

King George County Board of Directors  
September 05, 2023



The regular meeting of the King George County Service Authority Board of Directors was called to order at 5:30 PM by Chairman Allen Parker in the King George Middle School Auditorium, located at 8246 Dahlgren Rd, King George, VA 22485.

**Members Present:** Chairman, Allen Parker  
Vice Chairman Carrie Cleveland  
Cathy Binder  
Ann Cupka

**Members Absent:** James Morris

**KGC Administrator:** Christopher Miller, County Administrator

**KGC Attorney:** Kelly Lackey, County Attorney

**Call to Order:**

**0:00:23.7 Chairman Allen Parker:** All right. I call to order this regular meeting of the King George County Service Authority Board of Directors. We'll start with an invocation by myself, followed by the Pledge of Allegiance by Mr. Miller. Please stand as you are able. Lord, I ask that you watch over this meeting and provide us with guidance so that we may make the best decisions in the interests of our customers and the citizens of King George. In your name we pray, amen.

**Pledge of Allegiance:**

**0:01:00.8 ALL:** I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one Nation under God, indivisible with liberty and justice for all.

**Amendments to the Agenda:**

**0:01:17.2 Chairman Allen Parker:** Mr. Miller, are there any amendments to the agenda?

**0:01:20.4 Chris Miller:** No, sir.

**0:01:22.4 Chairman Allen Parker:** Moving on to public comment, is there anybody here in the audience that would like to make public comment on matters pertaining to the Service Authority? Seeing nobody in the audience. Mr. Dines, is there anybody online? All right. No one's online. We will close public comment. Reports from members of the Board. Ms. Binder.

**Reports from Members of the Board:**

**0:01:50.4 Cathy Binder:** No report at this time.

**0:01:52.2 Chairman Allen Parker:** Ms. Cleveland?

**0:01:53.7 Vice Chair Carrie Cleveland:** Yes, I do have one thing, and I was hoping that Inboden was here this evening, but I will catch up with them at another time. I wanted to ask them about this. One of my constituents informed me that every time the fire hydrant in front of

his house is used, it must interact with his water flow in his house because he's getting dirty water for like an hour after it's being used, and it happens pretty much every time. So, we are trying to figure out, you know, what could be causing that.

**0:02:26.9 Chairman Allen Parker:** Just to tell you, that will always happen. Whenever a fire hydrant's opened, you get, there're sediment in the fire hydrant line itself, and when you open it up and you'll have it as full pressure, it causes a vacuum on the line, which sucks some of the sediment that's out in the, that's out at the bottom of the fire hydrant back into the main line. So, it takes a while. It takes a bit to clear. That problem occurs whenever somebody opens a fire line. We have it kind of regularly in Hopyard whenever the contractors open the fire hydrants. So, what is the reason they are opening a fire hydrant that often is really kind of the question.

**0:03:06.5 Vice Chair Carrie Cleveland:** I am not really sure why they were opening it up, but what he was telling me is apparently the lines are not supposed to be crossing. And I am not, I'm not really sure the technicality and the engineering around it. But what he was concerned about is he said that the lines should not be crossing, his line should not be crossing with the line for the fire hydrant, like be combined with it.

**0:03:32.0 Chairman Allen Parker:** They all are. The fire hydrant lines, and our service lines are off on the same potable water line. You have a main trunk line and they just run off of it. So, they are all connected to the exact same trunk line. So, what happens when you open the fire hydrant, the sediment that is collected on the bottom of the run that goes out to the fire hydrant gets sucked back in. Because of the vacuum pressure of the water going by in the main trunk line, when you open it up and it is not fully open, it creates a vacuum back and it sucks some of that sediment back in. So, you get discolored water until they blow it out. You can call the maintenance Staff; they come and blow out the lines all the time when that is an issue. I know because I call them quite often for Hopyard to do that. So, if he is having that problem, really just call the Service Authority and have them come out to flush the lines to make sure they get rid of the sediment for him.

**0:04:26.9 Chris Miller:** Ms. Cleveland, if you have an address too, I can, we can send them out there.

**0:04:29.6 Vice Chair Carrie Cleveland:** Okay. Yes. And it is just that particular address too. All the other houses nearby are not being affected by it, so.

**0:04:36.7 Chris Miller:** Okay. Once you get the address, I can have our crew go out there.

**0:04:38.9 Vice Chair Carrie Cleveland:** Okay. Yes. Thanks.

**0:04:42.0 Chairman Allen Parker:** Anything else?

**0:04:44.8 Vice Chair Carrie Cleveland:** Nope, that is it. Thank you.

0:04:46.8 **Chairman Allen Parker:** Ms. Cupka?

0:04:46.9 **Ann Cupka:** No report. Thank you.

**Consent Agenda:**

0:04:48.1 **Chairman Allen Parker:** And for myself, I did attend a meeting for the Potomac Landing Development to discuss some of the water issues and construction issues associated with that. And we will be bringing some of that stuff up later here in reports and whatnot. So, moving on, consent agenda.

0:05:14.1 **Vice Chair Carrie Cleveland:** I move to accept the consent agenda as written.

0:05:17.4 **Cathy Binder:** Second.

0:05:18.9 **Chairman Allen Parker:** I have a motion made and properly seconded. Is there any discussion? All those in favor?

0:05:24.9 **Cathy Binder:** Aye.

0:05:24.9 **Ann Cupka:** Aye.

0:05:25.0 **Vice Chair Carrie Cleveland:** Aye.

0:05:25.8 **Chairman Allen Parker:** Chair votes aye. Motion carries. Public presentations, report from county attorney, Ms. Lackey on the design build guidelines.

**Public Presentations:**

0:05:39.1 **Kelly Lackey:** Good evening. I just wanted to do a quick introduction of the concept of design build. It is something that the Board of Supervisors, you can't hear me. It is something that the Board of Supervisors is currently considering. So, this Board could act of its own accord, or it could wait for action by the Board of Supervisors. But just as a brief introduction, design build is when there is a contract with one entity to both design and build a facility. So instead of hiring a design team and then hiring a construction firm, you hire one firm to perform both tasks. This is permitted by the Virginia Code. However, in order to use this particular type of procurement, which is sometimes called an alternative form of procurement, you have to have guidelines in place for the selection and the, even just the composition of your selection team for this type of contract. So, there is a proposed design build guideline framework in your agenda packet. This evening, as I was saying, I was anticipating this would be informational only at this time that I would bring it back if there was interest in adopting this. But it just provides a little more flexibility. If there is a project that has design elements that are unusual or if it's something that needs to be fast tracked, it's a way to possibly find efficiencies. And again, it is not a, the sole means of procurement, but it's just an alternative means of procurement if it was something that this Board was interested in doing.

**0:07:20.4 Chairman Allen Parker:** So, I will jump in really quick. I think one we are going to want to at least marry it up to whatever the Supervisors are going to do, assuming they adopt something that's design build. If they do not for some reason, we, I would recommend that we go off and do that ourselves. In particular the things we do are a lot of times done as a design build, option, just because they are complicated, require a lot of specialties and aren't done very often, want to build a wastewater treatment plant. It is a really complicated design. There are lots of specialists that do that. Most often you see the counties in the state using that design build process for water treatment plants, wastewater treatment plants. So, it is pretty common on this side of the fence too, in the soaring water to do it. But I do think my opinion would be if the Board of Supervisors adopted something, we should try to mirror that so that we have consistency within the county. If for some reason they decide they do not ever want to do design build or allow it in the county, then we step in and look at the framework ourselves, for allowing it on the Service Authority side. Those are just my thoughts.

**0:08:33.5 Cathy Binder:** Mr. Chair, I just want to make a statement. For the two of us that are down at the end, and Mr. Dines up there, is very hard for us to hear what our colleagues, especially Ms. Lackey, is saying. Is there any way to improve that a little bit? It is coming in as a mumble somewhat. Even Mr. Parker is a little mumbled.

**0:09:27.0 Cathy Binder:** Testing one, two, three.

**0:09:31.9 Kelly Lackey:** Just testing.

**0:09:32.0 Ann Cupka:** Is that any better?

**0:09:32.1 Kelly Lackey:** From my mic to see if the folks in the end can hear me a little bit better now.

**0:09:40.2 Cathy Binder:** I also do not think this fan is helping. Thank you very much.

**0:09:55.2 Chairman Allen Parker:** So, are there any other questions or comments for Ms. Lackey?

**0:10:00.7 Vice Chair Carrie Cleveland:** I just have one question, Ms. Lackey. And I apologize because you may have said this. I could not really hear that good, but why did this come up?

**0:10:10.0 Kelly Lackey:** So, the schools are kind of being our guinea pig, so to speak. They have had a grant funding that they needed to use expeditiously. And so, they have chosen to adopt a guideline procedure and to use this method. So, in the course of working with procurement on that because procurement does work on behalf of the School Board, it came to my attention that there was not an existing policy on behalf of the Board of Directors or the Board of Supervisors.

**0:10:40.5 Vice Chair Carrie Cleveland:** And in your experience, is it typical that you would  
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have something like this?

**0:10:45.5 Kelly Lackey:** It is pretty common. In my former jurisdiction, I think they adopted one, maybe in like the 2018 time period. So, it has been around for a while. Some jurisdictions have used it. It is very common, commonly used by schools, especially for school facilities, but it can have other uses as well.

**0:11:04.5 Vice Chair Carrie Cleveland:** Okay. Thank you.

**0:11:07.8 Chairman Allen Parker:** Are there any other questions?

**0:11:10.0 Cathy Binder:** Just quickly, because I could not hear, unfortunately, anything when Ms. Lackey had originally said is this can feel, the same as the construction manager at risk or a little different?

**0:11:21.7 Kelly Lackey:** It is a little bit different. So, in construction manager at risk, you still have a consultant who is your design, your architectural consultant. With this form you have one entity that both designs and builds. So in from that perspective, they actually, the liability shifts to them both for design of the facility as well as construction. So, from that perspective there are also possibly some additional advantages. But if you want to maintain more control over the design, construction manager at risk is something that this Board could also consider. It is usually only used construction manager at risk that is usually only used with very large-scale projects. I think the state actually used to have a multimillion-dollar minimum for using construction manager at risk. Whereas design build you could actually use for kind of small projects where you need a design component as part of some kind of rehabilitation or renovation project.

**0:12:24.0 Cathy Binder:** I would like both because I've seen with the courthouse the construction manager at risk has been quite successful and it has probably saved the county quite a bit of money as opposed to the project that renovated this building, we're in right now.

**0:12:37.3 Kelly Lackey:** Sure. I would be happy to prepare some guidelines for those as well.

**0:12:44.3 Chairman Allen Parker:** Any other questions or comments? So, I guess we are all in agreement that, one, we should get a construction manager at risk for the Service Authority, some guidelines for that and see what the Supervisors do for design build and go from there. Is that acceptable? So, we'll wait to see what they do on the design build and try to mimic what they do if they accept one. If they do not, we will take a stab at it ourselves, or get one ourselves.

**0:13:18.9 Kelly Lackey:** Sure. I will be happy to bring him back.

**0:13:23.9 Chairman Allen Parker:** Is there anything else, Ms. Lackey?

**0:13:26.8 Kelly Lackey:** That's all I have.  
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**0:13:29.7 Chairman Allen Parker:** All right, moving on. We do not have any agency reports, so we're moving on to presentations and reports. Interim general manager, the AMI project.

**0:13:41.7 Chris Miller:** Yes, sir. So, just wanted to keep this in front of you. This is obviously a major project for us and just give you a regular update. Fortiline is the contractor that we are utilizing, and they are moving forward obviously with the meter installations. About 250 additional meters have been installed, and so I am just reading this. Okay. They are also evaluating signal sending/receiving issues affecting approximately 20 meters on the courthouse water system. And then the Service Authority Staff is working on the problem meters, boxes that are infiltrated with sand and silt, and they need to be replaced. And we have some deep meter boxes that are always a problematic situation. Certainly, if you have any questions about this, Mr. Eisenbeis could answer some things as well.

**0:14:46.6 Chairman Allen Parker:** Are there any questions on the AMI? No?

**0:14:50.9 Chris Miller:** Okay.

**0:14:53.6 Chairman Allen Parker:** While you are still up, I guess, just a discussion on the lead and copper exceedance from September of 2022.

**0:15:00.1 Chris Miller:** Right. So, we had a number of exceedances, seventeen of the 20 required samples were collected, analyzed, and results received, and there were no exceedances noted in these samples. The three samples that are outstanding were collected and sent to Inboden's laboratory on the 30th. The results are anticipated sometime within the next several weeks. As you recall, Inboden did a very good job of presenting what the process is and what is all involved in this. And they properly noted that it's going to be a big deal in the future. And I think we've also explained to you the fact that, through the AMI, the automatic meter reading project, we are also identifying what the, for lack of a better word, the infrastructure of every system that we're installing so that we know is their lead and copper, what's the structure going into the property owners' residence. And then what that allows us to do is we are downloading that into a spreadsheet that then we'll pull and then we'll be able to figure out just how many are going to require upgrading. I think as Inboden indicated when they gave you an update, there is really a lot of uncertainty about this in terms of is the county, is the Service Authority going to have to make the actual repairs? There's a lot of overreach, if you will, of the feds on this one. And I think that there is still a lot of uncertainty. We have until September of 2024 to basically compile all of our data and get that in. And then the next step is kind of the unknown, but we are monitoring it and Bryce Young is obviously involved in that. John Eisenbeis is very heavily involved in that. And then of course, Ms. Norris-Barker is very much involved in this and is working as kind of the point on this because she is very closely involved in the meter reading project. But we are staying on top of it, and we're also working in conjunction with Inboden on their role in all this as well because they're to report as well. And you may recall there were issues in the Dahlgren district that required us to do these notifications. And so those have all been taken care of, but just wanted to keep you updated on that.

**0:17:58.6 Chairman Allen Parker:** No, just want to clarify something. I think when I was, I remember when I was talking to Inboden, it seems at least in some of the Dahlgren system, the issues are not with our pipes, they're with the pipes in the houses. That is where the issue's coming from. They are not, the pipes that we have aren't lead and copper, but the pipes in the houses are.

**0:18:22.6 Chris Miller:** And you still have to note it, you still have to maintain the records on it and then the question becomes what happens after that. So, yes.

**0:18:31.9 Chairman Allen Parker:** Yeah, I just wanted to make the note that it is the old houses have old pipes and that's where we're seeing our issue. That is where we test our, the water tests actually come out of people's houses. They are not, we don't just go and get those out of our own system. They come from an end-user's house. So, you get whatever the house puts in it as well. So just wanted to note that, make sure I was not going crazy. And then, is there anything else on that?

**0:19:02.9 Chris Miller:** That's it on that.

**0:19:03.9 Chairman Allen Parker:** And the last one is, county engineer project updates. Mr. Young?

**0:19:22.9 Bryce Young:** Is that better? All right. Perfect.

**0:19:25.2 Bryce Young:** All right. Good afternoon, Mr. Chairman, Members of the Board. Just to update, the ARPA water grant has been submitted, receiving reimbursements monthly. The wastewater grant, we got the rest of the documents submitted that they were requesting. The interconnection projects are currently in the final stages of design, preparing to put those out to bid in the spring. Arnold's corner, well replacement, preparing for the bidding process. The Saft Well has been the emergency replacement that has been completed. Purkins Corner decommissioning project is design work still underway for interconnect and within the Hopyard wastewater treatment plant. And that is all the new updates.

**0:20:39.9 Chairman Allen Parker:** Are there any questions for Mr. Young?

**0:20:43.6 Vice Chair Carrie Cleveland:** I had one question. I just had one question. Mr. Miller, I know that when we were looking at the lead and copper and identifying the areas that they were, Inboden said that they could bid on that project, are we at a point that they will do that? Or where are we with that?

**0:21:14.2 Chris Miller:** So that is one of the things that I think that what I was perhaps trying to emphasize, that we think that can be done in-house because we are collecting the data right now. I think Bryce has been involved in it, and John Eisenbeis, and I'll certainly allow them to speak if they feel otherwise. But I think the feeling is, is we are collecting the data and then what we will be able to do is take the data, utilize it, and then be able to start the tracking that we need to do. I think the one concern we had with using Inboden was that it

would change the existing contract that you have with them, or it would require almost a whole new RFQ process. And therefore, they would have to do it competitively. They have requirements that they have to do because they are your operator, which is included in the contract to do their lead and copper testing. And the way we do it is, as Mr. Parker indicated, we provide sampling material, I guess, bottles, I guess is the best way to describe it, at the homeowner's location. They take it, we take our crews, they're the ones who bring it out, then they take the sample and then we give it to Inboden, and they sample it. So that's how that's done. But I don't think that we will need to bring in a third party to answer your question.

**0:22:49.1 Vice Chair Carrie Cleveland:** Thank you.

**0:22:52.6 Chairman Allen Parker:** Are there any other questions? Thank you, Mr. Young. Moving on. Oh, actually Mr. Young is going to have another one. It's action items. We're going to talk about Donnelly Concrete.

**0:23:19.9 Bryce Young:** Yes, sir. This is an exception to the mandatory connection for Donnelly Concrete. They are in the Oakland Park service area within the mandatory connection vicinity. However, the Oakland Park system is operating near capacity and wouldn't have capacity to support them. So, the exception would be for a concrete plant only, which is his proposed solution or his proposed use of the property. And this would allow him to have a well drilled for use of making concrete. Any questions?

**0:24:12.3 Chairman Allen Parker:** So, the long story short on this is Donnelly Concrete wants to put a plant out near, in the industrial park, and there's not enough water to supply them their needs for making concrete. It's just that the system currently doesn't have that capacity. Maybe sometime way in the future it will, but it doesn't at this time. So, for them to be able to use the property to create, to build a concrete plant there, it's a concrete batch plant, and I'm guessing what they're putting there, they need a well on-site and that's going to require them to do their own permitting and stuff to get that done. But that's kind of their issue.

**0:24:56.1 Cathy Binder:** My concern is how much water they're withdrawing, especially since we're going to be looking to get off of ground water, especially for places that would be considered in the service area.

**0:25:09.6 Chairman Allen Parker:** Mr. Young and I already discussed this, that's going to be their problem, so to speak. They're going to have to apply to, it's a commercial well, so it's not like your house well. They're going to have to apply it for, I think it's anything over 1,000 gallons, has to be applied for, a permit has to be applied for through VDH and DEQ. Whether or not VDH or DEQ grants them a permit or gives them the capacity that they want on the well, that's kind of, that's Donnelly Concrete's issue. They'd have to go through the permitting process and see what the state would allow them to have as a well there. And it's going to be permitted similar to what our wells are. But at a lower volume of water, I would expect, still going to be many thousands of gallons a day.

**0:26:07.6 Vice Chair Carrie Cleveland:** I have a couple questions. So, this is their land, right?  
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**0:26:12.0 Chairman Allen Parker:** Mm-hmm.

**0:26:12.1 Vice Chair Carrie Cleveland:** Okay. And do they already have a company there? I'm just confused.

**0:26:18.2 Chairman Allen Parker:** So, no, Donnelly Concrete's a fairly large concrete company in the area. They pretty much do the foundations for almost every major housing developer in the area. So, they pour concrete all over the place. What they're looking to do is set up a plant here to do concrete. Now my understanding is they're probably going to use their, these trucks that mix on site there, but they need water. You put in your aggregate stone, and your Portland cement whatnot, and your fill of water tank and the trucks portion out each of them and mixes concrete as you go. So, they're going to use it more as a staging area as opposed to like a premixed concrete plant, where you would see like Chaney or somebody who has a premixed concrete plant. So, it's more of a staging area, which you're still going to have those tanks are 1,000 gallons or something like that, of water, of a shot per truck. So, what they're looking at doing is staging that. At Donnelly Concrete they're going to be using it for building houses here in King George is what they're going to be, or, and towards Westmoreland anywhere they can drive within an hour.

**0:27:22.0 Vice Chair Carrie Cleveland:** So, this is, they're already there. This is their land. We don't have anything to do with the approval of this operation, it's just that they're asking for a well.

**0:27:33.2 Chris Miller:** If I could interject. So, your current regulations require connection to the King George County Service Authority system if you're within, is it 1,000 feet or if I think that that's the situation is they should have to connect to us. But what Mr. Young is telling us is that we don't have the capacity. If we did it, it would affect our abilities to service them.

**0:28:02.3 Vice Chair Carrie Cleveland:** Okay, I understand now. Thank you.

**0:28:07.0 Chairman Allen Parker:** So, what we're looking to do is, and this is under an action item, I think we need to vote whether or not we give them a variance on that, and allow them to build, pursue, getting permitted and building their own well. That's what we're going to, what they're looking to do. Are there any questions or comments on that?

**0:28:28.9 Cathy Binder:** I have one more question. So, when we have capacity, can we ask them to go onto the well? Because they are in the area and I know that is an area that will be, I mean, that's where other things are happening so.

**0:28:46.6 Bryce Young:** In the proposed exception, this would be for the concrete purposes only. So, if he decided to put a, some other use of potable water on site, then he would be required to connect. It would be just for the concrete use only.

**0:29:11.3 Cathy Binder:** And so, it would be a permit with DEQ. So, if DEQ chose to not renew  
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the permit, do you know how long the permit would last for?

**0:29:21.5 Bryce Young:** I'm not sure how long DEQ would grant the permit for them.

**0:29:25.8 Chairman Allen Parker:** DEQ's, according to DEQ when we met with them last time, they're shortening the window on which permits are allowed to be open. It's only, I think, five years or something. It used to be quite a long period of time but they're going to start checking renewal on permits much more often, with the sole purpose of shutting down wells when they can. And commercial wells are high on their hit list. So, I think based on what DEQ is doing anyway at this time, as soon as water in the volume they need becomes available, I don't think DEQ is going to renew their permit. I think that's just the way DEQ is going to roll with any commercial wells.

**0:30:08.5 Cathy Binder:** Okay. Thank you.

**0:30:14.7 Vice Chair Carrie Cleveland:** I move to approve.

**0:30:17: 3 Kelly Lackey:** I'm sorry, Mr. Chair. Mr. Miller just wanted me to chime in. You could condition it in some of the terms like Ms. Binder described. So, if you wanted to set a time limit, you probably would give, need to give them some reasonable amount of time to connect and also to recoup their costs for drilling a well. But that is something that you all could consider if you choose. The way Mr. Young has proposed would be, is that this exemption would be specific to the use. So, if in the future they changed the operation from concrete business to something else, then if there was capacity at that time, they would be required to connect.

**0:31:03.8 Cathy Binder:** That's why I asked the question, because I know to put in a well, it's quite a bit, a lot of money goes into it. So, I didn't want them to be, if we approve it, then they put it in two years later, they have to take it away.

**0:31:18.0 Chairman Allen Parker:** I think we could put in that on their permit, at the time of their permit renewal for the well, that, if capacity is available on our system, they must connect at that time. I think that would probably be pretty fair.

**0:31:50.5 Vice Chair Carrie Cleveland:** So, the exception would be at the time of permit approval, if there is capacity available, they would need to connect. And the exception would not be valid. Correct? Yes?

**0:32:07.6 Kelly Lackey:** So, if I understood, Mr. Parker, if at the time of their initial term, when their permit renewal is up, that would be when they would be asked to connect if there is capacity at that time.

**0:32:41.4 Vice Chair Carrie Cleveland:** I move to approve a conditional exception for Donnelly Concrete from the mandatory connection to the King George Service Authority water system bylaw with the exception that if a permit renewal is asked. At the permit renewal, if it's asked

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that we have capacity that they connect at that time.

**0:33:02.5 Ann Cupka:** Second.

**0:33:04.0 Chairman Allen Parker:** I have a motion made and seconded, is there any discussion? All those in favor?

**0:33:11.0 Cathy Binder:** Aye.

**0:33:11.1 Vice Chair Carrie Cleveland:** Aye.

**0:33:11.7 Ann Cupka:** Aye.

**0:33:13.3 Chairman Allen Parker:** Chair votes aye. The motion carries. Donnelly Concrete is granted the exception with the note that at the time of permit renewal, that if there's capacity on our system, they'll be required to connect at that time. Moving on. General Manager's report.

**General Manager's Report:**

**0:33:35.9 Chris Miller:** Thank you, Mr. Chair. So, just pointing out the couple of items in the General Manager's report. One is a reminder that, okay, well, let's start at the top. So, Mr. Parker referenced it in his Board report that there was a meeting held with the developer of the Potomac Landing West, I guess it is. And as you recall back in 2021, and maybe even before, I know since I've been in the position, there was one proposal that came forward. I think the Board looked at us, some others, but, before me, but there is a desire to perhaps connect to the public water system to the Fairview Beach/Potomac Landing water system with the idea of perhaps building a well at the top of the hill of Potomac Landing Drive in 218. I need to just ask directions, are you comfortable with us engaging in those kinds of discussions? Continue working with the developer on a proposal that would ultimately have to come before the Board? There's a number of things I think that we have to get worked out in terms of discussions with the Virginia Department of Health who has provided the funding in the form of a \$5 million grant. And of which, the well in Potomac Landing and in Fairview Beach, the third well is slated to be funded by that by some of that grant money. And so, we just need to make sure that we can involve the Potomac Landing developer in this process. It would, I believe, their plan would be to have some kind of a cost reimbursement. Perhaps they build it, or they build parts of it. But I just really just need direction to stay involved in the discussion if that's okay.

**0:35:51.7 Chairman Allen Parker:** So just to kind of highlight it, what we discussed with them is we have budgeted to do a new well on the system, whether it's in the Fairview Beach or over in Potomac Landing, there's a new well to be installed, location to be determined. So, the kind of the discussion became, if we put the well up top and maybe we put the well and they built, they, as part of their construction, build the filters and whatnot, however it works out, we'd be looking to kind of jointly do that. Now we had discussions with Bryce and there's other ways to do that too, but one advantage of having the well up top there is, is you have

gravity pressure to feed the rest of the system. So, you'll get better pressure in both Potomac Landing and Fairview Beach out of having the well up on top the hill, and gravity feeding down. We can also potentially put the well at the bottom and pump up the tanks and gravity feed from there, and supply. But basically what Mr. Miller thinks is looking for is direction to allow him to talk to the developer and see if there's anything that kind of jointly makes sense is how it would be. I don't know if it'll go anywhere, but it seems to me that it would make sense to see if we can work together to get a well and some better pressure on the system for both Fairview Beach and Potomac Landing if that's possible.

**0:37:30.6 Ann Cupka:** Mr. Chair, I think we all know that right now the surest way to try to reduce some of the customer debt is by increasing the customer base through new connections. So, I would like to see further development on this issue. Thank you.

**0:37:53.2 Cathy Binder:** Mr. Chair, I agree, this point I want to make sure is part of this got hung up at the beginning because we have to have 50 connections to do the budget of the Service Authority and with Hopyard nearing its lifespan for homes, we have to make sure that we still can get the 50 connections.

**0:38:12.2 Chairman Allen Parker:** Yeah. And there's 80 connections possible here, plus the rest of this development actually. Because there's more than just this portion that we're talking about this well got installed. You're talking about not just this particular section, but it would feed the other sections that are coming up in that particular development. So, there would be more than this particular connection. And like, I think what I have to reiterate is it's got to be financially feasible for both us and them. I don't know if it is now, it might all blow up and be not possible, but I think it's worth looking into. And if everybody's amenable to it, I'd like to direct Staff to keep working with Potomac Landing developers to see if there's something that can be worked out that's amenable to the Service Authority and them, because I think it would provide, it'd be a good service to our customers if something could work out. Is everybody kind of in agreement on that?

**0:39:13.2 Vice Chair Carrie Cleveland:** Mr. Chairman, can I ask Ms. Lackey a question? So, I originally recused myself from this conversation for Potomac Landing. Would this, can I add comments to this discussion or not?

**0:39:29.8 Kelly Lackey:** I think I would need some additional time to develop a full opinion on that, but I think Mr. Parker's just asking for consensus at this point so I can do a detailed analysis before a vote is required.

**0:39:40.4 Vice Chair Carrie Cleveland:** Thank you.

**0:39:43.6 Cathy Binder:** Mr. Parker, just for transparency, do we have to say what the conflict of interest is or for on the record?

**0:39:52.5 Chairman Allen Parker:** Ms. Lackey?

**0:39:53.5 Kelly Lackey:** So, we're not taking a vote, but for, in an abundance of caution, it says it's a proposed transaction with Potomac Landing if Ms. Cleveland would just disclose the nature of her relationship with, or potential relationship of a family member with the developer of Potomac Landing.

**0:40:13.9 Vice Chair Carrie Cleveland:** So, my husband is the real estate broker, but he is not the developer and doesn't own the land.

**0:40:22.7 Cathy Binder:** Thank you.

**0:40:24.8 Chairman Allen Parker:** So, the three members not abstaining, are we good with directing Staff to just explore the option of putting the new well up top that's already planned? If it works out, obviously, financially for both us and the developer? Okay. We're in agreement.

**0:40:47.3 Chris Miller:** Thank you. We'll work on that. And obviously the final agreement has to be approved by the Board. So. The only other items on there, and going to skip the to-do list, I think we've reported on the non-capital. Oh, okay. There is some good information there. So, I did report to you on the AMI project. Let me just provide some updates on the inflow and infiltration project. Mr. Young is available if you have any questions, but over 7,000 feet of sewer pipes were cleaned and inspected. Several sources of I&I were identified and are working on a plan to address those. The Payne well, which is a backup well, that we, I mean it's utilized, but it's part of the Dahlgren system. Upgrades have been completed on that. And I think that the low-income housing we are removing ourselves from any further notice on that, because I think the system is, or that program is over with. And obviously your rates have been implemented and they are in this current billing cycle. So, I'm sure that Ms. Norris-Barker's getting calls about that. And if anybody has any, please send them our way. The only other items are just a reminder, your next Board meeting is not here. It is in the Boardroom back on the 19th. And then there is a joint Board meeting with the Board of Supervisors scheduled for the 21st at 6:00 PM in the Boardroom. And that's it.

**0:42:27.2 Chairman Allen Parker:** I just had a question on the joint meeting. Have we gotten any resolution on whether VDH or DEQ's opinion on the funds?

**0:42:38.7 Chris Miller:** We have not gotten anything or anywhere with DEQ. I think the next step is going to be to meet with the gentleman who's the third-party administrator on the VDH funds, which is the \$5 million. And so, Mr. Young and I will set something up and ask those kinds of questions. I think that in talking further with Ms. Hahn, she felt that we probably are okay at this point, but at the time I think there was a concern because there were some of our ARPA funds were still, they hadn't been closed out yet, and now they have, so that it may be an irrelevant type of conversation, but we'll explore that.

**Adjournment:**

**0:43:28.0 Chairman Allen Parker:** Anything else? All right. Looking for a motion.

**0:43:35.4 Vice Chair Carrie Cleveland:** I move that we adjourn to Tuesday, September 19th, 2023, at 5:30 in the Boardroom.

**0:43:42.3 Ann Cupka:** Second.

**0:43:43.7 Chairman Allen Parker:** I have a motion made and seconded. Is there any discussion? All those in favor?

**0:43:48.0 Vice Chair Carrie Cleveland:** Aye.

**0:43:48.2 Ann Cupka:** Aye.

**0:43:48.9 Cathy Binder:** Aye.

**0:43:49.6 Chairman Allen Parker:** Chair votes aye. Motion carries. We are adjourned to Tuesday, September 19th, 2023, at 5:30 PM in the Robert H. Combs Boardroom.