

A G E N D A

JAMES CITY SERVICE AUTHORITY BOARD OF DIRECTORS

County Government Center Board Room

September 27, 2005

7:00 P.M.

A. ROLL CALL

B. CONSENT CALENDAR

1. Minutes - August 9, 2005
2. Award of Bid - Warhill Sports Complex and Stonehouse Commerce Park Water Lines

C. PUBLIC HEARING

1. Amendment to the Regulations Governing Utility Service - Connection Fees

D. BOARD REQUESTS AND DIRECTIVES

E. ADJOURNMENT

092705bod.age

AT A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JAMES CITY SERVICE AUTHORITY, JAMES CITY COUNTY, VIRGINIA, HELD ON THE 9TH DAY OF AUGUST 2005, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

John J. McGlennon, Chairman
Bruce C. Goodson, Vice Chairman
Jay T. Harrison, Sr.
Michael J. Brown
M. Anderson Bradshaw

Sanford B. Wanner, Secretary
Leo P. Rogers, 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 – May 24, 2005, Regular Meeting
2. Formal Acceptance of Water and Sewer Systems

RESOLUTION

FORMAL ACCEPTANCE OF WATER AND SEWER SYSTEMS - FY 2005

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, 2005.

Water Dedications

<u>Development</u>	<u>Value</u>
Brandon Woods Parkway - Phase 2	\$ 55,350
Colonial Heritage - Section 1, Phase 2	250,075
Colonial Heritage - Section 1, Phase 3	203,395
Ford's Colony - Section 30	297,300
Ford's Colony - Section 31C	173,950
Ford's Colony - Williamsburg West Improvements	42,925
Greensprings West - Phase 3	236,070
Lake Powell Forest - Phases 4 & 5	96,125
Monticello Woods - Phase 1A	302,840
Patriot Colony - Phase 2	106,075
Powhatan Secondary - Section 6C	67,000
Stonehouse - Section 6C	97,450
Westmoreland - Sections 3 & 4	115,060
Wexford Hills - Section 3A	114,400
Williamsburg Winery Water Main	<u>67,150</u>
Total:	<u>\$2,225,165</u>

Sewer Dedications

<u>Development</u>	<u>Value</u>
Brandon Woods Parkway - Phase 2	\$ 11,490
Colonial Heritage - Section 1, Phase 2	277,580
Colonial Heritage - Section 1, Phase 3	222,240
Ford's Colony - Section 30	538,925
Ford's Colony - Section 31C	375,485
Ford's Colony - Williamsburg West Improvements	12,185
Greensprings West - Phase 3	379,225
Jolly Pond Veterinary Hospital	8,480
Lake Powell Forest - Phases 4 & 5	174,885
Monticello Woods - Phase 1A	343,200
Patriot Colony - Phase 2	46,920
Powhatan Secondary - Section 6C	96,895
Stonehouse - Section 6C	127,095
Westmoreland - Sections 3 & 4	<u>144,445</u>
Total:	<u>\$2,759,050</u>

C. BOARD REQUESTS AND DIRECTIVES

Mr. McGlennon requested an update on the water demand levels for the past month.

Mr. Foster stated that in July there was a record level of production and pumping of water; however, in the last few days the water demand has reduced significantly, which may be attributed to the recent rain indicating that substantial water use is for outdoor activities.

Mr. McGlennon reminded citizens that the County is under the Water Conservation Ordinance.

Mr. Foster stated that there is an incentive program available to customers who install or have installed a water irrigation system shutoff.

D. ADJOURNMENT

Mr. Harrison made a motion to adjourn.

The motion passed by a unanimous voice vote.

At 7:06 p.m. Mr. McGlennon adjourned the Board.

Sanford B. Wanner
Secretary to the Board

MEMORANDUM

DATE: September 27, 2005
 TO: The Board of Directors
 FROM: Michael Vergakis, Chief Engineer - Water
 SUBJECT: Bid Award – Warhill Sport Complex and Stonehouse Commerce Park Water Lines

The plans and specification for approximately 4,200 feet of a 16-inch water main that will serve two planned water tanks have been publicly advertised for competitive bids. The water lines will connect the two elevated water tanks that will be located adjacent to Season’s Trace and Stonehouse Commerce Park to the Central Water System. The Board of Supervisors approved a special use permit allowing the construction of the two water tanks and water lines earlier this year.

Six firms submitted bids on the project as indicated below:

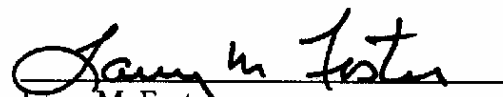
<u>Firm</u>	<u>Amount</u>
Wellvilla Construction	\$ 623,016.03
J. Sanders, Incorporated	739,135.00
Walter C. Via	814,018.00
W.R. Hall	863,545.90
Suburban Grading	1,246,533.00

Wellvilla Construction submitted the low bid of \$623,016.03 and has been determined capable of performing the work associated with the project. The JCSA has never worked with Wellvilla, who is located in the Richmond area. However, the project manager has satisfactorily performed work for the JCSA while working with another firm. The bid is within the engineer’s estimate of \$750,000. Adequate funds have been appropriated in the FY 2006 Budget for the project.

Staff recommends approval of the attached resolution awarding the Warhill Sports Complex and Stonehouse Commerce Park Water Lines to Wellvilla Construction for the lowest bid price of \$623,016.03.

 Michael Vergakis

CONCUR:



 Larry M. Foster

MV/nb
 W&SWtrLnes.mem

Attachment

RESOLUTION

WARHILL SPORTS COMPLEX AND STONEHOUSE COMMERCE

PARK WATER LINES

WHEREAS, the plans and specifications to construct a waterline to serve two new tanks located adjacent to Season's Trace and Stonehouse Commerce Park have been advertised and publicly opened; and

WHEREAS, six firms submitted bids on the project with Wellvilla Construction, who has been determined capable of performing the work associated with the project submitting the low bid.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the James City Service Authority, James City County, Virginia, awards the bid for Warhill Sports Complex and Stonehouse Commerce Park Water Lines to Wellvilla Construction for a contract price of \$623,016.03

John J. McGlennon
Chairman, Board of Directors

ATTEST:

William C. Porter, Jr.
Deputy Secretary to the Board

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 27th day of September, 2005.

W&SWtrLnes.res

MEMORANDUM

DATE: September 27, 2005
TO: The Board of Directors
FROM: Larry M. Foster, General Manager, James City Service Authority
SUBJECT: Amendment to the Regulations Governing Utility Service - Connection Fees

The James City Service Authority (JCSA) assesses a \$300 per Bathroom fixture connection fee for individually metered residential units. Fees for commercial connections and apartments where the water service is part of the rent are based on the size of the meter, i.e., 2-inch meter = \$12,000. A 2-inch meter will service approximately 100 apartments. JCSA Regulations Governing Utility Service requires a service connection for each service connection. Therefore, residential condominiums must be metered individually.

James City County is experiencing much more dense development for typical residential, condominium, and mixed-use developments. In the New Town development, we are experiencing multiple units of residential, office, and commercial uses in the same building. Adhering to the Regulations and requiring one meter per service connection in a condominium is difficult in a practical sense, i.e., 12 meters located in a sidewalk with limited space.

Because of the change in the market to more dense projects, staff is suggesting an amendment to the James City Service Authority’s connection fees to accommodate master meters for multiunit residential projects. It is proposed to add a provision to allow the developer to select the method of payment for mixed-use structures such as apartments, townhouses, timeshares, and residential condominium projects as follows:

Metered Water Service

For mixed-use structures such as apartments, townhouses, timeshares, and residential condominium projects, the developer has three options to establish connection fees:

- | | | |
|-----|---|----------------------------|
| (1) | Individually meter each unit | \$300 per Bathroom fixture |
| (2) | Meter each building in multibuilding projects | \$300 per Bathroom fixture |
| | or | |
| (3) | Master meter the entire project | \$225 per Bathroom fixture |

Note: Should Option No. 3, master meter be selected, a \$225 per Bathroom fixture will be assessed and the JCSA will not be responsible for the water distribution system beyond the master meter or the on-site wastewater collection system. Meter size will be determined by the JCSA Engineering Division.

The above proposed addition would pertain to both water connection fees and wastewater connection fees.

In addition, it is recommended the deletion of Section 12.D, which allows apartment projects where the water fees are included in the rent may be master metered. This will increase the amount of connection fees a developer pays for an apartment project but will standardize the fees for all multiunit residential projects.

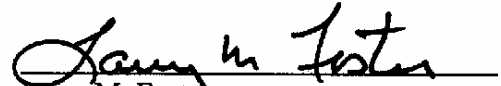
Amendment to the Regulations Governing Utility Service - Connection Fees

September 27, 2005

Page 2

The reduced per Bathroom fixture fee for master metered residential projects is recommended because typically these units use less water than standard residential units. In addition, the JCSA will not have the responsibility for maintaining the internal water and sewer infrastructure serving the project.

Staff recommends that the Board approve the attached resolution authorizing the above-described amendments to the Regulations Governing Utility Service relating to water and sewer connection fees.



Larry M. Foster

LMF/gs

wtrsewerfees3.mem

Attachments

RESOLUTION

AMENDMENT TO THE REGULATIONS GOVERNING UTILITY SERVICE -

CONNECTION FEES

WHEREAS, James City County is experiencing a significant number of dense residential projects such as apartments, townhouses, condominiums; and

WHEREAS, the Regulations Governing Utility Service requires all individually owned structures be metered separately; and

WHEREAS, individually metering structures in densely developed projects is often not practical due to space limitations; and staff has suggested amendments to Section 12.D and Section 32.B.1(b) and (c) of the Regulations Governing Utility Service to accommodate master metering of these projects.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, amends Section 12.D and Section 32.B.1.(b) and (c) of the James City Service Authority Regulations Governing Utility Service.

BE IT FURTHER RESOLVED that the complete proposed amendments be made part of this resolution.

John J. McGlennon
Chairman, Board of Directors

ATTEST:

William C. Porter, Jr.
Deputy Secretary to the Board

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 27th day of September, 2005.

wtrsewerfees3.res

SECTION 12. SEPARATE SERVICE CONNECTIONS; MULTIPLE UNITS

Each dwelling unit and each unit in a non-residential structure shall be served by a separate service connection and a separate meter; provided, however, the premises identified below shall be considered one premises and shall be served by one service connection and one meter:

- A. Residence used as a rooming house;
- B. Dwelling or building for transients;
- C. Dwelling with accessory apartment;
- D. ~~Two family and multifamily structure, including apartment building and townhouse, where the utility service is included in the rent;~~
- | ~~E.~~D. Mobile home park where the utility service to each mobile home lot is included in the rent;
- | ~~F.~~E. Nonresidential structure which contains two or more contiguous units occupied by a tenant or lessee where the utility service is included in the rent;
- | ~~G.~~F. Separate houses, buildings, or mobile homes located on the same premises and under single ownership or management.

0270H.doc

B. Wastewater charges.

1. System facilities charge. A system facility charge for wastewater collection service to be furnished through each new separate service connection which is to be made to a public sewer, regardless of who may have paid for the installation of the public sewer to which the connection is to be made, shall be paid by each applicant for service prior to the installation of service, as follows:

(a) Metered water service

Commercial, industrial, institutional, multifamily residential, and single-family residential:

<u>Meter size</u> <u>(inches)</u>	<u>Charge</u>	<u>Meter size</u> <u>(inches)</u>	<u>Charge</u>
5/8 Residential	\$ 300 per Bathroom Fixture	3	\$24,000
5/8 Nonresidential	2,500	4	37,500
3/4	3,500	6	75,000
1	4,000		
1-1/2	7,500		
2	12,000		

(b) Metered water service.

For mixed-use structures such as apartments, townhouses, timeshares, and residential condominium projects, the developer has three options to establish connection fees:

- (1) Individually meter each unit \$300 per Bathroom fixture
- (2) Meter each building in multibuilding projects \$300 per Bathroom fixture
or
- (3) Master meter the entire project \$225 per Bathroom fixture

Note: Should Option No. 3, master meter be selected, a \$225 per Bathroom fixture will be assessed and the JCSA will not be responsible for the water distribution system beyond the master meter or the on-site wastewater collection system. Meter size will be determined by the JCSA Engineering Division.

(b) Non-metered water service.

Where water is provided by an unmetered source, the following estimated charges shall be assessed:

<u>Activity, Use</u>	<u>Unit</u>	<u>Charge</u>
Single-family residences	Each	\$300 per Bathroom fixture
Single-family manufactured homes	Each	1,000