

1 **Minutes of the Capital Improvements Program special meeting of the Planning**  
2 **Commission of Henrico County held in the County Administration Building in the**  
3 **Government Center at Parham and Hungary Spring Roads, beginning at 6:00 p.m.,**  
4 **Thursday, March 10, 2022. Display Notice having been published in the Richmond**  
5 ***Times-Dispatch* on February 21, 2022, and February 28, 2022.**  
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8 **Members Present:** Mrs. Melissa L. Thornton, Chairperson (Three Chopt)  
9 Mr. Robert H. Witte, Jr., Vice Chair (Brookland)  
10 Mr. Gregory R. Baka (Tuckahoe)  
11 Mr. C. W. Archer, C.P.C. (Fairfield)  
12 Mr. William M. Mackey, Jr., (Varina)  
13 Mr. R. Joseph Emerson, Jr., AICP, Director of Planning  
14 Secretary  
15 Mr. Daniel J. Schmitt (Brookland)  
16 Board of Supervisors' Representative  
17

18 **Also Present:** Mr. John Vithoukas, County Manager  
19 Other Department Heads and Key Officials  
20 Ms. Jean Moore, Assistant Director  
21 Mr. Ben Sehl, Senior Principal Planner  
22 Ms. Rosemary D. Deemer, AICP, County Planner  
23 Ms. Lisa Blankinship  
24

25 \* (Virtually)  
26

27 **Mr. Daniel J. Schmitt, the Board of Supervisors' representative, abstains on all**  
28 **cases unless otherwise noted.**  
29

30 Mrs. Thornton - Thank you for coming this evening for your presentations.  
31 And I'll turn the meeting over to our secretary.  
32

33 Mr. Emerson - Thank you, Madam Chair. As you noted, this evening you  
34 began at 5:00 p.m. with dinner and a work session to discuss the public engagement  
35 process for the 2045 Comprehensive Plan. You did, as you noted, recess at 5:45 to come  
36 downstairs for the public hearing on the Capital Improvement Program for the Fiscal Year  
37 '22-'23 through Fiscal Year 2031-'32 Capital Improvement Program.  
38

39 For those of you in the virtual audience, we also welcome you to the Planning Commission  
40 public hearing this evening. And also, for those of you that are in attendance in the room;  
41 it is requested that public comments be provided from the lectern in the rear of the room.  
42

43 For everyone who is watching the livestream on the County website, you can participate  
44 remotely in the public hearings by following these guidelines. Go to the Planning  
45 Department's meeting webpage at [Henrico.us/planning/meetings](http://Henrico.us/planning/meetings). Scroll down under the  
46 Planning Commission and click on Webex Event. Once you have joined the Webex  
47 event, please click on the chat button in the bottom-right corner of the screen. Staff will

48 send a message asking if anyone would like to sign up to speak on an upcoming case.  
49 To respond, select Lisa Blankinship from the drop-down menu and send a message.

50  
51 And with that, Madam Chair, again, this is your public hearing on the Capital Improvement  
52 Program and the County Manager is here to speak with you on this item.

53  
54 Mr. Vithoukaskas - Thank you, Joe, Mr. Chairman, members of the Planning  
55 Commission.

56  
57 Ms. Deemer - I'm sorry. Mr. Chairman.

58  
59 Mrs. Thornton - Yes.

60  
61 Ms. Deemer - We have no volume on Webex.

62  
63 Mr. Emerson - Thank you, Rosemary, Fred, can you please address that?

64  
65 Ms. Deemer - It's on now. Thank you.

66  
67 Mr. Vithoukaskas - All right. So, let's try it again. Do you have volume,  
68 Rosemary?

69  
70 Mr. Emerson - Think she does. Yes, sir.

71  
72 Mr. Vithoukaskas - All right.

73  
74 Ms. Deemer - Yes, sir, we do.

75  
76 Mr. Vithoukaskas - So, Mr. Chairman, members of the Planning Commission, Mr.  
77 Schmitt. Good evening. You know, for me personally, and I want to thank all of the  
78 agency heads, all the County staff that are here this afternoon. For me personally, this  
79 has always been a highlight this time of year as this body is instrumental to our growth as  
80 a County. And, as you're aware, much of the capital projects we're talking about this  
81 evening intend to accommodate that growth.

82  
83 With your help, our Board of Supervisors persist in prioritizing and funding of infrastructure  
84 and infrastructure maintenance. Our county today finds itself in a highly desirable position  
85 regarding the status of our existing facilities and our ability to fund future new projects.

86  
87 This evening we'll be discussing our 10-year capital program -- Capital Improvement  
88 Program. Or CIP for short if you will. While we'll go through the highlights, I'll tell you  
89 we'll spend most of our time discussing two items. First, there's a proposed referendum  
90 that will -- you'll hear more and more about that was introduced to the Board of  
91 Supervisors in the past month. And also, the proposed Capital Budget that was given to  
92 the Board last Tuesday. So those two items basically will dominate conversation this  
93 evening.

94  
95 So, before we delve into individual projects, Mr. Chairman, members of the Planning  
96 Commission, I want you to take a look at this chart. I want to step back. And this is  
97 intended to show you the big picture and I would presuppose why we find ourselves in a  
98 great place regarding infrastructure. But also, why we believe that now is the time for a  
99 bond referendum, if you will, to finish the job in a certain -- a certain number of areas.

100  
101 As you'll see the books in front of you, agency heads and our school board have put  
102 forward in total more than \$2-billion -- you'll see that in that first column -- in needs over  
103 the next 5 years alone. But you can see that over half of that is in our roads. You could  
104 see \$1,022,700,000 in roadway requirements. And while we recorded a record level of  
105 cash reserves at the end of last fiscal year, there's clearly no way that the County can  
106 cash fund all of these projects.

107  
108 And so, you can see here, there's a column FY -- or 2022 Bond Referendum,  
109 \$511,350,000. You can see those categories being put forward. And then the third  
110 column is the Capital Budget that is being put forward, or has been put forward, to the  
111 Board of Supervisors. They'll spend a good portion of next week discussing those  
112 categories.

113  
114 But, overall, let me delve into the bond referendum. So, the bond referendum coming  
115 forward this fall you'll see four questions. The lion's share for schools, which makes up  
116 two-thirds, or just over two-thirds of the referendum at \$340.5 million. You'll see public  
117 safety. You'll see recreation and parks. And you'll see drainage. A category we haven't  
118 had for a number of years.

119  
120 So, bonds would be issued on projects and funded over a 6-year time period. Legally we  
121 can stretch that to 7 and even 9 years if needed with the approval of the circuit court. But  
122 we have never as a county in my 25 years seen funding sources for capital projects like  
123 we have today. So, there's a variety of funding sources. CBTA, that new authority that  
124 we basically helped the region put together; the meal stacks for schools; a dedicated  
125 source for stormwater that the Board of Supervisors allocated a number of years ago  
126 where we saved a penny off the tax rate and put it forward for stormwater; water and  
127 sewer revenues fund balance at record levels; bond referendum; federal resources; and  
128 other state and federal grants. So, all of that.

129  
130 And that is in my -- again -- in my time period with the success of this referendum I think  
131 the capital program in the County will be in a better place than it likely has ever been.

132  
133 So. And let me give you an example. So, with our school system. \$340.5 million for  
134 schools. We have 5 aging schools that are being addressed. Four rebuilds and one  
135 renovation. The largest project being an \$89-million project to basically knock down and  
136 rebuild Quiocassin. Or, as Ms. O'Bannon likes to remind me, Quiocassin Middle School.  
137 Other rebuilds include Davis, Longan, Highland Springs elementary schools. And funding  
138 is also included for the renovation of Johnson Elementary School. So should this  
139 referendum pass and we move forward with all of these projects, juxtapose this statement

140 against some of what you have seen with other localities. Not just in the region, but in  
141 the state. The statement is this. All but one school in Henrico County built prior to 1969  
142 will have either been rebuilt or substantially renovated. Again, Mr. Chairman, members  
143 of Planning Commission, we find ourselves in a good position.

144  
145 Three new schools. Three new schools are also included in this package. One project  
146 would create a living classroom at Wilton Farm, and this would be the home of Varina's  
147 Environmental Study Specialty Center. You may recall we bought this expansive piece  
148 of property several years ago and it remains a long-term play of the count -- for the  
149 County, but a place for public access to nature, history, as well as potential sites for  
150 schools and economic development.

151  
152 The referendum package also includes two new elementary schools. One is in the  
153 Fairfield Magisterial District on land owned by the County near the River Mill subdivision  
154 and one in the Three Chopt Magisterial District to alleviate anticipated or actual, in the  
155 case of Three Chopt, capacity issues that we have in multiple elementary schools. That  
156 land has not been identified.

157  
158 Within public safety you'll see a category -- an amount of nearly \$84 million. We're looking  
159 to replace more of our old, undersized, and outdated firehouses. Land for the relocation  
160 of Firehouse 6 was recently purchased. The referendum would also include the relocation  
161 and construction of Firehouse 1 and the replacement of 11. You'll also see proposed  
162 Firehouse Improvements Project that would traverse firehouses across the County with  
163 additions and renovations of Firehouses 14, 15, 16, and 17.

164  
165 So, these stations as Chief Oughton refers to as the teenage firehouses, were built from  
166 1988 to 1993 and each average somewhere between 5,200 and 5,600 square feet. This  
167 project would add anywhere between 800 and 1,500 square feet to these stations along  
168 with a number of safety and living enhancements for our firefighters.

169  
170 We also -- I don't have to tell you all some of the developments that are being approved  
171 in the county that -- the use, the mixed use, the complexity of those developments. I  
172 mean, Joe, you and I have talked about many times, how do we respond? So, we are  
173 planning a modern training center for Police, Fire, and our Sherriff's office.

174  
175 So, nobody understands, again, the need for this as well as the Planning Commission.  
176 And what I'm talking about is how do we respond to emergencies in those developments?  
177 So, this proposed facility -- there really isn't one like it in Virginia. You'd have to go to an  
178 FBI facility that is referred to as Hogan's Alley. That's what we're looking to replicate here.  
179 But it would be for all of our public safety agencies.

180  
181 The last of the Public Safety projects and the first of the recreation and parks projects are  
182 proposed to be located on the 205 acres that the county purchased a number of years  
183 ago off Kain Road. So, this is in the Three Chopt Magisterial District.

184

185 So, several uses proposed for this piece of property. The first would be a no-kill animal  
186 shelter that you can see on this slide. It's on the upper end of the property -- road that  
187 traverses there -- and funding for a new park that has yet to be named. Right now, we're  
188 calling it Three Chopt Park just to be simple about it. So, the park would be the beginning  
189 of what could be an athletic village to include fields, restroom, and concession facilities,  
190 playground equipment, shelters, trails, parking.

191  
192 The animal shelter we've never done before. Where we're looking for a third party to  
193 basically a public-private deal. Where we would have a third party help us run the facility.  
194 And specifically, we're looking for a third-party nonprofit agency. Think of someone like  
195 the Henrico Humane Society. This is an idea that Mr. Brandon brought forward. And we  
196 have had a number of conversations and it's ready and possible. So, it's been done  
197 before. I think it -- as far as a need in the community, it will fill, I think, a need that has  
198 been present for a number of years.

199  
200 So, let's shift over to Recreation and Parks. And you'll see Deep Bottom Park here and  
201 Tuckahoe Creek Park. So, Deep Bottom for Eastern Henrico. This project would stabilize  
202 and restore the east -- entire 650-foot shoreline. It would replace the existing boat ramp,  
203 help circulation with the entry road, the internal park road, and a number of other  
204 improvements.

205  
206 But then -- so this other project, Tuckahoe Creek Park, this is a project also that you, as  
207 a Planning Commission, and the Board of Supervisors it is a -- could be a gamechanger.  
208 So, Tuckahoe Creek Park right now we have a project off of Ridgefield Parkway. We are  
209 talking about connecting the Boardwalk from Patterson Avenue to Broad Street. And that  
210 is a significant run. Over 4 miles.

211  
212 And we have, in conversations with Greengate, which we hope to be final conversations,  
213 that piece will be actually given to the county. There is a trail behind Greengate, and we  
214 are also in conversations with a developer to have access directly off of Patterson  
215 Avenue. So, the pieces are all falling together. This project, this funding would continue  
216 to fund that project. I'm not sure there's another thing like this in any locality that I've  
217 seen.

218  
219 You also have drainage projects. And this is a -- we've talked about drainage for years.  
220 The reality is with changing weather patterns, wetter years that we have had recently,  
221 residents are experiencing drainage issues at rates that are really unprecedented. And  
222 without a significant one-time boost coupled within the annual approach that we are taking  
223 in the budget I think we will make a significant difference in drainage. Tuckahoe and  
224 Sandston in particular, but we have drainage issues throughout the county.

225  
226 So let me delve into -- so that was the referendum. Let me delve into, with your  
227 indulgence, the capital budget. And this is the one-year capital budget, and we begin with  
228 schools. So, you'll see the final \$5 million is being allocated to address Virginia Randolph,  
229 the rest of which would be funded with one-time Federal dollars, ARPA money.

231 So, our ARPA money is going into two big places. This facility on the school side and  
232 then sewer and utility improvements or connections for areas that development basically  
233 went around. You have folks on septic and water. Mr. Chan is allocating \$62 million of  
234 our federal dollars for that effort. Something that we've talked about for years.

235  
236 But much like we did with prior referenda, the capital budget includes funding for three  
237 projects to make them shovel ready. So, in prior years we would do -- we would design  
238 some projects or get a head start, if you will, of the vote. And so that head start goes to  
239 Long and Davis in the Environmental Education Center. You also have an additional \$14  
240 million from the meals tax, and other funding sources, a use for technology, roof, and  
241 mechanical infrastructure, and \$6 million included for our annual school bus replacement  
242 program. That is a significant investment. And we have nearly -- between 650 and 700  
243 buses in that fleet. So, there's constant need.

244  
245 In addition to that, you'll see \$2 million has been allocated within public safety towards  
246 the relocation of Firehouse 6 to move this project along quickly. \$1.2 million is included  
247 to begin designing a new police station, a new south station. We own the land. It's right  
248 off of Airport Drive as you come off 295 on the right headed towards the airport near Fire  
249 Station 6.

250  
251 You'll also see 1.3 million is included for several projects within our jails to beef up  
252 security. \$450,000 to upgrade our E911 system, and \$7 1/2 million, if you will, for annual  
253 police and fire apparatus. So, if you think about it, school buses at 6, police, fire apparatus  
254 at 7 1/2. That is cash. There are other localities that sadly have to resort to debt financing  
255 for some of these apparatus efforts.

256  
257 Moving to transportation. I noted \$30 million in CVTA funding. That is significant. First  
258 time it's being recognized in the Capital Budget that begins July 1. That number is -- and  
259 so I noted \$1 billion in cap -- in road needs, if you will, in the county. And that doesn't  
260 include a number of state roads that we have in the county that need help. But that  
261 number is double what it was 10 years ago. So CVTA funding will provide significant  
262 resources. In addition to the \$30 million I noted, \$5 million of those funds are -- you're  
263 going to see for pedestrian improvements.

264  
265 So, Mr. Schmitt, you recall in years past \$2 1/2 million for sidewalk improvements that we  
266 had in pay-as-you-go funding. This budget doubles that. So, you are going to see a lot  
267 of potential sidewalks, bike lanes, as quickly as our Department of Public Works can  
268 program those funds. In addition to \$25 million for distribution to appropriate projects by  
269 the Board of Supervisors. So, a significant effort within transportation.

270  
271 Drainage and stormwater, I noted the pay-as-you-go funding. \$1.75 million been  
272 recommended again in this Capital Budget. Again, this is for things like land acquisition,  
273 residential drainage project, erosion and flooding mitigation, and stream restoration. An  
274 additional \$2.35 million is recommended for our MS4 compliance and these funds have  
275 now been allocated on an annual basis for a number of years. This is the penny I referred  
276 to earlier that the Board of Supervisors used a number of years ago.

277

278 But think about this, we are the only locality to -- in -- to my knowledge that has an MS4  
279 permit that does not charge our citizens and businesses with an additional rain tax. And  
280 when it comes to the rain tax, if you're a church or a nonprofit, that's the only tax you can't  
281 get out of; you pay it.

282

283 And so, in this case we've used the pay-as-you-go approach a little bit at a time, a little  
284 bit at a time, and you'll hear Terrell Hughes come forward during the budget presentation,  
285 Mr. Schmitt, and speak to our compliance, which is we're ahead of schedule when it  
286 comes to our MS4 compliance.

287

288 Recreation and Parks. We have the final \$5 million. This is furniture, fixture, and  
289 equipment for the Virginia Center Commons, the indoor sports and convocation center.  
290 Steel should arrive literally within the next several weeks and you are going to see  
291 construction occur at that site.

292

293 Another bond referendum project that'll see early funding. I noted the Kain Road property.  
294 There's a road that goes in to connect the school site. It'll ultimately have a high school  
295 site, park, and the shelter, but we need a road. So, \$5 million is being allocated to begin  
296 our piece of the road because, as you know, the developer on the other side of the line is  
297 helping with that road infrastructure as well, which was a great compromise.

298

299 So, then we have the nitty-gritty, if you will, the routine general government maintenance  
300 and upgrades. \$3 1/2 million allocated for mechanical improvements, roof replacement,  
301 pavement rehabilitation, and beginning to look at how we transition office space in a new  
302 -- in a new post-COVID environment.

303

304 I don't have any answers for you now, but I can tell you that spaces like the backside of  
305 the cafeteria really lend themselves to some sort of office use. Over the years we've  
306 looked at, you know, do we have another in-fill building? And that's 23, 24, \$25-million  
307 and the reality is, we have been able to work a lot more from home. Our IT folks, I mean,  
308 a lot of them, most of them, are working from home.

309

310 But so, you'll see us maybe reposition some spaces. I know, Joe Emerson, your space  
311 is first. After July 1st, the -- we got quite a few people crammed in there. So, these dollars  
312 help with that effort. And we'll also be announcing a new Director of General Services,  
313 hopefully Monday morning.

314

315 Public utilities, you will see a transition. \$75 1/2 million for various water and sewer  
316 projects to continue to grow this system and, of course, maintain the vast array of  
317 infrastructure county-wide.

318

319 Bentley Chan and that group; absolutely incredible. You can see our water reclamation  
320 facility on the bottom. Significant capital investments that are being made there to keep  
321 up with the Chesapeake Bay requirements that we have.

322

323 So, in closing out, you know, we have a 10-year CIP, and the coming bond referendum  
324 is actually getting into projects on those out years. Some projects brought forward by the  
325 school board and department heads in years 6 through 10 include those on this slide that  
326 you'll see.

327  
328 So, Highland Springs Elementary School, a new West Area Elementary School, the  
329 relocation of Firehouse 11, Three Chopt Area Park and Road Improvement Project that I  
330 just noted. Again, I can't emphasize the importance of bringing the bond referendum  
331 forward for what it accomplishes in short and long-term infrastructure improvements.  
332 And, you know, there is a -- and we will get the question.

333  
334 Do we, at a certain point with everything that is going on geopolitically, do we pause?  
335 And right now, there's not -- the recommendation is that we stay the course, but we are  
336 also -- we also have an off-ramp if we need. The Board of Supervisors has approved the  
337 referendum. Circuit Court has put it on the ballot if you will. But should -- see, we've not  
338 seen in our careers.

339  
340 Then, obviously, you know, this Board of Supervisors would not put the county in a difficult  
341 position. We can always pause, and we can always also get the vote and pause. You  
342 have -- the schedule calls for projects over a 6-year period in which you actually have 9.  
343 We've done this before, and we've been able to navigate.

344  
345 Our county to the south a number of years ago during the last economic difficulty decided  
346 they were going to pause, stop everything. We did the opposite. We went forward.  
347 Interest rates were low. We had significant reserves. We continue to generate positive  
348 results of operations.

349  
350 And the reality is I can stand before you and say, we've got one school left that hasn't  
351 been renovated since 1969. That is significant. Because once you get ahead of that  
352 infrastructure, you can maintain. And I think that's where we'll be. If you fall behind, like  
353 some other localities, you will never catch up. There's not enough money. And you think  
354 about the fact that we have 72 schools and 50,000 kids in the schools. There's a lot of  
355 wear and tear when that occurs. So, I don't have to tell you about the importance of the  
356 connection between schools and economic development.

357  
358 But, Mr. Chairman, members of Planning Commission, Mr. Schmitt, Mr. Emerson, staff  
359 and I are prepared to answer any questions that you may have regarding the Capital  
360 Improvement Program. And obviously Mr. Schmitt will have more discussions next week  
361 regarding this and all efforts. I said Mr. I said -- Madam Chair. I apologize.

362  
363 Mr. Mackey - Mr. Manager, you've mentioned in your presentation, and it  
364 shows up even in the first pie charts you showed, that drainage apparently has improved  
365 a lot. Because I remember at one point in time that was always the big topic was the  
366 drainage. And I think you got 10 percent of the budget allocated toward that. Have we -  
367 - have we finally done that? Have we finally got to a point where we don't get the constant  
368 complaints now about drainage?

369

370 Mr. Vithoukas - No, sir. What we would do in years past, we would have  
371 drainage in the -- in the Capital Improvement Program. But it was the county's practice -  
372 - prior administrations to only show years 2 through 5. So, what would happen is we  
373 wouldn't fund that capital budget. We would have a list of drainage, but there wasn't a  
374 dedicated revenue source. So that was the approach that we took.

375  
376 We help people, you know, residents with private concerns, advise them. But we'd never  
377 really got into it. And so now the approach, I mean, the calls that we are getting are only  
378 increasing. We're having more and more homes that back up to creeks that are getting  
379 over flood, you know, over run. We have homes that were built in floodplains. You know.  
380 And that never should have been. But, you know, regulations were different many years  
381 ago.

382  
383 So, we actually had developed a program similar to Charlotte North Carolina where we  
384 could go in and actually purchase a home, knock it down, and create a little environmental  
385 area that the county would get credit for. But no. We -- there was a drainage category  
386 and a prior referendum that -- and that was the only effort that the county made significant  
387 effort. Individual Board members would allocate their funds. That's how drainage projects  
388 got funded, basically.

389  
390 Mr. Archer - But in terms of solving the problems, are we getting any better  
391 at it? Or are we still getting a plethora of concerns from people?

392  
393 Mr. Vithoukas - We could --

394  
395 Mr. Witte - (indiscernible) drainage problem.

396  
397 Mr. Vithoukas - We can only solve it, in my opinion, if we provide funding to  
398 solve it. And so, this plan takes the effort that the Board started a number of years ago  
399 and takes it to another level. You need to infuse a significant -- you need a bump. And  
400 once we get, you know, the lion's share of the large projects underway, then we can  
401 continue with that annual effort.

402  
403 The drainage needs of the county are likely 10 times that \$50-million number. Just to put  
404 it into perspective.

405  
406 Mr. Mackey - Thank you, sir.

407  
408 Mr. Baka - I got a question, Mr. Manager.

409  
410 Mr. Vithoukas - Sure.

411  
412 Mr. Baka - And thank you -- first of all -- thank you and your staff for all  
413 you do every day to make Henrico a great place to live, work, and play. I was looking a  
414 question at the bond referendum as you evaluate the needs. It's estimated \$511 million.

415 How does the county evaluate or assess what projects make the cut to be on the bond  
416 referendum and those that won't necessarily be funded for that? So how is that  
417 separated?

418  
419 Mr. Vithoukias - That's a great question. You -- Mr. Schmitt can answer it, I'm  
420 sure. And I don't want to put you on the spot.

421  
422 Mr. Schmitt - Yeah. I mean, I would be happy -- I'd be happy to put my two  
423 cents in. It's a variety of ways. From an education perspective we sit in Chair, Vice Chair  
424 meetings all year and discuss needs across the County.

425  
426 I will say that it -- not pleasantly surprised. I've been pleasantly pleased in those  
427 conversations at how -- at how county-wide they are and not district-specific. The group,  
428 the County staff, the school staff, my colleagues, consistently look at what the County  
429 needs and not particularly if this district is even with this one. There's been so much  
430 discussion on schools, to the manager's point. We're almost to the point where, as the  
431 manager mentioned, we really feel like we're catching up on infrastructure so quickly.  
432 Really putting this County in a good position for decades to come.

433  
434 On the other fronts, outside of school, and you talk about things that are important to the  
435 folks we represent, I've -- public safety is right there with education. One of our most  
436 important things we do.

437  
438 You talk about the needs in our fire department and those pictures you saw about fire  
439 stations. It's time to really bring those back up to speed. And then, of course, recreational  
440 amenities that not only assist us with tours and how we drive revenue to keep our tax rate  
441 low, but how our constituents can enjoy our County. And you try to make that striking  
442 balance of what projects are necessary. What projects are going to appeal to our  
443 constituent base? And really what projects make our County -- set us up for success in  
444 the coming soon years, but also decades.

445  
446 And there's a lot of conversation. And there's a lot of balancing of what funding is  
447 available and where you can do the most -- (indiscernible) the most impact. There's a lot  
448 of conversations that go into that. I don't know if that was the answer that you were  
449 looking for, but that's my perspective of how I've seen in conversations.

450  
451 Mr. Baka - Thank you very much. Thank you.

452  
453 Mr. Vithoukias - And, ultimately, keep in mind that first chart I showed you there are  
454 multiple funding sources. So, the bond referendum is one piece of it. And the thing that  
455 we do more than the -- on -- than the project side is the affordability side. So, we won't  
456 come forward with any kind of debt unless we're absolutely convinced that the County  
457 can, you know, afford the debt plus the operating cost under the worst of circumstances.

458  
459 So, we had these ratios if you will. You won't allocate any more than 7 3/4 percent of our  
460 general funded debt. That's one of the lowest ratios of any triple-A-rated locality in the

461 commonwealth. Problem is, when we budget here because of our conservative nature,  
462 we come in at 6 or sometimes 5 1/2, 5. So you've always got these margins, if you will.  
463 And that's what we are exceedingly good at is being able to leave flexibility.  
464

465 Mr. Schmitt - That 7 3/4s -- I'm sorry, Madam Chair, if I may. That 7 3/4 you  
466 mentioned, Mr. Manager, what are other localities? What are some targets that you've  
467 seen in comparison?  
468

469 Mr. Vithoukas - I've seen 10 -- you know, the City of Richmond -- so 7 and a -  
470 - 7 3/4 of our General Fund. 10, 12. And in the city's case, there's a different ratio, which  
471 is 10 percent of its overall tax base. Which is an exponentially higher number. And, by  
472 all accounts, that ratio is pegged because there was some conversations about Fox when  
473 it burned down and whether or not the city could afford it. So, I can tell you that we are  
474 at \$511 million. There is significant debt capacity that this County has for any other  
475 projects that we run into that we would need.  
476

477 Mrs. Thornton - You all have any questions? I just had one. You had said  
478 that building a new elementary school in the Three Chopt District, but you haven't  
479 acquired the land. Is that part of the -- because you kind of don't know how much you  
480 need for the land?  
481

482 Mr. Vithoukas - Sure. So that is -- well, typically in elementary school we look  
483 at 20 acres. We've been getting them smaller.  
484

485 Mrs. Thornton - Okay.  
486

487 Mr. Vithoukas - But, you know, you -- land in Three Chopt, as you know better  
488 than most --  
489

490 Mrs. Thornton - There's not much left.  
491

492 Mr. Vithoukas - You don't have much left. So don't be surprised if you see  
493 something like an elementary school even in another locality that would serve Henrico.  
494

495 Mrs. Thornton - Okay, and on the land that you're going to be putting the park  
496 and the high school. Is that an option maybe?  
497

498 Mr. Vithoukas - An option --  
499

500 Mrs. Thornton - To put an elementary school to?  
501

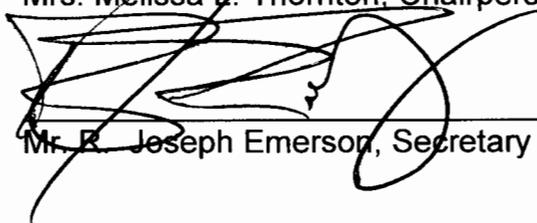
502 Mr. Vithoukas - Potentially. So, it's all about the balance. If you -- if you shrink  
503 the park, absolutely, if you can -- if you can, you know, consolidate a high school and an  
504 elementary school side-by-side, that's not a problem. Many localities have schools side-  
505 by-side. It really is about how do you fit at all. But yes.

506  
507 Mrs. Thornton - Okay, all right. Thank you. Any else?  
508  
509 Mr. Vithoukas - All right. Well, listen --  
510  
511 Mrs. Thornton - Thank you so much.  
512  
513 Mr. Vithoukas - Thank you, Madam Chair. Thank you all, Mr. Schmitt. You  
514 all have a great meeting.  
515  
516 The Commission - Thank you.  
517  
518 Mr. Emerson - Thank you, Mr. Manager. Madam Chair, you need to open  
519 the floor for any comments from the public and then the Commission would need to vote.  
520  
521 Mrs. Thornton - Okay, is there anybody here that would like to speak on  
522 Webex?  
523  
524 Ms. Deemer - We have no one on Webex.  
525  
526 Mrs. Thornton - And no one in the audience.  
527  
528 Mr. Mackey - All right, Madam Chair, seeing that there's no one that would  
529 like to comment, I have a quick comment. I'd like to thank the County Manager for all his  
530 hard work and his staff, all they've done to put forth a very good CIP. And, with that, I  
531 recommend approval of PCR-2-22 regarding the Fiscal Year 2022-23 through Fiscal Year  
532 2031-32 Capital Improvement Program.  
533  
534 Mr. Witte - Second.  
535  
536 Mrs. Thornton - We have a motion by Mr. Mackey and a second by Mr. Witte.  
537 All in favor say aye.  
538  
539 The Commission - Aye.  
540  
541 Mrs. Thornton - All opposed? Motion passes.  
542  
543 Mr. Vithoukas - Thank you all.  
544  
545 The Commission - Thank you.  
546 Mr. Emerson - Madam Chair?  
547  
548 Mrs. Thornton - Oh, go ahead.  
549  
550 Mr. Emerson - Madam Chair, I was just going to say we have no further items  
551 that we can consider until 7:00 pm.

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Mrs. Thornton -

Okay, we'll recess and reconvene at 7:00 pm.

  
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Mrs. Melissa L. Thornton, Chairperson  
  
\_\_\_\_\_  
Mr. E. Joseph Emerson, Secretary