

**Stafford County Utilities Commission  
Meeting Minutes**

May 9, 2017

A. CALL TO ORDER

Mr. Towery called to order the Utilities Commission (UC) at the George L. Gordon, Jr. Government Center on May 9, 2017 at 7:00 pm in the ABC Conference Room and asked Ms. Bush to call the role.

B. ROLL CALL

Members present: Joyce Arndt, Bill Tignor, Alan Glazman, Moses Boulden, Sr., Mike Makee, and DaBora Lovitt .

Members absent: Mickey Kwiatkowski

Staff present: Jason Towery, Bryon Counsell, Cindy Bush

Guests:

C. APPROVAL OF MINUTES

Approval of Minutes was deferred until the next meeting on June 13, 2017

Mr. Tignor made a motion to approve the March 20<sup>th</sup> meeting minutes however the approval of minutes was deferred until the next meeting on June 13, 2017.

Mr. Makee seconded the motion. The motion passed 6-0 (Ms. Kwiatkowski was absent at the time of the motion).

D. PRESENTATIONS BY THE PUBLIC

There were no presentations.

E. PUBLIC HEARINGS

1. Snelling Lane Neighborhood Sewer Project

Mr. Counsell gave a briefing of the project explaining there are 11 lots along Truslow Road and Snellings Lane with potentially failing drain fields with poor soils. With this information Stafford recommends approval of this project. The estimated cost is about \$400,000.00 for this project. This project will be funded though the Utilities Availability Funds. I will be glad to take any questions you may have.

Mr. Glazman asked if this is in the 22406 zip code. Mr. Counsell informed the Utility Commission yes, it is at the high end of Del Webb Community that's off of Plantation Dr. Mr. Tignor asked if there were any other potential properties for this project Mr. Towery stated the 11 lots seems to be enough to make the project feasible.

Ms. Lovitt inquired about the life span of the sewage project be. Mr. Counsell replied we will design this project and an 8" pipe will be installed which will be more than sufficient for future connections. We will be using a PVC pipe and all Sewer Manholes will be coated to stop corrosion from Hydrogen Sulfide this should last more than 30 to 50 years.

Mr. Makee inquired about when the fees are collected. Mr. Towery explained we will collect a \$500.00 connection fee up front and then the homeowner will have one year to connect after the project is complete.

Ms. Lovitt expressed a concern that these existing homes were not aware that this would come up. Mr. Towery stated that these are older homes and this is very similar to the Sewer extension project just up the road, no one can reasonably foresee when a drain field will fail or expected to fail. Some of these homes are over 50 years old.

Ms. Lovitt inquired in reference to the \$400,000, is the \$5,600.00 that the homeowner pays, is that part of it or separate. Mr. Towery reiterated that it would help cover that \$400,000 cost.

Mr. Towery explained he had received a letter from 33 Snellings Land and was asked to read the letter at the meeting since he could not be present.

He stated the average life span for a drain field is 25 to 30 years these homes are at least 50 years old most of the houses are small lots with no room for another drain field. Residents have complained when the have their tanks pumped out water is flowing back in from the drain field that can't be a good sign. Help is needed before we all start having severe problems. Thank You Paul

Ms. Lovitt inquired about the fact that the developer at the time these homes were built may have known that there were poor soil conditions. Mr. Counsell replied 50 years ago the soil testing we have today were simply not available 50 years ago.

Mr. Makee inquired if funding this project what other project may come off the table. Mr. Towery informed the Utility Commission each year there is \$250,000 built into the CIP for various extension projects like this. Mr. Tignor stated he thinks it's a good thing these people are being proactive to do this for their families and for the property and I think it's a good thing. Mr. Glazman made a motion to recommend the approval of Snellings Lane Neighborhood Sewer Project. The motion was seconded by Ms. Lovitt and passed with a 6-0 vote (Ms. Kwiatkowski) absent.

## 2. Cedar Lane Neighborhood Water Project

Mr. Counsell explained that nine property owners have applied to the County for a water extension along Cedar Lane and a short portion of Courthouse Road. The length is approximately 3,170 feet and the cost is expected to be in the range of \$250,000.

Mr. Counsell stated please be aware that this project is not currently in the CIP, as Mr. Towery explained earlier we hope to add this project in this year's CIP this summer.

Mr. Counsell reported that we have already negotiated a price with Shirley Contracting to extend the water line down to Cedar Lane the cost to extend the line is just under 200,000.

Five of these lots are zoned A-1 the other four are zoned A-2.

Mr. Counsell explained the reason for the water line extension is health issues due to poor water quality with high iron concentration which is expensive to treat and leaves deposits on fixtures and appliances and also adds fire protections for these homes on Cedar Lane.

This project is inside the Urban Service area, Staff recommends approval of this project.

Mr. Towery informed the UC that the total length of 3170 there is actually 800ft of the 16" line is included in that number we now know that 250,000 would not have encompassed the total cost of the project the Shirley Portion will not be funded through Availability's this portion will be funded through Pro Rata Funds because this is part of the Master Water and Sewer Plan Project.

Mr. Gazman asked if it would make sense for Shirley Contracting to do the work on Cedar Lane. Mr. Towery responded that they are such a large contractor and have a lot of overhead it would not be feasible to have them do such a small job.

Ms. Lovitt inquired if this situation is in fact a crisis. Mr. Towery explained that it is considered a high concern because of the poor water conditions and does need to be done in the near future.

Mr. Tignor asked a resident of Cedar Lane most people do something to treat their water what does that cost on an monthly or even annual basis. The resident replied \$30.00 per month.

Mr. Tignor made a motion to recommend approval of the Cedar Lane Neighborhood Water Project. The motion was seconded by Ms. Lovitt and passed with a 6-0 vote (Ms. Kwiatkowski) absent

## F. REPORTS BY COMMISSION MEMBERS

There were no reports by Commission Members

## G. DIRECTORS REPORT

### 1. ITEMS ON MAY 16, 2017 BOARD AGENA

Mr. Towery stated there are none.

### 2. NEIGHBORHOOD PROJECTS UPDATE

Mr. Towery stated the bids will close for the Truslow Road Neighborhood Project on May 25, 2017. Cedar Lane and Snellings Lane Neighborhood Projects will proceed to the board for action.

Mr. Towery explained that the BOS has tabled the Mount Olive Road Large Water Extension Project pending further consideration there have been a number of complaints about various wells this will likely come up at the June Infrastructure Committee Meeting the BOS is also considering a study of the Piedmont Aquifer.

### 3. PUMP HAUL UPDATE

Mr. Towery stated the consultant has identified 5 properties' that have been approved for an alternative onsite septic systems solution; we have sent the letters and the reports to all 5 homeowners with a 6 month time frame to respond.

### 4. MASTER PLAN UPDATE

Mr. Towery explained O'Brien and Gere are preparing the draft reports for an updated Master Plan this has not been updated since 2006.

### 5. OPERATIONS AND CUSTOMER SERVICE UPDATE

Mr. Towery reported we have an increase of 2.5% of active accounts since last year, we have had a decrease in EDU's due to a large influx of apartments last fiscal year however based on this month's number we will catch back up. Water sales are running about 2% higher than FY16.

## H. NEW BUSINESS

### 1. CIP status Update

Mr. Counsell stated the Celebrate Virginia Water Tank is complete and online.

The Rt1 Sewer project runs from Rt1 to Bumgardner Center and is ongoing night work.

Falls Run I-95 we are making a bore under I-95 just North of Rt. 17 the contractor is having some difficulty he is going thru some very hard solid rock.

Claiborne Run Sewer those bids came in extremely high we will put that back out to bid with some ways to upgrade that sewer line and do some replacement of it in a hybrid project.

Mr. Counsell indicated there are three items we are preparing Bid packages for, the Jail Sewer Upgrade Sweetbriar Force Main and Aquia at the Bridge.

Mr. Tignor asked if the Courthouse Water Tank Project is replacing the one by Paradise Estates, Mr. Counsell confirmed that it is indeed replacing that one.

### 2. Berea Tank Removal Update

The Berea Water Tank is now been removed and replaced by the Celebrate Virginia Water Tank Mr. Towery showed the UC a slide show of the construction of the removal of the tank.

3. Advance Payment Ordinance proposal

This will be a Public Hearing for June the department requires when a new water or sewer account is set up there is an advance payment fee that is charged when the account is closed the advance payment is then credited back towards the final bill. We would like to propose for single family homeowners to have this advance payment waived by the Director of Utilities providing their account is in good standing this request would need to be in writing with proper justification. Mr. Tignor would prefer to remove himself from the vote on this matter due to conflict of interest.

4. DEQ Consent order update

Notice of Violation at the Claiborne Run Pump Station in July and September of 2016 was due to excessive rainfall. Currently were posing a civil penalty of \$39,520.00 and submit a schedule for improvements to the infrastructure. In the past we have worked with DEQ to achieve a reasonable consent order. This allows us to propose a secondary environmental project (SEP) where most of the funds will go to a proposed project. So what this means is there is a 30% reduction in the penalty making this fine \$27,664.00 and of this amount 24,897.00 would go towards a (SEP) project.

We have proposed to re-route the Falls Run Force Main along River Road and by pass Claiborne Run PS then build a parallel force main from Claiborne Run PS to Little Falls Run Treatment Plant and connect the two force mains. Mr. Glazman inquired about the cost of the project. Mr. Towery explained it is around 4 or 5 million that would increase to about 8 million.

I. ADJOURNMENT

Mr. Glazman made a motion to adjourn, which was seconded by Mr. Makee. The motion passed 6-0. (Ms. Kwiatkowski absent)

There being no further business, Mr. Glazman adjourned the meeting at 8:29 PM.

Minutes submitted by,



Michael Makee,  
Recording Secretary