

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
January 11, 2019

The Henrico County Board of Supervisors convened a special meeting on Friday, January 11, 2019, at 8:30 a.m., in the Cardinal Ballroom at The Cultural Arts Center at Glen Allen, 2880 Mountain Road, Glen Allen, Virginia.

Members of the Board Present:

Tyrone E. Nelson, Chairman, Varina District
Thomas M. Branin, Vice Chairman, Three Chopt District
Patricia S. O'Bannon, Tuckahoe District
Daniel J. Schmitt, Brookland District
Frank J. Thornton, Fairfield District

Other Officials Present:

John A. Vithoulkas, County Manager
Joseph P. Rapisarda, Jr., County Attorney
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board
Tanya B. Harding, CMC, Administrative Assistant/Deputy Clerk to the Board
Timothy A. Foster, P.E., Deputy County Manager for Community Operations
W. Brandon Hinton, Deputy County Manager for Administration
Anthony E. McDowell, Deputy County Manager for Public Safety
Anthony J. Romanello, Deputy County Manager for Community Services
Randall R. Silber, Deputy County Manager for Community Development
Eric Leabough, Housing Specialist
Benjamin A. Sheppard, Director of Public Relations & Media Services
Gregory R. Baka, Vice Chairman, Planning Commission, Tuckahoe District
Chris W. Archer, CPC, Planning Commissioner, Fairfield District
William M. Mackey, Jr., Planning Commissioner, Varina District
Robert H. Witte, Planning Commissioner, Brookland District
Melissa L. Thornton, Planning Commissioner, Three Chopt District

Mr. Nelson called the meeting to order at 8:48 a.m.

Mr. Nelson recognized Mr. Vithoulkas, who provided opening remarks. Mr. Vithoulkas reflected on the many County accomplishments that came about from the January 2018 Board retreat and noted this retreat was an opportunity to launch more new projects. He thanked K Alferio, President of The Cultural Arts Center and her staff for their hospitality in hosting this retreat. Mr. Vithoulkas pointed out last year's retreat was held over the course of two days. Because this retreat was for one day only presenters were being asked to adhere to the scheduled time limits. The retreat would give the Board an opportunity to alert staff about priorities before it meets for nearly a full week in March to review line items in the Fiscal Year (FY) 2020 budget. The community's needs are changing, and the County needs to change along with those needs, while public safety and education continue to be

priorities. Also, citizens continue to expect they will receive a good value from the County for their taxes. Mr. Vithoulkas revisited topics that were discussed at the 2018 retreat and some of the resulting outcomes. Retreats enable the Board to set goals, and the staff then finds a way to achieve those goals. After reviewing the agenda for the day, Mr. Vithoulkas remarked that the smartest minds and kindest hearts were in the room to do what is needed to move the County forward. He concluded his opening remarks by thanking staff for organizing the retreat and preparing information for the retreat. He specifically cited the planning and logistical efforts of Management Specialist Holly Zinn, Management Intern Sam Mayman, Mrs. Harding, Mr. Lawrence, Mr. Sheppard, and the Department of Public Relations & Media Services.

Development and Zoning

Mr. Vithoulkas recognized Joe Emerson, Director of Planning, who gave opening comments for a slide presentation titled *Planning Department*. Mr. Emerson summarized observations made by author David Dixon in his book, *Suburban Remix*. Mr. Dixon identified disruptive societal changes resulting from shifting demographics, heightened demand for multi-family housing and urban housing, and an online retail economy that could impact the built environment. He recognized Jean Moore, Assistant Director of Planning, who continued the presentation by giving a trends review and update. She began by sharing slides that highlighted district, local, regional, and national population trends and projections. Ms. Moore also reviewed slides depicting local and regional population trends and demographic trends in housing, school membership, racial and ethnic composition, retail sales, and zoning. She responded to questions and comments from Mrs. O'Bannon and Mr. Branin regarding the number of local rezoning cases since 2010 that are not consistent with the County's 2026 Comprehensive Plan.

Mr. Emerson next provided the Board with a comprehensive zoning code update. He informed the Board the County's subdivision code was adopted in 1955 and its zoning ordinance was adopted in 1959. Since that time, there have been 250 amendments. Funding was approved in July 2016 to contract with a team of consultants to perform a code assessment. Seven key themes included in the assessment are implement the Vision 2026 Plan, provide flexibility for economic development, make the regulations easier to understand, simplify the development review process, update the zoning districts and uses, update and clarify development standards, and promote environmental sustainability. Mr. Emerson identified the companies and outside legal counsel partnering with the Clarion team of consultants, explained how format and layout of the zoning code will be modernized, cited infill development considerations, and reviewed the types of planned development districts. Mr. Rapisarda and Mr. Vithoulkas responded to questions and comments from Mrs. O'Bannon and Mr. Branin regarding the County's approach and challenges in addressing stormwater and drainage issues for zoning cases involving infill development. Mr. Emerson resumed his presentation by providing an overview of the comprehensive zoning code update process and offering details on the current steps in the process involving the design of a form-based, urban development overlay district. At Mr. Nelson's request, Mr. Emerson elaborated on the status of a rezoning request from the City of Richmond that will enable Virginia Supportive Housing to repurpose a site on Cool Lane for an affordable housing facility. Mr. Nelson thanked the Planning Commission for recommending the rezoning and moving the project forward to the Board. Mr. Thornton stressed the importance of showing sensitivity towards the homeless and asked that the County encourage developers to look towards eastern Henrico as western Henrico builds out. Mr. Emerson assured Mr. Thornton that

development will continue to move in that direction. He responded to questions from Mrs. O'Bannon concerning the locations of potential urban development overlay districts.

Mr. Emerson next addressed solar facilities, including the basics of solar power in Virginia, solar facilities and projects in Henrico County, the positives and negatives of solar power, and consideration of future solar power facilities. Mr. Vithoulkas suggested the County needs a coordinated plan for the development of solar facilities. He asked Mr. Hinton to explain pilot projects involving solar power purchase agreements the County is looking to undertake at Libbie Mill Library and the new Mental Health & Developmental Services East Center that is scheduled to open on Nine Mile Road later in the year. There was discussion between Mrs. O'Bannon and Mr. Emerson pertaining to the impact of solar panels in residential communities on neighborhood aesthetics and whether they can be regulated.

Mr. Emerson continued the presentation by reviewing the process for updating the County's 2026 Comprehensive Plan. He pointed out a request for proposals is being worked on and unlike the 2009 process will not involve a complete overhaul. The focus will be on reevaluating the previous plan and adding design guidelines and public facilities. Mr. Emerson responded to questions from Mrs. O'Bannon and Mr. Nelson relating to the design guidelines and schedule for updating the plan.

Mr. Emerson concluded the presentation with the following observations: Henrico has added urban along with rural and suburban to the list of ways people describe parts of the County, the County's codes and plans must address Henrico's evolving character while respecting all aspects of the existing development, new code tools are needed to address aging office parks and strip centers as well as flexibility, and the County's Comprehensive Plan is due for an update. Mr. Thornton suggested staff look at the issue of clashing cultural classes and further suggested the County establish an office focusing on this issue.

The Board recessed at 10:42 a.m. and reconvened at 10:53 a.m.

Revitalization Efforts

Mr. Vithoulkas recognized Mark Strickler, Director of Community Revitalization, who provided the introduction to this topic. Mr. Strickler noted an ordinance to change the penalties for zoning violations will be forthcoming to the Board. He pointed out a work group was formed to consider enhancements to the County's tax abatement program that included representatives of the County Manager and County Attorney's Offices and the Departments of Finance and Community Revitalization. The group reviewed the usage of the current program, met with local investors, reviewed real estate assessment data, and researched programs in neighboring jurisdictions. The overall goal is to make the program more attractive for private investment to foster revitalization. He responded to a question from Mrs. O'Bannon regarding the limited availability of federal funding for the program.

Mr. Strickler recognized Tom Little, Real Estate Assessment Division Director, who narrated a slide presentation titled *Reinvest: Partial Real Estate Tax Exemption Program*. Mr. Little began by reviewing the timeline of major changes to the program. He explained which residential and commercial properties can apply for the program, offered examples of rehabilitated properties, and provided recommendations for expanding the residential program, which include decreasing the minimum age of the structure and increasing its maximum assessed value and length of exemption. Mr. Little also addressed proposed

enhancements to the application process and plans to target marketing efforts to investors who rehabilitate properties for resale. At Mr. Vithoulkas' request, he clarified that the current process does not allow the submission of an application after renovation work has already begun. Mr. Little then provided a recommendation for expanding the commercial/industrial program by lowering the threshold for the increase in the property's value and reviewed a proposed new incentive to the hotel/motel program that would encourage owners or developers to convert the property to its highest and best use. He responded to questions from Mrs. O'Bannon and Mr. Schmitt pertaining to the commercial program recommendations. Mr. Little next explained how adoption of a derelict building ordinance would require an addition to the County's Partial Real Estate Tax Abatement Program and highlighted a recommendation to seek General Assembly approval in 2020 for a local renovation incentive that would allow the County to offer investors and homeowners a grant in lieu of a tax abatement after the property is renovated and sold. Mr. Little concluded his presentation by recapping the proposed next steps, including expansion of the residential program, enhancement of the application process, expansion of the commercial/industrial/multifamily programs, establishment of an incentive for improving or demolishing exterior corridor hotels, and adoption of a derelict building ordinance. He suggested the necessary ordinances could be introduced by the Board on January 22 and adopted on February 26.

Mr. Little recognized Greg Revels, Building Official, who narrated a slide presentation titled *Proposed Derelict Building Ordinance*. Mr. Revels began his presentation by defining a derelict building and noting there are currently 35 derelict structures in Henrico, three of which are commercial and the rest residential. He informed the Board this code authority would go beyond the statewide building code in addressing vacant buildings by requiring the owner to submit a plan, within 90 days of being notified, to either demolish or renovate the building. Mr. Revels summarized other requirements contained in the Code of Virginia that would be contained within a derelict building ordinance. Mr. Revels and Mr. Rapisarda responded to questions and concerns raised by Mrs. O'Bannon relating to the process for declaring a building derelict and the recourse property owners would have under the ordinance to contest a declaration. Mrs. O'Bannon stated she wanted assurances the process is fair to property owners and pointed out Henrico was built through the private ownership of land. Mr. Revels provided an example of a derelict building in each of the County's five magisterial districts. He concluded his presentation by recommending the adoption of a derelict building ordinance as another tool in the County's efforts to address blighting influences within neighborhoods.

Housing Efforts

Mr. Vithoulkas recognized Eric Leabough, Housing Specialist, who narrated a slide presentation on this topic. Mr. Leabough began by updating the Board on his activities with the community since joining the County Manager's Office this past year. The first section of his presentation addressed the Community Revitalization Fund. Mr. Leabough provided quick facts regarding Henrico's housing; identified common indicators of blight; reviewed the cost to neighborhoods and communities of vacant, foreclosed, and tax delinquent properties; explained the what, when, and how of community revitalization; discussed challenges associated with acquiring distressed properties and using federal funding to address blight; and named the steps in the current housing development process to qualify for federal funding. Mr. Leabough also identified potential activities that could be supported by the County's Revitalization Fund, which was established for the current fiscal year; illustrated

how the County has changed the housing outcome trajectory on properties in two areas of Henrico where there has been a long history of code violations, referred to the County's revitalization partnerships with non-profit development organizations, and spoke to a proposed approach for acquiring and redeveloping properties through these partnerships.

The second part of Mr. Leabough's presentation addressed the Regional Housing Plan (RHP) that is being developed for Henrico, Hanover, and Chesterfield Counties and the City of Richmond through the Partnership for Housing Affordability. Mr. Leabough explained why the plan is important and how it will support existing Henrico and regional priorities. He responded to questions from Mr. Nelson pertaining to the status of this partnership and the expertise of the members of its working group. Mr. Leabough continued his presentation by reviewing the elements of the RHP and the projected timeline for its development. He responded to a question from Mr. Thornton concerning how the RHP will tackle the issue of gentrification.

Mr. Vithoulkas introduced the third section of Mr. Leabough's presentation, which addressed Housing Advisory Bodies. He noted that the County's Cable Television Advisory Committee was discontinued as of the first of the year and there was an opportunity to replace it with a new housing advisory body. Mr. Leabough resumed the slide presentation by pointing out the interdependence of housing, health, the economy, and education; explaining the varying roles of housing advisory bodies among several Virginia localities and noting their common organizational structures; and specifying potential roles and membership requirements for a housing advisory body in Henrico. He responded to questions from Mr. Nelson relating to the experiences of other localities with housing advisory bodies and proposed membership requirements. Mr. Leabough concluded his presentation by suggesting membership terms and meeting frequency that the Board may wish to consider.

In response to a question from Mr. Schmitt, Mr. Vithoulkas advised the Board that Mr. Mayman has researched the issue of board and commission compensation and staff will be bringing forward a plan to the Board that addresses this issue. Mr. Nelson also voiced an interest in this issue and noted he has been asked if appointed board and commission members can be compensated for mileage. Mr. Schmitt suggested there needs to be more consistency among the County's appointed boards and commissions in terms of member compensation. In response to a question from Mr. Nelson, Mr. Vithoulkas and Mr. Leabough elaborated on the County's efforts to become more proactive in creating housing options to address Henrico's aging housing stock. Mr. Leabough advised the Board that there will be future presentations regarding how the Community Revitalization Fund can be best used. There was extended discussion by the Board pertaining to the size and composition of the proposed Housing Advisory Committee and whether the members should be appointed at-large or by district. Although there was consensus on the concept of establishing a committee, Mr. Thornton suggested the Board needed more time to reflect on the specifics. Mr. Nelson asked Mr. Vithoulkas and Mr. Leabough to return to the Board in a work session within the next 30 to 45 days with revised recommendations. He indicated a preference for a diverse, ten-member committee composed of both district and at-large representatives. Mr. Schmitt suggested there be overlapping terms and agreed with Mr. Nelson that July 1, 2019, would be a logical time for the committee to begin its work. Mr. Branin and Mrs. O'Bannon expressed a desire to provide staff with names of prospective members.

Mr. Nelson asked staff to look at options for refreshing the Laburnum Avenue and Williamsburg Road corridors in the vicinity of Richmond International Airport.

Mrs. Harding announced a buffet lunch would be provided in the Dogwood Room.

The Board recessed for lunch at 12:28 p.m. and reconvened at 1:20 p.m.

Schools Update

Mr. Vithoulkas recognized Amy Cashwell, Superintendent of Schools, who in turn recognized Three Chopt District School Board representative Micky Ogburn. Dr. Cashwell pointed out she had previously sent the Board a copy of "Amy's Passport," which outlines the Henrico County Public Schools' (HCPS') strengths and priority issues. She thanked the Board and Mr. Vithoulkas for the partnership between the general government and HCPS.

Dr. Cashwell showed a video recapping her travels to Henrico schools and providing a glimpse of what is happening inside the schools. She then narrated a slide presentation titled *Amy's Passport: Travels, Reflections, and Next Steps*. Dr. Cashwell began her presentation by identifying HCPS' strengths and weaknesses in the area of safety and wellness. In response to a question from Mrs. O'Bannon, she elaborated on how the County's Mental Health First Aid program is being implemented in the schools. Mrs. O'Bannon suggested HCPS provide mental health information online where it can be easily accessed by students. Dr. Cashwell continued her presentation by pointing out HCPS' strengths and opportunities in the areas of academic growth, equity and diversity, and relationships. She elaborated on HCPS recommendations and next steps in the areas of teaching and learning, safety and student support systems, equity and diversity, and organizational efficiency. Mr. Branin asked for data documenting the number of Henrico students who were homeless during the three most recent school years. At his request, Dr. Cashwell and Assistant Superintendent of Finance and Administration Chris Sorensen provided an update on HCPS' progress in developing a career ladder for teachers. Dr. Cashwell responded to a question from Mr. Thornton regarding teacher retention and recruitment. In response to questions from Mr. Nelson and Mrs. O'Bannon, Mr. Sorensen distributed and Dr. Cashwell explained a spreadsheet listing teacher support positions that were funded by a \$3.2 million amendment by the Board of Supervisors to the Fiscal Year (FY) 2019 HCPS budget. Dr. Cashwell responded to concerns expressed by Mr. Thornton relating to the physical surroundings of some schools, including overgrown vegetation. In response to several questions from Mr. Nelson, Dr. Cashwell updated the Board on both short-term and long-term measures HCPS has taken to address the large number of special education and due process hearings initiated by student advocates that have required large expenditures by the County for outside counsel. Mr. Nelson asked Mr. Vithoulkas to coordinate a future Board of Supervisors work session on special education initiatives with Dr. Cashwell. He and Mr. Branin voiced concerns regarding the County's mounting legal costs for due process hearings and expressed hope that HCPS is working successfully to reverse this situation. Mr. Sorensen confirmed for Mr. Branin that there has been a steady increase during the past three years in the number of homeless students in Henrico. Dr. Cashwell noted some homeless students are no longer classified as homeless although they continue to live in a shared housing situation.

Mr. Sorensen narrated a slide presentation titled *Financial & Programmatic Planning Five-Year Plan*. Mr. Vithoulkas interjected that he has not yet had the opportunity to work with Dr. Cashwell on a long-term financial plan for school operations. Mr. Sorensen reviewed the benefits of long-term financial planning and identified current long-term financial planning initiatives and potential long-term financial planning initiatives. Mr. Thornton cautioned

HCPS not to overemphasize the financial aspect and to focus on having the best students and not just the best facilities. Mr. Branin asked that HCPS be proactive in anticipating the future need for school facilities in western Henrico. Mr. Sorensen assured Mr. Branin that the School Board has authorized HCPS staff to solicit proposals for outside assistance with school redistricting and student yield calculations.

Mr. Sorensen narrated a slide presentation titled *Student Yield Calculations*. He began by offering an overview of student yields and the calculation process. Mrs. O'Bannon shared concerns regarding the reliability of annual population projections provided by the University of Virginia's Weldon Cooper Center for Public Service. Mr. Sorensen continued his presentation by reviewing recommended student yield values for FY19 by type and level and sharing diagrams highlighting HCPS membership capacity ratio for Fall 2018 by elementary, middle school, and high school attendance zones. He and Al Ciarochi, Assistant Superintendent for Operations, responded to questions from the Board pertaining to school capacities at selected Henrico schools.

Mr. Ciarochi narrated a slide presentation titled *School Facilities Update*. He abbreviated his presentation in the interest of time and focused on construction projects for new schools, including the new Brookland area elementary school, which is adjacent to the existing Holladay Elementary School, and the Tucker and Highland Springs replacement high schools. Mr. Ciarochi responded to questions from the Board pertaining to the schedule and logistics of constructing new athletic fields and facilities at the new high schools. He resumed his presentation by explaining how HCPS is looking to the future in weighing school replacement versus renovation. Mr. Ciarochi assured Mrs. O'Bannon that campus-style school facilities will be phased out due to energy efficiency considerations as well as public safety concerns. He concluded his presentation by explaining a proposed capital facility pre-planning study and citing future projects for consideration for which no funding sources have yet been identified. Mr. Nelson suggested HCPS will need to find a new location for the Achievable Dream Academy if the program is expanded to include higher grade levels.

Belmont Golf Course Update

Mr. Vithoulikas recognized Neil Luther, Director of Recreation and Parks, who narrated a slide presentation on this topic. Mr. Luther prefaced his presentation by offering a brief history of the Belmont Golf Course property. He began his presentation by reviewing the current layout of the course's front nine and back nine holes and sharing photographs from three periods of the golf course's history: the early years, 1916-1923; the PGA era, 1928-1954; and the Belmont era, 1977-today. Mr. Luther next displayed charts documenting the number of rounds played at Belmont annually since FY88, the distribution of rounds of golf at Belmont by patron during FY17, and Belmont's net operating income and retained earnings since FY85. He explained County staff has been considering options for Belmont's future in light of evolving golf participation, course operator limitations, and course conditions. Mr. Luther concluded his presentation by sharing the following key considerations with the Board: leasing to a private operator will permit the course to operate more competitively within the local market; continued use of Belmont for golf, regardless of operating structure, will require a capital investment by Henrico County; Belmont was the catalyst behind the beginnings of the County's park system as we know it today; and as a park property, Belmont has never been master planned. Mr. Vithoulikas pointed out the County will no longer be able to operate Belmont as an enterprise fund if it leased to a private contractor.

Following his presentation, Mr. Luther responded to questions and comments from the Board. He confirmed for Mrs. O'Bannon that because Belmont is a County facility alcohol is not sold there and confirmed for Mr. Nelson that staff is recommending a master plan for Belmont. He confirmed for Mr. Thornton that the County purchased the Belmont site from Hermitage Country Club in 1976 and there was a swimming pool on the site at that time. Mr. Schmitt suggested Belmont requires the attention of a master plan in light of its declining net operating income and retained earnings. He noted residents are concerned about commercializing the site but repurposing the site as a community amenity makes perfect sense. Mr. Schmitt asked that a baseball field with drainage problems that is located behind the Belmont property be included in the master plan. He inquired about the growing popularity of Topgolf nationally versus the decline in traditional golf courses. Mr. Branin remarked that feedback he has received from senior citizens at community meetings indicates they are more concerned about losing the recreation center than the golf course. Mr. Nelson pointed out the disparity between the numbers of Henrico citizens playing rounds of golf at Belmont and using other County park facilities. Mr. Thornton acknowledged Belmont probably needs to go in a new direction but expressed his belief that the County needs to communicate to residents how the site can be improved rather than lost to private development. Mr. Nelson suggested staff move forward with a master plan for the Board to consider and the community to discuss.

The Board recessed at 3:30 p.m. and reconvened at 3:43 p.m.

Transportation Infrastructure

Mr. Vithoulkas recognized Todd Eure, Assistant Director for Public Works, who narrated the first section of a slide presentation on this topic titled *GRTC Transit Update*. Mr. Eure began by providing ridership and operating support statistics for GRTC Transit System local, express, and CARE service in Henrico in FY18 and identifying GRTC's new route network, including Pulse Bus rapid transit (BRT) service from Willow Lawn to Rocketts Landing; Routes 7A and 7B Seven Pines service to Richmond International Airport; Routes 19 and 79 connections at Willow Lawn; the GRTC bus stop replacement project; Route 19 West Broad Service to Short Pump; Route 79 Regency/Patterson extension to Gayton Crossing; Route 18 Henrico shuttle service to Libbie Mill and the Staples Mill Amtrak Station; and Routes 7, 19, and 91 service hour extensions (Seven Pines/Airport, Laburnum Connection, and West Broad Street). Mr. Eure next highlighted the GRTC-Virginia Commonwealth University partnership and the County's transit coverage area and provided passenger statistics for Pulse BRT, the Willow Lawn BRT Station, and Routes 7A and 7B (Seven Pines), Route 19 (West Broad Street), and Route 91 (Laburnum Connector). He provided statistics on Henrico County bus stop activity, and Mr. Branin expressed concerns about citizen safety along West Broad Street. Mr. Eure discussed the Route 1-Brook Road Corridor Study and confirmed for Mr. Nelson this study will determine how far bus service will be extended up Brook Road. He next addressed the County's park-n-ride express service agreement and confirmed for Mr. Nelson that the County maintains the Glenside Road park-n-ride facility. He confirmed for Mrs. O'Bannon there is not currently a dedicated park-n-ride facility at Willow Lawn and there are parking problems at Willow Lawn resulting from Pulse BRT riders using parking spaces there. He advised her that negotiations are currently underway for another parking site. Mr. Eure informed the Board of shelter and accessibility improvements and confirmed the location of three new shelters for Mrs. O'Bannon. He confirmed for Mr. Thornton that route changes were made to some of the Pulse routes, which has inconvenienced riders by

requiring transfers. Mr. Eure assured Mr. Thornton that further refinements can be made to Pulse routes in the future.

Mr. Eure narrated the next section of the slide presentation, which was titled *Road Projects Update*. He identified projects completed in 2018, underway in 2019, and scheduled for 2020. He also addressed two improvement projects scheduled for 2021 involving the Richmond-Henrico Turnpike and Sadler Road. Mr. Eure updated Mrs. O'Bannon on the status of improvements to the intersection of Parham Road and Patterson Avenue, a project she has been working on since 1996 and that is now fully funded. Right-of-way acquisition is currently underway for this project. Mr. Eure then reviewed 2018 transportation grants and pending transportation grants for 2019. He addressed the County's long-term transportation goals and identified the geographical areas that will be covered by the Williamsburg Road STARS study; Nine Mile Road STARS study; Staples Mill Road STARS study; Gaskin Road and Parham Road JMR Studies; and West Broad Street STARS study, which will include a Short Pump Subarea Study. Mr. Eure shared a concept plan alternative for the North Gayton Road interchange that includes a double roundabout. At Mr. Vithoulkas' request, he updated the Board on a superstreet concept study. Mr. Eure continued his presentation by addressing pedestrian accessibility, superstreet projects underway in other Virginia localities, sidewalk and pedestrian crossings, the County's sidewalk needs, road diets to accommodate bicycles and pedestrians, multi-use trails, landscaping, and the Staples Mill Amtrak Station. In providing a trolley line trail update, he offered information on the East Coast Greenway (U.S. Bike Route 1) and its Virginia, Ashland to Richmond, and Henrico County alignments. Mr. Eure concluded his portion of the presentation by highlighting the Parham Road/Hungary Road/Villa Park Bicycle and Pedestrian Feasibility Study and identifying project stakeholders for the conceptual trolley line trail corridor.

Mr. Foster provided a brief weather update. He advised the Board that five inches of snow were forecast for the weekend in Henrico with flurries beginning the following afternoon and heavier snow occurring overnight into Sunday.

Mr. Yob narrated the final section of the presentation, which was titled *Aging Corridors and Drainage* and covered old road design, drainage, visual challenges, pedestrian limitations, and narrow rights-of-way. Mr. Yob displayed a slide illustrating steps that are being made to fix a flooding problem in a drainage ditch in the Farmington subdivision. He responded to questions from Mrs. O'Bannon and Mr. Branin concerning this project. Mr. Yob confirmed for Mrs. O'Bannon that 2018 was the second wettest year on record in Henrico since 1898 and the County consequently received a large increase in the number of drainage complaints. Mr. Yob provided a timeline of the history of Virginia's drainage laws and Henrico's history with flood plains and identified today's erosion, stream protection, and flood protection criteria. Mr. Yob illustrated common flooding problems in Henrico and elaborated on two 50-year-rain events that occurred in 2018 in the Tuckahoe and Varina districts. Mrs. O'Bannon suggested the County develop a simple definition of a ten-year floodplain that citizens can more easily understand. Mr. Branin suggested staff develop a floodplain chart

Mr. Yob continued his presentation by discussing the Horsepen Branch drainage study and several alternatives for addressing the periodic flooding of Horsepen Branch. He identified three alternatives that were rejected because they would have negligible 100-year results and shared the estimated costs of four other alternatives, which included replacing a culvert at Broad Street (\$5 million), replacing culverts at I-64 (\$20 million), replacing culverts at Staples Mill Road (\$10 million), and replacing culverts at I-64 and Staples Mill Roads (\$30

million). Mr. Yob cited the number of homes in the Horsepen Branch floodplain. He concluded his presentation by discussing the Sandston drainage study and alternatives for addressing periodic flooding along Beulah Road, Thunderbolt Street, and Wootton Road. Mr. Yob identified two alternatives that were rejected because they would result in a negligible 100-year water surface elevation difference and shared the estimated costs of two other alternatives, which included culvert upgrades only (\$3 million) and culvert upgrades, channel improvements, tree removal, and extended floodplains (\$8 million).

Mr. Vithoulkas advised the Board that staff is looking for guidance going forward in how to address these types of drainage issues. He suggested it may be time for the County to consider buying properties in floodplains or areas where there are major drainage problems. This approach will require funding through a future bond referendum. In the shorter term, the Board can consider allocating funds from the budget surplus or finding a dedicated funding source. Mr. Rapisarda pointed out the County purchased homes in the Bloomingdale subdivision after a hurricane in the late 1980s but discovered there were more legal issues and complications with that approach than initially anticipated. Steve Price, Director of Real Property, pointed out Charlotte, North Carolina, has adopted a targeted approach of clustered property acquisitions to remove homes from floodplains while adding greenspace. Mr. Branin noted drainage issues in Henrico peaked because of unusually heavy recent rainfalls and cautioned against jumping in too fast with short-term solutions although it would be prudent to develop a long-term plan. Mrs. O'Bannon stated there is at least one home in her district the County should consider purchasing because of continual flooding problems. She agreed the County should develop a long-term plan and perhaps consider occasional purchases of properties with especially serious drainage problems. Mr. Nelson asked if staff could develop a plan for the shorter term. Mr. Vithoulkas advised the Board that staff could bring the framework of a plan to the Board by late spring or early summer. The consensus of the Board was to have staff proceed within this timeframe.

Future Capital Needs

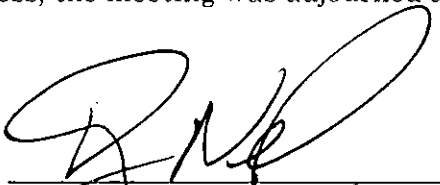
Mr. Vithoulkas noted this was the final topic of the day and simply an informational update. He recognized Mr. Hinton, who in the interest of time abbreviated his prepared presentation. Mr. Hinton began the presentation by providing statistics on the County's public infrastructure, aging facilities, schools, and school capacity issues. He also addressed the number of Henrico homes in floodplains and the cost of County drainage projects in ten areas of Henrico, the projected cost of a transitional recovery center for persons with drug addiction, and the estimated cost of replacing the County's east police station. Mr. Vithoulkas elaborated on the proposal for a recovery center, which was brought forward by Sheriff Mike Wade this past year and included in the County's legislative requests for the 2020 General Assembly Session. There was brief discussion by Mr. Vithoulkas, Mr. Thornton, and Mr. Branin relating to the process that would be followed in constructing the new police station through the Public-Private Education Facilities and Infrastructure (PPEA) Act.

Cari Tretina, Director of Administration for the Division of Fire, narrated the next portion of the presentation. Ms. Tretina highlighted \$46 million in future needs for renovations at Eastover Gardens Firehouse 6, Azalea Firehouse 1, Varina Firehouse 4, and Firehouse 11. She noted the division is conducting a facility conditions assessment to analyze space needs and prioritize projects.

Mr. Hinton narrated the final section of the presentation pertaining to funding source considerations, which he abbreviated in the interest of time. He raised the following points relating to future capital needs: the last County bond referendum was held in November 2016 and the final bond issuance from this referendum will occur in 2022; economic conditions will be an essential component of future decisions regarding whether or not to issue debt; County staff will continue to closely monitor economic trends for signs of volatility; the County will have significant capital needs going forward; available funding sources for capital projects include general obligation bonds, pay-as-you-go financing, lease revenue bonds, and Virginia Public Service Authority bonds; and it is never too early to plan for future capital needs. Mr. Hinton concluded the presentation by identifying schools, roads, fire, and drainage as the focus of potential questions on a future bond referendum. Mr. Vithoulkas explained libraries and recreation were excluded from this list because of the large focus on recreation in the 2016 bond referendum and large recent investments in building new County libraries. He pointed out he could not recommend including more than eight projects on a single referendum. Mr. Vithoulkas responded to a question from Mr. Nelson by noting the County's debt capacity will loosen up in calendar year 2021 or 2022 and indicating that would be an appropriate time to consider the next bond referendum.

Mr. Vithoulkas thanked the Board for providing staff with the opportunity to present information in this all-day session. He thanked staff for their preparation and participation and said he anticipates 2019 will be another great year for the County. Mrs. O'Bannon also thanked the County staff and commented that the retreat was very informative. Mr. Nelson thanked Mr. Vithoulkas and the staff for their expertise and remarked that Henrico has the region's best professional team. He complimented the presenters on their preparation and for making the Board look good and making things happen.

There being no further business, the meeting was adjourned at 5:37 p.m.



Chairman, Board of Supervisors
Henrico County, Virginia