



Stafford County Utilities Commission
November 29, 2023

- I. Call to Order– Mr. Edwards, Utilities Director, called the meeting to order at 7:01 pm.
- II. Roll Call – Those present at the meeting were; Ms. Tiffany Epple; Mr. Alan Glazman, Chair; Mr. Ben Litchfield; Mr. Bill Tignor, Vice-Chair and Mr. Greg Cox. Mr. Floyd Bundrant and Mr. Benjamin Litchfield and Ms. Nancy Sullivan were absent. Staff members present were Mr. Chris Edwards, Utilities Director; Mr. Nate Huber, Assistant Director; Mr. Mark Gunderson, Assistant Director; Ms. Tyler Girsham, Administrative Specialist; and Ms. Tyra Fisher, Procurement & Finance Specialist.
- III. Approval of Meeting Minutes – Ms. Tiffany Epple motioned, seconded by Greg Cox, to approve the minutes from the July 11, 2023 meeting as presented. The motion passed 4 – 0.
- IV. Presentations by the Public – no members of the public were present.
- V. Reports by Commission Members – Mr. Tignor mentioned that he had read in the newspaper that the levels of the Rappahannock River are the lowest on record and he remembers when the Lake Mooney plant was established that it partially depended on pumping water out of the river. Mr. Tignor asked Mr. Edwards for an update on that and where things stood.

Mr. Edwards gave some background about the Lake Mooney Plant by highlighting that it is adjacent to the Rappahannock River, and about ninety percent of the water that enters into the reservoir is pumped directly from the Rappahannock River. Mr. Edwards explained that up until August of this year, we could pump water, but once the water got so low, our existing permits at the time prohibited us. Since then, we have acquired new permits that allow us to constantly pump even in low levels, but there are still some limitations if waters are extremely low like they are right now. Mr. Edwards said that the recent rain that has come in has allowed us to pump some, and he mentioned that the reservoir at Lake Mooney is down about eight feet, which is about fifteen to twenty percent of our reservoir. He finished by saying that we would have about another year's worth of water if we received no additional rain. Mr. Tignor said that Mr. Edwards's comment about the amount of water that remains at Lake Mooney and the years' worth of supply speaks volumes to him about those who planned the facility. Mr. Edwards went on to highlight the decommission of the old Abel Lake facility in 2015, but currently, in the CIP plan, there is a pipeline from the Abel Lake reservoir to either the Lake Mooney Reservoir or the Lake Mooney plant itself to help have water reserves through 2040 to 2050.

Ms. Epple inquired about Westlake and Hartwood Elementary School. She asked if Westlake would contribute to having county water and sewer to Hartwood. Mr. Edwards explained that water will extend further out Route 17 but believes it will still be roughly a mile away from Hartwood Elementary. He said in regards to sewer; it becomes a little more complicated as there won't really be a receiving place for the sewer. He mentioned that this opening up gives the potential for water if the schools want to extend the water line to their school. He also noted that



with the very low demands in the summertime, a lot of line flushing must be completed. Ms. Eppler asked a clarifying question that the waterline would be the school's responsibility then, not Westlake's. Mr. Edwards said yes and explained that Westlake would build it at their site, about a mile from Hartwood Elementary. Ms. Eppler thanked him for explaining. Mr. Edwards added that we have received inquiries from homeowners in that area about the potential to connect to water and sewer, and it is the same situation where water would be available, but sewer is a little trickier. Ms. Eppler then asked how that would be separated on the bill if they were only receiving water. Mr. Edwards explained that we could bill directly for water.

Mr. Cox asked if we could look at the pumping station near the end of Mountain View due to a tree hanging that he is concerned won't make it through the winter. Mr. Edwards said that if it is on our piece, we could take care of it, and if it is not, we would seek permission to remove the tree.

- VI. Director's Report – Mr. Edwards stated for the Director's report that he wanted to focus on two things that we have coming up. The first one is an amendment to Chapter 25, the water and sewer ordinance. Mr. Edwards explained that there is a conflict between the Comprehensive Plan that is done by the planning department and the Water and Sewer Disposal Ordinance (Chapter 25). The Comprehensive plan prevents water and sewer connections outside the Urban Services Area. Chapter 25 requires the connection to water for a subdivision or major site plan; the developments can be inside or outside of the Urban Service Area if the cost to extend water to the property is less than \$1,150 per acre. Mr. Edwards then explained the proposed changes that will happen next year. If the owner is outside of the Urban Service Area, they would apply for a Comprehensive Plan review through the Planning Commission; if the Planning Commission denies it, the owner would have to seek an appeal with the Board of Supervisors, and if both are denied, the owner does not need to connect to the water system.

The second part of Mr. Edwards's Director's report was to give some updates on the reuse of water and what has happened since the last meeting. Mr. Edwards stated that in the beginning of November the first zoning amendment was done for the first two data centers in Stafford County were approved. He mentioned that these data center would be using water for cooling and looking to use reuse water that comes from our wastewater treatment plant. He states that this site is being developed by Amazon data services and they offered to construct a new facility at our Aquia Wastewater treatment plant and then construct a pipeline from the new pumping station at Aquia to their site so they can use the reuse water for cooling. Once the reuse water is using for cooling, then roughly a quarter of it will come back to us, go into the sewer system, and be pumped back to the Aquia Wastewater treatment plant. Mr. Edwards also mentioned that they plan use about half million gallons of water a day and at the Aquia Wastewater plant on a dry day produced about 5 to 6 million gallons per day. He stated they agreed to construct improvements to the ultimate size that we will need for most of the data centers to provide water needed, which is about 6 million gallons per day. This will allow us to tie into that line and feed other data center sites further down the line and provide 6 million gallons per day of water. Mr. Edwards explained that on a summer day, our two water plants produce roughly 12 million gallons per day and, on average during the year, roughly 8 million gallons per day and these



improvements will help us almost double the amount of water we will have on the average day. Mr. Edwards then went over the visual map in the handout showing the cycle of reuse water from beginning to end. He mentioned that one of the main things we will look at next will be the sewer impacts. As of right now, this center is relatively small, but as one is added, we will need to look at ways to pump water directly back to the wastewater treatment plant and bypass the existing sewer system because the load will be greater than what our resources can accommodate. Mr. Edwards said that it would take two to three systems to construct the entire reuse system, and there would be a one-year bridging effort where they would be on potable water; the site plans to use 200,000 to 250,000 gallons per day of water. Mr. Tignor asked if that water will be metered. Mr. Edwards said that it will be metered and charged just like any other commercial customer. Mr. Edwards wrapped up his presentation with mentioning even though 250,000 gallons sounds like a lot, they would only be a second largest water user in the County; we have a user that using roughly 350,000 gallons per day of water.

Mr. Edwards handed the floor to Mr. Huber to present 3R project updates.

- VII. 3R Project Updates Presentation – Mr. Huber started his presentation with updates on Ferry Farm. Phase 4 was released for construction, which authorized 6500 ft of new pipe in the subdivision. Butler Rd water main replacement is currently being designed. Chatham Drive Water Main Replacement is in the Final design phase and going through easement acquisitions. Grafton Tank's inspection has been completed. Jewett Lane Watermain extension is currently under infrastructure review. Mr. Edwards chimed in to note that with the Ferry Farm phase 4 section approved for construction, this will cover all of the subdivision except the ones on Ferry Rd and finish up five to six miles of the waterline. Mr. Huber added that in Ferry Farms, we have to go to each individual homeowner and have a right of entry agreement due to having to relocate their meters. Mr. Edwards and Mr. Huber recognized the hard work our three project managers put into this project. Mr. Tignor noted that most of the homes in Ferry Farms were roughly sixty to seventy years ago. Mr. Edwards highlighted all the efforts that have gone into this project. Mr. Huber stated that it has been an overall team effort from each section of the Utilities and Capital Projects department. Mr. Glazman asked what the homeowner is responsible for in this process. Mr. Huber said everything past the meter is the homeowner's responsibility. Mr. Edwards clarified Mr. Huber answered by stating it is the portion from the house to the meter. He added that we will assist with reimbursing some of the cost of the homeowners having to replace that section due to the meter relocation. He explained details and the process the homeowners would follow to be reimbursed if their lot is affected.

Mr. Glazman asked what they expected the Butler Rd project to start. Mr. Huber said that we just started design for this project, by hopefully next spring, we will be in the heart of engineering for the project but a start date is currently not set. Mr. Edwards added that he believes it should be around spring or summer of 2025.

Mr. Tignor asked if Chatham Drive is the road that runs to Chatham Manor. Mr. Huber said yes.



Mr. Huber continued to the next slide on the presentation. Sewer lining is ongoing; Aquia District just started, and Garrisonville District is to start in the spring/summer of 2024. Manhole rehabilitation is going; Stratford Place is complete; Aquia District is to start in the spring of 2024, and Garrisonville District in the summer of 2024. Austin Run Interceptor Replacement is complete and in service.

The pump station updates were the next items covered in the presentation. Brooks Park WWPS is complete. Vista Wood and Falls Run WWPS are both waiting on materials. Hoof and Claw WWPS is currently at thirty-five percent complete in design. At the Claiborne Run WWPS, suction piping is completed, and yard piping is pending construction contract. At the Tylerton-Rumford WWPS, the project is scoped and pending design services. Construction on the Ingleside WWPS is expected to start next month. The Celebrate Virginia WWPS has a pending work order approval in December 2023. Lastly, for the Hilldrop WWPS, the work order has been issued, and construction is to start in January 2024.

Mr. Huber briefly went over the updates for the Plant projects. The Aquia Magnesium Hydroxide Tank replacement is completed. The Smith Lake flow control valves are in the planning and initial investigation phase. Also, Smith Lake's HVAC, electrical, and chemical upgrades design is ninety percent complete, with IFB and construction expected in 2024.

Last in the presentation were updates on the Water and Sewer System planning projects. The Water and Sewer Master Plan update is underway. The Design and Construction Manual final draft is completed. We are currently working through the new Asset Management Plan. The GIS-Utility Network implementation is underway.

Mr. Edwards added more updates about the Enon Rd Water Tank, noting that construction will be completed around March 2024. He also said the bids would be opening up in December 2023 for the major Little Falls Run rehab project. Mr. Tignor asked what will happen to the old water storage tank. Mr. Edwards said it will continue to be used, but over the next few years it will be decommissioned.

- VIII. Unfinished Business – Mr. Cox previously requested to look at moving the meeting to quarterly instead of monthly. Ms. Girsham explained that in the handout was a current proposed schedule for 2024 with one meeting per quarter and a special meeting around budget time. Mr. Tignor stated that it was a good plan and asked if the Board of Supervisors had to vote on this. Ms. Girsham said that she would check with Jeannise in legal to confirm the steps to update this change in the bylaws if the Commission members are comfortable moving forward with this change. Mr. Glazman thought it was a good way to plan it this way. Mr. Edwards said let's go ahead with what is currently proposed for now and meet after the Board's organizational meeting to see if we will have any changes in the Commission members and pick this topic next year. Ms. Girsham said that she would provide an update at the February meeting. Mr. Glazman asked if there were any other commissions in the county that meet quarterly. Mr. Edwards replied that he knows the Board and the Planning Commission meet monthly, but the other commissions seem to meet



quarterly if not less than quarterly. Mr. Edwards said that we should be good to meet quarterly as long as we are meeting on a somewhat regular basis. Mr. Tignor stated that not many other localities have a Utilities Commission if he recalled correctly. Mr. Edwards mentioned that they did not have a Utilities Commission when he worked at Spotsylvania County.

- IX. New Business – there was no New Business Discussed
- X. Comments/Questions: No Additional Comments or Questions.
- XI. Adjournment – Mr. Tignor motioned, seconded by Mr. Cox and approved unanimously to adjourn the meeting at 7:54 p.m.