

MINUTES  
BOARD OF SUPERVISORS  
COUNTY OF YORK

Adjourned Meeting  
November 23, 2004

6:00 p.m.

Meeting Convened. An Adjourned Meeting of the York County Board of Supervisors was called to order at 6:01 p.m., Tuesday, November 23, 2004, in the East Room, York Hall, by Chairman Thomas G. Shepperd, Jr.

Attendance. The following members of the Board of Supervisors were present: Walter C. Zarembo, Sheila S. Noll, Kenneth L. Bowman, James S. Burgett, and Thomas G. Shepperd, Jr.

Also in attendance were James O. McReynolds, County Administrator; J. Mark Carter, Assistant County Administrator; and James E. Barnett, County Attorney.

**WORK SESSION**

**UTILITY STRATEGIC CAPITAL PLAN**

Mr. McReynolds indicated the Board and staff review the priorities listed in the Utility Strategic Capital Plan periodically to make sure conditions do not call for some realignment. He noted that last year there was no update because of the hurricane.

Mr. John Hudgins, Director of Environmental and Development Services, stated that costs for stormwater and water and sewer are skyrocketing. He noted it is not unique to York County but is common throughout Virginia and is due to higher material prices and supply and demand issues with the contractors. He stated that staff has done a lot internally to mitigate the issues--value engineering, reduction of scope, and rebidding when possible.

Mr. Brian Woodward, Chief of Utilities/Stormwater, noted the Strategic Plan's last update was approved in December 2001, and he briefed the Board members on the water and sewer projects that have been completed since then and the projects that are currently under design and construction. Also, since 2001 construction costs have increased 30 to 100 percent, and Mr. Woodward discussed the reasons for the increase which include the volume of private development in Hampton Roads, shortage of a qualified work force, a large increase in material prices and contractors' insurance rates, weather delays, as well as the buyout of Sydnor by PCS—Aqua America and the unsuccessful initiative to hire an internal design team. He noted there were also legal issues that impacted the program.

Mr. Barnett explained that Sydnor tied up some areas because of covenants. He stated it owned a lot of its own easements. Unless the new owner cooperates in allowing the County to lay pipe, the Board might have to result to condemnation.

Discussion followed concerning the County's expectations of the new owner of the Sydnor water system and how many of the homes in the service area are affected by covenants. It was also noted that the cost would be much less if the water and sewer projects for the area could be designed at the same time.

Mr. Hudgins stated there is a point where the County is going to start expending large amounts of money for design fees. This is a large sewer project, and he did not want to do anything with water until the County knows what Aqua America is going to do. He stated some Queens Lake citizens may not accept anything the new company provides. Mr. Hudgins recommended that a meeting be scheduled in the Queens Lake area to discuss the issue with the residents. He stated Aqua America needs to provide an explanation as to what they are going to do.

Chairman Shepperd agreed that a meeting in the upper County to sort out the desires of the residents is needed, and he asked Mr. Hudgins and Mr. Woodward what the timeline would be and when a decision would be expected from the Board.

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Mr. McReynolds stated the meeting will have to be held in January. Then surveys will be mailed in early March with a period of three-four weeks for responses. Staff will then evaluate the responses and make sure there is adequate information in hand to come to the Board for a decision.

Mr. Woodward continued his review of the Utilities Strategic Capital Plan and its sources of revenue which total \$7,892,815. He then discussed the proposed rate increases to take place in July of 2005 as follows:

Sewer service fees	\$ 18.25/month
Connection fees	\$3,500.00
Inspection fees	\$ 300.00 + \$2/ft

The Board and staff then reviewed the updated rankings and schedules for the water and sewer projects in the Plan.

Mr. McReynolds indicated that at some time in the future the Board might want to consider changing the policy to make sewer non-mandatory as water is today. He stated there are areas in the County where the soils are good on large lots.

Mrs. Noll asked what would happen to the money used for sewer project—move it over to capital maintenance.

Mr. Mc Reynolds noted it would be a policy decision by the Board. Once public health issue is taken care of, he suggested the Board might want to devote the meals tax funds to something else or continue for maintenance to keep the sewer fees low.

Discussion following on grouping the projects together for costs reductions. Also discussed were the ranking criteria for the projects, and it was noted that many times the residents do not report failed septic systems to the Health Department.

Mr. McReynolds suggested that an article for Citizens News would be in order regarding the reporting of failed septic systems.

## STORMWATER

Mr. Hudgins briefed the Board on the stormwater program, reviewing the program improvements over the past four years, current project activities and status, funding, and recommendations for future direction of the program. He noted staff has implemented three of the Stormwater Advisory Committee's recommendations which are the requirement for a single-lot "as built" plan and inspection to ensure final lot elevation and grade by the homebuilder is done per the approved development plans, the requirement for project "as built" plans earlier in the development construction process to detect issues more quickly, and the acquisition of additional staff/resources for plan reviews, inspections and maintenance of drainage ways. Mr. Hudgins noted that other committee recommendations require Board guidance, changes in standards, and development of the stormwater ordinance. He then reviewed staff recommendations which include a study on the feasibility of a utility stormwater tax/fee, continuation of a robust in-house maintenance and repair effort, lobby for a more robust VDOT ditch maintenance effort, and funding of an additional mosquito control ditch maintenance team. Funding alternatives were then reviewed, and Mr. Hudgins noted there would be a need for an additional \$1.1 million in annual funding starting in FY2006 to maintain original program construction started by 2008 and to fund the current program through FY2010. He then reviewed future challenges on the County regarding funding, and distributed a cash-flow analysis and explained the figures shown. He stated the County could stretch out the program, borrow funds, or establish a stormwater management fee. He noted that all of the adjacent cities do, and many of the counties are considering it. Mr. Hudgins asked the Board which direction they would like to pursue.

Mr. Zaremba asked who would pay the fee.

Mr. Hudgins indicated about 34,000 residential unit equivalents in the County. He noted it is a fee paid by any property owner.

Chairman Shepperd stated he feels the Board knows the legislature will have to take care of the VDOT funding stream, and the County can use them as a target; but the reality is that the Board will have to do it by borrowing money or adding a fee.

Mr. McReynolds indicated he felt those were the two most viable alternatives, with the borrowing being the most attractive. With the portion of the meals tax, he stated there should be sufficient revenues to borrow the \$4 million and include the debt service.

Mr. Burgett and Mrs. Noll noted their agreement with Mr. McReynolds recommendation.

Mr. Zaremba reminded everyone that York's citizens keep getting bills, and a new one will be tough to swallow.

Chairman Shepperd noted the consensus is to go with a borrowing, and he asked when it would need to take place.

Mr. McReynolds recommended that there be one borrowing depending on the timing of actual construction and when cash is needed. He stated it might be pushed out into 2007 or late 2006, depending on design, approvals, and when the money is needed.

Chairman Shepperd reminded everyone that with the list of projects comes a maintenance cost.

Mr. McReynolds stated staff is recommending an additional maintenance and repair team. Staff is in the preliminary assessment stages of the budget; and if any positions can be funded, these positions will be a part of the recommendation.

Mr. Hudgins added that staff is trying to work with VDOT maintenance and provide some synergy between York's maintenance efforts and theirs. He stated that in the future he sees a possible joining of forces as far as stormwater and roadside ditch maintenance.

Meeting Recessed. At 8:06 p.m. Chairman Shepperd declared a short recess.

Meeting Reconvened. At 8:20 p.m. the meeting was reconvened in open session by order of the Chair.

#### WAYFINDING PLAN

Mr. McReynolds stated that the wayfinding plan was discussed at a previous work session, and staff received preliminary guidance from the Board. Staff has worked over the past weeks to put it in a more final form with the contractors.

Mr. Robert Peters indicated that Mr. Tim Miller of Miller Graphics has prepared new concepts to show the Board this evening, and hopefully, a final design can be chosen. He stated the vehicular designs are needed as soon as possible so staff can go to the National Park Service and VDOT for approval.

Mr. Miller stated he has made changes based on the Board's input at the last meeting, and he has several options to display at this time. He noted that the desire is to zero in on a concept that will work for Yorktown and might be used on VDOT signs for direction to Yorktown. To have a visual associated with Yorktown gives an immediate recognizability and enhances the wayfinding program. Mr. Miller then reviewed the options with the Board.

After discussing all the options, the Board by consensus agreed to eliminate all the ones having the "Y" running through the logo. Consensus of the Board was to choose the logo option in red, white, and blue with the canon and fifer as modified to separate/outline the fifer from the star and canon.

Mr. Miller stated that next to be discussed were the gateways. He stated the five forks intersection has a lack of identity and needs an announcement to the visitors that they are in Yorktown. He noted that it was a public safety issue as well as a sense of place issue. He noted the first option is about 4 times the size of the sign that is currently at the five forks intersection.

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Discussion then followed on the options for the gateway options.

Mr. Miller noted that the Board had narrowed the options down to two. He stated he would prepare a mock up for the option with brick and one for the brick base option.

Mr. McReynolds stated he would let the Board members know how much each option costs to help them make a decision.

Mr. Miller stated the next discussion point is for the larger directional signs. He indicated he feels the first option is the best because it uses the Yorktown logo as well as showing highway number indicators.

Discussion followed on the timing to get the National Park Service and VDOT to approve the signs, and it was noted that these signs could be made in-house.

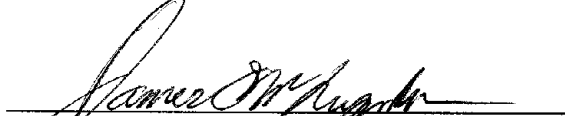
By consensus the Board agreed on to using the shape of first one with the legend located within the sign.

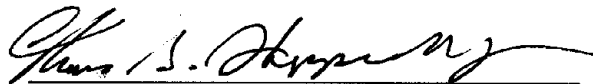
Mr. Miller noted the last concept is for the paver. Signs do not have to get in the way of the viewer to the riverfront. He stated the pavers are very attractive as well and will be a conservation piece as people walk along the Riverwalk. He noted that locations would be presented to the Board as the next step.

By consensus the Board agreed on the running bond brick pattern.

Mr. McReynolds indicated staff would notify the Board when the mockups are going up and get consensus at that time from the Board. He asked the Board members to look at the one outside tonight to see the difference in size.

Meeting Adjourned. At 9:06 p.m. Chairman Shepperd declared the meeting adjourned to 6:00 p.m., Tuesday, November 30, 2004, in the East Room, York Hall, for the purpose of conducting a work session.

  
James O. McReynolds, Clerk  
York County Board of Supervisors

  
Thomas G. Shepperd, Chairman  
York County Board of Supervisors