

MINUTES
JAMES CITY COUNTY POLICY COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
March 5, 2020
4:00 PM

A. CALL TO ORDER

Ms. Julia Leverenz called the meeting to order at approximately 4:00 p.m.

B. ROLL CALL

Present:

Julia Leverenz, Chair
Jack Haldeman
Rich Krapf
Tim O'Connor

Absent:

None

Staff:

Tammy Rosario, Principal Planner
Terry Costello, Deputy Zoning Administrator
Tori Haynes, Planner
John Risinger, Community Development Assistant
Cheryl Cochet, Assistant Director of Financial and Management Services
Jeff Wiggins, Senior Budget and Accounting Analyst
Margo Zechman, Senior Budget and Accounting Analyst

C. MINUTES

1. February 13, 2020 Meeting Minutes

Mr. Jack Haldeman made a motion to Approve the February 13, 2020, meeting minutes.

The motion passed 4-0.

D. OLD BUSINESS

1. FY 2021-2025 Capital Improvements Program Review

Ms. Tori Haynes stated that this is the fourth and final meeting prior to the special meeting on March 16, 2020. She stated that this meeting is to confirm the final scoring and ranking recommendations of the Committee. She stated that these would be forwarded to the Planning Commission and Board of Supervisors (BOS) as part of their budget discussions. Ms. Haynes asked if there were any questions.

There were no questions from the Committee.

Ms. Haynes asked Ms. Julia Leverenz if she would like to go through each project one by one.

Ms. Leverenz asked if there was a spreadsheet that shows how the Committee collectively

ranked the projects.

Ms. Haynes confirmed and presented the spreadsheet on the screen.

Ms. Leverenz asked if the spreadsheet can be ranked by average score.

Ms. Haynes confirmed.

Mr. Rich Krapf stated that there could be some scoring bias and that the numerical score may have less importance than the overall rank.

Mr. Krapf stated that there are 28 projects and it would be difficult to get full consensus on all 28.

Ms. Haynes read the top 10 projects listed on the spreadsheet.

The Committee members compared their individual lists to the overall top 10 list.

Ms. Leverenz asked the Committee if it was comfortable with the rankings of the first four.

The Committee members agreed.

Ms. Leverenz asked if the Grove Convenience Center was appropriately ranked.

Mr. Haldeman and Mr. Krapf agreed with the ranking.

Mr. Tim O'Connor stated that he ranked the project in the middle. He stated that he had no issues with the project being in the top 10.

Ms. Tammy Rosario asked if there were any of the top 10 projects that seemed out of place.

Ms. Leverenz stated that she did not have the Warhill High School Auxiliary Gym and Policy Covered Parking in her top 10.

Mr. Krapf stated that the gym was also ranked lower.

Mr. O'Connor stated that the gym was the highest ranked of the school projects because there is not enough space for the athletic programs to practice. He stated that another benefit of the project is the addition of an emergency shelter for the County.

Mr. Haldeman stated that he has his ranked seventh.

Mr. O'Connor stated that the other high schools have an auxiliary gym.

Mr. Haldeman stated that the gym can be used for the public at-large.

Mr. Krapf stated that he ranked the Jolly Pond Dam Road item high due to the safety hazard. He stated that it had a relatively low cost.

Ms. Leverenz stated that 240 vehicles per day were using the dam crossing. She stated that the current work-around is temporary.

Ms. Haynes stated that the Committee may find that some applications have a special consideration and Ms. Grace Boone, Director of General Services, stated that this project may be a Board of Supervisors consideration.

Ms. Leverenz stated that she ranked the library/library expansion within the top 10.

Mr. O'Connor stated that he felt it was an incomplete application because all of the details are not determined regarding location.

Mr. Krapf stated that he did not rank the new school site very high, but within the top 10.

Ms. Rosario asked if there were any adjustments to the ranking proposed.

Mr. Haldeman stated that he would recommend increasing the rank of the Lafayette High School Expansion because other schools are over capacity and the cost is relatively low.

Mr. Krapf asked which project he would remove from the top 10.

Mr. Haldeman stated that the Police firing range would be removed from his list.

Mr. O'Connor stated that the focus should be on Warhill High School to take on the expanded growth.

Mr. Haldeman stated that the enrollment at Warhill High School is projected to decline.

Ms. Rosario stated that Williamsburg-James City County (WJCC) Schools prioritized their applications.

Mr. Haldeman read aloud how the WJCC Schools ranked their applications.

Mr. Haldeman stated that the Amblers House utility project and the Jamestown Beach Event Park project should be constructed together to have a cost savings.

Ms. Leverenz stated that the Jamestown Beach project should be listed at number 11. behind the Amblers House at number 10.

Mr. Krapf stated that the firing range was a higher priority in his list.

Mr. O'Connor stated that he ranked it high.

Ms. Leverenz stated that three of the four members have it ranked high.

Mr. O'Connor stated that the cars need to be moved from the parking lot whenever the range is in use.

Mr. Haldeman stated that he is comfortable with where the project is ranked.

Ms. Leverenz asked if there were concerns on the ranking of the Warhill High School Auxiliary Gym.

Mr. Krapf stated that it was originally ranked lower, but he is comfortable with moving it up. He stated that it was a plus that the gym could be used as an emergency shelter.

Ms. Leverenz asked if the Committee agreed on the ranking of the Warhill High School Auxiliary Gym Expansion.

The Committee agreed.

Mr. Haldeman stated that both Lafayette High School Expansion and Warhill Auxiliary Gym would be in his top ten to complete the school projects.

Ms. Leverenz stated that the covered parking for the Police and the added building at the Marina could be replaced by the Lafayette High School Project. She stated that the Amblers House could be pushed to eleven in the ranking.

Mr. Krapf stated that he supported the Amblers House project because it was a proffer requirement and linked to other improvements in the area. He stated that the Amblers House could generate revenue once the utilities are completed.

Mr. Haldeman stated that he supported the Amblers House project in the past to stabilize the house.

Ms. Leverenz stated that the added Marina building could be moved down to the other Marina improvements.

Mr. Haldeman stated that grouping the projects reduces the number of closures at the Marina.

Ms. Leverenz asked if anyone objected to moving the Marina building project to 12.

Mr. Krapf stated that he agreed with those changes.

Ms. Haynes asked if there was consensus on the top 14 projects.

Ms. Leverenz stated that there has not been discussion on the covered parking area at the Police Station.

Ms. Leverenz stated that she would not rank the project as high as shown in the spreadsheet.

Mr. O'Connor stated that this project came forward shortly after the Police Station was built. He stated it did not make the rankings in the past, but after hearing from the Police and the challenges they are having protecting the equipment, he understands the need better.

Ms. Leverenz is comfortable with the project being ranked 8. She stated that she likes the rankings of the Parks and Recreation projects.

Mr. O'Connor stated that he scored his Parks and Recreation projects based on their ranking.

Ms. Leverenz stated that the Committee is looking at the cost efficiencies by grouping projects together such as Jamestown Beach, Amblers House and Marina.

Mr. Krapf agreed.

Ms. Leverenz stated that the Chickahominy Riverfront Park project could be ranked above the other Parks and Recreation projects.

Mr. Krapf stated that he had Chickahominy project ranked 13 in his list.

Ms. Leverenz asked if Mr. O'Connor agreed with the proposed change to add the Chickahominy project above Amblers House.

Mr. O'Connor stated that his ranking matched the Parks and Recreation suggested order for their projects.

Ms. Leverenz stated that the Chickahominy Riverfront Park project could go between the projects at the Marina and the projects at Jamestown Beach.

Mr. Krapf stated that one of his concerns was that the Amblers House continues to get moved down when it is a top priority of the Office of Economic Development. He stated that he would keep Amblers House in the top 10.

Ms. Leverenz stated that the ranking would be in the following order: Jamestown Beach improvements, Chickahominy Riverfront Park and Chickahominy Riverfront Park Restroom and Concession improvements, and then the additional building at the Marina.

Mr. Haldeman agreed to those changes.

Ms. Haynes asked if any of the projects have any special considerations.

Mr. O'Connor stated that the transportation match and stormwater projects typically had the special considerations. He stated that the Jolly Pond Dam turnaround should be a special consideration.

Ms. Haynes asked if there was consensus on the top 15.

Ms. Leverenz stated that the Committee did not look past the top 15.

Mr. O'Connor stated that he would continue to rank the new school site lower because it was proffered and should be the developers responsibility to fund.

Ms. Leverenz stated that the money would be to hire a consultant to inspect the work of the developer.

Mr. O'Connor stated that proffer states that the developer should provide a school ready site.

Ms. Rosario asked if Mr. O'Connor felt the consultant fees should be paid for by the developer.

Mr. O'Connor agreed and stated that it could also be a bond and at the time of construction the money would be available.

Ms. Leverenz stated that this would allow the County to know that the project was done correctly.

Mr. O'Connor stated that the project is just for excavating the site for a school. He stated that a geo-tech firm can inspect the project to show that it was done correctly.

Mr. Krapf asked if he would like the project moved outside of the top 15.

Mr. O'Connor stated that this project should not be above the Lafayette High School project.

Ms. Leverenz asked if there was support for all of the school expansions including the baseball field.

Mr. O'Connor stated that the baseball field project is a Parks and Recreation project.

Ms. Leverenz stated that the new school site can be moved below the Warhill High School Expansion.

Mr. O'Connor stated that he would like to see the Lafayette High School project above the new school site.

Mr. Krapf and Mr. Haldeman agreed.

Mr. O'Connor asked why Mr. Krapf ranked the Lafayette High School project low.

Mr. Krapf stated that he ranked most of the school project low until he had a good idea of the sense of urgency for the projects. He is comfortable with the proposed ranking changes.

Ms. Leverenz asked if the school site is time dependent.

Ms. Rosario stated that she can double check.

Mr. Krapf stated that he had the school site as a special consideration, but does not know if there is a time requirement.

Ms. Leverenz asked if everyone is comfortable going with the average for the remaining items on the list.

The Committee agreed.

Ms. Haynes stated that remaining school projects had tied and would receive an equal ranking.

Mr. Krapf stated that he is comfortable with that decision.

Mr. O'Connor stated that the Upper County Park project could be ranked higher to allow for more projects throughout the County.

Mr. Haldeman stated that he had the Lower County Park project heavily weighted.

Ms. Leverenz asked if the Upper County Park project can be moved ahead of the new elementary school project.

Mr. Haldeman stated that he would even move the project above the Freedom Park project.

Ms. Leverenz agreed.

Ms. Leverenz stated that she would recommend listing the buses for the new elementary school last and move the library playground project up one.

Mr. Krapf agreed.

Ms. Leverenz asked if there were any further comments.

Mr. Krapf asked that the revised ranking sheet be sent out to the Committee.

Ms. Haynes confirmed that it will be sent out.

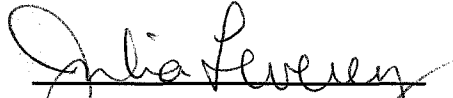
E. NEW BUSINESS

There was no new business.

F. ADJOURNMENT

Mr. Haldeman made a motion to Adjourn. The motion passed 4-0.

Ms. Leverenz adjourned the meeting at approximately 5:00 p.m.



Ms. Julia Leverenz, Chair



Mr. Paul Holt, Secretary