



Council Committee Notes - Water/Sewer

Date: April 7, 2010 **Time:** 8:30 AM **Location:** Town Hall **Chair:** Councilmember John Smith (absent) **Attendees:** Councilmember Randy Moubray, Town Manager Tom Saunders, Chief WWTP Operator Pat Chenoweth, Field Utilities Superintendent James Seagle, Bill Rosenbaum – Progress Engineers

Visitors: Ben Burton, Bay Design; Bill Warren, Partners for Lancaster County Schools

Notes on Discussions:

1. Bill Rosenbaum informed the Committee that he has made much progress in the final engineering design of the water and sewer lines and sewer lift station for the CDBG project. He reported that he had met with Town staff the day before to go over details and he thinks he can have everything ready to submit by the end of April.
2. The Committee discussed the request from John Davis that the Town supply water and sewer service to a 118 unit subdivision he may develop on Boys Camp Road just outside of town. The Committee agreed to recommend to Council that the request be approved if certain conditions are met (see below). Mr. Warren made the observation that tax credits (the stated goal of Mr. Davis' proposal) currently trade for approximately 92 cents on the dollar, and perhaps the Town should consider asking for even more from Mr. Davis in this situation, as he stands to gain so much.
3. Bill Warren and Ben Burton, representing Mercer Place Apartments/Partners for Lancaster County Schools, asked the Committee for a decision regarding the installation of a water line to serve their project and connection fees. After a discussion the Committee decided to recommend to Council that the town be responsible for extending the lines, according to its own priorities and view of possible future development in that part of Town, and ask Mercer Place to pay conventional connection fees. Mr. Warren said his main concern with that approach would be getting held up if the town were slow to do its part. TM Saunders assured him that would not happen.
4. TM Saunders informed that Committee that he had discussed the proposed Bluff Point development with DEQ groundwater staff in order to determine if the project's ground water withdrawal might have a negative effect on the Town's wells. He has been told that there is almost no hard data on the nature of the aquifer in this area upon which to base a prediction. After discussion the Committee decided to recommend to Council that it ask Northumberland County to require an aquifer capacity and transmissivity test at the site of the development and give the town the chance to evaluate the results before it grants permits to the developers.
5. James Seagle and Pat Chenoweth stated that all is well with the water and sewer systems as of now, with nothing outside of normal wear and tear to deal with. James

and Wayne Kent and PJ Jones will be attending the Virginia Rural Water conference for a couple of days next week.

Recommendations to Council:

1. Agree to provide water and sewer service to a proposed development on Boys Camp Road if (a) Lancaster County determines that the project complies with its comprehensive plan and grants a subdivision permit, (b) the developer pays to install all of the utility lines inside the project, according to Town of Kilmarnock specifications, and connect them to Town lines on Rt 3, (c) The developer pays full out-of-town connection fees for every lot and out-of-town water and sewer rates are applied to all connections unless and until the subdivision becomes part of the Town, and (d) the developer submits in writing his proffer of \$5000 additional per lot to be set aside for WWTP capital expenses, to be collected at the time connection fees are paid.
2. The Town should be responsible for installing the water line needed for Mercer Place and leave the connection fees in place.
3. The Town should ask Northumberland County officials to require the developer of the proposed Bluff Point project to perform an aquifer capacity and transmissivity test, as it would be required to do if the area were in a Groundwater Management Zone, and allow the Town time to analyze the results in light of potential negative impacts on the Town's wells and water system before granting a permit or special exception.

Recommended for further study: none at this time