

MINUTES

Fauquier County Water & Sanitation Authority LIAISON MEETING December 3, 2015

The Meeting was called to order at 11:00 a.m. by Paul McCulla, Fauquier County Administrator, at the Fauquier County Water and Sanitation Authority, 7172 Kennedy Road, Warrenton, Virginia.

Present:

Ray Graham, WSA Board Chairman, Bill Downey, WSA Board, Lee Sherbeyn, Fauquier County BOS, Holder Trumbo, Fauquier County BOS, Paul McCulla, Fauquier County Administration, Andrew Hopewell, Fauquier County Community Development, Henry C. Day, FCWSA Attorney, and Kevin Burke, Fauquier County Attorney.

WSA Staff:

Phillip “Butch” Farley, General Manager, Cheryl St. Amant, Associate General Manager/Director of Operations, Mary Sherrill, Director of Engineering, and Deborah Whitley, Director of Finance.

1. Opal Water Investment:

Mr. McCulla informed the Committee that a return on investment study on Opal was completed by Community Development based on a 2008 PER (preliminary engineering report). He informed the Committee that the Fauquier Board of Supervisors (after reviewing said study) adopted a resolution to fund essentially one half of phase one of the Opal Water System which would include establishment of the well, water tank, and mainline that would run from the well site to the intersection of route 29 and route 17 at an estimated escalated cost of \$3.5 million with the understanding that developers would pick up the cost from that point. The BOS resolution further states that if a developer pays to bring the line to their property, the County and the WSA could recapture the cost of the oversized line from interim developers. Mr. McCulla further informed the Committee that the County would fund an updated PER. Ms. Sherrill informed the Committee that the costs on the 2008 PER were for construction only and did not include property, easements, design, or legal fees. A draft funding agreement would have to be approved through legal and by both the County and WSA Boards and then the PER would be done. Further discussion ensued regarding past developer agreements and funding options with the WSA. Mr. Day stated an oversizing agreement is a possibility

with the developer where the developer builds the additional line. Mr. McCulla stated that the BOS would like the WSA Board to explore different legal reimbursement agreements with the developer who pays for the overextension of lines where the County would not have to forego the availability fees. Additional discussion ensued regarding how the County and the developers could be reimbursed and Mr. Day emphasized that this is the conflict area of the funding agreement. Mr. Farley will provide the WSA Board with the information on Opal at the December 2015 Board meeting.

2. Costco:

Mr. McCulla briefed the Committee on a meeting that would take place later that day with Costco, the County, the Town of Warrenton, and the EDA. The meeting is to discuss the possibility of building a Costco at the intersection of Route 29 and Route 605. If this happens, the site would need rezoning and a special exception permit.

The meeting was adjourned at 11:40 a.m.