

MINUTES
JAMES CITY COUNTY BOARD OF SUPERVISORS
WORK SESSION
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
June 23, 2015
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

Mary K. Jones, Berkeley District
John J. McGlennon, Roberts District
Kevin D. Onizuk, Vice Chairman, Jamestown District
James G. Kennedy, Stonehouse District
Michael J. Hipple, Chairman, Powhatan District

Bryan J. Hill, County Administrator (absent)
Adam R. Kinsman, Interim County Attorney

ADOPTED

SEP 11 2018

**Board of Supervisors
James City County, VA**

C. BOARD DISCUSSIONS

1. Davenport Presentation

Mr. Hipple welcomed Mr. Courtney Rogers, Davenport & Company, LLC representative.

Mr. Rogers noted debt management from 2006 and financial strategy on bonds. He noted the 2006 lease revenue bonds were on three different schools and addressed the remaining balances owed on various bonds and refinancing with better interest rates. He identified the savings and the strategy on positioning the loans to be "front loaded", which would allow payoff several years earlier. He stated a resolution would be presented to the Board noting this strategy.

Mr. Kennedy asked Ms. Suzanne Mellen, Director of Financial and Management Services, where the cost savings from Davenport's plan would be allocated.

Ms. Mellen noted that historically the savings returned to the debt service fund which allowed the Board flexibility on how to use it.

2. Chesapeake Bay TMDL Action Plan Preliminary Findings

Ms. Fran Geissler, Director of Stormwater Division, introduced Mr. Bruce Schwagger from Whitman Requardt and Associates. She noted permit requirements and the long-term geographic system use and recommendations from Whitman Requardt and Associates. She noted James City County had identified its position regarding the Chesapeake Bay Total Maximum Daily Load (TMDL) Preliminary Action Plan, but was still waiting for direction from the state and the Environmental Protection Agency (EPA). She stated projects had been chosen with citizens' needs, not credits, in mind. She noted public input was necessary.

Mr. Schwagger made a presentation noting The Chesapeake Bay Program and municipality requirements. He noted the EPA had revised criteria to address the TMDL to achieve better results for the Chesapeake Bay's protection. He noted James City County had a specific waste load allocation as assigned under Municipal Separate Stormwater Systems (MS4s). He explained the pollutant reductions across three permit cycles with the implementation dates. His presentation on the action plan detailed the pollutants in relation to the MS4s, land area designations, the Virginia Department of Transportation and other factors that would be presented to the Virginia Department of Environmental Quality for review and approval.

Discussion ensued on this subject.

Ms. Geissler stated public input was being solicited through mid-July with the data to be presented in September to the Board.

Discussion ensued on this subject.

Mr. Kinsman noted the question of general public presentation or having the Stormwater Advisory Committee address the action plan.

Ms. Geissler noted the Stormwater Advisory Committee meetings are open to the public.

The Board agreed to put the preliminary plan on the website and invite public comment.

3. Jamestown Marina Discussion

Mr. Kinsman, addressed the Board noting James City County (JCC) had reassumed operation of the JCC Marina upon the conclusion of Eco Discovery Park's lease term. He noted the tremendous efforts of JCC staff and the smooth transition. He noted that 100% of operating expenses for the year were covered, but cautioned about major capital work to be done on the bulkheads as future projects. He asked for County involvement and mentioned staff support for questions and answers. His presentation documented current work to repair walkways and other issues, as well as the layout of the facility. He asked the Board for guidance and presented two options: keep the marina or sell the marina.

Mr. Kennedy said he understood \$4 million would be the pricetag for restoration of the marina.

Mr. John Carnifax, Director, Parks and Recreation, noted the monetary breakdown for the repairs could be closer to approximately \$2 million with credits and possible grants.

Mr. Hipple noted the marina has been there for years. He supported keeping the marina, noting money will need to be incorporated into the project, but activity there was steady. He suggested putting a business and a possible restaurant there for the citizens. He noted maintaining the marina and upgrading it over time, and hoped the Economic Development Authority (EDA) would be involved in the upgrade. He stressed several factors to promote the upgrade and EDA's commitment to make it a profitable project for the County and its citizens. He stressed the profitability of this project.

Mr. Kennedy asked how many JCC citizens used the facility. He asked if the return

on investment would be profitable. He questioned Mr. Kinsman on requests from 2012 on what was completed per a supplied list. He expressed concerns about owning a marina.

Discussion ensued on this matter.

Mr. Onizuk noted he was in favor of selling the marina. He stated the financial feasibility of maintaining it, the large capital investment needed and potential rezoning of the area to residential to recoup that cost if sold to an outside vendor. He noted serious infrastructure changes to be made.

Ms. Jones appreciated the Board's discussion on the marina and noted she had not been in favor of the purchase; however, she credited staff for the smooth transition of ownership transfer to the County. She noted she still wanted to sell the marina, but noted the marketing had not displayed the full potential of the property.

Mr. McGlennon noted he was not supportive of residential development of the property. He added it was a hybrid project with County subsidization balanced with revenue from fees at the facility.

Discussion ensued on this matter.

Mr. Hipple noted two options were stated in the meeting.

Mr. Kinsman confirmed that and noted the marina would be retained for the time while a list of potential users was compiled. He noted the list would prove beneficial for the County whether the property was sold or retained. He added he would check with Ms. Geissler about possible Stormwater credits. He noted he would gather more data and information for the next meeting.

D. CLOSED SESSION

None

E. ADJOURNMENT

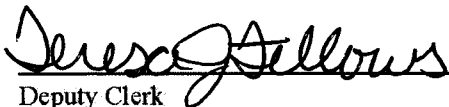
1. Adjourn until Regular Meeting

A motion to Adjourn was made by John McGlennon and the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Jones, Kennedy, McGlennon, Onizuk.

At approximately 6:05 p.m., Mr. Hipple adjourned the Board.


Deputy Clerk