



## MEMORANDUM

**Date:** May 26, 2015

**To:** Records Management

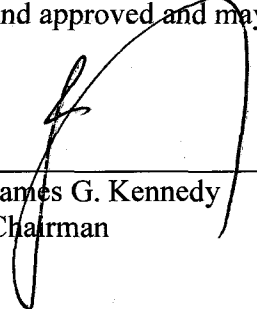
**From:** The Board of Directors

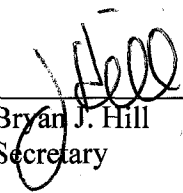
**Subject:** Board of Directors Minutes: April 14, 2003 through May 24, 2005

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The following minutes for the Board of Directors of James City County dated April 14, 2003 through May 24, 2005 are acknowledged to be missing signatures.

It is also acknowledged that the April 14, 2003 through May 24, 2005 minutes, were voted on and approved and may be mentioned in later dated minutes of the Board of Directors.

  
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James G. Kennedy  
Chairman

  
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Bryan J. Hill  
Secretary

MEMOnosig-April14-2003May24-2005

AT A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JAMES CITY SERVICE AUTHORITY, JAMES CITY COUNTY, VIRGINIA, HELD ON THE 26TH DAY OF ~~APRIL~~ <sup>APRIL</sup> 2005, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

John J. McGlennon, Chairman  
Bruce C. Goodson, Vice Chairman  
Jay T. Harrison, Sr.  
Michael J. Brown  
M. Anderson Bradshaw

Sanford B. Wanner, Secretary  
Leo P. Rogers, County Attorney  
Larry M. Foster, General Manager

B. CONSENT CALENDAR

Mr. Bradshaw requested that Item Number 3, Stonehouse Water Storage and Supply Costs Participation Agreement, be pulled.

Mr. Harrison made a motion to adopt the remaining items on the Consent Calendar.

The motion passed by a unanimous voice vote.

- 1. Minutes - March 22, 2005, Regular Meeting
- 2. Award of Bid – Norge Water System Improvement

**RESOLUTION**

**AWARD OF BID – NORGE WATER SYSTEM IMPROVEMENT**

WHEREAS, the James City Service Authority has determined that water system improvements are needed in order to serve its customers in the Norge Community; and

WHEREAS, the plans and specifications for the Norge Water System Improvements have been competitively bid with Walter C. Via Enterprises, who has been determined capable of performing the scope associated with the project submitting the low bid of \$1,175,704.33.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, awards the bid for the Norge Water System Improvements to Walter C. Via Enterprises in the amount of \$1,175,704.33.

4. Resolution of Appropriation – James City Service Authority – FY 06

**RESOLUTION OF APPROPRIATION -**

**JAMES CITY SERVICE AUTHORITY - FY 06**

WHEREAS, the Secretary has prepared a proposed budget for the fiscal year beginning July 1, 2005, and ending June 30, 2006; and

WHEREAS, the Board of Directors has considered said budget and does now propose to adopt the budget.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the James City Service Authority, James City County, Virginia, that the following amounts are hereby adopted and appropriated for operations and activities in the amounts as shown below:

- 1. The following amounts are hereby appropriated in the Water Fund:

Water Fund - Revenues:

Service Charges \$6,171,737

Water Fund - Expenditures:

Administration Fund Allocation \$2,022,499  
Operations and Maintenance 2,631,839  
Capital Equipment Outlay 78,000  
Capital Improvements Program (3R) 57,517  
Debt Services Fund 1,381,882  
\$6,171,737

- 2. The following amounts are hereby appropriated in the Sewer Fund:

Sewer Fund - Revenues:

Service Charges \$4,958,393

Sewer Fund - Expenditures:

Administration Fund Allocation \$2,792,974  
Operations and Maintenance 1,724,620  
Capital Equipment Outlay 86,800  
Operating Reserve 134,802  
Capital Improvements Program (3R) 219,197  
\$4,958,393

3. That the following amounts are hereby appropriated for the funds as indicated below:

ADMINISTRATIVE FUND

Revenues:

Allocated to Water Fund	\$2,022,499
Allocated to Sewer Fund	<u>2,792,974</u>
	<u>\$4,815,473</u>

Expenditures:

Personnel Expenses	\$3,482,637
Operating Expenses	1,234,136
Capital Outlay	<u>98,700</u>
	<u>\$4,815,473</u>

CAPITAL IMPROVEMENTS PROGRAM

Revenues:

Operating Fund Transfer	\$ 276,714
Facility Charges	3,230,640
Stonehouse Well Contribution	<u>350,000</u>
	<u>\$3,857,354</u>

Expenditures:

Water Supply	\$ 107,517
Water Distribution	150,000
Water Storage	2,365,640
Sewer System Improvements	909,197
Other Projects	<u>325,000</u>
	<u>\$3,857,354</u>

DEBT SERVICE FUND

Revenue:

Water Fund Contribution	<u>\$1,381,882</u>
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Expenditure:

Revenue Bonds, Series 2003	<u>\$1,381,882</u>
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3. Stonehouse Water Storage and Supply Costs Participation Agreement

Mr. Robert Smith, Assistant General Manager, stated that at its December 14, 2004, meeting, the Board of Directors authorized the James City Service Authority (JCSA) to enter into an agreement with Stonehouse Capital, LLC ("Stonehouse") for a cash contribution to the costs of constructing a 1.25-million-gallon water tank in Stonehouse Commerce Park in lieu of building a 0.5-million-gallon tank in the development. Since that time, the proposal has changed from the one presented to the Board and staff has determined it appropriate to review the proposed changes and obtain Board approval to enter into an agreement with Stonehouse Capital, LLC, providing the terms for contributions to a proposed elevated water storage tank and for the provision of future water supply.

The Board and Mr. Rogers discussed the change to Item 4.c.ii in the Agreement and that the resolution before the Board authorizes the General Manager to sign an agreement providing the terms for the cash contribution for water storage capacity and water supply by Stonehouse Capital, LLC.

Mr. Brown made a motion to adopt the resolution.

The motion passed by a unanimous voice vote.

**RESOLUTION**

**STONEHOUSE WATER STORAGE AND SUPPLY COSTS PARTICIPATION AGREEMENT**

WHEREAS, the James City Service Authority desires to construct at least a 1.0 million gallon elevated water storage tank in the Stonehouse Commerce Park to serve the water storage needs of the Central Water System; and

WHEREAS, Stonehouse Capital, LLC and others will, in the very near future, construct a waterline in Fieldstone Parkway that will connect the Stonehouse Development to the Central Water System; and

WHEREAS, planned growth in the Stonehouse Development will necessitate the addition of water storage in the development in the near future, and the Stonehouse Master Water Plan provides for a 500,000-gallon capacity groundwater storage facility as the next water storage component of the development at an estimated costs of \$400,000; and

WHEREAS, the James City Service Authority staff and representatives of Stonehouse Capital, LLC, have agreed that diversion of the costs to build the planned ground-level storage tank to the larger elevated tank would be of mutual benefit; and

WHEREAS, Stonehouse is required to provide additional water supply as necessary to support its development and connecting the two systems will make this difficult and complex; and

WHEREAS, staff and representatives of Stonehouse have agreed that a cash contribution for water supply equivalent to the contribution proffered by developers in rezoning cases would be an acceptable alternative to providing additional water supply, and

WHEREAS, James City Service Authority staff, in conjunction with the County Attorney and representatives of Stonehouse Capital, LLC, have prepared an agreement providing the terms for Stonehouse to

make the cash contribution to the elevated tank in lieu of building a separate, smaller, ground-level water tank and providing for the water supply contribution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the James City Service Authority, James City County, Virginia, authorizes the General Manager to sign the agreement providing the terms for the cash contribution for water storage capacity and water supply by Stonehouse Capital, LLC, Stonehouse Glen, LLC, Fieldstone Investment, LLC, Mount Laurel, LLC, Fairmont Investment, LLC, Six Hundred North, LLC, Tymar Capital, LLC, and Commerce Park at Stonehouse, LLC.

**C. BOARD REQUESTS AND DIRECTIVES**

Mr. McGlennon stated that he attended the dedication ceremony of the Groundwater Treatment Facility on Route 5 and is pleased to see it operating, recognized steps of the James City Service Authority to provide water supply for future use, and thanked staff and the consultants for getting the Groundwater Treatment Facility underway.

Mr. Smith thanked the Board for its continued support for such facilities.

**D. ADJOURNMENT**

Mr. Harrison made a motion to adjourn.

The motion passed by a unanimous voice vote.

At 8:28 p.m. Mr. McGlennon adjourned the Board until May 24, 2005.

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Sanford B. Warner  
Secretary to the Board