

AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 24TH DAY OF MARCH 2009, 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**

James G. Kennedy, Chairman, Stonehouse District  
Mary Jones, Vice Chair, Berkeley District  
Bruce C. Goodson, Roberts District  
James O. Icenhour, Jr., Powhatan District  
John J. McGlennon, Jamestown District

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

**C. BOARD DISCUSSIONS**

1. Parks and Recreation Master Plan

Mr. Ned Cheely, Director of Parks and Recreation, introduced Parks and Recreation Advisory Commission Chairman Mark Wenger. Also in attendance from the Commission were Mr. Craig Metcalfe and Mr. Michael Hand.

Mr. Wenger gave a presentation on the Parks and Recreation Master Plan, focusing on surveys and community input, challenges and standards, government and private cooperation, and comparisons to other localities. Discussion was held about the stresses on non-essential services, such as Parks and Recreation, in the current economic climate and future revenue recovery due to incorporating non-fee-based facilities. James City County Parks and Recreation facilities were compared to other localities. Mr. Wenger presented a prioritized list of capital projects related to the Parks and Recreation Master Plan.

Discussion was held about providing venues for revenue-enhancing events and programming, such as regional or State-wide sports tournaments and eco-tourism. The Board and the Commission discussed the implementation of the Parks and Recreation Master Plan within the Comprehensive Plan and utilizing facilities provided within planned communities. Revenue recovery options were discussed, including costs of programming and collaboration.

At 4:43 p.m., the Board took a break.

At 4:50 p.m., Mr. Kennedy reconvened the Board.

## 2. Shaping Our Shores

Ms. Stephanie Luton, Shaping Our Shores Project Manager, introduced Mr. Tim Hogan, P.E., AVS; Project Manager, Vanasse Hangen Brustlin, Inc. (VHB), Mr. Kyle Talente, Associate Principal-RKG Associates Inc., economic analysis subcontractor to VHB, and Mr. Tom Tingle, AIA; Principal-Guernsey Tingle Architects, architectural subcontractor to VHB.

Ms. Luton gave an overview of the project. Mr. Hogan explained the consultant's approach and Mr. Talente provided the economic analysis data and pro-forma information. Ms. Luton gave an overview of the uses of the sites and the feedback received.

Discussion was held on the scale of development and traffic analysis for the project. The Board and consultants discussed dredging and how it would impact this project. Community concern and market analysis regarding the fees for use of the marina was discussed.

Discussion was held on how the facilities would be operated and the ownership of the property and potential intensity of use. The costs of improvements and potential types of development were discussed. Given the current economic conditions, revenue-generating activities, especially those not requiring large capital outlays, should be pursued at all three sites where it is reasonable and appropriate. Emphasis was placed on the need for the marina facilities to be self-sustaining whether they are expanded or simply renovated. The improvements needed solely for renovating the existing marina facilities were estimated at approximately \$5 million. Mr. Kennedy requested to see additional fiscal analysis information for the operation of the marina if it were sold outright and returned to the tax rolls to compare with the improvement costs if the County retained total or partial ownership.

Mr. Wanner explained that the marina was being upgraded to maintain safety and comply with State regulations. He noted that this marina was unique in comparison to others, such as the marina located in Hampton, due to the bridge restriction which prevented larger boats from being kept in the marina. He said it would be difficult to find a comparable marina for revenue estimates.

Residential development in the area was discussed, with emphasis placed on community participation and environmental enhancement. Discussion was held related to boat storage and boat time-sharing at Chickahominy Riverfront Park and limitations on the boats that could enter the marina due to the bridge and shallow water. Discussion was held about the development of a signature park at the campground and the financial sustainability of the outside proposals. Staff noted that the scale of the outside proposals would not be consistent with a signature park. General Board consensus supported the signature park; the general camping-mix concept at Chickahominy Riverfront Park and Jamestown Beach Campground with an emphasis on fiscal prudence; and preference for retail, restaurant, and recreational-related uses over residential and hospitality uses in any potential mixed-use development scenario at the marina.

Mr. Icenhour and Ms. Luton discussed the phasing of the project. Ms. Luton explained that this was a standalone plan scheduled for adoption on May 26, 2009.

Mr. Kennedy asked to identify the turning point where the marina, though a community asset, was unsafe and needed to be closed. He wanted to know the cost of what needed to be done to preserve the site.

Discussion was held about the potential timeline for improvements of each site, aesthetic and safety development goals, and funding sources. Ms. Luton stated she could create a prioritized list of the goals over time with the associated costs identified.

Mr. Kennedy commented that the possibility of creating a passive marina should be examined.

Mr. Goodson asked to keep the idea of a Public-Private partnership on the table for consideration. Mr. Horne stated that the information gathered at the work session would provide greater information for potential partners. Ms. Luton stated that by the time the lease was up at the end of FY 2010, potential projects could be identified.

Mr. Kennedy reiterated his desire to have the marina project be fiscally self-sufficient. He stated that he felt there needed to be a plan to preserve the area or to close the marina for the sake of safety and fiscal responsibility.

**D. BREAK**

At 6:26 p.m., the Board broke for dinner.

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Sanford B. Wanner  
Clerk to the Board