

County Business

VIRGINIA:

At a regular meeting of the King George County Service Authority Board of Directors, held on Monday, the 4th day of February, 2020 at 5:30 p.m. in the Board Room of the Revercomb Building at 10459 Courthouse Drive, King George, Virginia:

PRESENT: Cathy Binder, Chairman
Michael Bennett, Member
Annie Cupka, Vice-Chairman
James Morris, Member
Allen R. Parker, Jr., Member
Jeff Stonehill, Member
Neiman C. Young, County Administrator
Eric A. Gregory, County Attorney

[START OF TRANSCRIPT]

Chairman: We call to order this regular meeting of the King George County Service Authority Board of Directors. We'll have the invocation by Mr. Morris and the Pledge of Allegiance by Mr. Weakley.

Mr. Morris: Lord, as we begin this meeting, we ask [00:00:21 inaudible]. In your name we pray, amen.

Group: Amen.

Mr. Weakley: Please stand and face the flag.

Group: I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

Chairman: Do we have any amendments to the agenda?

Mr. Weakley: No amendments, Madam Chair.

Chairman: Thank you. Next will be public comment. Comments will be limited to three minutes per person in order to afford everyone an opportunity to speak. If comments relate to a specific public hearing item, we ask that you offer those comments at the time of the public hearing. Anybody like to speak? Anybody online? All right. We will close public comment and we will go for reports of the members of the board. Mr. Morris?

Mr. Morris: Yes, ma'am. On January 27th, I met with Mr. Weakley, introduced to various staff members of the service authority and then Mr. Weakley and Mr. Hoagland spent about an hour and a half educating me.

Chairman: Thank you. Mr. Parker?

Mr. Parker: No report.

Chairman: Ms. Cupka.

Ms. Cupka: I will only add that I am still looking for a citizen appointee to serve on the Service Authority Citizens Budget Advisory Committee. I have no further report.

Chairman: Thank you, Mr. Bennett. Welcome back.

Mr. Bennett: Thank you. Thrilled to be here. I think we're all looking for a citizen appointee. I do have a brief report, Madam Chair. I'd like to provide an update on the Fairview Beach riverbank stabilization project. For those of you who are not familiar with this project, King George County with assistance from the Service Authority applied for FEMA grant and the total amount of \$2.3 million. The grant is designed to pay for engineering services which have already been provided and funds to construct a project designed to stabilize the riverbank between the Potomac River and Fairview Drive which is State Road 696. In addition to the road, there are service authority sewage lines which are located between Fairview Drive and the Potomac River. The river bank has eroded to less than 6 feet at one point, less than 10 feet in other areas.

Schnabel Engineering was hired by King George County submitted their engineering design to the Virginia Department of Emergency Management who in turn submitted to design to FEMA, the Federal Emergency Management Administration some time ago. This is a hazard mitigation grant. The goal is to fix something before it causes a much bigger problem. However, before FEMA releases the grant funds, a

federal environmental assessment, EA, is required. Several federal agencies must sign off on or approve the project. All of the required agencies have done so except for the Marine Fisheries Service. The EA has been dragging on for months with little to no progress.

However, today I received an update from Chris Werle, a former member of our board. Mr. Werle advised that the staff work on the EA has been completed by Marine Fisheries and the report has been sent to management for final review and approval. Excuse me. It is expected that Marine Fisheries will issue its final report within the next two weeks. Upon receipt of the Marine Fisheries Report, FEMA will then finalize the environmental assessment which I believe has basically been done by Schnabel, the contractor, the engineering firm with funds appropriated from the Service Authority.

There is then a 30-day period for public comment and after that, the grant funds for construction can be released. Mr. Werle said the latest estimate was that all of this could or should occur within 60 to 90 days. King George County would then issue an RFP for the construction project. However, I believe I'm not 100% certain on this but since I live in Fairview Beach and have had a fair amount of experience with permits on the river, I think construction would probably be delayed until after July 1st because that's the spawning season for the sturgeon or some fish.

So I just heard today from a colleague in Potomac landing on their board who they want to do some dredging at their boat ramp. And she said they would not be able to do any work until after July 1st. So I'm assuming that would apply to anything on the riverbank stabilization plan. However, things are finally moving however slowly and hopefully construction can begin this summer.

Mr. Werle, while he's not a member of our board is going to continue to serve as a Service Authority employee. I spoke to him today and I spoke to Mr. Weakley as well. Mr. Werle's plan is to be a senior consultant to the general manager and I believe he will receive \$1 per hour for his services from what I've been told. I suggested to him that he was worth more than that but he said he was not in it for the money. This is not a precedent I think the rest of us need to be following if we ever get hired after we leave the board. But that's what Mr. Werle wants to do. And to put it mildly, that's a pretty good deal for the Service Authority. He's got twice as much service as Ms. Binder and I, the senior members of the

board, and a lot of institutional knowledge and history and he's a he's an engineer and he's a former member of the Army Corps of Engineers. So, he's really got an excellent experience.

So, Madam Chair, if there's no objection, I'd like to suggest that Mr. Werle continue to act as the Service Authority point of contact on the Fairview Beach riverbank stabilization project. Mr. Werle literally wrote the application and has been involved with the project from day one and is intimately familiar with the project and all the parties involved. He'll keep me informed and I will in turn keep the board informed if that's okay.

Chairman: Do we have any discussions? Does anybody have a problem with that?

Mr. Parker: No problem. Motion to keep Mr. Werle on it as the... on the project.

Chairman: Do we have a second?

Mr. Bennett: Second.

Chairman: Do we need a discussion? All those in favor.

Group: Aye.

Chairman: Any nays? Chair votes aye. Motion carries. Thank you, Mr. Bennett.

Mr. Bennett: Thank you. That's all I've got.

Chairman: My report. I do not have a report for this week. Thank you. All right, consent agenda.

Mr. Bennett: I move that we approve the consent agenda.

Ms. Cupka: Second.

Chairman: Any discussion? All those in favor?

Group: Aye.

Chairman: Any nay? Chair votes I. Motion carries. Report from the county attorney?

Dr. Young: No report.

Chairman:

All right. Presentations and reports. Any presentations? No? Action items? Discussion items? General manager's report.

Mr. Weakley:

Thank you, Madam Chair. Just some information on the water side of things. Mr. Goldman, our water manager, and myself along with Cheryl Stephens from Draper Aid in their services have been utilized for groundwater withdrawal permits and we had recently talked. I think I brought it up that one of the two meetings here originally about the Dahlgren concern of capacity and the limitations we have under our existing groundwater withdrawal permit.

If we're looking to serve more customers, there's about a half million gallon per day delta between what we currently can withdraw versus what VDH says we have a capacity for. So, we want to go down and have a conversation with them. There has been some early talks from potential developers and so forth, and these things can come and go. Nothing concrete, but we want to be readily available and planning on our side. So, this is more of a planning phase. However, any time you increase or modify that permit, there is a cost to it. So that will be earmarked in this year's budget when we get into budget discussions. We will go down on Monday.

We're actually still waiting. We provided follow up to DEQ I want to say back in October for the Hopyard groundwater withdrawal permit that's still under review. We do plan on talking to Miss Tisdale about that while we're down there on Monday. Not sure if we'll have any final review from them or not but we're trying to push that along so we know that if our plan is adequate or do we need to respond further.

Tonka Water is our system designed for several of our water facilities. They are coming out in the week of the 17th to evaluate those. So, we know if the media and the filters, the life expectancy overall system checkup. I don't know when the last time that was done but Hopyard, Oakland Park, Perkins Corner, Fairview Beach, all four of those locations have the Tonka Water System. Generally, when you hear me say Tonka Water Systems, it's the filtration portion, but some of our areas also have the SCADA program that interfaces with those systems. So, we want to have a health checkup and just see life expectancy and any moneys we need to program this year.

On the wastewater side, we've started installing some of our new remote monitoring alarm systems. This replaced and I didn't put a

picture of the old system. The way it's been done for years, it's an old phone line and that's where the name auto-dialer came from. So, you can plug in inputs, high level alarms, pump failures, so forth, and that would call out. This is cellular based. But it provides a lot of real time data. It will also, you can either log in cloud base to check status but even if you didn't dial in or I should say remotely dial in online, it sends you a daily report.

So the manager can look at pump run hours, make some early determinations, "Hey, do we have a pump that hasn't ran in a while or it's been running longer and so forth?" We believe this is an improvement. And if I know some of existing members who've been along for the project, we submitted a PER plan for the pump stations to DEQ and listed priority ones, two, and three projects. Priority one had a lot to do with the alarm remote monitoring as part of the DEQ class 1 requirements. What you see in that photo to the left is our mission control box which is the monitoring portion and they also required an audio and visual alarm for the site as well. So that's the box to the right there with the police looking light on top or fire department right on top.

So, excited. We rolled out two. We've got a couple more program to get started but again we own about 35 stations. So, we've got a few more to go. Yes, sir. Mr. Bennett, do you have any...?

Mr. Bennett:

I do. Out of our 35 pump stations, none as I recall we're in compliance with DEQ regulations. So the auto-dialers and the remote notice, those are the least expensive of the fixes we have to make which is why we made them priority one. How many of them Mr. Weakley did we have all together that were in that category?

Mr. Weakley:

Of priority ones?

Mr. Bennett:

Not priority one, but just the most simple auto-dialer kind of fixes, the fixes we can do in the house.

Mr. Weakley:

We've got... it's just done at 30 that need to be done on this system. A lot of them, what we're finding and we even talked about this in some of our budget meetings today, we've been paying phone lines and finding out that they're not working, so we didn't have to pay for it. But there is under 30 that need to be addressed. I mean we're going to try to tackle as many of them that we can with this year's funding, the

existing funding. But we realize we may have some carryover for July 1 to start purchasing and installing as well.

Mr. Bennett:

Just so you understand, the consent order that we're under with DEQ, this was something they wanted to know and we didn't know what the answer was. We, the Service Authority, did not know whether our own pump stations were in compliance or not. So now we know the answers aren't good, they're not, but we're going to fix them all but it's going to remain a part of the consent order. We're pretty much done with everything else that was in the consent order but the pump stations. So as long as we can keep checking them off I'm sure DEQ will be satisfied with our progress.

Mr. Weakley:

Thank you, sir. And what this does, a lot of the sanitary sewer overflows, acronym SSO, come from not getting the early alarm, not knowing that you have trouble with the station until it's reported and a resident calls or someone, "Hey, you've got a sewage spill," and then you're reacting. We rather react ahead of time to prevent the overflow, and that only meets the class one reliability, it protects the environment as well.

Last in that slide, Wiley Wilson was on site at Perkins recently. January, they were to finish their field work so they came out and reviewed some of the wetland areas that exist in Perkins site because they're looking for the footprint where the new facility would go and that's just part of their work. They will be on site tomorrow. I asked them to put together a construction timeline, that way it's... we're tracking. I mean we haven't committed to an engineering firm who would design that plant yet but we still need a timeline. So we're looking at things far as when our permits being submitted. When do we need to put out an IFB? When is funding needed so we can track that along the way? So I just want to make mention of some of the recent work and some things we're working on.

Just recently, I know this agreement has been around for a while. We finally got things squared away with KGI. We had their certificate of insurance. They've submitted how they're going to attach their equipment. It's went through the tank maintenance contract review. So all that's been blessed and actually Ms. Wido picked it up I believe last week. They are looking to locate their equipment for broadband services. So that will be an improvement for citizens of King George County, and located at Arnolds Corner, elevated tank site which is

headed west from this location over behind the food line in Oakland Park, the elevated water tank that's in that subdivision.

For new members, part of that agreement we would get Internet service for four of our wastewater treatment plants. The only one excluded was Dahlgren because there was some interference and concern with the base and radio transmission. Sprint has just come to the table. I sent their lease agreement over to Eric just to review legally and then I'll bring it over to you all. They're interested to go in on top of our... well, some of their equipment go on top of the Monmouth elevated water tank. They will have some footprint at the base where they had to store some of their other equipment. There's some revenue that we would definitely get from that. But there's definitely a benefit again to the citizens of the county whether it's cell service or internet service. Yes, sir.

Male Speaker: Refresh my recollection, would you please. With KGI, we're not charging them any rent for the first year, is that right?

Mr. Weakley: That is correct for the first year and then there was an agreement with the EDA and KGI. But basically, after that first year, we get a \$1,000 per site per month. So, it's a total of \$2,000 dollars per month. Yes, that first year is without rent. We will be paying the electrical portion their equipment plugs in but that's minimal. But that seems to be boilerplate with most of these agreements because that's how this front lease agreement is written also.

Mr. Bennett: This was one of the few opportunities the Service Authority had to help the county with something. So we were willing to do that. KGI's a brand new business and we do get internet at four of our five wastewater treatment plants. With all the lab work and the testing that's done there, it's amazing that four of the five we did not have internet. So that's a big improvement as well.

Chairman: I just want to clarify, the agreement starts February 1st, for the year.

Mr. Weakley: Well, yes. February 1st. And they use the term commencement in there. I need to go back and see if it's tied to actual equipment install. But there's a commencement date in there. But that was, yeah, February 1st timeline. And then I'll bring Sprint to you as soon as... flush that through Eric first and then bring that over to the board for review and then approval if you choose so.

Also happy to report and hats off to Patty on this, we did put in a claim. We had some storm damage. It was late August at Oakland Park and Hopyard. And what you see up there is what we recovered minus a \$1,000 deductible for each. That's pretty substantial considering what we had to spend. Definitely Hopyard, we were in pumping haul for about four days. So it was good to recoup those funds. She did a phenomenal job backtracking a lot of the stuff and getting those funds back. So definitely appreciate that. Madam Chair, that's all I had from my report.

Chairman: Great.

Mr. Bennett: Before we move on, can I just make one comment about Mr. Weakley's report at the last meeting?

Chairman: Yes, you may.

Mr. Bennett: Since I was not able to attend that one remotely. I just want to commend him and Tim and Dean and everybody for getting us in compliance with all of our wastewater requirements for the year. It was nip and tuck in December. We weren't sure if we were going to make it or not. We had to have a good December. I don't know the last time we did that. It's certainly before I was on the board and it comes with a fine from our grant fund if we don't do it. So kudos to you, Mr. Weakley and your staff. Thank you all very much for that.

Mr. Weakley: Thank you, sir.

Chairman: You ready?

Ms. Cupka: Yes. ma'am. I move that the King George County Service Authority Board of Directors convened a closed meeting pursuant to state code section 2.2-3711A29 for discussion of the potential award of a public contract involving the expenditure of public funds including the discussion of the terms or scope of such contract concerning wastewater treatment and facilities. Invited to attend the closed meeting as necessary are the general manager, the county administrator and the county attorney because they are deemed necessary and their presence will reasonably aid the board in its consideration of the topics to be discussed pursuant to Virginia FOIA section 2.2-3712F.

Mr. Bennett: Second.

Chairman: Any discussion? All those in favor?

Group: Aye.

Chairman: Any nay? Chair votes aye, we are in closed session.

Ms. Cupka: I move that the King George County Service Authority Board of Directors return to an open meeting and certify by roll call vote that only public business matters lawfully exempted from FOIA's open meeting requirements by Virginia law and only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered.

Chairman: Mr. Morris.

James Morris: James Morris, I certify.

Mr. Parker: Allen Parker, I certify.

Chairman: Hold on a second. We need a second.

Mr. Bennett: Second.

Ms. Cupka: Thank you.

Chairman: Sorry about that. Mr. Morris, again.

Mr. Morris: James Morris, I certify.

Mr. Parker: Allen Parker, I certify.

Ms. Cupka: Annie Cupka, so certify.

Mr. Bennet: I so certify.

Chairman: I so certify. Meeting comes back in session. Do I...

Mr. Weakley: Madam Chair, thank you. I have a recommendation tonight for the board considered for action. The board of directors have been working alongside the Hertenstein Investment Group for some time. I know the planning commission has heard the case of some of the concerns is,

does the Service Authority have capacity not only to serve that development but by future development out there, but specifically to the development of KG villages. We've had discussions back and forth between the developer, their engineers legal counsel, our legal counsel and several board of directors, and what we had before us tonight, before you all tonight is consideration to approve a service agreement that the service agreement I believe is a very fair financial commitment to help fund services needed to handle that development. So Madam Chair, I'm here tonight to recommend to the board of directors approval of the service agreement between King George County Service Authority Board of Directors and the Hertenstein Investment Group LLC. Is that covered?

Mr. Bennett:

Madam Chair?

Chairman:

Go ahead.

Mr. Bennett:

I move that the King George County Service Authority Board of Directors approve the water sewer agreement between the Service Authority and Hertenstein Investment Group LLC as presented to provide for payment services and infrastructure enhancements to service the villages of King George Crossroads development project and to authorize the general manager to execute the agreement subject to approval as reformed by the county attorney.

Chairman:

Do I have a second?

Mr. Parker:

Second the motion.

Chairman:

Any discussion? All those in favor?

Group:

Aye.

Chairman:

Any nay? Any abstains?

Ms. Cupka:

I abstain.

Chairman:

Chair vote aye. Motion carries. Do I have a motion for adjournment?

Mr. Bennett:

Madam Chair, I move that we adjourn until February 13th at 6 p.m. at the King George County Sheriff's Office.

Ms. Cupka:

Second.

Chairman: Any discussion? All those in favor.

Group: Aye.

Chairman: Chair votes aye. Meeting is adjourned.