

MINUTES

King George County Board of Directors
Special Meeting
Tuesday, May 23, 2023

The special meeting of the King George County Service Authority was called to order at 5:30 PM by Chairman, Allen Parker in the Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George, Virginia, 22485.

KGC Members Present: Chairman, Allen Parker
Vice Chairman, Carrie Cleveland¹
Cathy Binder
Ann Cupka

Members not present: Jim Morris

KGC Administrator: Christopher Miller, County Administrator

KGC Attorney: Kelly Lackey, County Attorney

0:00:00.0 Chairman Allen Parker: I call to order the Special Meeting of the King George County Service Authority Board of Directors. We'll start with an invocation by me and then the Pledge of Allegiance by Mr. Miller. Please stand as you're able.

0:00:13.6 Chairman Allen Parker: Lord, we ask that you watch over this meeting and provide us guidance and wisdom so that we may make the best decisions in the interests of our customers and King George in general. In your name we pray, Amen.

0:00:27.2 ALL: I pledge allegiance to the Flag of the United States America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

0:00:46.0 Chairman Allen Parker: We'll open the floor up for public comment. Is there anybody in the audience that would like to speak? Seeing none, Mr. Dines, is there anyone online?

0:01:00.2 Dines: No, Mr. Chairman.

0:01:07.0 Chairman Allen Parker: Yeah, just for the record, Ms. Cleveland, if you could state where you are. And you're...

0:01:13.1 Vice Chairman Carrie Cleveland: Yeah. Vice Chairman Carrie Cleveland, I am attending remotely. I'm at my residence at 6020 Potomac Landing Drive in King George.

¹ At the May 23, 2023, Special Meeting, Ms. Carrie Cleveland remotely participated.

0:01:16.5 **Chairman Allen Parker:** Thank you. Moving on, we'll move into the consent agenda.

0:01:29.8 **Cathy Binder:** I'll make a motion to accept the consent agenda as presented.

0:01:38.5 **Ann Cupka:** I second.

0:01:39.7 **Chairman Allen Parker:** I have a motion made and seconded. Do I have any discussions?

0:01:42.2 **Ann Cupka:** Yes, Mr. Chair. With regard to meeting minutes, if it's for the last meeting, I was not present at that meeting, so I would abstain from voting on those minutes only.

0:01:56.5 **Chairman Allen Parker:** Right. Is this for all the meeting minutes back up to January 1st, or is this just the meeting minutes for the last meeting?

0:02:07.1 **Kelly Lackey:** This is just the immediately preceding meeting.

0:02:10.0 **Chairman Allen Parker:** Okay, so Annie will abstain from voting on that. All right, so do I need to make a call out for that, or do we just vote on that one separately?

0:02:21.4 **Kelly Lackey:** Yes, if we could call for consent on the other items and then we can do a separate vote on the minutes.

0:02:30.6 **Chairman Allen Parker:** Okay, so I guess change the motion to the first two items and then we'll do the third one separately.

0:02:35.7 **Kelly Lackey:** If I may, is that amenable to the maker of the motion?

0:02:47.6 **Cathy Binder:** So, let me... Just correct me if I'm doing the motion incorrectly. I will make, I will amend my motion to accept everything in the consent agenda except for the meeting minutes. Is that..

0:03:01.8 **Ann Cupka:** Second.

0:03:04.2 **Chairman Allen Parker:** I heard a second. Okay. All those in favor?

0:03:08.9 **Cathy Binder:** Aye.

0:03:09.3 **Ann Cupka:** Aye.

0:03:10.4 Vice Chairman Carrie Cleveland: Aye.

0:03:12.0 Chairman Allen Parker: Chair votes aye. Motion carries. Does anyone need a motion on the meeting minutes?

0:03:17.4 Cathy Binder: I will make a motion to accept the meeting minutes presented in the packet.

0:03:23.9 Chairman Allen Parker: No, I guess I'll second it since it's on the... Is there any discussion? All those in favor?

0:03:34.1 Cathy Binder: Aye.

0:03:37.4 Chairman Allen Parker: I don't know if Ms. Cleveland is there.

0:03:39.2 Cathy Binder: Ms. Lackey, can I ask you a clarification question on that is, since our last meeting wasn't really a meeting, it was a work session. So how do we handle that? So are we accepting the minutes.

0:03:49.2 Christopher Miller: We accept...

0:03:51.8 Cathy Binder: From the previous meeting or the previous meeting and the work session? Because there's not enough here there would not be enough of a quorum for the last...

0:04:00.0 Chairman Allen Parker: Yeah.

0:04:00.6 Cathy Binder: Because there were only two of us here.

0:04:05.2 Kelly Lackey: So, I guess they're not quite minutes because it wasn't an action meeting but because there were some informational items those items, I believe are captured in the minutes and reflect that there was not a quorum present.

0:04:19.6 Cathy Binder: So, to clean up if I make a second motion to say...

0:04:20.0 Kelly Lackey: If I may, I'm sorry. Mr. Miller's...

0:04:27.5 Christopher Miller: I thought that it was also the May 2nd meeting minutes, it's the May 2nd meeting which you did have a legitimate meeting. But Ms. Cupka was not at that meeting.

0:04:33.6 Cathy Binder: So, Ms. Cleveland can give them.

0:04:35.7 **Kelly Lackey:** I'm sorry, I got confused...

0:04:38.1 **Christopher Miller:** Ms. Cleveland was here, yes.

0:04:38.2 **Kelly Lackey:** Yeah.

0:04:38.7 **Cathy Binder:** So, Ms. Cleveland would have to vote too.

0:04:43.4 **Chairman Allen Parker:** Okay.

0:04:44.9 **Christopher Miller:** So, we would not have at the July, excuse me at the June 6th meeting we would have some kind of a recap from the last meeting, correct? But there was no meeting, but there was informational discussion so we could have a... And it would probably reflect it there was no quorum present, and the meeting wasn't...

0:05:00.9 **Cathy Binder:** A recap maybe.

0:05:04.7 **Chairman Allen Parker:** Okay Ms. Cleveland I need your, I guess I need your vote.

0:05:13.2 **Vice Chairman Carrie Cleveland:** I said aye.

0:05:14.2 **Chairman Allen Parker:** I'm sorry it didn't come through. Chair votes aye, then motion carries.

0:05:20.9 **Cathy Binder:** Mr. Parker do you need Ms. Cupka's abstention?

0:05:23.7 **Chairman Allen Parker:** Do you need to...

0:05:23.8 **Cathy Binder:** All right I just want to make sure.

0:05:25.1 **Chairman Allen Parker:** Okay so on to the action items Department of Finance.

0:05:36.1 **Megan Pitts:** Good evening, Mr. Chair, members of the board. I'm here before you this evening because the well pump has failed at Saft well and Dahlgren. Upon inspection of the pump, it was found to be locked up due to sand in the pump. The well was also inspected and found to have several holes in the casing and screen. It's necessary that the well has sand airlifted out to full depth, a new liner and screen installed, repacked and the motor pump and cable replaced. This has also impacted water quality issues as the flow has rerouted from its normal path. The Saft well makes up over 50% of the water production for the Dahlgren system. And while it's down, the other wells in the system are running 24/7 to compensate. If any of the other wells fail, water service will not be able to be provided in the Dahlgren area. With that, I would request that you authorize the interim general

manager to execute an emergency procurement with A.C. Schultes for the labor equipment and materials to replace the Saft well as described.

0:06:33.7 Christopher Miller: Mr. Chairman, we can provide you with a little bit more background, but Ms. Pitts has done a good job working this through. And I think I indicated to you that we looked at the possibility of making a bid, a streamlined bid that was a 10-day turnaround, 11-day turnaround. And I think we just came to the conclusion that we needed to have a special emergency meeting to get this done because we were going to possibly run into a situation where we wouldn't get bids and we would just delay these 10 more days or 15 more days. Mark Inboden at the meeting that you didn't have a quorum on the 16th who explained this situation. We have John Simmons from Inboden here, who can tell you about what's going on. We have John Eisenbeis obviously here as well, who's been monitoring this situation and every day we're just hoping and praying that we don't have any other issues. So that's why we're here. We don't usually do this. Obviously, this is not something that we want to be in the business of doing is having emergency purchases and procurements. But this is one of those ones where I think it's justified, and I would hope that you would approve it. And...

0:07:53.6 Chairman Allen Parker: Do we have a number? Because I don't think I heard a number.

0:07:56.7 Megan Pitts: That was included, I think in, I don't know if you received a board packet for this meeting. But it's \$114,230.

0:08:08.7 Cathy Binder: Mr. Chair, that's different than what's in my packet. What's the \$190,689.52. And then my second question is, how long's the turnaround to once this is authorized to have the repair done?

0:08:21.7 Chairman Allen Parker: What...

0:08:22.6 Megan Pitts: I'm not sure about the...

0:08:24.6 Chairman Allen Parker: That's the issue. It's a warrant. That's the warrants. That's not the, that 190 is the warrants. How much we owe for just...

0:08:31.7 Christopher Miller: It should be at your desk. There should be a report, Ms. Binder. Okay. Did you not get it. Yeah.

0:08:39.4 Cathy Binder: Wait a minute. Hold on. Yeah, I have that one. I was just reading what the paper that was on the desk, so that's where I was getting the 190 from, sorry about that.

0:08:58.0 Christopher Miller: That's okay.

0:09:00.5 **Cathy Binder:** Thank you.

0:09:01.4 **Megan Pitts:** As far as the turnaround question, Mr. Eisenbeis, can you provide any more insight on that?

0:09:10.3 **John Eisenbeis:** From the date of issuance, it'd be three to four weeks for the parts and another at least two weeks for the installation.

0:09:17.3 **Chairman Allen Parker:** So, you're talking about almost a month and a half if we authorize it today.

0:09:20.3 **John Eisenbeis:** We've been down since April 2nd.

0:09:30.2 **Cathy Binder:** That was four weeks for the parts. And what was the other one?

0:09:33.8 **John Eisenbeis:** Two weeks for the installation.

0:09:34.9 **Cathy Binder:** Two weeks for the installation. Thank you.

0:09:44.1 **Vice Chairman Carrie Cleveland:** Mr. Chair, this is Carrie. Can I ask some questions?

0:09:46.3 **Chairman Allen Parker:** Yes.

0:09:48.0 **Vice Chairman Carrie Cleveland:** Okay. So, I wasn't briefed on what exactly happened, so I'd love to hear why this happened, how it could have been avoided, if it could be avoided. And then the second question is, did I just understand that you said that it was down since April 2nd?

0:10:10.9 **Christopher Miller:** Yes, ma'am. And John, if you guys could come approach and just give a little overview of what happened, for Ms. Cleveland. But, so Ms. Cleveland, what we did when this happened and it went down, this well is due to be replaced according to the plans that we have with the money that we're getting from VDH, the \$5 million. So, it's one of the projects that we have. But a complete replacement of a well is usually like an 18-month type process. We looked at, was there the ability to accelerate that and do it right now and just replace it since you're going to be having to go in and replace it. But that was obviously not something that we had the time to do. Mr. Eisenbeis immediately started looking into quotes from well service providers, and he was able to get the one that we have and then was running into brick walls with the others. So, we then looked at the possibility of making a bid, a regular type of bid, and that became apparent that that was not going to be a really effective way of handling it. And so, the feeling was that we needed to do some kind of an emergency situation. We were prepared to bring this to you as an

amended agenda item at the last meeting, but there wasn't a quorum. And so that's why we're here today. And John, if you wanted to fill the rest in about what the condition of the, what the casing is like, what the situation is, I guess for Ms. Cleveland.

0:12:03.6 John Eisenbeis: Basically, what we have is 970 feet of casing. It's a combination of screen and steel casing. The well went in in 1997 and now there's significant holes in it with the aquifer pushing sand up as well as down the pump is sucking it up and it just locks the pump up solid. There has been a recent well head replacement itself, the actual pump, but it has packed sand again and ruined itself. So, at this point we don't want to put good money after bad and we want to just re-case it, repack it and we'll have basically a brand new well sitting there. I basically told them to make it, so we have a good two years until we have the new project on-line.

0:12:44.9 John Simmons: I've got some figures I'd like for you guys to hear in making your decision. Typically, the Saft well produces 7 million gallons of water a month. Right now, all five wells that are on-line are only capable of running 24 hours a day, seven days a week, producing 6 1/2 million gallons of water a month. Last year, in April of '22, that system used 7.9 million gallons in May, 8.4, in June 7.5. So, we are now approaching March, that system produced 6.8 million gallons. So, in April, without the Saft well, we were only capable of producing 6.5. Come next month we're going to be in about a million-gallon shortfall. So, this had to happen yesterday.

0:13:40.7 Chairman Allen Parker: Are there any additional questions, Ms. Cleveland?

0:13:44.7 Vice Chairman Carrie Cleveland: I don't think there's any questions. I just want to make sure that I understand. So, it sounds like we have to do this, right? Because if not, it's putting too much stress on the other wells and our community will be out of water. So, we have to do this. But I am concerned that it came to this, and why it came to this from a maintenance, preventative maintenance perspective. Now, I know that this well was on the plan to be decommissioned, but at the same time, why did we not realize that it should have been done maybe a year ago instead of today? So that's what I see happening and reoccurring happening. So, it might be something that we consider when we're looking at the other wells in the maintenance schedule.

0:14:36.4 John Eisenbeis: Well, being something that's in the ground, you're never going to see it, but with this particular well, unfortunately previous management, there was another TV inspection done three years ago that noted the holes and it was at that time chosen to just replace the pump again. And we did it a second time, just last October, and we got less than six months out of it. I was not involved with any of that, I would never put a new well and a casing that's got holes like that, just wouldn't do it. It was just bad decisions basically.

0:15:10.7 Cathy Binder: I do have a follow up question. So, this repair will fix the well and how long is the normal lifespan now if we're going to put all this money into it to do the repair?

0:15:22.3 John Eisenbeis: Basically, what we're doing is putting a new well inside an old well.

0:15:25.6 Cathy Binder: Okay.

0:15:26.1 John Eisenbeis: Just putting a new casing because it would be half a million dollars to drill a new well, so we're basically going to make a new well in the old casing, repack it, and we'll have basically a brand new well.

0:15:35.2 Cathy Binder: And I know that from actual private wells, that is a common practice instead of rebuilding, digging the hole, you put in a new casing in the old hole. So, this, what's the lifespan of this?

0:15:46.5 John Eisenbeis: Well, I mean, it went since '97.

0:15:49.5 Cathy Binder: So, it could be that long? You know, you can't, and so thank you very much for explaining that, but it does go back to what I've been harping on for several years, the preventive maintenance and making sure we keep up our stuff.

0:16:01.5 Christopher Miller: And I would add that it's my understanding since I've been here that the plan that VDH has is not so much that it's a maintenance issue on that well, it's that that well as part of that aquifer is tapping out, and that their goal for us is to find a second Saft. We call it Saft two. And we're looking at places like the new, where the new district, or the Dahlgren fire station will go, that that's a possibility. We're looking at some adjoining lots that are right there, by the existing Saft well as a new area. So VDH wants us to change that area because of, I guess a cell or a might, John Simmons can maybe explain that better than I am. But I'm not hydrology oriented. But that's how I understood. It was not necessarily that this well was going to just die, it's because of maintenance issues. It's because of the hydrology and what you're pulling out of the ground. But this situation that obviously has happened is as Mr. Eisenbeis says, you don't know that until you run a camera down there. And they did that a couple of years ago and made the decision for whatever reason to just continue to go forward.

0:17:37.0 Chairman Allen Parker: All right, do we have any other questions? I'm seeing no one. I guess we'll take a motion.

0:17:49.3 Ann Cupka: I move to authorize the interim general manager to execute an emergency procurement with A.C. Schultes for the labor equipment and materials to replace the Saft well as described in the amount of \$114,230.

0:18:04.8 **Cathy Binder:** Second.

0:18:05.6 **Chairman Allen Parker:** I have a motion made and seconded. Is there any discussion? All right. All those in favor?

0:18:13.5 **Cathy Binder:** Aye.

0:18:14.0 **Ann Cupka:** Aye.

0:18:14.5 **Vice Chairman Carrie Cleveland:** Aye.

0:18:15.0 **Chairman Allen Parker:** Chair votes aye. Motion carries, general manager authorized to execute the contract. And with that we'll take one final.

0:18:29.5 **Ann Cupka:** I'll move to adjourn to June 6th, 2023, at 5:30 PM in the boardroom.

0:18:34.6 **Cathy Binder:** Second.

0:18:35.1 **Chairman Allen Parker:** We've a motion made and seconded. Any discussion? All those in favor?

0:18:40.0 **Cathy Binder:** Aye.

0:18:40.4 **Ann Cupka:** Aye.

0:18:40.7 **Vice Chairman Carrie Cleveland:** Aye.

0:18:42.3 **Chairman Allen Parker:** Chair votes Aye, motion carries. We are adjourned to June 6th, 2023, at 5:30 PM here in the boardroom.