

THE BOARD OF SUPERVISORS MET ON THE 19TH DAY OF AUGUST IN THE YEAR TWO THOUSAND FIVE OF OUR LORD TO PARTICIPATE IN A RETREAT HELD AT THE ROYAL NEW KENT CLUBHOUSE IN PROVIDENCE FORGE, VIRGINIA

IN RE: CALL TO ORDER

Chairman Davis called the retreat to order at 10:42 a.m.

IN RE: ROLL CALL

Mark E. Hill	Present
D. M. Sparks	Absent (arrived at 12:40 p.m.)
James H. Burrell	Absent (arrived at 11:20 a.m.)
Stran L. Trout	Present
W. R. Davis, Jr.	Present

IN RE: REVIEW OF AGENDA

County Administrator John Budesky reviewed the proposed Agenda. It was agreed to put those items the Board wanted to address that were not on the agenda, into a "parking lot" for consideration at a later time.

IN RE: ACCOMPLISHMENTS

The Board members offered items that they considered to be accomplishments during the current term. The list included the public utilities project; PUD approvals (Farms of New Kent and DragonsRidge); decision to build a new high school; a plan for Quinton Community Park; increased staffing; beginning a human resources department; plans for the Visitors Center; the hiring of a competent County Administrator; the creation of the Deputy Clerk position; the new subdivision and PUD ordinances; providing for school capital; adoption of a Mission Statement and Code of Ethics; and improvements at the airport. Mr. Davis expressed his dismay about the increase in taxes.

The Board identified items they would like to see accomplished during the remainder of this term. Included were: construction of the new high school; improved economic development; improved parks and recreation services; increased use of waterways; a fishing pier; increased grant funding; controlled residential development; identifying a plan for work force ("affordable") housing; completion of the water and sewer project; plans for schools, parks and library; a funding plan; DragonsRidge activity; plans for villages and hamlets; progress toward being a recreation "destination"; concentration of commercial development at the interstate interchanges; tourism development; a development rights plan; and construction of the bus garage.

IN RE: BOARD LEGACY

The Board members discussed suggestions for the Board's legacy, which included: having a vision for the future; a space needs plan; an operational management plan; a funding management plan; excellent customer service; a clean up of zoning; increased business interest and business commitment; a countywide parks & recreation plan; protecting the rural character of New Kent; and completion of the Visitors Center.

There was discussion regarding the impact that a hotel/conference center would have upon New Kent.

IN RE: BUSINESS INCENTIVES

The Board discussed a business incentive policy. It was agreed that additional work was needed and, until a policy is in place, the County Administrator will work with the Economic Development Authority and any prospects on a case-by-case basis.

There was a discussion regarding a potential business prospect at Route 106 that would create about 200 jobs. Mr. Budesky was authorized to offer some graduated relief of the machinery & tools tax as an incentive.

IN RE: STRENGTHS & WEAKNESSES, THREATS AND OPPORTUNITIES

The Board of Supervisors participated in an exercise to review the strengths and weaknesses, as well as opportunities and threats to the organization.

Board members identified New Kent's strengths to include its people; a good work force; a safe and friendly environment; manageable size; good community support; Board participation; desire to succeed; community pride; history; financial soundness; location; Interstate 64; and its school system.

Identified weaknesses included lack of money; lack of business; the fact that many of the natural resources are owned by others; aging school facilities; lack of "community"; lack of infrastructure; lack of office space; the fact that the eastern part of the County identifies with the Peninsula and the western part with Richmond; lack of reasonably priced housing; insufficient County staff; lack of park and recreation facilities and activities; lack of cultural activities; lack of youth activities; and a lack of dining establishments.

The Board members identified perceived threats to include rising fuel costs; lack of money; Interstate 64; the I-64 rest area; sprawl; uncontrolled development; rising cost of living; increasing cost of land; and increasing interest rates.

Considered to be opportunities were infrastructure; the Jamestown 2007 celebration; the Visitors Center; tourism; future increase in businesses; control of development; parks & recreation; sports activities; increase in volunteerism; dining establishment(s) in the Courthouse area; the development of the Ordinary; and New Kent's rivers and waterways.

IN RE: VISION

The Board reviewed its Mission Statement and discussed the creation of a Vision Statement. There was general consensus to begin with this draft, and then solicit input from County staff:

New Kent is a welcoming destination for tourism, recreation and economic development, offering excellent schools, safe communities, a rural countryside, and easy access to Virginia's mountains and beaches.

IN RE: WHAT MAKES A COMMUNITY ATTRACTIVE?

The Board identified the things that make a community attractive to someone considering relocation, which included: a safe environment; sound reputation; low tax rate; rural nature; schools; location; recreational opportunities; interstate; health services; clean

environment; being able to see the stars in the night sky; economic opportunities; the people; history; diversity; cultural activities; and a sense of "community".

IN RE: GOAL SETTING

The Board identified the following goals: public safety; the strengthening of fiscal resources; improvement of parks and recreation amenities; providing high quality customer service; quality education; land use planning; and economic development and tourism.

There was consensus on the preferred format for the Goals Statement and Mr. Budesky will work on getting this started and report back to the Board.

IN RE: ECONOMIC DEVELOPMENT

There was a discussion regarding how each Board member would define "economic development". Included in those definitions were: something that brings financial profit to the County; non-government services; "desirable" businesses; age-restricted housing; homes valued at \$300,000+; commercial, retail and industry; farms; tourism; hotels and motels; campgrounds and their activities; Farms of New Kent (or parts thereof); Colonial Downs; sports and recreational events; and work force retention.

Mr. Davis suggested that once the new high school is completed, a good use for the current middle school building would be a vocational training center (rather than sending students to Richmond).

There was also discussion regarding a regional economic development partnership with surrounding localities and the County Administrator was asked to look into that.

Mr. Hill expressed his frustration that the Board has not agreed to extend public utilities down Route 106 south of I-64, even though that area has been designated for economic development. He also did not understand why the Board did not have sewer extended from Watkins Elementary to serve the "hamlet" area that is .8 mile away. Other Board members expressed their concern that there would not be enough businesses in those areas to pay for the cost of the infrastructure. The Board agreed to pursue strategy options and costs for a service area in the I-64/Route 106 area.

Mr. Burrell suggested that the Board revisit the Comp Plan and the land use map. Mr. Budesky reported that the new zoning ordinance will be more plat specific.

Mr. Trout suggested that for the future the Board consider an Assistant County Administrator position that would handle economic development and tourism. There was also discussion regarding New Kent's need for a Public Information Officer.

Mr. Budesky reported that even though he is still in favor of public water and sewer on Route 106 south of I-64 and feels that the area will be a business corridor, his comfort level has decreased with the increase in the cost of the project. According to projections by Public Works Director Alan Harrison and Roger Hart of R. Stuart Royer, within 20 – 30 years, with the current zoning, the County will need a 4 million gallon capacity plant. Adding in the cost of the new discharge regulations, he indicated that the cost of the sewer project increases from \$42 million to the low- to mid- \$50 million. To upsize the plant to a capacity of 4 million gallons, the cost of the project increases to the low- to mid- \$60 million. After deducting the funds collected from Bottoms Bridge Service District and the

Farms of New Kent, the County may still need to borrow at least another \$10 million. He emphasized that these are not tax dollars but utility fund dollars.

There was discussion regarding the possibility of additional service districts. Mr. Budesky indicated that a rate study is underway to determine whether or not the current fees are in line and that study is due to be completed by September. He agreed to look into establishing a service district along Route 106 and bring information back to the Board.

Mr. Hill asked how an increase in fees would affect Farms of New Kent. It was reported that at the time that the CDA application is filed, the County would be locked in with regard to pre-payments only. Mr. Budesky agreed to re-examine the documents to be certain.

There was discussion regarding the sewer project and whether it will be delayed because of the re-advertising, and whether national advertising would result in lower bids.

Mr. Trout suggested a pro-active approach in targeting and soliciting specific businesses for the interstate interchanges. Mr. Davis asked about updating the video packet. Mr. Budesky stated that all of the presentation materials needed to be updated and he was planning to use the funds saved by elimination of the Economic Development Director position to pay for the updating. Mr. Sparks suggested that a lifestyle focus be used instead of a product focus.

It was reported that a recent land purchase for addition to the Kentland PUD will bring sewer service closer to Providence Forge.

There was some discussion regarding the proposed CDA for Farms of New Kent. Mr. Budesky indicated that it is his information that it will cover the main water and sewer systems only, and not any connections to individual homes, but it does include the extension to Watkins Elementary School.

Mr. Budesky reported on a problem where there are deadlines for certain things in the Farms of New Kent documents, but no clear instructions from the County as to form. Recently a letter of credit was submitted on the Farms' behalf from Wachovia Bank; however, the County Attorney was not satisfied with the form. There was discussion regarding an extension and whether or not it would set a precedent. Mr. Budesky indicated that Farms of New Kent had not been given clear direction by the County. Evidently, a payment deadline that should have been 15 days after approval was not met because of County delay, and a 60-day extension was subsequently given (to August 29). The Farms of New Kent is now asking for another extension (to November 1). There was consensus among the Board members that a delay in paperwork was acceptable but that there would be no further delay for payment.

IN RE: CUSTOMER SERVICE

The Board discussed the importance of customer service. Mr. Budesky provided information regarding the concept Total Quality Service (TQS). There was consensus that New Kent is small enough to provide individual attention. Mr. Budesky shared his plans to provide in-house training to County staff.

Some of the Board members expressed their concern that the County Administrator was assuming more responsibility that he can handle. Mr. Budesky indicated that if it becomes overwhelming, he will advise the Board, but that he is comfortable with the assignment load that he has accepted.

IN RE: AFFORDABLE HOUSING

There was discussion regarding the need to move forward on an Affordable Housing policy, in light of the proffer by Farms of New Kent. One suggestion was that it be renamed "work force housing" but it was pointed out that such a title would not encompass the elderly. Mr. Budesky will check into this further and get back to the Board with some recommendations.

IN RE: FINANCE COMMITTEE

Mr. Budesky reported that the Finance Committee plans to have a full report to the Board in late October.

IN RE: CAPITAL IMPROVEMENTS PLAN

Mr. Budesky reported that he met with the Planning Commission this week to review the CIP requests. He asked the Board not to pull out projects unless it determines that the project should not be done. The CIP should be used as a planning document, not a wish list. He emphasized that what is important is what is approved in next year's budget. He indicated that he has not found any "fluff" in the CIP, and that it is a living project that the County will need in place if and when impact fees are enacted. If there is no plan, then the County will be unable to set rates.

IN RE: COURTHOUSE MAINTENANCE

Mr. Budesky reported that the low bidder on the Courthouse painting project has backed out, and the project will be put out again for bid (the next lowest bidder was \$6,000 higher). He indicated that there is currently no maintenance plan in place to cover maintenance of County buildings and that this project was not included in the budget.

IN RE: EASEMENTS

Mr. Budesky reported that KDR is no longer working for New Kent, and negotiations for acquisition of the remaining easements are being handled by himself, the Public Works Director and the County Attorney.

Under consideration by the Board was Resolution R-113-05, accepting utility easements.

Mr. Hill moved to adopt Resolution R-113-05 as presented, accepting easements on tax map parcels 20-16-11; 32-1B; 19-44C, 19-2-1, 19-2-2 and 19-2-3; 19-2-5-A; 19-42A, 19-42, 19-43, 19-43A and 19-43B; 30-1-D; 19-4-1; and 33-B1-1 and 33-B6-2. The members were polled:

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

The motion carried.

Under consideration by the Board was Resolution R-114-05, authorizing the County Administrator to enter into real estate transactions on behalf of the Board of Supervisors for the acquisition of real property necessary for the completion of the Bottoms Bridge sewer project.

Mr. Hill moved to adopt Resolution R-114-05 as presented. The members were polled:

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

The motion carried.

IN RE: PARKING LOT ITEMS

During the Retreat, the following items were identified for future discussion: park development, elimination of the BPOL tax; Sheriff's space needs; business incentives; hotel conference center; working around rising fuel costs; budget; hiring a full time assessor; definition of "affordable"; regional economic development effort.

IN RE: ADJOURNMENT

Mr. Sparks moved to adjourn the meeting. The members were polled:

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

The motion carried. The meeting was adjourned at 4:16 p.m.
