

## UTILITIES COMMISSION

December 12, 2006

7:30p.m.

The Stafford County Utilities Commission met for its regular meeting on December 12, 2006 in the Board Chambers in the Stafford County Administration Center. Commission members present were Joyce Arndt, Juan Chaves, Lloyd Chittum, Bob Hunt, Patricia Kurpiel, and Gene Mayausky. Bob Bos, Fred Krebs, Nancy Collins and Cheryl Giles were present for the Utilities Department.

**2. Water & Sewer Master Plan Public Hearing** – Bob reported the existing Water & Sewer Master Plan was being updated. No major changes to the plan or the service area have been done. The Wadewater service area was not included in the Master Plan; however, it is included in a separate Water & Sewer Master Plan.

Bob explained the Master Plan consists of nine short chapters. A year ago, the proposed plan was completed, but the Planning Commission tabled it because three chapters were missing and had not been updated. The three new chapters are the Water Demand and Sewer Flows, Raw Water Supply, and Water Treatment. They have all been updated. Also, added to the Master Plan is a map of the General Sewer Improvements program and the General Water Improvements Program.

Bob reported the major driver for the master plan is how much demand per acre there is for water and sewer. The plan provides for the construction of a water and sewer system within Stafford County. The department took a hard look at the per acre flows and what kind of development is expected in the future.

Bob then briefly highlighted what was covered in each chapter and closed his report with a recommendation that the Utilities Commission endorse the plan and refer it to the Planning Commission and Board of Supervisors for inclusion in the County's Comprehensive Plan.

Bob Hunt asked if the population doubled, would the current capacity be enough or would we run out. Bob Bos replied that we would probably run out. The plan is based on the current Land Use Plan.

Patricia Kurpiel inquired if the nutrient requirement for the Chesapeake Bay would still be reachable. Bob replied we don't really have a choice on that requirement, but we would need an additional allocation in 15 years.

Gene Mayausky commented that the Vulcan Quarry would be available in 15 years and asked how much capacity the quarry would have. Bob replied 2 to 3 MGD.

Juan Chaves commented that changes would eventually be made to the growth area and to the density. Juan asked what the implications would be in having the Comprehensive Plan adopted in spring and approving the Master Plan now, based on the old facts and figures.

Bob responded his recommendation would be to approve the plan now. The Master Plan estimates feed into the pro rata fees and delaying the recommendation could result in a loss of revenue.

Following the presentation, Chairman, Juan Chaves, opened the public hearing for statements from the public.

Craig Johnson of 675 Rocky Run Road commented that he agreed with the recommendation presented by Mr. Bos and suggested that the time delay for the Comprehensive Plan Review and the Master Plan updates not be years apart.

There being no more speakers, the Chairman closed the public hearing.

**3. Pro Rata and Miscellaneous Fees Public Hearing** – Bob presented a background report on pro rata fees and their usage. Bob explained that pro rata fees are collected from developers and subdividers. The fees are used to pay for capital improvements to the water and sewer infrastructure, excluding water supply and water and wastewater treatment facilities.

Bob explained the three proposed pro rata policy changes the Utilities staff recommends. The first proposed change would be for a resolution to revise the pro rata fee program regulations. Under the proposed regulations, pro rata fees would be calculated by dividing the total cost of the planned improvements as shown in the General Sewer Improvement Program and General Water Improvement program by the build-out flow for that area as shown in the General Sewer Improvement Program and General Water Improvement Program. The fees would be adjusted annually based on inflation and revisions to the programs. Bob commented that the biggest change would be in the estimated costs. There have been huge increases for pipes, labor, material and installation. The estimated costs drive up the pro rata fees.

The second proposed change would be for a resolution to adopt a General Sewer Improvement Program and a General Water Improvement Program. Bob highlighted the Rocky Pen Transmission, the Berea Tank Replacement, the new Courthouse Tank and Centreport Tank as the water projects included in the General Water Improvement Program. He then highlighted the short term projects and long term projects for Aquia and Little Falls Run Wastewater Treatment Facilities. Bob explained the pro rata fees are on a per gallon basis. There would be a substantial increase in sewer pro rata fees, especially in the Rocky Pen Run zone.

The third proposed change would be an ordinance that amends water and sewer pro rata fees, returned checks, and language related to reconnection of services.

Patricia Kurpiel asked if the improvements would be calculated in constant dollars or inflated dollars. Bob replied the commission would take a look at the pro rata cost each year and adjust the cost each year based upon the current estimates.

Lloyd Chittum inquired about how the Berea Church Rd. and Sanford Drive area is serviced. Bob responded that everything near the Berea Church Rd. and the England Run basin area is serviced by a gravity feed. The Heritage Commerce Center area is serviced by a pump station.

Juan Chaves opened the public hearing for statements from the public.

Craig Johnson, a representative for the Fredericksburg Area Builders Association (FABA) and the Stafford Council for Progress, distributed a spreadsheet to the commission highlighting the proposed changes to utility rates. Mr. Johnson requested that the commission defer taking action on proposed resolution, O06-68 for at least 30 days, until additional study of several points can be discussed with the utilities staff. He stated that for every 1% change in the cost for building a home, there is an 8% reduction in availability to the market. Mr. Johnson expressed he would like to discuss with the utilities staff the proposed cost analysis for future projects and the current funding for projects. He also would like to know what money was collected from pro rata fees, where the money is being spent and the future plans for that money. As well as, what the requirements are for how long the utilities staff can keep the funds before they are spent.

Ray Freeland of 27 Augusta Drive requested that proposed ordinance O06-68 be tabled to allow time to review the information. He expressed concern the Urban Service Area does not have enough expansion and additional analysis should be completed on how to increase capacity. He also suggested a committee be formed to justify where the increases in fees are coming from.

There being no more speakers, the Chairman closed the public hearing.

**4. Public Presentations** – Laura Sdao of 94 Cranes Corner Rd. provided a background on how she became a pump and haul customer. Ms. Sdao commented that she had a contract with the County stating that she would pay the same as sewer customers. Ms. Sdao also suggested that the increase in cost be rolled over to the 90,000 sewer customers at a cost of an additional seven cents per customer.

Ivy Walsh of 46 Greenleaf Terrace commented that the County was breaking a contract with all pump and haul customers. She referred to a house located at 4 Peaceful Ct. that was sold to a new owner and the new owner had no knowledge the house was on a pump and haul system until after closing was completed.

After the public presentations, the commission took up the issues from the public hearings.

Bob Hunt made a motion to approve the Water & Sewer Master Plan and forward to the Planning Commission and Board of Supervisors. The motion was seconded by Gene Mayausky. The motion passed unanimously.

Patricia Kurpiel made a motion to approve proposed resolutions R91-125(R6), R06-330 and proposed ordinance O06-68. The motion was seconded by Lloyd Chittum. The motion passed with a 5-1 vote. Bob Hunt opposed the motion.

**5. Approval of Minutes** – on a motion by Lloyd Chittum, seconded by Gene Mayausky, the minutes of the November 14, 2006 meeting were approved as written.

**6. Utilities Director's Report** – Bob Bos reported the following items:

- It's time to begin thinking of nominees for the Golden Tap Award
- The annual Boards & Commissions Open House would be held on Dec. 13<sup>th</sup> at the Riverside Dinner Theater
- Board of Supervisors have not taken any action on the pump and haul rates. A board package to advertise for a public hearing to amend pump and haul fees would be on the January 9<sup>th</sup> BOS meeting.

**7. Commission Members Comments** – Patricia Kurpiel inquired about an e-mail she sent to Bob in reference to the docks on Abel Lake. Patricia asked if updated information was available about the action the Board took on giving the dock owners the right to keep their docks. Patricia commented that the Board's action may have been premature because dock owners may have to appear before BZA if zoning requirements have not been met. Bob responded that the issue is under review by the Zoning Administrator and he would make a determination shortly.

Juan Chaves asked Bob Bos if Utilities could do a presentation to the Steering Committee on the status of the Master Plan.

Patricia Kurpiel presented a short presentation of an update of what the Steering Committee has discussed for the Comprehensive Plan. Patricia stated that the Steering Committee has evaluated the financial aspects of the Plan. The committee asked the Board of Supervisors to approve a financial impact model. Patricia explained that the most important aspect of the plan was for a consultant to determine what the build-out value would be under current zoning. Patricia then highlighted the following points of the model: demographics, projected revenues, projected expenses, and historical population growth rates for the County.

There was some discussion about the County's population growth and developing and land rights for developed property.

The meeting was adjourned at 9:15p.m.

Respectfully submitted,

Patricia Kurpiel  
Recording Secretary