A regular meeting of the Rivanna Water & Sewer Authority (RWSA) Board of Directors was held on Tuesday, May 23, 2017 at 2:00 p.m. in the 2nd floor conference room, Administration Building, 695 Moores Creek Lane, Charlottesville, Virginia.

Board Members Present: Mr. Mike Gaffney – Chair, presiding, Ms. Kathy Galvin, Mr. Maurice Jones, Mr. Gary O’Connell and Dr. Liz Palmer.

Board Members Absent: Mr. Doug Walker.

Staff Present: Mr. Tim Castillo, Ms. Victoria Fort, Dr. Richard Gullick, Ms. Teri Kent, Mr. Doug March, Mr. Bill Mawyer, Ms. Betsy Nemeth, Ms. Cindy Polaro, Mr. Scott Schiller, Ms. Michelle Simpson, Ms. Jennifer Whitaker and Mr. Lonnie Wood.

Also Present: Mr. Kurt Krueger, RWSA counsel; members of the public; and media representatives.

1.0 Call to Order
The regular meeting of the RWSA Board of Directors was called to order by Mr. Gaffney on Tuesday, May 23, 2017 at 2:23 p.m., and he noted that a quorum was present.

2.0 Minutes of Previous Board Meeting
a) Minutes of the Regular Meeting of the Board on April 25, 2017

Mr. Gaffney asked if there were any changes or comments to the minutes. There were none provided.

Mr. Gary O’Connell moved to approve the minutes of April 25, 2017 as presented. Mr. Jones seconded the motion, which passed 5-0. Mr. Walker was absent from the meeting and the vote.

3.0 Recognition
There were no recognitions presented.
4.0 Executive Director’s Report

Mr. Mawyer reported that Rivanna had received a certificate of achievement for excellence in financial reporting for the 2016 Comprehensive Annual Financial Report (CAFR), the highest recognition in the area of governmental accounting and financial reporting, awarded by the Government Finance Officers Association. He congratulated Mr. Wood and his staff for their work.

Mr. Gaffney asked Mr. Wood how many consecutive years Rivanna had received the award.

Mr. Wood responded that it had been at least 19 years.

Mr. Mawyer reported that RWSA continued to look at the drinking water infrastructure plan in Crozet, and was in negotiations with an engineering firm to complete the study. He stated that RWSA had begun communicating with the community about the plan and had met with White Hall District Supervisor Ann Mallek and County planning staff, and have planned a meeting with the Crozet Community Advisory Committee for June 21. He noted that Mr. O’Connell and County staff were working with Rivanna as part of that effort.

Mr. Mawyer reported that all of Rivanna’s reservoirs were currently full, and the transfer from Sugar Hollow to Ragged Mountain had been substantially completed, with levels within an inch of capacity. He stated that there were three reservoirs supplying the urban area – Sugar Hollow, South Fork Rivanna, and Ragged Mountain – holding a total of 2.7 billion gallons. Mr. Mawyer stated that if the population uses on average 10 million gallons per day, there would be a supply in the reservoirs for more than 9 months. He stated that the Beaver Creek Reservoir has a more than two-year supply for the Crozet area, and Totier Creek has more than eight years of supply for the Scottsville area.

Mr. Mawyer reported that Rivanna continues to do community outreach, hosting a “meet your reservoir” session at the Ivy Creek Natural Area in conjunction with National Drinking Water Week from May 7-13, with fliers posted at the reservoirs and tours of wastewater plants for UVA students. He mentioned that Rivanna staff members Teri Kent and Andrea Terry spearheaded those events.

Mr. Mawyer reiterated that Rivanna is continuing to move forward with the strategic planning process for the Authorities.

Mr. O’Connell asked if he expected a recommendation on the strategic plan at the next RWSA Board meeting, and if there would be a separate strategic plan for the RSWA.

Mr. Mawyer responded that if the fees were lower than $100,000, he could approve the project to engage in a contract with a consultant without coming to the Board for approval. He stated that the Rivanna Authorities would jointly work together but would need to determine how the RWSA and RSWA integrated and separated, and they would need to make that clear when negotiating with consultants.
Mr. O’Connell asked if the transfers to Sugar Hollow had stopped and would not continue until fall or early winter.

Mr. Mawyer responded that the transfers would stop over the next week or so and Rivanna would be closing the valve to stop the transfer. He stated that unless the weather and circumstances changed, Rivanna did not expect to open the valve again until the fall, given that there was nine months of storage. He added that Rivanna had considered opening it to try to top off Ragged Mountain, but that would likely yield minimal benefit.

Dr. Palmer asked why Rivanna would want to top Ragged Mountain off.

Mr. Mawyer replied that it would be an effort to keep Ragged Mountain’s level as high as possible for as long as possible, so that an end-of-year drought could be addressed by maximum capacity in Ragged Mountain. He stated that Rivanna expected to close the valve and keep it closed until Rivanna refills Ragged Mountain in the next cycle.

Dr. Palmer asked if there was a point in the levels at which Rivanna would decide to do that, or if there were considering other variables.

Mr. Mawyer explained that Rivanna’s staff was looking at other factors and would be meeting internally to discuss drought planning, then bring a presentation to the Board in the near future about how Rivanna uses the reservoirs and what the strategy would be for using Sugar Hollow specifically. He stated that generally when all the reservoirs are full, there is not achieve much additional value to start adding to Ragged Mountain, unless there is a reason to lower Sugar Hollow, such as in the event of a significant storm. Mr. Mawyer noted that when Rivanna closes the valve at Sugar Hollow, the pipe all the way to Ragged Mountain was empty, and there were places it crossed under and through streams, so there is no water in it. He stated that Rivanna may want to fill that pipe and have water running through it to stabilize it, in the event of a storm, and that’s one of the reasons Rivanna might open the valve. He added that staff would present more details in the future about how they use the reservoir as part of an overall plan, but in general they try to keep Ragged Mountain full. Mr. Mawyer stated that the future pipeline from Rivanna Reservoir to Ragged Mountain can pump back and achieve maximum storage and maximum treatment capacity. He noted that Observatory Treatment Plant cannot produce enough drinking water to supply the urban area by itself, so the North Rivanna and South Rivanna plants must be used.

5.0 Items from the Public
There were no items from the public presented.

6.0 Responses to Public Comments – No Responses This Month
There were no responses to public comments this month.

7.0 Consent Agenda
a) Staff Report on Finance
b) Staff Report on Operations
c) Staff Report on Ongoing Projects

d) Approval of Personnel and Personnel Manual Changes

Mr. O’Connell asked if the changes to the personnel manual were the positions in the budget that
the Board would consider later.

Mr. Mawyer stated this action would put the additional positions in the manual and also included
administrative changes to the Family Medical Leave Act and sick leave changes.

The Board asked if he would discuss the additional positions.

Mr. Mawyer reported that the first priority position was an additional water plant operator for the
South Rivanna Treatment Plant, which has been operated under a waiver from the health
department because Rivanna does not have two operators onsite at all times. He stated that Rivanna
has achieved this by having an operator at Observatory and an operator at Rivanna at night, and
they would coordinate by phone. Mr. Mawyer stated that this was not the preferred way to operate
in terms of security of the plant, safety at the plant, and operation technique. He stated that because
of this, staff has asked to implement an additional position, and as part of this have leveraged
automation of equipment to reduce the number of wastewater plant operators needed. Mr. Mawyer
mentioned that Rivanna has installed two centrifuges in the solids handling facility, which was
previously a filter press that an operator had to watch and squeeze water out of, but now the
centrifuge spins them like a dryer and doesn’t require as much staff oversight. He noted that those
two dewatering operating positions would be transferred: one to water and one remaining within
wastewater.

Mr. Mawyer stated that Rivanna was also proposing the addition of an engineer to the engineering
group, with that position to provide asset management of the facilities – especially between water
treatment plants, pipes, pump stations, and wholesale meters, as well as managing some CIP
projects as needed and supervising inspectors. He stated that the third recommended position is an
additional inspector for construction purposes, and he feels that this position will pay for itself and
reduce expenses by not having to pay consultant engineers.

Mr. Jones moved to approve the Consent Agenda as presented. Dr. Palmer seconded the
motion, which passed by a 5-0 vote. Mr. Walker was absent from the meeting and the vote.

8.0 Other Business

a) Public Hearing and Resolution for Certificate of Take–Route 29 Water Pump Station Project

Mr. Doug March addressed the Board and stated that he has been working on the Route 29 Pump
Station and pipeline project for several years, and he would discuss the property acquisition
process involved in finding a site for the pump station. Mr. March stated that the project consists
of a new drinking water pipeline, a booster pump station, and groundwater storage tanks, at the
southern portion of a property along Airport Road just north of Hollymead Town Center, tax map
parcel 32-41. He reported that in 2007, a consultant did a study identifying this location as the
optimum place to put a new pump station, with the general idea of the project being to put a second
source feed from the South Rivanna Water Treatment plant to the northern region, making a second redundant supply source. Mr. March explained that this site was chosen in that study due to a high existing ground elevation, which was optimal for ground storage tanks – a preferred option by the County – and allowed for avoidance of elevated storage tanks. He stated that the site also provided close proximity between the North Rivanna and South Rivanna pressure zones, with the two zones meeting in the Hollymead Town Center area, so this is the ideal location for a new pump station.

Mr. March stated that the project would provide an interconnection between the two existing pressure zones and improve the overall infrastructure by adding a separate source supply from the south, providing redundancy of service and eliminating temporary pump conditions at the Kohl’s department store. He noted that currently if there is a problem at the North Rivanna plant, Rivanna has to shut it down to work on it and maintain it, and the supply source for the entire north end of the county is lost. Mr. March stated that when Rivanna does that, Rivanna has to bring in a temporary trailer pump at Kohl’s, run firehouses on the ground, pump from one low-pressure hydrant into another high-pressure hydrant, in order to feed the north end, sometimes for days at a time. He stated that this project would create a permanent pump station so Rivanna won’t have to do that anymore.

Dr. Palmer asked when Rivanna had to enact the temporary approach.

Mr. March responded that when Rivanna has to shut down the plant for work, such as they were doing now for the granular activated carbon process now being installed, Rivanna has to use the temporary measures. He stated that another issue is the possibility of a line break in that area that must be isolated, because if the break is between the treatment plant and the airport, there is no water by the airport – and that’s when Rivanna brings in a southern feed. Mr. March stated this project would put a new building at the southern feed that would always enable pumping from South Rivanna.

Mr. O’Connell asked if that would happen sooner than the rest of the project, and if the project was phased.

Mr. March replied that it was not phased at this point, but once RWASA acquired the land the Authority would move into design of the pump station. He stated that part of the project is the 24-inch line they completed on Route 29 North as part of the widening project, and a line must be brought from South Rivanna to this area in order to pump into the northern area. Mr. March stated that RWASA still had a small amount of pipe through the Kohl’s area and Meeting Street left to do, but RWASA would proceed with design of all of it.

Mr. March reported that the Route 29 Pump Station project would provide more capacity of water to feed the growing needs of the northern service area, and in the future Rivinna would be able to lower the higher operating pressures there. He stated that pursuant to the 2007 study, this project was inserted into Albemarle County’s Comprehensive Plan, and it remained in the most recent version adopted in 2015. Mr. March presented a map and noted the proposed location of the pump station, stating that the property frontage is on Airport Road, but RWASA was building in the back of the parcel – away from the front of Airport Road – and would access the site through Meeting Street. He stated that Meeting Street currently dead-ends at the southern boundary line of that
Mr. March mentioned that the County wants to take Meeting Street and extend it through the parcel, making a four-way intersection at Innovation Drive and Airport Road.

Mr. March stated that Rivanna was only seeking to purchase a 1.6-acre lot at the back of the entire 7.5-acre parcel. He stated that David Turner, a local businessman, owns the property and has been the point of contact in discussions regarding acquisition of the necessary land. Mr. March stated that to figure out how much land was needed, Rivanna hired a consultant to do a conceptual site plan, and he presented the drawing as done by the consultant, noting the location of Airport Road to the north and Meeting Street to the south. He stated that the drawing shows two large storage tanks and a small building toward Meeting Street, which is where the pump station will be, and he noted the location of an existing cell tower on the property. Mr. March emphasized that the parcel needed by Rivanna was just south of that and would not impact the cell tower, building around it. He stated the entire property is currently zoned Rural Area and has not been rezoned, with most of the property wooded and raw land, except for the cell tower and a rental house onsite.

Mr. O’Connell asked if the property was higher than adjacent properties.

Mr. March responded that it was, noting that the cell tower is located on the property’s highest point, which is also the highest point on Airport Road. He pointed out the location in the wooded area where Rivanna would build the pump station, stating that it would be built in front of the cell tower.

Mr. March presented a timeline of Rivanna’s meetings with Mr. Turner, stating that he met with him in November 2011 and had general discussions about purchasing the property. He noted that there was no detailed mapping at the time, but Mr. Turner understood the project and the need for it. Mr. March stated that in 2013, Rivanna sent him a right of entry request to do a boundary survey and topographic mapping updates, which he granted. He stated that Rivanna met with him again in April 2016 and reviewed a conceptual site plan that had been developed, along with a phase one environmental site assessment. Mr. March stated they talked about his existing site zoning, the appraisal process, and the entire negotiation process for obtaining this property.

Mr. March stated that they met again in December of 2016, and at that point Rivanna had hired the appraisal company CRES of Warrenton, which had done a land appraisal — which resulted in a value of $4.50 per square foot. Mr. March stated that a few weeks after that meeting, in January 2017, Mr. Turner sent Rivanna a letter expressing his disagreement with the appraisal and stating that he felt the land was worth $18-20 per square foot. Mr. March stated that Mr. Turner never sought a third-party appraisal but instead put together his own figures.

Mr. March stated that in March of 2017, Rivanna revised the plan because they had changed the lot limits and got an updated appraisal — but the $4.50 per square foot had not changed. He stated that he sent the updated plan and appraisal to Mr. Turner, who responded by saying that he still disagreed with the appraised value. Mr. March stated that in April 2017, Rivanna sent him a final offer letter by certified mail, making an offer for the 1.6-acre lot at $4.50 per square foot, with the total offer at $313,713. Mr. March stated that Mr. Turner refused that offer also, so Rivanna convened with Mr. Krueger and McGuire Woods to develop condemnation documents, the subject of this public hearing.
Mr. Krueger stated that Rivanna designed the property borders of the parcel to be the minimum amount necessary to take while complying with what needed to be built there, as well as setback and screening requirements for the tanks. He stated Rivanna was not proposing to take any more property than necessary to do the project, as the law stipulates. Mr. Krueger stated that property must only be taken if it is a public necessary, and one of the resolutions to be adopted by the Board is a finding that it is a public necessity. He noted that it was difficult for staff because although Mr. Turner greatly disagreed with the property valuation, Rivanna had an appraisal done by a professional appraisal firm but the only thing staff received in return was the owner’s estimate range of what he thought it was worth. Mr. Krueger stated that staff went through the negotiating process as best they could to try to arrive at a number.

Mr. O’Connell asked if Mr. Turner’s figure was based on sales in that area.

Mr. Krueger responded that it was loosely based on sales of properties in that area that were not zoned RA, and also based in part on what Mr. Turner had settled with VDOT for in the taking of a strip of road frontage on Airport Road in the past.

Dr. Palmer asked staff if they recalled how much he had received per square foot for that frontage piece.

Mr. March responded that it was around $10 or $11, and that was in 2004 or 2005 when they widened Airport Road and took strips of property.

Mr. O’Connell asked if the cell tower sat completely on his property and whether it was a long-term lease.

Mr. March responded that it was a lease.

Mr. O’Connell noted that the lease would impact anything that could occur on the adjacent property.

Ms. Galvin asked if there would be another appraisal done as part of the condemnation proceedings.

Mr. Krueger responded that the next step would be for Rivanna to file a petition in condemnation, and they have agreed with Mr. Turner’s attorney to go ahead and do that since he will not accept the offered amount. He stated that either party could start a suit and it would go into court, with each party being able to present evidence on the property value – with Rivanna using the CRES appraisal. Mr. Krueger noted that Mr. Turner and The Marketplace of Virginia, L.C., the co-owners of this property, could choose whether or not to get an appraisal, but they can present evidence as to why they feel the Rivanna appraisal is inaccurate.

Dr. Palmer asked when the Rivanna appraisal was done.

Mr. Krueger responded that it had been updated in March 2017.
Mr. O’Connell noted that when you file a certificate, you actually take control of the property.

Mr. Krueger stated that when Rivanna tenders the Certificate of Take with the check for $313,713, the property becomes Rivanna’s – with Mr. Turner having a short period in which he can contest the procedure used to actually condemn the property, but his counsel noting they don’t have an issue with that aspect. Mr. Krueger stated at that point, it becomes Rivanna’s property because they are condemning a fee-simple interest property, not an easement, and the only step left is the court determination as to whether the CRES value is the right value or some other value is correct.

Dr. Palmer asked if Rivanna could proceed with the project while that valuation process is underway, and how long the contestation could take.

Mr. Krueger confirmed that Rivanna could proceed with the project, and the process could take a few months depending on what kind of evidence Mr. Turner wants to present and the court’s schedule in terms of discovery and hearings.

Dr. Palmer noted this property was in the County and she was assured that Rivanna had done its due diligence, and the inclusion of this in the County’s Comprehensive Plan also made her feel comfortable about proceeding.

Mr. Krueger noted that Mr. Turner knew this was coming for quite some time. He explained that the next step was to hold the public hearing, then adopt the resolutions authorizing the taking of the property and authorizing Mr. Mawyer to sign the Certificate of Take.

Mr. Gaffney opened the public hearing for the certificate of take for the Route 29 Pump Station. There were no public comments provided, and he closed the public hearing.

Dr. Palmer moved to adopt the resolutions as presented, authorizing the taking of the property for the Route 29 Pump Station and authorizing Mr. Mawyer to sign the Certificate of Take. Mr. O’Connell seconded the motion.

Mr. Krueger called for a roll-call vote, with the Board voting as follows: Mr. Jones – aye; Ms. Galvin – aye; Mr. Gaffney – aye; Dr. Palmer – aye; and Mr. O’Connell – aye. Mr. Walker was absent from the meeting and the vote.

Mr. Krueger noted that Mr. Doug Walker was absent from the Board meeting, but the RWSA had amended its articles and filed them with the State Corporation Commission, which has not yet processed them, to change the position for the other city representative from the Director of Public Works to the Director of Utilities, which would be Lauren Hildebrand. He stated that Ms. Hildebrand would not have been eligible to vote yet, and Mr. Walker was absent from the vote.

(The resolution as adopted is presented below.)

RESOLUTIONS REGARDING ACQUISITION OF A FEE SIMPLE INTEREST IN PROPERTY BY EMINENT DOMAIN PROCEEDINGS
RTE. 29 WATER PUMP STATION PROJECT

May 23, 2017

WHEREAS, the acquisition of a certain fee simple interest in a portion of the property identified below is required to complete the Rte. 29 Water Pump Station Project (the “Project”);

WHEREAS, the Project is required in order for the Authority to provide an interconnection between portions of the Authority’s potable water distribution system presently served by the South Rivanna Water Treatment Plant and the North Rivanna Treatment Plant to (a) provide redundancy of service in the event of an emergency and during drought conditions, (b) adequately serve the growing needs of the area of the County of Albemarle along Virginia State Route 29 generally north of its intersection with Airport Road, and (c) improve infrastructure conditions in the northern service area by lowering excessive operating pressures and is therefore a public necessity;

WHEREAS, the acquired fee simple interest in the property will be put to public use for the provision of potable water to the residents and businesses of Albemarle County;

WHEREAS, the Authority has negotiated in good faith for several months with the property owners affected by the Project to obtain the fee simple interest in a portion of the property for the Project;

WHEREAS, the Authority has made a bona fide offer to purchase for just compensation the fee simple interest in a portion of the property described below as shown on the attached plat (the “Property”), and the owners of the Property named below (the “Property Owners”) have rejected the Authority’s good faith offer to purchase the Property;

WHEREAS, the Authority believes that the offer amount listed below (the “Offer Amount”), which is based upon a third-party appraisal and subsequent negotiations with the Property Owners, constitute just compensation for the acquisition of the fee simple interest in the Property; and

WHEREAS, in an effort to timely and efficiently complete the Project, the staff of the Authority has advised the Board of Directors of the Authority (the “Board”) that it is in the best interest of the Authority to immediately institute eminent domain proceedings to acquire the fee simple interest in the Property for the Offer Amount by depositing such amount and filing a certificate of take in the Circuit Court for the County of Albemarle, Virginia (the “Eminent Domain Proceedings”).

NOW, THEREFORE, be it:

RESOLVED, that the Board adopts and approves the factual findings set forth above;
RESOLVED, that the Board finds that bona fide efforts have been made to purchase the fee simple interest in the following Property for just compensation from the Property Owners, and that the Property Owners have rejected the Authority’s good faith offer;

<table>
<thead>
<tr>
<th>Project Parcel No.</th>
<th>Tax Map/Parcel No.</th>
<th>Jurisdiction</th>
<th>Property Owner(s)</th>
<th>Interest To Be Acquired</th>
<th>Offer Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>32-41</td>
<td>Albemarle County</td>
<td>David P. Turner and The Market Place of Virginia, L.C.</td>
<td>Fee Simple (approx. 1.6004 ac.)</td>
<td>$313,713.00</td>
</tr>
</tbody>
</table>

RESOLVED, that the Board finds that the Offer Amount represent just compensation for the acquisition of the fee simple interest in the Property;

RESOLVED, that the Board finds that it is in the best interest of the Authority to immediately institute the Eminent Domain Proceedings to acquire the fee simple interest in the Property;

RESOLVED, that William I. Mawyer Jr., as Executive Director of the Authority (the “Executive Director”), is authorized to execute in the name of the Authority, to acknowledge where required, and to deliver to the parties entitled thereto, the certificates, notices and other instruments and documents required by the Eminent Domain Proceedings; and

RESOLVED, that the Executive Director is authorized to take such further actions in the name and on behalf of the Authority, including without limitation, the preparation, execution, acknowledgment and delivery of such additional agreements, instruments, documents and certificates under the Eminent Domain Proceedings and the transactions contemplated therein, as the Executive Director may deem necessary or appropriate to carry out the intended purposes of the foregoing resolutions.

b) Proposed FY2017-2018 Operating Budget and Rate Schedule

Mr. Mawyer reported that staff had introduced this budget at the Board’s March 28, 2017 meeting and mentioned at that time that the total budget was $31,010,000, with $16.5 million for the operating budget – including staff salaries, vehicles, chemicals, etc., and $14.5 million for debt service – paying for projects such as the GAC, odor control projects, etc. He stated that Rivanna had issued a public notice to advertise the operating rates for water and wastewater, and they were included in the newspaper on April 9 and May 7, 2017, with no comments received from the public on those rates. Mr. Mawyer noted that Rivanna also sent the proposed rates to the City and the County.
Dr. Palmer asked if it was common to have debt service charges represent half of the entire budget, and whether that was the way a lot of authorities around the state operated.

Mr. Wood responded that it was not, but Rivanna was one of the few wholesale Authorities and as such did not have a lot of comparables for Rivanna – other wholesales had a retail arm. He stated that a lot of service authorities gain assets through projects that developers do, so they gain assets without gaining debt, but there is no other way to build projects locally except to acquire debt.

Mr. O’Connell asked if just the treatment part comprised a significant part of the debt, since those were such large facilities.

Mr. Wood confirmed this, stating that a lot of assets and facilities are procured by a developer and donated, and he suggested that staff present a financial picture that combined the city, county, and Rivanna as if they were one financial entity.

Dr. Palmer stated she would really appreciate that kind of assessment.

Mr. O’Connell noted that both the Albemarle County Service Authority and Rivanna have budgets of $31 million, and both have about 75 employees. He stated that Rivanna’s five-year capital program is $136 million, whereas the ACSA’s is about $26-28 million, plus product development costs.

Mr. Gaffney asked how much of the ACSA’s revenue came to Rivanna.

Mr. O’Connell responded that it was about 60%.

Mr. Jones confirmed that the City’s percentage was close to that.

Mr. Gaffney noted that it’s one revenue paying for both.

Mr. Mawyer stated the estimated charge to the Service Authority for next year is $16.2 million, and the City’s is $13.7 million, with other revenue including $2 million from the nutrient credit exchange, Buck Mountain rent, and a few other smaller sources such as retail from septage haulers who bring septage here.

c) Public Hearing and Adoption of FY2017-2018 Operating Budget and Rate Resolution

Mr. Gaffney opened the public hearing.

Mr. John Martin addressed the Board and stated that he is a resident of Free Union. Mr. Martin stated that the word “suburban” has come into budget discussions, changing the name from “rural rate centers” to “suburban rate centers,” but there are no suburbs. He explained that there is an urban area with hard edges around it, a rural area, and the town of Scottsville – but there are no suburban areas. Mr. Martin suggested using “town/settlement area rate centers” or something similar, but not “suburban.”
Mr. O’Connell stated that it may be best just to name them, which is what the Service Authority ended up doing – Glenmore, Scottsville, Crozet, etc.

Dr. Palmer agreed.

Mr. Gaffney commented that Mr. Martin’s point was interesting.

Dr. Palmer stated that she has tried to come up with another word for “suburban,” but it may be a matter of perception as to what that word connotes, and naming the areas may be the best approach.

Mr. O’Connell stated that the resolution before them actually does name the areas and the associated rates and monthly costs.

Mr. Krueger noted that it still called them “urban rate centers” and “rural rate centers.”

Dr. Palmer stated they had to because that’s what they were called in the four-party agreement.

Mr. Mawyer stated that the urban centers are in the agreement, but he could not find the reference to rural.

Mr. O’Connell noted that Crozet is 8,000 people versus Scottsville with 800.

Dr. Palmer noted the resolution just named them and didn’t include the word “suburban,” but it was easier to have one consistent term.

Mr. Jones moved to approve the FY2017-2018 Operating Budget and Rate Resolution. Dr. Palmer seconded the motion, which passed by a 5-0 vote. Mr. Walker was absent from the meeting and the vote.

d) Overview of Crozet and Scottsville Water Treatment Plants

Mr. Mawyer stated that the Sugar Hollow, South Rivanna, and Ragged Mountain Reservoirs feed the urban water system through the Rivanna Water Treatment Plant, and the Observatory Treatment Plant. The North Fork Water Treatment Plant is supplied directly from the North Fork of the Rivanna River. He explained that the Crozet plant is fed by Beaver Creek, and Scottsville is fed by Totier Creek, with both supplying their respective communities.

Mr. Mawyer presented a profile of the Scottsville Water Treatment Plant, noting the operator’s area and laboratory on the top level, and the pipe gallery and pumping on the bottom level. Mr. Mawyer stated that the Scottsville plant was constructed in 1964, with maximum capacity of about one million gallons per day and Totier Creek serving as the source. He noted that the reservoir was not used as the water source except as backup during dry periods. Mr. Mawyer stated that the Scottsville plant is operated only during the day, seven days per week, and there is a storage tank of about 250,000 gallons that works collaboratively with the Service Authority tank in the area, which stores about 300,000 gallons. Mr. Mawyer reported that the Scottsville plant only produces about 50,000-60,000 gallons per day, making it the smallest plant by production. He presented
pictures showing the lab area, chemical storage area, and a new GAC building to contain one GAC contactor.

Dr. Palmer noted that the picture of Totier Creek shows that it is downstream from the dam.

Ms. Whitaker pointed out that it is, with a rock-cut spillway at the dam.

Dr. Palmer stated the intake for the creek is above the dam, and staff has noted that there were several years of supply from the Totier Creek reservoir. She stated that staff has also mentioned that the water quality from Totier Creek is not ideal, and asked how often Rivanna had to go into the reservoir during a drought.

Dr. Gullick stated that Rivanna actually used the reservoir about two hours per week in order to test the pumps, but it had been a few years since Rivanna used it as a regular water supply – and it was just for general usage, not for drought.

Ms. Whitaker stated Rivanna used to use the reservoir much more often, but found the creek provided higher water quality and easier treatability. She noted that since Rivanna switched to the creek, Rivanna has not had to use the reservoir for drought purposes, only to keep the infrastructure operational – and during the 2000-2002 drought period, Rivanna was using the reservoir mostly.

Mr. O’Connell asked about 2007, another drought year, and whether the switch had been made in the last four or five years.

Ms. Whitaker responded that it had been within the last 10 years, and she could provide a more definitive timeframe if desired.

Mr. O’Connell commented that at this point, Scottsville was largely a residential system – with a big plant that once used water but is now closed.

Dr. Palmer asked if the brewery ended up using the water.

Mr. O’Connell responded that the brewery was not a very big customer.

Mr. Mawyer reported that the Crozet Water Treatment Plant was also built in 1965 and had a capacity of one million gallons per day, typically producing about a half-million gallons per day but peaks of over 800K gallons per day. He stated that the Crozet plant’s raw water source is Beaver Creek Reservoir, and the plant operates at a minimum of 12 hours per day – sometimes longer if the Crozet demand is up – and this is an increasing usage facility. Mr. Mawyer noted that there is two-million gallons of storage in the Buck’s Elbow Storage Tank. He pointed out the location of the tank, the water treatment plant, and the site for the new finished water pump station, and noted the boundaries of the Crozet service area. Mr. Mawyer presented photos showing the lab inside the plant where the operator does lab testing, the sediment basin where solids are settled out, and a lower-level basement where there are chemical storage and piping to take the rinse water off the filters. He stated the Crozet plant would have two GAC contactor vessels, as part of the new GAC implementation.
Dr. Palmer stated that the areas Crozet Water Treatment Plant serves are not equal to the growth area boundaries, and asked how Rivanna factored in projections of population growth, noting that the County has typically expanded the growth area to match the jurisdictional area.

Mr. O’Connell responded that this has historically been where the water system has extended and at one point was serving fewer people, but with development in that area it had increased – with the biggest area of consumption being along Route 250. He stated that there was about a 2,000-person difference between Albemarle County’s official growth plan and the service area.

Dr. Palmer noted that the County had encountered several different situations recently in which the County has changed the growth area to match the jurisdictional area, and that could possibly result in upzoning there – which is contradictory to the Crozet Master Plan’s recommendation that development taper out on the edges.

Mr. Mawyer stated that the drinking water infrastructure plan is based on following development, so the County would decide on zoning and density, and Rivanna uses predictive measures to build the facilities and get them in place before the growth happens. He stated that Rivanna uses factual numbers of production along with consumption data to assess how much water the Crozet area is going to need.

Mr. O’Connell stated that those conversations are underway, but there is a lot of development in places that are outside the growth area, and the challenge will be planning for water in a commercial district with a multitude of uses. He added that the Crozet Community Advisory Committee meetings usually use a different map, and stated that County staff has deferred to the Board of Supervisors on questions related to jurisdictional area boundaries.

Mr. Mawyer stated that Rivanna has met with White Hall District Supervisor Ann Mallek and County Planning staff to discuss this.

Dr. Palmer stated that she has mentioned it to Ms. Mallek as well.

9.0 Other Items from Board/Staff not on Agenda

There were no additional items presented.

10.0 Closed Meeting

There was no closed meeting held.

11.0 Adjournment

Mr. Jones moved to adjourn the RWSA Board meeting. Ms. Galvin seconded the motion, which was approved by a vote of 6-0.

There being no further business, the meeting adjourned at 2:33 p.m.