

REGULAR EDA MEETING AGENDA

FEBRUARY 9, 2018

A regular meeting of the Economic Development Authority (EDA) of Stafford County will be held in the Board Chambers of the George L. Gordon, Jr. Administration Center, located at 1300 Courthouse Road, Stafford, Virginia at 9:00 A.M.

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - A. December 9, 2017
 - B. January 5, 2018
- 3. PUBLIC PRESENTATIONS**
- 4. TREASURER'S REPORT**
 - A. November 2017
 - B. December 2017
- 5. SECRETARY'S REPORT**
- 6. CHAIRMAN'S REPORT**
 - A. QuIC Update
- 7. WORKING GROUP REPORTS**
 - A. Germanna Update
 - B. Stafford Town Center Update
 - (1) Utility Lines
 - C. 204 Thompson Update
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
 - A. Kilroy Robotics Annual Request
 - B. P.A.C.E. Program
 - C. Utilities New Master Plan
 - D. Quantico /Fort Belvoir Regional Alliance
- 10. ATTORNEY'S REPORT**
- 11. ADJOURNMENT**
 - A. Next Regular Meeting Scheduled for March 9, 2018

AGENDA ITEM 2A

THE ECONOMIC DEVELOPMENT AUTHORITY OF STAFFORD COUNTY, VIRGINIA

REGULAR MEETING MINUTES
December 8, 2017

1. CALL TO ORDER

The regular meeting of The Economic Development Authority (“EDA”), of Stafford County, Virginia was held on December 8, 2017, in the Board Chambers of the George L. Gordon, Jr. Administration Center, located at 1300 Courthouse Road Stafford, Virginia at 9:04 A.M. A quorum was present.

Members Present

Joel Griffin	Chairman
Don Newlin	Vice-Chairman
Jack Rowley	
Howard Owen	Treasurer
Skip Causey	

Members Absent

Jo Knight
Heather Hagerman

Also Present:

Charlie Payne, Jr.	Counsel
Kelly Copley	Secretary

2. APPROVAL OF MINUTES

A. November 17, 2017

Mr. Causey motioned for approval of the November 17, 2017 minutes. Mr. Newlin seconded.

VOTE: 5-0 Approved

3. PUBLIC PRESENTATIONS

None

4. TREASURER'S REPORT

A. October 2017

Unencumbered Balance - \$509,108.58

Mr. Newlin motioned to accept the treasurer's report for October 2017. Mr. Causey seconded.

VOTE: 5-0 Approved

5. SECRETARY'S REPORT

None

6. CHAIRMAN'S REPORT

Interviews began for the new Economic Development Director. None of the candidates interviewed are moving forward; therefore a new recruitment firm has been hired. The new firm will begin their process in January.

7. WORKING GROUP REPORTS

A. US Rt1 Property Update

Item – Closed
Remove on all further agenda

B. Marketing Update

Mr. Owen sent out a *.pdf of the 204 Thompson article to the EDA for edits or comments this morning. Ms. Copley will take care of getting it on the website and social media once approved. He also asked the group what the next article should be.

C. Germanna Update

Mr. Rowley updated the EDA that Germanna now has a new President. The language is being worked out between the County, Germanna and the State to change the 5 year break ground restriction to a 20 year restriction.

Discussion Followed

D. Aquia Town Center Update

Mr. Cobert updated the EDA that he and Ms. Hagerman attended the ICSC conference in New Your City. While there they met with dozens of brokers and developers regarding Stafford's major mixed-use development projects. They both met yesterday with Mosaic and their new brokers who are focused on getting a strong anchor for Aquia Town Center. Mr. Griffin asked for a full brief a January meeting.

E. Stafford Town Center Update

Mr. Smith updated the EDA members that the Stafford Town Center consultant had its kickoff meeting with the developer. Mr. Griffin has asked that if any member has thoughts, ideas or suggestions to pass along to the working group, he is happy to relay all EDA comments as he remains heavily involved.

On December 19th there will be a joint Board of Supervisors / Planning Commission Public Hearing on the land associated with the new Hospital Expansion.

F. 204 Thompson

Steve Schattgen with Coldwell Banker was the only broker that responded to the 204 Thompson/US Rt1 Broker RFP.

Mr. Rowley noted that Ms. Hagerman wanted to be noted that Mr. Schattgen and Ms. Hagerman both work for Coldwell banker. There was no concern among the members noting that Coldwell Banker is a large firm in the area and stating again that Mr. Schattgen was the only broker that responded of the 5 that we invited.

Mr. Griffin recommended the 204 Thompson Working Group negotiate and engage with Mr. Schattgen while releasing Thalhimer from any further obligation from the US Rt1 property.

There was no objection.

Mr. Rowley informed the EDA that the Working group will be having two (2) roof meetings this week. The first with County's Property Management staff to talk about alternative ideas. The second with a Heritage contracting to discuss temporary fixes to the roof.

Mr. Rowley informed the EDA that the parking study consultant is currently waiting on the County's Planning Department for some direction.

Discussion Followed

8. OLD BUSINESS

None

9. NEW BUSINESS

None

10. ATTORNEY'S REPORT

None

11. ADJOURNMENT

A. There being no further business brought before the Economic Development Authority, Mr. Griffin adjourned the meeting at 9:58 A.M. The next Regular Meeting is scheduled for Friday, January 5, 2017.

MINUTES SUBMITTED BY:

Kelly Copley
EDA Secretary

MINUTES APPROVED BY:

Joel Griffin
EDA Chairman

AGENDA ITEM 2B

THE ECONOMIC DEVELOPMENT AUTHORITY OF STAFFORD COUNTY, VIRGINIA

RUGULAR MEETING MINUTES
JANUARY 5, 2018

1. CALL TO ORDER

The regular meeting of The Economic Development Authority (“EDA”), of Stafford County, Virginia was held on January 5, 2018, in the Conference Room of the Potomac Point Winery, located at 275 Decatur Road Stafford, Virginia at 3:30 P.M. A quorum was present.

Members Present

Joel Griffin	Chairman
Don Newlin	Vice-Chairman
Jack Rowley	
Jo Knight	
Heather Hagerman	
Howard Owen	Treasurer
Skip Causey	

Members Absent

None

Also Present:

Charlie Payne, Jr.	Counsel
Kelly Copley	Secretary

2. APPROVAL OF MINUTES

None

3. PUBLIC PRESENTATIONS

None

4. TREASURER'S REPORT

None

5. SECRETARY'S REPORT

Ms. Copley informed the EDA that there will be a Conflict of Interest Form Training class offered by the County's legal staff on January 16th from 6-7 pm. There will also be 2 Freedom of Information Act training classes offered, February 1st from 6-7 and February 7th from 11am-12pm. All will be held in the Board Chambers.

The EDA's Conflict of Interest forms are due back to County administration no later than February 1st.

Discussion Followed

6. CHAIRMAN'S REPORT

None

7. WORKING GROUP REPORTS

A. 204 Thompson

1. CSX Easement

Ms. Hagerman motioned to grant the chairman the authority to sign the CSX easement agreement. MS. Knight seconded.

VOTE: 7-0 Approved

2. Roof Repairs

Mr. Newlin motioned to allocated up to \$50,000 toward the repairs of the 204 Thompson to be used at the discretion of the 204 Thompson working group for the repairs to the roof, gutters, and mold. Mr. Causey seconded

VOTE: 7-0 Approved

3. New Broker

Mr. Griffin motioned to give Ms. Copley the authority to sign the two (2) listing agreements with Mr. Schattgen with Coldwell Banker Commercial Elite as the broker for 204 Thompson and the US Rt1 Property.

VOTE: 6-0 Approved (Ms. Hagerman Abstained)

4. Emergency Maintenance

Mr. Griffin motioned to allow the working group to negotiate an emergency maintenance agreement with a budget of \$250 per month. Mr. Newlin seconded.

VOTE: 7-0 Approved

8. **OLD BUSINESS**

None

9. **NEW BUSINESS**

A. Retreat Follow Up

None

B. ICSC Update

Mr. Cobert updated the EDA members that he and Ms. Hagerman attended the ICSC conference in NYC. While there they had 9 specific retail lead meeting and connected with 27 additional brokers, developers and retailers with interested in Stafford.

Discussion Followed

10. **ATTORNEY'S REPORT**

None

11. **ADJOURNMENT**

A. There being no further business brought before the Economic Development Authority, Mr. Griffin adjourned the meeting at 4:19 P.M. The next Regular Meeting is scheduled for Friday, February 9, 2018.

MINUTES SUBMITTED BY:

Kelly Copley
EDA Secretary

MINUTES APPROVED BY:

Joel Griffin
EDA Chairman

AGENDA ITEM 4A

EDA
Balance Sheet
As of December 31, 2017

	Dec 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Checking	674,757.58
Total Checking/Savings	674,757.58
Total Current Assets	674,757.58
Fixed Assets	
204 Thompson Land	288,246.00
204 Thompson Warehouse	1,054,261.74
Accum Depreciation	-5,800.00
Land Stafford County	447,493.60
Total Fixed Assets	1,784,201.34
Other Assets	
CD1-Barclays Bank DE	250,000.00
CD4-Banner	250,486.98
CD5-Homestreet Bank	250,000.00
Total Other Assets	750,486.98
TOTAL ASSETS	3,209,445.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Unearned Revenue	660.92
Total Other Current Liabilities	660.92
Total Current Liabilities	660.92
Total Liabilities	660.92
Equity	
Designated Fund Balance	12,000.00
Undesignated Fund Balance	1,956,696.76
32000 - Retained Earnings	1,213,443.96
Net Income	26,644.26
Total Equity	3,208,784.98
TOTAL LIABILITIES & EQUITY	3,209,445.90

1:28 PM

02/02/18

Accrual Basis

EDA
Profit & Loss
July through December 2017

	<u>Jul - Dec 17</u>
Ordinary Income/Expense	
Income	
Billboard Income	6,213.16
Bond Issuance fees	5,890.13
Interest Inc	2,708.07
Other Income	
204 Thompson Ave Property	36,407.76
Rent Reimbursement	10,248.72
	<hr/>
Total Other Income	46,656.48
	<hr/>
Total Income	61,467.84
	<hr/>
Expense	
Administration	3,854.00
Legal Fees	10,249.50
	<hr/>
Program Support	4,943.26
Rent	10,038.35
Rental Property utilities	5,738.47
	<hr/>
Total Expense	34,823.58
	<hr/>
Net Ordinary Income	26,644.26
	<hr/>
Net Income	26,644.26
	<hr/>

AGENDA ITEM 7B



Utility Professional Services, Inc.

13th
ANNIVERSARY

406 Chatham Square Office Park, Suite 201 ♦ Fredericksburg, VA 22405 ♦ Phone (540) 604-5877 ♦ www.utilitypros.com

November 11, 2015

Stafford Courthouse Intersection Improvements
Dry Utility Relocation Cost Estimates

To Whom It May Concern,

Utility Professional Services, Inc. calculated estimated costs to relocate the dry utility facilities along the Route 1 and Courthouse Road intersection impacted by the Intersection Improvements project. These are “high-level ballpark” cost estimates, for the type of work described, that should be used for budgeting purposes only. Unforeseen circumstances, or changes to the type or scope of work required or requested, may significantly change the magnitude and the cost of this estimate. Actual costs for any relocation will be generated by the dry utility provider, upon a formal request by the client to design/engineer the dry utility needs and present a formal cost/proposal and final design for payment.

Based on the available information and plans provided UtilityPros has calculated the prorated cost to relocate the utilities from **overhead to overhead** as costing the county \$1,275,907.00. The estimated relocation cost to the county based on the VDOT rules to covert the utilities from **overhead to underground** is \$3,724,101.00.

Enclosed you will find the spreadsheet use to calculate the estimated costs for both options.

The limits of the project we priced were per the drawings provided. The north boundary is north of Hope Road (Sta 100+00) and the south end boundary is currently south of the fire station (Sta 132+45). Also we priced east on Courthouse to the Funeral Home entrance (Sta 13+00) and west to the Courthouse building parking lot (Sta 81+00). We also including one span east of Route 1 on Hope Road as well as one span west on Bells Hill Road. Significant savings are possible if the limits of the project are reduced. Each one of these laterals represents significant cost and impacts.

If you should have any questions about the calculations or the available options, please contact me at (540) 834-3846 or dalekniffin@utilitypros.com.

Sincerely,

Dale Kniffin

Dale Kniffin
Director-Telecommunication Distribution Engineering



Route 1 Stafford Courthouse Executive Consolidated Cost Summary						
			Prorates:	State (VDOT)	Utilities	
				76%	24%	
<u>Dominion</u>						
OH to OH:	\$1,425,700.00	x 24%	\$342,168.00	Utility Cost	State Cost	\$1,083,532.00
OH to UG:	\$3,648,900.00	-342,168.00	\$3,306,732	State (VDOT) Cost	Utility Cost	\$342,168.00
<u>Verizon</u>						
OH to OH:	\$180,175.00	x 24%	\$43,242.00	Utility Cost (Vz)	State Cost	\$136,933.00
OH to UG:	\$348,769.00	-43,242	\$305,527.00	State (VDOT) Cost	Utility Cost	\$43,242.00
<u>Comcast</u>						
OH to OH:	\$72,950.00	x 24%	\$17,508.00	Utility Cost (Comcast)	State Cost	\$55,442.00
OH to UG:	\$129,350.00	-17,508	\$111,842.00	State (VDOT) Cost	Utility Cost	\$17,508.00
Total State OH-OH						\$1,275,907.00
Total Utility OH-OH						\$402,918.00
Total State OH-UG						\$3,724,101.00
Total Utility OH-UG						\$402,918.00

AGENDA ITEM 7C

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**STEVE SCHATTGEN
(540)845-6780**

AGENDA ITEM 7D



QUANTICO/BELVOIR REGIONAL BUSINESS ALLIANCE, INC.

8033 Whitting Dr. Manassas, VA 20112 www.qbrbusinessalliance.com
703.881.2607 Miles Friedman, Chair Nathaniel Wilson, Chair Emeritus

FACT SHEET/INVOICE #12.21.17

The Quantico / Belvoir Regional Business Alliance is a not-for-profit business organization whose mission is to strengthen partnerships between the military/DOD, the local community and their business partners. This organization serves the entire region, and works to achieve our long-term economic goals collectively and to more closely support local military installations and agencies.

One Year Membership in the Alliance
One Star Level: \$500

Good through December 31, 2018

Submitted by the Alliance
Submitted to Stafford County

Please send all checks to

The Alliance
8033 Whitting Dr.
Manassas, VA 20112

AGENDA ITEM 9A

Kilroy Robotics



February 1, 2018

Dear Authority Members

We would like to thank you for your continuing support over the years. We have been able to grow our program considerably which allows us to offer the hands-on STEM experience to many students. This year we have 47 members on our senior team with a near equal split between girls and boys. We also have a middle school team with seventh and eighth graders from four middle schools that are competing in the FIRST Teach Challenge league. Senior members of Kilroy are mentoring these younger students, teaching them the Java programming language and have developed the code to run a mecanum style drive, something that even high school teams struggle to do.

In December the CGS site at Colonial Forge held an alumni breakfast and had 12 former students come in and speak to all our classes about how the Governor's School had prepared them for their careers. Five of the twelve were former robotics team members and four of the five were in STEM fields. The fifth was in medical school but planned on using his experience in robotics to make use of such robotic technology as the Davinci robot. They all felt that their time on the robotics team was as influential in their career choices as CGS was.

This year we have assisted Fredericksburg Academy in starting a new FIRST team, hosting a joint kick-off event and helping them in avoiding the pitfalls many new teams encounter. Our team members demonstrated our robot at the academy to help generate interest and as a result they have had no trouble getting members to sign up.

Team members have been developing what they call the STEMival, a collection of activities geared toward the middle and elementary students that we can take to demonstrations. We will be doing a number of these events in the coming months, with requests outpacing our ability to fill them. These activities are enjoyed by both our team members and the younger students.

To continue with both teams, we are asking the Authority to provide \$6,000 for Kilroy Robotics, our FRC team and \$2,000 for Kilroy Jr., the Middle school team. This funding will allow us to continue offering the students at both levels the same great experience.

Thank you for all the support you have provided us for many years.

David Shotwell

Kilroy Robotics



AGENDA ITEM 9B



Commercial Property Assessed Clean Energy Financing (C-PACE)

**Prepared for Stafford County Economic Development Authority
Board of Directors**

February 9, 2018

Today's Presentation Objectives

- Provide a general overview on Commercial Property Assessed Clean Energy (C-PACE) financing
- Provide Arlington C-PACE Program details



Presenters

- **Rich Dooley**, Arlington Initiative to Rethink Energy (AIRE)
 - Arlington C-PACE Program Manager
 - Community Energy Coordinator
- **Scott Dicke**, Sustainable Real Estate Solutions' Director of VA C-PACE Programs
 - Arlington C-PACE Program Administrator
 - Provides outreach, education, and infrastructure to support the start-up and sustainable growth of new C-PACE programs across the Commonwealth
 - Collaborates with building owners, developers, contractors, mortgage holders and capital providers to meet stakeholder underwriting needs
 - SRS partners with state and local governments nationwide to administer C-PACE programs in: CA, CO, CT, OH, OR, RI, UT, VA

C-PACE Program Benefits to VA Jurisdictions

- Economic development
- Local job creation
- Energy savings
- CO₂ emissions reduction

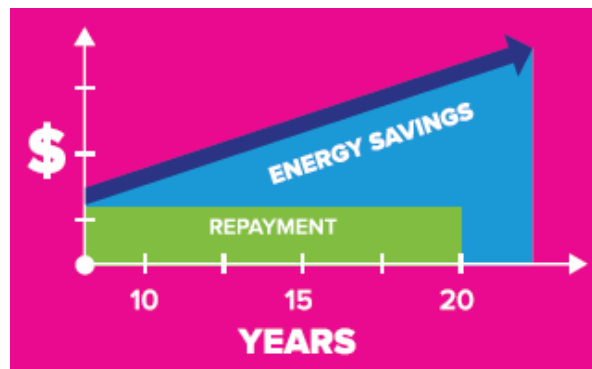
What is C-PACE?

- **New way to finance energy & water efficiency & renewables in Commercial & Industrial building retrofits & new construction**
- **Features of C-PACE common to existing buildings AND new construction**
 - Voluntary, special-assessment based form of financing
 - Long term (up to 25 years)
 - Lower energy costs
 - Combine with utility, tax, and economic development incentives
 - No personal guarantees
 - Payment obligation can transfer upon sale (akin to sewer assessment)



C-PACE for Existing Buildings

- Building owners choose to install eligible energy efficiency, renewable energy, and/or water efficiency improvements
- 100% financing (no out-of-pocket expense, soft or hard costs) by private capital provider
- Costs are spread over periods up to 25 years
- Repayment via a “special assessment” billed and collected by private capital provider
- The repayment obligation can transfer to the new owner upon sale
- Goal: Energy savings \$\$ > the PACE payments; creating cash flow positive projects
- Target market is Class B & C buildings, Class A also eligible



C-PACE for New Construction

- **Developers can tap C-PACE financing to:**
 - Construct more efficient buildings, i.e. lower operating costs
 - Increase tenant comfort; accelerate occupancy
 - Include improvements often “value engineered” out of a project

- **Potential benefits to developer:**
 - Finance 15-20% of “Total Eligible Construction Cost”
 - Reduce owner equity contribution or high-cost mezzanine loan amounts
 - No personal guarantees required
 - No impact on working capital or developer’s credit

What's Eligible?

■ Eligible Property Types (C&I)

- Office
- Retail
- Hotel
- Multifamily (5+ units)
- Industrial
- Healthcare
- Non-profit

■ Non-Eligible Property Type

- Condominiums

■ Eligible Improvements (examples)

- Automated building controls
- Boilers, chillers & furnaces
- Building envelope (insulation, windows)
- Combined heat & power (CHP)
- High efficiency lighting
- Hot water heating systems
- HVAC upgrades, VRF installs, controls
- Solar PV systems, incl. roof upgrades
- Pumps, motors, drives

Arlington C-PACE Milestones

- **Jul. 2015:** VA enacted C-PACE enabling legislation
- **Jan. 2017:** SRS selected via RFP as Program Administrator

Process designed to enable other VA jurisdictions to create their own PACE program quickly and efficiently
- **Nov. 2017:** Arlington County Board adopted C-PACE ordinance
- **Jan. 2018:** Arlington launched VA's 1st C-PACE program

Website: www.arlington-pace.us

Arlington C-PACE Structure

- **3rd party program administration (SRS) at no cost to the County**
- **Open market access to private capital**
 - No public funds are used to finance projects
 - Property owner options:
 - Choose a preferred capital provider upfront, or
 - Program Administrator can review pre-approved projects with pre-qualified capital providers to determine funding interest
 - Repayment via a new “special assessment” billed and collected by capital provider
- **Program administrator (PA) provides stakeholder tools & support services to facilitate successful transactions**
 - PA fee applied to closed transactions, aligning all interests
- **VA law requires owners to receive mortgage holder consent**
 - C-PACE assessment is a priority lien, akin to sewer assessment

C-PACE in the Mid-Atlantic

■ VA, MD, DC

- Mid-Atlantic PACE Alliance (MAPA) is regional partnership of government, non-profit, and private sector entities. Goal is to accelerate the implementation of Commercial PACE programs and projects in the Mid-Atlantic region.

■ Statewide

- MAPA encourages local jurisdictions in VA to consider regional coordination
- Consistency in program requirements across VA jurisdictions is key to scaling C-PACE
- Arlington C-PACE legal and program documents available for review
- SRS engaging jurisdictions across the Commonwealth

Role of Local Jurisdiction in VA

- **Capture the potential for C-PACE in the jurisdiction**
- **Enact an ordinance establishing the jurisdiction's C-PACE district**
- **Establish a C-PACE program**
 - Determine program administration approach.
 - Determine party for special assessment recording, assignment, and servicing.
- **Oversee the program**
 - County maintains no liability in case of property owner's non-payment

Program Administrator Support to Stakeholders

- **Contractor education & ongoing support services**

- Project economic analysis tools to optimize for C-PACE financing

- **Building Owner/Developer support services**

- Independent project technical review
- Mortgage holder consent
- Sourcing “best-fit” financing

- **Capital provider support services**

- Project financial underwriting & closing support

Cooperative Procurement Opportunity

■ SRS Statement of Work from Arlington County - SRS Contract

- Program Design
- Program Administration
- Program Marketing and Outreach
- Program Training and Registration
- Program Reporting and Quality Assurance

■ Cooperative Procurement available to VA jurisdictions

- Arlington County-SRS contract, including standardized scope of work and terms & conditions can be extended to other jurisdictions
- Additional jurisdictions can join with greatly reduced start-up time and costs, and leverage proven infrastructure and support services post ordinance passage
 - C-PACE program is designed to be self-sustaining based on successful transaction fees

Next Steps

- Enact C-PACE ordinance (e.g., review the Arlington ordinance for fit)
- Establish C-PACE program
 - Design and implement program infrastructure (Arlington website, program guidelines, application forms, etc. available for review)
 - Launch program, outreach and education to key stakeholders (i.e. contractors, building owners, capital providers)
- Commence project pipeline development & bring “Power of C-PACE” to Stafford County!

Contact Us

- **Rich Dooley**, Community Energy Coordinator, Arlington Initiative to Rethink Energy (AIRE)
 - rdooley@arlingtonva.us
- **Scott Dicke**, Sustainable Real Estate Solutions' Director of VA C-PACE Programs
 - SDicke@PACEworx.com

AGENDA ITEM 9C



Stafford County 2018 Water and Sewer Master Plan

Briefing to the Board of Supervisors | February 6, 2018

Jason Towery PE, Director of Utilities & Bryon Counsell, Asst. Director – Engineering and Construction



AGENDA

Objectives of 2018 Water and Sewer Master Plan
Guiding Principles for the Master Planning Process

Overview:

- Changes in needs
- Investment priorities
- Operational enhancements

Alignment with Planned Development

Cost Summary

Questions and Answers



OBJECTIVES of the 2018 Water and Sewer Master Plan

Provide Capacity for Growth and Development

Provide adequate capacity in County's water and wastewater treatment facilities, and the water distribution and sewage collection systems, to meet projected growth and development

Meet or Exceed Regulatory Requirements

Meet or exceed current and anticipated future regulations governing the County's water and sewer system, such as the quality of drinking water and treated wastewater effluent

Maintain Reliability

Maintain reliable service through rehabilitation or replacement of critical water and sewer system assets



***GUIDING
PRINCIPLES***
for the Master
Planning process



Excellent Customer Services



Proactive Planning



Sustainability



Fiscal Responsibility



Adaptability

OVERVIEW:

Changes in Needs

(Since 2006 Water
and Sewer
Master Plan)

Completed projects

DOU completed approximately **35 water and sewer projects** recommended in the 2006 Water and Sewer System Master Plan, including the Lake Mooney water supply, addressing the key needs identified in 2006

Lower projected water demands and sewer flows at build-out conditions

Projected **water demands** under build-out conditions **reduced** from (2006 MP) 30.8 mgd avg./46 mgd peak to 22.7 mgd avg./34 mgd peak, **and**

Projected **sewer flows** under build-out conditions **reduced** from (2006 MP) 19.8 mgd avg./69.4 mgd peak to 19.2 mgd avg./55.7 mgd peak;

Due to:

- Changes in County's Comprehensive Plan and related land use
- Limiting new water service outside the Urban Service Area
- Changes in customer behavior
- Improved control of peak sewer flows (less infiltration and inflow)



OVERVIEW: Investment Priorities

Economic Development

Near-term investment priorities focus on **economic development**, reliability and regulatory compliance



County's water supply, water treatment and wastewater treatment facilities have available capacity to support economic development

- Water supply and treatment capacity is adequate through 2030, *even if there is a major new water user*
- Wastewater treatment capacity is also adequate for projected near-term growth (2028)



2018 Master Plan includes \$47 for near-term infrastructure projects to support planned economic development

OVERVIEW:

Investment Priorities

Reliability and Regulatory Compliance

Near-term investment priorities focus on economic development, **reliability** and **regulatory compliance**



Reliability

- Major treatment assets (Aquia WWTP, Smith Lake WTP, and Little Falls Run WWTP) are currently, or will be 30 years old in near-term, and require investments to maintain reliability
- Increased funding recommended for rehabilitation/replacement of water and sewer pipelines to address water quality and aging infrastructure



Regulatory Compliance

- DOU is preparing for more stringent wastewater treatment permit limits from regulatory agencies, which could be enacted in near-term
- “Placeholder” projects, will be updated when new NPDES Permits are issued in 2018 (Aquia WWTP) and 2020 (Little Falls Run WWTP)



OVERVIEW: Operational Enhancements

Recommended changes to water distribution system



Consolidate water system pressure zones from 10 zones down to 8 zones

- Takes advantage of the new Lake Mooney supply in southern part of County
- Simplifies operations
- Reduces water quality problems associated with dead-end water mains



Decommission four water storage tanks

- Avoids unnecessary tank maintenance

Recommended changes to sewer system



Decommission seven wastewater pumping stations which avoids unnecessary maintenance and operating costs



Master Plan Aligned With Planned Development

Updated planning methods and tools



Buildout flow projections coordinated with County Planning Department, based on County's current Comprehensive Plan

- Near-term CIP projects include capacity improvements at Centreport (\$19M) and Courthouse (\$28M) areas to support Economic Development (available 2018, complete 2022)



DOU's updated Water and Sewer System Computer Models allow rapid assessment of capacity for future developments

DOU IS FINANCIALLY INDEPENDENT

Funded entirely
by water sales,
Availability fees
and Connection
Fees

Water Sales and User Fees

Monthly billings and fees based on customer usage

Availability and Pro Rata Fees

Fees charged to developers and new connections:
“Growth pays for growth”

Enterprise Fund

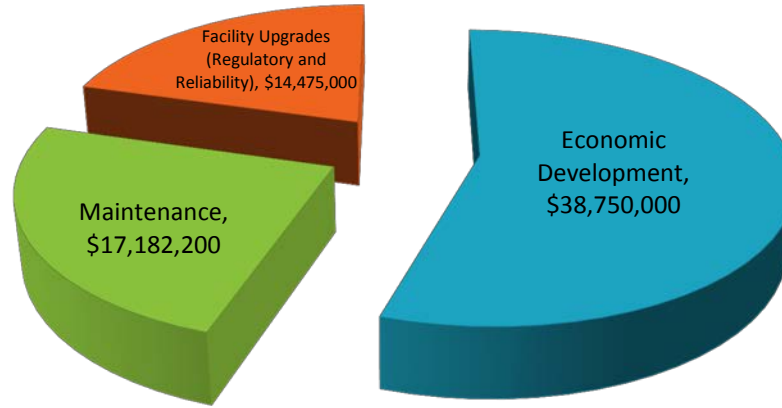
- ✓ DOU revenues collected into separate Enterprise Fund
- ✓ No County taxes used for DOU operations



PROJECT CATEGORY BREAKDOWN

Economic
Development and
Capacity
Investments vs.
Pure Maintenance

Water Projects Breakdown FY19 - FY28 CIP



Wastewater Projects Breakdown FY19 - FY28 CIP



UPCOMING ACTIVITIES

Tentative Dates for Public Hearings

February 6: Board to request public hearings by Planning Commission and Utilities Commission on Draft Utilities Water & Sewer Master Plan

March 13: Presentation to Utilities Commission and public hearing

March 28: Presentation to Planning Commission and public hearing

April 17: Presentation to Board and public hearing

Stafford County 2018 Water and Sewer Master Plan



QUESTIONS?

Thank you!