



Stafford County Utilities Commission
January 14, 2025

- I. Call to Order– Mr. Gundersen, Utilities Assistant Director of Operations, called the meeting to order at 7:01 pm.
- II. Roll Call – Those present at the meeting were; Mr. Greg Cox; Ms. Tiffany Epple; Mr. Alan Glazman; Mr. Nathan Reese; Ms. Nancy Sullivan; Mr. Greg Cox; Mr. Floyd Bundrant; and Mr. Ben Litchfield. Staff members present were Mr. Mark Gundersen, Utilities Assistant Director of Operations, Mr. Chris Edwards, Utilities Director; Jon Brindle, Environmental Compliance Manager; and Ms. Tyra Fisher, Procurement and Finance Specialist.
- III. Nominations of Chair – Mr. Cox nominated Ms. Epple, seconded by Mr. Glazman. The motion passed 7-0.
- IV. Nominations of Vice- Chair – Mr. Glazman nominated Mr. Reece, seconded by Mr. Cox. The motion passed 7-0.
- V. Approval of Meeting Minutes – Ms. Epple motioned, seconded by Mr. Reece, to approve the minutes from the October 14, 2024 meeting as presented. The motion passed 7 – 0.
- VI. Presentations by the Public – Ms. Kristen Maxon from 1816 Richmond Highway was present. Ms. Maxon stated the wrinkle of the water supply, emergency ordinance O25-01 updating Stafford County Ordinance Management plan, Board of Supervisors, December 17, 2024, a public member announced that there is an additional increase of \$23 a month per taxpayer to Dominion Power caused by data centers. She asked if this is directly true? She said this is utilities, December 17th, 2024, 20 minutes in the public hearing also interrupted by the public speech and presentation was directed by the board, 20 minutes into the running of webtv and this is a limitation of freedom of speech. She said this was a concern about our creeks and river presentation by a public member who was concerned. The next point she brought up was the location of the new utility facility/building is unknown. Ms. Maxon went on to say that on page 338 of today's packet, please note the water budget per data center is a quarter million gallons daily. 26 data centers are counted. She asked can one size fits all; 20 to 29 million gallons are produced daily in Stafford, so the figure is in the red without repurposing. The average water use per person is 200 gallons per day. Here we're talking about 90 million or 40 million gallons for a regulated surface permit. She asked why is the fine that we're talking about the same per day of the residence as in the commercial defined on page 2350 or 138 pages of the package today. It would take a population of 250,000 people to consume 40 million a day, Stafford population is under 168,000 in 2024. Ms. Maxon says that on January 14, 2025, the lakes have 17 million and 12 million gallons a day, but it does not even sum up but one given surface limit permit volume. She asked who are we serving here? Page 72 of 138 stating applications shall demonstrate, to the satisfaction of DEQ, that the project meets an established need for full water to meet the project's purpose. How is that?



Ms. Eppler asked Mr. Gundersen if he can address any of Ms. Maxon's concerns. Mr. Gundersen said that right now, we are working with the data centers through water services agreements, and all the water that will be provided to them after the initial time period will be reused water and not potable water. He also states that we are working on master planning and working with our regional partners on long term water planning so we will know what safe yields are for all of our facilities.

Mr. Reece asked what percentage of the data center will be using reuse water. Mr. Edwards explained that some data centers use water for cooling and others use air for cooling. He said that they are hoping 100% of those planning to use water for cooling will be on reuse. He explained that one thing that we are working on creating is a service area for the data centers similar to the urban services area that we have showing where we are able to provide public water and sewer in the County. He mentioned that the service area for our Aquia Wastewater facility will go as far south as the Stafford Technology Campus on Enon Rd and we are trying to keep it east on 95. Mr. Edwards explained that some small data centers may be west of 95, but they will probably be air-cooled. Mr. Reece stated that he imagines the main cooling will be reuse water, but what if there is not enough reuse water; would it default to air cooled? Mr. Edwards said yes, it would default to air. Mr. Reece said that he guesses for them it sounds like, at least for now, that data centers are not necessarily a concern for water. Mr. Edwards agreed.

Mr. Glazman, how is the reuse water used right now absent of the data centers? Mr. Edwards explained that we do not use it right now and that it is discharged back to the stream, but we will be able to use 100% of that water that is currently being discharged for cooling. He also noted that with the water services agreement that we entered into with Amazon last year, they are actually building the reuse facility at our Aquia Wastewater Treatment Plant.

- VII. Public Hearing – Proposed Ordinance O25-01: Mr. Brindle gave this presentation on O25-01. He gave some background information about Stafford's water supply and how it heavily relies on rainfall. He said although it provides a robust supply, it can be vulnerable to drought. He went on to explain why we are making updates to the plan now. Next, he explained how to implement the stage if two of the three trigger conditions are met. He noted that even with record lows in 2023, no restrictions would have been issued based on the two of three trigger conditions stage implementation. He went through the different response stages, what restrictions would be implemented at each stage, and potential fines if restrictions were not followed. Mr. Brindle asked the Commission if anyone had any questions.

Ms. Eppler asked how utilities would monitor people who are violating during these stages. For example, would we look at their usage on this monthly bill? Mr. Brindle said that he was told that last time we had restrictions in place, we had staff driving around looking for very obvious examples, like running lawn sprinklers and had assistance from the sheriff's office as well. Mr. Glazman brought up the data centers again. He asked what happens if we don't have enough reuse water available for their needs. Mr. Brindle explained that we would build reuse capacity in the system where we would have several water worth of water. He also explained that in the



service agreement that they have been working on that if reuse water is not available, they would notify the data center as soon as possible and it would be up to them to find an alternative source. Mr. Bundrant asked if the same penalties apply for the drought when you are under stage three as those in two a and two b. Mr. Brindle explained that it is a generic provision for any violation.

Mr. Cox asked about Abel Lake and how much it would cost to put it back in service. Mr. Edwards replied that it is currently a project that we have planned to do, but it is an alignment between Abel Lake and Lake Mooney. Mr. Edwards said that we would probably never put that plant back into service, we would just pump it all down to Lake Mooney. Mr. Edwards explained that the connection from Abel Lake to Lake Mooney would be about 50 to 100 million dollars, and if we were to rebuild Abel Lake, it would be around 150 to 200 million dollars. Mr. Cox said the delta between losing money from cutting back on usage would be negligible to 50 million dollars. Mr. Edwards said yes and explained that when we present the master plan in the next three to four months, he would present a potential alternative use for Abel Lake in the short term. Mr. Brindle said if there are no other questions, he will step back to allow for public comment.

- VIII. Public Comment on O25-01—Ms. Maxon came up and said she hopes her notes are organized. She asked how will Lake Abel be used in the future to supply this demand. She said as stated on page five, this part is left out in the agenda packet. Parks and Recs will approach this ENC code; please note that this week's Parks and Recs Advisory Commission has pages 2, 8, 10, 12, 14, 16, 18, 20, 22, 24, and 26 as empty and should be read. These pages are left blank; see the January 16th agenda of this week. She said it is a bad, poorly documents, but they need to look into it. Misdelaivered Mail alerts neighbors of underground utilities of Dominion; however, calling Richmond gave no insight by the representative who said the design was unavailable. She said this is part of the communication that we have, so if there's a fine, likely people won't know about it. She said she called Richmond and couldn't find any information of the underground utilities that is going on. She said she described how the usage is being done by big commercial businesses and the public and there's a big, vast difference and the fine is \$100 flat. She said that doesn't seem right for someone who uses 200 gallons compared to 40,000 gallons a day and that is something we should look into. She said number eight water plan review, when is that going to be available for the public. She said the review is not in our package today. She said the drought management is a subset of this in reference to Malcom prime 22006 Stafford, Virginia water supply is outdated. She asked why the 2006 and 2011 plans were referenced when there is a 2018 plan somewhere, page 76 of 138. She said the packet references July 21, 2023, which was during the meeting recess for the summer and revised September 6, 2023, page 11 of 17, number five. She said damaged roads have been by the cable companies, and gravel has been removed. She said thank you so much.

Ms. Eppe asked Mr. Brindle if he would address any of what Ms. Maxon said if he is able to. Mr. Brindle said he was not sure what parts of that directly address the drought management plan. He said as far as the fines go, there is rather limited availability for what we can impose as a county. Mr. Reece asked that with the escalation schedule, he assumed service would be suspended at some point. Mr. Brindle said yes. Mr. Reece said he is not sure if there is a set schedule but if someone is using 40,000 over versus someone using 10 over, the one who's using



40,000 over would get suspended sooner. Mr. Brindle said he would agree with that and we do have much more latitude to suspend services to commercial customers over residential. Mr. Litchfield asked if our lack of flexibility here is in part because this is a criminal penalty that we would be imposing instead of a civil penalty. Why don't we have flexibility? Mr. Brindle explained that civil penalties are fairly new to the county. He said we haven't had them in code for a lot of different sections historically, and it's typically been considered that there's not a lot of appetite to have our county departments that are not law enforcement be involved in that level of enforcement action.

Mr. Cox motioned, seconded by Mr. Reece, to send the recommendation to the Board. The motion passed 7-0.

- IX. Reports by Commission Members – No reports given.
- X. Director's Report – Mr. Gundersen gave a quick recap from the previous meeting and went over some of the items that we are working on. He mentioned a few future items that we will be working on such as master plan updates and large service agreements for reuse. He also said at the next meeting we will have a presentation on SCADA and giving some budget updates as well. Mr. Edwards chimed that in the next three to four months, the Water and Sewer Master Plan will be brought before the Commission and he mentioned it was last updated in 2018.

Mr. Glazman asked if there were any comments or lessons learned based on what happened in Richmond. Mr. Edwards joked that he knew this topic would get mentioned and he had some relatives that were affected by what happened in Richmond. He explained that one of the things in our favor is our 3R initiatives, which is repair, rehabilitate and rebuild. He also explained what he understood from the events that happened in Richmond. He said that the lesson learned was making sure we stay on top of everything and making sure everything is relatively new and is good working condition. Mr. Brindle said that they were able to get the plant back fairly quickly but the depressurization of the water system is why it was so extended.

Mr. Gundersen said the last thing that we had for the Commission members was the proposed schedule for 2025 and asked if there were any topics that they would like to hear more information about.

Ms. Eppler stated that she saw that the wastewater treatment staff got an award at the Board meeting and congratulated the staff on that award. Mr. Gundersen explained the awards that both wastewater treatment facilities received. He mentioned that this is the 20th year in a row of our Little Falls Run Plant has received this platinum award. He also explained what requirements must be met to receive these awards. Ms. Eppler asked to confirm that it is for 100% compliance. Mr. Gundersen said yes, that is correct.

Mr. Reece asked if there was an update on the facility headquarters relocation. Mr. Edwards said that we are looking to relocate the main office due to the new reuse facility being built. He explained that we are trying to find a new location, but finding the land has been a bit of an obstacle. He said that one of things they discussed was a combined services facility with school



transportation, fleet maintenance and a new facility for Parks and Rec, but that would require around 100 to 150 acres. He said he thinks we are probably going to find a new utility headquarters right now, and we are starting that process now. He said he hopes to find a new home by the end of the year and should be able to give an update by the end of summer.

- XI. Unfinished Business – there was no Unfinished Business Discussed
- XII. New Business – there was no New Business Discussed
- XIII. Adjournment – Mrs. Epple motioned, seconded by Mr. Glazman and approved unanimously to adjourn the meeting at 7:39 p.m.