

A G E N D A

JAMES CITY SERVICE AUTHORITY

County Government Center Board Room

August 12, 2003

7:00 P.M.

–

A. ROLL CALL

B. CONSENT CALENDAR

1. Minutes - July 22, 2003, Regular Meeting
2. Formal Acceptance of Water and Sewer Systems
3. Land Exchange and Demolition of Facilities
4. Conveyance of Utility Easement – Dominion Virginia Power
5. Abandonment of Easement – Lot 29, Phase 2 – Laurel Ridge – Stonehouse Development
6. Award of Bid - Williamsburg Pottery Well Facility

C. BOARD REQUESTS AND DIRECTIVES

D. ADJOURNMENT

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AT A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JAMES CITY SERVICE AUTHORITY, JAMES CITY COUNTY, VIRGINIA, HELD ON THE 22ND DAY OF JULY, 2003, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

Michael J. Brown, Chairman
John J. McGlennon, Vice Chairman
Jay T. Harrison, Sr.
James G. Kennedy
Bruce C. Goodson

Sanford B. Wanner, Secretary
Frank M. Morton, III, County Attorney
Larry M. Foster, General Manager

B. CONSENT CALENDAR

Mr. Harrison made a motion to adopt the item on the Consent Calendar.

The motion passed by a unanimous voice vote.

1. Minutes

- a. May 27, 2003, Ribbon-Cutting Ceremony
- b. May 27, 2003, Regular Meeting

2. Award of Bid, Concentrate Main – Groundwater Treatment Facility

RESOLUTION

AWARD OF BID - CONCENTRATE MAIN - GROUNDWATER TREATMENT FACILITY

WHEREAS, the James City Service Authority is constructing a five-million-gallons-per-day Groundwater Treatment Facility to meet the County's projected water needs; and

WHEREAS, the facility requires a 12,000-liner-foot, 12-inch-in-diameter Concentrate Main to dispose of the by-product water from the water treatment process that will follow Powhatan Creek from the treatment plant site to Jamestown Road and follow Jamestown Road to the Jamestown/Scotland Ferry; and

WHEREAS, the plans and specifications for the construction of the Concentrate Main were advertised for competitive bid and publicly opened; and

WHEREAS, the low bidder C. D. French Excavating Contractor, Inc., has been determined capable of performing the work associated with the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, awards the bid for the Concentrate Main - Groundwater Treatment Facility to C. D. French Excavating Contractor, Inc., for \$1,456,069.07.

3. Property Line Adjustment and Extinguishment for Lift Station 7-2

RESOLUTION

PROPERTY LINE ADJUSTMENT AND EXTINGUISHMENT FOR LIFT STATION 7-2

WHEREAS, by Deed dated May 15, 1986, recorded in James City County Deed Book 311, at page 75, by and between Burton Woods Associates (“Burton Woods”) and James City Service Authority (“JCSA”), Burton Woods conveyed to JCSA the site for Lift Station 7-2, more particularly described as a .057-acre parcel at 3815 Longhill Road and shown as Parcel No. (31-3)(1-15); and

WHEREAS, said Deed contained an erroneous property description for the site of Lift Station 7-2; and

WHEREAS, Longhill Grove, L.P., (“Longhill”) acquired the adjoining property to Lift Station 7-2 by Trustee’s Deed recorded on March 17, 2003; and

WHEREAS, JCSA and Longhill desire and it is of mutual benefit to correct the property description.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, directs the James City County Service Authority General Manager to execute a deed and any other documents needed to correct the property description of Lift Station 7-2.

C. BOARD REQUESTS AND DIRECTIVES – None

D. REPORTS OF THE GENERAL MANAGER

Mr. Foster stated that the James City Service Authority received its discharge permit from the Virginia Marine Resource Commission (VRMC) for the groundwater treatment facility and the Service Authority can now focus on construction.

E. ADJOURNMENT

Mr. Goodson made a motion to adjourn.

The motion passed by a unanimous voice vote.

Mr. Brown adjourned the Board at 7:18 p.m.

Sanford B. Wanner
Secretary to the Board

MEMORANDUM

DATE: August 12, 2003
TO: The Board of Directors
FROM: Larry M. Foster, General Manager, James City Service Authority
SUBJECT: Formal Acceptance of Water and Sewer Systems

Attached is a resolution formally accepting water and sewer systems constructed and contributed to the James City Service Authority by developers during FY 2003. The resolution lists the value of the infrastructure at the time of completion.

Staff recommends adoption of the attached resolution accepting the dedication of the infrastructure.

Larry M. Foster

LMF/adw
acceptance2.mem

Attachment

RESOLUTION

FORMAL ACCEPTANCE OF WATER AND SEWER SYSTEMS

WHEREAS, certain water and sewer infrastructures have been constructed by developers and dedicated to the James City Service Authority; and

WHEREAS, these water and sewer infrastructures have been constructed in accordance with technical requirements of the James City Service Authority.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, does formally accept the dedication of the water and sewer systems listed below, as of June 30, 2003.

Water Dedications

<u>Development</u>	<u>Value</u>
Ford's Colony - Section 31 A & B	\$ 277,090
Ford's Colony - Section 32A	166,700
Greensprings West - Phase 2	300,610
Longhill Station - Section 3 & 4	120,805
Marketplace Shoppes	29,400
Monticello Apartments	3,480
Olde Towne Square Shopping Center	40,200
Powhatan Secondary - Section 6B	96,520
Stonehouse - Section 3A	52,565
Stonehouse - Section 4C	113,080
Stonehouse - Section 4D, PH. 1	232,125
Stonehouse - Section 4D, PH. 2	91,200
Stonehouse - Section 6A	95,240
Stonehouse - Section 6B	113,185
Stonehouse - Mill Pond Run, 2 & 3	177,295
Wellington - Phase 1	204,890
Williamsburg Plantation - CHR	77,205
Wise Recycling	<u>63,925</u>
Total - Water	<u>\$2,255,515</u>

Sewer Dedications

<u>Development</u>	<u>Value</u>
Ford's Colony - Section 31 A & B	\$ 500,267
Ford's Colony - Section 32 A	243,729
Greensprings West - Phase 2	429,054
Longhill Station - Section 3 & 4	169,944
Monticello Apartments	48,006
Olde Towne Square Shopping Center	38,659
Powhatan Secondary - Section 6B	137,851
Stonehouse - Section 3A	44,594
Stonehouse - Section 4C	180,552
Stonehouse - Section 4D, PH. 1	237,394
Stonehouse - Section 4D, PH. 2	156,005
Stonehouse - Section 6A	173,714
Stonehouse - Section 6B	198,411
Wellington - Phase 1	747,085
Williamsburg Plantation - CHR	61,548
Wise Recycling	<u>15,897</u>
Total - Sewer	<u>\$3,382,710</u>
Total Value of Dedications by Developers during FY 03	<u>\$5,638,225.00</u>

Michael J. Brown
Chairman, Board of Directors

ATTEST:

Sanford B. Wanner
Secretary to the Board

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 12th day of August, 2003.

acceptance2.res

MEMORANDUM

DATE: August 12, 2003

TO: The Board of Directors

FROM: Larry M. Foster, General Manager, James City Service Authority
Michael Drewry, Assistant County Attorney

SUBJECT: Land Exchange and Demolition of Facilities

The James City Service Authority (JCSA) has a well facility located in Ford's Colony and a sewer pumping station located in the Scott's Pond Development that is no longer needed and is planned to be razed. Experience indicates that the costs to demolish similar facilities are approximately \$10,000 per facility. A map indicating the location of the parcels is attached.

The developers of Ford's Colony and Scott's Pond have expressed an interest in demolishing the facilities in exchange for the remaining property. The assessed value of the property is \$3,000 and \$4,500 respectively for the Ford's Colony and Scott's Pond. Because of the size and limited access, the parcels have little value other than to adjacent property owners.

Staff recommends that the Board approve the attached resolution authorizing the General Manager to sign the required agreement and deeds with Ford's Colony and Scott's Pond, LLC, to exchange the vacant property for demolition of the facilities currently located on the parcels.

Larry M. Foster

Michael Drewry

LMF/adw
landex.mem

Attachments

RESOLUTION

LAND EXCHANGE AND DEMOLITION OF FACILITIES

WHEREAS, the James City Service Authority (JCSA) has a well facility located in Ford's Colony and sewerage pumping station located in the Scott's Pond Development that are no longer needed and are scheduled to be demolished at an estimated cost of \$10,000 per facility; and

WHEREAS, Ford's Colony and Scott's Pond, LLC, have expressed an interest in demolishing the facilities located in their development in exchange for the property on which the facilities are currently located; and

WHEREAS, the assessed value of the parcel located in Ford's Colony is \$3,000, and the assessed value of the parcel located in Scott's Pond is \$4,500.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, authorizes the General Manager to sign the agreements providing the terms for the property exchange and when the terms of the agreement are met, sign the deeds transferring the appropriate parcel to Ford's Colony and Scott's Pond LLC.

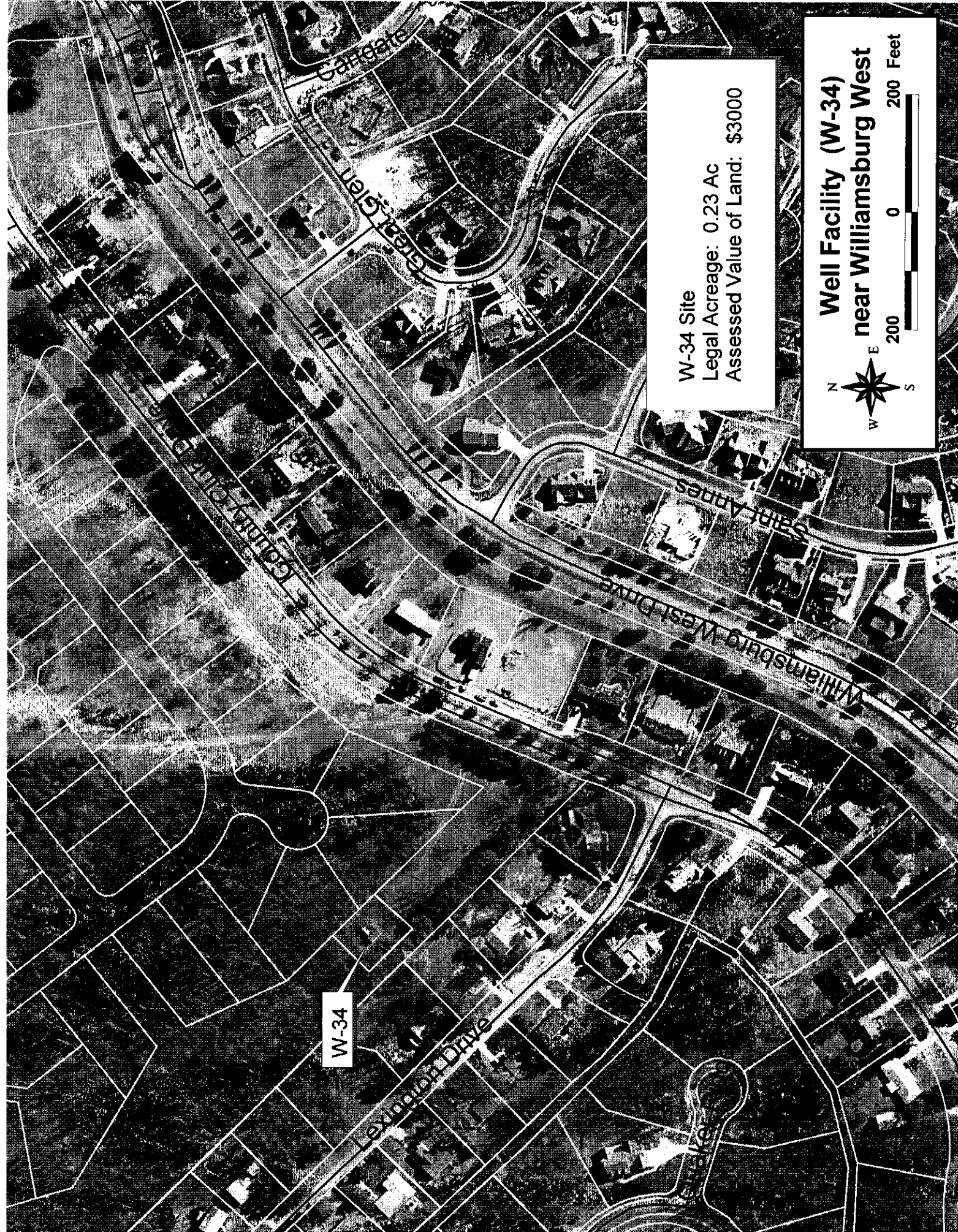
Michael J. Brown
Chairman, Board of Directors

ATTEST:

Sanford B. Wanner
Secretary to the Board

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 12th day of August, 2003.


landex.res



W-34

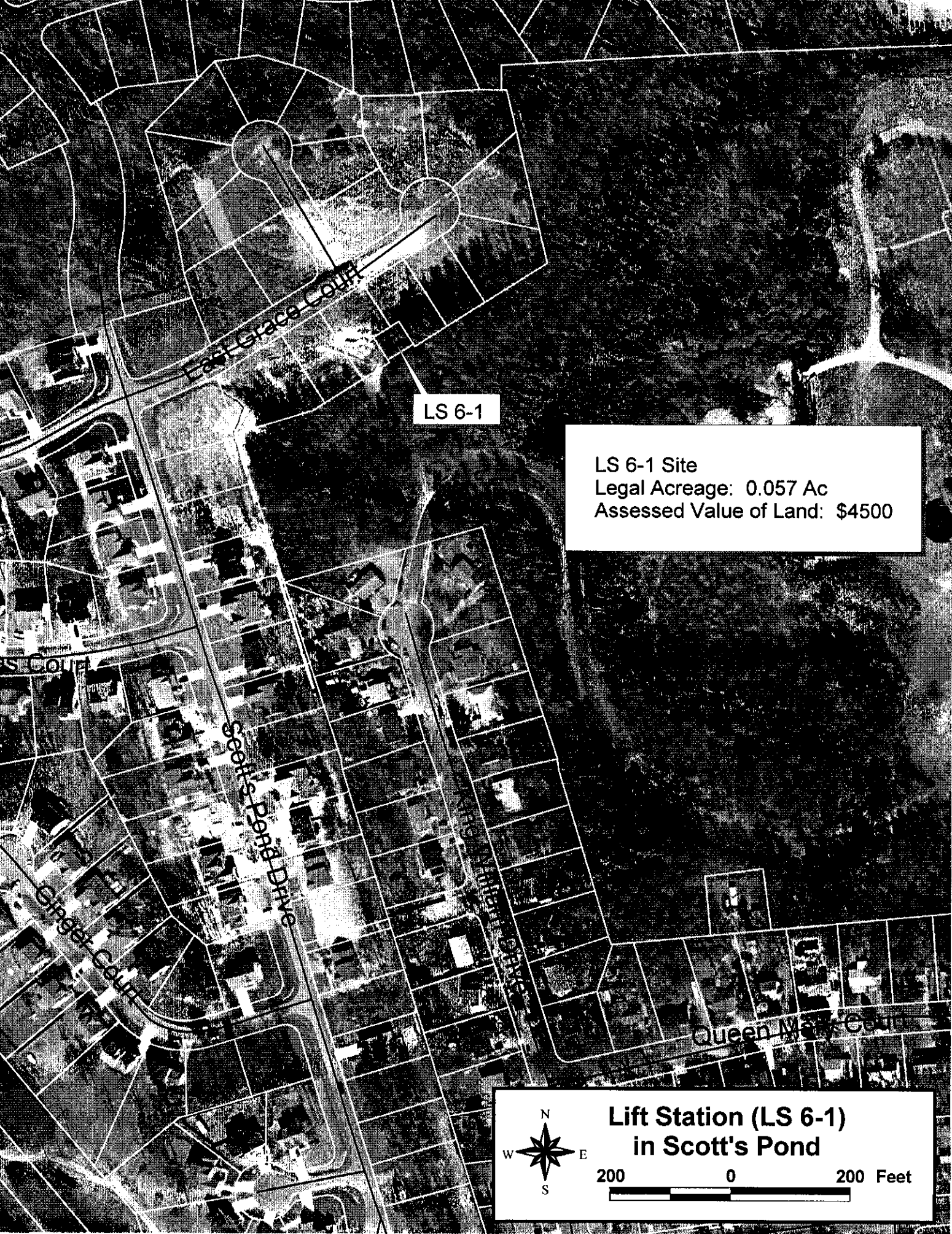
W-34 Site
Legal Acreage: 0.23 Ac
Assessed Value of Land: \$3000

**Well Facility (W-34)
near Williamsburg West**



A north arrow pointing upwards, with 'N' at the top, 'S' at the bottom, 'E' to the right, and 'W' to the left. Below the arrow is a scale bar with markings at 0 and 200 feet.

200 0 200 Feet



East Grace Court

LS 6-1

LS 6-1 Site
Legal Acreage: 0.057 Ac
Assessed Value of Land: \$4500

St. Court

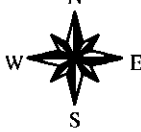
Scott's Pond Drive

Opfer Court


Salvo Court

Queen Mary Court

**Lift Station (LS 6-1)
in Scott's Pond**



200 0 200 Feet



MEMORANDUM

DATE: August 12, 2003

TO: The Board of Directors

FROM: Larry M. Foster, General Manager, James City Service Authority
Leo P. Rogers, Deputy County Attorney

SUBJECT: Conveyance of Utility Easement - Dominion Virginia Power

The James City Service Authority is in the process of building a new sewerage pumping station to handle waste water in the Powhatan Creek drainage area. The service area for the pumping station extends from Route 5 to Longhill Road and from Centerville to Ironbound Road.

The pumping station is located on the north side of John Tyler Highway (Route 5) near Jamestown High School. Since the pumping station is significantly larger than the existing station, upgraded electrical service is needed. Dominion Virginia Power has requested an easement to install the new electrical service for the pumping station. The easement will follow an existing sewer easement as shown on the attached map.

Staff recommends that the Board approve the attached resolution authorizing the General Manager to sign the appropriate documents necessary to transfer the easement to Dominion Virginia Power.

Larry M. Foster

Leo P. Rogers

LMF/LPR/gb
easementBOD.mem

Attachments

RESOLUTION

CONVEYANCE OF UTILITY EASEMENT - DOMINION VIRGINIA POWER

WHEREAS, James City Service Authority owns 0.225 acres of land commonly known as 3900 John Tyler Highway and 0.477 acres of land commonly known as 3904 John Tyler Highway (the "Properties") and designated as Parcel Nos. (1-1A) and (1-1B) respectively on James City County Real Estate Tax Map No. (46-1); and

WHEREAS, Dominion Virginia Power needs a 15-foot-wide utility easement to provide electrical service to the new and upgraded pump station; and

WHEREAS, the Board of Directors is of the opinion that a 15-foot-wide utility easement should be conveyed to Dominion Virginia Power.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, authorizes and directs the General Manager to execute such deed and other documents necessary to convey a 15-foot-wide utility easement to Dominion Virginia Power, without consideration.

Michael J. Brown
Chairman, Board of Directors

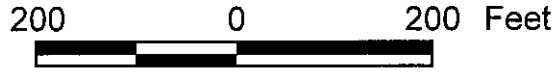
ATTEST:

Sanford B. Wanner
Secretary to the Board

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 12th day of August, 2003.

easementBOD.res

Easements for Lift Station 1-2



Greenspring Associates

FUTURE
LS 1-2
SITE

EXISTING
LS 1-2
SITE

3904 John Tyler Hwy

James City
Service
Authority

3900 John Tyler Hwy

Greenspring Office
Park Associates

3950 John Tyler Hwy
James City
County

PROPOSED 15'
DOMINION
VIRGINIA POWER
EASEMENT

EXISTING SEWER
EASEMENT

3970 John Tyler Hwy
Bachan &
Manorma Ram

John Tyler Highway

MEMORANDUM

DATE: August 12, 2003

TO: The Board of Directors

FROM: Larry M. Foster, General Manager, James City Service Authority
Leo P. Rogers, Deputy County Attorney

SUBJECT: Abandonment of Easement - Lot 29, Phase 2 - Laurel Ridge - Stonehouse Development

Mr. and Mrs. C. Todd Whaley have purchased Lot 29, Phase 2, of the Laurel Ridge Section of the Stonehouse Development. The lot has a 10-foot utility easement (plat attached) located adjacent to the eastern property line of Mr. Whaley's property. The easement was included to provide access for a potential grinder pump force main. Mr. Whaley plans to site his home on lot in a manner that will not require a grinder pump.

The planned location of the home will encroach on the easement. Therefore, Mr. Whaley has requested that the James City Service Authority (JCSA) abandon the easement on his property.

Since the easement is no longer needed, staff recommends that the Board approve the attached resolution authorizing the General Manager to sign a Quit Claim Deed abandoning the easement as requested by Mr. Whaley.

Larry M. Foster

CONCUR:

Leo P. Rogers

LMF/adw
laurel.mem

Attachments

RESOLUTION

ABANDONMENT OF EASEMENT - LOT 29, PHASE 2 -

LAUREL RIDGE - STONEHOUSE DEVELOPMENT

WHEREAS, the James City Service Authority (JCSA) has determined that it has no need for a 10-foot easement located on the eastern property line of Lot 29, Phase 2 - Laurel Ridge Section of the Stonehouse Development; and

WHEREAS, the owner of the parcel has requested that the JCSA abandon its rights to the easement to accommodate the construction of a home.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, authorizes the General Manager to execute a deed and such other documents as may be necessary to abandon the Authority's rights to the easements located on Lot 29, Phase 2 located in the Laurel Ridge Section of the Stonehouse Development.

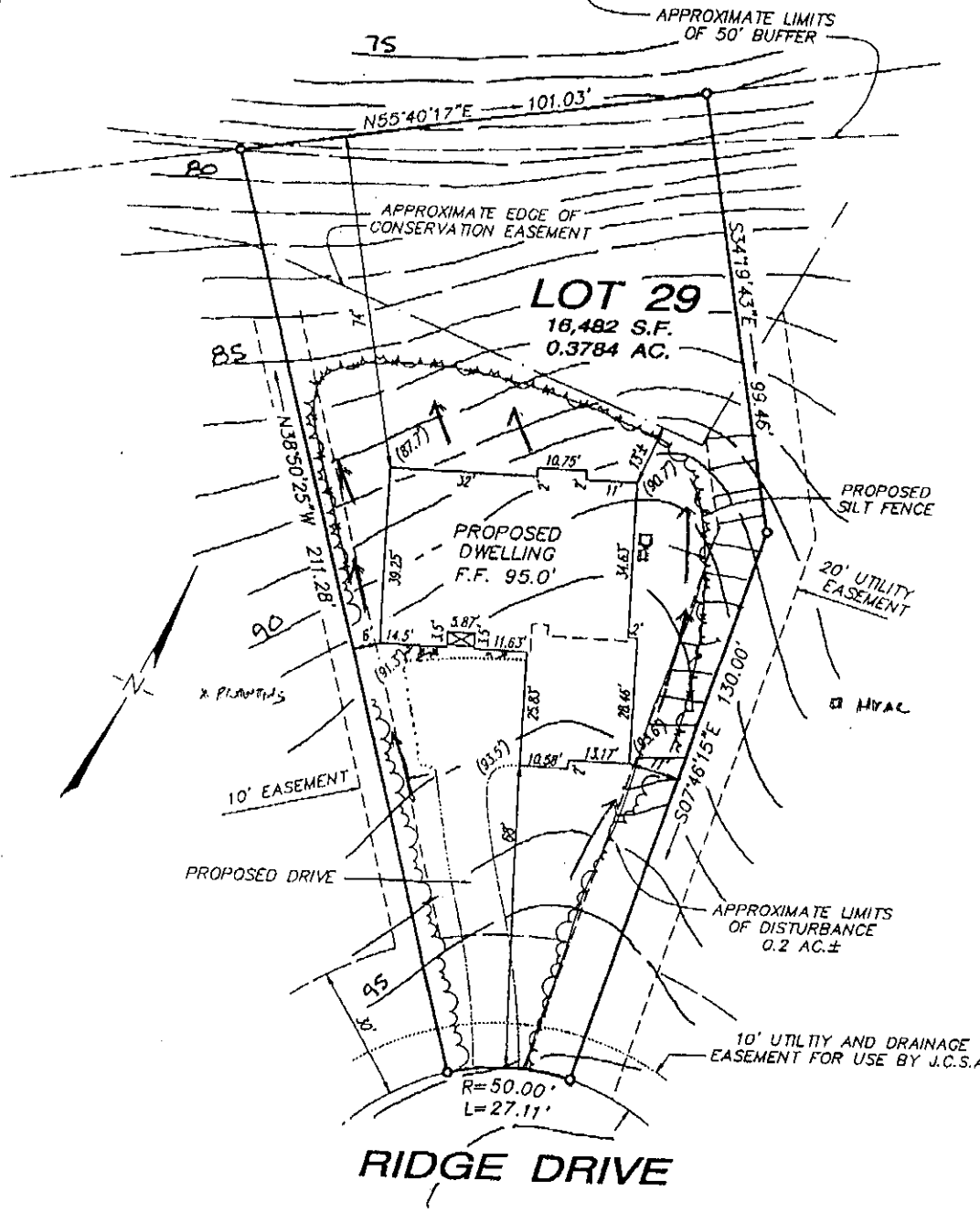
Michael J. Brown
Chairman, Board of Directors

ATTEST:

Sanford B. Wanner
Secretary to the Board

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 12th day of August, 2003.

laurel.res



**PROPOSED DWELLING SKETCH
LOT 29, PHASE 2
LAUREL RIDGE**

THIS PLAY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

DATE: 4-10-2003
 PROJ. NO.: JC-111
 SCALE: 1"=30'

REV: 6-17-2003

DEED REF: _____
 PARCEL NO.: _____
 ZONING: _____

ALLEY, SADLER & ALLEY, INC.
 SURVEYING MAPPING

8176 LADIESTOWN ROAD MECHANICSVILLE, VA 23111 PH: (804) 730-7185

MEMORANDUM

DATE: August 12, 2003
 TO: The Board of Directors
 FROM: Larry M. Foster, General Manager, James City Service Authority
 SUBJECT: Award of Bid - Williamsburg Pottery Well Facility

The plans and specifications to rehabilitate the well facility located adjacent to the Williamsburg Pottery have been advertised and publicly opened. Four firms submitted bids on the project per the following:

<u>Firm</u>	<u>Bid Amount</u>
Bruce Corporation	\$489,770
Peters and White Construction	507,000
East Coast Utilities	557,000
M & W Construction	517,252

The low bid submitted by Bruce Corporation is within the engineers estimate of \$500,000 and the budget allocation. Bruce Corporation has performed similar work for the James City Service Authority before and has therefore been determined capable of performing the work associated with this project.

Staff recommends that the Board approve the attached Resolution awarding a contract in amount \$489,770 to Bruce Corporation for the rehabilitation of the Williamsburg Pottery Well Facility.

Larry M. Foster

LMF/tlc
 potrywell.mem

Attachment

RESOLUTION

AWARD OF BID - WILLIAMSBURG POTTERY WELL FACILITY

WHEREAS, the plans and specifications for the rehabilitation of the Williamsburg Pottery Well Facility have been advertised and publicly opened with Bruce Corporation submitting the low bid; and

WHEREAS, Bruce Corporation has been deemed capable of performing the work associated with the project and funds are available in the budget to cover the costs of the project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the James City Service Authority, James City County, Virginia, awards the bid for the rehabilitation of the Williamsburg Pottery Well facility to Bruce Corporation for a contract amount of \$489,770.

Michael J. Brown
Chairman, Board of Directors

ATTEST:

Sanford B. Wanner
Secretary to the Board

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 12th day of August, 2003.

pottwell.res