

Thursday, June 03, 2010

“Phased plan”

Primary Goals / Objectives;

- Bring Economic Development and the required infrastructure “Treated water” to the designated areas outlined in the approved and adopted Fluvanna County Comp. plan.
- Generate additional revenues for Fluvanna County as soon as possible in order to reduce the tax burden on the citizens of Fluvanna County.
 1. “Basic’s” The JRWA basic’s remains as organized.
 - a. The two customers / participants are Fluvanna and Louisa County.
 - b. Renegotiate the current JRWA agreement before Fluvanna County to reflect the following proposal.
 - c. The JRWA sells bulk water to the two Counties services authorities.
 - d. The County service authorities sell water to its customers.
 - i. Upon the conveyance system competition as outlined below The Fluvanna County Service Authority (FCSA) will have the following customers;
 1. FUSD at approximately 125 to 150 K GPD.
 2. Prison also at proximally 125 to 150 K GPD
 3. Potentially; The Fluvanna Schools, other County facilities and or private connections along the conveyance system to include the Village of Palmyra.
 2. Phase One;
 - a. The JRWA installs and owns the “backbone” conveyance system.
 - b. The JRWA enters into a treated bulk water / take or pay agreement with Aqua Va. for up to 1 mil GPD. I have attached copies of correspondences to date between the JRWA and Aqua Va. Re “Bulk Water”. FYI Aqua Va. was requested by the JRWA to generate a couple concepts re. “Bulk Water” for the JRWA to review. The correspondences and communication ceased after the Nov. 2009 election for the obvious reason. Aqua Va. remains ready, willing and able to enter into a bulk / take or pay a water agreement that is mutually agreeable to all parties.
 - c. If mutually agreeable to all parties, is the desire of Fluvanna County and benefits Fluvanna County Aqua Va. is willing to purchase FUSD.
 - d. FYI;
 - i. 1 mil. GPD in very rough numbers equals approximately #2 Current Lake Monticello’s with is existing number of residential and commercial connections.
 - ii. It will take approximately, at best case scenario 15 to 25 years to come close to and or exceed the 1 mil. GPD.

- iii. Louisa has an approximate 500 K GPD excess current capacity. Therefore the total system capacity would be approximately 1.5 mil GPD. That equals approximately 3 current Lake Monticello's residential and commercial combined.
 - iv. The withdrawal permit from the James is kept open, current and updated as applicable and or required.
- 3. Phase Two; At a pre determined % of the total system capacity of phase one, this phase will be implemented. Based on the reduced growth projections it will take 15 to 25 years to reach that % of capacity.
 - a. New treatment facility and raw water.
 - i. As per the current Timmons / JRWA plan; The JRWA builds a 3+ mil GPD water treatment plant at Pleasant Grove.
 - ii. Raw water is brought to Pleasant grove from the James.
 - iii. The "basic's" listed above remain the same.
 - 1. The JRWA sells bulk water to the Counties service authorities and they sell it to the end user bulk or otherwise.
 - 2. Potentially FCSA can sell to Aqua Va. Bulk treated water, shutting down the Rivanna intake and or using it as emergency back up for the regional system.
- 4. Treated water 'backbone' conveyance systems routing.
 - a. Connect at or near Nahor / Turkey Sag entrance on route #53.
 - b. Run / push treated water along Rt. 53 in the Public Right Of Way (ROW) to the intersection of Rt. 15 and 53 "Palmyra", than in the (ROW) of Rt. 15 So. to FUSD "Carrysbrook", No. to Zion Cross Roads / Louisa and West on Rt. 250 (ROW) to the Prison.
- 5. Est. cost of construction. (COC).
 - a. Phase One;
 - i. Est. 'backbone' conveyance system COC in today dollars is \$15 to \$20 mil.
 - b. Phase Two; Based on current numbers provided by Timmons.
 - i. Est. COC for a 3 mil GPD treatment facility and raw water conveyance to the facility in today dollars is \$15 to \$20 mil.
- 6. Funding of the JRWA.
 - a. Phase one to be funded by Louisa, 15 to 20 mil.
 - b. Phase two to be funded by Fluvanna.
 - i. Fluvanna will match dollar to dollar the initial input and its related costs by Louisa. I.e. If the actual COC and related costs of phase one is 18 mil. Fluvanna will contribute to phase two 18 mil. Any additional COC costs required for phase two over the initial contributions shall be split 50 / 50.

7. Benefits from a Fluvanna County perspective.
- a. Benefits;
 - i. Brings treated water to the Counties primary CPA's in an expedited manner, 18 to 24 month from agreement ratifications. Vs. potentially decades or not at all if only raw water is brought to Zion Cross roads.
 - ii. This plan will give Fluvanna control over its own natural resource, the James.
 - iii. Fluvanna County will have the means, ability, capability and capacity to serve the primary CPA's and aggressively promote ED, where the Comp. Plan delineates it.
 - iv. Proposed routing will put all the water lines in public ROW therefore no easements will need to be purchased.
 - v. Brings reliable and constant treat water to FUSD.
 - vi. Upon ratification of all the agreements Fluvanna County via its ED coordinator can start marketing.
 - vii. Fluvanna County tax payers receive the benefits and relief of ED revenue ASAP not decades away or at all.
 - viii. There is no cost to the Fluvanna County tax payer for phase one.
 - ix. Fluvanna County service authority and the County will have 15 to 20 years to raise funds for the 2nd phase of the project. This can acomplished by ED Revenue, connections fees, new development fees charged to developers who wish to connect, a % of revue from usage, etc.

Thank you,

Keith B. Smith
35 Acre Lane
Palmyra Va. 22963.
Keith011163@sprint.blackberry.net
Cell; 1-434-531-0795