

A SPECIALLY CALLED WORK SESSION OF THE NEW KENT COUNTY BOARD OF SUPERVISORS WAS HELD ON THE 21ST DAY OF APRIL IN THE YEAR TWO THOUSAND FOUR OF OUR LORD IN THE BOARDROOM OF THE COUNTY ADMINISTRATION BUILDING AT 7:00 P.M...

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 7:00 p.m.

IN RE: OTHER BUSINESS

Mr. Trout distributed handouts regarding the upcoming resurfacing work on Interstate 64 in preparation for the Jamestown 2007 celebration, as well as information on the budget bills in the General Assembly.

IN RE: UTILITIES IN THE COURTHOUSE AREA

There was discussion regarding the problem with the drain fields at the Primary School. County Administrator Gary Christie reported that the Health Department has indicated that the 27 year old drain field is not sufficient to support the addition to the school and will need to be replaced. The unofficial estimate to replace the drain field is \$400,000.

Further discussion on this issue was continued until later in the meeting.

IN RE: SHERIFF'S BUDGET REQUESTS

Chief Deputy Joe McLaughlin was present to explain requests for a third investigator and a more secure impound lot.

Regarding the new investigator position, he reported that the two current investigators often work 12 – 14 hours days, sometimes 7 days per week, in order to handle the load. Deputy McLaughlin also spends about 10 hours a week trying to assist, which detracts from his own job duties. He described the increase in crime and the work that is performed by the investigators and how important it is to clearing cases which in turn helps to deter crime. He reported that a number of recent cases had been solved as a result of arrests made by their office and work by their staff. Deputy McLaughlin reported that he is constantly checking for grants for funding but the availability of grants has sharply decreased in recent years. A third investigator would also alleviate the investigative work load that is now being done by their patrol officers.

Regarding the request for a more secure impound lot, he indicated that the current lot is accessible to others not with the Sheriff's office and their evidence room is too small. They are looking for a location to provide security for evidence storage as well as for crime scene vehicles. Attaching an impound lot to a new vehicle maintenance facility is acceptable to them. Among the items needed would be surveillance cameras, alarm and chain link fence. They have roughly estimated a free-standing lot to cost about \$250,000, and he anticipates that the cost would be less if it was attached to another structure.

IN RE: BOTTOMS BRIDGE SERVICE DISTRICT

Mr. Christie reported that staff and representatives of East West Partners and the Bottoms Bridge Property Owners are continuing to work out some of the concerns regarding the utility project. Present were County Attorney Dan Siegel, Clem Carlisle and Chris Corrada from East West Partners, and John Montgomery on behalf of the Bottoms Bridge Property Owners. Mr. Siegel indicated that he believed that the County could enter into an Agreement with the Bottoms Bridge Service District to address the two concerns of these groups, as well as the lenders involved. This agreement would be with the District itself and not with specific parties. It is being requested that the County agree that if financing is not in place within nine months, the Board will agree to consider other financing options. Mr. Siegel reported that both Roger Hart and Davenport were comfortable with that time frame. Mr. Carlisle reported that he was comfortable with that period, but he would have to consult with their attorneys and lender. Mr. Montgomery gave his approval as well.

There was discussion about how this would affect future financings for any other service districts. Mr. Christie reported that it is not necessary to have the Bottoms Bridge project completed before starting work at any of the other interchanges. Ted Cole from Davenport indicated that the County would be aware of any problems with financing well before nine months. Board members expressed their concern that if the Patriots Landing project does not move forward, the County will not have enough funds to pay for this project, and debated whether the County should obtain some kind of guarantee from East West Partners. Mr. Siegel and Steve Jacobs from Robinson Farmer Cox reported that the "doomsday" scenario showed that a 10¢ ad valorem tax would result in a short fall until 2025, at which time there will be a surplus. It was reported that the Board can increase the ad valorem rate at any time in the future, after public hearing.

The second item for consideration is an agreement that user fees and connection fees in the Bottoms Bridge Service District will not be higher than anywhere else in the County. There was discussion and consensus that fees could be higher elsewhere in the County, and that the fees can be raised countywide when needed.

It was reported that Roger Hart needs a decision on the site for the water tank within two weeks. Two parcels are being considered: the first is an out parcel that is bounded on three sides by the Peavy tract and on the fourth side by interstate, but would require condemnation proceedings because of multiple heirs. The second site is located on the Peavy tract, which would be the second choice of East West. Bids on the water will go out within 90 days of a determination on the site.

It was the consensus of the board that a draft agreement be prepared on these issues, and be available for discussion at the next work session, and for adoption on May 10. Mr. Siegel indicated that he would recommend a closed session to review the legal risks. It was agreed that the draft would be distributed to the Board members for review as soon as possible.

IN RE: UTILITIES IN THE COURTHOUSE AREA

John Crump reported that there had been a misunderstanding regarding his engineer's appearance tonight. Mr. Crump distributed information regarding a sewer construction plan for the Courthouse area. Rickmond Engineering has identified three options. Option I would run the sewer line down Route 249 and Route 155 to the Chickahominy Plant, at a cost of \$912,000. Option II would run the line down Egypt Road, under I-64 and Diascund Creek to the Chickahominy Plant, at a cost of \$725,000, exclusive of costs to obtain easements. Option III would be to construct a treatment plant on site to serve his development only at a cost of \$1,100,000. To run the sewer line down Route 249 to Route 33 and on to the Parham Landing Plant is estimated to cost \$1,200,000, of which \$200,000 is to upsize the pipe at the request of the County. Mr. Crump indicated that his engineer is recommending against running the sewer down Egypt Road because of easements and wetlands issues.

Mr. Christie urged the Board to consider these estimates as guidelines only.

Mr. Crump indicated that a decision needs to be made as to which way to run the sewer line.

Regarding Mr. Crump's request for rebates should he construct the sewer, Mr. Hill advised that another developer in the County is constructing his own lines and offering service to the elementary school and a business hamlet in Quinton without a request for rebates.

Mr. Crump was asked about his plans for water. It was reported that there are five separate wells in the Courthouse area, but none are connected to each other. Mr. Crump indicated that he was advised that the well at the high school could serve the entire area, but the pump and tank would have to be upsized.

Mr. Christie reported that he had received a quote from Draper Aden to provide a water and sewer facilities plan for Talleyville, Route 155 and the Courthouse area for \$34,500, with a draft report within 90 days. Roger Hart's fee for the same work was \$21,000 and his report would be ready in 60 days. Mr. Christie's recommendation was that the Board engage Roger Hart for these services, asking him to concentrate on the Courthouse area first.

There was discussion about the status of the utility master plan for the County, and how this should be a part of that plan. Mr. Christie was instructed to contact Roger Hart for a proposal, requesting that he complete the master plan for an additional \$4,000.

IN RE: CAPITAL IMPROVEMENT PROJECTS

Ted Cole of Davenport & Associates presented a revised Capital Improvements Projects plan that reflected an impact on the real estate tax rate, from school construction, in a range of 13 to 28.7 cents per \$100 assessed value. No action was taken by the Board.

IN RE: UTILITY RATES

Steve Jacobs from Robinson Farmer Cox presented a number of utility options and the Board, by consensus, agreed to a 20% increase in user rates and a 50% increase in connection fees. There was no decision made regarding tap fees.

IN RE: ADJOURNMENT

Mr. Hill made a motion to adjourn the meeting. The members were polled:

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

The motion carried.

The meeting was adjourned at 10:20 a.m.
