

A WORK SESSION OF THE NEW KENT COUNTY BOARD OF SUPERVISORS WAS HELD ON THE 26<sup>th</sup> DAY OF JANUARY IN THE YEAR TWO THOUSAND FOUR OF OUR LORD IN THE BOARDROOM OF THE COUNTY ADMINISTRATION BUILDING AT 6:00 P.M.

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IN RE: ROLL CALL

Mark E. Hill	Present
D. M. "Marty" Sparks	Present
Stran L Trout	Present
W. R. "Ray" Davis, Jr.	Present
James H. Burrell	Present

Chairman Burrell called the meeting to order at 6:06 p.m.

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IN RE: BUILDING AND PROPERTY

Mr. Christie reported that there is \$500,000 in the current budget for renovation of the second floor of the Courthouse and the County had contracted with Wiley & Wilson to conduct a space needs study. The results of that study are that there is sufficient room to relocate either the dispatch center, or the juvenile and domestic relations court clerk's office and court services and the Commonwealth's Attorney, but not both. Relocating the latter offices would free up space in the Old Courthouse for other County office uses, and also result in having all court-related functions and personnel in one secure location.

He reported that there is \$510,000 in the current budget for the HVAC work in the Courthouse. It appears that the costs to perform that work will be less than \$400,000, which will leave \$100,000 - \$120,000 surplus. It is nearing the time when bids will be advertised and Wiley & Wilson has indicated that the County could save some money if both projects were bid at the same time. The HVAC work has been previously approved by the Board. The Board has not authorized the County to move forward with the renovation work.

There was general discussion about square footage and the advantages of constructing a new building rather than renovating the second floor. There was also some discussion regarding John Crump's previous offer to construct office space for lease or lease/purchase. Phyllis Katz reminded the Board that the County has the mechanism in place to consider unsolicited proposals under the Public-Private Education Facilities and Infrastructure Act.

By consensus, the Board decided to wait on this project.

Mr. Christie suggested if the Board did not want to proceed with this project, that it consider using the \$500,000 that is in the budget towards the vehicle maintenance facility.

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IN RE: RENOVATIONS TO THE MIDDLE SCHOOL

Mr. Christie introduced Roger Richardson, of BCWH Architects, who reviewed his company's findings regarding the feasibility of renovating the middle school, a report of which had been previously provided to Board members as well as to the School Board. Mr. Richardson reported that the current facility can be renovated into a 21<sup>st</sup> century facility that will accommodate up to 750 students.

He reviewed the many elements contained in their study, which included technology, security/safety, functional management, site layout, architectural challenges, relocation of the bus garage, lighting, circulation, mechanical systems, ADA requirements, and separating the loading/unloading areas of buses from parent drop off. He provided conceptual drawings of the proposed renovated facility, and explained the reason for each of the features.

They have estimated that renovations will cost \$12,531,185, with a total project cost of \$20,515,204 (includes demolition costs and relocating the bus garage). The estimated cost of constructing a new school with the same square footage is \$14,650,000 (exclusive of site costs, if any), with a total project cost of \$19,970,500. The core facilities of a new school would be sized for future expansion to 950 students, but the core facilities in the current structure cannot be further expanded for a student body larger than 750. Renovations would take 2½ - 3 years.

There was discussion regarding contingency fees, savings from energy efficiency, roof replacement, life expectancy, ADA compliance, relocation of the drain fields and the advantages and disadvantages of building versus renovating.

It was reported that the current student population of the middle school is 680 and it is anticipated to reach 750 in four years.

BCWH is recommending construction of a loop road that would run behind the current school facilities and would enable the bus loading zone to be moved to the rear of the school and away from traffic on Route 249. The cost of the loop road is estimated to be \$1,400,000.

Mr. Trout shared his suggestions to construct a new K-5 school in the eastern end of the County, and use the current primary school to house students in grades 6 and 7, which would reduce student population in both the middle (grades 8 and 9) and high schools (grades 10, 11 and 12) by one grade, and address the immediate overcrowding problem until a new high school can be built.

Mr. Sparks indicated that he would not consider spending money to renovate the current middle school if it could not be expanded to hold more than 750 students.

Van McPherson, School Board Chair, reminded the Board that renovation of the middle school would do nothing to address the overcrowding at the high school. He also stated that the School Board was not shocked at the estimated cost of renovations.

Dr. Gail Hardinge, School Board member, stated that although she has been impressed by BCWH's work in other localities, she is concerned with overlarge student populations and trying to "warehouse" too many students at one school. Mr. Richardson agreed that with too large a large student body, management issues become critical.

Mr. Burrell suggested that Mr. Trout's idea be given some consideration as it may buy the County some time.

Mr. Sparks suggested that this could be further discussed at the joint meeting of the Boards on February 5, 2004.

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IN RE:                   BOTTOMS BRIDGE SERVICE DISTRICT

Mr. Christie introduced Roger Hart, of R. Stuart Royer, to bring the Board up to date on this project, and the option of running sewer to the County's Parham Landing Road wastewater plant rather than to Henrico County. The current capacity for the Parham Landing Road plant is 568,000 gallon of which the County has the use of one half, with Henrico County Jail having the other one half. The size of that plant can be doubled and expand capacity to up to 5 million gpd, and probably more with new technology. Mr. Hart estimated a cost of \$7.6 million to run sewer from Bottoms Bridge to the Chickahominy Wastewater Treatment Plant. To run the sewer from Bottoms Bridge to the Parham Landing Road Plant is estimated to cost \$13,000,000, exclusive of any costs of expansion at the plant. If the County opted to run the first line from Bottoms Bridge to the Chickahominy, and then later from the Chickahominy on to Parham Landing, he estimates that second phase would cost \$6.2 million. The estimated cost to run the sewer to Henrico County is \$875,000.

If the County wants to run sewer to its own wastewater treatment plants, he would suggest running it parallel to I-64, which splits the County in half. He believes that running the line up Route 249 would influence unwanted development north of Route 249. Additionally, it would be necessary to obtain rights-of-way through 235 parcels along Route 249, as opposed to just 95 parcels along I-64. It is unknown how many easements would need to be obtained in order to run sewer lines to Henrico.

There was discussion regarding discharge standards into the Chickahominy and Pamunkey Rivers. Bill Leary, interim Public Works Director, stated that DEQ will accept permits to expand the plants, but that the discharge standards into the Chickahominy are higher than into the Pamunkey because the Chickahominy is upstream of a Newport News water supply and he would expect a lot of opposition to expansion of the Chickahominy plant. He also questions whether there is enough space to permit expansion, and addressed some of the problems with odors.

In response to an inquiry from Mr. Davis, Mr. Hart stated that he estimates that the sewer project would be prolonged by a few months if the County opted to run the sewer line from Bottoms Bridge to the Chickahominy plant rather than to Henrico because of the time needed to obtain the easements. This would require a 30 foot permanent easement right beside the fence. Mr. Davis stated that the County is losing money every day on its four interchanges because of the lack of sewer and water.

There was discussion about how this would affect the north side of I-64, as well as water needs and the proposed service district, and the current flows at both of the County's plants.

Phyllis Katz advised that the County would not be able to put all of the sewer line costs into the Service District.

Mr. Hart reported that the next step in the process would be to order aerial photos taken of the area between Bottoms Bridge and the Chickahominy plant, and that now is an optimum time to do that because of the lack of vegetation. He would like a decision within a couple of weeks.

Mr. Sparks asked for additional figures showing the cost difference between this option and running the sewer line to Henrico. He wants to know what Henrico County will charge. Mr. Sparks stated that he did not have enough information to spend \$30,000 tonight. Mr. Christie agreed to try to get that information from Robinson Farmer Cox so that the Board can make a decision at either a February or March meeting. Mr. Davis suggested by the February work session.

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IN RE: UTILITIES

Bill Leary, Interim Public Works Director, reported on the wastewater treatment plants. He stated that at the Chickahominy plant, they will be discharging into the lagoons in order that the golf courses will have irrigation water. Those discharge requirements are not as strict as into the Chickahominy River, as it poses no problem for public health. He reported that permits for both wastewater treatment plants are to be renewed by May 31, 2004, at a cost of \$7,500 each, and are renewable every five years. He stated that the state is concerned about sabotage of the water system that serves the two rest areas and an evaluation is due in 2 – 3 months.

Mr. Leary reported that the Parham Landing Road plant is functioning well, although there is a constant problem with the amount of grease and trash coming into the plant from the Jail. The costs to handle those problems are recoverable from Henrico. He stated that this plant is 7 years old and that the County needs to budget for replacement parts for it and for the pump stations for upkeep and maintenance. DEQ can assess large fines if repairs are not timely made.

Mr. Leary recommended against expanding the Chickahominy plant because of land limits and the strict standards of discharging into the Chickahominy River. He stated that it was possible to use that plant in the summer to produce effluent for use on the golf course. At present, Royal New Kent is not using recycled water as there is no economical reason for them to do so.

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He suggested that the County enact a sewer use ordinance in order to give it some teeth to enforce and regulate sewer use. He also urged that when expansions are performed by developers, it is important that the County have someone there full time to protect its interests.

He urged the Board to carefully consider any sewer plan for the County, and that it is not necessary to "sewer" the whole County.

Mr. Davis inquired as to how long it would take to expand a plant. Mr. Leary suggested not waiting until 85% or 90% of capacity is reached, as it can take up to 18 months to design an expansion.

Mr. Christie suggested that Darrel Rickmond of Rickmond Engineering, be authorized to work with Koontz Bryant who is doing the utility design work for Best industries, to plan on serving some of those areas beyond Kentland towards Providence Forge. He stated that Mr. Hart has previously surveyed in Providence Forge to get some sense of the sewer capacity needs. Mr. Rickmond indicated that the Best Industries plan calls for ten or eleven pump stations, and he would look hard on reducing that number. Mr. Sparks asked what the cost of that would be and Mr. Christie stated that he would provide that information at the next meeting. In the interim, he will provide the County's comments to Koontz Bryant.

Mr. Christie reported that Rodney McNew, of Windmill Builders, is planning construction of 90 homes in the Courthouse area and needs to know by March as to whether there will be public water and sewer. Sewer and water connection fees for these 90 homes would bring in \$540,000. John Crump is also looking to build 60+ homes in the area and is looking for a decision from the County. Mr. Christie suggested having R. Stuart Royer look into hooking up the Courthouse area so that the Board can give Mr. McNew and Mr. Crump an answer. Mr. Hill asked about the cost. Mr. Hart stated that he would need to look at the available data. Mr. Crump stated that he is willing to share in the cost of engineering. Mr. Christie stated that he will get back with Mr. McNew, but stated that it is important that the County keep control of the process.

Mr. Christie reported that he will be meeting tomorrow with Mr. Godsey who is the developer of Deerlake, about whether the County would be willing to let him run a sewer line to wherever we have an available connection, at his cost with no rebates. This will bring in more sewer customers. Mr. Burrell asked if this would increase the density of his development. Mr. Homewood responded that it could and couldn't. Having sewer would not change the size of the lots, but would enable him to develop some of the land that is not now developable. He stated that it is cheaper to run sewer than to install alternative systems. Having sewer will probably double the number of lots he able to build on, but no more than what he is already permitted.

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IN RE: DEVELOPMENT OF VILLAGE PLANS

Community development Director, George Homewood, reviewed the village concept in the Comprehensive Plan, and described the two distinct tasks that need to now be accomplished. The first is the development of individual detailed village plans for each of the six villages. The second is the development of a set of village activity district standards for the zoning ordinances. He suggested that a committee be appointed to work with staff to develop a framework for village activity standards and that Providence Forge be the first village to be considered. He suggested that there be no more than nine committee members, from across the County, who are businessmen, property owners and residents. Staff can provide a list of recommendations for the Board's consideration and he would like to have the committee in place by the date of the February work session.

There was discussion as to whether these should be district appointments and how often the committee would meet and for how long it will be needed. Mr. Davis suggested one representative from each district and two at large.

The Board members agreed to have their appointments by the February 9 meeting. Mr. Homewood will provide 4 recommendations for the 2 at large appointments.

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Mr. Homewood reported that they are moving forward with Phase II of the Village Plan for Providence Forge. Budgeting for Phase II will be included in FY04/05.

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IN RE: OTHER BUSINESS

County Attorney Phyllis Katz reported a problem with appointments to the Agricultural and Forestal District appointments. State codes provides that the committee have eight members, four of whom need to be actively engaged in either forestry or agriculture, along with the Commissioner of Revenue and the Board Representative. Our committee has two members from each district. She suggested that perhaps one of the representatives from each district could be designated as an alternate.

Mr. Hill and Mr. Sparks expressed their displeasure at not knowing this before they made their recent appointments. Mr. Hill suggested that it would be nice for the board members to have a short bio on each committee and its function.

There was discussion regarding creation of the Planning Manager position. Mr. Christie reported that it would cost the County \$10,000 more per year than the current position. There is enough money in this year's budget to cover the remainder of the fiscal year. Mr. Sparks, Mr. Hill and Mr. Trout were in favor and suggested that it be put on the next Consent Agenda. Mr. Homewood reported that March 1 would be the earliest start date for whoever was hired, but most likely it would be April 1. Mr. Sparks recommended that this person be a "hands on" manager. Mr. Hill inquired whether Mr. Homewood would be able to over-rule decisions made by the Planning Manager. Mr. Homewood stated that he would although that problem should not likely arise as decisions are made by interpreting the Comp Plan. Mr. Davis suggested that the County hire a rural planner rather than urban planner.

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IN RE: CONTINUATION OF THE MEETING

The meeting was continued to Saturday, January 31, 2004, at 9:00 a.m. at Royal New Kent. The meeting was suspended at 10:20 p.m.

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