

ATA WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 27TH DAY OF APRIL, 2001, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTERBOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

**A. ROLL CALL**

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

Sanford B. Wanner, County Administrator  
Frank M. Morton, III, County Attorney

Mr. Goodson introduced Mr. Joe Poole and Mr. Joe McCleary, members of the Planning Commission, in attendance.

**B. BOARD DISCUSSION**

1. Adequate Public Schools Facilities Test Policy

Mr. John T. P. Horne, Manager of Development Management, without objection from the Board recommended a course of discussion for the Adequate Public Schools Facilities Test Policy ("Policy"), requested Board guidance and questions on changes to the Policy, and introduced Trey Davis, Development Management Assistant, for an overview of the proposed amended Policy.

Mr. Davis provided an overview of the history of the Policy since its consideration during the 1997 update of the Comprehensive Plan and adoption by the Planning Commission in May of 1998.

Mr. Harrison requested clarification on the legal perspectives of the Policy

Mr. Davis stated that the Virginia Code allows the Board to identify impacts on public facilities as long as the Board retains its legislative discretion to consider all the impacts and advantages of each individual case, and the Board cannot turn down a proposal exclusively based on a failure of a proposal to pass an adequate public facilities test.

Mr. Morton stated that the significant factor in the Virginia Code is that the decision cannot be a pass/fail consideration of the proposal based on the Policy. The developer has the opportunity to mitigate the impact of the proposal for the adequate facilities tests.

Mr. Goodson and Mr. Morton discussed the lack of "transfer of development rights" in the Commonwealth and that the Policy would not be enforceable.

Mr. Horne stated that there are more ways to mitigate impact to the educational system than a financial contribution criteria.

Mr. McGlennon inquired if an Adequate Public Schools Facilities Test Policy is needed, and if this is the right policy to mitigate impacts; and if so, what implications does it have.

The Board discussed the applicability of the Policy as it currently stands and is used by the Board in decision making regarding residential development proposals, what the purpose of the Policy is to fulfill, the decision/direction if the test is passed or failed, concern about passing future judgments on a test based on current facility constraints, and appropriateness of the word "test" in the Policy and possible replacement of the word with "analysis."

Mr. Home stated that staff can give the Board a better idea of what number of residential units are in the pipeline when a new proposed development comes before the Board, but the idea of how many students may be in the pipeline as a result of approved residential developments may be more difficult.

Mr. Poole, Planning Commission, stated that the adequate schools facility test is not a make or break consideration in the cases before the Commission although it is a consideration.

The Board discussed development of a policy that triggers the building of educational facilities as the need arises rather than after the need has far exceeded the resources available and the Board has to react rather than be proactive.

Mr. McCleary stated that the Policy limits the Planning Commission members and staff members in making recommendations on cases because the Policy is a pass/fail test.

The Board discussed educational facility capacity concerns, desire to have the community support schools and provide input in the growth in the County, and funding options to support the expansion of educational facilities.

The Board directed staff to develop triggers with the School Board and City of Williamsburg on when the next school facility should be needed.

2. Update on James City Service Authority Projects (Joint Meeting with the James City Service Authority Board of Directors)

Mr. Larry M. Foster, General Manager of the James City Service Authority (JCSA), provided an overview of the priorities of the JCSA and commented on the commitments of staff to the customers of the JCSA.

Mr. Foster introduced Dion Walsh, JCSA Geographic Information Systems, for an overview of the services provided by JCSA with GIS.

Ms. Walsh stated that the Geographic Information Systems (GIS) is a system staff uses to keep track of the infrastructures, records, plans, and documents of the JCSA; stated that the priority is to locate easy-to-find items just constructed before it gets covered by landscaping, then locate existing items that have been landscaped or otherwise covered; the benefits of GIS in the workflow of staff, and staff is in the process of linking the water valves, sewer valves, and fire hydrants in the work order system.

Mr. Goodson inquired if the updates in the office are automatically distributed to the field staff.

Ms. Walsh stated that updates are not automatic yet, however updates are done on a monthly basis.

Mr. Wanner inquired if the system will be able to show the wells that have been mitigated as well as the ones that have been abandoned and capped.

Mr. Foster stated that the ones that have been mitigated have been updated to the system, the abandoned wells are next on the list of items to add to the system.

Mr. Jim Hopkins, JCSA Supervisory Control & Data Acquisition (SCADA), provided an overview of the SCADA and how it can alert staff and technicians of failures and functions at lift stations and well facilities throughout the County, and that this enables technicians and staff to manage the stations and facilities.

Mr. Wanner inquired about JCSA's interface with the interconnections from other jurisdictions.

Mr. Foster provided a brief overview of the interconnections and the system's interface at those points.

The Board and staff discussed surface water treatments versus groundwater treatments and the complications of mixing the two in one water system.

Mr. Hopkins provided an overview of the Hansen system used to track maintenance and work orders and print maps of pipe systems to be worked on; and demonstrated how it was utilized in anticipation of Hurricane Isabel.

Mr. Goodson inquired if the systems have benefitted the JCSA and if a savings has been realized.

Mr. Foster stated the savings occurs when staff can do preventative maintenance on the facilities, protect the facilities, and monitor the facilities through the system rather than having staff visit the office prior to visiting each facility.

Mr. Foster provided an overview of the status of the water distribution improvements, pressure reducing station, concentrate main work, water storage facilities, water production facilities, independent wells, the Monticello Avenue extended corridor work, and the replacement and upgrades of lift stations.

Mr. Foster provided an overview of the elevated storage tank options for the tanks at Season's Trace and Stonehouse Industrial Park.

Mr. Harrison commended the JCSA on utilizing technology.

Mr. Brown inquired about the status of the Riverview Plantation Water System.

Mr. Foster stated that JCSA is waiting for the approval of the SCC for the transfer.

Mr. McGlennon inquired about the removal of three water tanks and replacing them with one tank in Season's Trace to improve the pressure and flow of water in the area. He also stated that the Stonehouse tank was a separate project that would be addressed concurrently with the Season's Trace tank.

Mr. Bradshaw inquired about the possibility of communications towers on the proposed tank in Season's Trace.

Mr. Foster stated that the JCSA is going to design and plan the tanks to accommodate communications tower sites on the tanks.

The Board discussed the options for the water tanks, and endorsed the removal of the three existing water tanks and replacement with two water tanks.

Mr. Brown inquired about the fiscal implications of taking down three communications towers on the water tanks.

Mr. Foster stated that they are hoping to locate the communications towers on the new tanks

Mr. Goodson inquired if the communications tower could be placed on the Toano tower,

Mr. Foster stated that cellular companies never pursued locating antenna on the Toano tank but hopes that there will be interest in the Stonehouse Industrial Park.

**C. RECESS**

At 6:07 p.m. the Board took a dinner break until 7 p.m.

A handwritten signature in black ink, appearing to read "Sanford B. Wanner". The signature is written in a cursive style with a horizontal line underneath.

Sanford B. Wanner  
Clerk to the Board

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