

July 12, 2016

RESUME

PUBLIC HEARING TO CONSIDER AMENDING THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2005, AS AMENDED, BY AMENDING SECTIONS 82-110, 82-261, 82-262, 82-429, 82-536 AND 82-537 TO REPEAL THE JOHNSON ROAD/FLANK ROAD, RIVER ROAD, AND JEFFERSON PARK/MIDDLE ROAD WATER SERVICE DISTRICTS AND THE BRICKHOUSE LANDING WASTEWATER SERVICE DISTRICT AND TO CLARIFY RESPONSIBILITY FOR CERTAIN CONNECTIONS

Request adoption of ordinances amending The Code of the County of Prince George, Virginia, 2005, as amended by amending sections 82-110, 82-261, 82-262, 82-429, 82-536 and 82-537 to repeal the Johnson Road/Flank Road, River Road, and Jefferson Park/Middle Road water service districts and the Brickhouse Landing wastewater service district and to clarify responsibility for certain connections. This ordinance is necessary to allow standard rates and fees to be charged in these areas in order to more fairly apply costs to customers receiving water and wastewater services.

Board of Supervisors
County of Prince George, Virginia

Ordinance

At the regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, this 12th day of July, 2016:

Present:

Vote:

William A. Robertson, Jr., Chairman
Jerry J. Skalsky, Vice-Chair
Alan R. Carmichael
Donald Hunter
T. J. Webb

On motion of _____, seconded by _____, which carried a vote the following Ordinance was adopted:

ORDINANCE TO AMEND THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2015, AS AMENDED, BY AMENDING SECTIONS 82-110, 82-261, 82-262, 82-429, 82-536 AND 82-537 TO REPEAL THE JOHNSON ROAD/FLANK ROAD, RIVER ROAD, AND JEFFERSON PARK/MIDDLE ROAD WATER SERVICE DISTRICTS AND THE BRICKHOUSE LANDING WASTEWATER SERVICE DISTRICT AND TO CLARIFY RESPONSIBILITY FOR CERTAIN CONNECTIONS

BE IT ORDAINED by the Board of Supervisors of Prince George County:

- (1) That the Code of the County of Prince George, Virginia, 2005, is amended by amending sections 82-110, 82-261, 82-262, 82-429, 82-536 and 82-537 as follows:

Sec. 82-110. - New connections; application and fee.

- (a) Any person desiring to connect his premises to the county water system shall make application therefor to the director. The application shall include the name of the applicant, the location of the premises for which service is desired and an estimate of water consumption for the facility.
- (b) Applications shall be made on the special form provided by the director and shall be accompanied by the proper connection charges and water turn-on fee, if applicable, as well as any plans, specifications or other pertinent information requested by the director.
- (c) Applicants for service to existing uses along newly constructed or existing lines may elect to pay the entire connection charge at the time of application for service or to pay the charge in equal installments. If the installment method is chosen, the first payment shall be made at the time of application; subsequent payments shall be due and payable bimonthly with utility bills. Up to 12 installment payments shall be permitted for water connection charges.
- (d) All other provisions of this article notwithstanding, it shall be within the powers of the director to negotiate terms for payment of connection charges by an applicant for water service to other than single-family residential premises. Such agreements to permit extended periods for payment of the established fees, with such interest charges as may be negotiated, shall be approved by the board of supervisors before being executed by the director.
- (e) Applicants along newly constructed water lines shall be eligible to receive a 56-percent discount from established connection fees, provided:
 - (1) The connection is for a single-family dwelling;
 - (2) Application for service is made within 60 days of notification by the director of availability of the utility line; and
 - (3) All applicable charges and fees are paid in full within the same 60-day period.
- (f) The water service connection shall be installed either by the department or by the contractor and inspected by the department, and shall include corporation stop and water main tap, service connection pipe, curbstop, water meter setting and meter box. All service connection pipes on private property shall be installed by the applicant.
- (g) ~~Water user charges shall be based and assessed upon the following service districts and shall be served in accordance to the fee schedule set forth in section 82-262:~~
 - ~~(1) Johnson Road/Flank Road water service district. That area of the county served water by the City of Petersburg, Virginia, along Johnson Road (State Route 608) from Flank Road to a subdivision known as Bland Ridge and recorded in plat book 18, page 155-156. This area is to encompass all properties located in the county currently or in the full line served by the 12 inch water main extending to the aforementioned subdivision from the City of Petersburg.~~

- ~~(2) River Road service district. Also that area of the county served by water purchased from Virginia American Water Company along River Road (Route 645). This area is to encompass all properties located in the county currently or which may be served by any connection with the line currently supplying water to the federal correction institute. The description of this area is as follows: that area of the county served water from Virginia American Water Company, Hopewell, Virginia, along River Road (State Route 645) from the City of Hopewell city limits to a parcel of land deeded to the commonwealth department of corrections, and recorded in deed book 291, page 359. This area is to encompass all properties located in the county currently or in the full line served by the water main extending to the property described above from the City of Hopewell city limits;~~
- ~~(3) Jefferson Park/Middle Road water service district. The description of this district is as follows: starting at a point at the intersection of Brandywine Drive and Jefferson Park Road, following Jefferson Park Road in a southerly direction to its intersection with Middle Road; following and including 200 feet lying parallel and adjacent to the southernmost boundary of Middle Road in an easterly direction to its intersection with Prince George Drive; following Prince George Drive in a northerly direction to its intersection with the City of Hopewell city limits; following the City of Hopewell city limits westerly to its intersection with Brandywine Drive; then following Brandywine Drive westerly to the point beginning at its intersection with Jefferson Park Road.~~

Sec. 82-261. - Connection charge schedule.

- (a) For residential customers using a standard three-quarter inch service pipe and a five-eighths inch meter, the connection fee shall be \$3,000.00. Connection fees for meters larger than five-eighths inch shall be in accordance with subsection (b) of this section.
- (b) Connection fees for customers requiring eight-inch or smaller meters shall be based upon the installed meter size according to the following schedule:

Meter Size	Connection Fee
5/8"	\$3,000.00
¾"	3,000.00
1"	11,230.00
1½"	23,420.00

2"	38,670.00
3"	80,840.00
4"	133,610.00
6"	259,930.00
8"	399,630.00

Connection fees for customers requiring larger than eight-inch meters shall be determined on a case by case basis and established by contract, but in no case shall be less than the capacity fee for an eight-inch meter.

For meter sizes eight-inch and smaller, if an existing customer desires to redevelop and replace an existing meter with a single or multiple meters, the value of the connection fee associated with the existing meter shall be determined based on the fee schedule above and credited for use on the property. For customers with meters larger than eight inches, the property will be credited the value of a eight-inch meter connection fee unless documentation of payment of a greater connection fee is provided, in which case the connection fee credited shall be the actual amount paid. Once a connection fee has been credited to a property, the amount of the credit is fixed and available for use on the property. Refunds shall not be made for any unutilized amount.

Notes:

1. For single-family dwellings served by a private water supply at the time a newly constructed utility line is completed, a 56 percent discount in the list connection charges shall be offered, subject to the conditions of section 82-110.
2. Developer-installed charge shall be assessed for each single-family residential unit, as defined in section 82-31, included in the development connecting to a line installed by the developer at the time an application for utility service is first filed by the developer or any subsequent owner of the lot or premises within the development. Commercial or industrial uses included in any development shall be assessed at the charges listed in the schedule. Developer-installed connection charges shall be subject to the credits provided for in section 82-73.
3. If the service connection has not been installed during the initial construction, the lot owner would be responsible for the installation fee costs as well as the availability connection fee listed. ~~Actual installation is the responsibility of the department to either perform the work or subcontract the work.~~

4. ~~Connection charges shall not be assessed to any water connection within the Jefferson Park/Middle Road water service district.~~

Sec. 82-262. - Water user charge schedule.

Bills for water production and the use of the water distribution system shall be rendered to residential and nonresidential users based on the following monthly rates:

(1) Fixed minimum charge. The fixed minimum charge shall be as follows:

Meter Size	Minimum Charge Per Month
5/8"	\$8.27
3/4"	8.27
1"	15.01
1½"	28.85
2"	48.22
3"	103.56
4"	181.03
6"	402.39
8"	712.30

(2) Commodity charge. For the amount of water consumed, the following rate block schedule shall apply:

Meter Size	Rate Block	Unit Charge per 1,000 gallons
5/8"	0 to < 6,000 gallons	\$2.57

	6,000 gallons to < 20,000 gallons	3.22
	20,000 gallons and greater	4.02
¾"	0 to < 6,000 gallons	2.57
	6,000 gallons to < 20,000 gallons	3.22
	20,000 gallons and greater	4.02
1"	0 to < 8,000 gallons	2.57
	8,000 gallons to < 25,000 gallons	3.22
	25,000 gallons and greater	4.02
1½"	0 to < 15,000 gallons	2.57
	15,000 gallons to < 61,000 gallons	3.22
	61,000 gallons and greater	4.02
2"	0 to < 30,000 gallons	2.57
	30,000 gallons to < 94,000 gallons	3.22
	94,000 gallons and greater	4.02
3"	0 to < 70,000 gallons	2.57
	70,000 gallons to < 215,000 gallons	3.22
	215,000 gallons and greater	4.02

4"	0 to < 128,000 gallons	2.57
	128,000 gallons to < 385,000 gallons	3.22
	385,000 gallons and greater	4.02
6"	0 to < 289,000 gallons	2.57
	289,000 gallons to < 867,000 gallons	3.22
	867,000 gallons and greater	4.02
8"	0 to < 289,000 gallons	2.57
	289,000 gallons to < 867,000 gallons	3.22
	867,000 gallons and greater	4.02

- (3) Responsibility of owner of rental dwelling containing more than one dwelling unit. Whenever water service is provided to a rental dwelling which has more than one dwelling unit, the utility service will have to be kept in the name of the owner of the dwelling, and he will be responsible for the payment of the bill.
- (4) Fire hydrant service. For temporary service by means of a hydrant meter, as provided in division 4 of this article, the applicant shall pay a permit fee and shall place a deposit with the department. The deposit shall be applied toward the applicant's bill for water use, and any excess refunded upon closing of the account.
- a. Permit fee\$50.00
 - b. Deposit (refundable), negotiated depending on expected usage
 - c. Water charge, per 1,000 gallons12.87
- (5) Metered private fire protection system. Private fire protection system, metered (does not apply when domestic and fire services are master-metered):
- a. Monthly charge: Two percent of corresponding minimum charge, as provided in subsection (1) of this section.
 - b. Commodity charge, per 1,000 gallons: See subsection (2) above.

(6) Reserved.

~~(7) Jefferson Park/Middle Road water service district. In the Jefferson Park/Middle Road water service district, the rate shall be the same as that rate in effect charged by Virginia/American Water Company at the time such water is provided.~~

Sec. 82-429. - Application and fee for new connections.

- (a) Any person desiring to connect his premises to the county wastewater system shall make application therefor to the director. The application shall include the name of the applicant, the location of the premises for which service is desired and an estimate of the amount of wastewater generated by the facility.
- (b) Applications shall be made on the special form provided by the director and shall be accompanied by the proper connection charges as well as any plans, specifications or other pertinent information requested by the director.
- (c) Applications for connections which will discharge industrial wastes shall be accompanied by such supplementary information as may be requested by the director. Such information shall include but shall not be limited to:
 - (1) Anticipated volume of discharge.
 - (2) Variations in rate of discharge.
 - (3) Characteristics and sources of wastes.
 - (4) Diagrams and maps of plant sewer systems.
 - (5) Plans and specifications for new plant sewers to be constructed.
 - (6) Information regarding industrial waste pretreatment or flow-equalization facilities.
- (d) Applicants for service to existing uses along newly constructed or existing lines may elect to pay the entire connection charge at the time of application for service or to pay the charge in equal installments. If the installment method is chosen, the first payment shall be made at the time of application; subsequent payments shall be due and payable bimonthly with utility bills. Up to 12 installments shall be permitted for wastewater connection charges.
- (e) All other provisions of this article notwithstanding, the director may negotiate terms for payment of connection charges by an applicant for wastewater service to permit extended periods for payment of the established fees, with such interest charges as may be negotiated. Such terms shall be approved by the board of supervisors before being executed by the director.
- (f) Applicants along newly constructed wastewater lines shall be eligible to receive a 56-percent discount from established connection fees, provided:
 - (1) The connection is for a single-family dwelling;

- (2) Application for service is made within 60 days of notification by the director of availability of the utility line; and
- (3) All applicable charges and fees are paid in full within the same 60-day period.
- (g) The wastewater service connection shall be installed by the department and shall include the sewer tap or fitting, lateral to the property line, and cleanout, if required. All building sewer pipe on private property shall be installed by the applicant.
- ~~(h) Brickhouse Landing Wastewater Service District. The description of this service district is as follows: Tax Parcels 120(0A)00-017-0 and 120(07)00-00C-0, which were subdivided into Brickhouse Landing Subdivision and shall be served in accordance with the fee schedule as set forth in section 82-537, Wastewater user charge schedule.~~

Sec. 82-536. - Connection charge schedule.

The following schedule of charges shall apply for the connection of an applicant's premises to the public utility system, in accordance with all applicable provisions of this article:

Meter Size	Connection Fee
5/8"	\$4,000.00
¾"	\$4,000.00
1"	\$7,800.00
1½"	\$16,230.00
2"	\$26,790.00
3"	\$55,960.00
4"	\$92,480.00
6"	\$179,890.00
8"	\$276,550.00

Connection fees for customers requiring larger than eight-inch meters shall be determined on a case by case basis and established by contract, but in no case shall be less than the capacity fee for an eight-inch meter.

For meter sizes eight-inch and smaller, if an existing customer desires to redevelop and replace an existing meter with a single or multiple meters, the value of the connection fee associated with the existing meter shall be determined based on the fee schedule above and credited for use on the property. For customers with meters larger than eight inches, the property will be credited the value of an eight-inch meter connection fee unless documentation of payment of a greater connection fee is provided, in which case the connection fee credited shall be the actual amount paid. Once a connection fee has been credited to a property, the amount of the credit is fixed and available for use on the property. Refunds shall not be made for any unutilized amount.

Notes:

1. For single-family dwellings served by a private wastewater disposal system at the time a newly constructed utility line is completed, a 56 percent discount in the listed connection charges shall be offered, subject to the conditions of section 82-429.
2. Developer-installed charge shall be assessed for each single-family residential unit, as defined in section 82-351, included in the development connecting to a line installed by the developer at the time an application for utility service is first filed by the developer or any subsequent owner of each lot or premises within the development. Commercial or industrial uses included in any development shall be assessed at the charges listed in the schedule. Developer-installed connection charges shall be subject to the credits provided for in section 82-393.
3. If the service connection has not been installed during the initial construction, the lot owner would be responsible for the installation fee costs as well as the availability connection fee listed. ~~Actual installation is the responsibility of the utility department to either perform the work or subcontract the work.~~
4. ~~Availability fees shall not be assessed to any wastewater connection within the Brickhouse Landing Wastewater Service District.~~

Sec. 82-537. - Wastewater user charge schedule.

Bills for wastewater disposal and the use of the wastewater collection system shall be rendered to residential and nonresidential users based on the following monthly rates:

- (1) Fixed minimum charge. The fixed minimum charge shall be as follows:

Meter Size	Minimum Charge Per Month
------------	--------------------------

5/8"	\$9.62
¾"	\$9.62
1"	\$15.15
1½"	\$26.49
2"	\$42.37
3"	\$87.74
4"	\$151.25
6"	\$332.71
8"	\$586.75

For uses metering wastewater flow, contracted capacity shall be used to determine equivalent water meter size for computation of minimum monthly fees.

- (2) Commodity charge. For all water delivered or wastewater collected a unit charge of \$6.84 per 1,000 gallons shall apply.
- (3) Owner's responsibility for rental dwelling unit. Whenever wastewater service is provided to a rental dwelling which has water service provided by an individual well, the utility service will have to be kept in the name of the owner of the dwelling, and he will be responsible for the payment of the bill.
- (4) ~~Commodity charge for River Road wastewater service district. The River Road wastewater service district shall encompass all properties located in the county which may be served by any connection with the line currently supplying water to federal corrections institute. The description of this area is as follows: that area of the county served water by the county supplied by the Virginia American Water Company, Hopewell, Virginia, along River Road (State Route 645) from the City of Hopewell city limits to a parcel of land deeded to the commonwealth department of corrections and recorded in deed book 291, page 359. This area is to encompass all properties located in the county currently or~~

~~in the full line served by the water main extending the property described in this subsection from the City of Hopewell city limits. The commodity charge for sanitary sewer service provided to this district shall be the cost of service from the City of Hopewell plus an additional ten percent administrative charge.~~

- (54) Strength charges. In accordance with the procedures defined in section 82-507, the following charges per 1,000 gallons shall be assessed against the users whose wastes exceed the strength of normal domestic wastewater. All residential users shall be assumed to be in category I:

Category Designation	Range of Strength (standard strength units)	Strength Charge (cents per 1,000 gallons)
I	0—300	0.00
II	301—600	8.3
III	601—1,000	16.5
IV	1,001—1,400	26.5
V	1,401 and over	*

* Subject to determination by the director based on actual strength units in the user's wastes.

~~(6) Reserved.~~

~~(7) Brickhouse Landing. In the Brickhouse Landing Wastewater Service District, the rate shall be the same as the water rate in effect charged by Virginia American Water Company at the time such wastewater service is provided.~~

- (2) With the Board's approval, these ordinances shall be effective August 1, 2016.

**PUBLIC NOTICE
COUNTY OF PRINCE GEORGE**

Public Notice is hereby given to all interested persons regarding the following public meeting:

The Prince George County Board of Supervisors will hold a public hearing on Tuesday, July 12, 2016 beginning at 7:30 p.m. concerning the following request:

ADOPTION OF ORDINANCES TO AMEND THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2005, AS AMENDED, BY AMENDING SECTIONS 82-110, 82-261, 82-262, 82-429, 82-536 AND 82-537 TO REPEAL THE JOHNSON ROAD/FLANK ROAD, RIVER ROAD, AND JEFFERSON PARK/MIDDLE ROAD WATER SERVICE DISTRICTS AND THE BRICKHOUSE LANDING WASTEWATER SERVICE DISTRICT AND TO CLARIFY RESPONSIBILITY FOR CERTAIN CONNECTIONS

The meeting will be held in the Board of Supervisors Meeting Room, third floor, County Administration Building, pursuant to §15.2-1427, The Code of Virginia (1950, as amended). A copy of the ordinance may be examined at the Prince George County Administration Office (804-722-8600) or at the Engineering and Utilities Department (804-722-8706) in the County Administration Building, open from 8:30 a.m. to 5:00 p.m., Monday – Friday. All interested persons shall have the opportunity to be heard at said public hearing.

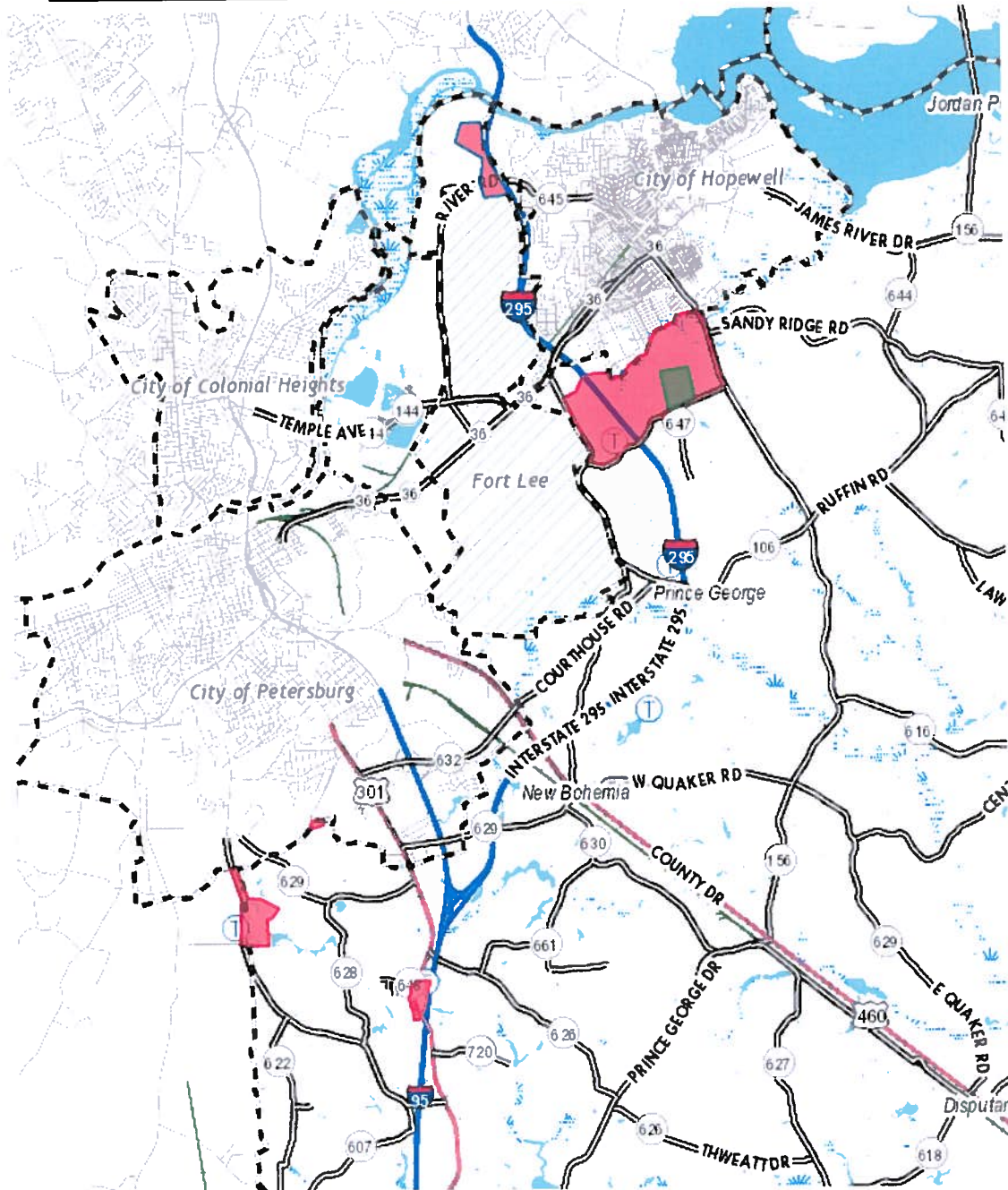
Percy C. Ashcraft
County Administrator

May 10, 2016

RESUME

DISCUSSION OF WATER AND WASTEWATER UTILITY SERVICE DISTRICTS AND RECOMMENDED CHANGES PROPOSED BY THE DIRECTOR OF ENGINEERING AND UTILITIES

SERVICE DISTRICTS – WATER & WASTEWATER



May 10, 2016

River Road Service District (Water)

- Boundaries defined in Code Sec 82-110
- No special rates defined in Code, perhaps there were in the past
- Two current customers: Riverside Regional Jail (W & S), Fort Lee North Range Facility (water only)
- Currently charging Fort Lee standard water rate for 4 inch service
- Riverside Regional is also a 4 inch service, but we charge them VAWC rates water & Hopewell rates for sewer
- Recommend correcting immediately and switching to standard 4 inch service rates (water & sewer)
 - Will reduce annual charges to Riverside Regional by about \$100,000 (18%)

Johnson Road/Flank Road District (Water)

- Boundaries defined in Code Sec 82-110
- No special rates defined in Code, there were in the past when district was created based on Petersburg's (double retail for outside the county customers + 10 percent)
- Currently charging customers \$3.80 per 1000 gallons, probably based on an old Petersburg rate and has not been kept up to date
- Recommend correcting immediately and switching to standard water rate immediately
 - Affects about 100 customers, average residential will see about \$5 to \$10 increase in their bimonthly bill
 - Will increase annual department revenues by about \$3,000

May 10, 2016

Jefferson Park/Middle Road Water Service District (Water)

- Boundaries defined in Code Sec 82-110
- Exempted from Connection Charges, Code Sec 82-261
- Special rates (Code Sec 82-262) defined as “that rate in effect charged by Virginia/American Water Company”
 - Makes no sense because our water is actually being provided, not VAWC water (i.e., rate not directly related to our cost)
 - Probably established for customer parity because some neighborhoods in district are served and billed directly by VAWC
- Impacts our customers in Brickhouse Landing and three apartment complexes: Baileys Ridge, Jefferson Pointe, Independence Place
- Recommendation: Removal of Service District and switch customers to standard rates, involves amending Code sections, about \$40,000 less annual revenue

Brickhouse Landing Wastewater Service District (Wastewater)

- Boundaries defined in Code Sec 82-429, and in Brickhouse Landing Sec 1 Wastewater Contract
- Exempted from Connection Charges, Code Sec 82-536
- Special rate (Code Sec 82-537) defined as “the same as the water rate in effect charged by Virginia-American Water Company”
 - County Utilities provides sewer service, not water, so rate not directly related to cost
 - Sewer rates currently charged are significantly less than County standard rates
- Recommendation: Replacing contracts with developer (Jimmy Jones) with Brickhouse Landing Sec 2, then removal of Service District and switching customers to standard sewer rates, involves amending Code sections
 - Affects about 30 existing customers, about \$30-35 increase in their bimonthly bills
 - About \$6,000 increase in annual revenue

May 10, 2016

Exit 45/Route 301 Water Service Area

- Individual contracts with each of the major hotels establishes special rates for each of them
- Contracts expire when external water source is extended to replace wells
- Special rates are charging less than what our standard rates would be, more investigation is needed
- Recommend consolidating under a single rate structure either
- As part of a service district created for area to maintain sidewalks/landscaping, or
- Switching to standard rates once water source is extended