amphitheater for community use but ultimately chose a modest renovation for college needs only

2000
- The WA3C proposed a 1,200-seat concert hall costing $15-20M, planned to open by Jamestown's 400th anniversary

2002-2003
- WA3C evolved into WAPAC, pursuing a 1,200-1,500 seat European-style performance hall to serve 35 local arts groups

2003
- The WA3C recommended incorporating a 1,200-seat cultural arts center into the planned third high school

2004
- An updated needs assessment recommended building a 1,000-1,200 seat multipurpose hall at the third high school

2000-2010
- Naama Zahaavi Ely establishes Opera in Williamsburg, staging two operas per season

2017
- Venue initiative restarts but halted by COVID-19 pandemic

2022
- Williamsburg Area Arts Commission conducts post-pandemic survey of arts groups
- Commission presents needs assessment to Williamsburg, James City County, & York County

2023
- ALPV Conducted a Needs Assessment with Stakeholders Submitted a Grant to the TDFGRC

2024
- Collaborated with Design-Build Team on scope development
- Secured city grant for Victus Advisors study, participated in research and submitted to City

2025-2026
- Continued support and advocacy for the Live Performance Venue

ADVOCATES FOR A LIVE PERFORMANCE VENUE

Regional performing arts groups ▪ Strong desire for a performance venue

Groups include organizations from all three localities:

WILLIAMSBURG CHORAL GUILD

AMPERSAND INTERNATIONAL ARTS FESTIVAL

Williamsburg Players

WILLIAMSBURG YOUTH ORCHESTRA

VSO VIRGINIA SYMPHONY ORCHESTRA

VIRGINIA ARTS FESTIVAL | WILLIAMSBURG LIVE

Virginia Regional Ballet

THE WILLIAMSBURG SYMPHONY ORCHESTRA

Opera in Williamsburg (VA)

GROUP DATES TO

1996

IN VARIOUS FORMS

Approx. 80-90 existing event days (*including rehearsal days*)

TIMELINE FOR A LIVE PERFORMANCE VENUE

2022

January
Unsolicited PPEA for Sports Center Development

September
NTP for Interim Agreement for Sports Center

December
Local group petitions City Council for an indoor performing arts center

2023

March
MEB Team submits proposal Williamsburg TDF
ALPV submits proposal Williamsburg TDF

April
Development team and ALPV work together

July
Awarded TDF funds to help design a venue

December
City Council requests HTRFA study LPV

2024

January - May
Research, design concepts, & presentations

June
NTP for Interim Agreement for LPV

2025

January
IA Substantial Completion (project paused)

2026

Summer
Presentations to HTRFA and localities

WHO WE ARE

DESIGN-BUILD TEAM

HRTFA

MEB
Design-Builder

Clark Nexsen
Lead Architect / Engineer

Guernsey Tingle
Consulting Architect

Timmons Group
Civil Engineer

Theater Projects
Design Consultant

Henderson
Site & Civil Contractor

IMGoing / Virginia Arts Festival
Entertainment Venue Operations

GREATER WILLIAMSBURG
LIVE PERFORMANCE VENUE

mᴇb. | CLARKNEXSEN
DESIGN-BUILD TEAM

INTERIM AGREEMENT-2024

PPEA SUBMISSION *MASTER PLAN*

GREATER WILLIAMSBURG
LIVE PERFORMANCE VENUE

m=b. | CLARKNEXSEN
DESIGN-BUILD TEAM

NEW *PROGRAM*

CURRENT *DESIGN SCOPE*

68,000 SF INDOOR PERFORMANCE CENTER

▪ 1,000 SEATED / 1,700 GA ▪ *500 FIXED SEATS / 500 PORTABLE SEATS* ▪ FIRST & SECOND LEVEL FIXED SEATING ▪ *43' X 93' STAGEHOUSE, EQUIPMENT & CATWALK* ▪ 6 DRESSING ROOMS & LARGE CHORUS/FLEX ROOM ▪ *ARTIST HOSPITALITY SPACES, LAUNDRY & ENTRANCE* ▪ PRODUCTION, MANAGEMENT & CREW ROOMS ▪ *VIP/DONOR LOUNGE & BOXES* ▪ FULL-SERVICE KITCHEN & 4 CONCESSION POS ▪ *ACOUSTICAL SHELL PANELS, CURTAINS & CLOUDS* ▪ INDEPENDENT PERFORMANCE HALL SOUND BOX ▪ *BOX OFFICE, MERCHANDISE & FIRST-AID* ▪ SCENE DOCK & LOADING AREA ▪ *5-TRUCK/BUS SECURED ACCESS AREA* ▪

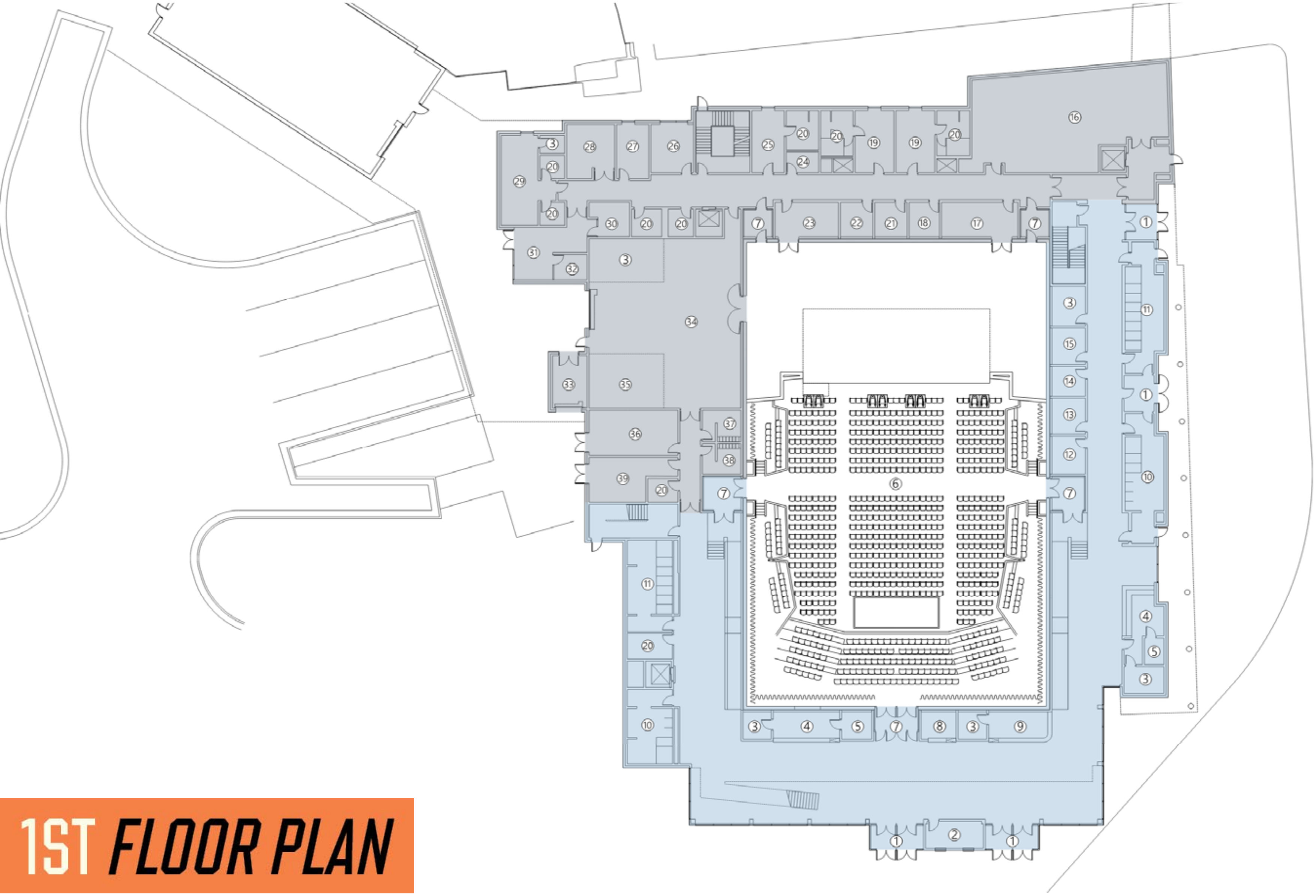
90,000 SF OUTDOOR AMPHITHEATER

▪ 1,100 SEATED / 3,900 LAWN – 8% RAKE ▪ *53' X 82' STAGEHOUSE* ▪ CROSS PATHS FOR PEDESTRIAN FLOW & SAFETY ▪

CURRENT *SITE PLAN*

CURRENT *SITE PLAN*

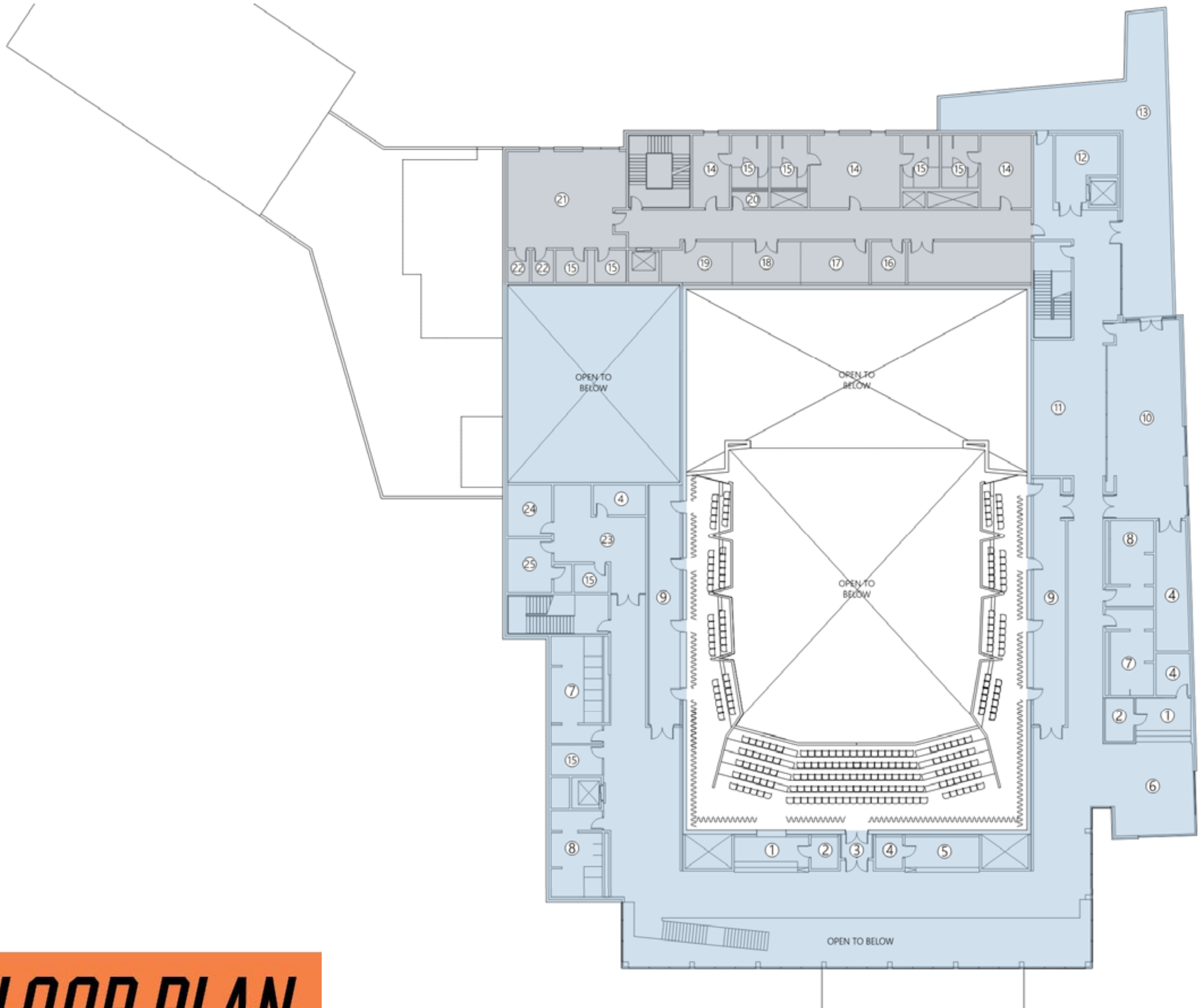
1ST FLOOR PLAN



1. Vestibule
2. Box Office
3. Storage
4. Concession
5. Cooler
6. Theater/Banquet
7. SLL
8. Coat Check
9. Merchant
10. Men's Restroom
11. Women's Restroom
12. Concessions Manger
13. Box Office Manager
14. Lactation Room
15. First Aid
16. Kitchen
17. Rigging
18. Electrical Closet
19. Dressing Room
20. Toilet
21. Visiting Manager
22. Production Manager
23. Piano Room
24. Janitors Closet
25. Star Dressing Room
26. Green Room
27. Production Office
28. Wardrobe
29. Crew Ready
30. Security Office
31. Artist Entrance
32. Stage Door
33. Trash
34. Scene Dock
35. Maint Shop
36. Electrical Room
37. Men's FOH Staff Room
38. Women's FOH Staff Room
39. Mechanical Room

Front of House

Back of House

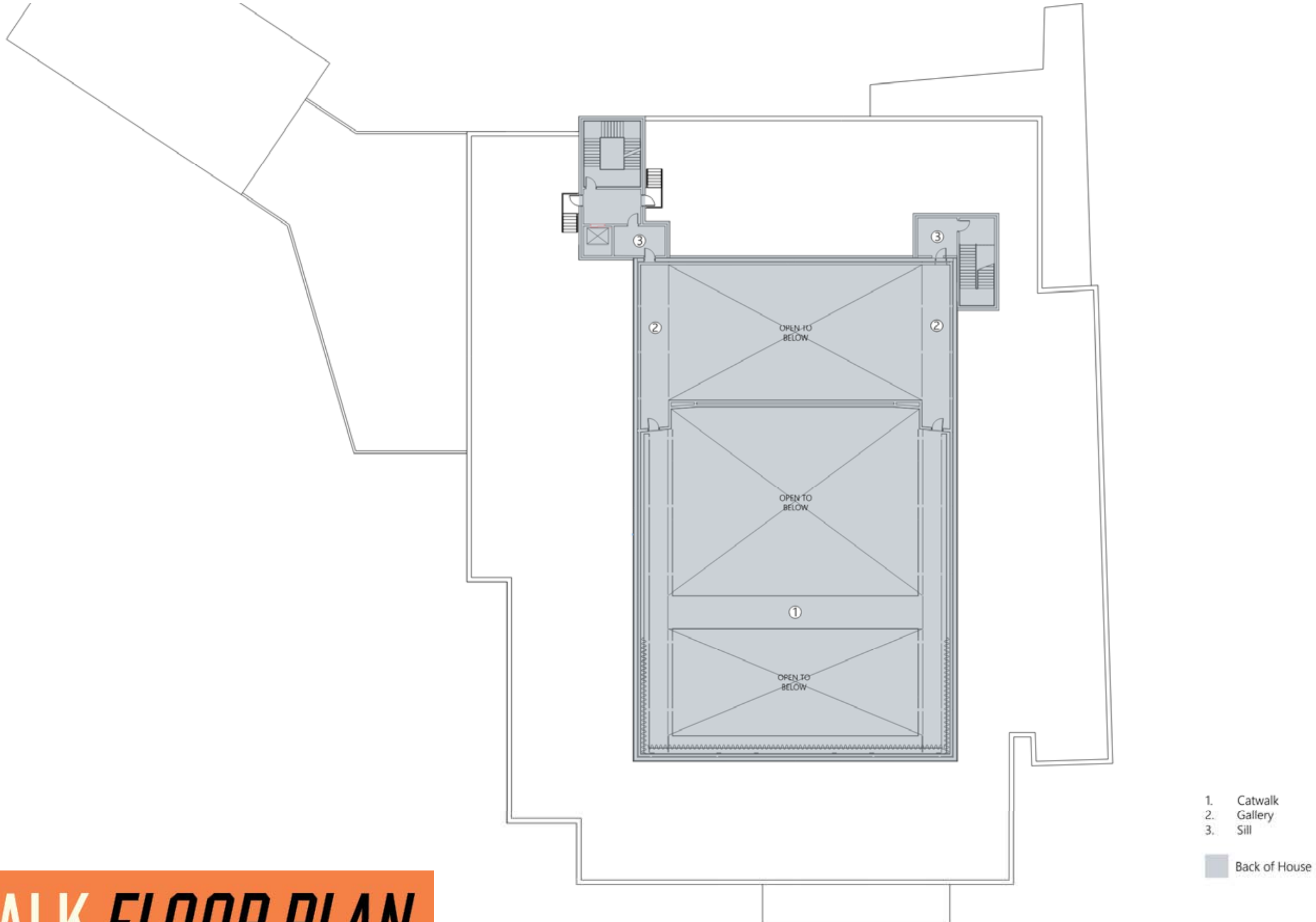


1. Concessions
2. Cooler
3. SLL
4. Merchant
5. Gathering Space
6. Storage
7. Women's Restroom
8. Men's Restroom
9. Sill
10. Donor's Reception Room
11. Donor's Lounge
12. Catering Kitchen
13. Donor's Balcony
14. Dressing Room
15. Toilet
16. Electrical Closet
17. Lighting Storage
18. Work Shop
19. Sound Storage
20. Janitors Closet
21. Chorus/Flux
22. Shower
23. Reception
24. Operations Manager
25. Business Manager

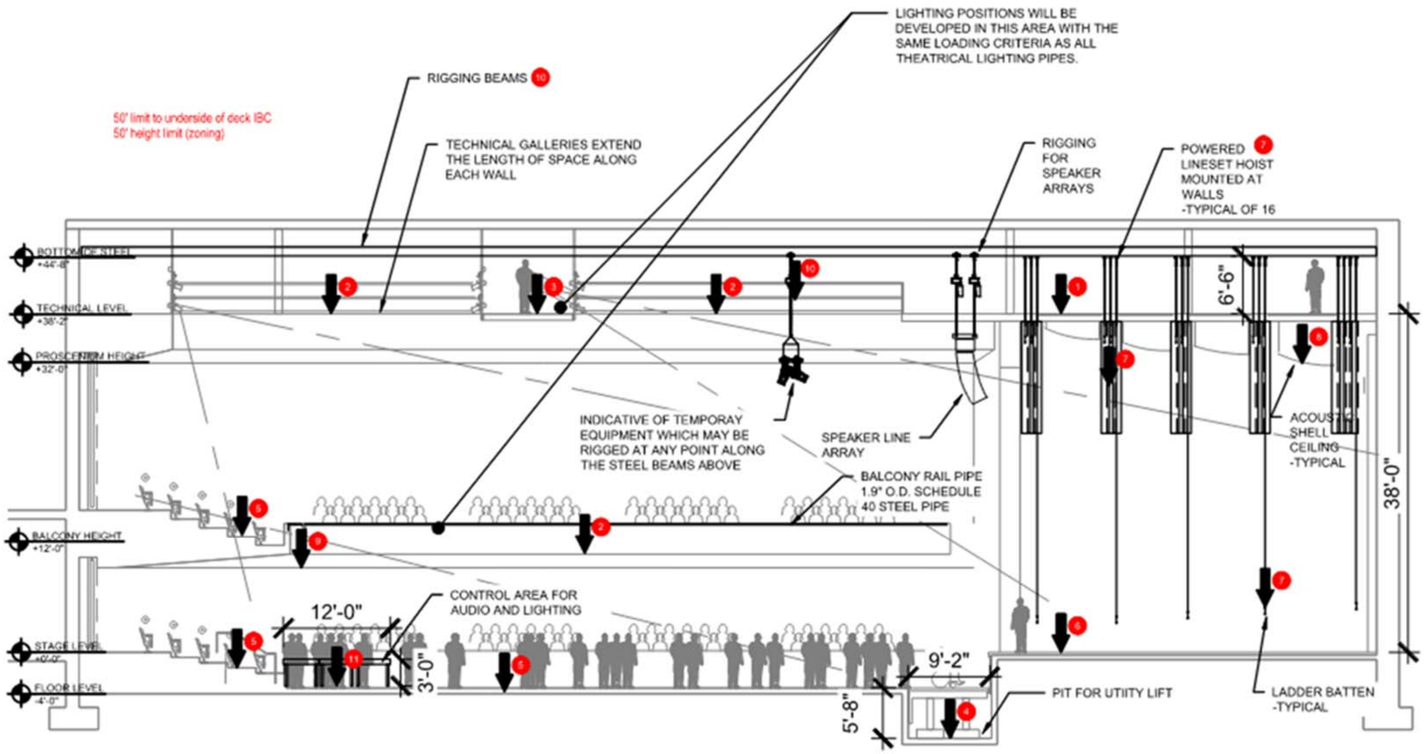
Front of House

Back of House

2ND FLOOR PLAN



CATWALK *FLOOR PLAN*



1 GRIDIRON
75 PSF UNIFORM LOAD
500 PSF CONCENTRATED LOAD AT GRID FLOOR
250 P LATERAL IN ANY DIRECTION

4 LIFT PIT
150 PSF UNIFORM
2000 P CONCENTRATED LOAD AT ORCHESTRA PIT FLOOR

2 GALLERIES
150 PSF UNIFORM FLOOR LOAD
1200 P CONCENTRATED LOAD AT GALLERY FLOOR
30 PLF LINEAR FOR EACH RAILING

5 SEATING AREAS
LOW: 60 PSF UNIFORM FLOOR LOAD
HIGH: 100 PSF UNIFORM FLOOR LOAD
AISLE: 100 PSF UNIFORM FLOOR LOAD
AS REQUIRED BY APPLICABLE BUILDING CODES AND ENGINEERING PRACTICE

3 LIGHTING CATWALK
40 PSF UNIFORM FLOOR LOAD
500 P CONCENTRATED LOAD AT CATWALK FLOOR

30 PLF LINEAR FOR EACH LIGHTING PIPE

6 STAGE AND SIDE STAGES
150 PSF UNIFORM
2000 P CONCENTRATED LOAD AT STAGE FLOOR

7 POWERED FLYING HOISTS
2,472 P SELF WEIGHT EACH LINESET
39,552 P TOTAL SYSTEM SELF WEIGHT
20 FPM FIXED SPEED HOISTS

3300 P EACH HOIST GROSS CAPACITY
30 PLF PIPE CAPACITY
34,320 P MAX DIVERSIFIED PAYLOAD ACROSS ALL LINESETS

10 RIGGING BEAMS
2200 P CONCENTRATED LOAD
MAX 8 SIMULTANEOUS LOADS PER BEAM
NO CLOSER THAN 6'-0" O.C.
ALLOW 120,000 P SIMULTANEOUS LOADING OVER ALL BEAMS

RIGGING BEAMS ARE TO ACCOMMODATE POINT LOADS SHOWN ABOVE PLUS LINESET LOADS PROVIDED, IN ADDITION TO POTENTIALLY SUPPORTING GRIDIRON AND ACOUSTIC SHELL MOUNTING.

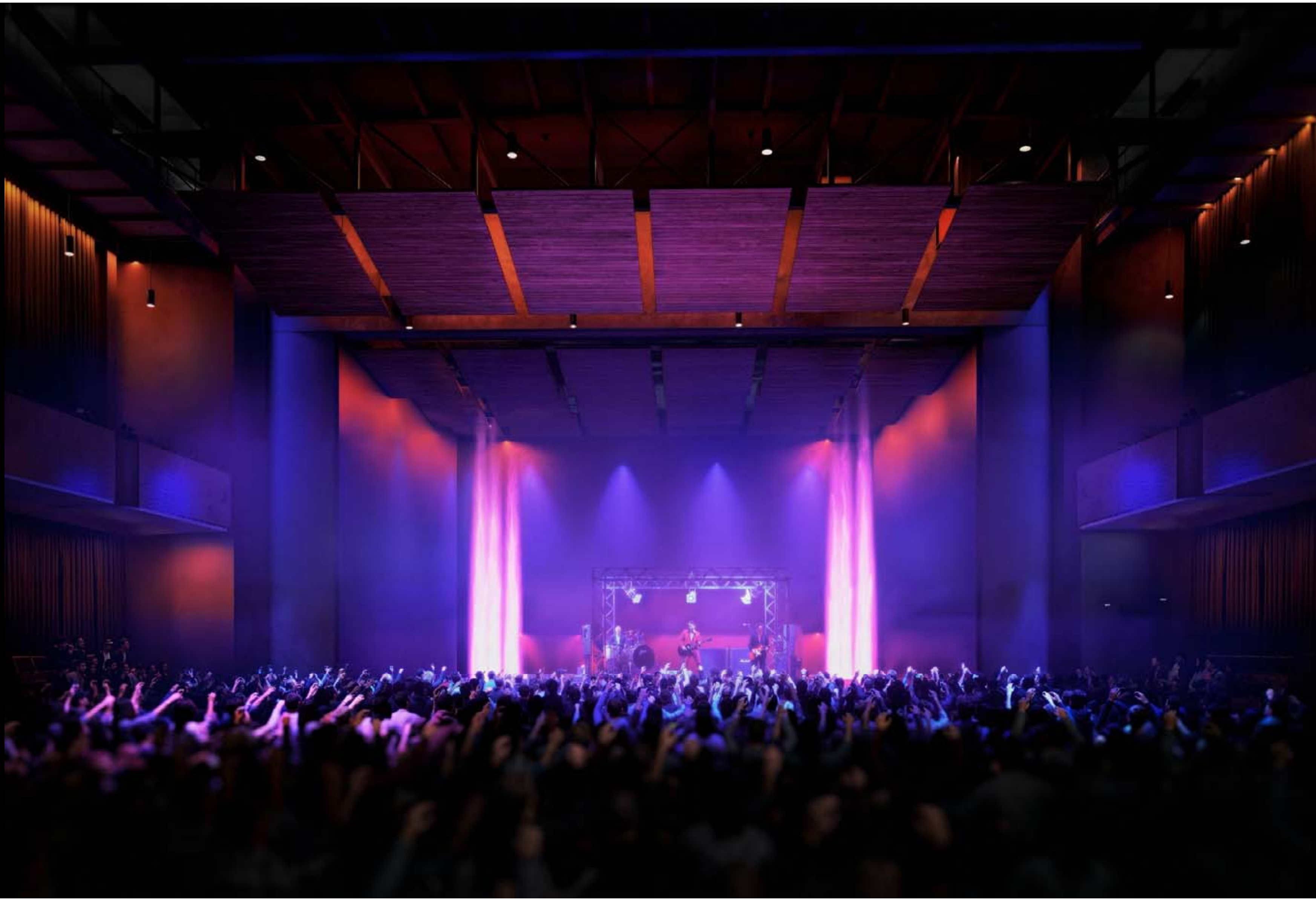
8 ACOUSTIC SHELL PANELS
3 PSF UNIFORM LOAD
TYPICAL ALL ACOUSTIC SHELL PANELS

11 CONTROL AREA
100 PSF UNIFORM
500 P CONCENTRATED LOAD AT FLOOR

9 BALCONY RAIL LIGHT PIPES
50 PLF FOR EACH LIGHTING PIPE

A NOTE
SUSPENDED PRODUCTION LOADS THAT ARE PERMANENT AND TRANSIENT SHALL HAVE AN ADDITIONAL 25% IMPACT LOAD APPLIED LOCALLY OR AS REQUIRED BY ENGINEERING PRACTICE

INDOOR *VENUE EQUIPMENT*

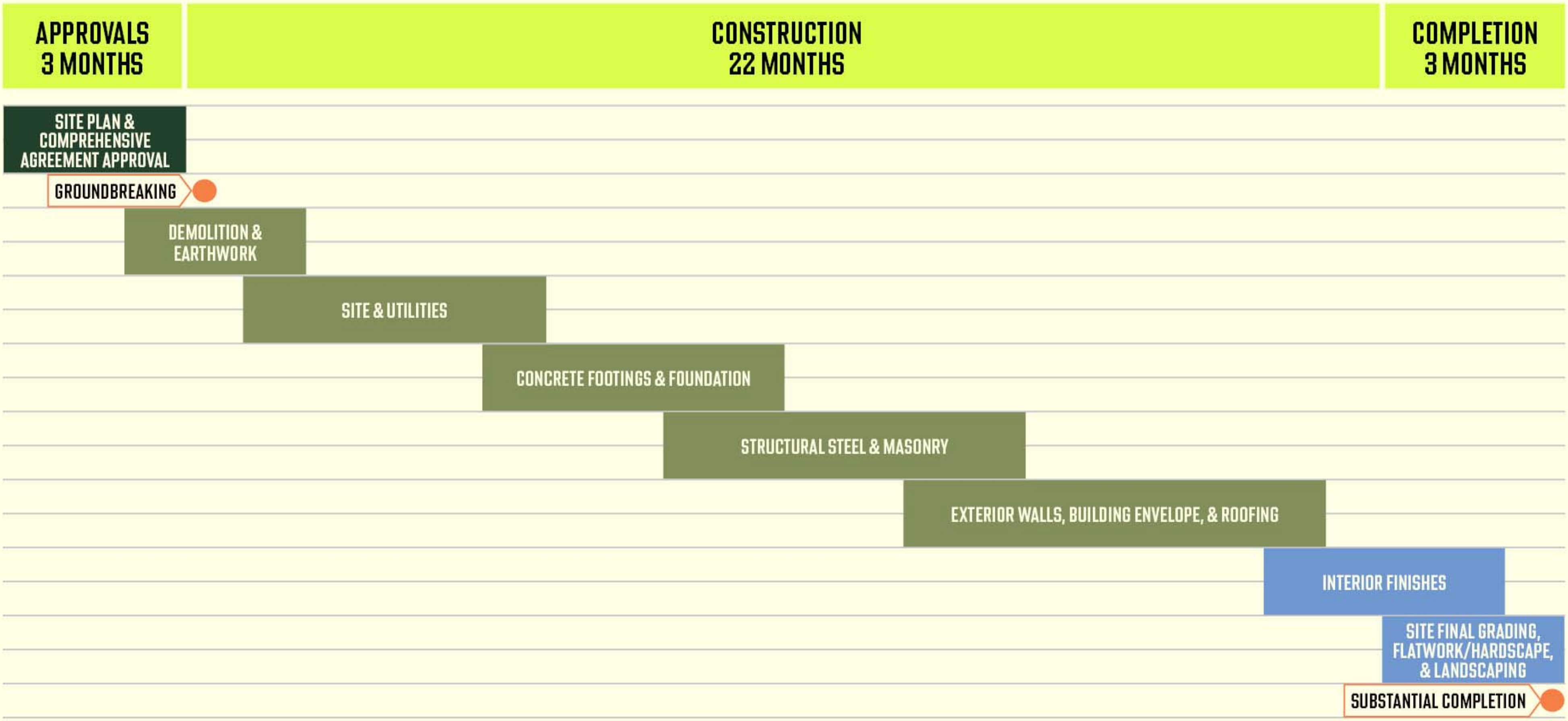


GREATER WILLIAMSBURG
LIVE PERFORMANCE VENUE

m=b. | CLARKNEXSEN
DESIGN-BUILD TEAM

SCHEDULE, BUDGET, &
FINANCIAL PROJECTIONS

COMPREHENSIVE AGREEMENT *SCHEDULE*



COST BREAKDOWN *LIVE PERFORMANCE VENUE*

LIVE PERFORMANCE VENUE:	$75,389,297
INTERIM AGREEMENT FEES:	$1,575,703
THEATER EQUIPMENT:	$6,437,877
F&B EQUIPMENT:	$1,260,000

TOTAL DESIGN-BUILD COST: $83,087,174

ADVOCATES FOR A LIVE PERFORMANCE VENUE

MARKET DEMAND, FINANCIAL FEASIBILITY, AND ECONOMIC IMPACT ANALYSIS FOR A LIVE PERFORMING ARTS AND ENTERTAINMENT VENUE IN WILLIAMSBURG

Analysis commissioned by ALPV and performed by Victus Advisors

ALPV FEASIBILITY STUDY BACKGROUND

Victus was engaged by **Advocates for a Live Performance Venue (ALPV)** to conduct a **market demand, financial feasibility, and economic impact analysis** for a **live performing arts and entertainment venue** in Williamsburg.

OUR GOALS FOR THIS STUDY INCLUDED:

▪ Live Performance & Entertainment Market Analysis ▪ *Demographic and socioeconomic analysis* ▪ Live music industry trends analysis ▪ *Interviews and focus groups with local performing arts groups* ▪ Interviews with regional/national commercial concert organizers ▪ C*ompetitive/comparable performance venue analysis (both indoor and outdoor)* ▪ Market demand/opportunity assessment for both non-profit and commercial events ▪ *Operating, Financial & Economic Analysis* ▪ Usage projections, management options, and operating pro forma ▪ *Economic/fiscal impact estimates - visitors, direct spending, economic output, taxes* ▪

****Analysis commissioned by ALPV and performed by Victus Advisors***

COMBINED VENUES
ESTIMATED ANNUAL UTILIZATION

*In a stabilized year of operations, it is estimated that an indoor/outdoor live performance venue could host up to **83 events** between the two facilities and host up to approximately **141,400 attendees** on an annual basis.*

EVENT TYPE	ESTIMATED EVENT DAYS PER YEAR	ESTIMATED ATTENDEES PER EVENT	ESTIMATED TOTAL ATTENDANCE
Indoor			
Orchestra	24	700	16,800
Theatre	16	700	11,200
Ballet	10	700	7,000
Commercial	8	800	6,400
Total Indoor:	*58*		*41,400*
Outdoor			
Commercial	25	4,000	100,000
Total Outdoor:	*25*		*100,000*
GRAND TOTAL	**83**		**141,400**

***Analysis commissioned by ALPV and performed by Victus Advisors**

ALPV FEASIBILITY STUDY

	VICTUS ESTIMATE
ATTENDEES, VISITORS, & HOTEL NIGHTS	
Annual Attendees	141,400
Visitors from Outside Historic Triangle	98,980
Hotel Nights in Historic Triangle	7,918

Source: Victus

VISITOR SPENDING - GREATER WILLIAMSBURG	
Net New Visitor Direct Spending	$12,429,722
Total Economic Output (Direct + Indirect/Induced)	$17,890,621

Source: Victus

TAXABLE VISITOR SPENDING	
Sales & Use Tax Base - Local	$17,293,211
Sales & Use Tax Base - Historic Triangle	$14,341,036
Prepared F&B Tax Base	$3,210,550
Lodging Tax Base	$1,029,392

**Based on Victus Analysis and IMPLAN data*

Victus advisors developed the following key inputs (in 2024 dollars) for our fiscal impact model based upon IMPLAN economic impact model data and Victus' knowledge and experience of the Williamsburg Market (City of Williamsburg, James City County, and York County).

Analysis commissioned by ALPV and performed by Victus Advisors

ALPV FEASIBILITY STUDY

Victus advisors estimates that incremental annual visitor tax collections generated by the WSEC for each locality (in 2024 dollars) will be approximately:

City of Williamsburg: $103,900 | James City County: $173,000 | York County: $172,000

	CITY OF WILLIAMSBURG	JAMES CITY COUNTY	YORK COUNTY	WILLIAMSBURG MARKET TOTAL
HOTEL NIGHTS	2,383	2,299	3,236	7,918
Local Sales Tax	$27,191	$74,970	$70,771	$172,932
Historic Triangle Sales Tax	$11,441	$31,577	$28,687	$71,705
Prepared F&B Tax	$45,500	$46,456	$45,566	$137,522
Transient Occupancy Tax	$15,040	$15,706	$20,723	$51,470
Lodging Tax ($2 per room night)	$4,767	$4,598	$6,472	$15,837
TOTAL INCREMENTAL TAX COLLECTIONS	**$103,938**	**$173,307**	**$172,220**	**$449,466**

Note: presented in 2024 dollars

**Analysis commissioned by ALPV and performed by Victus Advisors*

ALPV FEASIBILITY STUDY

In a stabilized year of operations (typically by Year 3), it is estimated that the operations of the live performance venue could generate an estimated annual operating margin of over 9%.

A description of each revenue/expense estimate is provided later in this section.

Notes:
**** Presented in 2024 dollars***
**** Year 3 represents stabilized revenue year, whereas years 1 and 2 represent years with augmented amphitheater programming due to novelty trends commonly seen in the commercial concert industry***

OPERATING REVENUES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
INDOOR VENUE					
Rent	$275,000	$283,250	$291,748	$300,500	$309,500
Concessions (Net)	$163,380	$168,281	$173,330	$178,530	$183,886
Parking	$53,325	$54,925	$56,572	$58,270	$60,018
OUTDOOR VENUE					
Rent	$681,500	$611,000	$587,500	$605,100	$623,300
Concessions (Net)	$548,100	$520,695	$493,290	$508,100	$523,300
Parking	$474,000	$425,000	$409,000	$421,300	$433,900
OTHER REVENUES (COMBINED)					
Facility Fees	$177,700	$162,520	$157,962	$162,700	$167,600
Convenience Charge Rebates	$188,280	$169,315	$163,074	$168,000	$173,000
Other Signage & Advertising	$128,400	$132,252	$136,220	$140,300	$144,500
Total Revenues:	***$2,689,685***	***$2,527,238***	***$2,468,695***	***$2,542,799***	***$2,619,003***
OPERATING EXPENSES					
Salaries, Wages, & Benefits	$991,000	$1,020,700	$1,051,300	$1,082,800	$1,115,300
Utilities	$425,000	$437,800	$450,900	$464,400	$478,300
General & Administrative	$150,000	$154,500	$159,100	$163,900	$168,800
Marketing	$150,000	$154,500	$159,135	$163,909	$168,826
Materials/Supplies	$200,000	$206,000	$212,200	$218,600	$225,200
Maintenance/Repair	$200,000	$206,000	$212,200	$218,600	$225,200
Total Expenses	***$2,116,000***	***$2,179,500***	***$2,244,835***	***$2,312,209***	***$2,381,626***
NET INCOME	$573,685	$347,738	$223,860	$230,590	$237,377
ESTIMATED OPERATING MARGIN	21.3%	13.8%	9.1%	9.1%	9.1%

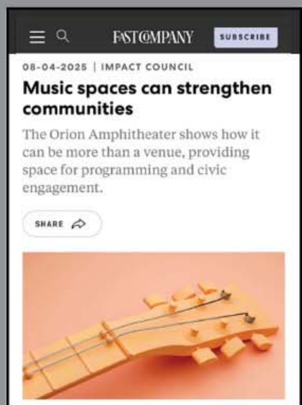
****Analysis commissioned by ALPV and performed by Victus Advisors***

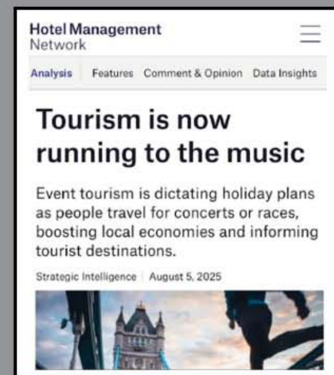
VISIT WILLIAMSBURG
JAMESTOWN ▼ YORKTOWN

MULTI-DAY EVENT OPPORTUNITIES ASSESSMENT
LIVE PERFORMANCE VENUE

**Analysis commissioned by Visit Williamsburg and performed by Victus Advisors*

VISIT WILLIAMSBURG ASSESSMENT





**Analysis commissioned by Visit Williamsburg and performed by Victus Advisors*

VISIT WILLIAMSBURG ASSESSMENT

4 ANNUAL EVENTS + 2024 LPV STUDY	CITY OF WILLIAMSBURG	JAMES CITY COUNTY	YORK COUNTY	WILLIAMSBURG MARKET TOTAL
HOTEL NIGHTS	4,622	4,458	6,275	*15,355*
Local Sales Tax	$59,846	$165,008	$155,766	*$380,621*
Historic Triangle Sales Tax	$25,532	$70,468	$64,019	*$160,019*
Prepared F&B Tax	$104,959	$107,166	$105,113	*$317,238*
Transient Occupancy Tax	$29,166	$30,457	$40,186	*$99,809*
Lodging Tax ($2/room night)	$9,243	$8,916	$12,551	*$30,710*
TOTAL INCREMENTAL TAX COLLECTIONS	$228,747	$382,015	$377,635	*$988,397*

6 ANNUAL EVENTS + 2024 LPV STUDY	CITY OF WILLIAMSBURG	JAMES CITY COUNTY	YORK COUNTY	WILLIAMSBURG MARKET TOTAL
HOTEL NIGHTS	5,242	5,056	7,118	*17,416*
Local Sales Tax	$63,481	$175,030	$165,227	*$403,738*
Historic Triangle Sales Tax	$29,039	$80,147	$72,813	*$181,998*
Prepared F&B Tax	$115,911	$118,348	$116,081	*$350,340*
Transient Occupancy Tax	$33,080	$34,544	$45,579	*$113,204*
Lodging Tax ($2/room night)	$10,484	$10,113	$14,235	*$34,832*
TOTAL INCREMENTAL TAX COLLECTIONS	$251,995	$418,183	$413,934	*$1,084,112*

12 ANNUAL EVENTS + 2024 LPV STUDY	CITY OF WILLIAMSBURG	JAMES CITY COUNTY	YORK COUNTY	WILLIAMSBURG MARKET TOTAL
HOTEL NIGHTS	8,000	7,717	10,863	*26,581*
Local Sales Tax	$79,646	$219,600	$207,300	*$506,546*
Historic Triangle Sales Tax	$45,369	$125,218	$113,760	*$284,348*
Prepared F&B Tax	$164,617	$168,078	$164,858	*$497,553*
Transient Occupancy Tax	$50,488	$52,723	$69,565	*$172,775*
Lodging Tax ($2/room night)	$16,001	$15,435	$21,726	*$53,162*
TOTAL INCREMENTAL TAX COLLECTIONS	$356,121	$581,054	$577,209	*$1,514,384*

$988k | **$1.08m** | **$1.51m**

When combined with the fiscal impacts produced by the 2024 LPV study, Victus estimates that the three (3) multi-day events scenarios will produce the overall fiscal impacts shown above.

**Analysis commissioned by Visit Williamsburg and performed by Victus Advisors*

VISIT WILLIAMSBURG ASSESSMENT

Victus estimates the following visitation and room night stays for the following multi-day event scenarios:

4 ANNUAL EVENTS	EVENT COUNT	TOTAL EVENT DAYS	TOTAL ATTENDANCE	ESTIMATED ROOM NIGHTS - LOW	ESTIMATED ROOM NIGHTS - MIDDLE	ESTIMATED ROOM NIGHTS - HIGH
Signature Festival	1	4	40,000	4,562	5,120	5,743
Residency Weekend	1	2	5,600	639	717	804
Culinary & Culture Weekends	1	3	10,500	1,198	1,344	1,508
Conference/Performance Hybrids	1	4	2,000	228	256	287
TOTAL	**4**	**13**	**58,100**	**6,626**	**7,437**	**8,342**

6 ANNUAL EVENTS	EVENT COUNT	TOTAL EVENT DAYS	TOTAL ATTENDANCE	ESTIMATED ROOM NIGHTS - LOW	ESTIMATED ROOM NIGHTS - MIDDLE	ESTIMATED ROOM NIGHTS - HIGH
Signature Festival	1	4	40,000	4,562	5,120	5,743
Residency Weekend	2	4	11,200	1,277	1,434	1,608
Culinary & Culture Weekends	2	6	21,000	2,395	2,688	3,015
Conference/Performance Hybrids	1	4	2,000	228	256	287
TOTAL	**6**	**18**	**74,200**	**8,462**	**9,498**	**10,654**

12 ANNUAL EVENTS	EVENT COUNT	TOTAL EVENT DAYS	TOTAL ATTENDANCE	ESTIMATED ROOM NIGHTS - LOW	ESTIMATED ROOM NIGHTS - MIDDLE	ESTIMATED ROOM NIGHTS - HIGH
Signature Festival	2	8	80,000	9,124	10,240	11,486
Residency Weekend	2	4	13,600	1,551	1,741	1,953
Culinary & Culture Weekends	2	6	21,000	2,395	2,688	3,015
Conference/Performance Hybrids	2	8	4,000	456	512	574
Curated Weekend Series	4	8	27,200	3,102	3,482	3,905
TOTAL	**12**	**34**	**145,800**	**16,628**	**18,662**	**20,934**

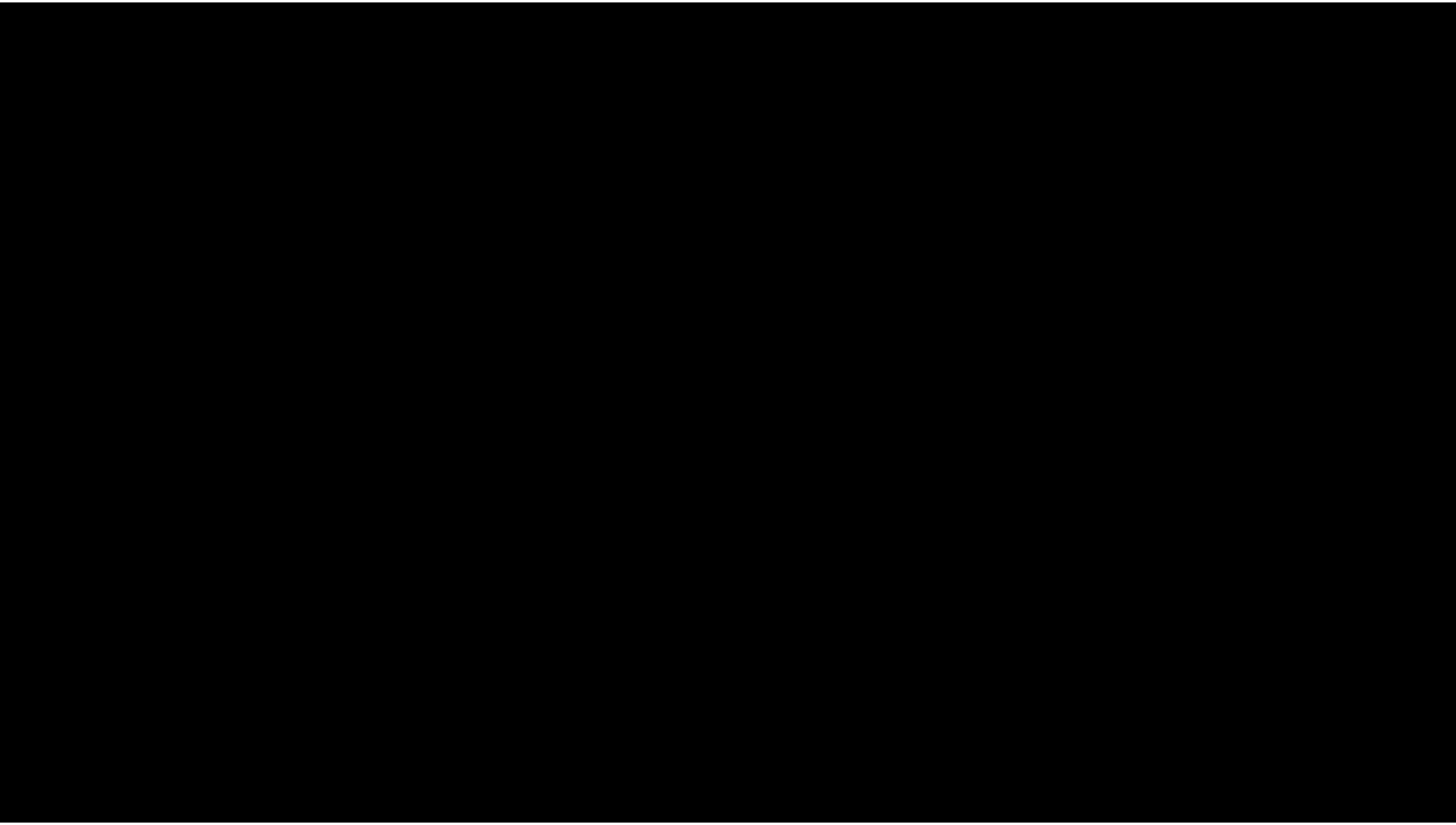
**Analysis commissioned by Visit Williamsburg and performed by Victus Advisors*

VISIT WILLIAMSBURG ASSESSMENT

Victus Advisors developed the following key inputs (in 2025 dollars) for our fiscal impact model based upon IMPLAN economic impact model data and Victus' knowledge and experience of the Greater Williamsburg market (City of Williamsburg, James City County, and York County). Shown below is a comparison of the 2024 analysis versus the impacts generated by new multi-day event scenarios.

	2024 ANALYSIS	+ 4 ANNUAL MULTI-DAY EVENTS	+ 6 ANNUAL MULTI-DAY EVENTS	+ MONTHLY MULTI-DAY EVENTS
ATTENDEES, VISITORS & HOTEL NIGHTS				
Annual Attendees	141,400	58,100	74,200	145,800
Visitors from Outside Historic Triangle	98,980	46,480	59,360	116,640
Hotel Nights in Historic Triangle	7,918	7,437	9,498	18,662
VISITOR SPENDING – GREATER WILLIAMSBURG				
Net New Visitor Direct Spending	$12,429,722	$15,308,784	$19,118,688	$36,860,512
Total Economic Output (Direct + Indirect/Induced)	**$17,890,621**	**$22,034,576**	**$27,518,331**	**$53,054,884**

Analysis commissioned by Visit Williamsburg and performed by Victus Advisors



QUESTIONS & NEXT STEPS

GREATER WILLIAMSBURG
LIVE PERFORMANCE VENUE
meb. | CLARKNEXSEN
DESIGN-BUILD TEAM

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Nathan R. Green, Commonwealth's Attorney

SUBJECT: Acceptance of Funds - $2,165 - Virginia Forfeited Asset Sharing Program

---

The Williamsburg-James City County Commonwealth's Attorney's Office (WJCC-CA) participates in the Virginia Forfeited Asset Sharing Program managed by the Virginia Department of Criminal Justice Services (DCJS). This program provides disbursement of funds received from the forfeiture of assets from drug enforcement activities to be used according to § 19.2-386.14 (D) of the Code of Virginia, "all forfeited property, including its proceeds or cash equivalent, received by a participating state or local agency pursuant to this section shall be used to promote law enforcement but shall not be used to supplant existing programs or funds."

The City of Williamsburg Police Department and the Williamsburg-James City County Commonwealth's Attorney's Office have an agreement with respect to asset forfeiture funds. Funds are routinely received through assets forfeited in drug arrests involving the manufacturing or distribution of dangerous narcotics in the City of Williamsburg. The specific sharing percentages are detailed in the agreement.

The expenditure of forfeited funds is restricted to law enforcement activities specified by DCJS.

Funds have been dispersed to the Williamsburg-James City County Commonwealth's Attorney's Office in the amount of $2,165.

Staff recommends acceptance of the funds and adoption of the attached resolution.

NRG/tm
VAForfASPrgJul26-mem

Attachment

R E S O L U T I O N

ACCEPTANCE OF FUNDS - $2,165 - VIRGINIA FORFEITED ASSET SHARING PROGRAM

WHEREAS, the Williamsburg-James City County Commonwealth's Attorney's Office participates in the Virginia Forfeited Asset Sharing Program managed by the Virginia Department of Criminal Justice Services (DCJS); and

WHEREAS, this program provides disbursement of funds received from the forfeiture of assets from drug enforcement activities to be used according to § 19.2-386.14 (D) of the Code of Virginia, "all forfeited property, including its proceeds or cash equivalent, received by a participating state or local agency pursuant to this section shall be used to promote law enforcement but shall not be used to supplant existing programs or funds"; and

WHEREAS, funds have been dispersed to the Williamsburg-James City County Commonwealth's Attorney's Office in the amount of $2,165.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby accepts and appropriates funds of $2,165 to the Special Projects and Grants Fund for the Commonwealth's Attorney's participation in the Virginia Forfeited Asset Sharing Program.

Revenue:	
State - Commonwealth's Attorney State Asset Forfeit Funds	$2,165
Expenditure:	
Commonwealth's Attorney State Asset Forfeit Funds	$2,165

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

VAForfASPrgJul26-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Mark L. Jamison, Chief of Police

SUBJECT: Authorization to Purchase 10 Police Vehicles - $456,101

James City County Police Department requested and was authorized funds in the County's Fiscal Year (FY) 2027 Budget to purchase replacement police vehicles. The department is prepared at this time to purchase 10 of those vehicles at a cost of $456,101. Purchasing replacement vehicles is a regular, standard practice.

Police Department, Fleet & Equipment, and Purchasing staff examined different options and determined the lowest procurement method for this purchase is to use a cooperative purchasing contract issued by the Virginia Sheriffs' Association (VSA) to Sheehy Ford of Richmond. The VSA contract contains wording allowing other localities to purchase from the Contract.

Cooperative procurement action is authorized by Chapter 1, Section 5 of the James City County Purchasing Policy and the Virginia Public Procurement Act. By participating in the cooperative procurement action, staff believes the County will increase efficiency, reduce administrative expenses, and benefit from an accelerated delivery process.

Adoption of the attached resolution will allow a purchase order to be created to procure 10 model year 2026 Ford Explorer police-package vehicles. The cost is $45,610 per marked vehicle, for a total cost of $456,101. Those funds are available within the Police Department's FY 2027 budget.

Staff recommends adoption of the attached resolution authorizing the Purchasing Division to create a purchase order for the procurement of 10 police vehicles described in this memorandum for a total cost of $456,101.

MLJ/ap
10PoliceVehPur-mem

Attachment

R E S O L U T I O N

AUTHORIZATION TO PURCHASE 10 POLICE VEHICLES - $456,101

WHEREAS, funds are available through the Police Department's Fiscal Year 2027 Adopted Budget for replacement vehicles; and

WHEREAS, cooperative procurement action is authorized by Chapter 1, Section 5 of the James City County Purchasing Policy and the Virginia Public Procurement Act, and the Virginia Sheriffs' Association issued a cooperative purchasing contract to Sheehy Ford of Richmond as a result of a competitive sealed Invitation for Bid; and

WHEREAS, the Police Department, Fleet & Equipment, and Purchasing staff determined the Contract specifications meet the County's performance requirements for 10 police vehicles at a price of $456,101 through Sheehy Ford of Richmond.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the Purchasing Director and County Administrator to execute a Purchase Order with Sheehy Ford of Richmond for 10 police vehicles in the amount of $456,101.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

10PoliceVehPur-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Megan Gerry, Director of Human Resources

SUBJECT: Authorization of Salary Increase

James City County is requesting approval for a general wage increase for the County Administrator and the County Attorney effective July 1, 2026, based on the evaluations conducted by the Board on June 23, 2026. The attached resolution authorizes the salary increases for the County Administrator and the County Attorney.

MG/ap
SalIncrCtyAdmn-Atty26-mem

Attachment

R E S O L U T I O N

AUTHORIZATION OF SALARY INCREASE

WHEREAS, James City County desires to maintain the market competitiveness of the County's Compensation Plan and to recognize staff for their efforts over the past year; and

WHEREAS, a 4% general wage increase for County Plan positions was approved for July 1, 2026; and

WHEREAS, the Board of Supervisors completed performance evaluations for the County Administrator and the County Attorney.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby approves salary increases effective July 1, 2026:

1. County Administrator 5.5%
2. County Attorney 4%

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

SalIncrCtyAdmn-Atty26-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: A. Vaughn Poller, Neighborhood Development Administrator

SUBJECT: Authorizing Submission of a Federal Home Loan Bank Affordable Housing Program Grant Application

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On June 13, 2023, the Board of Supervisors approved the acquisition of the Clark Talley property, now known as The Moores, for future affordable housing development. Subsequently, on June 11, 2024, the Board approved the Clark Talley Residential Rezoning Master Plan, which provides for the development of 47 residential lots.

The Moores Phase 1 will create eight affordable homeownership opportunities by constructing four duplex buildings. The County intends to convey the Phase I lots to the James City County Community Land Trust, which will retain ownership of the land to preserve the long-term affordability of the homes. Habitat for Humanity Peninsula and Greater Williamsburg (Habitat) will construct the eight homes and sell them to income-qualified first-time homebuyers.

The Federal Home Loan Bank (FHLB) of Pittsburgh's Affordable Housing Program (AHP) is a competitive grant program that provides grants of up to $1,250,000 to support affordable housing initiatives sponsored by member financial institutions. To leverage County and partner investments in The Moores Phase 1, the County, in partnership with Habitat for Humanity Peninsula and Greater Williamsburg, is seeking funding through the AHP. Fulton Bank, a member institution of FHLB-Pittsburgh, has agreed to be the member sponsor for the County's application.

If awarded, grant funds will offset eligible Phase 1 development costs, reducing the amount of County funding required to complete the project while helping ensure the homes remain affordable for eligible first-time homebuyers.

Adoption of the resolution does not obligate the County to expend additional funds beyond those previously authorized by the Board. Rather, it authorizes staff to submit the application and continue working with Fulton Bank, Habitat for Humanity Peninsula and Greater Williamsburg, the James City County Community Land Trust, Virginia Housing, and other project partners.

There is no additional budget impact associated with adoption of this resolution. The resolution authorizes only the submission of a grant application. If the application is successful, staff will return to the Board as necessary to accept the award and any required appropriations or agreements.

The attached resolution authorizes the submission of the application and authorizes the County Administrator or his designee to execute the documents necessary to prepare and submit the application. Staff recommends adoption of the attached resolution authorizing submission of an Affordable Housing Program grant application through the Federal Home Loan Bank of Pittsburgh for Phase 1 of The Moores affordable homeownership development.

AVP/ap
AuthFHLBAHPapp-mem

Attachment

RESOLUTION

RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION FOR AN AFFORDABLE

HOUSING PROGRAM GRANT THROUGH THE FEDERAL HOME LOAN BANK

OF PITTSBURGH

WHEREAS, the Board of Supervisors has identified the creation and preservation of affordable homeownership opportunities as an important public purpose and a priority of James City County; and

WHEREAS, on June 13, 2023, the Board of Supervisors approved the acquisition of property commonly known as the Clark Talley Property (now known as “The Moores”) for the development of affordable housing; and

WHEREAS, on June 11, 2024, the Board of Supervisors approved the Clark Talley Residential Rezoning Master Plan providing for the development of forty-seven (47) residential lots to be constructed in phases; and

WHEREAS, the County intends to convey the Phase 1 lots within The Moores to the James City County Community Land Trust (“CLT”) for the development and long-term stewardship of affordable homeownership; and

WHEREAS, The Moores Phase 1 will consist of four duplex buildings containing eight (8) affordable owner-occupied homes to be constructed by Habitat for Humanity Peninsula and Greater Williamsburg (Habitat) and sold to income-qualified buyers; and

WHEREAS, the County will partner with Habitat, the CLT, Virginia Housing, and other public and private partners to develop these homes for income-qualified first-time homebuyers; and

WHEREAS, the County and its partners have identified the Affordable Housing Program (“AHP”) administered by the Federal Home Loan Bank (“FHLB”) of Pittsburgh as an important funding source to help finance construction of the Phase 1 homes; and

WHEREAS, a FHLB-Pittsburgh bank member must sponsor the AHP application; and

WHEREAS, Fulton Bank, a member of the FHLB-Pittsburgh, has agreed to sponsor the County’s AHP application; and

WHEREAS, the Board of Supervisors desires to authorize submission of the County’s Affordable Housing Program application and designate the County Administrator, or his designee, to execute the documents necessary to submit the application.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that:

1. The Board hereby authorizes submission of an application for Affordable Housing Program funding through the Federal Home Loan Bank of Pittsburgh for The Moores Phase 1 affordable homeownership development.

2. The County Administrator, or his designee, is authorized to prepare, execute, and submit all applications, certifications, agreements, assurances, and other documents necessary or appropriate for submission of the application.

3. County staff is authorized to work with Habitat for Humanity Peninsula and Greater Williamsburg, the James City County Community Land Trust, Fulton Bank, Federal Home Loan Bank of Pittsburgh, Virginia Housing, and other project partners to carry out all activities necessary to complete the application and implement the project.

4. The Board reaffirms its commitment to the development of affordable homeownership opportunities within James City County and supports the County's efforts to secure all available public and private funding necessary to complete the project.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

AuthFHLBAHPapp-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: A. Vaughn Poller, Neighborhood Development Administrator

SUBJECT: Contract Award - $948,853 - The Moores Phase 1 Site Preparation

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The Board of Supervisors approved the acquisition of seven undeveloped properties known as the Clark Talley Property by resolution on June 13, 2023, for the future development of affordable housing. From those seven lots, on June 11, 2024, the Board of Supervisors approved the Clark Talley Residential Rezoning Master Plan, which creates 47 new or redrawn lots on the County-owned property.

Development of the property will be completed in phases. Phase 1 includes the creation of eight residential lots, which the County will donate to the James City County Community Land Trust. On those eight lots, Habitat for Humanity Peninsula and Greater Williamsburg will construct four duplex buildings (eight homeownership units). The homes will be sold at affordable prices to qualified low- to moderate-income first-time homebuyers.

The approved Phase 1 site development plans require infrastructure improvements to prepare the site for development. This contract will provide for clearing and grading of the lots and associated development, construction of driveway entries, upgrades to an existing retention pond, installation of new stormwater conveyances, and extension of new water and sewer laterals.

An Invitation for Bids (IFB) for the infrastructure construction was publicly advertised in March 2026. Four bids were received. J.S.G. Corporation presented the most competitive proposal with a bid of $948,853.

Funding is available for this project from a Virginia Housing Homeownership Gap Funding Grant awarded to the County in fiscal year 2023 and through the use of fund balance in the Housing and Neighborhood Development Fund related to the County’s Affordable Housing Incentive Program (AHIP). AHIP funds are available to be used for housing and community development activities as well as for local match for grant opportunities.

Once the sitework is complete, Habitat for the Peninsula and Greater Williamsburg will begin construction on the duplexes.

Staff recommends approval of the attached resolution, authorizing the County Administrator to award the contract to J.S.G. Corporation and appropriating the use of fund balance for this project.

AVP/tm
CA-MooresP1SitPrep-mem

Attachment

R E S O L U T I O N

CONTRACT AWARD - $948,853 - THE MOORES PHASE 1 SITE PREPARATION

WHEREAS, an Invitation for Bids was publicly advertised for The Moores Phase 1 site preparation, including clearing and grading of the lots and associated development, construction of driveway entries, upgrades to an existing retention pond, installation of new stormwater conveyances, and extension of new water and sewer laterals; and

WHEREAS, four bids were received and considered; and

WHEREAS, J.S.G. Corporation was determined to be the lowest responsive and responsible bidder; and

WHEREAS, this project will be funded from an existing Virginia Housing Homeownership Gap Funding Grant of $173,537 and through the use of available fund balance in the Housing and Neighborhood Development Fund for the remaining $775,316.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the contract award in the amount of $948,853 to J.S.G. Corporation for site development, and the following appropriation of $775,316 in the Housing and Neighborhood Development Fund for this purpose.

Funding Source:

Committed Fund Balance	$775,316

Funding Use:

The Moores Phase 1 Site Preparation	$775,316

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

CA-MooresP1SitPrep-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Patrick N. Page, Director of Information Resources Management

SUBJECT: Contract Renewal - Microsoft Enterprise Software Agreement

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James City County (JCC) and James City Service Authority (JCSA) currently utilize Microsoft Windows, Office 365, and Server software products as the primary desktop and mobile computing solution. Our mobile and teleworking staff often need access to Office software, email, and files to perform their jobs in a secure environment. The secure Hybrid Cloud environment is efficient for our mobile and in-office workforce.

The Hybrid Cloud solution provided with this renewal will continue to provide applications, email collaboration tools, and file sharing from a government certified secure cloud environment. Staff will have business level video conferencing, securely encrypted email meeting HIPPA, API, and Department of Criminal Justice Services (DCJS) standards for security and secure file sharing.

Staff requested proposals and pricing from the Virginia Information Technologies Agency (VITA) state contract approved cooperative contactor, Software House International (SHI), who is the incumbent firm providing the Microsoft services to the County. The three-year proposal for the Hybrid Cloud solution is:

Year	Amount
1	$290,991.94
2	$290,991.94
3	$290,991.94

For a three (3)-year total of $875,975.82 (subject to annual user audit and True Up activities).

SHI has satisfactorily provided incumbent services, and the total cost for the three-year agreement is determined to be fair and reasonable. Funds for Year 1 are available in approved Fiscal Year 2027 funds.

Attached is a resolution authorizing the contract award to SHI for software licensing, email, and file secure storage and support in a Hybrid Cloud solution. Staff recommends approval of the attached resolution.

PNP/tm
MSAgrmnt2026-mem

Attachment

R E S O L U T I O N

CONTRACT RENEWAL - MICROSOFT ENTERPRISE SOFTWARE AGREEMENT

WHEREAS, the current Microsoft Enterprise Agreement has reached its expiration; and

WHEREAS, a Commonwealth of Virginia cooperative contract exists with Software House International; and

WHEREAS, funds are available in the James City County and James City Service Authority Fiscal Year 2027 budget for the purpose of renewing a three-year contract for software licensing, support, and services; and

WHEREAS, it was determined to be competitively procured and best met the needs of the County for a Hybrid Cloud solution for the next three (3)-year term for services.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby awards the contract for a Microsoft Windows and Office 365 Hybrid Cloud Solution to Software House International.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

MSAgrmnt2026-mem

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Patrick N. Page, Director of Information Resources Management

SUBJECT: Contract Renewal - Eagleview for Oblique/Aerial Imagery

The Information Resources Management (IRM)/Geographic Information System (GIS) office seeks to continue utilizing services provided by Eagleview, a platform offering both aerial and oblique imagery. Aerial imagery is captured from a straight-down perspective, while oblique imagery is shot at an angle, typically between 40° and 50° allowing viewers to see not only rooftops but all sides of a structure.

The contract is for three flights capturing photographic imagery over the next six-year period. The cost is $270,157.50 in yearly payments of $45,026.25. In previous years the County contracted for one flight at a time at a cost of $98,425 per flight (yearly payments of $49,212.50).

A six-year contract will provide savings of $25,118 compared to a two-year contract. This savings does not include yearly price adjustments for aerial flights.

This product serves multiple departments across James City County (JCC):

1. **IRM/GIS** - Eagleview is integrated into the Property Information site serving citizens and used within ArcGIS Pro for GIS mapping workflows utilized by staff.
2. **Real Estate** - Eagleview is integrated into the Real Estate Appraisal system software (ProVal), allowing the Real Estate Assessments Office to begin property reviews with available imagery reducing the need for manual on-site inspections. Measuring tools allow Assessors to measure structures based on the imagery.
3. **Fire/Police** - Eagleview is integrated into the Computer-Aided Dispatch system (CAD) giving first responders instant access to aerial imagery and property intelligence, which enhances situational awareness, response times, responder safety, and operational decision-making.
4. **James City Service Authority (JCSA)** - High-resolution imagery has allowed JCSA to collect data remotely on facilities and utility routes, reducing the need for field visits.
5. **Additional Departments** - Parks & Recreation, Planning, Stormwater Resource and Protection, County Administration, and Public Works are among other departments that utilize the imagery for operational use and project needs.

Sole Source Justification:

1. Eagleview delivers one-inch resolution for both aerial and oblique imagery.
2. Direct integration with the ProVal software.
3. Direct integration with the CAD system.
4. A robust archive of historical imagery is readily available (2011, 2015, 2019, 2023, and 2025).
5. JCC GIS layers can be overlaid within the Eagleview viewing platform.
6. Access to Disaster Response Programs.

Comparison to Alternative Vendor:
The only comparable product identified is Nearmap Imagery. However, Nearmap only offers three-inch resolution imagery, significantly lower quality than EagleView's one-inch resolution and the imagery does not integrate with the ProVal system or the Property Information site. Notably, two localities that previously transitioned to Nearmap, the City of Newport News and the City of Chesapeake, each have expressed dissatisfaction with the imagery quality. The City of Newport News is in the process of returning to Eagleview and the City of Chesapeake is reportedly considering the same.

Staff recommends approval of the attached resolution awarding a contract to the firm listed above.

PNP/ap
CntRenEagVw-mem

Attachment

<u>R E S O L U T I O N</u>

<u>CONTRACT RENEWAL EAGLEVIEW FOR OBLIQUE/AERIAL IMAGERY</u>

WHEREAS, the current Eagleview Agreement has reached its expiration; and

WHEREAS, Eagleview provides high-quality imagery compatible with existing County systems; and

WHEREAS, it was determined to be competitively procured and best met the needs of the County for an Oblique/Aerial Imagery solution for the next three flights in a six-year term for services.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby awards the contract for Oblique/Aerial Imagery to Eagleview.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

CntRenEagVw-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Toni E. Small, Director of Stormwater and Resource Protection Division

SUBJECT: Dedication of Hitchen's Lane in The Walnut Grove Subdivision

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Attached is a resolution requesting acceptance of Hitchen's Lane in the Walnut Grove Subdivision which is proposed as a public right-of-way into the State Secondary Highway System. Hitchens Lane is proposed for acceptance and is shown in red on the attached map. The street has been inspected and approved by representatives of the Virginia Department of Transportation (VDOT) as meeting the minimum requirements for secondary roadways.

VDOT's Secondary Street Acceptance Requirements (SSAR), effective March 2009 and updated December 2011, outline processes on how streets are designed, constructed, and officially accepted for maintenance as part of the Secondary System of State Highways. Upon the satisfactory completion of construction of streets, VDOT advises and coordinates with the local governing body of the street's readiness for acceptance through the use of VDOT's Form AM-4.3. As part of the initial acceptance process, the County Board of Supervisors must request, by resolution, that VDOT accept the street for maintenance as part of the Secondary System of State Highways. Administrative procedures outlined in the SSAR/24VAC30-92-70 lists criteria for street acceptance and what information is required on the local resolution. Once the resolution is approved, the signed Form AM-4.3 and the resolution are then returned to VDOT. VDOT then officially notifies the locality of the street's acceptance into the Secondary System of State Highways and the effective date of such action. This notification serves as the start of VDOT maintenance responsibility. As part of the process, the County will hold an appropriate amount of subdivision or public improvement surety for the roadway, as required by local Ordinances, until the acceptance process is complete. Also, within 30 days of the local governing body's request (resolution), VDOT requires a maintenance surety to be posted by the developer to guarantee performance of the street for one year from the date of acceptance.

Staff recommends the adoption of the attached resolution.

TES/ap
DedStWalnutGrv-mem

Attachments:
1. Resolution
2. AM-4.3
3. Map

R E S O L U T I O N

DEDICATION OF HITCHEN'S LANE IN THE WALNUT GROVE SUBDIVISION

WHEREAS, Route 604, Hitchen's Lane has been completed; and

WHEREAS, the road was constructed to Virginia Department of Transportation (VDOT) standards; and

WHEREAS, the development sketch and VDOT Form AM-4.3, attached and incorporated herein as part of this resolution, define additions required in the Secondary System of State Highways as a result of construction; and

WHEREAS, the certain segment identified on the incorporated Form AM-4.3 is ready to be accepted into the Secondary System of State Highways.

NOW, THEREFORE, BE IT RESOLVED that this Board requests VDOT to add the segment identified on the incorporated Form AM-4.3 to the Secondary System of State Highways, pursuant to § 33.2-705 of the *Code of Virginia*, for which segment this Board hereby guarantees the right-of-way to be clear and unrestricted, including any necessary easements for cuts, fills, and drainage.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to VDOT.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

DedStWalnutGrv-res

Form AM 4.3
(Rev 07/02/2026)

ICR ID: 43786711
SSR

COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION
Form AM 4.3

In James City County

by Resolution of the governing body adopted

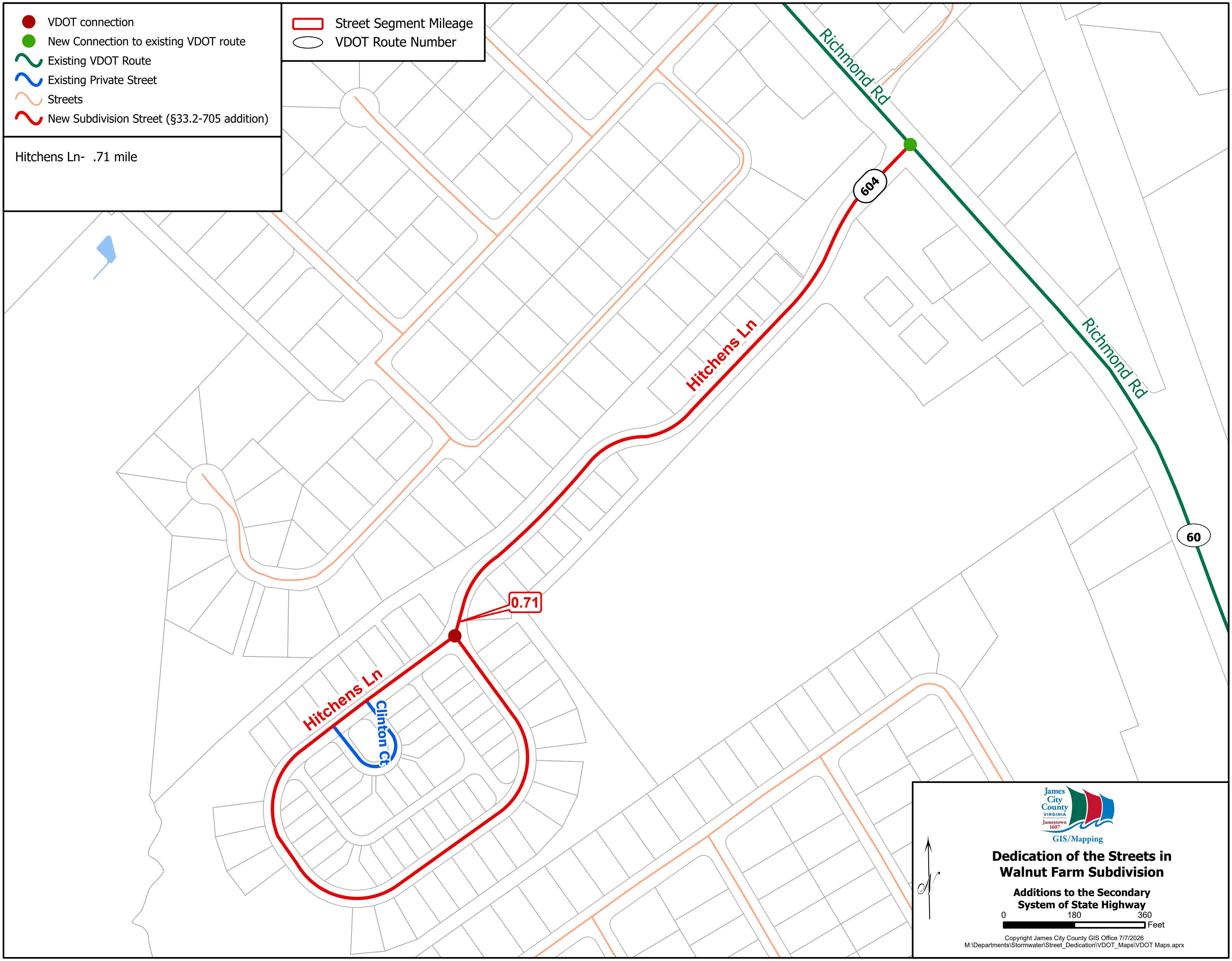
The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes to the secondary system of state highways.

A Copy Testee Signed (County Official):____

Report of Changes in the Secondary System of State Highways

Project/Subdivision: **Walnut Farm**

CHANGE TYPE	RTE NUM & STREET NAME	CHANGE DESCRIPTION	FROM TERMINI	TO TERMINI	LENGTH	NUMBER OF LANES	RECORDATION REFERENCE	ROW WIDTH
Addition	Rt. 604 - Hitchen's Lane	New subdivision street §33.2-705	RTE 60	at NODE	0.71	2		44



VDOT connection
New Connection to existing VDOT route
Existing VDOT Route
Existing Private Street
Streets
New Subdivision Street (§33.2-705 addition)
Street Segment Mileage
VDOT Route Number
Hitchens Ln- .71 mile
Richmond Rd
Richmond Rd
604
60
Hitchens Ln
Hitchens Ln
Clinton Ct
0.71
James City County VIRGINIA Jamestown 1607
GIS/Mapping
Dedication of the Streets in Walnut Farm Subdivision
Additions to the Secondary System of State Highway
0 180 360 Feet
Copyright James City County GIS Office 7/7/2026
M:\Departments\Stormwater\Street_Dedication\VDOT_Maps\VDOT Maps.aprx

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Toni E. Small, Director of Stormwater and Resource Protection Division

SUBJECT: Dedication of the Streets in the Michelle Point Subdivision

Attached is a resolution requesting acceptance of the streets in the Michelle Point Subdivision which are proposed as public rights-of-way into the State Secondary Highway System. The streets proposed for acceptance are Cocos Path, Maura Court, and Snuggles Court and are shown in red on the attached map. The streets have been inspected and approved by representatives of the Virginia Department of Transportation (VDOT) as meeting the minimum requirements for secondary roadways.

VDOT's Subdivision Street Requirements (SSR), effective January 2005, outline processes on how streets are designed, constructed, and officially accepted for maintenance as part of the Secondary System of State Highways. Upon the satisfactory completion of construction of streets, VDOT advises and coordinates with the local governing body of the street's readiness for acceptance through the use of VDOT's Form AM-4.3. As part of the initial acceptance process, the County Board of Supervisors must request, by resolution, that VDOT accept the street for maintenance as part of the Secondary System of State Highways. Administrative procedures outlined in the 2005 Subdivision Street Requirements and § 33.2-705 of the *Code of Virginia* lists criteria for street acceptance and what information is required on the local resolution. Once the resolution is approved, the signed Form AM-4.3 and the resolution are then returned to VDOT. VDOT then officially notifies the locality of the street's acceptance into the Secondary System of State Highways and the effective date of such action. This notification serves as the start of VDOT maintenance responsibility. As part of the process, the County will hold an appropriate amount of subdivision or public improvement surety for the roadway, as required by local Ordinances, until the acceptance process is complete. Also, within 30 days of the local governing body's request (resolution), VDOT requires a maintenance surety to be posted by the developer to guarantee performance of the street for one year from the date of acceptance.

Staff recommends the adoption of the attached resolution.

TES/ap
DedStMichellePt-mem

Attachments:
1. Resolution
2. AM-4.3
3. Map

R E S O L U T I O N

DEDICATION OF THE STREETS IN THE MICHELLE POINT SUBDIVISION

WHEREAS, Route 1144, Cocos Path, Route 1146, Maura Court, and Route 1145, Snuggles Court have been completed; and

WHEREAS, the roads were constructed to Virginia Department of Transportation (VDOT) standards; and

WHEREAS, the development sketch and VDOT Form AM-4.3, attached and incorporated herein as part of this resolution, define additions required in the Secondary System of State Highways as a result of construction; and

WHEREAS, certain segments identified on the incorporated Form AM-4.3 are ready to be accepted into the Secondary System of State Highways.

NOW, THEREFORE, BE IT RESOLVED that this Board requests VDOT to add the segments identified on the incorporated Form AM-4.3 to the Secondary System of State Highways, pursuant to § 33.2-705 of the *Code of Virginia*, for which segments this Board hereby guarantees the right-of-way to be clear and unrestricted, including any necessary easements for cuts, fills, and drainage.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to VDOT.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

VOTES

	AYE	NAY	ABSTAIN	ABSENT
WAINWRIGHT	____	____	____	____
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LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

DedStMichellePt-res

Form AM 4.3
(Rev 07/07/2026)

ICR ID: 43725055
SSR

COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION
Form AM 4.3

In James City County

by Resolution of the governing body adopted

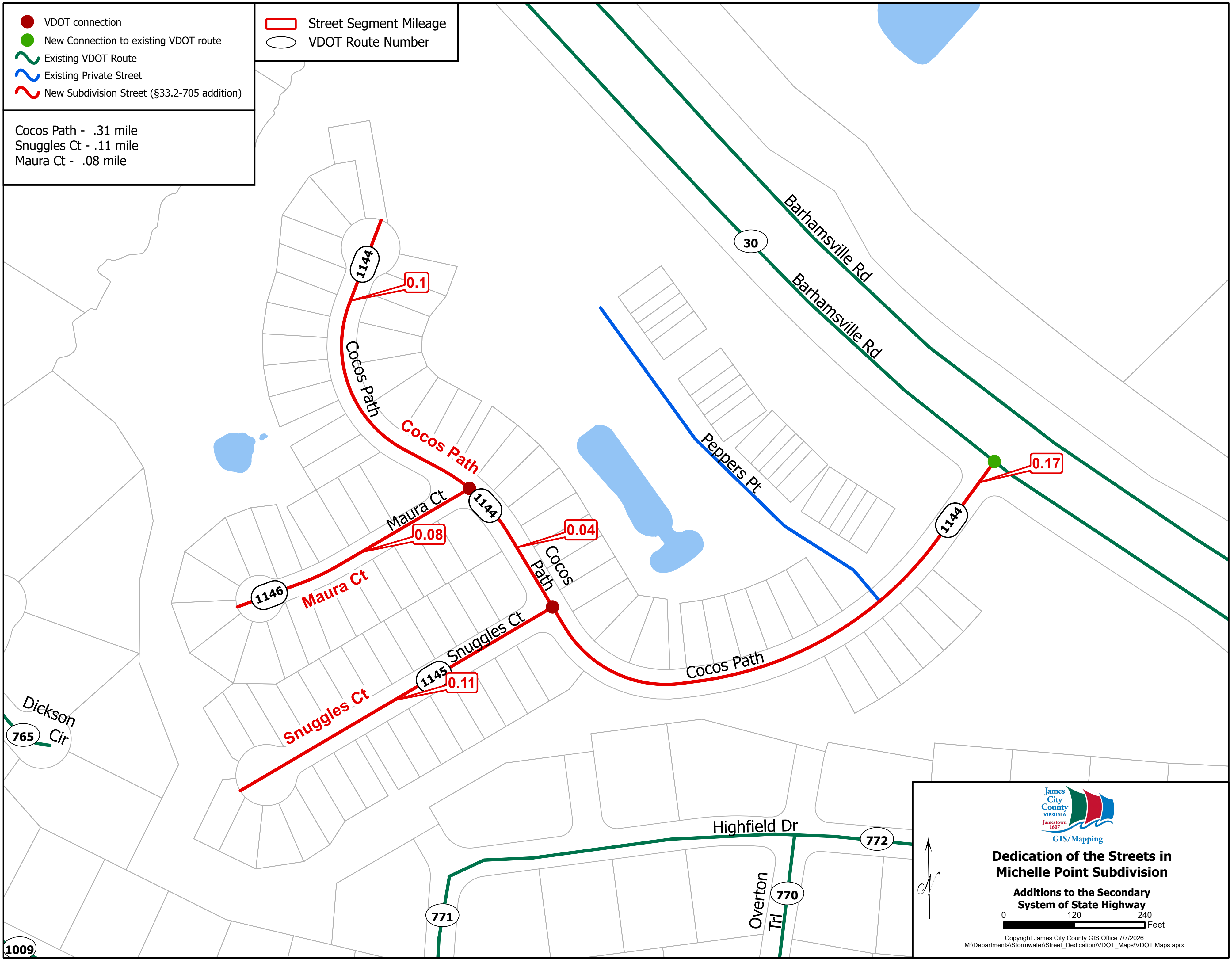
The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes to the secondary system of state highways.

A Copy Testee Signed (County Official):____

Report of Changes in the Secondary System of State Highways

Project/Subdivision: **Michelle Point**

CHANGE TYPE	RTE NUM & STREET NAME	CHANGE DESCRIPTION	FROM TERMINI	TO TERMINI	LENGTH	NUMBER OF LANES	RECORDATION REFERENCE	ROW WIDTH
Addition	Rt. 1144 - Cocos Path	New subdivision street §33.2-705	Maura Court	Snuggles Court	0.04	2		50
Addition	Rt. 1144 - Cocos Path	New subdivision street §33.2-705	Maura Court	Cul-De-Sac	0.1	2		50
Addition	Rt. 1144 - Cocos Path	New subdivision street §33.2-705	Barhamsville Road	Snuggles Court	0.17	2		50
Addition	Rt. 1145 - Snuggles Court	New subdivision street §33.2-705	Cocos Path	Cul De Sac	0.11	2		50
Addition	Rt. 1146 - Maura Court	New subdivision street §33.2-705	Cocos Path	Cul De Sac	0.08	2		40


VDOT connection
New Connection to existing VDOT route
Existing VDOT Route
Existing Private Street
New Subdivision Street (§33.2-705 addition)
Street Segment Mileage
VDOT Route Number
Cocos Path - .31 mile
Snuggles Ct - .11 mile
Maura Ct - .08 mile
Barhamsville Rd
Barhamsville Rd
30
Peppers Pt
1144
0.1
Cocos Path
Cocos Path
Maura Ct
1144
0.08
0.04
Cocos Path
0.17
1144
1146
Maura Ct
Snuggles Ct
1145
0.11
Snuggles Ct
Cocos Path
Dickson Cir
765
Highfield Dr
772
Overton Trl
770
771
1009
James City County VIRGINIA Jamestown 1607
GIS/Mapping
Dedication of the Streets in Michelle Point Subdivision
Additions to the Secondary System of State Highway
0 120 240 Feet
Copyright James City County GIS Office 7/7/2026
M:\Departments\Stormwater\Street_Dedication\VDOT_Maps\VDOT Maps.aprx

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Amy E. Martin, Director of Colonial Community Corrections

SUBJECT: Grant Award - $65,000 - Behavioral Health Docket

Colonial Community Corrections (CCC) has been awarded a Behavioral Health Docket (BHD) grant by the Supreme Court of Virginia's Office of the Executive Secretary in the amount of $65,000. The intent of this grant is to enhance the operational foundation required to sustain a high-quality BHD, maximize participant engagement in treatment, reduce recidivism, and improve participant outcomes. The grant funding may be used for personnel costs related to the operation of a BHD through June 30, 2027. As a result, this funding can provide for the establishment of a full-time, limited-term Behavioral Health Court Docket Coordinator position for fiscal year 2027.

Staff requests the appropriation of $65,000 in the CCC's Fund for this grant and the establishment of a new full-time, limited-term Behavioral Health Court Docket Coordinator position.

AEM/tm
GA-BHD-mem

Attachment

R E S O L U T I O N

GRANT AWARD - $65,000 - BEHAVIORAL HEALTH DOCKET

WHEREAS, Colonial Community Corrections was awarded a Behavioral Health Docket (BHD) grant in the amount of $65,000 from the Supreme Court of Virginia's Office of the Executive Secretary; and

WHEREAS, this grant may be used for personnel costs related to the operation of a BHD through June 30, 2027, including the establishment of a full-time, limited-term Behavioral Health Court Docket Coordinator position.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the following appropriation in the Colonial Community Corrections Fund for this grant and the establishment of a full-time, limited-term Behavioral Health Court Docket Coordinator position.

Revenue:

State Funding - BHD Grant	$65,000

Expenditure:

Personnel	$65,000

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES AYE	NAY	ABSTAIN	ABSENT
WAINWRIGHT	____	____	____	____
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ICENHOUR	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

GA-BHD-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Nathan R. Green, Commonwealth's Attorney

SUBJECT: Grant Award - $50,319 - Commonwealth's Attorney - Virginia Domestic Violence Victim Fund

---

The Commonwealth's Attorney has been awarded a $50,319 grant (State share $50,319) from the Virginia Domestic Violence Victim Fund through the State Department of Criminal Justice Services. The state grant will fund the personnel costs of an existing attorney position to assist in the prosecution of misdemeanors and felonies involving domestic violence, sexual abuse, stalking, and family abuse. The Commonwealth's Attorney has been successful in obtaining this grant in previous years and plans to apply for this grant in the future.

The attached resolution appropriates these funds to the Special Projects/Grant Fund through June 30, 2027.

Staff recommends adoption of the attached resolution.

NRG/tm
GA-DomViol27-mem

Attachment

R E S O L U T I O N

GRANT AWARD - $50,319 - COMMONWEALTH'S ATTORNEY -

VIRGINIA DOMESTIC VIOLENCE VICTIM FUND

WHEREAS, the Commonwealth's Attorney for the City of Williamsburg and James City County has been awarded a $50,319 grant, which is awarded annually from the Virginia Domestic Violence Victim Fund (State share $50,319) through the State Department of Criminal Justice Services (DCJS); and

WHEREAS, this grant would fund the personnel costs for a position in the prosecution of misdemeanors and felonies involving domestic violence, sexual abuse, stalking, and family abuse through June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the acceptance of this grant and the appropriation to the Special Projects/Grants Fund:

Revenue:

Fiscal Year 2027 Virginia Domestic Violence Victim Fund - DCJS	$50,319

Expenditure:

Fiscal Year 2027 Virginia Domestic Violence Victim Fund	$50,319

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

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MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

GA-DomViol27-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Nathan R. Green, Commonwealth's Attorney

SUBJECT: Grant Award - $195,382 - Commonwealth's Attorney - Victim Witness Assistance Program

---

The Commonwealth's Attorney has been awarded a $195,382 grant (Federal share $156,305; State share $39,077) from the Victim Witness Grant Program through the State Department of Criminal Justice Services. The grant will fund the personnel costs for the continuation of three full-time positions to provide comprehensive information and direct services to crime victims and witnesses. The Commonwealth's Attorney has been successful in obtaining this grant for more than 15 years and plans to apply for this grant in the future.

The attached resolution appropriates these funds to the Special Projects/Grants Fund through June 30, 2027.

Staff recommends approval of the attached resolution.

NRG/ap
GA-FY27VWAPrg-mem

Attachment

R E S O L U T I O N

GRANT AWARD - $195,382 - COMMONWEALTH'S ATTORNEY -

VICTIM WITNESS ASSISTANCE PROGRAM

WHEREAS, the Commonwealth's Attorney for the City of Williamsburg and James City County has been awarded a $195,382 grant from the Victim Witness Grant Fund (Federal share $156,305; State special funds $39,077) through the State Department of Criminal Justice Services; and

WHEREAS, this grant would fund the personnel costs for the continuation of three full-time equivalent positions; and

WHEREAS, these positions provide comprehensive information and direct services to crime victims and witnesses beginning July 1, 2026 through June 30, 2027; and

WHEREAS, no local match is required.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes acceptance of this funding and the following appropriation to the Special Projects/Grants Fund for this purpose as follows:

Revenues:	
Federal - Victim Witness Assistance Program	$156,305
State - Victim Witness Assistance Program	$39,077
Total	$195,382
Expenditure:	
Fiscal Year 2027 Victim Witness Assistance Program	$195,382

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

VOTES	AYE	NAY	ABSTAIN	ABSENT
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LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

GA-FY27VWAPrg-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Ryan T. Ashe, Fire Chief

SUBJECT: Grant Award - $80,113 - Four-for-Life - Return to Localities Fund

---

The Office of Emergency Medical Services (EMS) receives funding allocated from the Four-for-Life program annually. This funding is legislated by the Code of Virginia § 46.2-694 which stipulates that an additional $4 per year is charged and collected at the time of vehicle registration and set aside as a special fund to be used only for EMS purposes.

The James City County Fire Department has been awarded $80,113 in Four-for-Life to provide funding for training EMS personnel of a licensed nonprofit EMS agency and for the purchase of necessary equipment and supplies for use in such localities. Historically, this grant has been included in the original budget based on estimated amounts. We have removed it from the budget to eliminate the need for adjustments.

The attached resolution appropriated the additional funds received of $80,113 for Fiscal Year 2027. Staff recommends approval of the attached resolution appropriating funds to the Four-for-Life Fund.

RTA/tm
GA-4LifeLocalFY27-mem

Attachment

R E S O L U T I O N

GRANT AWARD - $80,113 - FOUR-FOR-LIFE - RETURN TO LOCALITIES FUND

WHEREAS, the Office of Emergency Management Services (EMS) receives funding allocated from the Four-for-Life program annually. This funding is legislated by the Code of Virginia § 46.2-694 which stipulates that an additional $4 per year is charged and collected at the time of vehicle registration and set aside as a special fund to be used only for EMS purposes; and

WHEREAS, the funds are used to purchase emergency medical equipment and provide training.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the acceptance of this grant and the following appropriation to the Special Projects/Grants Fund for the Four-for-Life Fund:

Revenue:

Four-for-Life	$80,113

Expenditure:

Four-for-Life	$80,113

____
John J. McGlennon.
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

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MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

GA-4LifeLocalFY27-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Ryan T. Ashe, Fire Chief

SUBJECT: Grant Award - $36,000 - Radiological Emergency Preparedness

Each Virginia locality within 10 miles of a nuclear power plant receives pass-through funding annually from Dominion Energy through the Virginia Department of Emergency Management (VDEM) to support Radiological Emergency Preparedness (REP).

The James City County (JCC) Fire Department's Emergency Management Division has been awarded $36,000 in radiological emergency preparedness funds from Dominion Energy through VDEM due to the County's proximity to the Surry Power Station nuclear plant.

The funds are to be used for planning and response for public protective actions related to the Surry Power Station nuclear plant. The County uses the funds to maintain emergency response plans, participate in readiness drills and exercises, provide REP training, make improvements to the Emergency Operations Center, purchase and maintain radiological response equipment, and support the JCC Alert County emergency notification system.

This grant requires no local match.

Staff recommends adoption of the attached resolution to appropriate funds.

RTA/tm
GA-RADEmrgPrep27-mem

Attachment

R E S O L U T I O N

GRANT AWARD - $36,000 - RADIOLOGICAL EMERGENCY PREPAREDNESS

WHEREAS, the James City County Fire Department's Emergency Management Division has been awarded pass-through funds in the amount of $36,000 to support Radiological Emergency Preparedness from the Virginia Department of Emergency Management (VDEM); and

WHEREAS, the funds are to be used for planning and response for public protective actions related to the Surry Power Station nuclear plant; and

WHEREAS, the grant requires no match.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the acceptance of this grant and the following appropriation to the Special Projects/Grants Fund:

Revenue:

Radiological Emergency Preparedness Funds - VDEM	$36,000

Expenditure:

Radiological Emergency Preparedness Funds - VDEM	$36,000

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

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LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

GA-RADEmrgPrep27-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Ryan T. Ashe, Fire Chief

SUBJECT: Grant Award - $472,510 - Virginia Department of Fire Programs Fund

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The James City County Fire Department receives grant funding annually from the Virginia Department of Fire Programs (VDFP) Aid-to-Localities program. These funds are initially collected from the private insurance industry by the State Corporation Commission and are used to fund the VDFP and are also passed through to localities in the Commonwealth.

The County's Fire Department uses the funds to purchase firefighting equipment and to provide training. Historically, this grant has been included in the original budget based on estimated award amounts. We have removed it from the budget to eliminate the need for adjustments.

The attached resolution appropriates the additional funds received of $472,510. Staff recommends approval of the attached resolution appropriating funds to the Fire Programs Fund.

RTA/tm
GA-VAFirePrgFY27-mem

Attachment

R E S O L U T I O N

GRANT AWARD - $472,510 - VIRGINIA DEPARTMENT OF FIRE PROGRAMS FUND

WHEREAS, the James City County Fire Department receives grant funding annually as part of the Virginia Department of Fire Programs (VDFP) Aid-to-Localities program; and

WHEREAS, the funds are used to purchase firefighting equipment and provide training.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the acceptance of this grant and the following appropriation to the Special Projects/Grants Fund for the Fire Programs Fund:

Revenue:

VDFP	$472,510

Expenditure:

VDFP	$472,510

John J. McGlennon
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

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LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

GA-VAFirePrgFY27-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Barbara E. Watson, Director of Social Services

SUBJECT: Grant Award - $47,957 - Virginia Opioid Abatement Authority Colonial Behavioral Health/Historic Triangle Drug Prevention Coalition

---

James City County, York County, the City of Williamsburg, and the City of Poquoson were awarded a continuation Cooperative Partnership grant from the Virginia Opioid Abatement Authority (OAA) for $47,957. The funding supports Colonial Behavioral Health (CBH) and the Historic Triangle Drug Prevention Coalition (HTDPC) through both administrative support and educational/marketing prevention efforts. The award includes $26,631 in Cooperative Partnership grant funding from OAA and $7,130 allocated to James City County, and a total of $14,196 allocated to York County, the City of Williamsburg, and the City of Poquoson.

James City County will serve as the fiscal agent for this Cooperative Partnership. Funding will be provided by OAA to James City County in advance, and reimbursements will be made by James City County to CBH and the HTDPC for qualified expenditures.

This grant requires no local matching funds.

Staff recommends approval of the attached resolution authorizing the acceptance of the grant award for James City County to serve as the fiscal agent for the Cooperative Partnership, and appropriation to the Special Projects/Grants Fund for $47,957 for this purpose.

BEW/tm
GA2026VA_OAACBH-mem

Attachment

R E S O L U T I O N

GRANT AWARD - $47,957 - VIRGINIA OPIOID ABATEMENT AUTHORITY

COLONIAL BEHAVIORAL HEALTH/HISTORIC TRIANGLE

DRUG PREVENTION COALITION

WHEREAS, the Virginia Opioid Abatement Authority (OAA) has awarded James City County (JCC), York County, the City of Williamsburg, and the City of Poquoson a Cooperative Partnership grant in the amount of $47,957; and

WHEREAS, the funds will be used to support Colonial Behavioral Health (CBH) and the Historic Triangle Drug Prevention Coalition (HTDPC) through both administrative support and educational and marketing prevention efforts; and

WHEREAS, the County will serve as the fiscal agent and receive funds from the OAA on behalf of York County, the City of Williamsburg, and the City of Poquoson to support the program.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the County to act as the fiscal agent for this program for the purpose of receiving and transferring OAA disbursements through the Cooperative Partnership Grant Program.

BE IT FURTHER RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes acceptance of this funding and the following appropriation to the Special Projects/Grants Fund:

Revenue:

CBH/HTDPC Opioid Prevention	$47,957

Expenditures:

CBH/HTDPC OAA COOP Grant	$26,631
CBH/HTDPC JCC Individual	5,704
CBH/HTDPC JCC Gold Standard	1,426
CBH/HTDPC Williamsburg Individual	802
CBH/HTDPC Williamsburg Gold Standard	200
CBH/HTDPC York Individual	5,229
CBH/HTDPC York Gold Standard	1,307
CBH/HTDPC Poquoson Individual	6,658
	$47,957

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

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LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

GA2026VA_OAACBH-res

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Paul D. Holt, III, Director of Community Development

SUBJECT: Granting of Utility Easements for the Consolidated County Government Center - 5231 Longhill Road

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As construction of the Consolidated County Government Center continues, the final designs for connecting to the new building to Dominion Energy's electrical grid have been completed.

Dominion Energy will require the connection to be located within a permanent utility easement that is approximately 15 feet wide and in the location generally shown on the attached sketch. Consistent with Zoning Ordinance requirements, this connection will be made underground.

Connections for other needed utilities, such as Virginia Natural Gas, are being completed as well.

Staff recommends approval of the attached resolution authorizing the County Administrator to enter into a such Agreement(s) as may be necessary for underground utility service connections to the new building and the granting of such temporary and permanent easements as may be required as contained within those utility service Agreement(s).

PDH/ap
UtilEsmtConsGovCtr-mem

Attachments:
1. Resolution
2. Sketch Showing Proposed Dominion Energy Easement

R E S O L U T I O N

GRANTING OF UTILITY EASEMENTS FOR THE

CONSOLIDATED COUNTY GOVERNMENT CENTER - 5231 LONGHILL ROAD

WHEREAS, as construction of the Consolidated County Government Center continues, the final designs for connecting to the new building to Dominion Energy's electrical grid have been completed; and

WHEREAS, Dominion Energy will require the electrical connection to be located within a permanent utility easement that is approximately 15 feet wide; and

WHEREAS, connections for other needed utilities, such as Virginia Natural Gas, are being completed as well.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the County Administrator to enter into a such Agreement(s) as may be necessary for underground utility service connections to the new building and the granting of such temporary and permanent easements as may be required as contained within those utility service Agreement(s).

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

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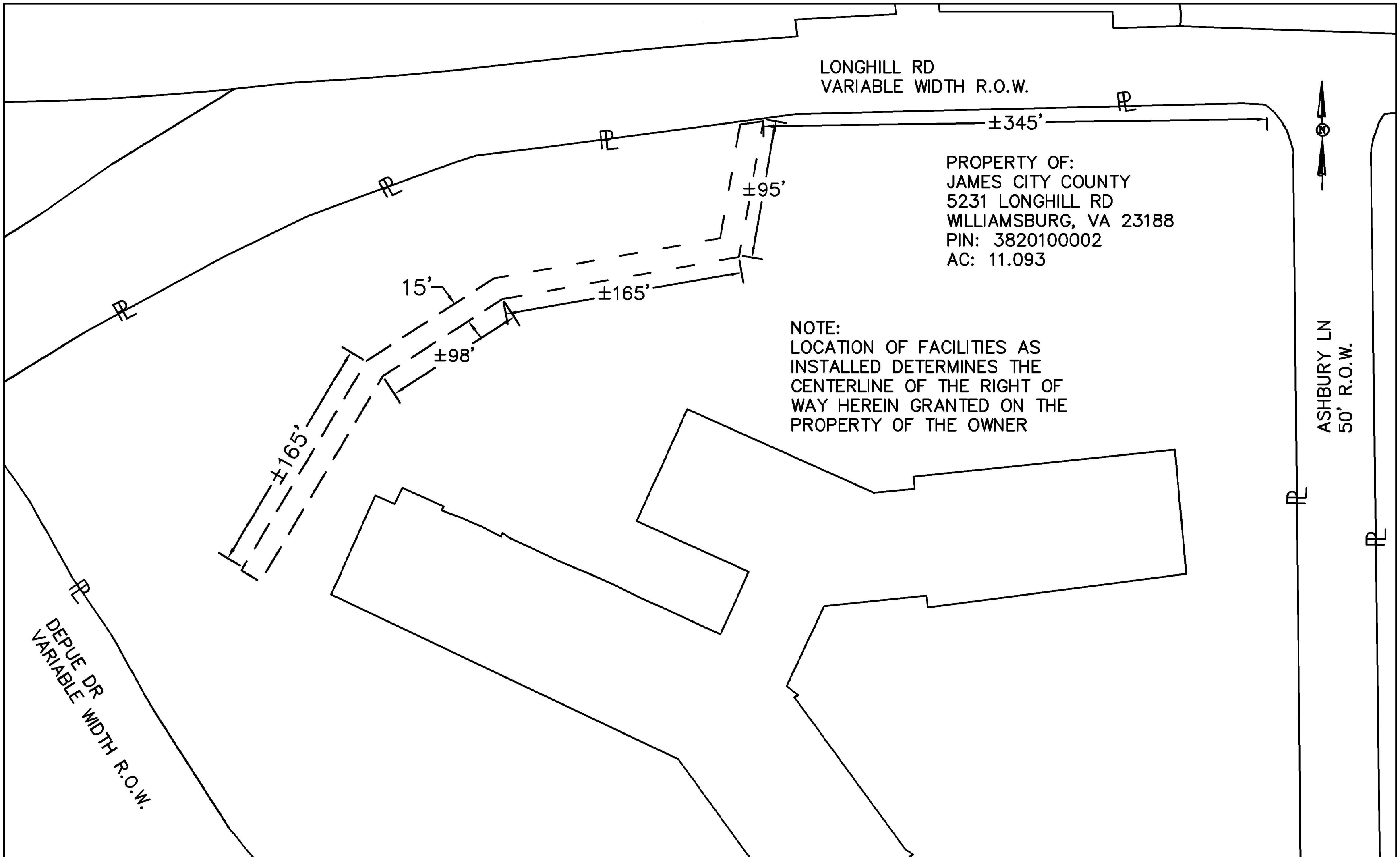
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July, 2026.

UtilEsmtConsGovCtr-res



LEGEND

——— Location of Right of Way Boundary

═PL═ Indicates Property Line is Right of Way Boundary

Region EASTERN	Local Office WILLIAMSBURG	State VA	UG/C PLAT TO ACCOMPANY RIGHT OF WAY AGREEMENT VIRGINIA ELECTRIC AND POWER COMPANY doing business as Dominion Energy Virginia
County/City JAMES CITY COUNTY		Grid Number M1838	
Work Request Number 10811186	DEVID No. 28-25-0112	Scale Not to Scale	
Date 7/9/2026	By PAYNE		

OWNER INITIALS ____________ ____________ ____________ ____________ ____________

MINUTES

JAMES CITY COUNTY BOARD OF SUPERVISORS

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

June 9, 2026

5:00 PM

A. CALL TO ORDER

Mr. McGlennon called the meeting to order at approximately 5:07 p.m. following the James City Service Authority (JCSA) Board of Directors Regular Meeting.

B. ROLL CALL

Tracy L. Wainwright, Powhatan District
Barbara E. Null, Stonehouse District
James O. Icenhour, Jr., Jamestown District
Ruth M. Larson, Vice Chair, Berkeley District - remote
John J. McGlennon, Chair, Roberts District

Scott A. Stevens, County Administrator
Adam R. Kinsman, County Attorney

Chairman McGlennon announced that Supervisor Larson was physically absent from the meeting. He stated for her to participate via electronic means, she needed to declare the nature of the personal matter keeping her away and her current general location. Mr. McGlennon then called for a motion to grant her remote access under these stipulations.

A motion to Allow Ms. Larson to Participate Remotely was made by Barbara Null, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 1 ABSENT: 0
Ayes: Icenhour Jr., McGlennon, Null, Wainwright
Abstain: Larson

Ms. Larson reported that she was on a family vacation in the Outer Banks, North Carolina.

Mr. McGlennon announced that Public Hearing(s) Item Nos. 13, 14, and 15 were deferred. He stated that the public hearings would open this evening but remain open to accept public testimony until the newly scheduled deferral dates. Additionally, he advised that while all registered speakers would be heard, individuals were only permitted to speak once during the public hearing process. Mr. McGlennon invited Supervisor Icenhour to lead the Board and citizens in the Pledge of Allegiance in honor of his birthday.

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

Mr. Icenhour led the Board and citizens in the Pledge of Allegiance.

E. PRESENTATION

1. VACo Achievement Award Presentation

Mr. James Hutzler, Government Relations Associate of Virginia Association of Counties (VACo), addressed the Board to present a VACo Achievement Award. He briefly outlined VACo's mission to advocate for county interests at the state and federal levels while supporting members through educational programs and member services. Mr. Hutzler explained that the VACo Achievement Award Program was founded in 2003 to honor localities developing creative solutions for public service delivery. He then congratulated James City County (JCC) on winning an award for its Advanced Care Paramedic Program. Mr. Hutzler then turned the floor over to the County's Fire Department personnel to detail this initiative.

Dr. Amir Louka, Virginia Commonwealth University Emergency Medical Services Physician, addressed the Board and acknowledged Ms. Betsy Sink, Fire Battalion Chief, who was standing beside him. He expressed his gratitude for the honor of serving as the Fire Department's Medical Director since 2019, noting how fortunate he was to be brought into such a highly capable and exceptionally performing fire-based Emergency Medical Services (EMS) team. Dr. Louka highlighted a fatal 2021 motor vehicle accident in JCC. He noted that regardless of the Fire Department's advanced equipment and expertise, time remained the critical factor for the young patient's survival. The priority was allowing adequate time for field treatment, life support, and rapid transport to a medical facility. Following that critical incident, Dr. Louka and Fire Chief Ryan Ashe established a mission to eliminate preventable hemorrhage deaths. Dr. Louka noted that the strategy was to buy time for critical patients by bringing hospital-level trauma care directly into the field. Dr. Louka highlighted the Fire Department's rapid rollout of the region's fire pre-hospital blood transfusion program. He added that following its initial success, the Department had continued to equip its team with advanced resources to bring hospital-level trauma care directly to the patients the moment it was needed. Dr. Louka pointed out that this level of patient care outpaced 99% of national EMS agencies, a standard formally designated today as the Advanced Care Paramedic Program. He stated the County's Advanced Care Paramedics (ACPs) rank among the most elite and highly trained pre-hospital clinicians. Recommended by their Commanding Officers for exceptional leadership and composure, ACPs complete a rigorous six-month program directly supervised by him and Ms. Sink. Dr. Louka stated that their intensive training in advanced trauma and pediatric resuscitation equipped ACPs with skills typically exclusive to hospital Emergency Departments, including whole-blood transfusions, dual sequential defibrillation, advanced airway management, and the use of mechanical ventilators and point-of-care ultrasound. Dr. Louka proudly described the County's ACPs as the pinnacle of pre-hospital emergency medicine. He noted that since the program's inception, mobile field teams had provided lifesaving blood transfusions to approximately 100 patients who were on the verge of bleeding to death. Dr. Louka reported that the County had reduced the reliance on expensive helicopter transports to trauma centers (which could cost up to $50,000 per patient) by over 90%. Furthermore, he highlighted that hundreds of patients had benefited from ultrasound-guided procedures in the field, doubling neurologically intact survival rates for cardiac arrest patients. Dr. Louka highlighted the program's cost-effectiveness and long-term viability. He noted that equipment was financed through the CARES Act, and training was seamlessly integrated into the existing budget without any requirement for additional personnel. Dr. Louka reported that five new ACPs graduated last month, bringing the total to 25, alongside four first-time participants from the Cities of Williamsburg and Newport News Fire Departments. He noted that their success proved the program was a highly effective, scalable training model for agencies statewide. Dr. Louka stated that the Advanced Care Paramedic Program provided an integrated framework that delivered critical medical capabilities directly to the patient, representing a major milestone in pre-hospital medicine. He expressed his gratitude to the Board for its support, thanked VACo for the recognition, and commended the dedicated community servants who made the program possible. Moving forward, he stated that his goal was to further enhance the initiative, build on its current success, and deliver better outcomes for the community. Dr. Louka concluded his remarks and welcomed questions from the Board.

Mr. McGlennon commended the dedication and success of County staff across all departments. He noted that their commitment to pursuing professional development enhanced their value to the community, especially during critical times. Mr. McGlennon thanked Dr. Louka, Ms. Sink, and Mr. Hutzler.

F. PUBLIC COMMENT

1. Ms. Susan Franz, 103 Cardinal Court, addressed the Board and raised concern about a public survey consultant. She noted that her concern stemmed from the financial cost of approximately $70,000 on a citizen survey conducted by outside consultants. She stated that she understood the desire to gather public input; however, she questioned if this expenditure was the best use of taxpayer dollars. Ms. Franz explained that the County already had multiple ways of gathering public input and highlighted various examples. She noted that if the goal was to understand resident priorities those opportunities already exist and cost far less than hiring consultants. Ms. Franz requested that before spending public funds on public surveys she noted her belief that County citizens deserved answers to various questions: 1) What specific decisions would be influenced by the survey results; 2) What actions would be taken that would not have occurred without the survey; 3) How would the survey improve County operations or services; and 4) How would success be measured if the survey simply confirmed information that residents had already been communicating through public meetings and correspondence. Ms. Franz requested that the Board thoroughly review similar expenditures in the future to ensure they were adequately justified. She noted that as taxes and assessments rise, residents expected the government to prioritize essential services over non-essential expenses. Ms. Franz noted that while $70,000 may be a small fraction of the overall budget, fiscal responsibility was demonstrated through hundreds of individual decisions, every expenditure should be able to show a clear public benefit. She encouraged the Board to place greater emphasis on using existing engagement opportunities and to provide clear evidence of value for approving future consultant surveys.

2. Mr. Chris Henderson, 101 Keystone, addressed the Board and wished Supervisor Icenhour a happy birthday. He reiterated his request for later Board meetings to make it easier for working citizens to attend. Mr. Henderson also requested that the Board introduce a formal invocation for future meetings. Given the extensive Agenda, he recommended consolidating several items related to the Williamsburg-James City County (WJCC) Public Schools and shifting them to the conclusion of the Public Hearing segment. Mr. Henderson emphasized the persistent downward trend in student enrollment. He noted that the WJCC School Division was currently operating below capacity and constructing additional facilities to house pre-kindergarten (Pre-K) programs. Mr. Henderson expressed his hope that the Board would refrain from approving further expenditures aimed at expanding the capacity of a contracting educational system. He requested the Board to stop scheduling public hearing cases with no real prospect of being heard. Referencing specific cases delayed multiple times, he argued that repeated deferrals were unfair to both applicants and attending citizens who came to the meeting relying on the right to address the matter. Mr. Henderson reported significant traffic congestion on Route 60 this week caused by ongoing utility construction. He noted that backups extended from Centerville Road past the Colonial Heritage area, adding approximately 15 to 20 minutes to his commute. Furthermore, Mr. Henderson suggested that contractors schedule these projects during overnight hours to minimize daytime traffic disruptions. He reaffirmed his request for a reduced speed limit on Route 60 in Norge. Mr. Henderson requested an update regarding the status of the Croaker Road Widening Project, along with an explanation for the ongoing construction delays.

G. CONSENT CALENDAR

1. Budget Appropriation of Proffered Affordable Housing Funds - $58,516

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

2. Appropriation of Funds to the Transportation Match Account - $69,436

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

3. Grant Award — $283,500 -James City County Child Health Initiative

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

4. NACo Annual Conference Voting Delegate

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

H. PUBLIC HEARING(S)

Mr. McGlennon announced that Public Hearing(s) Item Nos. 1 through 8 would be consolidated under one staff report, though each discussion would be conducted on an individual basis. He indicated that Mr. Jack Haldeman was the Planning Commission representative for the meeting.

Ms. Morgan Risinger, Senior Planner, addressed the Board noting that Mr. James Falzone had applied on behalf of WJCC Schools to receive Special Use Permit (SUP) approvals for 12 existing learning cottages to remain in use at eight schools, specifically James River Elementary School, Clara Byrd Baker Elementary School, D.J. Montague Elementary School, J. Blaine Blayton Elementary School, Laurel Lane Elementary School, and Jamestown High School were each proposed to have one learning cottage. She stated that Norge Elementary School proposed two learning cottages and Stonehouse Elementary School proposed four learning cottages. Ms. Risinger advised that all the learning cottages were previously approved by the Board; however, the SUP approvals for 11 of the 12 learning cottages had expired and these SUPs were necessary. She stated that per the submitted applications the learning cottages at each elementary school were expected to be in use through the 2027-2028 school year with an expiration date of July 1, 2028. Ms. Risinger stated that the learning cottage at Jamestown High School was expected to be in use through the 2031-2032 school year with an expiration date of July 1, 2032. She noted that staff found these applications to be compatible with surrounding development and consistent with the 2045 Comprehensive Plan and Zoning Ordinance. Ms. Risinger further noted that staff recommended approval of these applications, subject to the proposed conditions. She welcomed questions from the Board and noted that Mr. Marcellus Snipes, Senior Director for Operations at WJCC Schools, was also available.

Mr. McGlennon asked Mr. Haldeman for a Planning Commission report on the subject.

Ms. Risinger stated that there was no Planning Commission report on this matter.

Ms. Larson voiced apprehension regarding the lapsed SUPs and urged swift action to avoid similar oversights moving forward.

Mr. McGlennon invited Ms. Risinger to share her perspective on the point previously raised by Ms. Larson.

Ms. Risinger noted that Planning staff aimed to maintain open communication and collaborate with applicants to ensure full compliance with the commencement clauses outlined in SUPs.

Mr. Icenhour asked Mr. Snipes if standardizing all SUP expiration dates would cause Jamestown High School any undue hardship. While he acknowledged that Jamestown High School faced uncertainties regarding redistricting and potential expansions, Mr. Icenhour suggested a uniform expiration date, noting the Board would always grant extensions later if needed.

Mr. Snipes replied that he had no objection to that approach.

Mr. Icenhour noted that open lines of communication between County staff and WJCC Schools personnel was essential to preventing SUPs from lapsing.

Mr. Snipes highlighted that communication was typically great, rendering this misunderstanding as highly unusual.

Mr. Icenhour asked if redistricting and the new Pre-K facilities would make the learning cottages obsolete.

Mr. Snipes confirmed the current plan, but noted that the official and final decision would be provided by the WJCC Schools Superintendent at a later time.

Mr. Icenhour acknowledged the situation and emphasized his focus on establishing a clear strategy for the future. He then invited Mr. Snipes to reach out directly with any future concerns that might need to be addressed.

1. SUP-25-0021. James River Elementary School Learning Cottage

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon opened the Public Hearing.

1. Mr. Chris Henderson, 101 Keystone, addressed the Board expressing confusion over the process of asking questions if related Agenda items were to be considered separately rather than grouped together. He asked whether he would need to submit an additional public speaker card for each individual item for the schools and looked to Mr. McGlennon for clarification on the procedure.

Mr. McGlennon pointed out that the Board was obligated to review them individually. He noted that if Mr. Henderson wanted to speak on multiple WJCC Schools items he would make a note of that.

Mr. Henderson observed an imbalance in school utilization, highlighting that James River Elementary School had the lowest attendance in the County, whereas Stonehouse Elementary School had the highest. He expressed confusion as to why the less-populated school was facing space constraints. Consequently, he asked for clarification on the ownership status of the learning cottages and the financial implications of maintaining those leases.

2. Mr. Jack Haldeman, 5633 Boatwright Circle, addressed the Board. While noting his role as a Planning Commission representative, he clarified that these were his personal remarks and

should not be construed as the Commission's official position. Mr. Haldeman stated that three upcoming mixed-use applications on the Board's Agenda had successfully passed the County's Adequate Public Schools Facilities Test. He pointed out that while every major development since 1998 had cleared this hurdle, the County's schools remain persistently over capacity, forcing the use of learning cottages. Mr. Haldeman questioned the test's validity, pointing out that the County still faced chronic overcrowding despite building seven new schools in the last 20 years. He further questioned whether the framework accurately measured the combined impacts of proposed developments and expressed similar doubts regarding the Adequate Transportation Facilities Test.

Mr. McGlennon closed the Public Hearing.

2. SUP-26-0011. Clara Byrd Baker Elementary School Learning Cottage

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon opened the Public Hearing.

Mr. McGlennon closed the Public Hearing as there were no public speakers.

3. SUP-26-0012. D.J. Montague Elementary School Learning Cottage

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon opened the Public Hearing.

Mr. McGlennon closed the Public Hearing as there were no public speakers.

4. SUP-26-0013. J. Blaine Blayton Elementary School Learning Cottage

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon opened the Public Hearing.

Mr. McGlennon closed the Public Hearing as there were no public speakers.

5. SUP-26-0014. Laurel Lane Elementary School Learning Cottage

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon opened the Public Hearing.

Mr. McGlennon closed the Public Hearing as there were no public speakers.

6. SUP-26-0015. Jamestown High School Learning Cottage

A motion to Amend the Special Use Permit's Expiration Date to July 1, 2028 was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon opened the Public Hearing.

Mr. McGlennon closed the Public Hearing as there were no public speakers.

7. SUP-26-0016. Norge Elementary School Learning Cottages

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon opened the Public Hearing.

Mr. McGlennon closed the Public Hearing as there were no public speakers.

8. SUP-26-0017. Stonehouse Elementary School Learning Cottages

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon opened the Public Hearing.

1. Mr. Chris Henderson, 101 Keystone, addressed the Board highlighting the urgent need to address severe overcrowding at Stonehouse Elementary School. He emphasized that the facility faced the greatest capacity pressures in the WJCC School Division. He urged the Board to work closely with the WJCC School Board to expedite redistricting efforts and alleviate the overcrowding.

Mr. McGlennon closed the Public Hearing.

9. Resolutions of Support for Smart Scale Transportation Funding Applications

A motion to Approve All Five Resolutions of Support was made by James Icenour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. Paul Holt, Director of Community Development, addressed the Board on the Virginia Department of Transportation's (VDOT) competitive SMART SCALE funding process, noting that staff would submit five pre-applications for major County transportation projects. Following the pre-screening phase, localities may finalize up to four applications by July 15, which required a formally adopted Resolution of Support from the governing body. He highlighted successful past projects, including the Longhill Road Widening Project, the Skiffes Creek Connector Shared Use Path, and upcoming improvements to the Airport Road/Mooretown Road and Richmond Road intersections. He emphasized that all applications were heavily backed by engineering analysis and public input. Mr. Holt outlined five potential VDOT SMART SCALE transportation projects aimed at improving local infrastructure, capacity, and pedestrian/bicyclist safety. The five proposed SMART SCALE project applications included: 1) Pocahontas Trail Shared-Use Path: An extension of the shared-use path along Pocahontas Trail (Route 60). This was part of the broader Route 60 Widening and Complete Street project, specifically covering Magruder Avenue to James River Elementary School, and aligning with the Trail757 route; 2) Route 199 at Brookwood Drive: A through-cut concept to improve safety and capacity. Through traffic on Brookwood Drive would be rerouted to unsignalized U-turns east and west of the main intersection. Left turns from both Brookwood Drive and Route 199 would remain permitted; 3) Route 199 (Humelsine Parkway) at Route 5: A preferred concept allowing simultaneous left turns and through movements on Route 199. It included left turns remaining on John Tyler Highway, a new signalized intersection at John Tyler Lane/Strawberry Plains Road, and signal coordination to prevent traffic backups; 4) Route 199 ramps at Lightfoot he noted that the preferred alternative selected for this location proposed modifying the ramp approaches to include additional turn lanes and the extension of the northbound Route 60 left-turn lane; and 5) Route 60 at Centerville Road and Lightfoot Road: This proposal had two main components - Centerville Road: Reconfiguration of the westbound receiving lanes to terminate just past Lightfoot Marketplace right-in/right-out access point. Lightfoot Road: Converting the current signalized intersection into a partial median U-turn to facilitate Richmond Road westbound turning movements. He explained that each project required an officially adopted Resolution of Support from the governing body to apply for funds, which was included in the Board's Agenda Packet. Mr. Holt stated that following a single, combined Public Hearing for all five applications, staff recommended approving the associated resolutions. The County Attorney's Office confirmed that a single motion and vote could cover all five, provided the motion clearly specified which resolutions were included. Mr. Holt then opened the floor to questions from the Board.

Ms. Larson acknowledged the necessity of these projects and the hard work involved, then asked if the County was requesting support for the intersection of Route 199 and Route 5.

Mr. Holt confirmed yes.

Ms. Larson asked for clarification on the City of Williamsburg's initiatives to improve traffic flow at Jamestown Road and Route 199.

Mr. Holt noted that based on his understanding the intersection was situated wholly within the City limits and the City of Williamsburg did not plan to apply for funding during this cycle.

Ms. Larson praised the County's proactive efforts but expressed concern that the Route 199 at Route 5 project would spill additional traffic onto Strawberry Plains Road, while ultimately recognizing the pressing need to alleviate local traffic congestion.

Mr. McGlennon stated that there was no Planning Commission report for this item.

Mr. McGlennon opened the Public Hearing.

Mr. McGlennon closed the Public Hearing.

10. SUP-26-0003. 4305 Fenton Mill Rd. Short-Term Rental

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Ms. Allison Jackura, Senior Planner, addressed the Board to present an SUP application for a short-term rental located at 4305 Fenton Mill Road. She cited specifics of the application included in the staff report in the Agenda Packet. Ms. Jackura noted that the property was located within the Primary Service Area (PSA) and contained two dwellings. She indicated that the short-term rental would operate in the dwelling facing Fenton Mill Road, while the property owner would continue to reside in the second dwelling, which faced Cedar Point Lane. Ms. Jackura noted that staff determined that the property currently met all four criteria for short-term rentals outlined in the Comprehensive Plan. She further noted that staff was aware of the applicant's future intent to subdivide the property so each home could be on its own lot. Ms. Jackura stated that both staff and the Planning Commission recommended approval. She concluded her remarks and welcomed questions from the Board.

Mr. McGlennon asked if the Board had questions for Ms. Jackura.

The Board declined.

Mr. Haldeman, Planning Commission representative, addressed the Board noting that at its May 6, 2026, Planning Commission meeting, the Commission unanimously recommended approval of the application with no structural changes proposed. Mr. Haldeman stated that there were no public comments. He noted that one Commissioner spoke in favor, noting that the application met the short-term rental criteria in the Comprehensive Plan. Mr. Haldeman stated that the remaining Commissioners voted in support without comment. He then welcomed questions from the Board.

Mr. McGlennon asked if the Board had questions for Mr. Haldeman.

The Board declined.

Mr. McGlennon opened the Public Hearing.

1. Mr. Chase Grogg, Landtech Resources, Inc., 2045 Bulifants Boulevard, Suite E, representing the applicant Mr. John Hill and his family, he addressed the Board to present a proposal for an SUP to operate a short-term rental located at 4305 Fenton Mill Road. Mr. Grogg reported that the 2,900-square-foot, five-bedroom single-family home would maintain its current footprint and structure with no proposed additions. He noted that staff added a condition to formalize the existing gravel parking area, and that an existing wood privacy fence addressed neighbor screening concerns. Mr. Grogg indicated that the Hill family resided in another dwelling on the same parcel. He reported that a Conceptual Plan had been submitted for the site which included proposals for a glamping area and boat/RV storage. Mr. Grogg clarified that since these elements fell outside the scope of the current application, these land uses would require independent SUP applications and rezoning approvals. He stated that although the Hills family might reside on an adjoining parcel in the future, their close proximity to the short-term rental would allow for consistent oversight and management, which were vital components for aligning the short-term rental with the character of the surrounding area. Mr. Grogg reported that the proposed short-term rental aligned with the County's 2045 Comprehensive Plan. He noted that the property satisfied all rental criteria, and staff determined its impacts mirrored that of a standard single-family residence, specifically citing sufficient parking, no traffic issues, and no burden on public services. Mr. Grogg stated that the Planning Commission voted 7-0 to recommend approval of the application. He highlighted that the property was well-suited for this use, had minimal impacts, and aligned with County policy. Mr. Grogg noted that the applicant was committed to responsible operations, including occupancy limits, Noise Ordinance compliance, and all licensing and tax requirements. He requested that the Board approve the application and welcomed questions.

Mr. McGlennon closed the Public Hearing.

11. SUP-26-0005. 5251 John Tyler Hwy. Williamsburg Crossing Tobacco and Vape Shop

A motion to Deny was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Ms. Jackura addressed the Board and explained that the requested SUP was intended for a vape/smoke shop located in the Williamsburg Crossing Shopping Center. She further noted that Ms. Kelley Parks, Parks Planning and Consulting, LLC, was representing the business owner for this new commercial space, which would occupy a currently vacant unit within the Williamsburg Crossing Shopping Center. Ms. Jackura explained that before 2023, vape/smoke shops were classified as general retail because the James City County Zoning Ordinance did not specifically define them. However, a 2023 amendment now required an SUP for new vape/smoke shops. She highlighted that State law changed in 2024 to allow localities to adopt an ordinance prohibiting vape/smoke shops within 1,000 feet of schools or daycares. Ms. Jackura noted that the Board adopted a resolution to consider such amendment at its April 28, 2026, meeting, and the proposed amendment was likely to be on the Board's next Agenda. She stated that based upon location, the proposed business would not be permitted if the amendment were adopted. Ms. Jackura displayed the location of the proposed business and its proximity to surrounding businesses on the PowerPoint presentation. She highlighted staff considerations which included the benefit of utilizing a vacant storefront, the retail use supported the mix of uses, and SUP conditions limited potential nuisance to the surrounding community. Ms. Jackura noted that staff recommended approval, subject to the proposed conditions. She added that the Planning Commission recommended approval as well and welcomed questions from the Board.

Mr. Haldeman addressed the Board regarding the proposed SUP, noting that at its June 3, 2026, Planning Commission meeting, the Commission recommended approval with new conditions by a 3-2 vote, with two members absent and no public comment. He explained that one Commissioner had recommended tabling the vote until the Board of Supervisors voted on the 1,000-foot Ordinance revision. Mr. Haldeman pointed out that the applicant submitted this SUP before the Board's resolution was voted on and had already faced a one-meeting delay due to an administrative error. He stated that although the applicant was willing to concede to another delay if necessary, the full Commission opted to proceed with the vote. Mr. Haldeman stated that the meeting included discussion regarding the location of Greenwood Christian Academy (GCA) and another nearby vape/smoke shop in relation to the proposed shop. He noted that the applicant agreed to additional conditions which included installing no-loitering signs, implementing trash disposal procedures, and establishing interior and exterior lighting requirements. Mr. Haldeman reported a mix of feedback during the Planning Commission meeting. Several Commissioners voiced objections, primarily citing data from the Virginia Department of Health linking the proximity of vape/smoke shops to schools with higher rates of tobacco use. Additionally, one Commissioner expressed concern over attracting undesirable clientele near a school, while another felt the County had reached its limit with eight existing smoke shops. On the positive side, two Commissioners pointed out that regardless of personal opinions, tobacco remained a fully legal retail business. Mr. Haldeman stated that the applicant had met all County requirements, including consulting with staff and the Development Review Committee, fulfilling Ordinance obligations, and making a financial investment. Citing the Board's recent approval of a similar business, the applicant requested consistent treatment. He also reminded the Board of the Planning Commission's 3-2 favorable vote and invited questions.

Mr. McGlennon asked if the Board had questions for either Mr. Haldeman or Ms. Jackura.

Mr. Icenhour addressed Ms. Jackura with a question regarding a recent vape/smoke shop approved by the Board. Since the establishment was already an existing business, he asked whether that specific application required a new SUP. Unsure of the exact regulatory requirements, he deferred to Ms. Jackura for clarification.

Ms. Jackura clarified that the recently approved vape/smoke shop was an expansion of an existing business into the adjacent unit to increase its overall footprint. She noted that the SUP was required solely for the new expansion space, as the existing shop was already permitted and occupied.

Mr. Icenhour asked about the timeframe of the Board approval.

Ms. Jackura responded that it was approximately two months ago.

Mr. Icenhour asked Ms. Jackura if the SUP application was submitted before the Board started considering the potential Ordinance amendment.

Ms. Jackura confirmed that was correct.

Ms. Larson asked Mr. Kinsman if the Board could consider product restrictions for smoke/vape shops, following up on a concern initially raised by a Planning Commissioner.

Mr. Kinsman explained that the business was allowed to sell any legal items, noting that illegal sales would be handled through criminal law rather than land-use regulations.

Ms. Larson thanked Mr. Kinsman.

Mr. McGlennon opened the Public Hearing.

1. Ms. Kelley Parks, Parks Planning and Consulting, LLC, 15532 Smith Beach Road, Cape Charles, VA, addressed the Board noting that she was present to represent Mr. Abdillah Assalahi. She stated that the applicant was a first-time small business owner who had invested significant time and effort into this shop and was committed to operating responsibly and respectfully within the community. Ms. Parks stated that the proposed vape/smoke shop aimed to offer a variety of authorized tobacco and vape products while similar stores existed nearby, each business carried its own mix of brands and products and this shop might offer different brands than the current ones in the area. She noted that the shop was designed to operate with a low impact presence, exterior signage would be minimal and non-intrusive, and any advertisement would comply with state and local regulations. She highlighted that the proposal aligned with several elements of the County's Comprehensive Plan noting that it supported the economic development goal which emphasized a diverse business environment, community investment, and a balanced tax base. Ms. Parks mentioned that the business would contribute to the tax base by tobacco taxes, business taxes, and other applicable revenues. She reported that the business accepted the County's proposed SUP conditions. After reviewing feedback from GCA, the business proposed two additional conditions and reaffirmed its commitment to being a good neighbor. Ms. Parks noted that a shopping center was the most appropriate location for this shop and explained that the storefront was a significant space away from the school and anticipated no negative influence in that respect. She mentioned that the application had been submitted before the 1,000-foot Ordinance amendment was on the table and requested support of the application. Ms. Parks noted that she had written correspondence from neighboring businesses within the shopping center that expressed support. She thanked the Board for its time and welcomed any questions the Board might have.

2. Ms. Rosalie Vecchi, 43 Mile Course, addressed the Board in opposition of the application. She noted that she and her family relocated to the area seeking a secure, family-oriented community. She highlighted that her children were flourishing at GCA benefiting from a safe, nurturing environment that allowed them to simply enjoy being kids. Ms. Vecchi expressed deep concern over the application, highlighting the potential health risks of permitting a vape/smoke shop to operate adjacent to a school. She noted that other jurisdictions across the Commonwealth recognized the necessity of separating the two by implementing strict regulations and buffer zones. Ms. Vecchi stressed that shielding youth from targeted advertising and preventing easy access was a fundamental duty. Asserting that JCC should lead rather than lag, she urged the Board to uphold this high standard. Following further elaboration, she concluded by asking the Board to deny the application.

3. Mr. Marvin Townes, 3715 Jeremiah Wallace Drive, addressed the Board in opposition of the application. He noted that his children were enrolled at GCA. Mr. Townes stated that he fully respected the right of vape and smoke shops to operate, noting that he was a business owner himself. He clarified that his concerns were not with the nature of the business, but rather the proposed location, which would place the two shops in direct proximity approximately 100 feet apart. Mr. Townes argued that because today's youth already faced numerous temptations, the collective duty of parents, educators, and community leaders was to foster an environment for

them to thrive, rather than introducing new temptations in their daily lives. Consequently, he requested that the Board deny the application.

4. Ms. Jennie Swiechowicz, 303 Schooner Boulevard, spoke in opposition to the application, highlighting its direct and negative impact on GCA, where her daughters were enrolled. She explained that the school's students relied on the Williamsburg Crossing Shopping Center daily for drop-off and pick-up access, summer camps, extracurricular events, and general transit between different parts of the school campus. Ms. Swiechowicz pointed out that a walkway passed directly in front of the proposed vape/smoke shop (Unit 24), while the playground for GCA was situated at the rear of the property. She emphasized that the schoolchildren did not just walk by the storefront occasionally, but rather used the area constantly on a daily basis. Ms. Swiechowicz argued that placing an establishment with age restrictions within mere feet of a school was a highly inappropriate choice of location. Ms. Swiechowicz shared her firsthand observations while stationed with the Air Force in California after Proposition 64 legalized recreational marijuana. She explained that local vape and tobacco shops quickly shifted their product focus, which degraded the safety and culture of shopping centers and forced out family-oriented businesses. Ms. Swiechowicz warned that the current proposed location posed the same exact risks. She noted that she was a Williamsburg native and a Bruton High School graduate, and she returned to the area after 20 years of military service for its safety and rich culture. Ms. Swiechowicz cautioned that proposed changes to the community's character threatened to displace long-term local families like hers. She contended that introducing a second tobacco and vape retailer to the Williamsburg Crossing Shopping Center would result in over concentration. Ms. Swiechowicz expanded on how this clustering would negatively shift the Shopping Center's identity and formally urged the Board to deny the application.

5. Ms. Samantha Welcher, Principal of GCA, addressed the Board speaking on behalf of the GCA Administration and School Board to formally oppose the application. She noted that the GCA was celebrating 64 years of community service and had been a tenant at the Williamsburg Crossing Shopping Center since 2009. Ms. Welcher stated that GCA served 155 students annually and approximately 120 families across two campuses, representing continued local investment. She described the school's layout and student distribution which included the Main Campus (Suite 37): The larger 19,900-square-foot facility served students from Preschool through 3rd grade; and the Upper Campus (Suites 15, 16, 17, and 18): Located at the front of the Williamsburg Crossing Shopping Center, this 6,645-square-foot facility served 4th grade through 8th grade. Ms. Welcher highlighted the 2022 SUP granted for GCA's upper campus expansion, underscoring the organization's enduring investment and commitment to the community and Shopping Center. Expressing severe reservations about the site, Ms. Welcher emphasized that GCA had built its reputation as a secure, values-based educational institution. She stated that because GCA was independently funded, it relied heavily on parents who chose its environment. Ms. Welcher further noted that locating an age-restricted business nearby could alienate stakeholders, diminish enrollment, and ultimately threaten the school's financial sustainability. While she hoped all Shopping Center tenants would operate as responsible, law-abiding neighbors, she raised valid objections regarding the proposed business's nature and its close proximity to GCA. Ms. Welcher discussed the recent emergence of illicit trade within smoke and vape establishments, outlining the critical need for comprehensive oversight and evaluation. She raised major concerns regarding the proposed vape/smoke shop's location near school grounds. Ms. Welcher stated that because students and staff were required to walk along the Shopping Center's covered walkway to move between the main building and upper campus classrooms, students and staff would continually be exposed to the business. With the proposed business positioned just 60 feet away from the playground and less than 200 feet from the upper campus, Ms. Welcher highlighted that GCA would feel completely boxed in. She questioned how GCA could possibly adhere to its own stringent SUP regulations with a vape/smoke retailer operating in such close proximity. Ms. Welcher formally requested that the Board deny the application. During her remarks, she underscored the strong, collaborative relationships among neighboring businesses in the Shopping Center and expressed her gratitude to the Board for its time and consideration.

6. Mr. Jeremy Sapp, 328 Oxford Road, addressed the Board to oppose the application. Without ties to GCA, he argued that approval could inadvertently establish grandfather rights for nonessential businesses within 100 feet. Citing the Planning Commission's split 3-2 vote, Mr. Sapp recommended denying the application or tabling it until the 1,000-foot buffer consideration was resolved.

Mr. McGlennon closed the Public Hearing.

Mr. Icenhour highlighted a prominent concern regarding the legalization of marijuana: the apprehension that vape and smoke shops would begin selling cannabis products. Mr. Icenhour sought clarification from Mr. Kinsman regarding local regulatory authority. Specifically, he asked whether the County could enact additional local restrictions on retail marijuana shops if such sales were legalized, or if they would require authorization from the General Assembly.

Mr. Kinsman noted that Virginia's marijuana legislation was overly complicated. He stated that recent versions of the bill capped the number of permits without including local control, leading to the Governor's veto. Mr. Kinsman informed Mr. Icenhour that currently he could not determine the jurisdiction's level of control.

Ms. Larson noted that the community's primary concern regarding school proximity stemmed from a vape/smoke shop that opened directly across from Toano Middle School. She explained her support for the first vape/smoke in the Williamsburg Crossing Shopping Center by pointing out that the business was established there long before GCA was established. Ms. Larson advocated for stricter zoning laws to ensure that vape/smoke shops were located well away from educational facilities. Ms. Larson asked Mr. Stevens about the frequency of his discussions with the Chief of Police regarding retailer compliance with the law, expressing her hope that the County's Police Department was actively monitoring these shops. She voiced serious concerns over a bill introduced in a recent General Assembly session that sought to allow vape and smoke shops anywhere, stripping away local jurisdictional control. Emphasizing the critical need for local authorities to protect community health and safety, she turned to Mr. Kinsman to confirm exactly which legislative session featured the bill.

Mr. Kinsman indicated that it was possibly during the legislative session preceding the previous one.

Ms. Larson reiterated her inquiry to Mr. Stevens regarding Police Department oversight of County vape and smoke shops to ensure compliance with product regulations.

Mr. Stevens noted the issue was discussed periodically. He highlighted past instances of increased police investigation to ensure product legality. Moving forward, he committed to continuing these discussions with the Police Chief and the Department.

Ms. Larson thanked Mr. Stevens and stated she would like to move to deny the application.

Ms. Null asked if the application could be postponed until the Board addressed the 1,000-foot buffer zone consideration.

Mr. McGlennon asked Ms. Null whether there were any actions the Board should take in the meantime.

Ms. Null noted that she expected the application to be rejected if the buffer zone rule took effect next month. She then asked if the draft Ordinance would be presented to the Board during that same period.

Mr. McGlennon stated that he was unsure about that.

Mr. Kinsman informed Ms. Null that since the submission predated the adoption of the 1,000-foot resolution, he recommended the Board rule on the application under the active regulations.

Ms. Larson stated that she would maintain her motion to deny the application.

Mr. McGlennon inquired whether Ms. Null intended to rescind her motion.

Ms. Null agreed with the motion to deny.

While affirming that the proposed products were legally permissible, Mr. McGlennon stated that he could not support the application in its current location, suggesting the owner seek a more appropriate site. He emphasized that the Board must carefully deliberate on matters involving legal merchandise, ensuring that decisions were not swayed by personal preferences.

Ms. Larson requested a five-minute recess noting that she had to move her desk to plug in her iPad.

Mr. McGlennon noted that the Board would take a five-minute recess.

At approximately 6:47 p.m., the Board recessed for a short break.

At approximately 6:53 p.m., the Board reconvened.

12. Z-24-0013/MP-24-0005/SUP-24-0033. The Bluffs at Kiskiack

A motion to Defer until the Board's October 13, 2026, Regular Meeting, was made by Ruth Larson, the motion result was Passed.
AYES: 3 NAYS: 2 ABSTAIN: 0 ABSENT: 0
Ayes: Larson, Null, Wainwright
Nays: Icenhour Jr., McGlennon

Ms. Roberta Sulouff, Senior Planner, addressed the Board noting that Mr. Mark Jakobowski of Pathmark Consulting, had applied on behalf of the subject landowners to rezone an approximately 206.1-acre portion of land located at 8196 (the "Conservancy Property"), 8212, and 8200 Croaker Road. She stated that the application also included SUP permit requests for extending public water and sewer services to the site, establishing an open-air museum, and permitting the existing resource recovery operation. Ms. Sulouff cited the specifics of the application included in the staff report in the Agenda Packet. She advised that because the SUPs were contingent upon the rezoning approval, she noted that she would dedicate the majority of her staff presentation to outlining the rezoning request prior to addressing the other elements of the application. Ms. Sulouff reported that the application proposed to rezone 56 acres of the Conservancy Property from M-1, Limited Business/Industrial to A-1, General Agricultural, and the remaining 220 acres would be rezoned from M-1 to MU, Mixed Use. She noted that the Conservancy Property was included in this application because the proposal used an existing access easement crossing it. Ms. Sulouff explained that the proposed rezoning of the 56-acre Conservancy Property constituted a downzoning. Consequently, the newly proposed district restricted potential uses on the site, resulting in less impact than what was currently permitted. Therefore, staff treated this request as an opportunity to align the property's rezoning with its official land use designation. Ms. Sulouff stated that the proposed mixed-use project, The Bluffs at Kiskiack, would be built in four phases across nine land bays. The residential units would be located in Land Bays 1, 6, and 7. She reported that the project outlined a maximum of 704 residences including 384 Continuing Care and Retirement Community (CCRC) units, 174 single-family attached units, and 142 single-family detached units resulting in a gross density of 3.99 units per developable acre. Ms. Sulouff stated that the applicant offered to make 30% of the non-CCRC units affordable for households earning up to 80% of the Area Median Income

(AMI). She explained that while the project's overall density fit well with the Comprehensive Plan's limits of 6 to 12 units per acre for a Level 2 Mixed Use Area, two specific sections exceeded the Zoning Ordinance's density caps. To move forward, the application required two density bonus points. The applicant would secure these points by pledging to carry out a stream restoration project from the Skimino Creek Watershed Management Plan and by following strict design guidelines. Ms. Sulouff stated that the affordable housing offered by the developer was not being used to qualify for density bonus points. She stated that Land Bays 2, 3, 4, 5, 8, and 9 housed the proposed nonresidential units including 24,500 square feet of commercial development, which would include retail, restaurants, and potentially a hotel, 22,000 square feet of medical offices, 5.2 acres for an open-air museum and a visitors center, 12.5 acres for an open-air place of public assembly and community gathering, and 4.8 acres set aside for public use. Ms. Sulouff confirmed that, in accordance with the application's Phasing Plan and Proffers, all obligations regarding traffic enhancements, public space allocation, and the Presidents Walk Museum were designated for the initial phase. She explained that phase two of the development would include the CCRC, commercial spaces, and both multifamily and single-family attached units, while reserving the remaining uses for phases three and four. Ms. Sulouff highlighted an update since the Agenda's publication: the applicant had provided revised, signed proffers ensuring the project complied with the Board's Mixed Use Phasing Policy for Construction. She stated that the Planning staff's recommendation for approval or denial was determined by the extent to which a proposed plan mitigates impacts on community resources and adjacent properties, as well as its overall conformance with County Code and official policies. Staff reviewed the rezoning proposal alongside the Fiscal Impact Analysis and the VDOT Approved Traffic Impact Analysis. She noted that the findings indicated that the applicant had sufficiently mitigated the anticipated impacts of the development through project design and voluntary proffers. Ms. Sulouff explained that although the proposal aligned generally with Level 2 Mixed Use Area guidelines, the Croaker Interchange was treated uniquely with specific uses assigned to two of its quadrants. She noted that because the project fell in the southeast quadrant which did not permit commercial or residential uses in the Comprehensive Plan staff found the application inconsistent and could not recommend its approval. Ms. Sulouff stated that conditioned on the Board's approval of the primary request, the applicant was also seeking SUPs for three provisions: water and sewer extensions; the operation of a proposed museum, and the continued operation of the current resource recovery facility. She pointed out that the current SUP conditions would become invalid under the new zoning. Consequently, staff recommended conditions that carry over previous rules and established a clear timeline to phase out the operation as the mixed-use development progressed. Ms. Sulouff explained that staff proposed conditions to minimize construction disruptions to neighboring properties. Additional measures were also set to manage the museum's ongoing operations, including requirements for noise, screening, hours, and site layout. She referenced the Code of Virginia, stating that the approval of any new public facility was contingent upon the Planning Commission determining its location was substantially consistent with the adopted Comprehensive Plan. Ms. Sulouff noted that during the April 1, 2026, meeting, the Planning Commission voted 4-2 to determine the water and sewer extension aligned with the Comprehensive Plan. However, the Commission tied 3-3 on the Rezoning application, resulting in a neutral recommendation. She stated that since the last meeting, the applicant had submitted revised proffers covering four key areas: the transition of the homeowners association (HOA) from the developer to the residents, the timeline for resident involvement on the commercial design review board, updated language to ensure land designated for public use was not strictly limited to fire or police stations, and provisions to guarantee compliance with the Board's Mixed Use Phasing Policy for Construction. Ms. Sulouff noted that staff could not recommend approval of these applications. The proposed rezoning conflicted with the Comprehensive Plan's land use recommendations, specifically regarding the Croaker Interchange Mixed Use Area. She concluded her remarks and welcomed questions from the Board, adding that the applicant was also available.

Mr. Haldeman addressed the Board reporting that the April 1, 2026, Planning Commission meeting, resulted in a 3-3 tie on the SUP, Master Plan, and Rezoning applications, yielding no recommendation. However, he noted that the Commission voted 4-2 to find the extension of public utilities in substantial accordance with the Comprehensive Plan. Mr. Haldeman stated that one Commissioner was not present, and there were four public speakers. He pointed out that several Commissioners praised staff for the thoroughness and high professional quality of their report. Mr. Haldeman additionally pointed out that the Commissioners did not comment during the vote on the Comprehensive Plan's consistency. He outlined several primary questions regarding the Rezoning application: 1) Phasing Requirements: Clarification was needed on whether the Master Plan phasing schedules were binding, as they were displayed on the conceptual grid but omitted from the Proffers. A specific query was raised as to whether Phase 2 must be completed prior to initiating Phase 3; 2) Comprehensive Plan Terminology: A Commissioner requested clarification on the repeated use of the word "suggested" for land uses within the Comprehensive Plan; 3) Environmental Impact: Questions were asked regarding the project's potential environmental and runoff impact on Barlow Pond; 4) Stormwater Management Best Management Practice (BMP): A Commissioner inquired if the updated Proffers mandate the construction of the regenerative stormwater conveyance BMP referenced in the Community Impact Statement. Staff noted that the Proffer language currently provided flexibility regarding how or if the BMP was built; and 5) Build-Out Population: A Commissioner requested a population projection for The Bluffs at Kiskiack at full build-out. Mr. Haldeman reported numerous positive remarks from the Commissioners regarding the application, highlighting the following key benefits: 1) Environmental Design: Commended the applicant for a thoughtful stormwater management plan that met the County's strict Special Stormwater Criteria and addressed the impacts of climate change; 2) Comprehensive Plan Consistency: Noted that the suggested land uses aligned with the goals of the Comprehensive Plan; 3) Strategic Location: Supported the development of as it was located within the PSA to accommodate planned population growth, with proximity to Interstate 64 (I-64) providing convenient commuter access; 4) Traffic and Infrastructure: Pointed out that the Traffic Impact Analysis demonstrated minimal impact on local roads, bolstered by the Croaker Road widening and developer proffers; 5) Affordable and Senior Housing: Applauded the affordable housing proffer which exceeded County police and was slated for an early construction phase as well as the strong demand for senior housing and the multigenerational community dynamic; and 6) Avoidance of Industrial Blight: Expressed relief that the project was not a data center, which could potentially bring blight to the area. He noted that the project received feedback for conflicting with the Comprehensive Plan's Mixed Use guidelines. Mr. Haldeman detailed four specific concerns regarding this discrepancy. He advised that the Planning Commission identified several significant concerns regarding the application. Mr. Haldeman noted that a Commissioner raised concerns about traffic congestion at the intersection of Fenton Mill Road and Croaker Road during I-64 backups, particularly since the development's emergency access was located there. Additionally, Commissioners questioned whether placing the development at the Croaker Interchange implied the County would be providing affordable housing for commuters who work outside the County, rather than for local workers and residents. Mr. Haldeman stated that a Commissioner raised concerns about the project's phasing plan, specifically regarding Proffer No. 11. This proffer restricted the construction of more than 50 homes in Land Bays 6 and 7 until construction had started on at least one building in Land Bay 1. The Commissioner asked for clarification on what constitutes "construction," and questioned whether a developer could simply pour a single foundation in Land Bay 1 to satisfy the condition, allowing the developer to subsequently build out all of Land Bays 6 and 7. Additionally, Mr. Haldeman noted that Proffer No. 11 completely omitted Land Bay 2 (the retail section) and Land Bay 9 (the office building section). Mr. Haldeman noted that while the core features drove the project's financial value, the construction schedule and actual realization of the commercial spaces remained uncertain. Mr. Haldeman conveyed a Commissioner's reservation regarding the use of the Marshall & Swift Building Cost Index to adjust future housing prices. The Commissioner feared this approach might render currently affordable housing unattainable if the construction was not executed immediately. He noted that one Commissioner wanted to keep the northern County rural, reflecting the residents' preferences. Mr. Haldeman reported that a Commissioner raised concerns regarding the development's extended layout, fearing it would impede emergency vehicle access at the farthest points. He pointed out that two Commissioners highlighted the detrimental cumulative effects of this project, particularly when combined with Ford's Village, Cardinal Ridge, Westport, Stonehouse, and other active or proposed developments in the area. During deliberations, Mr. Haldeman highlighted that the proposed development would introduce 13,000 average daily car trips to the area. Considering the cumulative effect of other planned developments, the County must also weigh long-term impacts on the environment, schools, and overall community character. A fellow Commissioner pointed out that overall County-wide traffic would surge by more than 120,000 trips upon full build-out. Mr. Haldeman noted that the Croaker Road and Rochambeau Drive intersection currently operated at a Level of Service (LOS) A in the AM peak and LOS D in the PM peak. He indicated that these ratings would remain consistent even after the current Croaker Road Widening project was completed. Mr. Haldeman pointed out that the retail and hospitality sectors offered notoriously low wages, stressing that the County had no need for additional low-paying employment. Lastly, he noted that a Commissioner raised concerns regarding insufficient public engagement about the proposal. Mr. Haldeman concluded his remarks and welcomed questions from the Board.

Mr. McGlennon asked the Board if it had questions for Ms. Sulouff or Mr. Haldeman.

Ms. Larson asked Ms. Sulouff for a timeline regarding the project's completion. She also posed a procedural question: if the Board approved the application, construction reached phase one, and the property was sold, did the SUP legally transfer with the land.

Ms. Sulouff confirmed yes.

Ms. Larson invited Ms. Sulouff to respond to the first question.

Ms. Sulouff clarified that the development lacked a strict calendar timeline. Instead, its progression was milestone-based, driven by the issuance of building permits and Certificates of Occupancy rather than specific months or years.

Mr. McGlennon opened the Public Hearing.

1. Mr. Mark Jakobowski, Applicant Team, 33 Yeardleys Grant, addressed the Board noting that the property had been family-owned since a 1657 land grant from King Charles II. He emphasized that the owner did not have the desire to sell despite numerous past offers and remained committed to this project. Mr. Jakobowski highlighted the property owner's strong local reputation for generosity and shared a letter of support for the project from the Kiskiack Golf Club Board of Directors. He also confirmed that adjoining property owners Mr. Brandon Nice and Mr. David Nice fully supported the project. Mr. Jakobowski highlighted plans for the upcoming Presidents Walk Museum, noting that the original Hankins House (dating to the 1700s) would be relocated and restored to serve as a museum on the site. He acknowledged the collaborative support of the Jamestown-Yorktown Foundation and the National Park Service while highlighting the shared goal of embedding James City County deeply into the region's historical narrative. Mr. Jakobowski stated that the new museum would feature exhibits, historical reenactments, and an invitation to nation builders. He added that Marquis de Lafayette's original furniture would be on display alongside 72 authentic Revolutionary War flags transferred from the Museum of the American Revolution. He noted that the property owner Mr. Howard Hankins was graciously donating $3.2 million in real estate (the yellow area displayed on the PowerPoint presentation) to major charitable organizations. By providing fully developed, utility-ready lots, Mr. Hankins enabled groups including Tunnel to Towers Foundation, The Gary Sinise Foundation, and Habitat for Humanity to easily build and donate homes to fallen soldiers and first responders. Mr. Jakobowski announced that Eastwood Homes and Stanley Martin Homes would be involved in the project, noting their excellent reputations and ability to deliver quality homes within this price range. Next, Mr. Jakobowski discussed site access, showing a PowerPoint slide of the proposed entrance. It included a four-lane divided road, a landscaped median, and a roundabout. He emphasized that these were voluntary upgrades not required by VDOT, and that the developer's proffer exceeded traffic study

recommendations. Mr. Jakobowski indicated that all road improvements would be completed upfront as part of the project's first phase and the construction of the museum. He stated that the phase of development would be the affordable housing component. This project would be a 50/50 collective effort between Eastwood Homes and Stanley Martin Homes, with each builder constructing an initial 25 houses. To manage growth, the project was self-restricted to a six-year build-out, emphasizing a construction rate of 50 homes annually. Mr. Jakobowski stated that the development would upgrade four lanes to VDOT standards, with two lanes absorbing no additional traffic from the project. Additionally, a new turn lane from Rochambeau Drive to Croaker Road would be added, improving the LOS in both current and future conditions. He noted that affordable housing would target essential workers like first responders, teachers, healthcare professionals, and County staff. Furthermore, he highlighted that the project's affordable housing exceeded the housing goals outlined in the County's Comprehensive Plan. Mr. Jakobowski announced a scheduled meeting with a senior real estate executive firm from a major hotel chain noting the company was actively targeting the area and was highly interested in the project. He emphasized the vision for a cohesive live-work-play community, anchored by a retail village dedicated to local entrepreneurs and small businesses. The development would feature everyday conveniences like a wine bar, café, local grocer, and butcher shop. Mr. Jakobowski then turned the presentation over to Mr. Vernon Geddy, Jr. of Geddy & Franck, LLP, to conclude the presentation.

2. Mr. Vernon Geddy, Applicant Team, 1177 Jamestown Road, addressed the Board to continue the presentation. He emphasized the property's exceptional potential, pointing out three key factors: its Mixed Use designation on the Comprehensive Plan, its location within the PSA, and its established M-1 zoning for more than three decades. Mr. Geddy highlighted that the property was already zoned for more intensive use than what was proposed. He outlined the project's key benefits, highlighting upfront traffic improvements, affordable housing that exceeded the County's Comprehensive Plan recommendations, and a donated Conservancy buffer. Mr. Geddy detailed the stormwater proffer utilizing three Special Stormwater Criteria: 25% additional water quality, 25% increased attenuation below pre-development levels, and specific rainfall multipliers. He also mentioned the project's compliance with the Mixed Use Phasing Policy for Construction and an on-site stream restoration proffer. Concluding that all impacts had been mitigated, Mr. Geddy requested Board approval of the application. He welcomed questions from the Board.

3. Mr. James ???, 5107 Riverview Road, addressed the Board in opposition of the proposal. He stated that the residential component of this application did not align with the Comprehensive Plan. Mr. ??? pointed out that delaying the commercial development until after the homes were built raised the question of where the new residents would work. He observed that the site utilized the Resource Protection Area (RPA) as a buffer. Situated on a sharply sloping, narrow ridge, the foundations of the proposed homes would stand 60 feet above the streambed, and the homes would remain visible across the RPA. Mr. ??? highlighted a critical design flaw, observing that the 704-unit development relied on a single functioning access point. He pointed out that while there appeared to be two entryways, the primary and emergency routes shared an ultimate reliance on one roadway, raising significant concerns. Mr. ??? highlighted the risk of traffic backup on I-64, among other congestion issues in the area. He respectfully requested that the Board deny the application.

4. Ms. Linda Rice, 2394 Forge Road, addressed the Board in opposition of the application. Agreeing with Mr. Haldeman's assessment of cumulative impacts, she stated that the County had not adequately evaluated how individual development projects compound one another. Ms. Rice highlighted that these approvals collectively exacerbate community issues, specifically traffic congestion, public safety, school capacity, and water resources. She expressed concern over the lack of attention given to water issues especially with 80% of the state currently in a drought and stated that she would address the matter further in a moment. Ms. Rice highlighted several proposed developments in the Upper County and voiced concern, noting that many local residents specifically moved to the area to enjoy its rural character. Citing the preservation

legacy of Mr. Jack Ray, Founder of the Toano Historical Society, she stated her belief that the project did not align with the community's current push to honor its history. Ms. Rice highlighted concerns about the community's severe drought and increasing, unsustainable reliance on both the County's 19 wells and an unknown number of private wells. Consequently, she warned that a large-scale development would severely impact local groundwater resources. She urged the Board to deny the application.

5. Mr. Rich Krapf, 2404 Forge Road, spoke before the Board to express two primary concerns regarding the proposal: its alignment with the Comprehensive Plan and its cumulative impact. He described the Comprehensive Plan as a dynamic, long-range vision for the County's 25-year trajectory, which undergoes regular updates. Mr. Krapf highlighted that the Future Land Use Map was a vital component that outlined potential future zoning changes based on current trends. However, he expressed concern that some people were prematurely trying to enforce these future land-use visions in the present. Mr. Krapf cited the Planning Commission's tied vote, Planning staff's inability to recommend approval due to inconsistencies, and expressed that the proposal currently contained too many unresolved variables to proceed. He noted that every new project whether residential, commercial, or industrial created cumulative impacts on resources like water supply, stormwater management, roadway capacity, alongside increasing the need for public services such as fire stations and hospitals. Mr. Krapf emphasized that these growing burdens did not even account for projects that had already been approved but had not yet started or fully built out, using the Stonehouse subdivision to illustrate this unbuilt capacity. He advised that the ongoing growth and development in James City County were negatively impacting the local quality of life an issue the Comprehensive Plan was designed to prevent. Mr. Krapf recommended that the Board deny the application.

6. Ms. Bonnie Winston, 115 Chinkapin Lane, addressed the Board in opposition of the application. She stated that she had lived in the Elmwood subdivision for approximately 30 years, directly across Croaker Road from the proposed project. Ms. Winston opposed the application due to its massive scale, traffic impacts, and insufficient data. She questioned the project's viability, safety strains, and intrusive I-64 utility work. Ms. Winston expressed disapproval regarding the reduction of farmland and questioned why the Historic Virginia Land Conservancy appeared to support a contradictory viewpoint. In conclusion, Ms. Winston pointed out that Planning staff could not support the application and that the Planning Commission had reached a tied vote. Consequently, she asked the Board to deny the application.

7. Ms. Sarah Ray, 120 Tanbark Lane, addressed the Board noting that she was a resident of the Elmwood subdivision and a Board Officer of the Elmwood Civic Association. Speaking on behalf of her family and the Elmwood neighborhood, she urged the Board to deny the application. Ms. Ray noted that she avoided her hometown of Short Pump entirely due to severe traffic congestion and rapid, large-scale commercial development. She highlighted that her family chose the County specifically for its rural setting, and appealed to the Board to safeguard the lifestyle that Upper County residents deeply cherish. Ms. Ray voiced the same concerns raised by others regarding infrastructure, school capacity, roads, and water supply. She raised concern that the existing infrastructure was insufficient to support the proposed development's density. Ms. Ray noted that Croaker Road and Fenton Mill Road corridor already became a major bottleneck whenever there was an incident on I-64, questioned whether local schools had the capacity to handle more students, and pressed for assurances that local water would be properly protected. Having personally witnessed the congestion caused by unregulated development, she respectfully urged the Board to evaluate the project's severe impact on the local environment, infrastructure, and the Upper County community's way of life. Ms. Ray requested that the Board deny the application.

8. Mr. Bill Apperson, 4900 Fenton Mill Road, addressed the Board regarding the application. He noted that his family operates a 150-year-old commercial farm south of the site, separated by a stream. Mr. Apperson voiced strong support for property rights and economic growth, but

he simultaneously urged the Board to enact safeguards for the nearby farm. He expressed deep concern that placing residential developments too close to agricultural operations threatened the long-term viability of these farming businesses. Mr. Apperson thanked the Board for its time and consideration.

9. Mr. Donner Grigsby, 5208 Ivey Lane, addressed the Board stating that he strongly opposed the rezoning for this application. He mentioned that he lived off Route 607 (Croaker Road) near the intersection with Fenton Mill Road. Mr. Grigsby opposed the roundabout initiative, warning that it could introduce new traffic complications. He warned that traffic congestion on Fenton Mill Road near Route 199 was becoming a significant issue. Mr. Grigsby pointed out that when I-64 experienced backups, the overflow caused gridlock, with vehicles sometimes sitting for 20 minutes to advance just 20 feet, even before factoring in standard traffic. He raised serious safety concerns regarding Fenton Mill Road, noting the lack of lane striping in the Croaker area and the absence of bike lanes, sidewalks, and streetlights. Mr. Grigsby characterized the heavy mix of commercial vehicles, school buses, boat-towing trucks, and regular cars as highly dangerous. He emphasized that the proposed museum and retail development would compound existing traffic issues through increased vehicle flow, tour bus traffic, and daily deliveries, with no provisions to expand the current roadways. Mr. Grisby expressed concern that local schools could not handle this growth. He requested that the Board deny the application until local infrastructure could accommodate the development, emphasizing the need to protect current residents.

10. Mr. Chris Henderson, 101 Keystone, addressed the Board in support of the proposed development application. Drawing on over 30 years of local real estate and planning experience including service on the JCC Planning Commission, he highlighted the following points: 1) Strategic Planning and Location: He emphasized that interstate interchanges were precious resources that should be developed intentionally. He noted that the project aligned with mixed-use goals within the PSA; 2) Community Benefits: Mr. Henderson supported the proposed museum and much-needed CCRC, noting the commercial components were appropriately scaled; 3) Veterans Housing and Philanthropy: He praised the property steward for offering lots to Habitat for Humanity, the Tunnel to Towers Foundation, and The Gary Sinise Foundation; 4) Traffic and Infrastructure: Mr. Henderson stated that local roadways in the area operate at a LOS A and that the widening of I-64 would mitigate traffic backups. He recommended that the Board approve the application.

11. Mr. Andrew Huckaby, ????, addressed the Board in opposition of the application. He noted that the development seemed justified by its location within the PSA. However, a review of the parcel viewer indicated it sits on a small, peripheral appendage of the boundary. Mr. Huckaby noted that a previous application for a contractor's office on Fenton Mill Road was denied by the Board to preserve the area's rural character. He then questioned the viability of the current site, as it was within walking distance of the previously rejected location. Mr. Huckaby highlighted the traffic congestion, arguing that the volume of vehicle trips directly contradicts the development's stated concept of a live-work-play community. He praised the CCRC and affordable housing elements, but noted the lack of a proffer for public bus access to accommodate residents who could not drive. Mr. Huckaby noted a high volume of empty commercial properties throughout the County. He urged the Board to deny the application.

12. Mr. Taylor Hunter, 999 Jolly Pond Road, addressed the Board in support of the application. He pointed out the County's need for enhanced commercial growth, sustainable development, expanded residential options, and improved financial accessibility. Mr. Hunter addressed the topic of cumulative impacts, confirming that they were considered during the zoning process. He highlighted that traffic studies focused on a worst-case scenario rather than a best-case one. Additionally, he challenged the opposing view by asking what the cumulative impact would be if the County did not provide necessary housing, employment, and opportunities for families. Mr. Hunter pointed out that numerous friends and family members had relocated away from the County due to a lack of affordable housing options. He noted that 71 single-family homes and

61 townhomes were currently selling for under $550,000, adding that the average single-family home was 23 years old and cost $462,000. Mr. Hunter highlighted the County's aging housing inventory, emphasizing the need for modern, energy-efficient homes priced for today's families. Identifying himself as a homebuilder, Mr. Hunter, the Division President for Stanley Martin Homes, stated his desire to construction new homes within this community. Mr. Hunter advocated for the development, stating that homeownership was the most effective way to stabilize families and communities. He noted that because most people lack substantial savings, home equity was their primary vehicle for building wealth. He cautioned that failing to provide affordable housing opportunities would prevent families from supporting future generations, concluding that this project offered significant benefits for the average family.

Mr. McGlennon closed the Public Hearing.

Ms. Wainwright stated that she had a few comments to share. She pointed out that it was impossible for the Board's decision to satisfy everyone. Ms. Wainwright emphasized that the proposed development delivered unique community advantages and assets that distinguish it from most other proposals. She commended the development for its community-driven features. Ms. Wainwright highlighted the preservation of the Presidents Heads and the relocation of the historic home to boost public access. Additionally, she praised the new green space, lake, and privately funded amphitheater, emphasizing that these amenities saved taxpayers from covering the costs. Ms. Wainwright stated her preference for offerings located less than 30 minutes away, pointing out that overnight lodging in the vicinity was extremely limited. She highlighted the critical need to protect rural lands, though Ms. Wainwright acknowledged the inherent challenges. Conversely, she pointed out that declining interest in farming stemmed from high costs and poor profitability, making it difficult for people to sustain. She added that these economic hurdles forced applicants to get creative, as large tracts of land were financially out of reach for many. Ms. Wainwright explained that the County would never fully "build out" to meet housing needs. She stated that because the County could not restrict who purchases new homes, there would always be an influx of new residents relocating to the area. She expressed that the primary challenges were density and the cumulative impacts resulting from every approved application. She mentioned the strain on local aquifer, noting the County appeared to be waiting for State approval regarding withdrawal limits. Ms. Wainwright also pointed out the challenges with the County's septic systems and the Hampton Roads Sanitation District (HRSD), particularly regarding sewer overflows, and emphasized the urgent need to explore solutions. She highlighted that there were approximately 7,000 pre-approved, by-right lots, alongside the Board's current review of approximately 2,000-3,000 proposed units. Ms. Wainwright emphasized that the sheer number of variables made it a highly complex issue without a simple solution. She clarified that population density was her primary concern, though she sympathized with both the rural lifestyle of local families and the property rights of landowners wanting to develop their land. Ms. Wainwright stated that the application lacked support from both the Planning Commission and Planning staff. She reiterated her concerns regarding the high density of the proposal and its potential to overextend County services. In her closing remarks, she highlighted the positive impacts of the proposed development on the community while noting the drawbacks regarding County infrastructure costs.

Ms. Null voiced strong support for the proposed mixed-use and housing application, citing its comprehensive community benefits, despite acknowledging some constituent opposition. She praised the addition of much-needed local lodging, the restoration of the historic farmhouse, and the revitalization of the iconic Presidents Heads. Ms. Null also highlighted the project's ability to address a severe local shortage of affordable, accessible retirement communities and its generous land donations to military and veteran charities in an area with a large military population. She emphasized the property's desirable setting, specifically praising the surrounding land and its advantageous, off-main-road position.

Mr. Icenhour expressed his gratitude to Mr. Jakobowski and Mr. Geddy for taking the time to meet multiple times regarding the proposal, and for their prompt assistance with his questions.

He emphasized that proffers were the most crucial project documents because they were legally binding. Regardless of his vote, his priority was ensuring the County received the best possible outcome for its constituents. Mr. Icenhour noted that because land use decisions were permanent and could not be altered unless the developer or owner initiated changes, the Board must get it right the first time. He identified major flaws in the proposed development's affordable housing plan, pointing out that while it offered 96 affordable units, it failed to serve the lowest-income households. Mr. Icenhour also highlighted critical risks regarding unpredictable cost escalations, uncertain unit types, and the potential expiration of the SUP. He noted that JCC currently had no new CCRCs proposed. While some have been built in the past, true CCRCs typically feature a full continuum of care, from independent living to assisted living, memory care, and skilled nursing. Mr. Icenhour specifically referenced the Ford's Village CCRC, which was recently approved by the County. While local developments were sometimes referred to as CCRCs, he noted that they were often primarily independent living facilities with limited assisted living capabilities. Consequently, these facilities did not guarantee residents a seamless transition across the full spectrum of care. Mr. Icenhour highlighted the advantages of the proposed application. He specifically praised the developer's commitment to stream restoration which typically required taxpayer funding, and the inclusion of off-site traffic improvements. Mr. Icenhour expressed concern over the substandard LOS at the Croaker Road and Rochambeau Drive intersection, a condition expected to worsen. He clarified that because the Board lacked authority over state roads, it could only petition VDOT for improvements, which was not guaranteed. Mr. Icenhour noted that approving new developments without the ability to force concurrent road upgrades made it impossible to guarantee that future traffic demands would be met. Mr. Icenhour mentioned that JCC was operating under an Environmental Protection Agency (EPA) Consent Order for sewer overflows that worsen during heavy storms due to system infiltration. He explained that because the current sewer network was at capacity and faced back pressure when transferring wastewater to HRSD, alleviating the strain would require a massive investment, including a costly parallel pipe. Mr. Icenhour stressed that the Board must prioritize this critical infrastructure challenge over future development. He strongly opposed approving any new applications that add more flow until the County determined a clear plan for system upgrades, identified funding, and set a realistic timeline for a remedy. Mr. Icenhour explained that he was unable to vote in favor of the application due to the factors he outlined.

Ms. Larson noted that she had received significant pushback against the proposal, with local residents strongly opposing the development. She highlighted the main times of restricted traffic, stating that achieving a full resolution of these bottlenecks was not feasible.. Ms. Larson concurred with Mr. Taylor of Stanley Martin Homes, acknowledging the critical need for local affordable housing to prevent young people from moving to neighboring counties. She highlighted the absence of the retail and hotel components in the proffers, noting that this introduced a significant degree of uncertainty. Ms. Larson stressed the need for the County to address the septic issue and requested that Mr. Doug Powell, General Manager of JCSA, brief the Board soon to provide more information and work toward a solution. Ms. Larson expressed concern that local residents lacked sufficient advance notice regarding the proposal and had not yet met with the developer to provide feedback. While she appreciated the developer's willingness to address the Board, she emphasized that community engagement must occur. Ms. Larson advocated for a postponement to enable community dialogue, pending the approval of the developer and the Board.

Mr. McGlennon expressed support for Mr. Jakubowski's vision and enthusiasm for the County's growth. However, he found the proposal to be impractical and expressed serious doubts about its long-term viability. Mr. McGlennon highlighted a point made by Mr. Taylor of Stanley Martin Homes regarding the 96 proffered affordable units because the building cost of the townhouses excludes the land. Consequently, the 80% AMI qualification would only cover the land improvements and home construction. This dynamic suggests that significant financial subsidies from the development's market-rate units would be necessary. He noticed that financial sustainability required qualified buyers to earn at or near 80% of the AMI.

Furthermore, he doubted the project's viability because the HOA would be burdened with significant maintenance expenses for all single-family homes, detached homes, community areas, and private roads. Mr. McGlennon opposed the proposal, stating he could not support a plan lacking partners committed to delivering essential components.

On behalf of the applicant, Mr. Geddy indicated a willingness to support Ms. Larson's proposal for a community engagement opportunity, subject to the Board's deferral of the item.

Mr. McGlennon inquired whether the applicant had a specific timeframe in mind.

Mr. Geddy indicated a timeframe of at least a couple of months.

Ms. Larson declined September, noting that Cardinal Ridge was scheduled for the Board's Regular Meeting that month.

Mr. Kinsman designated October 13, 2026, as the scheduled date.

13. Z-23-0004/MP-23-0001. Westwood Park Rezoning

A motion to Defer until the Board's July 14, 2026, Regular Meeting, was made by Tracy Wainwright, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

Mr. McGlennon indicated that the applicant had requested a deferral of this case until the Board's July 14, 2026, Regular Meeting. He noted that Ms. Risinger was available for questions but would not be giving a staff presentation tonight. Additionally, the Planning Commission would not present a report on this item this evening.

Mr. McGlennon opened the Public Hearing.

1. Mr. Chris Henderson, 101 Keystone, was not in attendance.

Mr. McGlennon noted that the Public Hearing would remain open until the Board's July 14, 2026, Regular Meeting.

14. LU-20-0003. Eastern State (Parcels A, B, and D) - Land Use Designation Change

A motion to Defer until the Board's September 8, 2026, Regular Meeting, was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon stated that while this item pertained to a staff presentation, the applicant for Cardinal Ridge (Public Hearing(s) Item No. 15) had requested a deferral until the Board's September 8, 2026, Regular Meeting.

Mr. McGlennon opened the Public Hearing.

Mr. McGlennon indicated that the Public Hearing would remain open until the Board's September 9, 2026, Regular Meeting.

15. Z-23-0008. Cardinal Ridge (Eastern State) Rezoning

A motion to Defer until the Board's September 8, 2026, Regular Meeting, was made by Tracy Wainwright, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon opened the Public Hearing.

Mr. McGlennon indicated that the Public Hearing would remain open until the Board's September 9, 2026, Regular Meeting.

I. BOARD CONSIDERATION(S)

None.

J. BOARD REQUESTS AND DIRECTIVES

Ms. Wainwright welcomed Supervisor Larson to speak first since she was on vacation.

Ms. Larson thanked her fellow Board members for granting her permission to attend remotely. She noted that she had limited updates to provide, as she lacked her calendar and could not recall all the details from memory. During a Media Day event at the Greater Williamsburg Sports and Events Center (GWSEC), Ms. Larson praised the facility and its offerings. She encouraged the public to join the event and expressed her hope that fellow Board members would be present for the June 24, 2026, grand opening. Ms. Larson highlighted that York County's Sail Yorktown Festival was happening this weekend. She stated that she recently participated in a three-part meeting led by WJCC Schools Superintendent Dr. Daniel Keever. She noted that the sessions focused on creating a "portrait of a learner" and envisioning what students would look like moving forward. Ms. Larson found the experience highly engaging and spoke about the event in detail. She noted her inability to be present at the WJCC Schools graduation, she shared her congratulations to all the graduates.

Ms. Wainwright stated that she had attended the Economic Development Authority (EDA) Business Appreciation event. She expressed her delight at attending the GED graduation ceremony, emphasizing that it was a deeply moving occasion since the graduates had to overcome significant obstacles to achieve their goals. Ms. Wainwright reported attending a graduation ceremony at the Virginia Peninsula Regional Jail, honoring individuals in substance abuse recovery who had overcome significant obstacles. She found it inspiring to witness the hope and strong support system shared among the graduates, which included both formerly incarcerated individuals and current inmates.

Ms. Null reported that she and former Board Supervisor Sue Sadler attended the EDA Business Appreciation Event and thoroughly enjoyed the experience. Ms. Null noted that she attended the GED graduation ceremony and expressed her enjoyment at the event. Ms. Null mentioned that she and Supervisor McGlennon attended the Warhill High School graduation on June 6, and she shared positive feedback about the event. She inquired with Mr. Stevens about the feasibility of moving next year's WJCC Schools graduations to the GWSEC.

Mr. Stevens confirmed that he discussed the idea with Dr. Keever, who agreed it was a viable option worth exploring.

Mr. Icenhour addressed Ms. Franz's comments regarding citizen survey costs by explaining the necessity of scientific methodology. He advised that in order to accurately reflect the opinions of the entire community, a survey must be statistically valid, something that self-selected or volunteer surveys could not achieve. He noted that it was essential to communicate the rationale behind these surveys for public awareness. On June 2, Mr. Icenhour participated in the Literacy for Life program at the William & Mary School of Education, which he described as an inspiring experience. He reported that he and Supervisor McGlennon attended the Will Barnes Picnic this past Saturday.

Mr. McGlennon noted that the Board received a high volume of invitations and shared a few of his personal favorites. He reported that he attended the commencement ceremonies for Warhill, Jamestown, and Lafayette High Schools. Mr. McGlennon commended the events, noting that approximately 900 students successfully graduated and received their high school diplomas. He reported that he and Supervisor Icenhour attended the Will Barnes Picnic. Mr. McGlennon spoke highly of the GWSEC and the community benefits after attending Media Day, highlighting that the County's Parks & Recreation Department would host its youth basketball program there. He extended his congratulations and a warm welcome on behalf of the Historic Triangle Leadership team to Ms. Michele Mixner DeWitt, who was appointed as the City Manager of Williamsburg.

K. REPORTS OF THE COUNTY ADMINISTRATOR

Mr. Stevens announced the official grand opening of GWSEC on June 24 at 3:30 p.m. and welcomed community attendance. He highlighted that hurricane season ran from June through November and urged families to proactively prepare. Mr. Stevens reminded everyone to gather at least three days' worth of essential supplies, including food, medications, and pet care items, to sustain themselves and their loved ones. He stated that the County provided free mosquito dunks and educational materials to help residents safely and effectively eliminate mosquito larvae on their property this summer. To request these resources, contact the General Services Department at 757-259-4080.

L. CLOSED SESSION

None.

M. ADJOURNMENT

1. Adjourn until 1 pm on June 23, 2026 for the Business Meeting

A motion to Adjourn was made by Tracy Wainwright, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

At approximately 9:14 p.m., Mr. McGlennon adjourned the Board of Supervisors.

MINUTES
JAMES CITY COUNTY BOARD OF SUPERVISORS
BUSINESS MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
June 23, 2026
1:00 PM

A. CALL TO ORDER

B. ROLL CALL

Tracy L. Wainwright, Powhatan District
Barbara E. Null, Stonehouse District
James O. Icenhour, Jr. Jamestown District
Ruth M. Larson, Vice Chair, Berkeley District
John J. McGlennon, Chair, Roberts District

Scott A. Stevens, County Administrator
Adam R. Kinsman, County Attorney

C. PRESENTATION(S)

Mr. McGlennon stated that three presentations had been scheduled before the Board, though one might be deferred depending on whether the retiree being honored was present. He noted that a motion had been made to amend the Agenda to include a budget amendment for Housing and Urban Development housing assistance payments within the Consent Agenda. After the motion was approved, Mr. McGlennon indicated that the Board would proceed to the second presentation on the Agenda, the Proclamation - Parks & Recreation Celebrates 45 Years & July is Park and Recreation Month.

A motion to Amend the Agenda to include a Budget Amendment for Housing and Urban Development housing assistance payments within the Consent Agenda was made by James Icenhour, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

1. Retiree Commendation - Gennie Bellas

The item was deferred, no presentation was conducted, and no further discussion occurred.

2. Proclamation - Parks & Recreation Celebrates 45 Years & July is Park and Recreation Month

Parks & Recreation staff joined together at the dais.

Mr. McGlennon noted the proclamation recognizing Parks & Recreation’s 45th Anniversary and designating July as Park and Recreation Month. He stated that the Parks & Recreation

Department celebrated 45 years of service, and that the United States House of Representatives and the National Recreation and Park Association (NRPA) had designated July as Park & Recreation Month and Friday, July 17, 2026, as Park and Recreation Professionals Day. He emphasized that these designations acknowledged the important contributions of Park and Recreation and the professionals who promoted healthy lifestyles and strengthened communities across the nation. He further noted that this year marked the 41st anniversary of National Park and Recreation Month, highlighting the theme "The Power of Parks & Recreation." He stated that Parks & Recreation was essential to the health, wellbeing, and quality of life of all James City County (JCC) residents, advancing the power of community by offering public spaces where individuals could gather, celebrate, and connect. He referenced The Power of Play, which fueled creativity, enjoyment, and connection to nature, and the power of wellbeing, which supported resilience and shared community benefits. He stated that residents and visitors had equitable access to JCC Parks & Recreation amenities, which included 17 parks, 24 trails, recreational facilities, pools, water access sites, and 1,716 acres of recreational and green space, along with hundreds of programs, events, and services supporting all ages, abilities, and interests. He recognized the dedicated staff, partners, and volunteers whose commitment advanced physical, mental, and social wellbeing, supported youth development and healthy aging, encouraged environmental stewardship, and strengthened the local economy through diverse and inclusive recreational opportunities. Mr. McGlennon then proclaimed the month of July as Park and Recreation Month and July 17, 2026, as Park and Recreation Professionals Day, as the County celebrated 45 years of play in JCC. He encouraged all residents to participate in the community celebration events and to recognize and support the work of JCC Parks & Recreation in making the County a healthy and vibrant place to live, work, and play. He invited all Board members to join the Parks & Recreation staff at the dais and asked Ms. Arlana Fauntleroy, Director of Parks & Recreation, to speak on behalf of the Department.

Ms. Fauntleroy expressed her excitement for JCC's 45th Parks & Recreation anniversary. She stated that the power of Parks & Recreation in the County had always been rooted in community, beginning with meaningful connections with residents that fostered accountability and advocacy for high-quality programs, parks, facilities, and services. She acknowledged the many partners, volunteers, and Boards of Supervisors over the years who had supported the Department. She recognized the staff gathered at the dais, noting that many had served for at least half of the Department's 45 years. She emphasized that although staff often worked behind the scenes, they were responsible for planning, creating, and developing the community with intentionality. She stated that Parks & Recreation staff loved their work and were dedicated to ensuring the community could play, while enjoying the process themselves. Ms. Fauntleroy announced that, as a thank you to the community, Parks & Recreation would host a customer appreciation event on July 18 from 7:30-9:30 p.m. at the JCC Recreation Center. She noted that the event theme would be the 1980s and encouraged attendees to dress in attire reflecting the decade. She stated that the entire Center would be accessible and that food and games would be provided. She added that the event would be open to adults and families and expressed her hope for strong community participation.

Those in attendance applauded.

Mr. McGlennon presented the proclamation to Ms. Fauntleroy and the Parks & Recreation staff, and Board members joined them for a photograph to commemorate the moment.

3. Capital Trail and Extension

Mr. Will Gillette, Director of Trail Development for the Virginia Capital Trail Foundation, addressed the Board with an update on the proposed extension of the Virginia Capital Trail. He thanked the Board, County Administration, the Planning Division, and Parks & Recreation, noting that the County had been a leader in the project from the beginning. He stated that the trail began in 2015, with the first segment constructed in the Greensprings area in 2006, which set the stage for what the Capital Trail had become. He noted that the multiuse trail spanned 51.7 miles from Jamestown to the City of Richmond, with mile marker zero located in Jamestown and mile marker 51 positioned in the City of Richmond. He stated that the trail had more than 1.25 million users annually and was recognized nationally as a destination for tourism and recreation. He added that the trail generated economic activity for businesses and communities along the corridor while providing transportation, recreation, and quality-of-life benefits. Mr. Gillette stated that the proposed extension would add seven and a half miles, connecting Jamestown to Colonial Williamsburg, building upon the proven success of the existing trail. He outlined the range of benefits the trail provided, including recreation, transportation, and economic development. He emphasized that the trail was fully multiuse, serving commuters, walkers, runners, families, skaters, and cyclists, while offering opportunities to enjoy the surrounding natural environment. He noted that the trail provided a safe option for residents and visitors traveling between destinations throughout the region. He stated that communities across Virginia were investing heavily in trail systems based on the success of the Capital Trail, as trails supported businesses, enhanced quality of life, and made communities more desirable places to live. He reiterated that the proposed extension was seven and a half miles, with slightly more than half being located within the County. He explained that the project would connect the existing terminus at Jamestown High School to Colonial Williamsburg, traveling along Eagle Way, Monticello Avenue, Ironbound Road, Strawberry Plains Road, and into Colonial Williamsburg. He noted that the extension would provide access to schools, neighborhoods, parks, and other community destinations. Mr. Gillette stated that a common question was what the trail would look like. He explained that the Foundation's goal was to extend the Capital Trail using the same multiuse design which he noted was generally an eight-foot-wide path separated from the roadway. He noted that while more densely populated areas might require adjustments, the overall goal was to maintain a high-quality trail experience. He acknowledged that Route 199 and Monticello Avenue would present challenges but stated that these would be addressed during final design and engineering. He described the typical trail development process as placing a line on a map, refining it, and then completing engineering to determine the safest and most economical final alignment. He stated that the extension was not only a local project but also a critical link between the existing Capital Trail and the broader TRAIL757 system, which would eventually extend to Fort Monroe, with future hopes of connecting across the ferry to Surry County, into the City of Chesapeake, and through the Greater Virginia Beach area. He noted that this would allow residents and visitors to travel across a much larger regional network. He expressed excitement that the County, which currently had westbound trail access, would gain eastbound access as well. He stated that the County would become a connection point between growing trail networks throughout Virginia, referencing trail development in the cities of Richmond, Petersburg, and Charlottesville. Mr. Gillette shared that the Foundation was enthusiastic about the extension and continued to work toward making it a reality. He noted that a $2.5 million budget amendment had been introduced during the General Assembly session to fund a portion of the trail in the County and the City of Williamsburg. Although the amendment did not pass, its introduction demonstrated strong interest in trail funding. He stated that the Foundation would continue advocating for annual state-level funding for trails and outdoor recreation. He added that the Foundation assisted County staff with federal grant applications and public outreach whenever possible. He stated that while the Foundation was excited about the extension, it remained committed to maintaining a world-class experience on the existing seven miles of trail in the County and the remaining miles beyond. He highlighted programs available to the public, including trail adoption, litter pickup, trail ambassadors, and the annual Cap2Cap event, the Foundation's largest fundraiser, noting that 14 riders participated this year. He stated that the Foundation worked closely with the County's Parks & Recreation Department and expressed appreciation for the County's partnership and leadership. He stated that the Foundation would continue to keep the County updated as the project advanced and welcomed questions from Board members.

Mr. McGlennon thanked Mr. Gillette for his presentation, noting that the trail system was well embraced by the community and expressed confidence that the extension would also be popular. He asked Board members if they had any comments or questions.

Ms. Larson asked whether the $2.5 million budget amendment represented the total cost of the project and, if not, what the estimated total cost would be for the seven-and-a-half-mile extension. Mr. Gillette responded that the projected cost was approximately $25-$33 million, with $13-$17 million attributable to the portion within the County, noting that these estimates could fluctuate. He stated that the projections were provided by the Hampton Roads Transportation Planning Organization (HRTPO). Ms. Larson asked whether studies had been conducted to determine the economic impact of the trail.

Mr. Gillette stated that the most recent Economic Impact Study was completed in 2019 and that the Foundation was working to complete a new study. He noted that the 2019 study showed the trail generated approximately $8.5 million annually, with expectations that the figure would increase significantly following the COVID-19 pandemic and accounting for inflation. He stated that the Foundation hoped to complete the new study within the next few months ahead of the next General Assembly session.

Ms. Larson asked whether the Foundation had considered seeking corporate sponsorships to fund a mile of the extension.

Mr. Gillette confirmed that this had been done and stated that the Foundation was working with partners to secure private funding. He noted that the immediate need was design and engineering, which required less funding than full construction. He stated that the Foundation had reached out to large corporations in the region and was pursuing all available funding avenues. He added that securing private funding strengthened the Foundation's position when applying for federal or state grants.

Ms. Larson complimented the trail, noting that it was beautiful and that she felt fortunate to have it in the County. She noted that she lived in the Greensprings area and saw firsthand how much the community enjoyed and utilized the trail. She thanked Mr. Gillette for his presentation.

Mr. McGlennon asked if there were any further questions from Board members.

There were none.

Mr. McGlennon thanked Mr. Gillette for his presentation.

D. CONSENT CALENDAR

Mr. McGlennon stated that the Consent Calendar consisted of items that were not expected to be controversial and briefly reviewed the items included. He asked whether any member of the Board wished to remove an item from the Consent Calendar.

No items were pulled by Board members.

1. Contract Award - $461,656 - Replacement Ambulance

A motion to Approve was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

2. Grant Award - $33,762 - Bulletproof Vest Partnership

A motion to Approve was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

3. Grant Award - $8,520 - Chesapeake Bay Restoration Fund Grant

A motion to Approve was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

4. Minutes Adoption

A motion to Adopt was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

The Minutes Approved for Adoption included the following meetings:

- May 12, 2026, Regular Meeting
- May 26, 2026, Business Meeting

E. BOARD DISCUSSIONS

1. Reassessment Process

Mr. Dayle Gallagher, Director of the Real Estate Assessments Division, addressed the Board to provide an update on the reassessment process. Before beginning his presentation, he stated that he wished to clarify several points related to a two-year land valuation project undertaken by the Division. He explained that overall property value consisted of two primary components, land and improvements, and noted that land values had increased significantly this year, while some parcels experienced decreases. He stated that he would discuss the two-year project in more detail at the end of the presentation if time permitted. He stated that most of the Division's work was driven by sales data. He explained that the Division analyzed land sales, including those with improvements, to understand market conditions. He noted that the two-year project revealed that the County had not made a significant adjustment to land values for several years and had not fully kept pace with market trends. He stated that while reassessments typically relied on the previous two years of sales, staff expanded the review back to 2021 to establish a stronger baseline for land values. He stated that the Division believed this deeper review was necessary and would strengthen the defensibility of assessed values. He explained that although staff reviewed sales back to 2021, the most influential years were 2024 and 2025, with earlier years helping to establish the base. He stated that staff verified land sales and examined attributes such as water access, marsh, terrain, and other features that could add or subtract value. He emphasized that staff did not assign value based on assumptions but instead relied on what the market indicated buyers were willing to pay for specific attributes. He stated that staff worked to better define market areas within the County. While appraisers traditionally focused on specific neighborhoods, the review showed that some parcels assigned to the same appraiser were located far apart, and that nearby market areas could behave differently. He stated that staff identified multiple distinct land markets and developed corresponding market values. He explained that staff also created a tier-based system for acreage, noting that when land was purchased, most of the price was typically concentrated in the first portion of acreage. He stated that staff analyzed sales ranging from one-tenth of an acre to more than 100 acres to establish consistent tiers of value. He noted that this approach allowed staff to compare parcels of varying sizes, such as a three-acre parcel versus a 20-acre parcel and apply consistent methodology. Referring to the PowerPoint presentation slide, he stated that the acreage value formula was based on the market areas shown on the previous map, and that values could vary depending on location within the County.

Ms. Larson asked whether Acreage No. 8 was based on its location within a specific area of the County.

Mr. Gallagher confirmed, noting that he had removed market area names from the chart in the PowerPoint presentation slide, but that Acreage No. 8 represented a defined market. He stated that the estimate shown did not include any attributes that might apply to a particular parcel. He explained that staff reviewed each parcel to determine usable and unusable acreage using information from sales, plats, and aerial imagery. He stated that although the Division used mass appraisal methods, staff still evaluated parcel attributes based on market behavior rather than assumptions. Referring to the PowerPoint presentation slide, he stated that the chart allowed appraisers to enter parcel characteristics and determine whether attributes added or subtracted value, with the goal of ensuring consistency and providing clear explanations to property owners. He reiterated that this was a two-year project and stated that he preferred a two-year reassessment cycle, noting that reassessments could take 9-10 months to complete. He stated that the extended timeframe allowed staff to thoroughly review information, identify emerging market trends, and refine processes to improve accuracy. He noted that there was always room for improvement and stated that he was happy to answer any questions from the Board.

Ms. Larson stated that her question related to the County not keeping pace with market changes and asked for clarification on why this occurred. She asked whether the issue was connected to staffing or other operational factors within the County, and how the County could maintain consistency moving forward. She noted her concern that when a significant increase occurred within a two-year period, it could be confusing or unsettling for residents. She stated that under a one-year reassessment cycle, increases tended to be more gradual and asked how the County could ensure it remained current so that assessments did not fall behind and residents did not experience dramatic changes in their land values.

Mr. Gallagher stated that the issue had been discussed for several years. He explained that some parcels had not changed in value for more than 20 years, often because certain neighborhoods had limited sales data and few comparable properties. He noted that staff addressed this challenge by reviewing additional years of data and identifying development patterns, and that the Division was now more attentive to land valuation. He stated that land had not always been a priority in the past, but staff had made it one moving forward, and the formulas and market areas discussed in the presentation would support that effort.

Ms. Larson stated that she had questions regarding Mr. Gallagher's earlier reference to Board hearings. She asked how the hearings had gone and whether the Board generally agreed with the assessments.

Mr. Gallagher stated that he did not have the exact numbers with him but reported that the Division received 89 request forms, with approximately 40 cases proceeding to the Board of Equalization. He noted that fewer than six assessments were reduced and that one or two were increased for the first time in the County's history. He stated that the majority of assessments were upheld.

Ms. Null stated that she was confused about a situation involving a resident located on Fenton Mill Road who owned lots on both sides of her home and reported significant differences in the assessed values.

Mr. Gallagher stated that he could not speak to the specific case without more information but could provide general insight. He explained that when the Division received calls about two parcels that appeared similar, staff conducted site visits to evaluate terrain, wetlands, and other factors that might affect value. He stated that there was usually a reason for differences and that staff's goal was always to ensure accuracy. He added that if a correction was needed, it would be made and applied consistently moving forward.

Ms. Null stated that callers often did not describe the characteristics of their land, which made it difficult to determine the cause of discrepancies. She stated that she directed residents to contact the Real Estate Assessments Division so that parcel attributes could be properly evaluated.

Mr. Gallagher stated that one of the most important roles of the Real Estate Assessments Division was public education. He noted that staff welcomed calls and were always willing to provide information. He stated that the process discussed in the presentation helped ensure consistency across assessments.

Mr. Icenhour referenced Mr. Gallagher's earlier comments about the 89 forms submitted and the number that proceeded to the Board. He asked whether the remaining cases were denied, adjusted by the Division, or corrected before reaching the Board.

Mr. Gallagher stated that the Division received between 700 and 900 phone calls during the reassessment period. He explained that staff spoke with property owners to determine whether adjustments were warranted. If owners remained dissatisfied, they could request Board of Equalization forms, which accounted for the 89 submissions. He stated that out of the 700-900 individuals who contacted the Division, 89 requested or submitted forms, and approximately 47-48 cases ultimately went before the Board.

Mr. Icenhour clarified that this was ultimately a decision made by the landowner.

Mr. Gallagher confirmed and stated that property owners always had the opportunity to appeal their reassessment if, after reviewing the data and additional information, they remained dissatisfied.

Mr. Icenhour stated that he believed the most important aspect of the process was ensuring that property owners could speak directly with staff to gain a clear understanding of the reassessment process and the factors that influenced their valuations, rather than relying on generalized information.

Ms. Wainwright stated that she appreciated the process presented and noted that the greatest challenge appeared to be the need to catch up after many years of limited adjustments. She stated that this reminded her of "growing pains," which she felt was an appropriate metaphor. She noted that the most difficult situations involved individuals whose taxes increased by 50%, 80%, or even 100%, and stated that such dramatic changes were understandably hard for residents to absorb. She expressed interest in exploring whether a percentage cap could be implemented to avoid large jumps, noting that she was unsure whether such an option existed. She stated that if a significant increase occurred, the amount could potentially be spread over several years, especially in cases where assessments increased by 80% or 100%. She acknowledged that the increases were market-based but stated that the County should consider ways to moderate large jumps rather than applying them all at once.

Mr. Gallagher stated that any such decision would need to come from the Board. He noted that state law required assessments to be as close as possible to 100% of fair market value, and that the Real Estate Assessments Division could not independently implement such limits.

Mr. Stevens stated that he and the County Attorney had discussed similar ideas. He noted that prior reassessments had not produced as many significant increases as seen this year. He stated that the process would be brought before the Board for further discussion, including the possibility of establishing reasonable limits while still ensuring assessments reached market value.

Ms. Larson stated that it would be helpful for residents to receive advance notice about the reassessment process, especially given that land values had not been reviewed in depth for many years. She noted that many residents who attended recent meetings were surprised by their land value increase and had not realized that the County was updating assessments to reflect current market conditions.

Mr. Gallagher stated that staff had worked diligently on land assessments this year and continued efforts to improve communication.

Ms. Null noted that many residents did not realize that adding improvements to their property could increase land value and often assumed nothing had changed until they received their tax bill.

Mr. Stevens stated that he intended to bring this discussion to the Board. He explained that if the average increase was around 80%, adjusting the tax rate could help mitigate the impact for all residents. He noted that while such a high average was unlikely, the challenge arose when the average increase was around 10-12% but some properties increased by 50%, 60%, or 80%. He stated that these situations represented the "catch up" phase and were not the fault of the landowner. He stated that he agreed with Ms. Wainwright that such increases were shocking and stated that his goal was to develop a plan that would allow residents to catch up over time, whether one, five, or 10 years, so they were not penalized in a single year for adjustments the County had not made previously.

Ms. Larson stated that it would also be important to consider how to address future increases so that the issue did not continue to compound.

Mr. Stevens stated that increases could continue, but when properties increased near the average, the Board could address them during the budget process. He noted that when anomalies occurred, such as increases of 50%, 60%, or 80%, there was little the County could do through the tax rate alone. He stated that his thought was to establish limits above the average increase so that no property could rise more than a certain amount above that average, providing a buffer for residents.

Mr. Gallagher stated that there would also be cases where a property increased by 80% due to data corrections. He asked whether the Board would want to address such situations individually or only when increases occurred on a broader scale. He noted that isolated corrections could still result in large increases.

Mr. McGlennon asked for clarification on whether there was a limit on how much the County could adjust assessments away from real market value.

Mr. Gallagher stated that such limits could not be applied by the Real Estate Assessments Division.

Ms. Larson stated that she did not believe the issue was related to assessing market value but rather to the timing of adjustments.

Ms. Sharon McCarthy, Director of Financial and Management Services (FMS), stated that there could be options through a tax credit program. She noted that State Code required assessments at market value, but historically the County had applied tax credits broadly. She stated that there might be opportunities to apply credits to specific subsets or categories based on the amount of increase, and that such options could be explored. Ms. McCarthy added that staffing challenges had also contributed to the issue. She stated that four years earlier she did not believe the Real Estate Assessments Division was adequately staffed, noting turnover in the director's position. She stated that when Mr. Gallagher was promoted, he recognized the staffing concerns and worked extensively with FMS, the County Administrator, and the Board to secure additional positions. She noted that two Full-Time Equivalents lost during the 2008 housing market crash had never been restored, and that additional tools such as software and technology were also needed. She stated that the Board had been supportive in providing those resources and that the process discussed was part of that improvement. She noted that Mr. Gallagher was nearing retirement as Director but would remain with the County, and that his new role would include work on projects such as this. She stated that she believed there would be ample opportunity to keep the Board and the public informed through future presentations.

Mr. McGlennon stated that if the Real Estate Assessments Division received 700-900 phone calls due to significant changes in assessments, and the previous cycle had seen even higher numbers, it was understandable that property owners expressed concern about their values. He asked whether this represented approximately 2-3% of parcels and whether the recent increases reflected a substantial shift.

Mr. Gallagher stated that the 2024 and 2026 reassessment cycles had produced record numbers.

Mr. McGlennon noted that information provided to the Board showed that increases in previous cycles had been modest, which contributed to the surprise many residents experienced this year. He stated that while residents might not welcome higher tax bills, they were often pleased to see strong property values. He added that this appeared to be a particularly challenging period.

Mr. Gallagher stated that on January 2, when sales data became available, staff reviewed ratios to understand market conditions and noted a clear shift.

Mr. McGlennon asked how often adjustments were made within the Division.

Mr. Gallagher stated that approximately 200-250 adjustments were made, noting that some resulted in increases.

Mr. McGlennon stated that this helped clarify that among the 700-900 calls received, a substantial portion involved changes that were not favorable to the tax bill, though some might have been.

Mr. Gallagher stated that several individuals had contacted the Board directly (portions of his comments were inaudible).

Ms. Larson asked whether the Division was still seeing strong home sales this year.

Mr. Gallagher stated that it was not and believed that assessments were holding steady. He noted that there would always be fluctuations, but overall values remained stable.

Ms. Wainwright stated that she had read an article indicating that home prices in the County continued to rise and that, unless conditions changed significantly, prices were expected to increase each quarter.

Mr. Gallagher stated that mortgage rates and tax rates influenced home values, and staff attempted to communicate this to homeowners.

Mr. McGlennon thanked Mr. Gallagher and stated that although he was stepping down as Director, he was pleased that Mr. Gallagher would remain with the County and that his experience and expertise would not be lost.

2. Senior and Disabled Tax Exemption

Mr. Richard Bradshaw, Commissioner of the Revenue, addressed the Board to discuss the County's Senior and Disabled Tax Exemption program, noting that the County had offered this exemption for many years. He stated that when he first took office in January 2000, there were 220 qualifying applicants. He noted that at that time, eligibility required a household income below $22,500 and assets under $75,000, excluding the home, and the exemption applied to the first $65,000 of the home's value. He explained that for the current year, the qualification thresholds were $55,000 in household income and $200,000 in assets, excluding the home, with the exemption now applied to the first $150,000 of assessed value. He stated that 430 applicants qualified this past year. He also noted that a significant number of disabled veterans received full real estate tax exemptions on their primary residences. He stated that Mr. Stevens had asked what could be adjusted for the upcoming tax year and explained that it was too late to change qualification criteria, but the Board could still modify the exemption amount if desired.

Ms. Wainwright asked whether he was referring to Fiscal Year (FY) 2027.

Mr. Bradshaw confirmed this and stated that applications for the upcoming tax year had been due three weeks earlier.

Ms. Wainwright noted the possibility of adjusting the exemption amount and reviewing qualification criteria for FY 2028.

Mr. Bradshaw stated that if the Board wished to change any qualifications, now was the appropriate time to begin that process.

Ms. Wainwright asked whether staff had numbers for the senior population compared to disabled veterans who received the exemption.

Mr. McGlennon stated that his recollection was approximately 1,500.

Mr. Icenhour confirmed the number as 1,469.

Mr. Bradshaw stated that the number had increased and that as of that morning, there were 1,515 disabled veterans receiving the exemption, noting that the total increased by approximately 200 each year.

Ms. Larson asked what this amount represented in revenue.

Mr. Bradshaw stated that the exemption totaled $6,147,092 for the current tax year.

Ms. Larson asked whether the application process was annual.

Mr. Bradshaw explained that applicants needed to apply only once for their primary residence and the exemption carried forward each year. He stated that staff verified annually that the residence remained the applicant's primary home, but the application itself was not repeated.

Mr. Stevens asked whether the exemption was retroactive.

Mr. Bradshaw stated that it could be.

Mr. Stevens asked whether individuals who were unaware of their eligibility could apply retroactively and how far back they could go.

Mr. Bradshaw stated that the exemption had been retroactive to July 1, 2011. He explained that occasionally an applicant submitted paperwork several months after purchasing a home, but most individuals were now prompt in applying, especially since Veterans Affairs had begun backdating certain determinations.

Ms. Null asked whether a disabled veteran must be rated at 100% disability to receive the exemption.

Mr. Bradshaw confirmed that the exemption required a permanent and total 100% disability rating, noting that Veterans Affairs sometimes issued temporary 100% evaluations.

Ms. Larson asked him to repeat his statement.

Mr. Bradshaw reiterated that Veterans Affairs sometimes issued a temporary 100% disability rating. He clarified that, to qualify for the disabled veteran real estate tax exemption, the Veterans Affairs rating must be permanent and total, and that this specific designation must be reflected in the documentation.

Ms. Wainwright stated that the first step in the discussion was determining whether Board members wished to increase the amount of the exemption.

Mr. Bradshaw explained that the conversation pertained to the real estate exemption for elderly and disabled residents specifically for those aged 65 or older or individuals deemed permanently and totally disabled through Social Security or a physician's assessment. He emphasized that this portion of the program did not involve disabled veterans, but rather elderly and disabled residents not connected to military service.

Mr. McGlennon asked how much tax forgiveness the program provided annually.

Mr. Bradshaw stated that the amount was approximately $520,000 last year.

Ms. Wainwright asked him to confirm the current exemption amount.

Mr. Bradshaw stated that the exemption applied to the first $150,000 of a home's assessed value. He explained that, for example, a homeowner with a $300,000 property would pay taxes on only $150,000.

Mr. McGlennon stated that he was interested in adjusting the exemption amount, noting that the $150,000 figure had changed over the years. Mr. Bradshaw added that the exemption had previously been $65,000 and was increased from $120,000 to $150,000 two years earlier.

Mr. McGlennon noted that $150,000 represented slightly less than one-third of the average home value in the County, which he stated was approximately $460,000. He added that the County provided a full exemption rather than a tax deferral. He asked Mr. Bradshaw when a decision would need to be made for FY 2028 to adjust the exemption amount, noting that action could still be taken on the exemption value.

Mr. Bradshaw stated that the present time was appropriate for considering changes to the qualifications. He noted that while the Board could adjust the exemption amount for the upcoming year, it would be difficult to change the qualification criteria for FY 2027.

Mr. McGlennon expressed concern that the value of the exemption had become less meaningful over time and continued to decline. He stated that individuals who might otherwise qualify could lose eligibility due to significant increases in Social Security benefits, noting that this had occurred in previous years and could push applicants over the income threshold even when their overall financial situation had not materially changed.

Mr. Bradshaw acknowledged that this could happen, though not frequently. He explained that an applicant with $54,000 in income one year might increase to $56,000 the next year and lose eligibility but stated that most qualifying individuals remained eligible consistently. He noted that losing the exemption was not common, though it could occur.

Ms. Null asked whether applicants were required to apply annually.

Mr. Bradshaw confirmed that they were, explaining that eligibility was based on the previous calendar year's income and assets as of December 31.

Ms. Wainwright stated that she did not want to create additional administrative burden but had long advocated that small changes in income should not eliminate all benefits. She asked whether there was an opportunity to adjust both the qualification thresholds and the exemption amount.

Mr. Bradshaw stated that one advantage of the County's program was its simplicity, noting that it did not require extensive staffing to administer. He explained that adding more steps to the process would increase complexity and workload.

Ms. Wainwright asked whether this would still be the case even with a two-tier system.

Mr. Bradshaw stated that adding a second tier would still introduce an additional step and increase administrative complexity.

Ms. Larson stated that she had not heard Ms. Wainwright's full question.

Ms. Wainwright provided an example of an individual whose income increased by $2,000, a small percentage resulting in complete removal from the program. She stated that a second tier allowing partial exemption at a higher income level could benefit the community.

Ms. Larson asked whether tracking was conducted for individuals who applied consistently for several years but then failed to apply, possibly due to physical limitations. She asked whether a process existed to identify such cases.

Mr. Bradshaw stated that the Division monitored those applicants.

Ms. Larson asked whether a computer program was used for tracking.

Mr. Bradshaw stated that tracking was done manually but was thorough. He explained that applications were mailed at the beginning of February, followed by a second notice in May if no response was received, and a third notice in June if necessary. He stated that the Division made every effort to ensure that anyone who had applied previously received an application each year.

Ms. Null returned to Ms. Wainwright's earlier point regarding income increases that could eliminate eligibility, noting that similar situations occurred in Social Services and for those who participated in the Housing Choice Voucher Program, where individuals struggled to keep up after income adjustments. She stated that such situations effectively penalized individuals for earning more.

Mr. Bradshaw stated that the purpose of the program was to assist those who lacked the income and assets to pay their real estate taxes.

Ms. Null stated that she understood but questioned what incentive existed for individuals to increase their income.

Mr. Bradshaw noted that the program served individuals aged 65 or older and those who were retired or disabled.

Ms. Null acknowledged the point and noted that she had momentarily overlooked it, adding that similar challenges often affected younger individuals in other assistance programs.

Mr. Icenhour stated that adjustments should be considered for FY 2028, noting the impact of inflation and the need for the exemption to keep pace. He added that he supported making a reasonable increase for FY 2028.

Ms. Wainwright stated that the item would need to be added to Board Considerations for a future meeting. She asked, regarding adjusting the exemption amount, whether the Board could take action through a motion at the current meeting or if it should be addressed at a later meeting.

Mr. McGlennon stated that the Board could act, but that it would be preferable to do so once additional information was available about the potential impact.

Mr. Icenhour stated that he would like to review the history of the exemption and noted that staff would need to examine this further.

Ms. Wainwright reminded the Board that the current income qualification was approximately 50% of the Area Median Income (AMI). She asked Board members to consider what AMI percentage they wished to target and stated that, once more information was available on the impact, the Board could determine whether to adjust the exemption for FY 2027.

Mr. Bradshaw stated that the income and asset levels could be set at any point the Board chose.

The Board thanked Mr. Bradshaw for the information and his time.

3. Purchasing Policies Update

A motion to Approve the County's Purchasing Policies Update was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Ms. Sharon McCarthy, Director of Financial Management Services, addressed the Board and explained that the Purchasing Policy ensured that the County's procurement activities were competitive, efficient, flexible, economical, fair, and impartial. She stated that the proposed updates were based on the County's Purchasing Policy first adopted by the Board of Supervisors in 2001 and later updated in 2011 and 2019. She outlined the proposed revisions, which included increasing the small purchase limit from $2,500 to $5,000; increasing the County Administrator's contract approval authority from $100,000 to $250,000 and allowing approval of any amount for Capital Improvement Plan (CIP) projects included in the adopted budget unless the project scope changed or the contract exceeded the adopted CIP budget; increasing the County Administrator's contract amendment authority from $50,000 to $100,000; and requiring Board approval for all contracts greater than $250,000 if the project was not already included in the CIP budget. She stated that staff recommended adopting the updated Purchasing Policy with an effective date of July 1, 2026, the first day of FY 2027. She added that she was available to answer any questions and noted that the proposed updates were consistent with those previously adopted by the Board of Directors of the James City Service Authority (JCSA).

Mr. McGlennon asked whether Board members had any questions for Ms. McCarthy.

There were no further questions from the Board.

Mr. Stevens noted that there had been internet issues, possibly beyond the campus, and stated that staff were working to resolve the problem for those experiencing connectivity challenges.

4. Government Center Update

Mr. Bradley Rinehimer, Assistant County Administrator, addressed the Board and provided the monthly Government Center construction update. He stated that site work continued and that extensive stormwater work was underway. He noted that the foundation for the elevator shafts had been poured and that waterproofing tests had been completed. He added that concrete columns were now visible on the site, extending through the area where podium parking would be located, and that several concrete walls had also been constructed. He stated that preliminary HVAC, plumbing, and electrical work for the under-slab systems was in progress and that slab pours would begin soon. He explained that work on the southern side of the Recreation Center parking lot would begin later in the summer, likely in August, and would temporarily restrict access in and out of the lot. He stated that the northern entrance would need to be used during this period and noted that adjustments would also be made to the northern side of the lot to improve traffic flow and enhance pedestrian safety. He stated that this information would be communicated to residents and that he was coordinating with Parks & Recreation staff to ensure patrons were informed. He reported that the Guaranteed Maximum Price (GMP) documents had been received and that the current GMP was $177 million, approximately $2 million less than the previous estimate. He stated that a few remaining items related to payment were being resolved and that these would be finalized before Mr. Stevens signed the Comprehensive Agreement, which was included on the Agenda. He noted that the 10% design drawings for the library had been completed and commended library staff for their involvement and valuable feedback. He stated that both library staff and County staff had contributed to the design process. He added that construction documents were underway and that the Comprehensive Agreements for the library project would be presented to the Board later in the fall or winter. He stated that he was available to answer any questions.

There were no questions from the Board.

F. BOARD CONSIDERATION(S)

1. Renaming the General Services Department to the Public Works Department and Establishment of the Custodial Services Division

A motion to Approve Renaming the General Services Department to the Public Works Department and Establishment of the Custodial Services Division was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Ms. JoAnna Ripley, Assistant Director of General Services, addressed the Board and stated that in an effort to accurately reflect the department's operational responsibilities and service delivery functions, General Services was requesting approval for a departmental name change to Public Works. She noted that the proposed organizational alignment also included establishing Custodial Services as a separate division from Facility Maintenance to create a clearer operational structure. She explained that the department had evolved over the years through the addition of divisions, expanded programs, and increased operational responsibilities driven by population growth and residents' expectations for services. As a result, the name "General Services" no longer fully reflected the essential nature of the department's work. She stated that the department oversaw six operational divisions and then outlined each division and its respective responsibilities noting that, Facilities Maintenance managed building maintenance, equipment repair, asset life-cycle replacement, safety and security programs, and custodial services. Fleet and Equipment maintained all vehicles and equipment owned by the County, the Williamsburg Regional Library, and JCSA. Capital Projects oversaw the construction, inspection, and management of all new and existing County construction projects to ensure completion according to approved plans and within budget. Grounds Maintenance maintained road medians and sidewalks, conducted street sweeping along designated community corridors and bike lanes, supported community-wide event setup, and maintained all Williamsburg-James City County (WJCC) Schools properties. Solid Waste and Recycling administered curbside recycling, bulk pickup, annual leaf collection, live Christmas tree dropoff, household chemical collection, computer recycling, storm debris removal, and the operation of three community convenience centers. Stormwater and Resource Protection provided communication and outreach focused on protecting local waterways and natural resources through programs such as Clean Water Heritage, managed stormwater infrastructure maintenance and repair, and oversaw the County's MS4 permit and erosion and sediment control compliance. She added that the division also maintained strong public education and community outreach through sustainability programs in collaboration with Clean County Commission initiatives, partnered with WJCC Schools to provide internship opportunities, and offered mosquito dunk distribution programs and environmental education such as SepticSmart, Turf Love, Fertilize Smart, Rain Garden education, and floodplain management outreach. She noted that the division also administered various grant and rebate programs and oversaw infrastructure improvement initiatives, including neighborhood LED streetlight conversions to enhance visibility and safety, and partnered with Virginia Department of Transportation (VDOT) and Community Development on roadway enhancements and street-name sign replacement. Ms. Ripley stated that renaming the department to Public Works would provide greater clarity and recognition for residents, staff, and external partners; more accurately define departmental operations and responsibilities; align the County with naming conventions used by surrounding communities; reduce ambiguity regarding services provided; and improve opportunities for recruitment, professional recognition, accreditation, networking, and industry awards. She stated that the rebranding effort would be phased in as materials were replenished to keep tasks minimal and that all work would be completed using existing staff and resources. She also requested the establishment of Custodial Services as a standalone division, noting that separating it from Facility Maintenance would better define operational responsibilities and enhance accountability. She stated that staff recommended approval of the resolution and noted that she was available to answer any questions.

Mr. McGlennon thanked Ms. Ripley and asked whether Board members had any questions or comments.

There were no questions from the Board.

Mr. McGlennon commented that the organizational chart appeared much neater and clearer.

2. Initiation of Consideration of Required Amendments to the Zoning and Subdivision Ordinances

A motion to Approve the Initiation of Consideration of Required Amendments to the Zoning and Subdivision Ordinances was made by Tracy Wainwright, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. McGlennon stated that the Legislature had completed its work and that the County could now assess how the new laws would affect local operations.

Ms. Liz Parman, Deputy County Attorney, addressed the Board and explained that the General Assembly had adopted a substantial number of land-use bills during its recent session. She stated that several of these bills would require amendments to the County's Zoning and Subdivision Ordinances. She noted that while not all of the legislation would result in major changes, the County Attorney's Office and the Planning Division would need to review each bill in relation to the County's existing Ordinances. She added that a list of bills had been provided to the Board, identifying those considered mandates requiring near-term review. She stated that the resolution before the Board authorized consideration of amendments to the County's Zoning and Subdivision Ordinances in response to the 2026 legislation, and she recommended adoption of the resolution. She stated that she was available to answer any questions.

Ms. Larson asked whether any of the Ordinance amendments would return to the Board for consideration.

Ms. Parman stated that all amendments would be returned to the Board after review by the Planning Division and consideration by the Planning Commission.

Mr. McGlennon asked whether all of the Ordinances would take effect on July 1. Ms. Parman stated that most would, but two (Senate Bill 531 and House Bill 1279) would not take effect until 2027.

Mr. McGlennon asked when the Ordinance amendments were expected to be brought before the Board.

Ms. Parman stated that she did not yet have an anticipated date.

There was no further discussion.

3. Final Phase of a Comprehensive Agreement for the New Consolidated Government Center

A motion to Approve the Final Phase of a Comprehensive Agreement for the New Consolidated Government Center was made by Ruth Larson, the motion result was Passed.
AYES: 3 NAYS: 2 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon
Nays: Null, Wainwright

Mr. Rinehimer addressed the Board and stated that the resolution before it authorized the County Administrator to execute the final Comprehensive Agreement for the full construction of the new consolidated Government Center. He provided background on the project, noting that in December 2022 the County received an unsolicited proposal from Henderson, Inc. and Gilbane. The Board voted to accept the proposal and advertise for competing proposals, and one additional proposal was received. After evaluating both, the Board decided to move forward with the Henderson, Inc. and Gilbane proposal. He stated that in January 2024 the Board directed the County Administrator to negotiate the initial interim agreement, which advanced the project to 30% design. In December 2024, the Board directed negotiation of a second interim agreement that brought the design to 100% completion along with final construction documents. He noted that at the October 14, 2025, Board meeting, the Board authorized execution of an early site-work package, and site work began shortly thereafter. He noted that a ground-breaking ceremony was held on the site, and at the December 9, 2025, Board meeting, the Board authorized the County Administrator to execute the first phase of the Comprehensive Agreement not to exceed $46 million. He stated that the resolution now before the Board authorized the County Administrator to execute the final agreement not to exceed an additional $100 million, bringing the GMP to $177 million. He clarified that the remaining amount to be committed was $77 million and that this would be the final Board action related to construction of the consolidated Government Center itself. He noted that additional actions related to the library and off-site road improvements would come before the Board later in the year or early next year. He recommended approval of the resolution and stated that he was available to answer any questions.

Mr. Icenhour asked about the off-site road improvements and requested information on the anticipated timeframe for that work.

Mr. Rinehimer stated that engineering and design work was underway and was expected to be completed around the same time as construction of the Government Center and library, noting that this was the intended schedule.

Ms. Larson asked Mr. Stevens when a comprehensive discussion would occur regarding the future of the current campus if the resolution were approved.

Mr. Stevens stated that the County had approximately two years to develop a plan for the current campus. He noted that preliminary discussions had taken place with a school superintendent and that he had asked Mr. Rinehimer to reach out to other entities that might be interested in leasing the space. He stated that he would update the Board as those conversations progressed. He added that once the campus was vacated, the buildings should not remain empty for long as vacant buildings tend to fall into disrepair. He noted that although the buildings were older, they had been well maintained but finding tenants would be important; otherwise, alternative options would need to be considered.

Mr. McGlennon asked whether there were any further questions or comments from the Board.

There were no further questions from the Board.

G. BOARD REQUESTS AND DIRECTIVES

Ms. Wainwright stated that she attended a Virginia Peninsula Regional Jail (VPRJ) meeting, which she described as consistently enlightening. She noted that VPRJ continued to operate at a high standard with excellent staff who demonstrated strong commitment to their work and genuine care for the inmates, something she emphasized was not seen everywhere. She also reported attending the Child Development Resources (CDR) ribbon-cutting ceremony at the new Williamsburg campus. She complimented the facility’s design, noting that it was both professional and welcoming, and stated that CDR had long been a strong and stable organization in the community and continued to grow. She added that later that afternoon she attended the Icely & Friends, LLC ribbon-cutting ceremony for a permanent food truck located at the Williamsburg Premium Outlets. She described the owners as lovely and noted that the business offered items such as water ice and lemonade made with all-natural ingredients. She expressed her belief that the business would be a great asset to the community and encouraged residents to support it. She stated that she continued her Virginia Association of Counties (VACo) planning training and had recently attended a virtual session that she found informative, particularly regarding long-term community planning. She noted that she and Mr. Stevens had discussed the reassessment process and the County discount for seniors which she noted was on the current Agenda. She also requested an update in the next month regarding the agreement from the previous year that would add two at-large School Board positions.

Ms. Null stated that she attended the State Executive Council Meeting for Children’s Services in the City of Richmond and found it interesting to learn about ongoing changes, including updates to certain by-laws. She stated that she would provide a packet from the meeting to Ms. Barbara Watson, Social Services Director. She also attended a Hampton Roads Workforce Council meeting (HRWC) in the City of Suffolk and noted the extensive work the HRWC performed, including numerous programs that supported employment and partnerships with regional colleges. She stated that the HRWC was discussing the inclusion of the City of Newport News and was establishing an office in Northampton County. She added that she attended a meeting with Olde Towne Medical & Dental Center regarding its future location and office space needs, as well as an Economic Development Authority meeting where ongoing County initiatives and the opening of the Greater Williamsburg Sports and Events Center (GWSEC) were discussed. She stated that she also presented a proclamation to Ms. RoseMarie Crocco of Colonial Heritage, who had served as President of the Williamsburg Garden Club and had been instrumental in coordinating the Wrapped in Comfort blanket program for Sentara Hospital. She noted that she presented Ms. Crocco with a County coin and requested two additional coins from Mr. Stevens. She referenced Ms. Wainwright's earlier comments, noting that work was still needed to establish the two at-large School Board positions.

Mr. Icenhour stated that his activities over the past two weeks had been limited due to his wife's emergency room visit for a knee issue, which required him to remain at home. He thanked Mr. McGlennon for visiting the Southside of the County and assisting during that time. He stated that he was able to attend the Juneteenth Freedom Fest at Freedom Park hosted by the National Association for the Advancement of Colored People (NAACP), as well as the County's Juneteenth event. He noted that on June 17, he attended a James City County Police Department (JCCPD) swearing-in ceremony and was impressed with the three new recruits. He also attended the CDR ribbon-cutting ceremony, describing the building as warm and phenomenal, and stated that it would serve well as a consolidated service location. He added that he participated in a Kiwanis International fundraiser for the fifth time, noting that more than 100 individuals attended and that he was always pleased to be invited.

Ms. Larson stated that she missed the CDR ribbon-cutting due to being out of town. She reported visiting 12 On Your Side the previous week to speak about the GWSEC and noted the grand opening scheduled for June 24 at 3:30 p.m., with the program beginning at 4 p.m. She thanked Mr. Stevens and Ms. Renee Dallman, Public Information Officer, for their work preparing for the event and encouraged the community to attend. She also highlighted the JCCPD swearing-in ceremony and expressed appreciation for Assistant County Administrator Mr. Rinehimer's presence. She stated that it was meaningful to see a former colleague's sons sworn in. She noted that bond agencies had visited and commented on the County's presentation, including its appearance and the favorable weather, and she commended staff and leadership for their efforts. She stated that during financial presentations she gained a deeper understanding of the extensive work involved in managing the County and expressed appreciation for those efforts. She also noted that Visit Williamsburg had approved its Strategic Plan the previous week and stated that the Board would hear more about it soon as Visit Williamsburg worked with localities on tourism initiatives. She highlighted the upcoming 2026 Premier Business Awards & Annual Luncheon scheduled for Thursday, June 25, at the Colonial Heritage Club. Ms. Larson referenced a previous notification regarding Mr. Rossie Carroll, former Williamsburg Residency Administrator for VDOT, and requested clarification on his new title.

Mr. Stevens clarified that Mr. Carroll's new title was Business Administrator.

Ms. Larson stated that Mr. Carroll had done an excellent job serving JCC as Residency Administrator. She noted that her district had significant VDOT-related needs and that she would miss working with him. She added that she looked forward to learning more about his permanent replacement and again expressed her appreciation for his service.

Mr. McGlennon stated that it was important to recognize Mr. Carroll's contributions to the County and noted that JCC had often served as a proving ground for VDOT leadership. He referenced Mr. Todd Halacy, a former Residency Administrator for the County, who now served as Executive Director of the Hampton Roads Transportation Accountability Commission (HRTAC). He stated that he was pleased to attend a recent HRTAC meeting held in the City of

Chesapeake. He noted that he also attended the CDR ribbon-cutting ceremony and described the facility as beautiful, commending David Nice Builders, Inc. for its renovation and construction of the new entryway. He stated that he attended the Juneteenth Freedom Fest at Freedom Park hosted by the NAACP, as well as the City of Williamsburg African American Heritage Trail unveiling. He explained that the event was moved indoors due to weather but remained a meaningful ceremony. He stated that the unveiling inspired the idea of creating a pamphlet identifying historical markers throughout the County related to African American history. He noted that the City of Williamsburg anticipated increased tourism from its two-mile self-guided walking trail and stated that the County could offer even more extensive opportunities by highlighting its own historically significant sites marked along roadways. Mr. McGlennon echoed Ms. Larson's comments regarding the visit with the bond rating agencies and stated that the County made a strong impression. He noted that the County presented itself well and that staff demonstrated exceptional leadership in positioning the County with fiscal stability and preparedness. He commended Ms. McCarthy, and Ms. Cheryl Holland, Assistant Director of FMS, for their outstanding presentations. He stated that the rating agencies showed considerable interest in the County and believed that this would benefit the County in the future. He suggested that following the County Administrator's report, the Board take a brief recess before entering Closed Session.

H. REPORTS OF THE COUNTY ADMINISTRATOR

Mr. Stevens announced the grand opening of the GWSEC, noting that it would take place on June 24 beginning at 3:30 p.m., with a ceremony scheduled before 5 p.m. He stated that the building would remain open until 8 p.m. and encouraged the community to attend. He also provided the address, 250 Visitor Center Drive, located across the parking lot from the Colonial Williamsburg Visitor Center. He then highlighted the JCCPD's Annual National Night Out campaign, noting that the department was accepting applications of interest for this year's event scheduled for August 4 from 5 to 8 p.m. He stated that neighborhoods had hosted a variety of activities in past years including block parties, cookouts, and neighborhood walks, and encouraged similar participation this year. He noted that registration information, including how to request JCCPD officer visits during the event, was available on the County's website.

At approximately 2:45 p.m., the Board recessed for a brief break.

At approximately 2:51 p.m., the Board reconvened.

I. CLOSED SESSION

A motion to Enter a Closed Session was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

At approximately 2:55 p.m., the Board entered Closed Session.

At approximately 5:04 p.m., the Board re-entered Open Session.

A motion to Certify the Board only spoke about those items indicated that it would speak about in Closed Session was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

A motion to Approve a 4% Salary Increase for Mr. Adam Kinsman, County Attorney, and a 5.5% Salary Increase for Mr. Scott Stevens, County Administrator, was made by Ruth Larson, the motion result was Passed.

AYES: 5   NAYS: 0   ABSTAIN: 0   ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

1. Consideration of a personel matter, the appointment of individuals to County Boards and/or Commissions pursuant to Section 2.2-3711 (A)(1) of the Code of Virginia

    a. Staff Appointment - Colonial Behavioral Health Board

A motion for the Appointment of Ms. Cheryl Holland to the Colonial Behavioral Health Board, beginning July 1, 2026, for a term to expire on June 30, 2027, was made by James Icenhour Jr., the motion result was Passed.
AYES: 5   NAYS: 0   ABSTAIN: 0   ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

    b. Appointments to the Economic Development Authority

A motion for the Reappointment of Mr. William Turner to the Economic Development Authority for a four-year term to expire on June 30, 2026, and appointment of Ms. Rebecca Mulvain to a four-year term to expire on June 30, 2025, was made by James Icenhour Jr., the motion result was Passed.
AYES: 5   NAYS: 0   ABSTAIN: 0   ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

    c. Appointments to the Inaugural Board of Directors for the James City County Community Land Trust

No discussion took place.

2. Consideration of a personnel matter, the performance evaluation of the County Administrator and the County Attorney, pursuant to Section 2.2-3711 (A)(1) of the Code of Virginia

No discussion took place.

3. Discussion or consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711 (A)(3) of the Code of Virginia, and pertaining to 1192 and 1111 Jolly Pond Road.

No discussion took place.

4. Consultation with legal counsel and briefings by staff members pertaining to probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, specifically regarding a tax dispute with Seaworld Parks & Entertainment, LLC, pursuant to Section 2.2-3711 (A)(7) of the Code of Virginia

No discussion took place.

5. Consultation with legal counsel employed by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, specifically regarding Virginia Code section 15.2-912.4, pursuant to Section 2.2-3711 (A)(8) of the Code of Virginia.

No discussion took place.

6. Certification of Closed Session

J. ADJOURNMENT

1. Adjourn until 5 pm on July 14, 2026 for the Regular Meeting

A motion to Adjourn was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

At approximately 5:06 p.m., Mr. McGlennon adjourned the Board of Supervisors.

Norge Community Hall

7402 Richmond Road

Williamsburg, VA 23188

History

- Built in 1907.
- Sold in 1920 to the Norge Home Demonstration Club.
- 1923 the building was moved 25 feet away from Richmond Road.
- 1950 a kitchen addition was built that increased the facilities square footage to 2,370.
- 2025 offered as a donation to James City County.
- Board of Supervisors approves acceptance of the donation on September 23, 2025.

Anticipated Usage

- Previous Usage
  - Approximately 200 reservations annually
  - Church groups, clubs, weddings, and other functions
- Projected Uses:
  - Community Use/Rentals
  - Small events
  - Recreation program space
- Capacity
  - Capacity restrained by parking (20 spaces)
  - Program capacity based on parking: 60-70

Phase 1 -

Repairs/Replacements Necessary To Allow For Use By The Public.

This work includes:

- Structural and roof repairs
- Interior - patching walls and flooring
- Parking lot striping and stenciling
- Required accessibility upgrades (mandated at 20% of project cost)

Estimated Cost = $147,000

Phase 2

This work includes:

- Kitchen Upgrades
- Replacement of Paneling in Meeting Hall
- Bathroom Upgrades x 2
- Required accessibility upgrades (mandated at 20% of project cost)

Estimated Cost = $119,000

Phase 3

This work includes:

- Replacement of Heart Pine Flooring
- Lighting and Electrical Upgrades
- Parking Lot Replacement
- Required accessibility upgrades (mandated at 20% of project cost)

Estimated Cost = $132,000

QUESTIONS?

Expanded Polystyrene Phase Out

Background

- State Code § 10.1-1424.3. Expanded polystyrene food service containers
  - Phase 1:
    - July 1, 2025 → effective for all food vendors with 20+ locations in VA
  - Phase 2:
    - July 1, 2026 → effective for all other food vendors
- Food vendor definition
  - "Food vendor" means an establishment that provides prepared food for public consumption on or off its premises and includes a store, shop, sales outlet, restaurant, grocery store, supermarket, delicatessen, or catering truck or vehicle; any other person who provides prepared food; and any individual, organization, group, or state or local government entity that regularly provides food as a part of its services.
- Does not specify required alternatives

Actions to Date

- Outreach & Education
  - Hampton Roads Planning District Commission
  - Recycling and Beautification Subcommittee
    - Askhrgreen.org/foam-free
    - Foam-Free Sample Kits
    - Green Beats Song & Spotlight Earth video
  - Clean County Commissioner outreach
  - Regional mailings
    - Letter and rack card
    - Postcard
  - Clean Virginia Waterways

Future considerations

- Exemptions/extensions
  - Requested by vendor
    - Determining “undue economic hardship”
  - Non-profits
- Enforcement
  - Attorney General can assess a civil penalty of not more than $50/day deposited to the State Litter Control and Recycling Fund

Questions?

Curbside Recycling and Grove Area Trash Service Update

Request for Information Timeline

- Issued: January 16, 2026
- Closed: February 11, 2026

- Used to gain insight and fine-tune the Request for Proposals
- Responses:
  - 5 waste services companies responded with estimated pricing - including one **NOT** currently operating in the County.
  - Rate Ranges:
    - Trash Service: $9.75-$28.00/household/month for weekly service
    - Recycling Service: $5.00-$12.50/household/month for bi-weekly service

Note: Estimated Rates provided in the RFI are not binding

Request for Proposals Timeline

- Issued: April 22, 2026
- Closed: May 27, 2026

- Responses
  - Lower than Expected Responses Due to:
    - Non-mandatory nature of bid process
    - Fixed price for 5 years
    - County-wide consolidation can be implemented in April 2029
    - Significant investment required without guarantee of customers

Recommendations

- Curbside Recycling
  - Authorize Intent to Award to TFC Recycling pending contract negotiation and execution.
  - Continue with current billing system.
- Subscription Trash Service
  - Staff does not recommend that a contract be awarded at this time.
  - Barriers to implementation:
    - Minimal formal responses
    - Current rates in the Roberts District are $25.00-$35.00/month/household
    - Most current trash service providers charge up to $75.00 cart removal fee (a $10.00 savings per month would take a resident over 7 months to break even)
    - Upgraded billing system is not anticipated to be implemented until Summer 2027

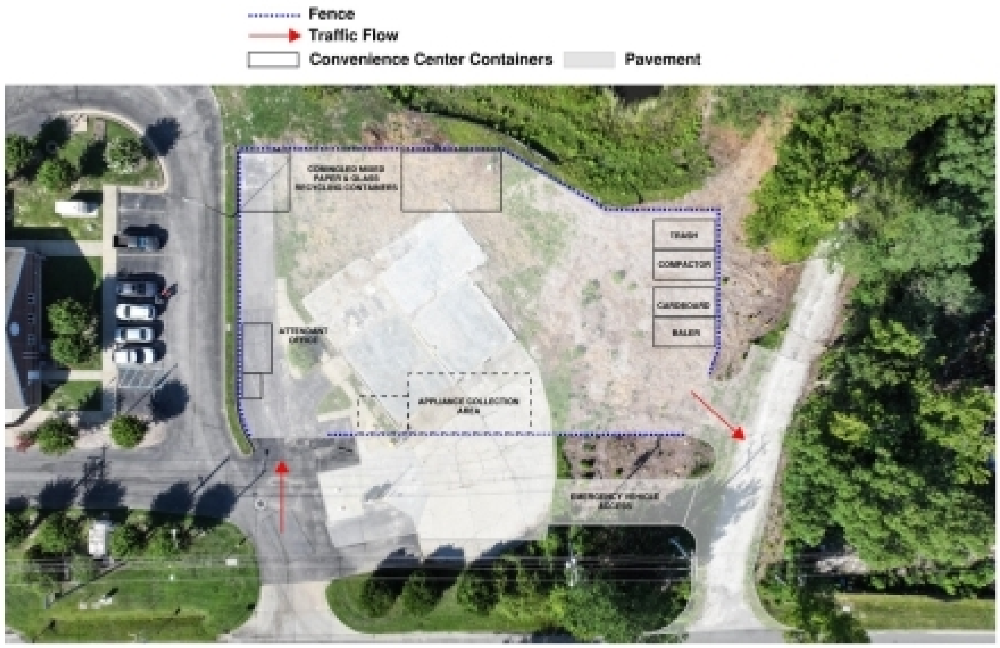
Grove Convenience Center Update

- July 2, 2025 - Special Use Permit (SUP) Application Submitted
  Additional SUP Application Requirements:
  - August 25, 2025 - Boundary Line Extinguishment (8451 Pocahontas Trail)
  - March 5, 2026 - Execution of final Easement Agreement with Dominion Energy
- May 28, 2026 - SUP Approved
- June 5, 2026 - Invitation for Bid Posted
- June 6, 2026 - Demolition of FS22 Started
- June 16, 2026 - Pre-Bid Meeting Held On-Site
- June 27, 2026 - Demolition of FS22 Completed
- July 1, 2026 - Original Bid Closing (extended due to delay in providing additional information to bidders)
- July 30, 2026 - Bid Closes (Update: Bid Closing August 21, 2026)
- Bid requires completion within 60 days of ‘Notice to Proceed’

Grove Convenience Center

Cleared Site (FS22)

Convenience Center Layout



Questions?

M E M O R A N D U M

DATE: July 28, 2026

TO: The Board of Supervisors

FROM: Robert B. Dittman, Solid Waste Director

SUBJECT: Contract Award – Curbside Recycling

A Request for Proposals (RFP) was publicly advertised for qualified and experienced firms to provide Curbside Recycling Services within James City County. One firm responded to the RFP by describing their qualifications, experience in performing similar work, and pricing. A team of staff members representing Public Works evaluated the bid qualifications. Based on the questionnaire and labor rates, the lowest responsible and responsive firm was Tidewater Fibre Corp.

The initial contract term is for five (5) years with the option of up to thirteen (13) additional one-year renewals upon mutual agreement of the parties. The initial year pricing, through the end of FY27) is $8.50/house/month for bi-weekly service. The County currently has approximately 9,200 curbside recycling customers. The rate will increase annually at 4% starting July 1, 2027.

Staff recommend adoption of the attached resolution authorizing award of the Curbside Recycling contract to Tidewater Fibre Corp.

Attachments

R E S O L U T I O N

CONTRACT AWARDS – CURBSIDE RECYCLING SERVICES

WHEREAS, the Request for Proposals has been advertised and evaluated for Curbside Recycling collection services; and

WHEREAS, the firm Tidewater Fibre Corp. was determined to be the best qualified to provide Curbside Recycling collection services for the residents of James City County.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Supervisors of James City County, Virginia, hereby awards the contract for Curbside Recycling collection services to Tidewater Fibre Corp.

____
John J. McGlennon
Chairman, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES AYE	NAY	ABSTAIN
WAINWRIGHT	____	____	____
NULL	____	____	____
LARSON	____	____	____
MCGLENNON	____	____	____
ICENHOUR	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of July 2026.

RBD-CurbsideRecycling-res