

4 County Complex Court
P. O. Box 2266
Woodbridge, VA 22195-2266

Phone (703) 335-7900
Fax (703) 335-7905
www.pwcsa.org



Alexander I. Vanegas, Chairman
Joyce P. Eagles, Vice Chairman
Durward E. Grubbs, Secretary-Treasurer
Janice R. Carr, Member
Dr. K. Jack Kooyoomjian, Member
Paul E. Ruecker, Member
David A. Rutherford, Member
L. Ben Thompson, Member

Service Authority

Dean E. Dickey, General Manager
Leslie A. Griffith, Deputy General Manager/CFO

MINUTES OF BOARD OF DIRECTORS MEETING OF JUNE 14, 2012

Board Members Present: Janice R. Carr, Joyce P. Eagles, Durward E. Grubbs, Dr. K. Jack Kooyoomjian, Paul E. Ruecker, David A. Rutherford, L. Ben Thompson and Alexander I. Vanegas

Staff : Leslie A. Griffith, Lyle Beefelt, Astrid Nelson, Theresa O'Quinn, Don Pannell, James Pflugshaupt, Chuck Weber, Evelyn Mahieu, Ph.D., Ron Tatariw and Cheryl Leiby

Legal Counsel : Mark Viani

Guests : Ann Stampf, President of Occoquan Forest Owners Association
David Wood, Director, Occoquan Forest Owners Association
Jay duVon of Walsh, Colucci, Lubeley, Emrich and Walsh, P.C.
David Wehe, Gilbane Development Co., Inc.
Ron Carmichael, George Mason University
Bill Vest, Timmons Group

1. PUBLIC HEARINGS

a) To Consider Adoption of a Student Housing Customer Class to the Service Authority's Rate Structure

Chairman Vanegas declared the Public Hearing open at 7:30 p.m. and advised that any member of the public who wished to speak should sign the sheet and they would be allotted three minutes to speak.

Chairman Vanegas stated the purpose of the Public Hearing is to Consider Adopting a Student Housing Customer Class to the Service Authority's Rate Structure.

Chairman Vanegas further advised that notice of this Public Hearing to Consider Adoption of a Student Housing Customer Class to the Service Authority's Rate Structure was published in the News & Messenger, a newspaper having general circulation in Prince William County. The notice appeared at least six days apart in the Friday, March 30, 2012 and Friday, April 6, 2012 issues. A copy of the Public Notice was mailed to the County Executive, Prince William County and the Prince William Board of County Supervisors.

All users of the facilities owned or leased by the Prince William County Service Authority and all others interested will have an opportunity to be heard concerning the Consideration of the Adoption of a Student Housing Customer Class to the Service Authority's Rate Structure.

Chairman Vanegas further advised that following any questions or comments, and upon consideration of any further information which may be brought forth at the Public Hearing, it will be in order for the Board of Directors to consider a Resolution, a copy of which is before them, to adopt the proposed Student Housing Customer Class which will become effective June 15, 2012.

Chairman Vanegas then asked for comments from the public.

Mr. Jay duVon, representing Gilbane Development who is constructing George Mason University's (GMU) upper level student housing at the GMU Prince William Campus, spoke. Mr. duVon introduced Mr. David Wehe from Gilbane Development and Mr. Robert Carmichael, the Executive Officer of GMU's Prince William Campus and Mr. Bill Vest from the Timmons Group, the civil engineers on the project. Mr. duVon thanked the Board of Directors for holding the public hearing to consider adopting a student housing customer class to the Service Authority's rate schedule and urged the Board of Directors to adopt the proposed customer class.

No other citizens wished to speak on this matter.

A discussion was held by the Board Members concerning establishing the procedure for calculating the Equivalent Residential Units (ERU's) for the Student Housing Customer Class and the determination of additional availability fees.

With no further comments or questions, Chairman Vanegas closed the Public Hearing at 7:39 p.m.

i) Adoption of a Student Housing Customer Class to the Service Authority's Rate Structure

Chairman Vanegas then called for a motion to approve the Resolution to adopt the Student Housing Customer Class as advertised. (See Resolution No. 12-06-23 and the advertisement attached.)

The Student Housing Customer Class shall be subject to the following availability fees and user rates:

PROPOSED STUDENT HOUSING AVAILABILITY FEES						
Water Availability				Sewer Availability		
ERU	Monthly Allowable Capacity	1/1/2012	9/1/2012	ERU	1/1/2012	9/1/2012
1	10,000	\$4,400	\$4,600	1	\$10,300	\$10,800

PROPOSED STUDENT HOUSING USER RATES AND FEES
Subject to existing Residential User Rates and Fees.

- Motion: Mr. Grubbs moved that the Prince William County Service Authority Board of Directors does hereby adopt the foregoing advertised Student Housing Customer Class effective June 15, 2012.
- Second: Mr. Thompson
- Ayes : Grubbs, Thompson, Carr, Eagles, Kooyoomjian, Ruecker, Rutherford, Vanegas

b) To Consider Proposed Acquisition of Utility Easement(s) by Eminent Domain for the Woodbridge Low Service Level System Improvements for Lynwood Subdivision

Chairman Vanegas declared the Public Hearing open at 7:40 p.m. and advised that any member of the public who wished to speak should sign the sheet and they would be allotted three minutes to speak.

Chairman Vanegas advised that this is a Public Hearing to Consider Acquisition of Utility Easement(s) by Eminent Domain for the Woodbridge Low Service Level System Improvements for the Lynwood Subdivision. Notice of this Public Hearing was given by the News & Messenger, a newspaper having general circulation in Prince William County. The notice appeared in the News & Messenger newspaper in the Friday, May 25, 2012 and Friday, June 1, 2012 issues. A copy of the Public Hearing Notice was mailed to the County Executive, Prince William County and the Prince William Board of County Supervisors.

All users of the facilities owned or leased by the Prince William County Service Authority and all others interested will have an opportunity to be heard concerning the proposed acquisition of easement(s) by Eminent Domain.

Chairman Vanegas advised that following any questions and comments, and upon consideration of any further information which may be brought forth at this Public Hearing, it will be in order to consider a Resolution, a copy of which is before the Board of Directors to authorize the proposed acquisition of easement(s) by Eminent Domain.

Chairman Vanegas called for public comments. There were no citizens present who signed up to speak on this matter.

A brief discussion was held concerning the boundary locations of the original easement and the plat.

With no further comments or questions, Chairman Vanegas closed the Public Hearing at 7:42 p.m.

i) Authorize Acquisition of Utility Easement(s) for the Woodbridge Low Service Level System Improvements for the Lynwood Subdivision

Chairman Vanegas then called for a motion to approve the Resolution to Authorize Acquisition of Utility Easement (s) for the Woodbridge Low Service Level System Improvements for the Lynwood Subdivision as advertised. (See Resolution No. 12-06-24 and the advertisement attached.)

Motion: Mr. Rutherford moved that the Prince William County Service Authority Board of Directors does hereby authorize use of the Service Authority's Power of Eminent Domain to secure the property at 14227 Jefferson Davis Highway, Woodbridge, Virginia 22191, known as Geographical Parcel Identification Number (GPIN) 8391-59-7928, for a permanent water line easement and a temporary construction easement for the Woodbridge Low Service Level System Improvements project (Lynwood Subdivision Water System Improvements).

Second: Mr. Ruecker
Ayes : Rutherford, Ruecker, Carr, Eagles Grubbs, Kooyoomjian, Thompson, Vanegas

2. GENERAL MATTERS

a) Consideration of Approval of Minutes of May 10, 2012

Chairman Vanegas called for approval of the Minutes of the May 10, 2012 Board meeting.

Motion: Dr. Kooyoomjian moved to approve the Minutes of the May 10, 2012 Board meeting.
Second: Mrs. Eagles

Mr. Rutherford moved to amend the Minutes of May 10, 2012 at the bottom of page 7, stating that the address of the surplus property in question (Nottoway Water Tank property) should be included so it is clear what surplus property the Board of Directors acted upon. Mr. Viani confirmed that the property identification could be added. (This change has been made to the May 10, 2012 Minutes.)

Second: Mrs. Eagles seconded the amendment to the May 10, 2012 Minutes.
Ayes : Kooyoomjian, Eagles, Carr, Grubbs, Ruecker, Rutherford, Thompson, Vanegas

Chairman Vanegas advised that the Minutes were approved as amended.

b) Consideration of Announcements by Staff

Ms. Griffith advised that at the Board Members' places was a letter from Mr. Dickey to the County Executive as well as to each Board Member's respective Supervisor concerning the Occoquan Forest Public Comment Meeting.

Ms. Griffith advised that Dr. Kooyoomjian informed us that MIDCO (Mid-County Civic Organization) is holding a meeting on June 21, 2012, regarding Occoquan Forest at the Prince William County Development Services Building. The Service Authority's Public Comment Meeting about Occoquan Forest is scheduled for June 28, 2012 at 7:00 p.m.

c) Citizens' Time

Mrs. Ann Stampf (President of the Occoquan Forest Owners Association) spoke during Citizens' Time. Mrs. Stampf advised the Board Members that the Occoquan Forest community members have received the information concerning the meeting on June 28, 2012.

No other citizens signed up to speak.

3. PRESENTATION

a) Recognition of Mrs. Janice Carr

Chairman Vanegas called Mrs. Carr forward.

Ms. Griffith read a resolution commending Mrs. Janice Carr for her ten years of service as a member of the Service Authority Board of Directors.

Vote: By Acclamation

4. ACTION MATTERS

a) Issuance of a Task Order for the Design of Montclair Water Booster Pumping Station

Ms. Griffith advised that the Montclair Water Booster Pumping Station will improve system hydraulics and reliability, and accommodate the ultimate development in the Montclair and Oak Ridge service levels. Ms. Griffith requested approval with the provision that the task order would not be issued for the design until all the necessary easements were secured.

Mr. Weber advised that this water booster pumping station will provide the Service Authority with a second strong (water) feed to Four Seasons, Montclair, Ashland and all properties west along Route 234. This critical project will pump water to the Forest Park Tank and the Montclair area. Mr. Weber advised that staff is close to obtaining the necessary easement for this project and requested that the Board of Directors approve a task order to Hazen and Sawyer in the amount of \$299,000, plus a 10 percent contingency, for a total not to exceed \$328,900.

Motion: Mr. Ruecker moved that the Prince William County Service Authority Board of Directors does hereby authorize the General Manager to issue a task order to Hazen and Sawyer once all necessary easements have been finalized for the design of the Montclair Water Booster Pumping Station in the amount of \$299,000, plus a ten percent contingency, for a total authorization not to exceed \$328,900.

Second: Dr. Kooyoomjian

A discussion followed concerning the location of the requested easement, the location of the proposed water booster pumping station, building an aesthetically pleasing structure, screening the pump station from view, in which direction the water booster pumping station will transport water, and the size of the water lines along Route 234.

Ayes : Ruecker, Kooyoomjian, Carr, Eagles, Grubbs, Rutherford, Thompson, Vanegas

b) Approval of Full Time Monitoring of Sewage By-Pass Pumping Systems for Previously Awarded Projects

Ms. Griffith advised that Mr. Dickey came to the Board of Directors in April regarding a new interpretation from the Virginia Department of Environmental Quality (DEQ) whereby entities under a consent order that have sanitary sewer overflows (SSO's), would be issued a Notice of Violation. Since that time, the Service Authority has been monitoring 24/7 all sewage by-pass pumping systems. Staff requested that the Board of Directors add an extra \$500,000 to the FY 2013 – FY 2017 Capital Improvements Program (CIP) to cover the cost of monitoring the sewage by-pass pumping systems on the multiple projects currently under contract and being constructed. Mr. Weber advised that presently there are four projects which involve the by-pass pumping: Bull Run Interceptor; Cow Branch Interceptor; Town of Occoquan Sewage Lift Station and Dumfries Lift station.

Motion: Mr. Grubbs moved that the Prince William County Service Authority Board of Directors does hereby approve the estimated cost of \$500,000 as an addition to the already approved FY 2013 – FY 2017 Capital Improvements Program (CIP) to provide full time monitoring of sewage by-pass pumping systems and authorizes the General Manager to release these funds as needed for current projects under contract to cover the additional costs.

Second: Mrs. Eagles

A discussion followed on how the \$500,000 would be divided among the four projects, approved sub-contractors, adding the cost of monitoring the sewage by-pass pumping systems to the current contracts through a change order, working with the Virginia Association of Municipal Wastewater Agencies (VAMWA) and the Virginia Water and Waste Authorities Association in an effort to clarify DEQ's new regulatory interpretation, who is responsible for providing the monitoring of the by-pass pumping service, future standby contracts, an explicit description of the term *qualified personnel*, the financial impact of the by-pass pumping monitoring 24/7 on each contract, and using the Supervisory Control and Data Acquisition system (SCADA) to address the issue.

Ayes : Grubbs, Eagles, Carr, Kooyoomjian, Ruecker, Rutherford, Thompson, Vanegas

5. GENERAL MANAGER'S REPORT

Ms. Griffith advised it is necessary to hold a closed meeting to discuss real estate and potential litigation.

6. ATTORNEY'S TIME

Mr. Viani agreed that a closed meeting was necessary.

7. CONSIDERATION OF MATTERS PRESENTED BY MEMBERS

Mrs. Eagles stated she thoroughly enjoyed the Service Awards Luncheon last week. She was so impressed with our employees, how much time they have given and the work they have done. Mrs. Eagles thanked staff for preparing the letter to Supervisor Principi concerning the project along Blackburn Road.

Mr. Ruecker welcomed Mr. Keenan Howell back to the Service Authority. Mr. Ruecker apologized for missing the picnic and the Service Awards Luncheon.

Dr. Kooyoomjian was very complimentary about the picnic and the Service Awards Luncheon. Dr. Kooyoomjian advised that he brought his notes on the FY 2013 – FY 2017 Capital Improvements Program (CIP) and he would like to give them to Mr. Weber. Dr. Kooyoomjian asked that his notes be returned to him once staff has finished recording the comments.

8. ADMINISTRATIVE REPORTS

Chairman Vanegas advised if any Board Member has questions on the administrative reports, to please contact Ms. Griffith so she can give them to the appropriate staff.

9. CLOSED MEETING

Chairman Vanegas announced a closed meeting at 8:11p.m. citing Code of Virginia §2.2-3711A3 to discuss real property acquisition/disposition and §2.2-3711A7 to discuss potential litigation.

Motion: Mrs. Eagles moved to enter a closed meeting to discuss Code of Virginia §2.2-3711A3 (real property acquisition/disposition) and §2.2-3711A7 to discuss potential litigation.

Second: Mr. Grubbs

Ayes : Eagles, Grubbs, Carr, Kooyoomjian, Ruecker, Rutherford, Thompson, Vanegas

Upon conclusion of the closed meeting at 8:50 p.m. and in compliance with the Freedom of Information Act, a motion was made by Mrs. Eagles and seconded by Mr. Grubbs to return to an open meeting certifying that to the best of each member's knowledge, the only matters considered were those that were appropriate to be discussed under Code of Virginia §2.2-3711A3 (real property acquisition/disposition) and §2.2-3711A7 (potential litigation).

Motion: Mrs. Eagles

Second: Mr. Grubbs

Ayes : Eagles, Grubbs, Carr, Kooyoomjian, Ruecker, Rutherford, Thompson, Vanegas

CERTIFICATION FOR CLOSED MEETING

WHEREAS, the Prince William County Service Authority Board of Directors has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and,

WHEREAS, §2.2-3712 of the Code of Virginia requires a certification by the Prince William County Service Authority Board of Directors that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Service Authority Board of Directors hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered in the closed meeting.


Motion: Mrs. Eagles
Second: Mr. Grubbs
Ayes : Eagles, Grubbs, Carr, Kooyoomjian, Ruecker, Rutherford, Thompson, Vanegas

Chairman Vanegas called for a motion to authorize the General Manager to execute the contract for the sale of the surplus property (parcels GPIN 8392-24-8245, 8392-34-0915, and 8392-34-1229) located in Prince William County, Virginia at the addresses of 2005 Horner Road, 2011 Horner Road, and 1040 Gardenview Loop, Woodbridge, VA 22191.

Motion: Mr. Rutherford moved that the Prince William County Service Authority Board of Directors does hereby approve the sales contract with Newgreen Venture and authorizes the General Manager to execute the sales contract for the sale of the surplus property (parcels GPIN 8392-24-8245, 8392-34-0915 and 8392-34-1229) located in Prince William County, Virginia at the addresses of 2005 Horner Road, 2011 Horner Road, and 1040 Gardenview Loop, Woodbridge, VA 22191.
Second: Mr. Thompson
Ayes : Rutherford, Thompson, Carr, Eagles, Grubbs, Kooyoomjian, Ruecker, Vanegas

10. ADJOURNMENT

Motion: Mrs. Carr moved to adjourn the meeting at 8:52 p.m.
Second: Mr. Thompson


CHAIRMAN FOR:
Durward E. Grubbs
Secretary-Treasurer

Resolution: 12-06-23
June 14, 2012

**PWCSA - PUBLIC HEARING
STUDENT HOUSING CUSTOMER CLASS**

WHEREAS, the Service Authority groups customers into uniform classes for rate making purposes; and,

WHEREAS, the Service Authority may consider unique water-use characteristics, service requirements, or other factors that set certain customers apart from the general Commercial, Residential, or Multi-family Residential classes; and,

WHEREAS, based upon an internal staff review, student housing projects have unique characteristics which set them apart from the Multi-family Residential and Commercial Class and require a separate class designation; and,

WHEREAS, the Student Housing Class shall be subject to Residential User Rates and Fees; and,

WHEREAS, the Student Housing Class shall pay Availability Fees based on Equivalent Residential Units (ERU) in which 1 ERU provides for 10,000 gallons of maximum consumption per month; and,

WHEREAS, the Engineering Department shall require consumption estimates from Student Housing applicants to determine the appropriate amount of ERU's based on peak estimates, shall certify the location based on a comparable customer or average monthly consumption of the meter size if a reasonable estimate cannot be provided; and shall monitor customer consumption to determine if Supplemental Availability Fees are necessary;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Service Authority Board of Directors does hereby adopt the foregoing Student Housing Customer Class effective June 15, 2012.

Motion: Grubbs

Second: Thompson

Ayes : Grubbs, Thompson, Carr, Eagles, Kooyoomjian, Ruecker,
Rutherford, Vanegas



Service Authority
Prince William County

PUBLIC HEARING

**PRINCE WILLIAM COUNTY SERVICE AUTHORITY
BOARD OF DIRECTORS**

Thursday, June 14, 2012 – 7:30 p.m.

Prince William County Service Authority

4 County Complex Court, Prince William, Virginia, 22192

By Resolution No. 12-03-09, the Prince William County Service Authority Board of Directors has signified its intent to consider adoption of a Student Housing Customer Class as part of its rate structure to become effective June 14, 2012. Notice is hereby given that the Prince William County Service Authority Board of Directors will conduct a public hearing on Thursday, June 14, 2012, at 7:30 p.m. to consider adoption of a Student Housing Customer Class.

The Service Authority groups customers into uniform classes for rate making purposes and the Service Authority may consider unique water-use characteristics, service requirements, or other factors that set certain customers apart from the general Commercial, Residential, or Multi-family Residential classes. Based upon an internal staff review, student housing projects have unique characteristics which set them apart from existing customer classes and require a separate class designation.

The Student Housing Customer Class shall be subject to the following availability fees and user rates:

PROPOSED STUDENT HOUSING AVAILABILITY FEES						
Water Availability				Sewer Availability		
BRU	Monthly Allowable Capacity	1/1/2012	9/1/2012	ERU	1/1/2012	9/1/2012
1	10,000	\$4,400	\$4,600	1	\$10,300	\$10,800

PROPOSED STUDENT HOUSING USER RATES AND FEES
Subject to existing Residential User Rates and Fees.

The Service Authority's Engineering Department shall require consumption estimates from Student Housing Customer Class applicants to determine the appropriate amount of BRU's based on peak estimates, shall certify the location based on a comparable customer or average monthly consumption of the meter size if a reasonable estimate cannot be provided; and shall monitor customer consumption to determine if Supplemental Availability Fees are necessary.

All interested persons are invited to attend to express their views at the time and place designated. Additional details and answers to questions can be provided by the Service Authority at 4 County Complex Court, Prince William, Virginia 22192 Monday through Friday 8:30 a.m. – 5:00 p.m. telephone 703-335-7900 or visit our website at www.pwvsa.org.

March 30 & April 6, 2012

Resolution: 12-06-24
June 14, 2012

**AUTHORIZE ACQUISITION OF UTILITY EASEMENT(S) FOR THE
WOODBIDGE LOW SERVICE LEVEL SYSTEM IMPROVEMENTS FOR
LYNWOOD SUBDIVISION**

WHEREAS, the area identified as the Lynwood Subdivision has experienced multiple water breaks due to failing cast iron pipe; and,

WHEREAS, water system improvements have been designed to construct new water mains to replace the existing 40-year old, 4- and 6-inch water mains with 6, 8 or 12-inch water mains in order to improve system reliability and improve fire protection in this area; and,

WHEREAS, the majority of the work is to occur in a right-of-way, however, new easements are necessary to create the needed water line loop; and,

WHEREAS, the Service Authority's agent has successfully negotiated easements with all of the other affected property owners and the last easement needed for the project to begin is on property owned by JD Highway, LLC of 14227 Jefferson Davis Highway who holds a small parcel of land between the right-of-way of Village Drive and the existing water line easement; and,

WHEREAS, in November 2011, the Service Authority's agent and JD Highway, LLC agreed to \$7,500 as compensation for 39 square feet of needed easement and the property owner directed the Service Authority to contact his attorney to finalize the easement acquisition; to date, both the attorney and property owner have been nonresponsive to contact made by the Service Authority's agent and legal counsel; and,

WHEREAS, at the Board of Directors meeting on May 10, 2012, the Board of Directors voted to approve holding a Public Hearing as required by Virginia Code Ann. §15.2-1903 which cites that prior to initiating condemnation proceedings, the governing body shall, after a public hearing, adopt a resolution or ordinance approving the proposed public use and directing the acquisition of property for the public use by condemnation or other means;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Service Authority Board of Directors does hereby authorize use of the Service Authority's Power of Eminent Domain to secure the property at 14227 Jefferson Davis Highway, Woodbridge, Virginia 22191, known as Geographical Parcel Identification Number (GPIN) 8391-59-7928, for a permanent water line easement and temporary construction easement for the Woodbridge Low Service Level System Improvements project (Lynwood Subdivision Water System Improvements).

Motion: Rutherford

Second: Ruecker

Ayes : Rutherford, Ruecker, Carr, Eagles, Grubbs,
Kooyoomjian, Thompson, Vanegas



Service Authority
PRINCE WILLIAM COUNTY

PUBLIC HEARING

CONCERNING PROPOSED ACQUISITION OF EASEMENTS BY EMINENT DOMAIN FOR THE WOODBIDGE LOW SERVICE LEVEL SYSTEM IMPROVEMENTS, FOR LYNNWOOD SUBDIVISION

Prince William Service Authority will hold a Public Hearing during the regular monthly meeting of its Board of Directors on **June 14, 2012, at 7:30 P.M. at 4 County Complex Court, Raymond Spittle Building, Prince William, Virginia 22192**. The public hearing is to consider the acquisition of easements by eminent domain over the following property:

Address

14227 Jefferson Davis Highway

**Geographic Parcel Identification Number
(GPIN)**

8391-59-7928

Locality

Prince William County

Information about this public hearing can also be obtained on the Prince William County Service Authority website at www.pwcsa.org or at the Engineering Division Office located at the address above.

Please call Ed Kovalchuk at (703) 335-7944 or send e-mail to Ekovalchuk@pwcsa.org with any questions you may have.

May 25, 2012 & June 1, 2012