



James River Water Project Community Information Session

Steve Nichols

County Administrator

November 10, 2015

Overview of...

- 1. Need**
- 2. Cost**
- 3. Location**

Need for Infrastructure

We value...

**Public
Safety -
Police, Fire,
& Rescue
Services**

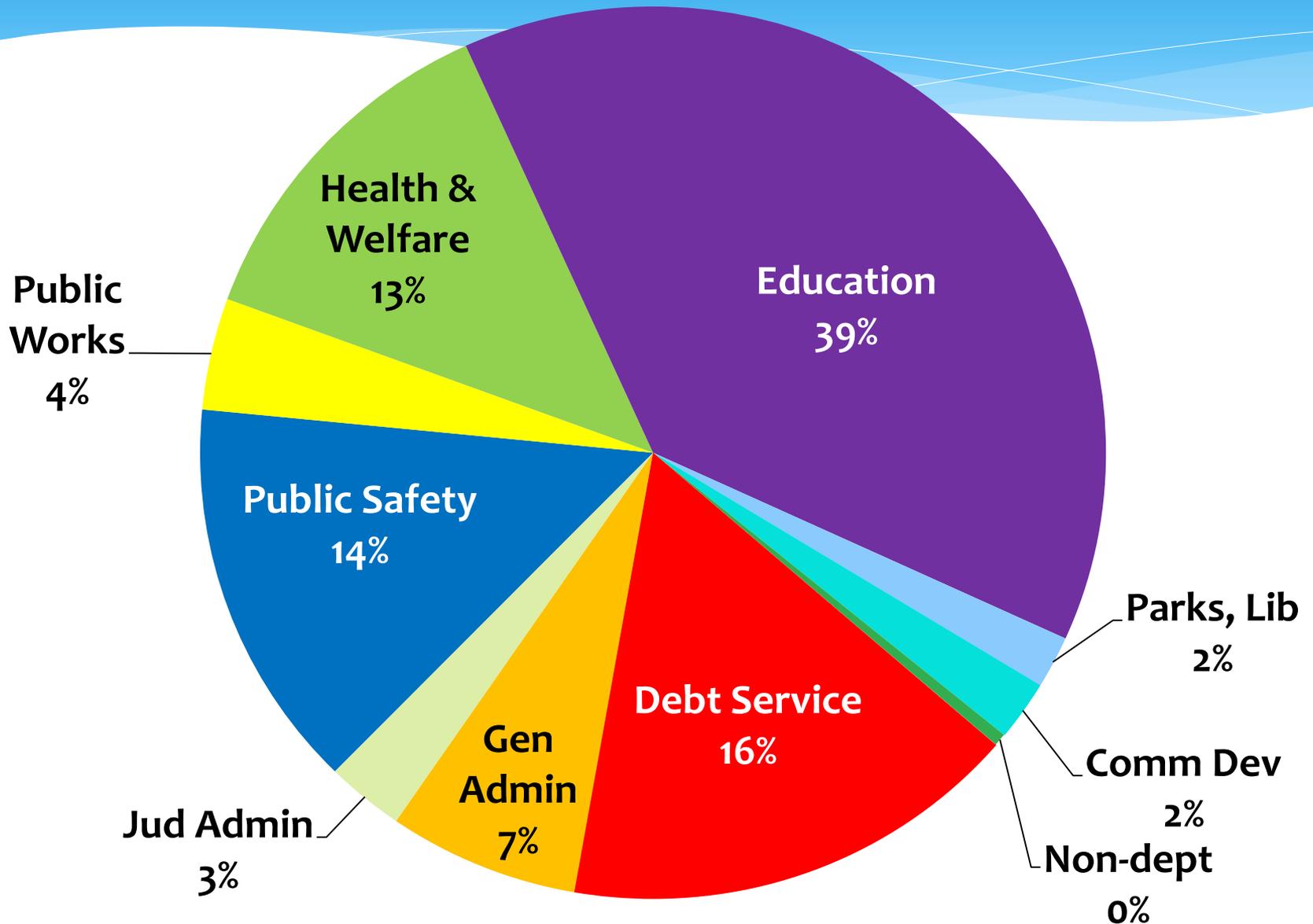
**High quality
schools for our
children**

**Human Services to
help those of us in
need**

**Efficient and
effective County
services**

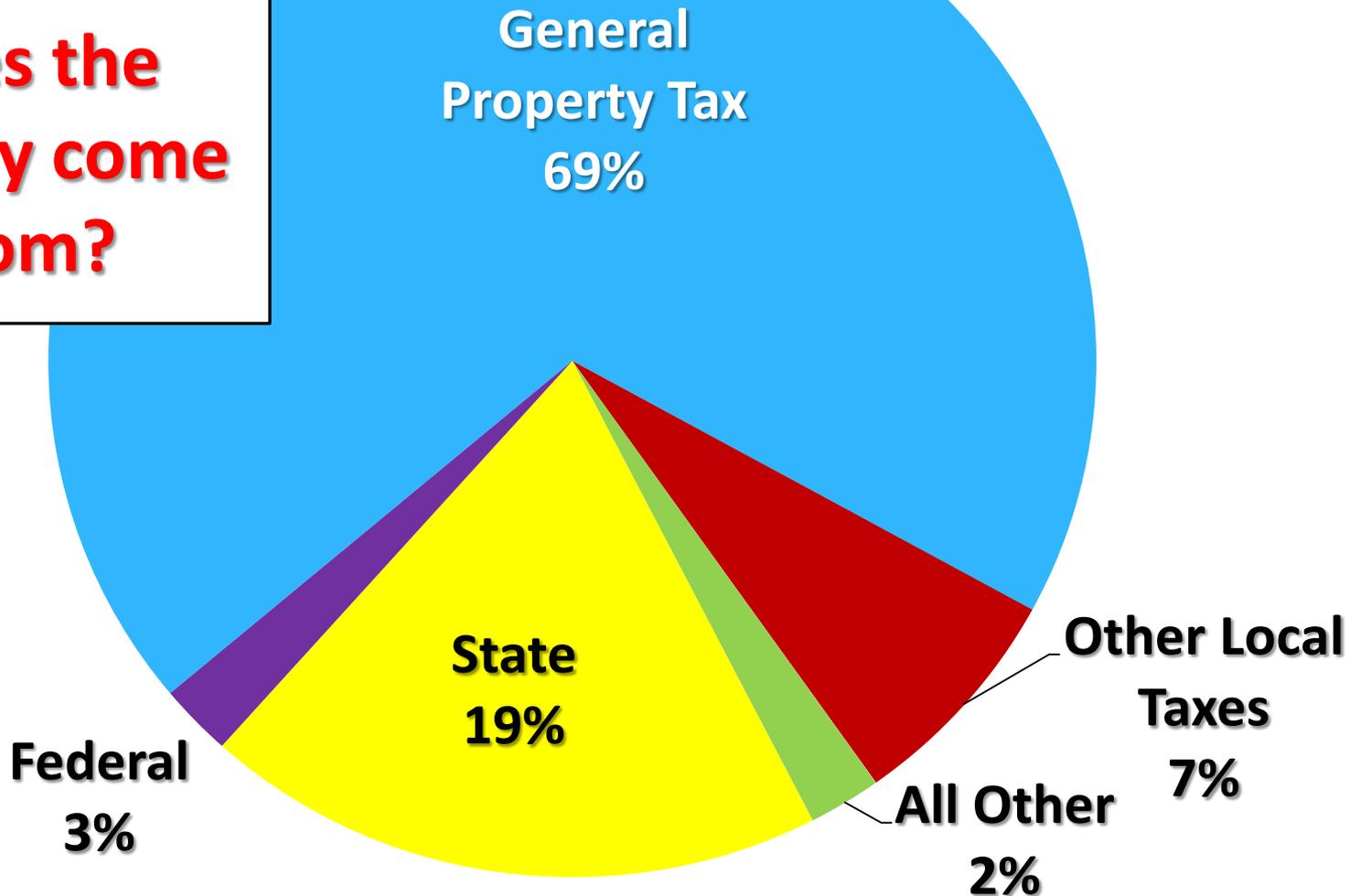
**Local recreation
activities in a clean
environment**

And that is where our money goes...

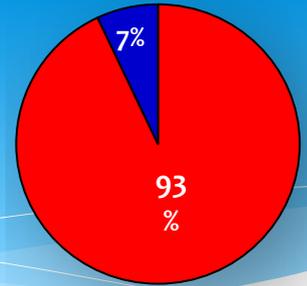


FY14 General Fund Revenues

**But where
does the
money come
from?**



And in Fluvanna...



Homeowners account for **93%** of our Real Property taxable values.



Business and Commercial interests account for only **7%** of our Real Property taxable values.

A more ideal mix would be closer to 70 / 30

Real Property and Personal Property

- * **Revenue from these sources in Fluvanna**
 - * Accounts for **80% of our total annual revenue**

- * **Average Revenue from these sources in 22 surrounding and similar counties**
 - * Accounts for **64% of their average total annual revenue**

93/7



70/30



In order to transform our Tax Base

To have the needed revenue

To fund the things we value

***Without overburdening our
residents...***

93/7



We need...

70/30



Investments in Infrastructure

To promote...

BUSINESS DEVELOPMENT

To move...

toward a **70 / 30** Tax Base

93/7



To get there...

70/30



*We cannot
stand still
and do
nothing...*



If we want to promote business growth



Because doing what we are doing today
will not fund what we want to do
tomorrow.

Business growth does not happen overnight.

*Any new business revenue will not be
available for a number of years.*

Example: Growth at Zion Crossroads in Louisa

Our potential future...

- * **Water/Sewer Infrastructure at Zion Crossroads**
- * **JRWA underway for long-term water source**
- * **Strong business development in Zion Crossroads**
- * **Amply resourced, vibrant, high quality schools**
- * **Expanded recreation programs that draw visitors**
- * **Thriving tourism**
- * **Solvent FUSD with upgraded infrastructure**
- * **Rural green space that Fluvanna residents value**

Water Goals for Fluvanna County

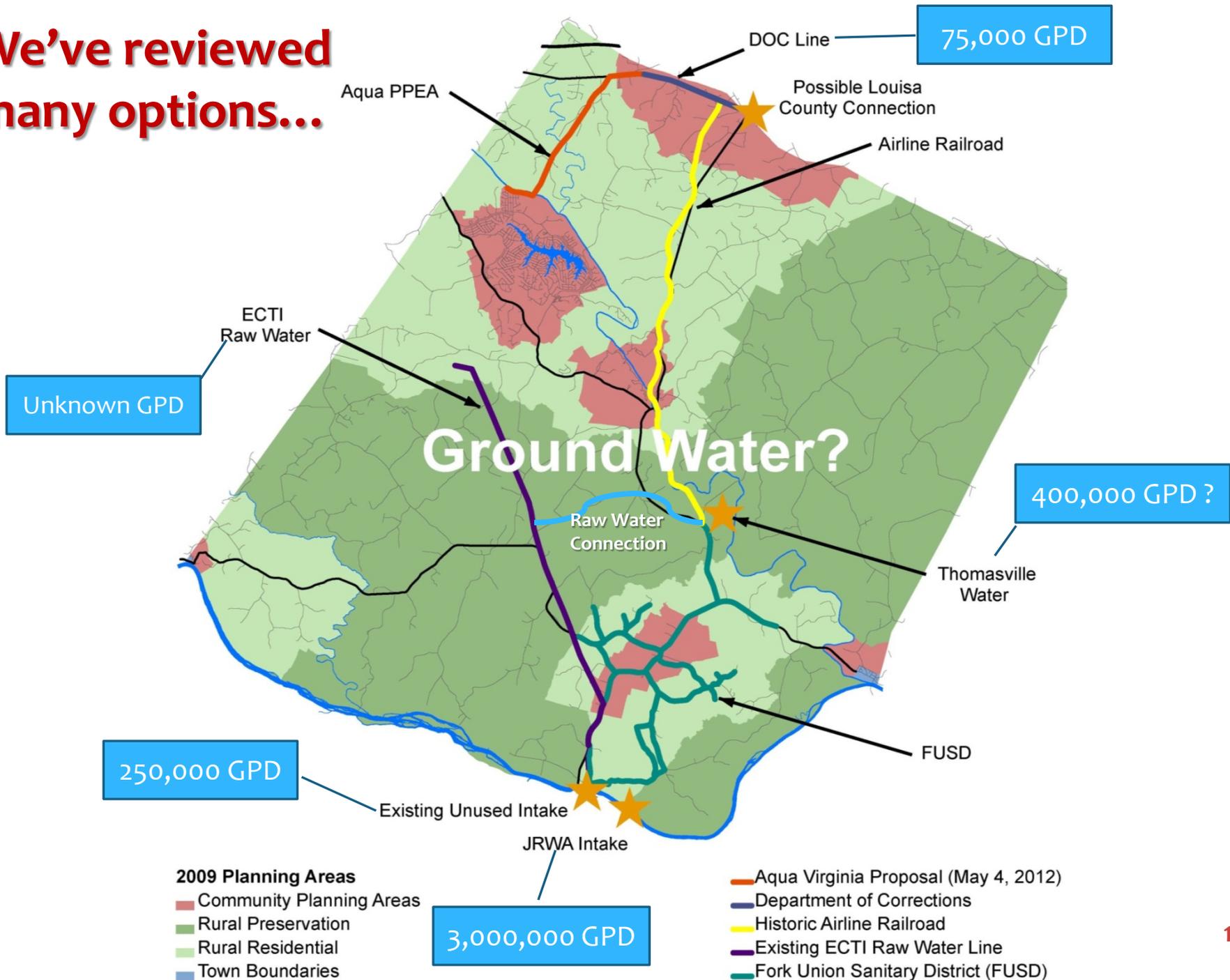
(Excludes Utilities)

- * **Working to change the current tax base**
 - * Current: 93% residential and 7% commercial/business
 - * Optimal: 70% residential and 30% commercial/business
- * **Boost economic development opportunities by adding necessary water and sewer infrastructure**
 - * Add water and sewer infrastructure to Zion Crossroads Community Planning Area
 - * Support Fork Union Sanitary District (FUSD) with additional water sources
 - * Expand water/sewer infrastructure into other county growth areas, when feasible and resources available

Infrastructure Project Discussions

- * Numerous studies, committees, and proposals over the last several decades
- * Options have been studied and re-studied
- * **The only recent, substantive actions to date:**
 - * Creation of the James River Water Authority with Louisa County in 2009
 - * Elevated Storage Tanks for FUSD
 - * Palmyra Sewer Treatment Plant
 - * Fluvanna/Louisa Agreement to advance JRWA Project
 - * **Nov 2015 - Funding Approval for Zion Crossroads Water/Sewer Project Design (DOC Connections)**

We've reviewed many options...

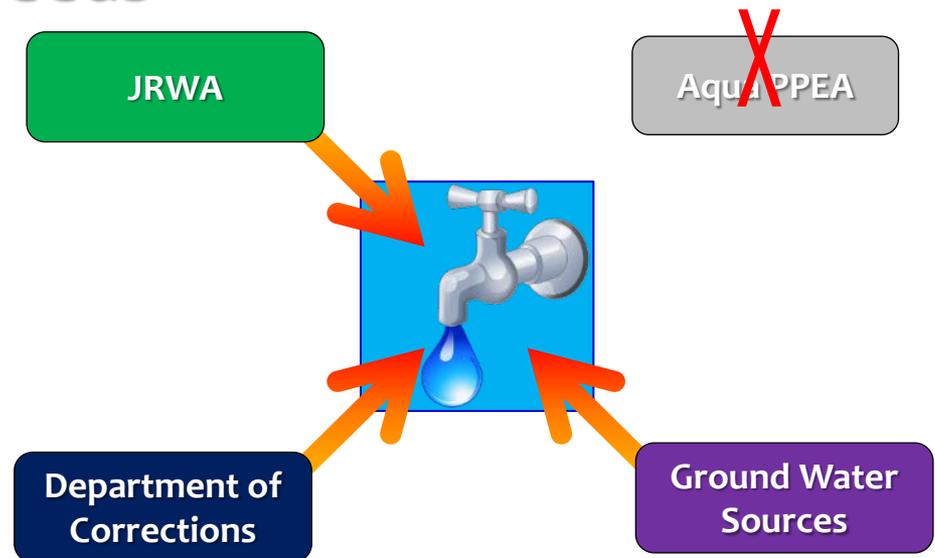


2013 Staff Recommendation

- * **Proceed with a combination plan**
 - * DOC for short-term
 - * Groundwater for short-term and intermediate
 - * JRWA for long term needs

* **Affordable now**

* **Scalable over time**



James River Water Project (JRWP)

History

- * **2012**

- * Joint meetings with Louisa

- * **Spring 2013**

- * Draft JRWA System Plan and Routing

- * **October 2013**

- * Interjurisdictional Agreement drafted
- * Signed by Fluvanna, Louisa, JRWA, and LCWA
- * Moves JRWA withdrawal permit from Bremo Bluff to Columbia area
- * Outlines project routing and responsibilities of the parties

- * **Summer 2014**

- * Contractor selected for project design and construction

- * **April 2015**

- * JRWA Service Agreement signed by Fluvanna, Louisa, and JRWA

Provides water supply to meet the long-term needs of both Fluvanna and Louisa

Costs

Project Plans & Costs

- * **JRWA Intake and Pump Station Project (Est. \$8-10M)**
 - * 50/50 partnership between Fluvanna and Louisa
 - * Raw water supplier to the two counties

- * **LCWA Raw Water Pipeline Project (Est. \$40-45M)**
 - * Funded by Louisa County
 - * Moves the raw water north
 - * LCWA plans to build a Water Treatment Plant near Ferncliff and pipeline to move treated water to Zion Crossroads

Fluvanna-Louisa Agreement

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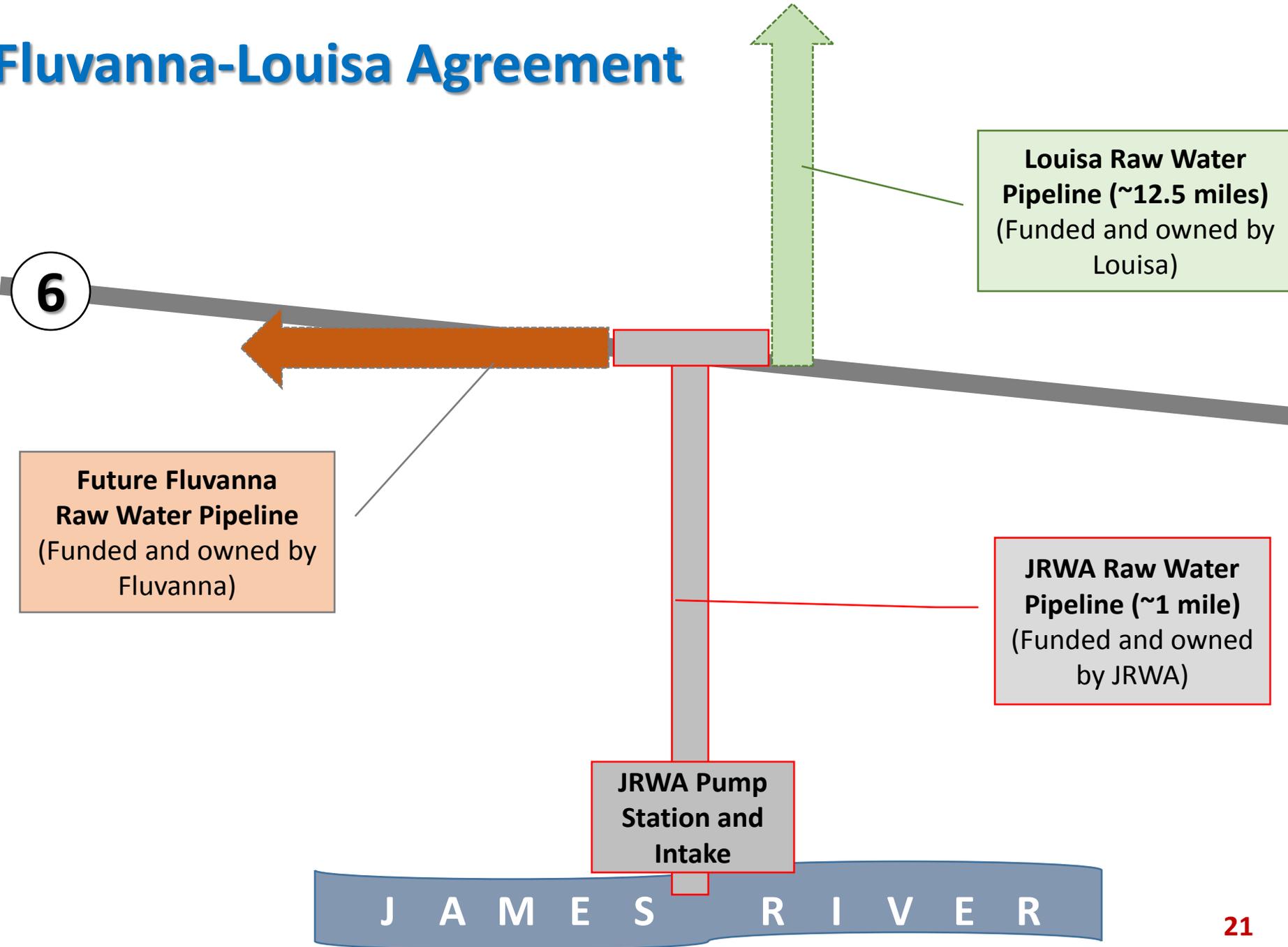
Future Fluvanna Raw Water Pipeline
(Funded and owned by Fluvanna)

Louisa Raw Water Pipeline (~12.5 miles)
(Funded and owned by Louisa)

JRWA Raw Water Pipeline (~1 mile)
(Funded and owned by JRWA)

JRWA Pump Station and Intake

J A M E S R I V E R



JRWP Costs To Date

- * **JRWA Project Funding**

- * Fluvanna County - \$537,500
- * Louisa County - \$537,500

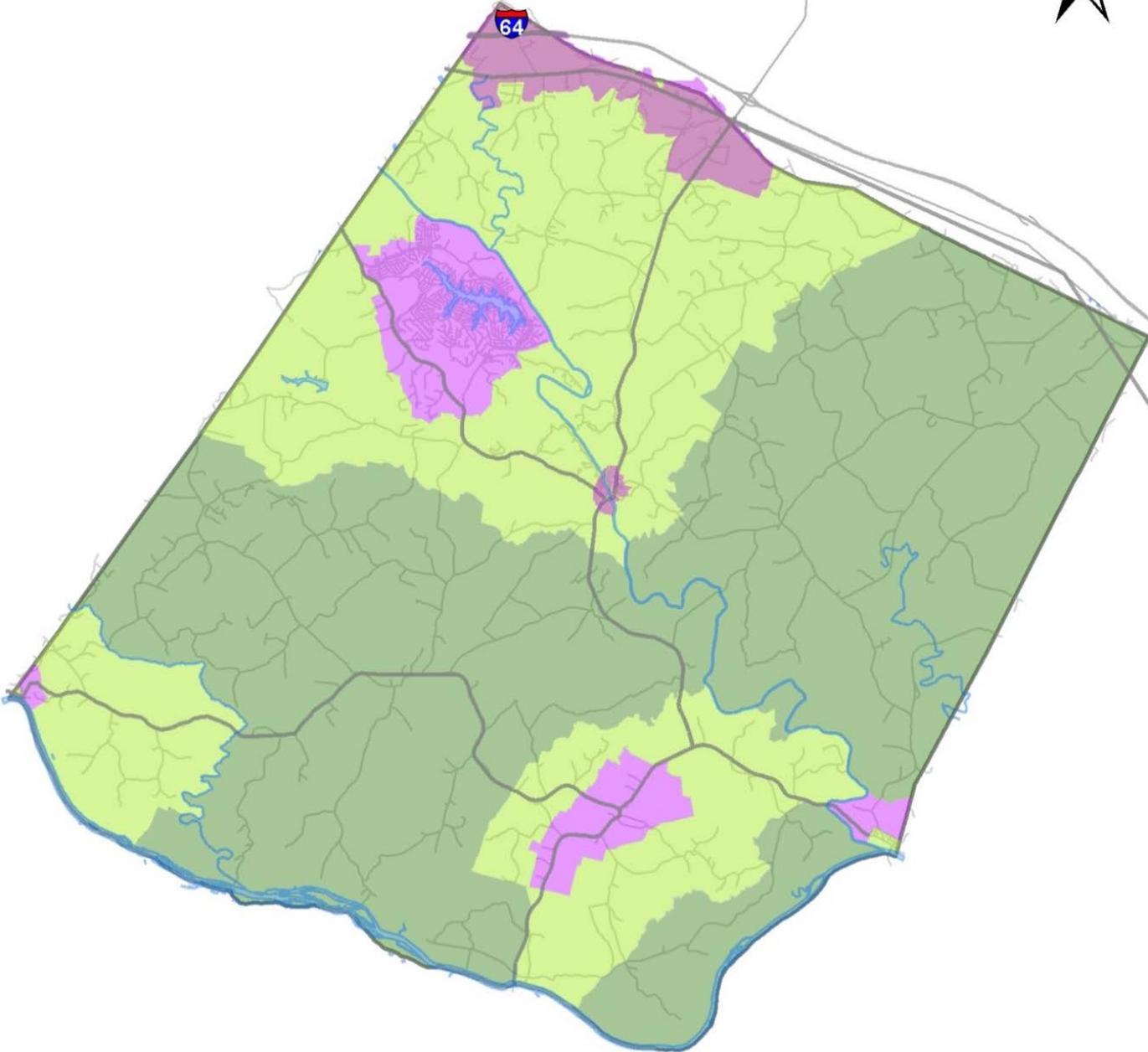
- * **LCWA Project Funding - \$4-5M??**

- * **Project engineering nearing completion**

- * **Negotiating Guaranteed Maximum Price (GMP) for JRWA**

James River Water Project Location and Routing

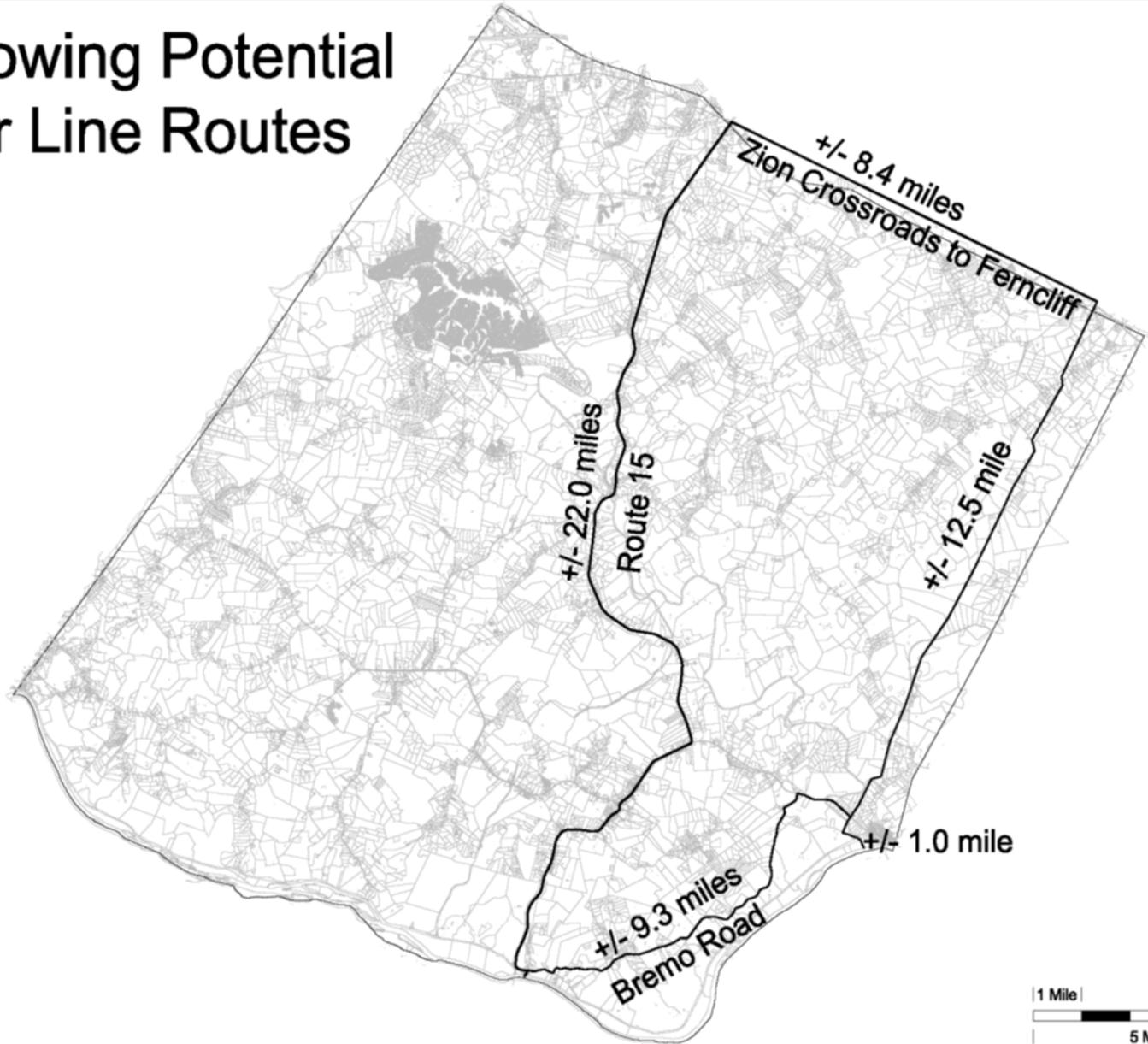
Fluvanna County Future Land Use Map



Fluvanna Gas Lines Map



Exhibit Showing Potential Raw Water Line Routes



The James River in Fluvanna

Bremo Bluff to Columbia



Parcels Containing Proposed Water Line

2013 Conceptual Drawing

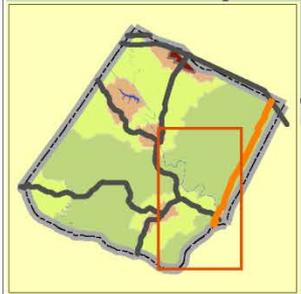
Reflected in the County's Comprehensive Plan

10-12 Fire Hydrants at key roads

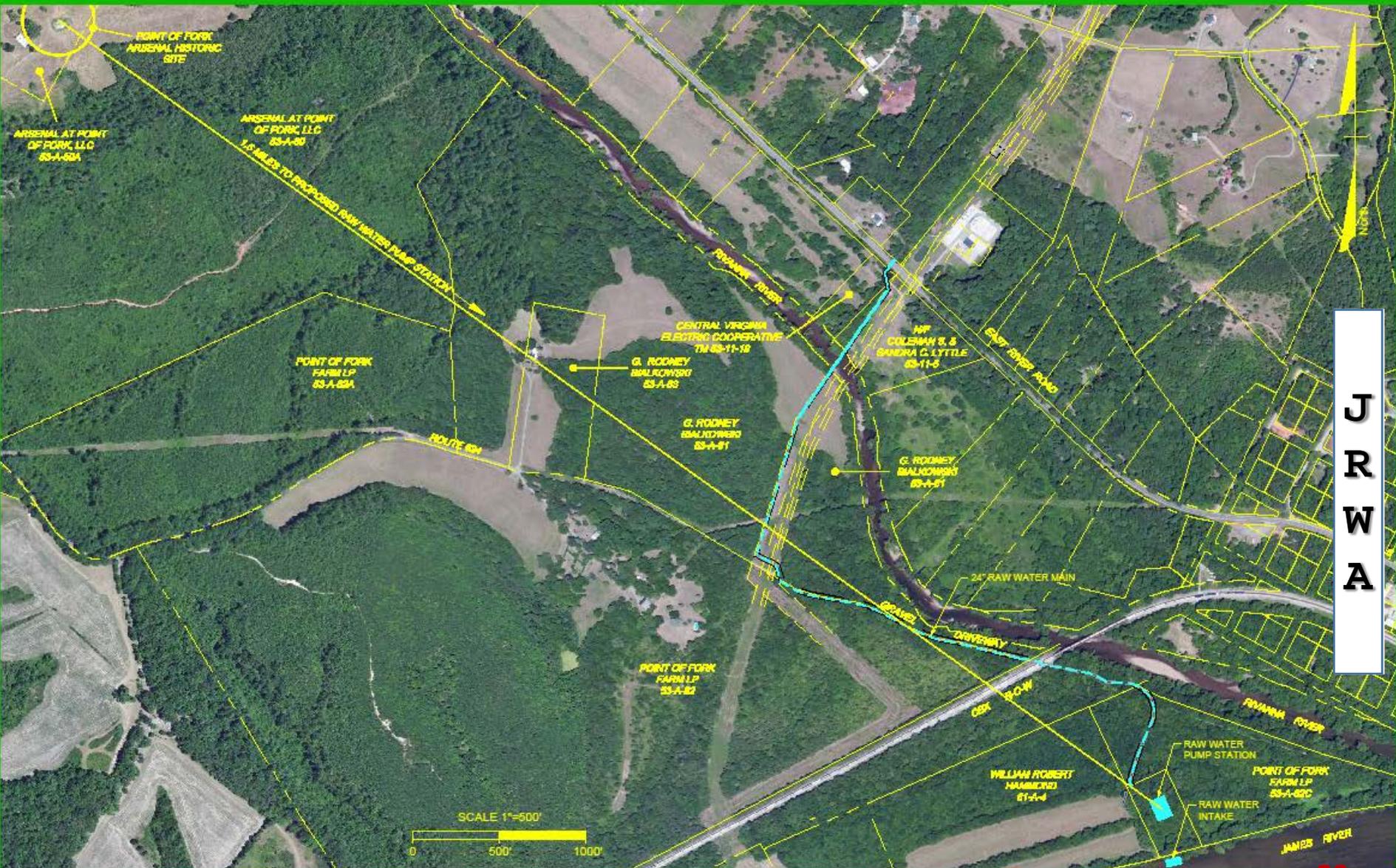


Legend

-  Water Line Parcels
 -  Main Roads
 -  Colonial Gas Line
- 2009 Planning Areas**
-  Community Planning Areas
 -  Rural Preservation
 -  Rural Residential
 -  Town Boundaries

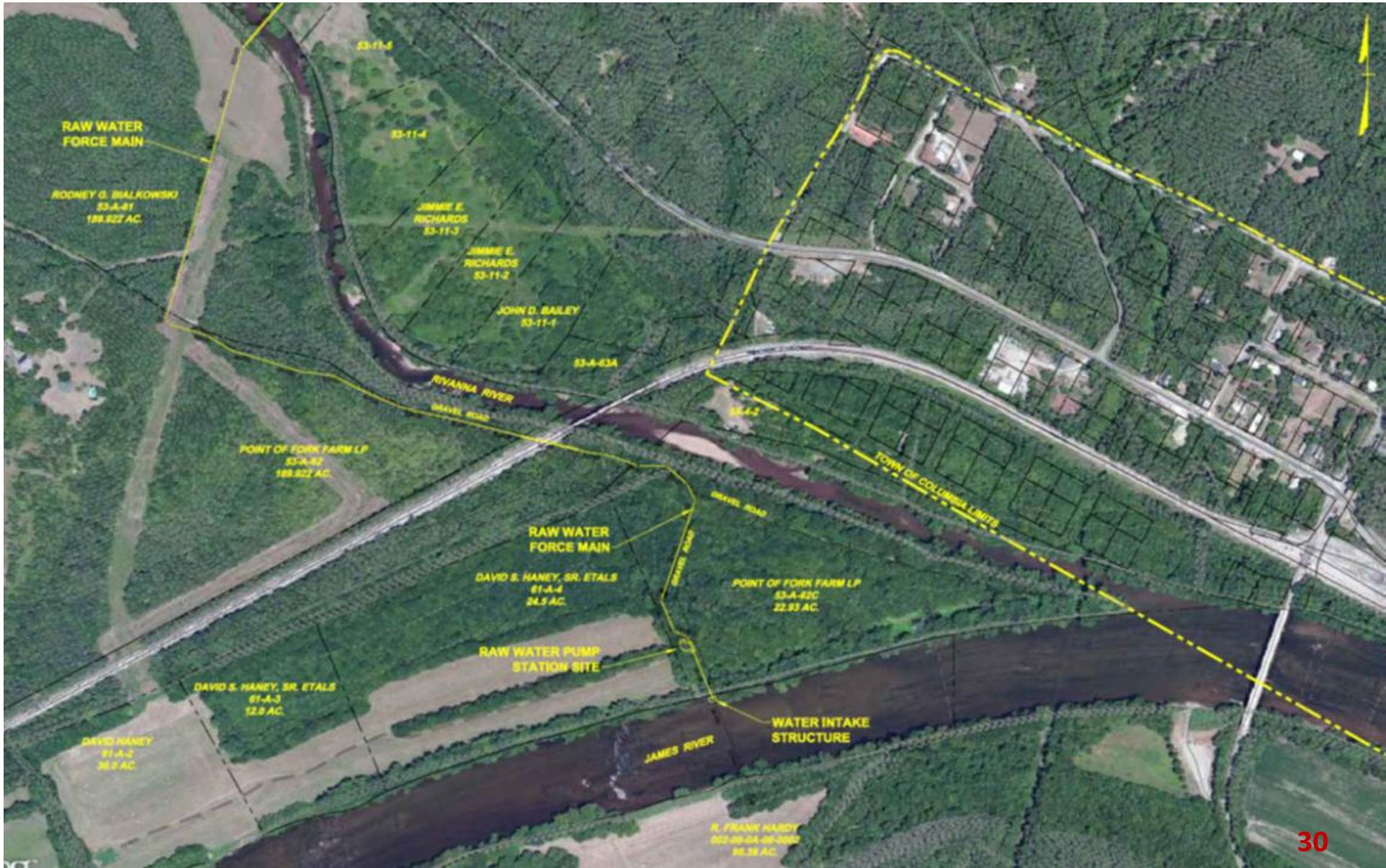


James River Water Authority Proposal



J
R
W
A

James River Water Authority Proposal



James River Water Authority

Rendering of River Water Pump Station



James River Water Authority

Rendering of River Water Pump Station



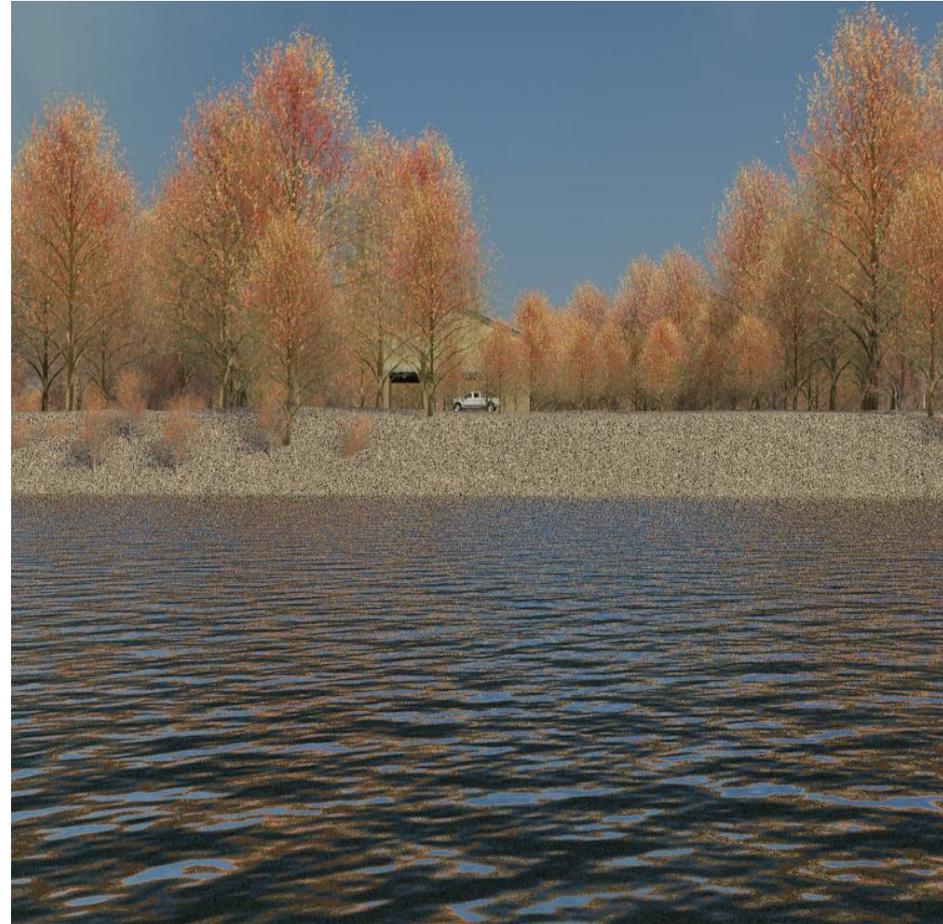
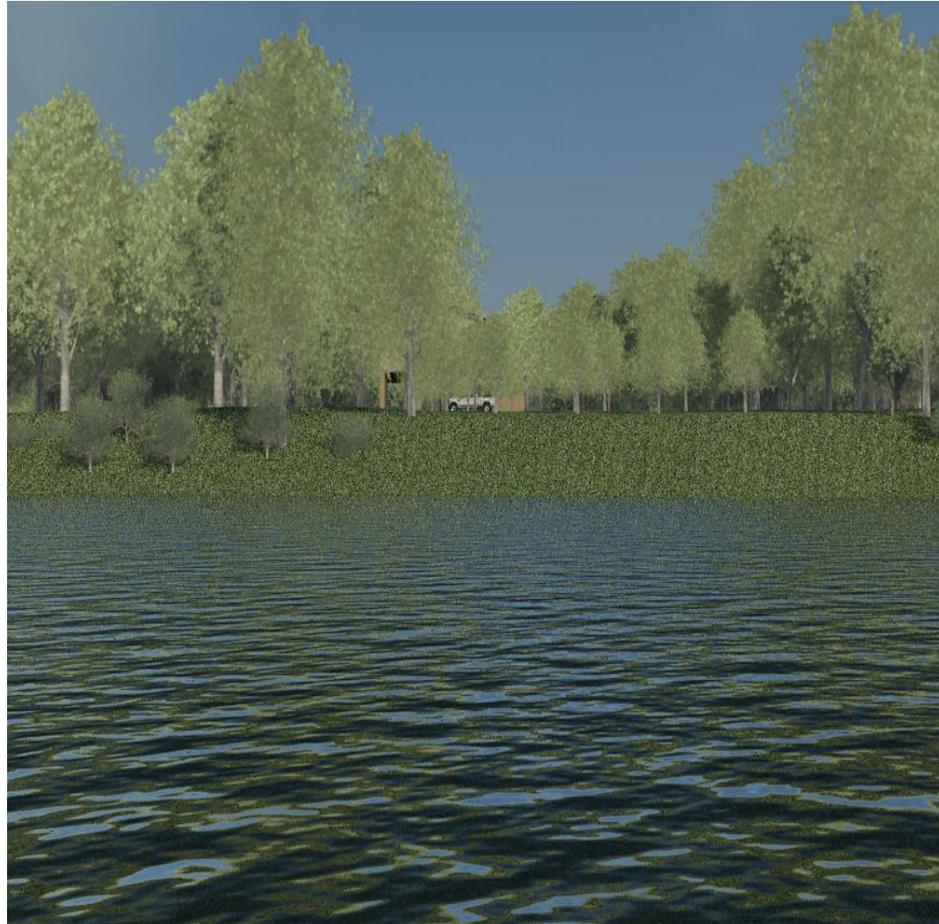
Spring

Fall

View A: Looking Down Stream; from 1000'

James River Water Authority

Rendering of River Water Pump Station



Spring

Fall

View B: Looking Directly at Pump Station; from 425'

James River Water Authority

Rendering of River Water Pump Station



Spring

Fall

View C: Looking Up Stream; from 1000'

James River Water Authority

Rendering of River Water Pump Station



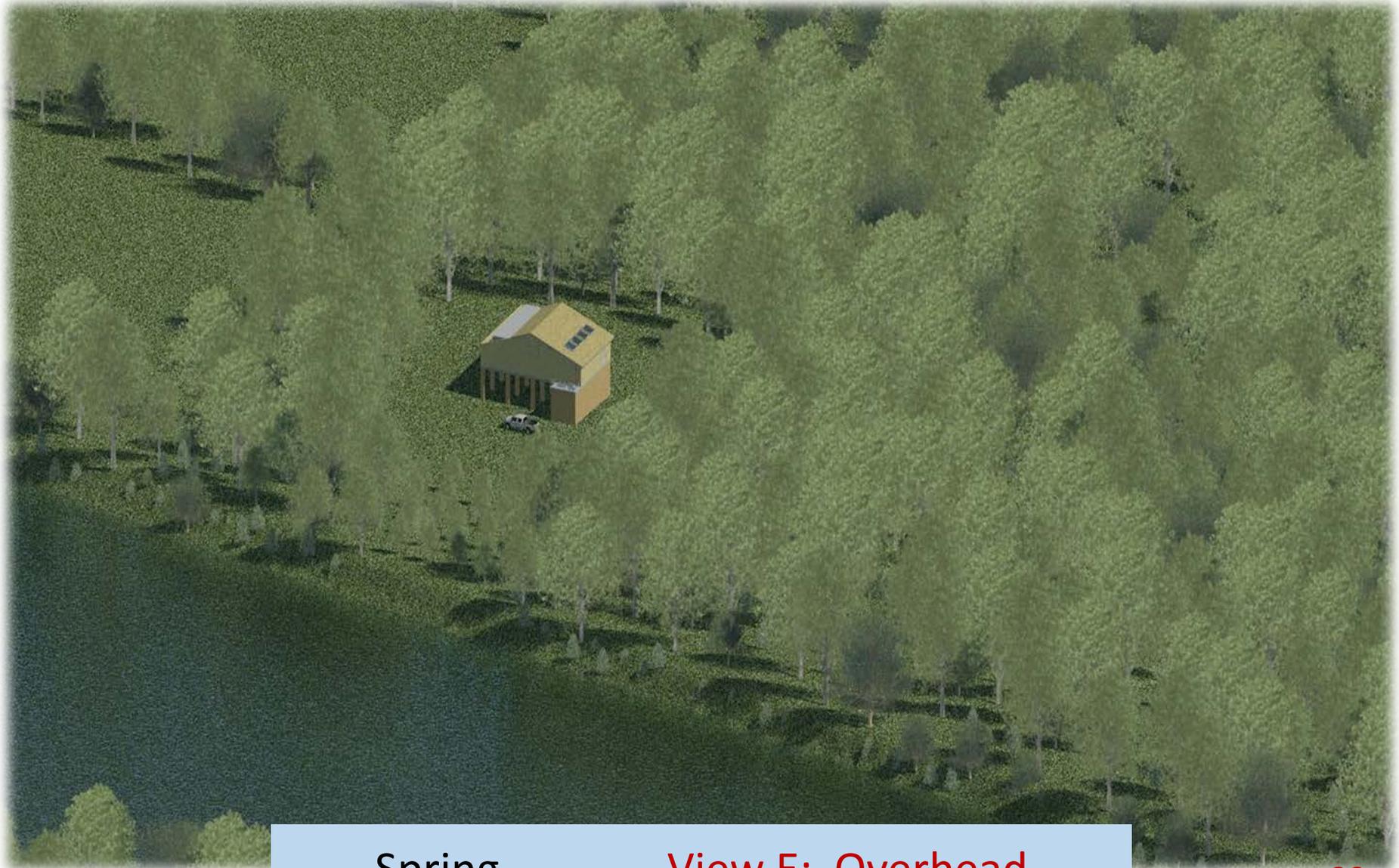
Spring

Fall

View D: From Opposite Side of River

James River Water Authority

Rendering of River Water Pump Station



Spring

View E: Overhead

Why Point of Fork?

- * **Cost efficient location as compared to other options**
- * **Proximity to existing easement routes**
- * **Excellent hydrogeologic and geologic conditions**
- * **Fewer landowners impacted**

What about Historic Artifacts?

- *Emergency Archaeological Discovery Plan**
- *Specimen Tree Care & Protection Plan**

93/7



Summary

70/30



* NEED

- * Essential to work on business development if we hope to affect the 93/7 ratio and moderate tax increases

* COST

- * Much smaller capital investment working in collaboration with Louisa... it's affordable

* LOCATION

- * Point of Fork offers direct route to existing gas/electric easements to minimize landowner impacts
- * Due diligence to preserve historic artifacts, if uncovered

Questions?