MINUTES
KING WILLIAM COUNTY BOARD OF SUPERVISORS
WORK SESSION OF SEPTEMBER 13, 2021

A work session of the Board of Supervisors of King William County, Virginia, was held on the 13th day of September 2021, beginning at 7:00 p.m. in the Board Meeting Room of the County Administration Building and via Zoom.

Agenda Item 1. CALL TO ORDER

Chairman Moskalski called the meeting to order.

Agenda Item 2. ROLL CALL

The members were polled:

Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Vice Chair	Aye
Supervisor, 2nd District: Travis J. Moskalski – Chairman	Aye

Agenda Item 3. REVIEW AND ADOPTION OF AMENDED MEETING AGENDA

Supervisor Greenwood said he did not have sufficient time to review the amended agenda and presentation since it was just posted that morning. He said citizens had also told him they did not have sufficient time before the meeting to review the material. Chairman Moskalski said the amended material was only the presentation and there would be ample time for review and questions with Mr. Couch.

Supervisor Hodges moved for the adoption of the amended agenda for this meeting as presented; motion was seconded by Vice Chair Moren. The Chairman called for any discussion. The members were polled:

Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Vice Chair	Aye
Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 2nd District: Travis J. Moskalski – Chairman	Aye

Agenda Item 4. PRESENTATION

4.a. Housing Impact Analysis – Chris Couch, Presenter (Attachment A)

Mr. Couch gave an overview of his experience and qualifications. He cautioned that the values shown in the presentation are not "set in stone" but are meant to trigger thought and discussion of the impact residential development has on the County's Operational Budget.

Mr. Couch used information from the County's 2020 CAFR (Comprehensive Annual Financial Report) and said even if the analysis is off by 15-25%, the net result is still meaningful.

Supervisor Greenwood asked if Mr. Couch had used the latest census data. Mr. Couch said data from the most recent census is not yet available.

Supervisor Garber said the number of residents per parcel seemed high and thought the number presented by Hill Studio in a recent Comprehensive Plan presentation was lower. Chairman Moskalski said the predictive number of expected students due to housing growth in the County has not trended up as expected. He stated there could be a variety of reasons for this and the trend could change at any time.

Supervisor Garber asked if business license revenue went down due to COVID. Mr. Couch said he did not think so since the data showed a five-year downward trend.

Supervisor Garber noted that businesses say they want to see additional rooftops before they will bring their business to the County, however Essex County has a lower population than King William County and were able to attract three pharmacies.

Chairman Moskalski said data doesn't lie, but it doesn't tell the whole story. There are many variables to consider.

Supervisor Hodges asked if the reassessment would have changed the tax rate or ratios in Mr. Couch's analysis. Mr. Couch said yes but not significantly.

Supervisor Garber asked if Mr. Couch's analysis was based on a 20-year projection. Mr. Couch said yes, with no cost of living or other adjustments.

Mr. Couch said the break-even point for the County is when a parcel is valued at $1.64 million.

Supervisor Hodges asked why the cost per child has trended down. Steve Hudgins, Interim County Administrator, said the school's 2020 expenses went down due to COVID. Supervisor Greenwood said King William County is below the average for cost per student. Mr. Couch said it doesn't seem to make sense. Chairman Moskalski said this trend of net zero enrollment cannot be expected to last forever.

Chairman Moskalski said none of the information presented is a surprise to the Board or citizens – adding homes has a net loss to the County. He said residential growth is not going to stop and the bigger point to be taken is the County needs to continue to focus on business and industrial growth to ease the tax burden on citizens.

Supervisor Hodges asked if the figures for business license revenue took into account those who have not paid their bills. He assured citizens the Board is not going to raise real estate values to get to the $1.6 million break-even point.

Vice Chair Moren thanked Mr. Couch for the data and asked if it could be modified when the latest census data becomes available. He also said some of this data could be provided now by the schools. Mr. Couch said he would update the analysis when the new data became available.

Supervisor Hodges asked if this included West Point. Mr. Hudgins said yes, the West Point data is included in the CAFR.

Chairman Moskalski noted West Point Schools have their highest enrollment ever and have had to turn away tuition students this year due to the increase in residential enrollment. Supervisor Garber asked if King William Public Schools could do the same. Chairman Moskalski said it was up to them.

Chairman Moskalski asked Mr. Couch if his spreadsheets could be open sourced to run different scenarios. Mr. Couch said yes, up to a point. He will run the current numbers when we have them. If the Board wanted to run the analysis using different assumptions, let him know and he will run the data.

Chairman Moskalski asked if there was a measurable difference between having 5 and 10 acre parcels. Mr. Couch said it depended on the number of homes built more so than on acreage.

The Board thanked Mr. Couch for his work and presentation.

Agenda Item 5. WORK SESSION MATTERS

5.a. November Work Session Date Change – Steve Hudgins, Interim County Administrator

Mr. Hudgins noted that the November Work Session had been moved from the first Monday to the second Monday at the beginning of the year because it was believed the Virginia Association of Counties (VACo) Annual Conference was taking place the first weekend of November. It is actually scheduled for the second weekend of November therefore three Board members would be unavailable.

Supervisor Hodges noted the Health District is estimating things will be shutting down by the first week of October due to the delta variant of COVID-19. Chairman Moskalski asked staff to find out when a decision to cancel needs to be made in order to receive a full refund.

Vice Chair Moren made a motion to move the November Work Session date to November 8, 2021. Supervisor Garber seconded the motion. The Chairman called for any discussion. The members were polled:

Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Vice Chair	Aye
Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 2nd District: Travis J. Moskalski – Chairman	Aye

5.b. Public Use of Board Room – Steve Hudgins, Interim County Administrator

Mr. Hudgins asked for the Board's guidance on use of the Administration Building Board Room after business hours for non-governmental purposes. Staff has been unable to find any pertinent written record of a Board decision on this matter. Allowing the use of the Board Room after business hours for non-governmental purposes would incur additional costs, especially with the current COVID-19 protocols.

Mr. Hudgins said an outside group was recently inadvertently given approval to use the Board Room. That approval was rescinded when it was discovered the purpose was non-governmental. Despite reports to the contrary, the event did not take place.

Mr. Hudgins said there have been discussions of possibly renting out the Community Center for public use. Supervisor Garber said the Recreation Commission has discussed it and there is concern about COVID-19 protocols and cleaning.

The Board gave consensus that the Administration Building Board Room was not available for public use after business hours and for non-governmental purposes. No motion or vote was needed for this issue.

5.c. Proposed Ordinance 08-21 – Public Hearing on September 27, 2021 – Mary Sue Bancroft, Treasurer

Ms. Bancroft informed the Board of the Public Hearing for Proposed Ordinance 08-21 on September 27, 2021. Public Notice is scheduled to run on September 15 and 22 in local newspapers. This Ordinance addresses the Treasurer's desire to change the due date for Tangible Personal Property Taxes to January 15 annually.

5.d. Resolution 21-65R-2 - Amending Resolution 21-65R to Set the Personal Property Tax Relief Percentage for the Personal Property 2021 Billing in Accordance with the 2004-2005 Changes to the Personal Property Tax Relief Act of 1998 from 30% to 27.7% - Karena L. Funkhouser, Commissioner of Revenue

Mr. Hudgins presented Resolution 21-65R-2 for Ms. Funkhouser, who was unable to attend. On August 30, 2021, Ms. Funkhouser discovered Edmunds did not have vans coded correctly as qualifying for the PPTRA relief. This added over 800 more vehicles to receive PPTRA relief which results in a PPTRA rate of 27.7% rather than the 30% the Board previously approved.

Supervisor Greenwood made a motion to approve Resolution 21-65R-2 amending the PPTRA rate from 30% to 27.7%. Supervisor Garber seconded the motion. The Chairman called for any discussion. The members were polled:

Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Vice Chair	Aye
Supervisor, 2nd District: Travis J. Moskalski – Chairman	Aye

RESOLUTION 21-65R-2

SETTING THE PERSONAL PROPERTY TAX RELIEF PERCENTAGE FOR THE PERSONAL PROPERTY 2021 BILLING IN ACCORDANCE WITH THE 2004-2005 CHANGES TO THE PERSONAL PROPERTY TAX RELIEF ACT OF 1998

WHEREAS, the Personal Property Tax Relief Act of 1998, Virginia Code 58.1-3523, et seq. ("PPTRA"), has been substantially modified by the enactment of Chapter 1 of the Acts of Assembly, 2004 Special Session 1 (Senate Bill 5005), and the provisions of Item 503 of Chapter 951 of the 2005 Acts of Assembly (the 2005 revisions to the 2004-2006 Appropriations Act, hereinafter cited as the "2005 Appropriations Act"); and

WHEREAS, the Board of Supervisors (hereinafter Board) adopted King William County Code Sections 70-149 and 70-150 on December 12th 2005 implementing the 2004- 2005 changes to the Personal Property Tax Relief Act of 1998, in response to these legislative enactments; and

WHEREAS, such County Code sections provide that the Board shall annually set the rate of tax relief on qualifying vehicles at a level that is anticipated to fully exhaust tax relief funds provided to the County by the Commonwealth; and

WHEREAS, County Code Section 70-150 provides that personal property tax relief shall be applied so as to eliminate personal property taxation on qualifying vehicles with an assessed value of One Thousand Dollars ($1,000.00) or less; and

WHEREAS, the County Treasurer has received the amount of relief in the County's block grant from the Commonwealth, and made a projection based upon the County's historical growth in personal property tax values of the level necessary to fully exhaust the PPTRA relief fund provided to the County by the Commonwealth, as called for in the ordinance; and

WHEREAS, it is necessary for this Board to establish the allocation of tax relief for the first Twenty Thousand Dollars ($20,000.00) in assessed value of other qualifying vehicles; and

WHEREAS, this Board has been informed that for the 2021 calendar year, the remaining relief funds available will be $211,048.00 less than the relief provided by a reduction of Thirty Five Percent (35%) in the tax bill of such qualifying vehicles valued at greater than $1,000;

NOW THEREFORE BE IT RESOLVED, this ~~23rd day of August, 2021~~ 13th day of September, 2021, that for Calendar Year 2021, qualifying vehicles with assessed values of more than One Thousand Dollars ($1,000.00) shall have their tax computed by reducing the amount otherwise owed on the first Twenty Thousand Dollars ($20,000.00) of assessed value of such qualifying vehicle by a dollar amount equal to ~~Thirty Five Percent (35%~~ ~~30%~~) **27.7%** of the amount otherwise owed.

DONE this the ~~23rd day of August, 2021~~ 13th day of September, 2021.

5.e. Fire & EMS Update - Stacy Reaves, Fire Chief

Chief Reaves said there has been an increase in COVID-19 infections and hospitalizations in the County and we have not seen the peak yet. He said the delta variant is more contagious and about 99% of those hospitalized have not been vaccinated. He urged people to get vaccinated and said the County's masking policy has been very effective.

Supervisor Hodges asked the percentage of King William County residents who have been vaccinated. Chief Reaves did not have an exact figure but said the percentage was higher among older residents. He said there are no documented cases of contamination between County employees and credited safety protocols including masking and quarantining.

Chairman Moskalski said the CDC website shows King William County as the highest county in the state per capita for infections.

Chief Reaves noted the difficulties with staffing which are continuing to worsen. He said part-time staff is unable to work their shifts because they are increasingly needed at their full-time jobs. He said the department is still waiting to hear if they have received the SAFER grant which will help with staffing. Supervisor Garber asked if this was a needs-based grant. Chief Reaves said no.

Vice Chair Moren congratulated Station 1 on the many positive comments they have received.

Chief Reaves thanked those working on the transition to ESO and said they have put in a lot of extra hours to implement the change. He said the new system will make scheduling and reporting much easier for everyone.

All apparatuses are currently functioning and, with the addition of the new equipment through the RSAF grant, the County will have the highest quality equipment capable of meeting the County's needs when fully staffed.

In working on the Emergency Operations Plan, VDEM has said they feel a table-top exercise may not be the best option. They believe it would be better to focus on the plan rather than on what-ifs.

Chief Reaves said the County experienced no reportable damage from Hurricane Ida.

Supervisor Greenwood asked if Chief Reaves had been given any updates on receiving a COVID booster vaccine. Chief Reaves said it has not been approved yet but they would be among the first to know about it. Chairman Moskalski said the FDA reported today that they are not approving the booster shot yet. Vice Chair Moren said Three Rivers Health District has a lot of good information on their website and are reporting October/November as being the peak time for the delta variant.

Chief Reaves said the County's janitorial staff does a phenomenal job of keeping us safe and are to be commended for their hard work and diligence.

5.f. Noxious Weeds – Sherry Graham, Director of Planning

Ms. Graham said a citizen asked her about adding running bamboo and giant hogweed to the County's weed ordinance to prohibit the planting and growing of each within King William County.

She said running bamboo is destructive to structures and adjoining properties and could threaten the value and integrity of public and private property. Once established, it is difficult and expensive to remove.

Giant hogweed is an invasive species which produces a toxic sap that can cause serious blisters, third degree burns, and permanent blindness. She said it can be difficult to remove completely and homeowners should not attempt to remove giant hogweed but should engage a professional.

Under Section 14-231 (g), the current ordinance reads, "Weeds, All premises and exterior property shall be maintained free from weeds or plant growth in excess of ten inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; provided, however, that this term shall not include cultivated flowers and gardens."

Ms. Graham said running bamboo and giant hogweed could be specifically added to the ordinance or steps could be taken to educate the public and be dealt with on a complaint basis. She recommends the educational approach. She said adding them to the ordinance would incur cost to the County and they are both expensive to remove. She said homeowners always have the option of taking offenders to court to force the removal of the plants.

Chairman Moskalski asked if people are planting giant hogweed in the County. Ms. Graham said she has had no reports of it in the County but the running bamboo is more widespread. She said there are alternate forms of bamboo which are not invasive.

Supervisor Garber asked if someone purchased a property and later found giant hogweed or running bamboo, are they liable for removal. Ms. Graham said yes, the responsibility falls on the homeowner.

Chairman Moskalski asked if this request was driven by a complaint. Ms. Graham said yes.

The consensus of the Board is to deal with running bamboo and giant hogweed through education and dealing with individual complaints as they arise and not adding them to the ordinance at this time.

5.g. Floodplain Management – Sherry Graham, Director of Planning

Ms. Graham said FEMA has provided the County with updated preliminary flood maps and other tools to help educate the community. It is the County's responsibility to communicate any changes to the community and the Planning Department will provide resources and support any community outreach programs.

Ms. Graham said there are no buildings being added into a floodplain and there are 15 coming out, most in West Point. Ms. Graham said in the four years she's been with the County they have never issued a building in a flood plain. Supervisor Garber noted you could still build in a floodplain. Ms. Graham said yes and you have to meet additional requirements.

Chairman Moskalski noted that most of the County's issues are confined to West Point. Ms. Graham said yes, although you do not have to be on a coast to be in a floodplain. She said they have been working to get the County's rating up which will ease flood insurance premiums.

Ms. Graham said the information and maps are available from the Planning Department for review and additional information will be added to the County website.

5.h. Liberty Farms Speed Bumps – Sherry Graham, Director of Planning

Ms. Graham said she was contacted by residents inquiring about having speed bumps installed in Liberty Farms Subdivision to address speeders. Ms. Graham spoke with VDOT and was provided with options to consider. It would take 10% of the subdivision residents voicing a desire for speed bumps before VDOT would even look at considering it. VDOT recommends having the Sheriff's office increase patrols instead.

Supervisor Garber said the citizen he spoke with said they can identify the vehicles of those continually speeding through the neighborhood. Sheriff Walton said he had spoken with a citizen but was not given that information. He said he has put a patrol deputy there but it will be difficult to be there when the infractions actually occur.

Supervisor Garber asked if the residents know what it takes to have VDOT consider a speed bump. Ms. Graham said yes, the citizens had already contacted VDOT directly and were given that information. She said the County can also send residents a letter. The County would have to pay for a traffic study but VDOT would still have to approve it. She said VDOT would rather other steps be taken such as increased patrols or other traffic calming measures.

Supervisor Garber asked if something could be included in the Zoning Ordinance to require developers to address this issue based on subdivision size. Vice Chair Moren said he didn't think speed bumps would deter speeders; they would just speed between them. Supervisor Garber said it seemed most of the speeding was taking place in the area between Liberty Farms and the next subdivision.

Ms. Graham suggested adding an extra fine for speeding in that area. Supervisor Hodges asked if VDOT would have to approve that. Ms. Graham said no, the County could implement it and put up signs.

Chairman Moskalski asked Ms. Graham to explore what steps need to be taken to increase the fines and report back to the Board.

Agenda Item 6. BOARD OF SUPERVISORS' REQUESTS

Supervisor Hodges said COVID is expanding – there have been cases in West Point High School and King William High School and the jail has been shut down. Inmates have been transferred to Gloucester and Northern Neck facilities. He urged people to get vaccinated. He also mentioned people in the gulf preparing for more storms.

Supervisor Greenwood said there was a good crowd attending the meeting in person and via Zoom. He urged people to be careful and wear a mask. He said some of his coworkers contracted COVID even though they are still working from home.

Vice Chair Moren said he has been speaking with Mr. Hudgins about the median strips in the 360 corridor. He said they are a disgrace and asked how they could get in contact with the Secretary of Transportation to do something about it. Supervisor Garber said he complained last year and got no response. Vice Chair Moren asked if the County could do the work themselves with volunteer work crews or organizations. Supervisor Garber said he would be afraid VDOT would then abandon it altogether and expect the County to do it. Supervisor Greenwood said it may be illegal to do it yourself and said he got in trouble in the past for mowing the grass in the median. Chairman Moskalski suggested drafting a letter to local and district VDOT Administrators from the Board requesting action. Supervisor Greenwood said more people needed to register complaints about it with VDOT. Vice Chair Moren also said Mr. Hudgins will be submitting the County's VATI grant application tomorrow.

Supervisor Garber mentioned the anniversary of the 9-11 tragedy and remembered the terrible loss of life. He said there are bad people out there who don't like anything this country stands for, no matter what it is. He said we should never underestimate what we can do together as a country.

Agenda Item 7. CLOSED MEETING

7.a. Motion to Convene Closed Meeting

Vice Chair Moren made a motion to convene in closed meeting in accordance with Section 2.2-3711 (A)(1) of the Code of Virginia to consider a personnel matter involving the appointment of individuals to the Recreation Commission. Motion was seconded by Supervisor Greenwood. The chairman called for any discussion. The members were polled:

Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Vice Chair	Aye
Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 2nd District: Travis J. Moskalski – Chairman	Aye

7.b. Motion to Reconvene in Open Session

Having completed the Closed Meeting, Supervisor Hodges made a motion to Reconvene in Open Session, seconded by Supervisor Greenwood. The members were polled:

Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Vice Chair	Aye
Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 2nd District: Travis J. Moskalski – Chairman	Aye

7.c. Certification of Closed Meeting

Supervisor Greenwood moved for adoption of Standing Resolution 1 (SR-1) in accordance with Section 2.2-3712 (D) of the Code of Virginia, 1950, as amended; the motion was seconded by Supervisor Hodges. The chairman called for any discussion. The members were polled:

Supervisor, 5th District:	Edwin H. Moren, Jr. – Vice Chair	Aye
Supervisor, 3rd District:	Stephen K. Greenwood	Aye
Supervisor, 1st District:	William L. Hodges	Aye
Supervisor, 4th District:	C. Stewart Garber, Jr.	Aye
Supervisor, 2nd District:	Travis J. Moskalski – Chairman	Aye

STANDING RESOLUTION – 1 (SR-1)
A RESOLUTION TO CERTIFY COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT REGARDING MEETING IN CLOSED MEETING

WHEREAS, the King William County Board of Supervisors has convened a closed meeting on this date pursuant to an affirmative recorded vote, and in accordance with the provisions of the Virginia Freedom of Information Act; and,

WHEREAS, Section 2.2-3712 (D) of the Code of Virginia requires a certification by the King William County Board of Supervisors that such closed meeting was conducted in conformity with Virginia law,

NOW, THEREFORE, BE IT RESOLVED that the King William County Board of Supervisors on this 13th day of September, 2021, hereby certifies that, to the best of each member's knowledge:

1. Only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were heard, discussed, or considered in the closed meeting to which this certification resolution applies, by the King William County Board of Supervisors.

2. Only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered by the King William County Board of Supervisors.

DONE this the 13th day of September, 2021.

7.d. Action on Closed Meeting (if necessary)

No action was taken as a result of the Closed Meeting.

Agenda Item 8. APPOINTMENTS

8.a. Resolution 21-66 - Appointment of King William County Public Schools Representative to the King William County Recreation Commission (Carried over from August 23, 2021 Regular Meeting)

Supervisor Garber made a motion to approve Resolution 21-66 appointing Ms. Terry Stone to serve at the King William County Schools representative on the Recreation Commission for an unexpired three-year term ending June 30, 2024; the motion was seconded by Supervisor Greenwood. The chairman called for any discussion. The members were polled:

Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Vice Chair	Aye
Supervisor, 2nd District: Travis J. Moskalski – Chairman	Aye

RESOLUTION 21-66
RECOMMENDATION FOR KING WILLIAM COUNTY PUBLIC SCHOOLS REPRESENTATIVE TO THE KING WILLIAM COUNTY RECREATION COMMISSION

WHEREAS, it is necessary for the Board of Supervisors of King William County to appoint one member to the King William County Recreation Commission; and

WHEREAS, the King William County School Board conducted a meeting on January 19, 2021 and the Board voted to recommend the appointment of School Board member Ms. Terry Stone to serve as the King William County Schools representative;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of King William County, Virginia, that Ms. Terry Stone is hereby appointed to serve as a member of the King William County Recreation Commission representing King William County Public Schools for an unexpired three-year term ending June 30, 2024.

DONE this 13th day of September, 2021.

Agenda Item 9. ADJOURN OR RECESS

Supervisor Hodges made a motion to adjourn the meeting; seconded by Supervisor Greenwood. The chairman called for any discussion. The members were polled:

Supervisor, 1st District: William L. Hodges	Aye
Supervisor, 4th District: C. Stewart Garber, Jr.	Aye
Supervisor, 5th District: Edwin H. Moren, Jr. – Vice Chair	Aye
Supervisor, 3rd District: Stephen K. Greenwood	Aye
Supervisor, 2nd District: Travis J. Moskalski – Chairman	Aye

COPY TESTE:

Travis J. Moskalski, Chairman	Christine H. Branch
Board of Supervisors	Deputy Clerk to the Board of Supervisors

ATTACHMENT A
HOUSING IMPACT ANALYSIS
Chris Couch, Presenter

Chris Couch
Professional Background

Fortune 500 Experience
- Business Solutions, Strategy, and Large-Scale Transformation programs
- Financial and Contractual Management of global multi-million dollar service delivery programs
- Business Architecture & Information Systems development and support
  - **Accenture** (15 years): Director - Global Management Consulting, Strategy, Technology, and Outsourcing
  - **Primatics** (2+ Years): Director - Finance and Accounting Software and Services start up serving banks and other highly regulated financial institutions managing a total portfolio of over $1 trillion dollars in distressed assets
  - **Xerox Business Services** (3 Years): Vice President - Management Consulting and Service Delivery focused on improved workforce performance and underperforming deal restructuring

Farmer and Small Agribusiness Owner (3+ years)
- Dreaming Tree Farms – Farm-To-Salad
  - Sustainable Agriculture
  - Food Manufacturing & Delivery Service

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Residential Development Model

Objective: Assess impact of new residential development ("rooftops") to understand high level impact on the King William County budget, as well as highlight the importance of Industry and Commercial growth required to offset KW homeowner and taxpayer burdens.

Approach:

- Establish baseline metrics from the 2020 KW Comprehensive Annual Financial Report (CAFR) data
- Use a "top-down" method to determine impact residential development may have to the KW budget over time
- Allow for multiple scenarios (single home, minor subdivisions, cluster/major subdivisions) using a variable based model so that the output dynamically changes based on input variables
- Results are indicative of the impact and should not be positioned or used as actual "set in stone" values.
- Even if the analysis is off by 15-25% the net result is still meaningful

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In-Out of Scope

Included

- King William County data from the 2020 CAFR
  - Number of Residents: 17,133
  - School Enrollment: 2,168
  - Total Government Expenses: $35.7M
- Household Revenue from:
  - Real Estate Taxes @ current tax rate
  - Personal Property Taxes & License (Sticker) Tax
  - Sales and Use Taxes per resident
- National Average Data from Statista & the US Dept Transportation
  - Children per House: 1.93
  - Vehicles per House: 1.88

Not Included

- Infrastructure (capital improvements) required to support growth
  - Refuse sites and capacity
  - Schools, buses, number of stops
  - Impact to roads (including litter)
  - Water/sewer
- Additional education funding from State
- Potential Real Estate Tax rate reductions
- Offsetting impact of business and industry growth
- Inflation/Cost of Living (COLA)
- Demographics of residents that could disproportionally impact health and welfare costs to county

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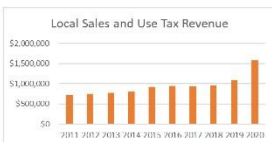
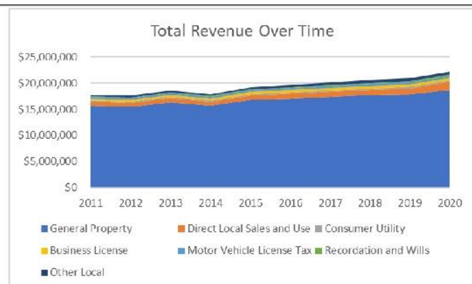
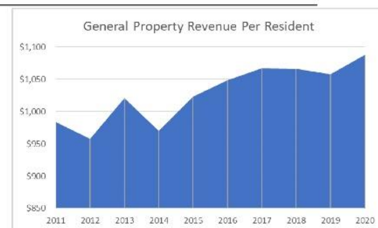
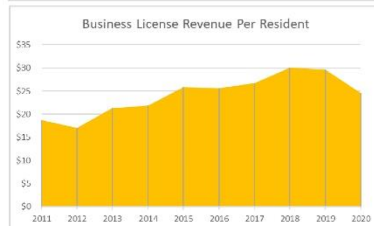
Revenue Analysis









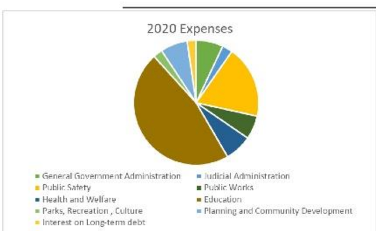
Observations

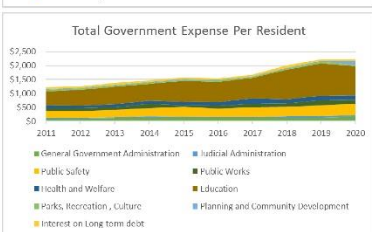
Total Revenue has consistently grown over the last decade, driven largely by an increase in General Property and Sales and Use Tax. Business License Revenue has remained flat and is trending down.

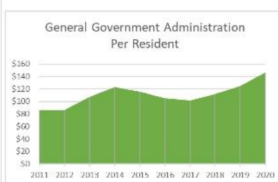
- Sales and Use Tax had a significant increase in 2020 (Pandemic & Online Sales) ($92 per resident)
- As the number of residents has increased, business license revenue per resident is trending down. Increase in 2018-2019 potentially due to taxpayer funded school remodeling project.

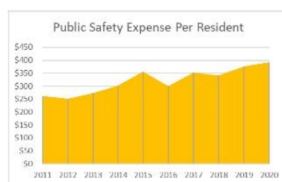
Source: 2020 KW CAFR

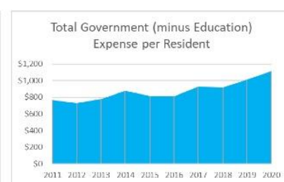
Expense Analysis









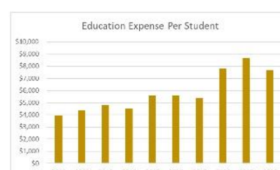


Observations

- As population has increased the government expense per resident has also increased – failing to show scalability of the expense as the citizen population increases
- Education has always been the largest expense line item

Data Take-aways

- Operational government cost (excluding education) per resident: $1,112
- Education Cost per Student: $7,690 Per Resident: $973
- Total KW Government Cost per Resident: $2,086



Notes: Education expenses represent KW allocation and does not include incremental state allocations
Source: 2020 KW CAFR

NEW RESIDENTIAL DEVELOPMENT MODEL (Single Family Home)

DRIVERS & ASSUMPTIONS (variables in boxes drive analysis)

Modeling Drivers		
Number of houses per year	1	
Number of years	20	
Number acres of new parcel	5	
Scalability % of per county exp	100%	Government expenses scalability with population
Scalability % of per student exp	100%	Education expenses scalability with student population
Est. Improvement Value per House	$244,000	
Average Vehicle Assessed Value	$25,000	
Tax Rates		
Real Estate Tax Rate per $100	$0.86	KW website
Personal Property per $100	$3.65	KW website
Vehicle License Tax per vehicle	$30	KW website
Real Estate - Per Parcel		
Existing Value Per Acre	$2,000	Estimate
House with Dwelling Acre Value	$40,000	2021 Reassessment Land Value "P"
Residual land Value	$4,000	2021 Reassessment Land Value "P"
Household Characteristics		
Adults per household	2.0	Assumption
Children per house	1.93	Statista
Vehicles Per Household	1.88	Statista- US Dept Transportation
Average Local Sales and Use per Resident	$92	2020 CAFR - Total local sales & Use / # residents
Governmental Costs		
KW Govt Cost per existing Resident	$1,112	2020 CAFR - (Total Govt Exp - Edu Exp) / total pop
KW Education Cost per Student	$7,690	2020 CAFR - Total Edu exp / # students
KW Govt cost per new resident	$1,112	Calc based on above assumptions
KW Education cost per new student	$7,690	Calc based on above assumptions

IMPACT ANALYSIS OF NEW RESIDENTIAL DEVELOPMENT

	Baseline	New Parcel	
Real Estate Assessment Values			
Assessed Land Value	$10,000	$56,000	
Assessed Improvement Value	$0	$244,000	
Total Assessed Value of Parcel	**$10,000**	**$300,000**	Assessed Value increases
King William Tax Revenue Per Parcel			
Real Estate Revenue	$86	$2,580	
Personal Property on Vehicles	$0	$1,716	
Vehicle License Tax	$0	$56	
Direct Local Sales and Use Tax	$0	$185	
Total Tax Revenue	**$86**	**$4,537**	Tax Revenue on Land and Improvements increase
Incremental Government Expenses Per Parcel			
New Resident Govt Cost	$0	($2,225)	
Education Cost	$0	($14,843)	
Total Incremental Expense to KW	**$0**	**($17,067)**	Cost of Government Expense Increases
Net Impact Per Parcel			
Revenue to Expense Calculation	**$86**	**($12,531)**	Incremental Revenue does not cover Expenses
Per Parcel Impact to County Budget Annually			
	($12,617)		

Impact of 1 new homes on existing Ag land in Land Use

	Per Parcel	Per Year	Over 20 Years	% increase over 2020
New Vehicles on Roads	1.9	1.9	38	
New Residents	2.0	2.0	40	0%
New Students	1.9	1.9	39	2%
Budget Impact	($12,617)	($12,617)	($252,335)	

Each parcel with a Real Estate Assessment value of $300,000, with 2 adults, 1.93 students and 1.88 vehicles can negatively impact the annual budget by $12,617.

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MULTIPLE SCENARIO AC MINOR SUBDIVISION MODEL

DRIVERS & ASSUMPTIONS (variables in boxes drive analysis)

Only Change values in Boxes

Modeling Drivers Only Change values in Boxes	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Number of years to forecast (same in all scenarios)	20			
Number of new houses per year	100	100	50	50
Acres of new parcel subdivision	5	10	10	25
Est. Improvement Value per House	$169,000	$249,000	$299,000	$1,504,612
Average Vehicle Assessed Value	$25,000	$25,000	$30,000	$45,000
Scalability % of per county exp	100%	100%	100%	100%
Scalability % of per student exp	100%	100%	100%	100%
Direct Sales Scalability	100%	100%	110%	125%
Baseline Land Use Value Per Acre	$1,940	$1,940	$1,940	$1,940
House with Dwelling Acre Value	$40,000	$40,000	$40,000	$40,000
Residual Land Value	$4,000	$4,000	$4,000	$4,000

Tax Rates		
Real Estate Tax Rate per $100	$0.86	KW website
Personal Property per $100	$3.65	KW website
Vehicle License Tax per vehicle	$30	KW website
Household Characteristics		
Adults per household	2.0	assumption
Children per house	1.93	Statista
Vehicles Per Household	1.88	Statista- US Dept Transportation
Average Local Sales and Use per Resident	$92	2020 CAFR - Total local sales & Use / # residents
Governmental Costs		
KW Govt Cost per existing Resident	$1,112	2020 CAFR - (Total Govt Exp - Edu Exp) / total pop
KW Education Cost per Student	$7,690	2020 CAFR - Total Edu exp / # students

Calc based on above assumptions	Scenario 1	Scenario 2	Scenario 3	Scenario 4
KW Govt cost per new resident	$1,112	$1,112	$1,112	$1,112
KW Education cost per new student	$7,690	$7,690	$7,690	$7,690

IMPACT ANALYSIS OF NEW MINOR SUBDIVISION PARCEL IN A-C LAND IN LAND USE

		Scenario 1	Scenario 2	Scenario 3	Scenario 4
Baseline Real Estate Assessment Values Prior to Subdivision					
Assessed Value of existing acreage		$9,701	$19,401	$19,401	$48,503
Real Estate Revenue		**$83**	**$167**	**$167**	**$417**
New Real Estate Assessment Values					
Assessed Land Value		$56,000	$76,000	$76,000	$136,000
Assessed Improvement Value		$169,000	$249,000	$299,000	$1,504,612
Total Assessed Value of Parcel		**$225,000**	**$325,000**	**$375,000**	**$1,640,612**
King William Tax Revenue Per Parcel					
Real Estate Revenue		$1,935	$2,795	$3,225	$14,109
Personal Property on Vehicles		$1,716	$1,716	$2,059	$3,088
Vehicle License Tax		$56	$56	$56	$56
Direct Local Sales and Use Tax		$185	$185	$203	$231
Total Tax Revenue		**$3,892**	**$4,752**	**$5,543**	**$17,485**
Incremental Government Expenses Per Parcel					
New Resident Govt Cost		($2,225)	($2,225)	($2,225)	($2,225)
Education Cost		($14,843)	($14,843)	($14,843)	($14,843)
Total Incremental Expense to KW		**($17,067)**	**($17,067)**	**($17,067)**	**($17,067)**
Net Impact Per Parcel					
Revenue to Expense Calculation		**($13,176)**	**($12,316)**	**($11,524)**	**$417**
Impact to County Budget for Shifting AG Land to Residential Use	Per Parcel	**($13,259)**	**($12,483)**	**($11,691)**	**$0**
	Per Year	**($1,325,915)**	**($1,248,258)**	**($584,550)**	**$0**
	Over 20 Years	**($26,518,302)**	**($24,965,152)**	**($11,691,000)**	**$0**

Impact of 100 new homes on existing Ag land - Scenario #1

	Per Parcel	Per Year	Over 20 Years	% increase
New Vehicles on Roads	1.9	188	3,760	33%
New Residents	2.0	200	4,000	23%
New Students	1.9	193	3,860	178%
New Homes	1.0	100	2,000	33%

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CLUSTER & SUBDIVISION MODEL

DRIVERS & ASSUMPTIONS (variables in boxes drive analysis)

Only change variables in boxes

Modeling Drivers				
Number of years to forecast (same in all scenarios)	20			
	Cluster 1	**Cluster 2**	**Cluster 3**	**Cluster 4**
Size of Parcel (acres)	234	100	175	200
Number of new houses per Cluster	268	80	10	8
Conservation Area %	40%	40%	40%	40%
Est. Improvement Value per House	$250,000	$250,000	$400,000	$600,000
Average Vehicle Assessed Value	$25,000	$25,000	$35,000	$45,000
Scalability % of per county exp	100%	100%	100%	100%
Scalability % of per student exp	100%	100%	100%	100%
Baseline Land Use Value Per Acre	$1,940	$1,940	$1,940	$1,940
Conservation Assessment Per Acre	$2,000	$2,000	$2,000	$2,000
House with Dwelling Acre Value	$40,000	$40,000	$40,000	$40,000
Residual Land Value	$4,000	$4,000	$4,000	$4,000
Modeling Calcs				
Avg Acres per Parcel	0.5	0.75	10.5	15
Conservation Acres	93.6	40	70	80
Tax Rates				
Real Estate Tax Rate per $100	$0.86	KW website		
Personal Property per $100	$3.65	KW website		
Vehicle License Tax per vehicle	$30	KW website		
Household Characteristics				
Adults per household	2.0	assumption		
Children per house	1.93	Statista		
Vehicles Per Household	1.88	Statista- US Dept Transportation		
Average Local Sales and Use per Resident	$92	2020 CAFR - Total local sales & Use / # residents		
Governmental Costs				
KW Govt Cost per existing Resident	$1,112	2020 CAFR - (Total Govt Exp - Edu Exp) / total pop		
KW Education Cost per Student	$7,690	2020 CAFR - Total Edu exp / # students		
Calc based on above assumptions	**Cluster 1**	**Cluster 2**	**Cluster 3**	**Cluster 4**
KW Govt cost per new resident	$1,112	$1,112	$1,112	$1,112
KW Education cost per new student	$7,690	$7,690	$7,690	$7,690

IMPACT ANALYSIS OF CLUSTER ZONING

		Cluster 1	Cluster 2	Cluster 3	Cluster 4
Baseline Real Estate Assessment Values Prior to Subdivision					
Assessed Value of existing acreage		$453,986	$194,011	$339,519	$388,022
Real Estate Revenue		**$3,904**	**$1,668**	**$2,920**	**$3,337**
Conservation Area Assessed Value		**$187,200**	**$80,000**	**$140,000**	**$160,000**
Avg Real Estate Assessment Values Per Parcel					
Assessed Land Value (Homesite + Residual)		$40,000	$40,000	$78,000	$96,000
Assessed Improvement Value (Home)		$250,000	$250,000	$400,000	$600,000
Total Assessed Value of Parcel		**$290,000**	**$290,000**	**$478,000**	**$696,000**
King William Tax Revenue Per Cluster					
Conservation Area Revenue		$1,610	$688	$1,204	$1,376
Real Estate Revenue (Land & Improvement)		$668,392	$199,520	$41,108	$47,885
Personal Property on Vehicles		$459,754	$137,240	$24,017	$24,703
Vehicle License Tax		$15,115	$4,512	$564	$451
Direct Local Sales and Use Tax		$49,514	$14,780	$1,848	$1,478
Total Tax Revenue		**$1,194,385**	**$356,740**	**$68,741**	**$75,893**
Incremental Government Expenses Per Cluster					
New Resident Govt Cost		($596,244)	($177,983)	($22,248)	($17,798)
Education Cost		($3,977,814)	($1,187,407)	($148,426)	($118,741)
Total Incremental Expense to KW		**($4,574,058)**	**($1,365,390)**	**($170,674)**	**($136,539)**
Net Impact Per Cluster					
Revenue to Expense Calculation		**($3,379,673)**	**($1,008,650)**	**($101,933)**	**($60,646)**
Impact to County Budget for Individual Cluster Subdivision Scenario	Per Parcel	**($12,611)**	**($12,608)**	**($10,193)**	**($7,581)**
	Per Year	**($3,383,577)**	**($1,010,319)**	**($104,853)**	**($63,983)**
	Over 20 Years	**($67,671,541)**	**($20,206,372)**	**($2,097,063)**	**($1,279,656)**
Impact of Cluster on Infrastructure					
		Cluster 1	Cluster 2	Cluster 3	Cluster 4
New Vehicles on Roads		504	150	19	15
New Residents		536	160	20	16
New Students		517	154	19	15

Conclusion

Observations:

- For every new home built in King William County, the County budget is negatively impacted by ~$10,000 - $13,000 a year.
- As modeled, the breakeven point is approximately $1.64M per parcel based on the current tax rate and assumptions.
- Large subdivisions (with multiple homesites) represent the biggest risk to the county budget.
- Education expense is the largest driver of budget impact.

Impact:

- The incremental cost of infrastructure to support growth should be factored into any decision making.
- As more homes are built, tax revenue will have to increase in order to offset the increase in expense or efficiency improvements to reduce the cost of service.
- The burden will fall to existing homeowners, without increased tax revenue generated by commercial and industrial revenues.

Action:

- There should be a proactive focus on revenue growth from industry and commercial channels.
- Comprehensive plan should address residential development strategies.
- Citizen friendly communication of this impact to the taxpaying citizens to better understand the impact of "rooftops" on current taxpayers.