

Powhatan County Citizens Meeting



Founders Bridge Utility Company
November 10, 2016

Powhatan Citizens Alliance



"Where Citizens, Truth, and Government Meet"

YOUR HELP IS NEEDED!
OUR BOARD OF SUPERVISORS IS GOING TO
BAIL-OUT A MAJOR DEVELOPER WITH
\$795,000 OF YOUR TAX MONEY!

- What is happening? The Board of Supervisors wants to acquire a water utility from a developer which the developer is required to complete and manage using their own money.
- Who is effected? Every homeowner through potentially higher taxes
- Why is your help needed? Your attendance will indicate your support for lower taxes, stopping favoritism, transparency, fiscal responsibility, and accountability

Entities

- Founders Bridge Utility Company (FBUC) provides water and sewer services to residents/businesses of Founders Bridge, Founders Bridge Golf Villas, Bel Crest, Bel Bridge, and Winterfield I and II
- FBUC leases all assets (water and sewer lines) from Gray Land & Development Company (GrayCo)
- Sydnor Hydro (Sydnor) operates the system, including meter readings and billing for FBUC
- ProInc owns Independence Golf Course. Wells are located on the golf course
- Chesterfield County, Powhatan County, FBUC
- Founders Bridge - all residents / businesses served by FBUC
- BOS - Powhatan Board of Supervisors

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Definitions

- gpd – gallons per day 180,000 gpd
- MGD – million gallons per day .18 MGD
- Treated Water- brought to potable water standards
- Potable Water – water that is safe to drink
 - treated surface water
 - treated well water
 - well water
- Well Water – water pumped from below ground (aquifer)
 - Potable without Treatment
 - Potable with Treatment
 - Not Potable
- PER – Preliminary Engineering Report

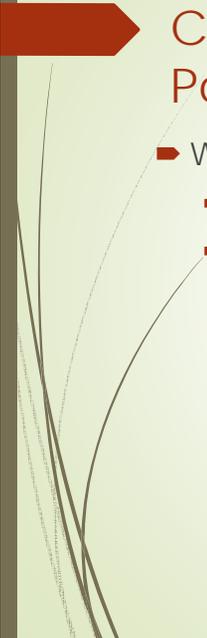
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Water Systems

- Public Water System – Waterworks
 - Owned by government – regulated by VDH
 - Privately owned – regulated by SCC and VDH
 - Serves piped water for human consumption to
 - 15 or more service connections
 - OR
 - 25 or more individuals for at least 60 day out of the year
- Private Water System - any system that is not a waterworks

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Current Water Systems in Powhatan

- Waterworks - 17 Total
 - 1 is FBUC
 - 3 government owned
 - County (serving residents and businesses on Rt. 60)
 - School Board (serving Pocahontas Elementary and Middle School)
 - Commonwealth of VA (serving Powhatan State Park)

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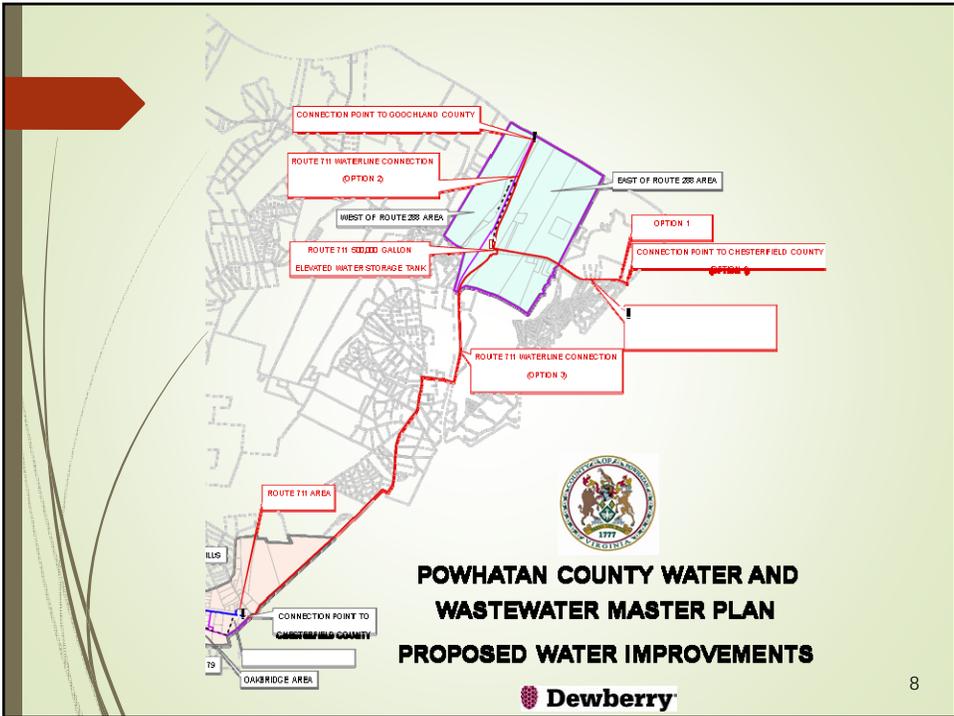
County's Water System

Waterworks - Route 60 572,000 gpd Chesterfield
 Cobbs Creek Reservoir – 10,000,000 gpd (10 MGD)

Future

- Water and Wastewater Master Plan
 - 20 years / 8 MGD
 - Where Needed
 - On Route 60
 - County's 711/288 System will run along 711
 - Source of Water
 - From DOC plant on James near Rt. 522
 - 711/288 corridor water
 - Chesterfield / Goochland / Henrico / Rt. 60

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WHY County Interested in Acquiring the FB System

- Local Government Collaboration
- Only 2 Water Systems on 711 (Powhatan, Chesterfield)
not 3 (FBUC, Powhatan, Chesterfield)
- Government Owned System

From "A Special Report" by Public Citizens Water for All Program, September 2002

Accountability - When served by a public utility, water users can always hold public officials responsible for poor quality of water service and for failure to address their concerns. Having to stand for reelection is a powerful enough incentive for public officials to remain responsive to the residents' concerns.

Economic Development

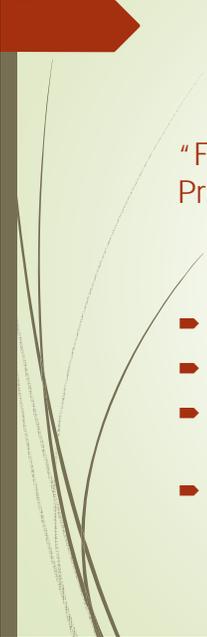
Conservation - A private company may refuse, directly or indirectly, to promote water conservation, despite the local, regional, and national objectives. Private companies in the water business do not grow profits and please shareholders by selling less, but by selling more.

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Powhatan County Process

- September 29 - Weiler, Carter, GrayCo meet
- October 1-18 - Staff Research and Analysis
- October 19 - Closed Session of BOS
- October 19 work session scheduled on September 26
 - October 20 meeting scheduled with Mr. Williams
 - Put on Agenda for October 24 for **CONSIDERATION**
- Closed Session for VA Local Governments

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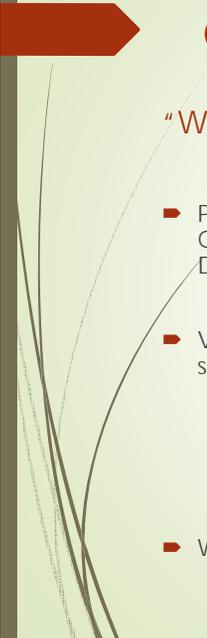


Citizen's Questions/Concerns

"Founders Bridge Not Aware of the Proposed Addition to the FBUC System"

- Winterfield II rezoning approved February 1, 2016
- FBUC designing system
- FBUC (Sydnor) communications with HOA Boardmembers
- PER filed with Department of Health August 2016

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Citizen's Questions/Concerns

"Well Water"

- POTABLE Treated Ground Water – Treated to VA Water Quality Standard and monitored by VA Health Department
- VA Department of Health must approve all waterworks systems (PER)
and
requires regular water testing to ensure water continuously meets VA water quality standards
- Well on Golf Course
 - Lake Manassas - Robert Trent Jones Golf Course

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Citizen's Questions/Concerns

"Rates increasing 200%"

- Current FBUC rates only support the operations – no reserve for capital maintenance or improvements
- Rates used in analysis are current County rates
- Staff is researching if the County is allowed to have two different rate structures (one for Rt. 60 customers and one for FBUC customers)
- Staff is researching phasing-in, for FBUC customers, the current County rate structure over a seven to ten-year time period

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Citizen's Questions/Concerns

"We don't need the addition to the FBUC system because we only exceed the 180,000 gpd limit a few times a summer; we can fix this by restricting irrigation"

Founders Bridge 1998 Rezoning Conditions

- #16. System must meet minimum requirements for fire protection

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Citizen's Questions/Concerns

"Developer should pay for this addition to the FBUC System"

"FBUC may not use well water"

Founders Bridge 1998 Rezoning Proffers

Section I B

- 1. Public Utilities shall be utilized, except that well water and/or bodies of water may be used only for irrigation...
- 3. Cost for utility installation required for Development shall be borne by the Applicant

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Citizen's Questions/Concerns

"Developer should pay for the addition to the FBUC System"

"FBUC may not use well water"

Tariff Rates, Rules, and Regulations

Rule No. 27 -- Increases in Water and Sewer Capacity to meet current or projected demand

If water or sewer capacity, which is allocated from Chesterfield County, is exceeded or projected to be exceeded, then the company may obtain additional capacity **from any available source**. The water source must be approved by the Office of Water Programs of the Virginia Department of Health for use as a community waterworks water supply. **All costs associated with this additional capacity shall be part of future rate cases**. It is understood that the cost of these improvements will be funded by a loan and the revenue generated by the rate case must equal or exceed the cost of this loan over the same time period

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Citizen's Questions/Concerns

"Winterfield II Development Rezoning - Development does not follow what was originally proposed for that parcel at the time of the Founders Bridge rezoning"

- Found no reference in the Founders Bridge rezoning to the Sowers development

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Citizen's Questions/Concerns

"County taking our water for Development of 288/711"

- 180,000 gpd vs. 8,000,000 gpd
- County has known since Winterfield II rezoning that not enough water for FBUC customers

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Citizen's Questions/Concerns

"BOS Delay decision for 90 days to 6 months"

- ▶ Powhatan agreed to let GrayCo know by 11/28
- ▶ What will be known by February 28 that would effect the ownership of FBUC?
County not part of solving the "problem"
- ▶ What does County acquisition gain for Founders Bridge?
- ▶ What does County acquisition lose for Founders Bridge?

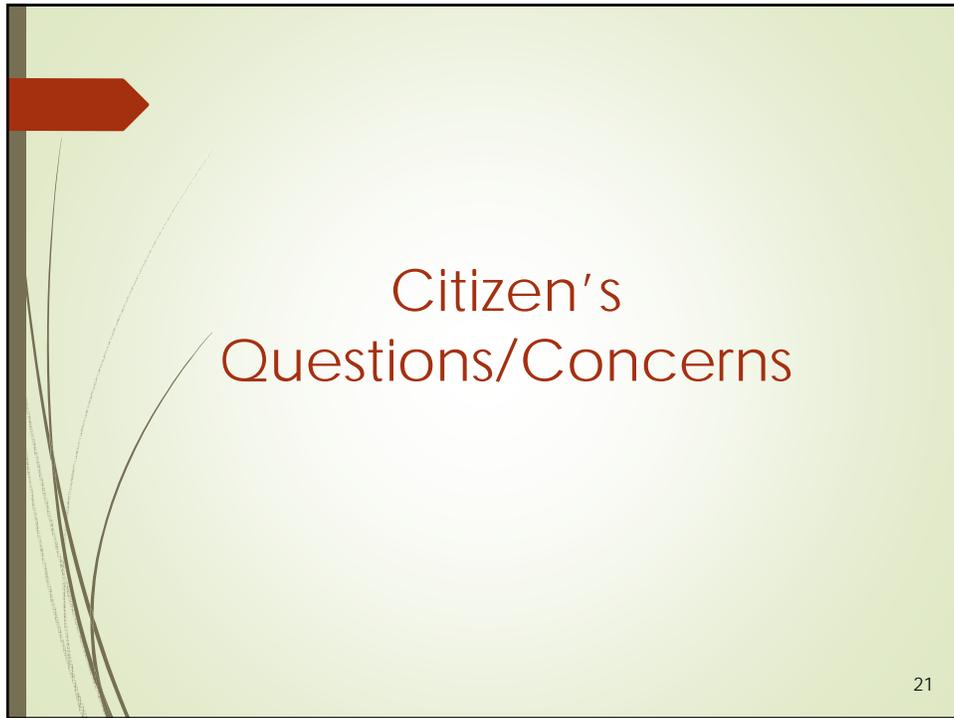
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Next Steps

- ▶ Documents, Presentation and Recording of Meeting on County Web Site
- ▶ Sign the sign-in sheet; we will email the documents and Presentation
- ▶ BOS meeting November 28, 2016
 - ▶ Deferred, Approve or Not Approve
- ▶ Pat Weiler - pweiler@powhatanva.gov
- ▶ Ramona Carter - rcarter@powhatanva.gov

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Citizen's
Questions/Concerns

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