



Catlett – Calverton Sewer Project

24 E. Cary Street, Suite 100
Richmond, VA 23219

MEMO To: Property Owners in Catlett and Calverton
From: Rick Gerhardt, Chair, Fauquier County Board of Supervisors
Date: October 16, 2017
Subject: Board Approves Design-Build Contractor for Catlett/Calverton Wastewater And Comprehensive Plan Amendments are Under Consideration

At its September and October Board meetings, **the Board of Supervisors authorized** the County Administrator, Paul McCulla, to move forward with award of a contract for the wastewater treatment project.

Who Will Get the Contract?

English Construction / Bowman Consulting

The Board has asked Mr. McCulla and his staff to negotiate an agreement with this design/build team. Both these firms and the others they are bringing with them are very familiar with the County, the Catlett/Calverton area, and have proven their success in similar projects.

When will the work start?

Today, the agreement with English/Bowman is not yet completed, but we expect that to be done within the next 4 to 6 weeks. Once signed, design work will begin immediately, with construction to begin sometime in the **Spring 2017**. With luck, the entire project is completed by Spring 2018.

We also want you to know that changes to the Comprehensive Plan are being considered.

What Comp Plan Changes Might Be Made?

During the negotiations with the previous contractor (Northwest Cascade, Inc.), a number of landowners at the edge of the service districts asked the Board to allow them to “opt-out” of being served by the new system. The Board asked those landowners to apply to be excluded, and 31 applications were received. Not every application will likely be approved, but the Board is making every effort to honor those requests. To do so requires that the Comprehensive Plan be amended to constrict the boundaries of Catlett and Calverton Service Districts currently in place.

The Community Development planning staff are in the middle of the update to the Catlett, Calverton and Midland Service Districts that are now in the county’s Comprehensive Plan.

In the proposed update, Catlett would remain a Service District with different boundaries. The size is reduced; and key industrial/commercial property would be added. Calverton would change from a Service District to a Village *with sewer service for remediation purposes*. Its boundaries also would change. (Changing from a *Service District* to a *Village* is a “downgrade” in the language of planners; yet, this proposal maintains the Board’s intent to support the sewer service for what would become the Village of Calverton.) Reasoning: Calverton has no public water and we want to focus limited EDU allotment towards commercial development in Catlett.

What’s the Process Followed To Make Comp Plan Changes?

Community Development Staff will be holding a public meeting on Monday, November 20th to discuss the Comprehensive Plan changes and to answer questions. (Location not yet set.)

A Public Hearing will be held next, probably in December, where citizens can speak directly to the Planning Commission about the proposed Plan. The Commission also accepts written comments. You will receive notification through the mail prior to the Public Hearing. After hearing from the public, the Commission votes as to whether and what amendments to recommend to the Board.



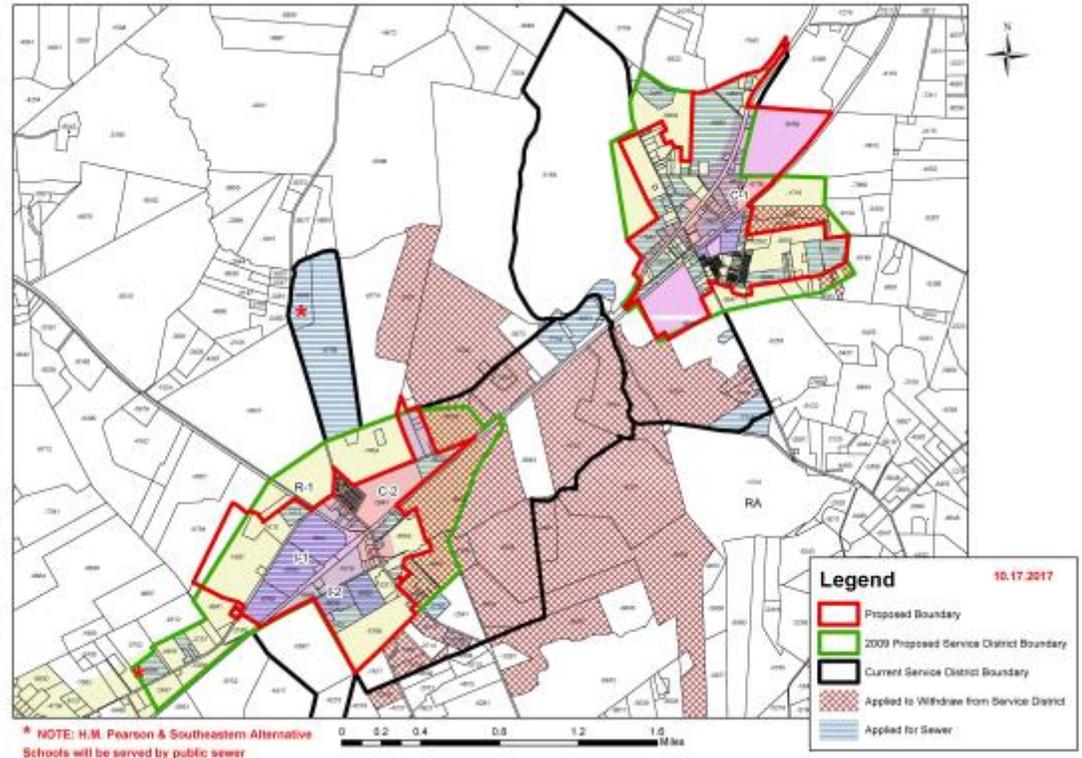
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A similar Public Hearing will be held by the Board of Supervisors, and a majority vote of the full Board of Supervisors is required to amend the Comprehensive Plan.

Draft
Changes to
Comp Plan

Catlett & Calverton



I signed up during the Incentive Period. Is that still valid?

Yes, for the most part. The Board remains committed to the same Tap Fee it considered back in 2014. Those documents and prices will be honored for those in the service areas that signed both a User Agreement and Deed of Easement. The county consultants have been holding those documents on your behalf. The monthly user fee may remain unchanged based on actual operations costs. You can see in the map there are a few properties that signed up during the incentive period and that would lie outside of the proposed service area under the proposed Comp Plan amendment. Under the Comp Plan Amendments proposed, those properties could lose access to the System.

I did not sign up. Can I do so now?

Yes. There is still ample capacity within the system to accommodate additional users. New applicants to the system will be invited to sign up at a later date. Full tap fees will be required. The amount of monthly user fees will be set after the system is designed and county staff have identified an entity to operate the system and costs are calculated.

Other Questions

Staff and the Project Management Team that includes residents of Catlett and Calverton remain active, meeting at least monthly. Check out ccwtp.fauquiercounty.gov

Gary Schwartz, the County’s construction manager for this project, is available at 540-422-8489 and at Gary.Schwartz@fauquiercounty.gov.

Andrew Hopewell can answer Comp Plan Amendment questions, and is available at 540-422-8210 or Andrew.Hopewell@fauquiercounty.gov. You can also reach me at 540-422-8020.