



Stafford County Utilities Commission
July 11, 2023

- I. Call to Order– Mr. Edwards, Utilities Director, called the meeting to order at 7:32 pm.
- II. Roll Call – Those present at the meeting were; Ms. Tiffany Epple; Mr. Alan Glazman, Chair; Mr. Floyd Bundrant; and Mr. Greg Cox, Vice-Chair. Mr. Ben Litchfield; Mr. Bill Tignor and Ms. Nancy Sullivan were absent. Staff members present were Mr. Chris Edwards, Utilities Director; Mr. Nate Huber, Assistant Director; Mr. Daniel Habete, Engineering Program Manager; and Ms. Tyler Girsham, Administrative Specialist.
- III. Approval of Meeting Minutes – Ms. Epple motioned, seconded by Floyd Bundrant, to approve the minutes from the February 15, 2023 and February 28, 2023 meetings as presented. The motion passed 4 – 0.
- IV. Presentations by the Public – Ms. Kristen Maxon from 1816 Richmond Highway was present. Ms. Maxon expressed concerns about green dash marking on her driveway and that no literature has been sent out to the public or mentioned at the Board of Supervisors that these markings would be happening. Ms. Maxon also expressed concerns about how late the June 27th Board of Supervisors went and that the video of the meeting didn't represent the time of events that happened that night. Ms. Maxon mentioned that at the Zoning Classification Impact Statement from April 24, 2023 said that Route one and Jumping Branch Rd describes an Accoceek regional pump station infrastructure there, but there is no pump station there. Ms. Maxon said that if this is incorrect then it is not an impact statement. Ms. Maxon went to start around thought, however, Ms. Girsham interrupted her to let her know that her time was up.

Mr. Glazman asked Mr. Edwards if he had any feedback for Ms. Maxon. Mr. Edwards explain that usually green lines are sewer lines and they might have been putting fiber down in that area, which requires our staff to mark any sewer lines present in the area being worked in. Mr. Glazman expressed that he was confused on what the issue was that Ms. Maxon had. Mr. Edwards explained that she was asking about the green markings in her driveway. Ms. Epple asked Mr. Edwards if he had anything to say about the pump station that Ms. Maxon mentioned. Mr. Edwards said that there is a brand-new sewer line in that area and at the very end of that line there is a pump station present. Mr. Huber confirmed there is a brand-new pump station in that here.

- V. Reports by Commission Members – no Commission members indicated a desire to speak.
- VI. Director's Report – Mr. Edwards said instead of a Director's report, we will be having three to four short presentations. One will be given by Mr. Huber about Ferry Farms updates. Then, Mr. Edwards introduced Mr. Habete, who will be presenting information on design standards and water/sewer master plan. Lastly, Mr. Edwards said that he will be giving a quick presentation on water reuse.



VII. Presentation – Ferry Farm updates:

Mr. Huber briefly explain the Ferry Farm installation schedule handout that was in the agenda packet. Next, Mr. Huber gave a project overview of what the Ferry Farm project is, explained that we are currently in year two of the project and around fifty percent complete. Mr. Huber mentioned some of the positive outcomes that have come out of starting this project, such as, the reduction in water main breaks in the Ferry Farm neighborhood. He also gave praise to the staff, especially the project managers, working tirelessly every day to keep this project moving forward.

Mr. Huber went on to give more details about the installation schedule and what each color means on the sheet that was included in the agenda packet. Mr. Edwards added that items in pink and red are planned to be completed this year and items in yellow are planned for next year completion. Mr. Huber took back over and explained that next handout included was reflecting the streets or areas in Ferry Farm that are currently being worked on. Then, the final handout about Ferry Farm was about the areas in Ferry Farm that are planned to be worked on in 2024 and 2025. Mr. Huber explained that this phase will be one of the largest stages of the project with roughly seven thousand feet of pipe. He also explained that Ferry Road will be one of the last stages to complete since we will work from the back of the neighborhood and work our way out of the subdivision, which would be Ferry Road. Mr. Glazman asked if we have had any issues with installation so far. Mr. Huber replied and said that there are some of the big things that the department has faced with this project. He explained that we have to approach every homeowner about the hookups as most of them are in their backyard and the work that is needing to be done is burdensome to them as we have to disturb a lot of sidewalks, flower beds, fences, sheds, etc. Mr. Huber explained that the department has put a policy in place that if it is determined that it is easier for the homeowner to replumb their home to have the hookup come out the front of the home, that we will provide some compensation to them to hire a plumber to complete that work. He mentioned that another challenging piece to the project is trying to keep multiple contractors going in at once while scheduling our in-house crews as well.

Mr. Edwards chimed in to explain the hour person crew that the Board approved back in 2018. He also explained how much the line in the front of customers yard the county maintains and what section that the customer is responsible for maintaining. Ms. Eppler asked how the compensation for the homeowners worked; Flat fee? Mr. Huber replied that it is a flat fee and explained how we calculated what the flat fee.

VIII. Presentation – Master Plan and Design Standards

Mr. Habete explained the purpose of his presentation and gave a brief background summary on the Water and Sewer Master Plan and the Design and Construction Standards. He went on to explain that the Master plan serves as a guide for future development, a roadmap for short and long-term goals, and a holistic vision for the future of Stafford's utilities. Mr. Habete mentioned when the last times the master plan was updated and what the timeframes are we have planned for future updates after this current one. Next in Mr. Habete's presentation, he went over the



Master Plan update objectives. These were to identify Utilities deficiencies and required improvements, integrate the potential for reuse water, and explain how the capital improvement projects are driven by the Master Plan. Mr. Habete also explained how the Master Plan supports the General Water and Sewer Improvement Program, which then helps us determine if Pro Rata fee updates are needed. Mr. Edwards added that we are planning to make updates to the Master Plan every five years moving forward as it plays such a significant factor in our capital improvement program.

Mr. Habete moved on to the next part of his presentation, covering the design and construction standards. He explained the objective of the standards is to help control development and expediate the review process and construction. He mentioned that these standards were last updated in 2017 and is hoping to have a draft report by September 2023. Next, Mr. Habete went over some of the changes that will be proposed in the upcoming draft and briefly explained why some of these proposed changes are necessary. The changes were maximum depth of sewer, easement requirements, tracer requirements, clarifications based on lessons learned, standard details, and permits based on state regulations.

IX. Presentation – Reuse Water Overview

Mr. Edwards started his reuse water overview presentation by explaining why we are looking to use reuse water and where those areas are in the County currently. Mr. Edwards discussed briefly that we currently have two applications in for data centers, one in the Potomac Hill area and another in the Route one and Eskimo Hill area. Mr. Edwards explained how the data centers use water for cooling and what those demands would look like based on the season. He also explained how the high demand would impact our water treatment plants and would create the need for water facility expansions. Mr. Edwards stated that reuse water will become the key to providing water for data centers. Next in the presentation, Mr. Edwards explained what reuse water is and its beneficial uses. He also explained that we would be required to construct reuse facilities and distribution piping, as well as get permits from the Department of Environmental Quality (DEQ) to be able to start using reuse water. Mr. Edwards mentioned that other jurisdictions in Virginia have reuse systems, such as Loudoun Water and the Town of Leesburg. He stated that reuse water would reduce the stress on the water system and also gives a source of income on that we don't already have.

Ms. Eppler asked if the data centers will be paying for these reuse facilities. Mr. Edwards replied that it is what we are pushing towards. He mentioned that these facilities are not cheap to construct and in other jurisdictions, the data centers have paid for part of them. Mr. Edwards said that our intent is for them to pay for the construction of the facilities and that they will also be paying water fees for the reuse water that will be provided to data centers. Mr. Glazman asked how many data centers there are in Stafford County. Mr. Edwards said none right now, however there are two rezoning requests in for data center campuses. Ms. Eppler asked if those two requests were the two data centers that Mr. Edwards mentioned previously in his presentation.



Mr. Edwards said yes, they were the same two that he mentioned at the beginning of this presentation.

Mr. Edwards continued with his presentation by explaining the picture flow chart that was included in the agenda packet. This chart shows the cycle of how the reuse water would be created, treated and flow throughout our facilities to make it to our end user. Mr. Edwards explained how some of the cooling water is returned to the sewer systems, how it would impact the sewer system, and how we would remediate these impacts. Mr. Edwards wrapped up his presentation by going over what future considerations will be coming up as reuse water becomes more relevant, which would be an ordinance update to set reuse water rates and a design standard for reuse piping.

Mr. Cox asked if any infrastructure is currently being considered for these data centers and where their location would be; Is it in the airport area? He also asked if we are currently running any pipe, would we go ahead and run this purple pipe beside it? Mr. Edwards said that right now we are focusing on the two areas that currently have applications in for data centers and most of everything will be coming from our Aquia Wastewater Treatment plant. Mr. Edwards explained that the department has been discussing how they would run additional water and sewer lines from the plant to the tank and then the tank to Eskimo Hill Rd. Ms. Eppler asked if we were to experience a shortage in water in the County, how would it affect the data centers? Mr. Edwards explained this would be one of the upsides to using reuse water for the data centers as it would create a pretty consistent band of water coming back to the wastewater facilities to be treated and send back out as reuse water year round no matter how dry it is outside. Mr. Edwards noted that in the comprehensive plan, they are really discouraging data centers from using potable water and pushing them to use reuse water. Mr. Glazman asked if Spotsylvania had any data centers. Mr. Edwards said to his understanding that they are in the same position as we are, where they have proposed campuses, but no physical data centers yet. He mentioned that the two biggest jurisdictions that currently have data centers are Prince William County and Loudoun County. Ms. Eppler asked if the same data centers are looking at Stafford and Spotsylvania or are they different companies in each county? Mr. Edwards said he is not sure as much information has not been released. Mr. Bundrant asked if this is something we are going to have to convince the data centers to buy into or are they already going in this direction? Mr. Edwards said this is kind of the direction that they are already going in. Ms. Eppler asked about the mineral build up potential that was mentioned at the last meeting and if it still a good option? Mr. Edwards said that it is one of the downsides of reuse water, but those would be returned to the wastewater facilities for treatment.

Mr. Cox said that he did not have questions about the new data centers, but wanted to ask about the status of the carwash on 610 as it has had its lights on for few months but it is still not opened. Mr. Edwards said he was not sure. Mr. Huber said that he would look into it and follow up with the Commission Cox.



Mr. Edwards mentioned that things have been quite busy in the planning review area in the department. He said that Mr. Habete had pulled a stat this morning showing that since January 1 of this year, we have received 273 applications for review, and we only have 3 or 4 people reviewing all those applications. Ms. Epple asked if those were all businesses. Mr. Edwards said that it is businesses, subdivision sections, and other things. Mr. Cox said that is has noticed a lot of Verizon activity in the Mountain View area and asked if there are been any breaks, damage done, or problems the department has had to handle. Mr. Edwards said that Verizon is putting in their lines are located in the homeowner's portion, not the department's responsible portion.

X. Unfinished Business – there was no Unfinished Business Discussed

XI. New Business – there was no New Business Discussed

XII. Comments/Questions:

Mr. Glazman asked about the Per- and Polyfluorinated Substances (PFAS) article he emailed Mr. Edwards about the night before. Mr. Edwards went on to explain what PFAS and where PFAS is common found, such as Teflon and firefighting foams. Mr. Glazman asked if it just a bunch of plastics. Mr. Edwards replied that they are called forever chemicals because they don't separate, break apart or deteriorate. Mr. Edwards mentioned that there are proposed regulations in the works and that Stafford County will have to comply with those new regulations when they get passed. He also explained that of the biggest downsides to PFAS is that there are currently not a lot of removal techniques to get it out of your traditional water treatment plants, but the Utilities department is already looking at alternatives and putting funds aside in the Capital Improvement Plan to fund any plant upgrades to comply with these future regulations. Mr. Glazman said it seems to be a problem everywhere. Mr. Edwards agreed and mentioned that Northern Virginia area was hit pretty hard. Mr. Glazman thanked Mr. Edwards for providing that helpful information about PFAS. Mr. Edwards said that if any member would like additional information on PFAS, that the Utilities website has information about it as well.

Mr. Cox asked to motion for start having quarterly meetings. Mr. Edwards explained that we could develop a proposed 2024 schedule and discuss at the next meeting during unfinished business.

XIII. Adjournment – Ms. Epple motioned, seconded by Mr. Cox and approved unanimously to adjourn the meeting at 8:35 p.m.