

**AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 26TH DAY OF JUNE 2007, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.**

**A. CALL TO ORDER**

**B. ROLL CALL**

John J. McGlennon, Chairman, Jamestown District  
James O. Icenhour, Jr., Vice Chairman, Powhatan District  
Jay T. Harrison, Sr., Berkeley District  
Bruce C. Goodson, Roberts District  
M. Anderson Bradshaw, Stonehouse District

Sanford B. Wanner, County Administrator  
Leo P. Rogers, County Attorney

**C. BOARD DISCUSSIONS**

1. Cash Proffers Policy for Schools

Mr. John E. McDonald, Financial and Management Services Manager, gave a brief presentation comparing the proposed cash proffers for certain housing types to the current Cash Proffer Policy.

The Board and staff discussed reconstituting a committee to review the Cash Proffer Policy due to significant increases, and Mr. Wanner directed that a nominal committee could be formed to review the information but felt it was not necessary to reconstitute the original committee.

The Board and staff discussed the methodology for developing the proposed numbers. Mr. McDonald explained that the same methodology was used during the original policy development but now the costs of school building construction are known and reflected in the numbers.

Mr. Goodson expressed concern about the impact of the school cash proffer on the affordability of homes.

Mr. McGlennon stated there was little evidence to suggest that the homeowner bears the burden of cash proffers, and that the proffers were more likely to impact how much the developer would be willing to pay for the land during rezoning. He stated that other communities' cash proffers for schools were significantly higher, and that through impact fees studies there has not been any clear evidence that proffers impact the prices of homes.

The Board and staff discussed the application of the policy to age-restricted housing, methodology used originally to create the policy, when the policy should be updated, and the effective date of each update.

Mr. Bradshaw expressed concern that this proffer policy created an incentive to build by-right in an A-1, General Agriculture, zoned area.

Mr. McGlennon stated that if the County was moving forward with the Rural Lands revisions as planned, it would be more difficult to build by-right in A-1 zoned areas.

Mr. McGlennon noted that if a proffer system could be replaced by an impact fee, this could be applied generally to new development not just rezoning, as with a proffer.

The Board and staff discussed flexibility in the application of the proffer policy.

The Board directed to see the comparison of the County's policy with those of other locations.

Mr. McDonald stated he would obtain the information for other localities before the policy is set to be adopted.

The Board and staff discussed plans when the policy should go into effect. A consensus was reached that the policy should go into effect upon adoption. The formal Board consideration on the Cash Proffer Policy is scheduled to be held on July 24, 2007. Mr. Wanner stated people wishing to speak to this matter could do so during public comment segments twice at each Board meeting on June 26, 2007, and July 10, 2007, and at the first public comment segment on July 24, 2007.

## 2. Risk Management Program Update

Mr. Bart Johnson, Risk Management Director, gave an overview of the County's Risk Management Program. Mr. Johnson covered losses over 20 years, risk comparisons to other localities nationally, insurance coverage, influences which contribute to the County's low rate of insurance claims, and challenges and opportunities for the future. He outlined premiums and deductibles for the County's various insurance coverages and outlined efforts toward savings. He asserted that possible challenges for the future included self-insurance, partnering with the schools, an aging workforce, promoting wellness, and providing on-line training for employees.

The Board thanked staff for their efforts toward Risk Management and noted the importance of working with outside agencies.

At 5:16 p.m., Mr. McGlennon recessed the Board.

At 5:19 p.m., Mr. McGlennon reconvened the Board.

At 5:20 p.m., Mr. Bradshaw made a motion to go into Closed Session.

At 5:40 p.m., Mr. McGlennon reconvened the Board.

Mr. Bradshaw made a motion to adopt the Closed Session resolution.

On a roll call vote, the vote was: AYE: Bradshaw, Goodson, Icenhour, McGlennon. (4). NAY: (0).

**RESOLUTION**

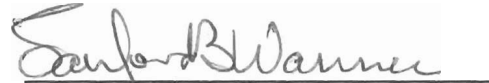
**CERTIFICATION OF CLOSED MEETING**

WHEREAS, the Board of Supervisors of James City County, Virginia, (Board) has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-371 1 of the Code of Virginia requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby certifies that, to the best of each member's knowledge: i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies; and ii) only such public business matters were heard, discussed, or considered by the Board as were identified in the motion, Section 2.2-3711(A)(1), to consider personnel matters, the appointment of individuals to County boards and/or commissions.

At 5:41 p.m., the Board broke for dinner.



Sanford B. Wanner  
Clerk to the Board