

AT A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JAMES CITY SERVICE AUTHORITY, JAMES CITY COUNTY, VIRGINIA, HELD ON THE 11TH DAY OF MARCH NINETEEN HUNDRED EIGHTY-FIVE AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

William F. Brown, Chairman
Perry M. DePue, Vice-Chairman
Thomas D. Mahone
Jack D. Edwards
Stewart U. Taylor

James B. Oliver, Jr., Secretary
John E. McDonald, Treasurer
Frank M. Morton, III, County Attorney
Wayland N. Bass, Consulting Engineer

B. MINUTES

Mr. DePue made a motion to approve the minutes as presented.

The motion passed by a unanimous voice vote.

C. BOARD CONSIDERATIONS

1. Water Extension Agreement for the City of Newport News - Atrium Corporate Suites

Mr. Wayland Bass stated the Atrium was an office development in the Corporate Center. He stated the Water Extension Agreement was the standard agreement and recommended the Board approve it.

Mr. Taylor made a motion to adopt the agreement.

The motion passed by a unanimous voice vote.

R E S O L U T I O N

CITY OF NEWPORT NEWS
WATER EXTENSION AGREEMENT

WHEREAS, Robert and Janice Kubicki have prepared plans for the Atrium Corporate Suites, a development in the Busch Corporate Center; and

WHEREAS, the City of Newport News has prepared a standard water extension agreement for the extension of City water mains to serve this development; and

WHEREAS, all connection fees and inspection fees have been paid by the developer.

NOW, THEREFORE, BE IT RESOLVED that the Chairman and Secretary be authorized to execute this Newport News Water Extension Agreement on behalf of the Service Authority.

Mr. Frank Morton presented a late item to the Board regarding the purchase of the Norge Water Works. He stated the Board of Supervisors took the necessary action on its behalf but the Service Authority failed to execute proper documentation. Mr. Morton stated the County had the Bill of Sale and the Deed in its possession and requested the Authority consider execution of the sale by signing the resolution. Mr. Morton stated the original acquisition price was \$54,000. He stated the price was adjusted when it was discovered that staff effort be used in identifying easements in the Norge Water Works System and Mr. Stein agreed to split the costs of doing this work.

Mr. DePue made a motion to approve the resolution.

The motion passed by a unanimous voice vote.

R E S O L U T I O N

PURCHASE OF THE NORGE WATER SYSTEM

WHEREAS, the Board of Directors of the James City Service Authority desires to acquire the Norge water system, including well lots, pumping facilities, distribution lines, meters, and all easements that are pertinent thereto; and

WHEREAS, the Board of Supervisors of James City County has appropriated \$54,000 for that purpose;

THEREFORE, BE IT RESOLVED:

1. That the Board of Directors hereby authorizes and directs the Chairman and Secretary of said Board to execute the attached Bill of Sale transferring the Norge Waterworks, Inc., property to the Service Authority.
2. That acquisition of the Norge Waterworks shall be for the sale price of \$52,752.94.
3. That the Chairman and the Secretary be further authorized to execute all such documents as are necessary to finalize the acquisition of the Norge water system.

4. That as of the effective date of purchase all Norge Waterworks customers shall be customers of the James City Service Authority and shall be subject to applicable provisions of the adopted Operating Policy.

D. BOARD REQUESTS AND DIRECTIVES

Mr. Brown noted there would be a joint public hearing on Regulations Governing Utility Service at 7:30 p.m. with the Board of Supervisors.

Mr. Brown made a motion to recess until called back in session.

The motion passed by a unanimous voice vote.

The Service Authority recessed at 7:10 p.m. and was declared back in session at 8:10 p.m.

1. Regulations Governing Utility Service

Mr. John McDonald stated the purpose of the joint public hearing was to hear public comments on proposed changes in the Regulations Governing Utility Service. He stated these changes were to fine tune the Regulations in recognition of certain problem areas which have been experienced since the Regulations went into effect on July 1, 1984. Mr. McDonald stated the changes proposed limit the mandated requirement to connect to either public water or public sewer to those properties within 1,000 feet of a current public water or sewer line; clarify the definitions of local and system facilities to include within the definition of local facilities water and sewer facilities that are dedicated solely to one development; redefine certain sections where connection is required; and to clarify that the County water charge to provide an incentive for structures to connect to public water would be limited to existing structures.

Mr. Edwards opened the public hearing, and as no one wished to speak, he closed the public hearing.

Mr. Taylor asked if the 500 feet or 1,000 feet pertained to existing structures.

Mr. McDonald responded that it was for both existing and new structures if the development area is 2,500 square feet or less.

Mr. Mahone asked if there was a requirement to extend sewer and water across someone else's property.

Mr. McDonald stated the property line must be adjacent to the public utility. He also stated that there was a provision that it could be extended across property owned by the Virginia Department of Highways and Transportation with that Department's concurrence.

Mr. Brown stated that the proposed changes were the result of specific cases which had occurred over the last nine months and stated that these changes would provide more equitable solutions.

Mr. Brown made a motion for the Board of Supervisors to adopt the resolution.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone, Taylor (5). NAY: (0).

Mr. Brown made a motion for the Service Authority to adopt the resolution.

The motion passed by a unanimous voice vote.

R E S O L U T I O N

AMENDMENTS TO REGULATIONS GOVERNING UTILITY SERVICE

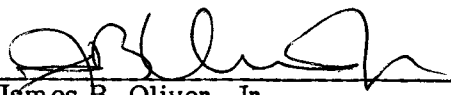
WHEREAS, the Board of Supervisors of James City County and the Board of Directors of the James City Service Authority has adopted Regulations Governing Utility Service and desires to amend said resolution.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, and the Board of Directors of the James City Service Authority hereby amends the Regulations Governing Utility Service by including the amendments as attached and made part of this resolution.

Mr. Taylor made a motion to adjourn the Service Authority.

The motion passed by a unanimous voice vote.

The Board of Directors meeting adjourned at 8:18 p.m.



 James B. Oliver, Jr.
 Secretary

JBO/jmh
BOS8

Summary
March 13, 1985 Amendments

<u>Page No.</u>	<u>Section</u>	<u>Description</u>
1	1	<u>Adjacent:</u> premises contiguous to an easement or right-of-way within which there is located either a water or wastewater line and where the premises, as identified as of December 31, 1984, are within 1,000 feet of a water and/or wastewater line. (amended March 85)
6	1	(c) <u>Dedicated Facilities:</u> any water and/or wastewater facilities serving one development exclusively. (added March 85)
7	1	<u>System facilities.</u> (a) <u>Sewer:</u> all gravity sewers more than eight (8) inches in diameter and all force mains, irrespective of size, and all pumping stations and treatment plants and appurtenances unless dedicated to one development exclusively. (amended March 85) (b) <u>Water:</u> all transmission and distribution mains more than eight (8) inches in diameter; all storage facilities; all supply plant, pumping plant and general plant unless dedicated to one development exclusively. (amended March 85)
9	2	(d) <u>Service to future structure, new development.</u> An owner of property shall be required to connect to the facilities of the Utility: each development or each future structure not part of a development when such development or future structure shall be situated on property adjacent to a right-of-way or easement within which there is located a public water main or public gravity sewer. (amended March 85) (e) <u>Access.</u> The connection of development or an existing or future structure to a utility service of the Utility shall not be required when access to the

Page No.

Section

Description

affected property requires the crossing of property of another owner, Utility property and property of the Virginia Department of Highways and Transportation excepted. (amended March 85)

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2

(g) When connection is required for existing structures, the Utility shall provide a domestic water and/or sewer connection to the property line. (added March 85)

(h) When development in Section (d) above consists of office and/or retail facilities the property shall be given a one-time exemption for the parcel or property, as it is identified as of December 31, 1984, from utility connection requirements when the following conditions apply (added March 85):

(1) The property is located more than 500 feet from Utility facilities and said property was not subdivided after December 31, 1984.

(2) The total floor area does not exceed 2,500 feet.

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County Charge - Assessment for connection to by existing structures transmission mains funded in whole or in part by James City County. Said charge expires July 1, 1986 or within two years after a transmission main is complete and service available. (amended March 85)

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