

COUNCIL MEETING MINUTES

September 9, 2019

The regular meeting of the Town Council of the Town of Front Royal, Virginia was held on September 9, 2019, in the Warren County Government Center's Board Meeting Room. Mayor Tederick led Council and those attending in the Pledge of Allegiance to the flag and a Moment of Silence. The roll was called at 7:00 p.m.

PRESENT: Mayor Matthew A. Tederick
Councilman Gary L. Gillispie
Councilman Chris W. Holloway
Councilman Jacob L. Meza
Vice Mayor William A. Sealock
Councilman Eugene R. Tewalt
Councilman Letasha T. Thompson
Town Attorney Douglas W. Napier
Town Manager Joseph E. Waltz
Clerk of Council Jennifer E. Berry, MMC

(The above listed members represent the full body of Council as authorized in the Town Charter.)

Councilman Gillispie moved, seconded by Councilman Holloway, that Council approve the Regular Council Meeting minutes of August 26, 2019 as presented.

Vote: Yes – Gillispie, Holloway, Meza, Sealock, Tewalt and Thompson

No – N/A

Abstain – N/A

Absent – N/A

(Mayor Tederick did not vote as there was no tie to require his vote)

RECEIPT OF PETITIONS OR CORRESPONDENCE FROM THE PUBLIC

Fern Vasquez, of 120 Gloucester Road, presented the following to Council:

I am here tonight to follow up on requests that I made to this council on prior visits, and to explore an additional possibility. If I am mistaken regarding my information or assumptions, I welcome clarification.

With that said, why does the demand for county growth outside the town limits appear to override the commitment to the needs of the town's citizens? And why would the council consider any proposal without first getting answers to some basic questions?

As you are already aware, discussions regarding the provision of water and sewer services to the Crooked Run 2 project leave more questions than answers, and it appears there is little community support for providing these expensive services to a high density residential development outside the town limits without annexation.

My questions for this council regarding sensible planning are the following:

Is there data by the Regional Planning Commission on the latest projections of water demand for this area through 2025, broken down by residential and commercial usage for both town and county?

Does the Town have enough water and sewer capacity to provide for the projected needs of the citizens and businesses for residential and commercial growth within the town limit without annexation?

In keeping with that line of inquiry, has any councilman questioned why supervisors may move forward when the town may not have the capacity to supply water and sewer services to a high density residential development outside town limits without annexation?

If there is additional water capacity above the current usage, how much should be allocated for projected commercial growth vs high density residential growth, first in town and then for county usage? Does the Council know projected water and sewer demand for the town broken down by residential and commercial growth forecasts, based on available land?

Since the citizens in the town will be paying for the construction of the extended services, has the council authorized a financial study to establish a return on investment, or the break even, at a minimum? Will the rates be affordable without future restrictions to town growth in order to make the development viable?

Has any of the councilmen realized that if the supervisors approve the development before the town has done its due diligence, the supervisors may turn public opinion against the town by saying that the town is restricting economic growth?

Proceeding with this high-density residential project appears challenged by unknown pitfalls, community resistance, financial reservations and limited natural resources. Notwithstanding that discussion, I have an idea that I think would better serve our community moving forward, a program that we may all agree makes sense with little reservation.

There is a growing trend in the development of 55+ retirement communities in areas outside but close to urban environments, Lake Frederick right here in our backyard for example.

When you analyze what these developments require, Front Royal has all the basics: Quick access to convenient interstates, life-saving healthcare minutes away at our new hospital, available land (Swan Farms/Happy Creek), a beautiful environment, and natural amenities.

It is my recommendation that this council follow the outline of the Mayors Vision Committee and move quickly in forming a combined citizen/business team to develop a plan that will identify and aggressively pursue the promotion of a job creating 55+ development; this would be real economic development.

It sure sounds like a better plan than wasting both time and tax payers money on a high density residential development for the county. It's a win-win. I would be delighted to discuss with members of the Council how best to move forward on this project.

Mayor Tederick asked if Ms. Vasquez had shared her comments with the Clerk of Council; she noted that she had. Mayor Tederick asked Ms. Berry to forward the email with Council.

Mr. Waltz stated that the N. Shenandoah Avenue work is finishing and the September 22nd night paving is scheduled to finalize the area.

Brandon Davis, Executive Director of the Northern Shenandoah Valley Regional Commission, noted that he attempts to address areas of the NSVRC each time he meets with Council. He explained recycling is a persistent issue that challenges communities and multiple products have changed significantly recently and based on global challenges it is an ongoing matter throughout every municipality. Mr. Davis stated that recycling formerly had value and now those same items do not. He noted that solid waste managers from each community have gathered to communicate and share ideas on how contracts could be more beneficial. Mr. Davis explained that there seemed to be the political will to move forward to alleviate recycling efforts and problems for many. He noted that there is funding to perform a regional recycling study for area localities. Mr. Davis noted that the NSVRC will be asking the region to think creatively to attempt to become a leader in recycling and find solutions for many communities. Mr. Davis stated that they are negotiating a scope of work and have a steering committee of solid waste

managers and they welcome support from localities as there is a high level of interest in this topic and they hope for a high level of engagement from municipalities as well.

Mayor Tederick noted that should Mr. Davis wish to know how Front Royal feels about recycling, look no further than Facebook. Councilman Meza asked about the expected completion timeframe for the recycling study. Mr. Davis noted that perhaps within six months it would be complete, and he added that they would like it to be correct, rather than be quick. Mr. Tewalt asked if NSVRC had considered where the recycling items would go, as that seemed to be the issue. Mr. Davis noted that they are looking into that as the main aspect and number one priority. He added that by combining as a region, the localities can present themselves as a more valuable end user to the recycling vendors.

Brandy Rosser, General Services Director of Warren County, presented the following report to Council:

Development Review Committee – The Development Review Committee met on August 28, 2019.

The Committee discussed projects in the County including:

- Marriott Hotel – Hotel is now open for business
- Taco Bell in Riverton Commons Shopping Center – Construction is underway
- Crooked Run West
- Building in excess of 50,000 square feet in the Route 340/522 Corridor

The Committee also discussed Town projects including:

- A proposed Sheetz convenience store and gas station – Working on site plan
- A proposed Harbor Freight in Gateway Plaza
- Update on construction of new hospital – Construction has started; plan review underway
- Update on Leach Run Parkway completion – EDA working with DEQ
- A proposed BrewPub on Water Street – Applicant working on plans

The Committee will meet again on September 25, 2019.

Table Top Exercise – Warren County completed a table top training exercise for Emergency Operations Center Section Leaders on August 14th. The exercise simulated a flooding disaster in the County and was intended to enhance the County's emergency preparedness in the event of such a situation or disaster in the future. Participants discussed flood considerations and becoming more familiar with local EOC procedures to be used during an emergency. Special thanks to Deputy Emergency Services Coordinator, Rick Farrell, and all staff involved in the drill.

EnerGov – Tyler Technologies provided County staff with the first pass on the Customer Self Service implementation on August 9th. While the timeframe is slightly behind schedule, the implementation was very thorough and staff had limited comments. The County still feels confident for a late September completion.

Bond Ratings – Warren County is one of 30 of the 95 counties in Virginia rated AA/Aa2 or higher and one of 504 of the 3,141 counties in the United States. The strong rating shows the continued strong financial position of the County.

Tourism Committee – The Tourism Committee met on August 14th. The committee discussed various advertising options in golf and recreational publications. Final options for the community's wayfinding signage will be presented to the subcommittee this week and that project will continue to move forward. The full Tourism Committee will meet again on October 9th.

Crooked Run West – The Board held a work session on the Crooked Run West project on June 13th. The applicant is making some changes to the proffer statement and will be resubmitting a traffic impact analysis for the project. It is anticipated that a public hearing will be held by the Board this fall on the project.

Warren County Public Schools Properties – County staff assumed grounds maintenance of all school facilities on July 1st. We want to express our thanks to Crew Supervisor, Brad Kresge, and our Parks and Recreation Maintenance staff for their efforts to get the facilities in great shape for school opening. We also want to thank our General Services' maintenance technicians for helping to fill in to cover and address work orders at our County facilities.

Project Updates

Rivermont Fire Station – H&W Construction is making significant progress on the project with the dry weather. They completed the pouring of footers for the building last week. The project is expected to take up to 450 days for completion, which would have the station completed in the fall of 2020.

Transfer Station Site Paving – The asphalt at the Transfer Station was repaved in August. We are hoping to complete striping in the coming weeks. The current asphalt was installed when the facility was constructed in 1994.

Lions and Burrell Brooks Parks: Music Park Projects – The County received a commitment from Lorraine Hultquist to donate funding to purchase music park components for both parks. The Lions Park equipment was installed in December and Burrell Brooks Park should be installed this fall.

Seide Park – Splash Pad Project – County staff has completed work on demolishing the fountain at Seide Park and prepping of the site to make way for the new splash pad. The Board awarded a contract at its meeting on June 4th to

Seaspray, LLC in the amount of \$94,140. The contractor is scheduled to move in later this week to start work. We hope to have the project complete by early October.

Morgan Ford Bridge – VDOT has confirmed that they are preparing to proceed with repairs the south approach to the Morgan Ford Bridge. Due to the nature of the work and specialized equipment used, it will be necessary to close the bridge for most of the construction. It is either this or wait until next summer to get the construction performed. The contract has a fixed end date of June 2020, however, there is an incentive for early completion in December 2019. Depending on weather and the process for construction, VDOT may or may not be able to open the road during the construction process for short periods.

Rural Addition/Revenue Sharing Projects –

- Rocky Lane – Completed as of June 28th
- Ashby Station Road – Completed as of July 19th
- Tomahawk Way Phase II – Substantially completed as of September 6th; the project started at the end of VDOT maintenance on Tomahawk Way and extends to and includes short segments of Old Linden Road

Secondary Road Upgrade – Oregon Hollow Road – The project was completed in early September.

Project	Ad/Bid Date	Cost	Estimated Completion Date	Status
FRWC Airport Obstruction Removal	Summer 2016	\$804,000	Fall 2018	Substantially Complete - Punch List
Rockland Park Bathhouse Renovation	N/A	\$75,000-\$100,000	Winter 2019	Under Construction
North Warren Fire Station Roof	Summer 2019	\$75,000-\$100,000	Fall 2019	Project to be re-bid
Parking Lot Asphalt, Resealing, and/or Restriping	Summer 2019		Fall 2019	Contracts awarded
Splash Pad	Summer 2019	\$100,000	Fall 2019	Under Construction

Councilman Tewalt asked about the cuts in the road on N. Shenandoah. Mr. Boyer noted that would be taken care of.

Mayor Tederick introduced Mr. & Mrs. Rogers with Info-Tech Solutions. Mr. Rogers described their soft opening test study of tournaments for games in a social environment and they held four in-store events and they were quite successful. He stated that the gaming center has virtual reality, computer centers, home schooling STEM classes, etc. right downtown at 217 E. Main Street with 12 individual stations. Mr. Rogers stated that it is National Gaming Day on

September 12th and he invited everyone to attend. Mayor Tederick noted that he like the entrepreneurial spirit and he liked the idea of welcoming the kids out of their homes and together on Main Street.

Mayor Tederick asked if there were any proposals for additions or deletions to the agenda.

CONSENT AGENDA ITEMS

A. COUNCIL APPROVAL – Bid for Mower

B. COUNCIL APPROVAL – Bid for Waterline Upgrades

Councilman Gillispie moved, seconded by Councilman Meza that Council approve the consent agenda as presented.

Vote: Yes – Gillispie, Holloway, Meza, Sealock, Tewalt and Thompson

No – N/A

Abstain – N/A

Absent – N/A

(Mayor Tederick did not vote as there was no tie to require his vote)

COUNCIL APPROVAL – Approve an Ordinance to Vacate a Portion of Carter Street – Chris Holloway (2nd Reading)

Summary: Council is requested to adopt on its second and final reading an Ordinance to vacate an unimproved portion of Carter Street that is 136.05 feet x 40.00 feet (5,442 square feet) and located between Beeden Lane and Steele Avenue that was requested from Chris Holloway to create five (5) townhouse lots facing Steele Avenue, contingent upon approval of an easement to the Town to maintain or repair the utility main(s) contained in the improved portion of Carter Street.

Councilman Thompson moved, seconded by Councilman Meza that Council adopt on its second and final reading an Ordinance to vacate an unimproved portion of Carter Street that is 136.05 feet x 40.00 feet (5,442 square feet) and located between Beeden Lane and Steele Avenue that was requested from Chris Holloway to create five (5) townhouse lots facing Steele Avenue, contingent upon approval of an easement to the Town to maintain or repair the utility main(s) contained in the unimproved portion of Carter Street.

Councilman Meza noted that over the last year the Council has had several similar requests and Council has worked with every applicant to make continual development within the Town. He noted his appreciation when these opportunities come before Council.

Councilman Thompson stated that while Mr. Holloway is a member of Council, he is also a citizen, and receives no special treatment and is treated like everyone else in the community.

Mr. Waltz noted that the water project for infrastructure in the project area has been planned for over five years and the Town would repave in an area after those types of improvements were installed. He added that Staff would be reviewing the concerns regarding the dead end at Steele Avenue.

Mayor Tederick noted that he appreciates the comments of Councilmen Meza and Thompson and echoes the statement noting that Mr. Holloway is treated the same as other citizens.

Councilman Holloway stated that the land vacation is a long process and he received no special treatment. He noted his appreciation of Council's kind words and his hope that the project would be a huge improvement to the area.

Councilman Tewalt stated that Mr. Holloway would need to abstain from voting; Mr. Holloway noted that he would be abstaining from the vote.

Vote: Yes – Gillispie, Meza, Sealock, Tewalt and Thompson

No – N/A

Abstain – Holloway

Absent – N/A

(Mayor Tederick did not vote as there was no tie to require his vote)

BY ROLL CALL

COUNCIL APPROVAL – Ordinance to Amend Chapter 134-71 Pertaining to Utility Account Payments and Termination of Service *(2nd Reading)*

Summary: Council is requested to adopt on its second and final reading an Ordinance to amend and re-enact Front Royal Town Code Chapter 134-71 pertaining to utility account payments and termination of service, in an effort to decrease the Town's bad debt on utility accounts, as presented.

Councilman Meza moved, seconded by Councilman Holloway, that Council adopt on its second and final reading an Ordinance to amend and re-enact Front Royal Town Code Chapter 134-71 pertaining to utility account payments and termination of service, in an effort to decrease the Town's bad debt on utility accounts, as presented.

Vote: Yes – Gillispie, Holloway, Meza, Sealock, Tewalt and Thompson

No – N/A

Abstain – N/A

Absent – N/A

(Mayor Tederick did not vote as there was no tie to require his vote)

BY ROLL CALL

COUNCIL APPROVAL – Write Off for Bad Debt for 3rd Quarter of 2019

Summary: Council is requested to approve the removal of five (5) years or older of outstanding accounts receivable (bad debt) on the Town's ledger for the third quarter of 2019 totaling \$15,915.71, which is comprised of 46 utility accounts. All possible recourse of attempting to collect these amounts has been completed and the accounts have no activity for at least five (5) years. The amount of \$15,915.71 represents approximately 0.05% of the budgeted sales.

Councilman Meza moved, seconded by Councilman Gillispie, that Council approve the removal of five (5) years or older of outstanding accounts receivable (bad debt) on the Town's ledger for the third quarter of 2019 totaling \$15,915.71, as presented.

Councilman Meza stated that there were accounts that the Town was unable to collect on and hopefully with the new requirements the amount written off could be lowered. Vice Mayor Sealock noted that the Town was writing off extremely high debt after all efforts have been exhausted, and now the write offs will be quarterly.

Vote: Yes – Gillispie, Holloway, Meza, Sealock, Tewalt and Thompson

No – N/A

Abstain – N/A

Absent – N/A

(Mayor Tederick did not vote as there was no tie to require his vote)

BY ROLL CALL

There being no further business, the Mayor declared the meeting adjourned at 7:37 p.m.

APPROVED:

Jennifer E. Berry
Clerk of Council



**TOWN COUNCIL
WORK SESSION MINTUES
Monday, September 9, 2019
AFTER Reg. Council Mtg.
Warren County Government Center**

Councilman Holloway moved, seconded by Vice Mayor Sealock to add a Personnel item and Police Department Finance discussion added to the agenda item.

MOTION CARRIED by all present.

1. Request for Water/Sewer at 3853 Guard Hill Road from Chris Ramsey

SUMMARY: The Town has received a request from Chris S. Ramsey representing Ramsey, Inc. for water and sewer to facilitate the construction of approximately 150 rental apartments to be located at 3853 Guard Hill Road. In addition, taps will be needed for fire suppression and ancillary uses. If approved, construction is to begin in late spring of 2020. Town Code contains policies and procedures for the extension of water and sewer service to Warren County (Chapter 134-1.C.) Guard Hill Road is one of six areas considered as an exception. (Chapter 134-1.D.)

Note: Council discussed a Boundary Adjustment request from Mr. Ramsey on August 1, 2016. Warren County declined this request on September 20, 2016.

Council Discussion:

Council discussed that there is not sewer in the area though water is the area. Mr. Waltz noted that this is a moratorium area. Mayor Tederick noted that the water and sewer is requested in the area. Mr. Tewalt noted that he was awaiting the capacity information to determine the limitations, if any. Mr. Meza asked why the pumping station was located there; Mr. Tewalt noted that the Guard Hill Pumping Station was to increase the pressure in the area. Mr. Meza also asked why the extensions were granted in other areas, such as Blue Ridge Shadows.

Mr. Waltz noted that the request from Mr. Ramsey is presented and Staff needs to determine why those six areas were carved out as exemptions. Mayor Tederick noted that Mr. Ramsey would like to determine Council's intent at this point. Mr. Waltz noted that Staff would research the intent with other locations that were granted water and sewer, other than the Corridor. Mayor Tederick and Mr. Waltz noted that within the month (second meeting in October perhaps) they could provide Mr. Ramsey with an answer.

Mr. Ramsey noted that they hope to have luxury fair market apartments and Town water are on the property at this time.

2. Tap Fees & Service Presentation – *Public Works*

SUMMARY: The Public Works Director will be presenting a power point presentation on the Town's current tap fee cost and policies associated with it. This presentation will also compare what other local Town's and Cities are providing for services and associated cost.

Mr. Boyer presented the following information to the Town Council:

TAP FEES AND SERVICES: COMPARISON OF LOCAL TOWN AND CITIES

Town of Front Royal services and fees

- Builder/contractor required to install water and sewer taps and service lines from the Main line to the house or business
- Fees are based off the water tap size
- Town inspects work and sets meter once taps are completed

Residential

- Pays tap fees plus water fee of \$496 and sewer fee of \$482-in-town
- Out of town fees-\$992 water and \$964 sewer
- Primarily a ¾" tap and **total connection fee** is \$15,068-in town
- \$30,136-out of town total
- Meter is provided by the town for residential service connections

Commercial and industrial

- Industrial and commercial users must purchase their own meter to meet town construction standards-neptune R900i e coder
- Hotels, motels, lodging facilities, nursing care facilities-pays tap fees per the size of water connection fee plus each Water closet-\$762 per water closet (water & sewer)
- Apartments, condominiums, trailers-pay \$2,304 for sewer for each unit after the first unit

TOWN OF FRONT ROYAL SERVICES AND FEES						
IN TOWN RATES-		WATER	SEWER	OUT OF TOWN RATES-WATER		SEWER
3/4"		\$4,340	\$9,750	3/4"	\$8,680	\$19,500
1"		\$8,816	\$21,938	1"	\$17,632	\$43,876
1.5"		\$20,100	\$50,700	1.5"	\$40,200	\$101,400
2"		\$31,154	\$79,950	2"	\$62,308	\$159,900
3"		\$60,634	\$157,950	3"	\$121,268	\$315,900
4"		\$93,798	\$245,700	4"	\$187,596	\$491,400
6"		\$185,922	\$489,450	6"	\$371,844	\$978,900
8"		\$296,469	\$781,950	8"	\$592,938	\$1,563,900
10"		\$425,442	\$1,123,200	10"	\$850,884	\$2,246,400
12"		\$554,415	\$1,464,450	12"	\$1,108,830	\$2,928,900

Town of Culpeper services and fees

- Developer or private property owner is responsible for connecting to the existing Water and sewer main
- Once tap fees have been paid, the town will set meter

- Developer or private property owner does have the option to pay the town to perform the installation of water and sewer laterals and town will charge for labor, equipment and materials

TOWN OF CULPEPER SERVICES AND FEES			
TAP FEES	WATER	SEWER	
5/8"	\$6,500	\$10,000	
1"	\$9,900	\$12,500	
1.5"	\$15,000	\$20,250	
2"	\$30,000	\$40,500	
3"	\$45,000	\$60,750	
4"	\$60,000	\$81,000	
*ABOVE 4 INCH IS THE 4" PRICE PLUS \$2,000 PER 10,000 MAXIMUM ALLOWABLE GALLONS (WATER) AND \$2,700 PER 10,000 MAXIMUM ALLOWABLE GALLONS (SEWER)			

Frederick water services and fees

- Frederick water provides and installs 5/8"-2" meters-installs taps but charges builder fees for labor, equipment and materials to install
- Provides and installs service line and meter box assembly to edge of right of way
- Contractor is to install 6" or larger

FREDERICK WATER SERVICES AND FEES		
TAP FEES	WATER	SEWER
5/8"	\$14,115	\$3,076
3/4"	\$17,644	\$3,845
1"	\$28,230	\$6,153
1.5"	\$49,402	\$10,757
2"	\$79,044	\$17,228
3"	\$141,149	\$30,764
4"	\$169,379	\$36,916
6"	\$705,746	\$153,818
8"	\$1,129,193	\$246,108
10"	\$1,482,066	\$323,017
12"	\$2,117,237	\$461,453

Town of Strasburg services and fees

- Town installs taps but charges builder fees for labor, equipment and materials to install
- Typically cost runs \$2,000-\$5,000 (added to tap fees)
- Town of Strasburg does not provide meters –cost is \$300 (cost is added to tap fees)

Commercial/industrial

- Hotel/motels- pays tap fees per the size of water connection fee plus each guest room- \$300 (water) \$500 (sewer) (\$800 water & sewer)
- Nursing/convalescent homes- pays tap fees per the size of water connection fee plus each patient room-\$350 (water) \$700 (sewer) (\$1,050 water & sewer)
- Hospitals- pays tap fees per the size of water connection fee plus each patient room- \$800 (water) \$2,000 (sewer) (\$2,800 water & sewer)

TOWN OF STRASBURG SERVICES AND FEES					
IN TOWN RATES-			OUT OF TOWN RATES		
	WATER	SEWER		WATER	SEWER
3/4"	\$6,500	\$6,500	3/4"	\$9,750	\$9,750
1"	\$9,200	\$10,399	1"	\$13,800	\$15,599
1.5"	\$12,000	\$13,599	1.5"	\$18,000	\$20,399
2"	\$14,400	\$20,799	2"	\$21,600	\$31,199
3"	\$20,800	\$32,798	3"	\$31,200	\$49,179
4"	\$27,200	\$51,997	4"	\$40,800	\$77,996
6"	\$44,800	\$91,996	6"	\$67,200	\$137,994
8"	\$68,800	\$143,993	8"	\$103,201	\$215,990
10"	\$148,001	\$279,986	10"	\$222,001	\$419,979

Town of Woodstock services and fees

- **Single family**-town installs taps but charges labor, equipment and materials to install
- **Developments**- builder/contractor required to install water and sewer taps and service lines From the main line to the house or business

Commercial/industrial

- Hotel/motels/hospitals/nursing homes- pays tap fees per the size of water connection fee plus each unit-\$750 (water) \$1,500 (sewer) (\$2,250 water & sewer per unit) plus cost of installation
- Restaurants- pays tap fees per the size of water connection fee plus fee per seating-\$100 (water) \$150 (sewer) (\$350 water & sewer per seating) plus cost of installation
- Laundromats-pays tap fees per the size of water connection fee plus per machine-\$1,000 (water) \$2,000 (sewer) (\$3,000 water & sewer per machine) plus cost of installation
- Carwash- pays tap fees per the size of water connection fee plus each bay-\$1,500 (water) \$3,500 (sewer) (\$5,000 water & sewer per bay) plus cost of installation

TOWN OF WOODSTOCK SERVICES AND FEES		
TAP FEES	WATER	SEWER
3/4"	\$3,300	\$4,600
1"	\$4,800	\$6,800
1.5"	\$6,300	\$8,900
2"	\$8,700	\$12,300
3"	\$11,900	\$16,900
4"	\$14,700	\$20,900
6"	\$17,500	\$24,900
8"	\$20,400	\$28,800

City of Winchester services and fees

- Builder/contractor required to install water and sewer taps and service lines from the main line to the house or business
- Builder is responsible for providing the meter

CITY OF WINCHESTER SERVICES AND FEES		
TAP FEES	WATER	SEWER
3/4"	\$5,300	\$7,200
1"	\$8,800	\$12,000
1.5"	\$17,650	\$24,000
2"	\$28,250	\$38,400
3"	\$53,000	\$72,000
4"	\$88,300	\$120,000
6"	\$176,650	\$240,000

City of Harrisonburg services and fees

- Developer/builder or private property owner pays for the water meter in addition to tap fees
- City of Harrisonburg installs water and sewer taps and service lines from the main line to the house or business and charges the customer labor, equipment & materials

CITY OF HARRISONBURG SERVICES AND FEES		
TAP FEES	WATER	SEWER
5/8"	\$2,500	\$4,500
3/4"	\$2,500	\$4,500
1"	\$6,000	\$9,000
1.5"	\$12,000	\$18,000
2"	\$20,000	\$30,000
3"	\$40,000	\$60,000
4"	\$60,000	\$90,000
6"	\$120,000	\$180,000
8"	\$180,000	\$270,000
10"	\$300,000	\$450,000
12"	\$360,000	\$540,000

WATER & SEWER TAP FEES TOTALS

Meter Size	Town of Front Royal	Town of Culpeper	Frederick Water	Town of Strasburg	Town of Woodstock	City of Winchester	City of Harrisonburg
¾"	\$14,090	\$16,500	\$21,489	\$13,00	\$7,900	\$12,500	\$7,000
1"	\$30,754	\$22,400	\$34,383	\$19,599	\$11,600	\$20,800	\$15,000
1.5"	\$70,800	\$57,650	\$60,159	\$25,599	\$15,200	\$41,650	\$30,000
2"	\$111,104	\$70,500	\$96,272	\$35,199	\$21,000	\$66,650	\$50,000
3"	\$218,584	\$105,750	\$171,913	\$53,598	\$28,800	\$125,000	\$100,000
4"	\$339,498	\$141,000	\$206,295	\$79,197	\$35,600	\$208,300	\$150,000
6"	\$675,372		\$859,564	\$136,796	\$42,400	\$416,650	\$300,000
8"	\$1,078,419		\$1,375,301	\$212,793	\$49,200		\$450,000
10"	\$1,548,642		\$1,805,083	\$427,987			\$750,000
12"	\$2,018,865		\$2,578,690				\$900,000

Council Discussion:

Council clarified with Staff that the standard household tap size is ¾". Councilman Thompson asked about the rates charged; Mr. Boyer noted that Harrisonburg for example only does a few taps were year. Mr. Waltz noted that it was paying for the infrastructure and buying into the system, he explained that it was paying for the system. He explained that another hard look needed to be taken at the rates perhaps with a cost of service study. Mr. Tewalt noted that in 2012 the rates were the suggested amounts. He stated that it was the expansion of the sewer plant because it was a DEQ mandate and this is when these rates came in, and the water rates came in before those rates came in, due to *those* water mandates. Mr. Tewalt explained that the charges came in from the mandates of the system implications. Mayor Tederick asked when the Town did the taps were physically were put in by the Town; Mr. Tewalt stated that the taps were put in the installs.

Councilman Sealock asked if Staff had the capability to put the taps in; Mr. Waltz noted that they could though equipment would need to be evaluated. Mr. Tewalt noted that the issue is anything over five feet is a problem. He stated that the Town does not have anything for over five feet for proper trench boxes, there is a lot of limestone to blast rock and that is a huge undertaking regarding equipment. Mr. Holloway noted that the Town must have trench boxes because they address have water repairs constantly.

Mayor Tederick noted that this has been a sore subject for him for some time. He stated that it is a major problem for him. He stated that this is one of the problems with 10% of the cost of building a new home as an issue Mayor Tederick stated that the Council needs to address the tap issues as the Town is not as business friendly as perhaps they think they are. Mr. Sealock noted that he echoes the comments of the Mayor. Mr. Holloway stated that to do a development with ten tap fees is ridiculous. Councilman Tewalt noted the tap fees were to pay the \$50-60 million for the water and sewer treatment plant debts. He explained that if the taps are adjusted, then the budget portion for

water rates would have to go up to cover the amounts that are lost on tap fees. Mr. Meza noted that if the tap fees are lowered then perhaps more homes would be built.

Mr. Tewalt noted that the Corridor amounts are doubled because they have not paid a penny of the infrastructure for the Town. Mr. Waltz cautioned Council about reducing tap fees without a cost of service study. Mayor Tederick noted that waiting three months for a study was too long for him and he would like to lower the cost \$5,000 at the next meeting.

Mayor Tederick asked for more information from Mr. Boyer and for the issue to return to Council as soon as possible. Mr. Waltz noted that a cost of service study would take about three months and stressed the study's importance. Mr. Meza asked about Front Royal Limited Partnership and the impact the tap fees have on their project. Mr. Wilson noted that the cost of survey study does take into consideration FRLP for example.

3. Open Discussion

Councilman Tewalt asked about trees being planted on the right of way and the residents were required to remove the trees. Staff has been given direction, per Mr. Tewalt.

Councilman Holloway noted that he and Mr. Gillispie viewed the alleyway and the area was very nice and one neighbor complained. He stated that the neighbors should not complained because it is nicely maintained.

4. CLOSED MEETING: EDA Lawsuit, Personnel & Police Department Motions to Go Into Closed Meeting

Councilman Holloway moved, seconded by Councilman Tewalt, that Town Council convene and go into Closed Meeting for:

1. Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in Open Meeting would adversely affect the negotiating or litigating posture of the public body; pursuant to Section 2.2-3711. A. 7. of the Code of Virginia.

2. Discussion and consideration of assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, pursuant to Section 2.2-3711. A. 1. of the Code of Virginia.

3. With respect to the Police Department headquarters:

A. Discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the Town would be adversely affected, pursuant to Section 2.2-3711. A. 6. of the Code of Virginia.

B. Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, pursuant to Section 2.2-3711. A. 8. of the Code of Virginia.

Vote: Yes – Gillispie, Holloway, Meza, Sealock, Tewalt and Thompson

No – N/A

Abstain – N/A

Absent – N/A

(Mayor Tederick did not vote as there was no tie to require his vote)

Motion to Certify Closed Meeting at its Conclusion

Councilman Meza moved, seconded by Councilman Gillispie that Town Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.

Vote: Yes – Gillispie, Holloway, Meza, Sealock, Tederick, Tewalt and Thompson

No – N/A

Abstain – N/A

Absent – N/A

(By Roll Call)

PRESENT: Mayor Tederick, Councilman Tewalt, Councilman Holloway, Councilman Thompson, Councilman Gillispie, Councilman Meza, Vice Mayor Sealock, Town Manager Waltz, Town Attorney Napier, Clerk of Council Berry (*asked to leave building before Closed*), Director of Planning Camp, Director of Finance Wilson, HR Director Bush, Police Chief Magalis, Director of Environmental Services Boyer, , IT Director Jones, , members of the public and members of the press.