

**AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY,  
VIRGINIA, HELD ON THE 26TH DAY OF MAY 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. Congressional Update – Congressman Rob Wittman

Congressman Rob Wittman updated the Board on Congressional stimulus legislation dealing with specific key issues, including healthcare, Chesapeake Bay preservation, and cap in trade. He discussed funding for healthcare and universal access with a satisfactory level of care. Congressman Wittman stated that there was a need for electronic documentation and a promotion of wellness in the healthcare system. He stated that discussions were held on the government's role in healthcare and the potential for a government option for health insurance while still providing comparable care. He stated that legislation is anticipated to come forward in roughly a year to address this matter.

Congressman Wittman discussed the protection of the Chesapeake Bay. He stated that the Clean Water Protection Act may not pass the Senate, so an additional bill was drafted specific to the Chesapeake Bay as a way to protect the natural resources in the Bay. He stated that environmental agencies would be held accountable for the efforts and expenditures to protect the Bay. He stated that significant progress was needed to clean up the Chesapeake Bay to have a healthy, productive waterway.

Congressman Wittman discussed the committee process dealing with carbon emission reduction and crediting for agencies. He stated that there were concerns that carbon reduction in the United States may not be as impactful if other countries increase their carbon emissions. He stated that a balanced policy and cost-effectiveness were the priorities.

Mr. Goodson asked about transportation funding and the associated time constraints.

Congressman Wittman stated that he does not receive an up-to-date report on the decisions that are being made in the First District. He stated that the funding is being released slower than expected.

Mr. Goodson asked if there was an individual in his office who would be tracking this information.

Congressman Wittman stated that his legislative assistant has been tracking funding for projects and can answer questions.

Mr. McGlennon asked about funding that may come to local governments for climate change issues.

Congressman Wittman stated that he was working toward giving resources back to communities to encourage lower-emissions and conservation efforts. He stated that the most significant effort has been reduction in carbon footprints. He said on his website, that he would provide links to forms for tax credits for appliances for more efficient energy use.

Mr. McGlennon stated that homebuilders have provided more energy-efficient housing. He stated that this was important in James City County because of the construction of many homes in the area.

Congressman Wittman stated that energy costs were a concern for the future and energy efficiency was very important.

Mr. Kennedy commented on the Historic Triangle Collaborative (HTC) and commentary in Washington about excessive waste of public funds and asked for assistance.

Congressman Wittman stated that the Historic Preservation Advisory Council has discussed the importance of tourism in the First District and that it was important to advocate tourism in the region in the Washington area.

Congressman Wittman thanked the Board and asked that anyone who had questions or comments contact his office.

## 2. Economic Development Authority

Mr. Tom Tingle, Economic Development Authority Chairman, called the meeting of the Economic Development Authority (EDA) to order for the purpose of a joint work session with the James City County Board of Supervisors.

Mr. Keith Taylor, Economic Development Director, called the roll. Mr. Brien Craft, Ms. Leanne DuBois, Mr. Doug Gebhardt, Mr. Paul Gerhardt, Mr. Mark Rinaldi, Mr. Tom Tingle, and Mr. Marshall Warner were in attendance.

Mr. Tingle gave an overview of the presentation on the programs and initiatives of the EDA, including current programs and progress and future initiatives. He explained that the EDA Director most directly involved with each program would present the topic for the Board's information.

Mr. Mark Rinaldi highlighted the recommendations set forth by the Business Climate Task Force (BCTF) being carried out by the EDA, including issues with Special Use Permits (SUP), expanding industry visitation, a dedicated business facilitator, incentive funds, and workforce housing. He commented on the Regional Air Service Enhancement Fund which was partially funded by the EDA and partially by the Board of Supervisors. He stated that this has helped secure key destinations, including LaGuardia and Boston. He

stated that the next steps would secure destinations in the western United States. He commented that the BCTF recommended expanding the existing industry visits in number and breadth. He stated that it has increased in number and participation by EDA members.

Mr. Brien Craft discussed technology-based businesses in the County and the James City County Technology Incubator which was opened in 2006. He discussed the Technology Incubator clients and the Business Plan competition.

Mr. Paul Gerhardt discussed e-commerce initiatives and e-commerce grant programming through Virginia Electronic Commerce Technology Center (VECTEC).

Ms. Leanne DuBois discussed the Rural Economic Development Committee and its efforts to encourage land-based commerce. She stated that it was made up of agriculture, forestry, and eco-tourism businesses. She stated that access to land resources was a barrier for this type of commercial establishment. She stated that in the future, the goal was to identify goals in the area of produce and processor growth, marketing, and infrastructure growth.

Mr. Doug Gebhardt discussed small business assistance and business incentives. He stated that one of the recommendations from the BCTF to establish an incentive fund for small businesses was seen as a good investment by the EDA. He stated that the focus was geared toward smaller existing businesses in the County with smaller investments and capital improvements. He said the broader approach to business assistance was meant to complement current incentives. He stated that a business assistance application was being developed based on the BCTF guidelines and the methods would be grants, revolving loans, and other creative assistance ideas from applicants. He stated that the assistance would come directly from EDA funds, but noted that there was not a consistent revenue stream for the EDA budget. He stated that the goal was dependent on the support and future funding from the Board. He stated that when the program was more established, the EDA would come back before the Board with a proposal.

Mr. Marshall Warner discussed EDA funding and revenues. He stated that there has been a significant reduction in bond revenue in FY 2009. He noted a significant decrease in the interest rate paid on the EDA's cash balance. He stated that investing in local banks and other creative methods would be used to increase the revenues.

Mr. Tom Tingle noted that the Business Facilitator position has been an asset to the County's small businesses. He stated that existing industry visits are becoming more in-depth. He stated that the EDA hoped to increase relationships with local and regional partners and major regional organizations such as Jefferson Labs. He stated that he anticipated great success with an improving economy. He thanked the Board for its support.

Mr. Wanner asked about the development of aquaculture.

Ms. DuBois stated that there was an initiative to convert farm ponds to aquaculture.

Mr. Rinaldi stated that without an SUP, farm ponds could not be used for commercial fishing. He stated that the aquaculture program could provide revenue to landowners and homeowners associations.

Mr. McGlennon asked about the BCTF assertion that the quality of life was a major economic driver in the County. He asked how this was taken into account with the measures taken by the EDA.

Mr. Gebhardt stated that the guidelines presented by the BCTF which would be used as criteria for business assistance helped promote a positive quality of life. He stated that the smaller businesses needed support and the majority of job creation was from smaller businesses.

Mr. McGlennon asked that a balance be recognized between supporting small businesses and community character.

Mr. Tingle stated that the Rural Economic Development Committee was focused on observing that balance.

Mr. Tingle adjourned the Economic Development Authority by unanimous voice vote.

3. Airport Feasibility Study

Mr. Steven Hicks, Development Management Manager, gave a brief overview of the purpose of the Airport Feasibility Study and the recommendations of the Community Airport Committee. He noted that Jeffrey Breenan, Airport Planner, Federal Aviation Association (FAA); and Scott Denny, Senior Airport Planner from the Virginia Department of Aviation; were in attendance.

Mr. Ron Dack, Kimball and Associates, gave a presentation on the findings of the airport feasibility study. Mr. Dack stated that the study determined demand for aviation services and alternatives. He stated that the study took into account existing conditions, fiscal feasibility, forecasting, public value assessment, airport requirements, and developing procedures to analyze and evaluate the information. He gave an overview of the current airport conditions and background which helped determine the service area and nearby facilities. He reviewed socio-economic data, user survey results, and environmental impacts, including noise analysis of the current airport. Mr. Dack highlighted the aviation forecast based on the current airport. He reviewed the results of the financial feasibility and public value assessment. He explained airport improvement grant availability and the eligibility requirements from the FAA. He noted some improvements that would need to be made to the existing facility to meet design standards, valued at approximately \$3.2 million which may be offset by FAA grants. He stated that the current airport could not meet the next highest level of design standards. He explained that the alternatives would be status quo, local acquisition, or a new airport facilities and each of these alternatives was evaluated based on scoring criteria. He stated that the alternative with the highest score was to develop a new airport, next was local acquisition, and third was the status quo. He stated that a private owner could acquire the airport and continue to operate it, but local acquisition would open up new funding opportunities.

Mr. Tucker Edmonds, Community Airport Committee Chairman, recognized members of the committee including Mr. Carl Gerhold, Mr. Mark Willis, Mr. Digby Solomon, Mr. Tim Caviness, Mr. Steve Montgomery, and Mr. Steven Hicks. Mr. Edmonds gave a brief history of the Airport Feasibility Study process. He stated that three alternatives were presented and the study evaluated various data including extensive public comment to determine the scoring of each alternative.

Mr. McGlennon asked if any of the projections has changed due to the state of the economy.

Mr. Edmonds stated that most of the data was taken over many years, during which a similar situation may have occurred.

Mr. McGlennon commented on the input of light jets and stated that some of them may not come to fruition.

Mr. Dack stated that there were some setbacks from those developments.

Discussion was held about Stafford Airport as a regional facility and its role in relieving congestion at Dulles International Airport. Discussion was held about the general aviation use at Stafford Airport.

Discussion was held about potential funding to create a new airport, and it was determined that the site selection process and various analyses would take several years to complete and once the FAA determined that the project would move forward, the grant funding opportunity would be available. Discussion was held on the competitive nature of the grant funding process and it was noted that existing airport services ranked highest on the scale, followed by bringing in new airports.

Discussion was held about potential partnership with Newport News/Williamsburg Airport in order to allow that agency to shift general aviation to the Williamsburg/Jamestown Airport. Discussion was held about reimbursement for State funding if no further action was taken on the project, but the FAA would not require reimbursement. There was discussion about the estimated price for the site selection process, which would be the next logical process according to the Airport Feasibility Study, determined to be approximately \$300,000.

Discussion was held about potential sites and limitations due to proximity to military facilities and existing airports and restrictions of the SUP that may need to be addressed. Discussion was held on Global Positioning System (GPS) technology and how this technology could improve the approach to the airport and factors that affect the use of this technology. Discussion was held about the differences between a straight-in approach and a circling approach for aircraft to land at the airport. The impact of removal of the SUP restrictions was discussed.

Mr. Edmonds and the Board discussed the recommendations of the Community Airport Committee, including the cost, estimated at \$16 million for lease of the property, and potential local operation of the facility.

Mr. Edmonds stated that the Board needed to adopt a resolution on this matter in order to obtain grant funding from the State. Mr. Hicks noted that a resolution needed to come before the Board in order to be reimbursed for the study as well.

Mr. Edmonds explained the sponsorship role requiring completion of the requirements for the grant issue.

Mr. Wanner noted that staff has not had substantive discussion with other localities, Newport News/Williamsburg Airport, or Mr. Larry Waltrip, the airport owner. He stated that he would prefer that staff be allowed to use the study to perform follow-up actions to help the Board make an informed decision on sponsorship.

Mr. Goodson gave guidance that he would not be interested in a green field site without participation from surrounding localities.

Mr. McGlennon stated that he would like to get a better understanding of the obligation and returns of the investment.

Mr. Icenhour stated that he was more comfortable if staff could perform an analysis on the study and return to the Board with a recommendation.

Ms. Jones stated her agreement with allowing staff to follow up on the study information and stated

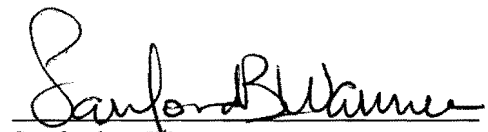
concern about the timing of the investment.

Mr. Kennedy asked that the Board communicate its concerns to Mr. Wanner and allow staff to work on this item.

Mr. Kennedy thanked the Community Airport Committee for presenting the results of the Airport Feasibility Study.

**D. BREAK**

At 6:09 p.m. the Board broke for dinner.

A handwritten signature in black ink, reading "Sanford B. Wanner". The signature is written in a cursive style and is positioned above a horizontal line.

Sanford B. Wanner  
Clerk to the Board

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