

PULASKI COUNTY PUBLIC SERVICE AUTHORITY MINUTES NOVEMBER 13, 2000

At a regular meeting of the Pulaski County Public Service Authority Board of Directors held on Monday, November 13, 2000, at 9:00 a.m. in the Board Room of the County Administration Building, in the Town of Pulaski, Virginia, the following members were present: H. W. Huff, Jr., Chairman; J. Mack Baker; Winston Snead; Carl Mathes; and Archa Vaughan, Jr. Staff members present included County Engineer, Ronnie Coake; Sanitation Supervisor, Larry Vest; and Nancy M. Burchett, Management Services Director.

1. Public Hearing on Revision of a Schedule of Rates, Fees and Charges for Water, Sewer and Connection Fee Services

Chairman Huff opened the public hearing on the above matter.

Mr. Stan Moran of T & M Southwest advised of the history surrounding the water tank construction at the Draper Valley subdivisions. He also reported he understood the residents of this area do not wish to share in the cost of the construction of the water tank. Mr. Moran provided the Board with a copy of action by the Planning Commission approving his subdivision development of ten (10) lots without fire protection. In addition, he advised he would like to work with the PSA Board of Directors in constructing the water tank; however, he requested the Board to apply a fair assessment on all those who would benefit from the water tank including existing residents. Mr. Moran further questioned why the surcharge at Heron's Landing was only \$5.00.

Mr. German Ruiz, President of the Big Valley Subdivision Homeowners Association, advised under the revised agreement for the water tank construction some residents would be opposed to the \$2,000 surcharge for lots not yet developed in the Big Valley Subdivision.

No further comments were heard; therefore, Chairman Huff closed the public hearing.

Staff was requested to read the rates and surcharges for the Draper subdivisions as recommended by staff.

It was then moved by Mr. Vaughan, seconded by Mr. Mathes and carried, to approve the rates for Heron's Landing, as advertised, and for the Draper Ridge Subdivision, as advertised, with the exception of no monthly surcharge or connection fee surcharge to apply to lots in the Big Valley Subdivision owned by someone other than the original developer.

Voting yes: Mr. Baker, Mr. Snead, Mr. Mathes, Mr. Vaughan and Mr. Huff.

Voting no: none.

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Mr. Moran at this time proposed that he would build the water tank and install fire hydrants only for his development with no surcharges, if he be allowed to build the tank within four (4) years from the date of the written agreement or before more than twenty (20) additional connections or dwellings are constructed within the Draper Ridge Subdivision or Fairway Estates Subdivision, whichever comes first.

The county engineer, Ron Coake, and Mr. Moran discussed this proposal. Mr. Coake then reviewed changes to be reflected in the new agreement with the Board of Directors.

On the motion of Mr. Vaughan, seconded by Mr. Baker and carried, the Board of Directors rescinded the previous action and motion on the surcharges for the Draper Valley Subdivisions and approved the following agreement for the construction of a water tank, subject to review by the county attorney:

AGREEMENT

THIS AGREEMENT made and entered into this 13th day of November, 2000, by and between T & M SOUTHWEST, L.L.C., hereinafter referred to as "T & M" and the PULASKI COUNTY PUBLIC SERVICE AUTHORITY, hereinafter called "the PSA."

W I T N E S S E T H:

THAT FOR and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the PSA to T & M and the mutual covenants and conditions set forth herein, the parties do hereby agree as follows:

1. T & M, under the terms set out in this Agreement, shall have the obligation to provide funding and be obligated to pay for the total cost of a 100,000 gallon water tank to serve the Draper Ridge Subdivision and Fairway Estates Subdivision, Draper Magisterial District, Pulaski County, Virginia, at an estimated cost of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000.00). Said tank to be constructed to PSA specifications and design requirements.
2. T & M shall post a bond suitable to the PSA with a letter of credit or other surety acceptable to the PSA, to be reviewed and approved by the County Engineer and County Attorney.

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3. The water tank and fire hydrants shall be in place within four (4) years from the date of this Agreement, or before more than twenty (20) connections or dwellings are constructed within the Draper Ridge Subdivision or Fairway Estates Subdivision, whichever comes first.
4. Notwithstanding the above, the parties hereto agree that the water tank which is the subject of this Agreement shall be deeded for the consideration of One Dollar (\$1.00) to the PSA when the construction of said tank is completed and tank is accepted by the PSA.
5. In the event it should become necessary, for any reason, T & M agrees to deed to the PSA for the consideration of One Dollar (\$1.00) a lot suitable for the placement of said water tank.
6. The use of said water tank shall not be restricted to use by T & M or subdivisions constructed by them, but shall at all times be considered to be a part of the Pulaski County water distribution system.
7. This Agreement shall be binding upon both parties, their heirs, successors or assigns, and shall be amended only by written agreement executed by both parties.

Voting yes: Mr. Baker, Mr. Snead, Mr. Mathes, Mr. Vaughan and Mr. Huff.

Voting no: none.

2. Reports from the County Administrator & Staff:

a. Collection Staff Activity:

1. Adjustments

The Board reviewed a detailed listing of adjustments for the period of June 28, 2000 through September 27, 2000, as well as current adjustments reflecting a credit of \$47,094.25. On the motion of Mr. Vaughan, seconded by Mr. Baker and carried, the Board approved the adjustments as presented by staff.

Voting yes: Mr. Baker, Mr. Snead, Mr. Mathes, Mr. Vaughan and Mr. Huff.

Voting no: none.

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2. Inmate Availability Report

The Board reviewed the inmate availability report as prepared by Larry Vest, Sanitation Supervisor. Mr. Vest noted that three (3) inmates had been provided regularly over the past month by the Regional Jail.

3. Balance Due Report

The Board reviewed a balance due report as submitted by Larry Vest.

4. Lien Report

The Board of Directors reviewed the lien report as prepared by staff. Said report reflected total liens in the amount of \$373,723.93.

5. Work Order Count

The Board reviewed the work order count report submitted by Larry Vest noting the following special pickup/large items collections as of November 7, 2000: Large Items – 6; Brush –10; Tires – 5; and Refrigerators – 1.

6. Refuse Committee Reports

No refuse committee reports were provided at this meeting due to no meeting of said committee.

7. PSA Billing Staff Meeting Minutes

The Board reviewed billing staff meeting minutes of October 19 & 30, 2000 as presented by staff.

b. Draper Valley Water Tank Agreement

See above action on this matter under Item 1 "Public Hearing".

c. Water Treatment Plant Staffing

Staff advised of the need to employ an additional water treatment plant operator at the PSA Water Treatment Plant.

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On the motion of Mr. Baker, seconded by Mr. Mathes and carried, the Board of Directors authorized staff to employ an additional Class II water plant operator for the water treatment plant operations per staff recommendation.

Voting yes: Mr. Baker, Mr. Snead, Mr. Mathes, Mr. Vaughan and Mr. Huff.

Voting no: none.

d. Ratification

1. Roll Off Cab & Chassis

2. Roll off Body

On the motion of Mr. Mathes, seconded by Mr. Baker and carried, the Board ratified the purchase of a roll off cab & chassis to low bidder, Goodpasture Motor Company, in the amount of \$61,023.00 and the purchase of a roll off body to low bidder, Cavalier Equipment Company, in the amount of \$22,438.00 per staff recommendation.

Voting yes: Mr. Baker, Mr. Snead, Mr. Mathes, Mr. Vaughan and Mr. Huff.

Voting no: none.

3. Agreement for the Purchase of Electricity from American Electric Power

On the motion of Mr. Vaughan, seconded by Mr. Baker and carried, the Board of Directors ratified an agreement for the purchase of electricity from American Electric Power for a two (2) year period beginning July 1, 2000 and ending June 30, 2002. A copy of said agreement shall be filed with the Office of the County Administrator.

4. Confirmation of Existing PSA Utility Rates

On the motion of Mr. Baker, seconded by Mr. Snead and carried, the Board of Directors confirmed the following utility rates for garbage, water and sewer services:

UTILITY FEE SCHEDULE

GARBAGE:

\$ 12.00	Residential Monthly Charge
9.25	Residential Monthly Non-User Charge
6.50	Residential Monthly Low-Volume/Recyclers Charge
28.00	Dumpster Pickup Charge
20.00	Commercial Monthly Charge
2.00	Commercial Charge for Additional Containers
15.00	Monthly Dumpster Rental
60.00	Roll-Off Container Haul Charge 20 and 30 cubic yard, Customer Rents or Owns Container, Plus Landfill Tipping Fees
-0-	First Pickup Size Truck Load of Residential Special Pickup
15.00	Non-User Or Other Pickup Size Truck Load Special Pickup
60.00	Roll-Off Container Wood and Yard Waste Charge, Plus Landfill Tipping Fee
	<p>NOTES: A deposit of \$36.00 is required for rental property Receiving residential service and a deposit of \$100.00 is Required for rental property receiving commercial or industrial service.</p> <p>Up to 10% handling fee is charged for large, solid waste Container rental.</p> <p>Churches, fire departments and other non-profit organizations may be exempted from the refuse service charges at the discretion of the PSA Board of Directors.</p>

WATER:

\$ 13.50	Residential Monthly Minimum Water
17.50	Commercial Monthly Minimum Water
2.50	Per Thousand Gallons After First 2,000 Gallons
6.50	Non-User Monthly Water Fee
350.00	Residential Water Connection Fee
1,500.00	Minimum Commercial Water Connection Fee to include campgrounds; plus cost of tap, meter and appurtenances

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100.00 per room	Hotel/Motel for Water Connection Fee; plus cost of tap, meter and appurtenances
	Multiple User Connection Fee; 75% (\$262.50) of \$350 for Second And each additional user served only upon approval by the PSA Board of Directors
	<p>NOTES: A \$50.00 deposit is required on all residential rental property and a \$100.00 deposit is required for all commercial rental property.</p> <p>Connection fees for projects requiring a larger water line may be set at a higher rate at the discretion of the PSA Board of Directors.</p> <p>When a road bore is required for installation of water, any significant additional cost (at the discretion of staff) for boring the road will be the responsibility of the property owner.</p>

SEWER:

\$ 13.50	Residential Monthly Minimum
17.50	Commercial Monthly Minimum
3.00	Per Thousand Gallons After First 2,000 Gallons
500.00	Residential Sewer Connection Fee
1,500.00	Hotel/Motel Room; plus cost of tap and appurtenances
\$100.00 per room	Multiple User Connection Fee; 75% (\$375.00) of \$500 for Second And each additional user or amount set by the PSA Board of Directors
	<p>NOTES: When a road bore is required for installation of sewer, the additional cost of boring the road will be the Responsibility of the property owner.</p> <p>Connection fees for projects requiring a larger sewer line may be set at a high rate at the discretion of the PSA Board of Directors.</p> <p>A \$50.00 deposit is required on all residential rental property and a \$100.00 deposit is required for all commercial rental property.</p>

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PENALTIES:

\$ 50.00	Water Service Reconnection Fee
20.00	Per Returned Check
10%	Penalty for Late Payment
10%	Interest Per Annum on Past Due Balances
Cost Plus 10%	Meter Damage Fee

NOTE:

Rates are different for the following areas:

Brookmont Water

\$37.00 Monthly Charge
\$32.50 Non-User Fee

New River Sewer

\$16.00 Monthly Charge
\$12.00 Non-User Fee

**Shrader Hill Water
Water**

\$37.90 Monthly Charge
\$30.56 Non-User Fee

Pondlick Hollow Ext.

\$33.50 Monthly Charge
\$30.60 Non-User Fee

Heron's Landing Water & Sewer

Residential Water Rate: \$13.50 minimum first 2,000 gallons
\$2.50 per thousand gallons thereafter

Residential Water Surcharge: \$5.00 per month

Commercial Water & Sewer Surcharge: Equivalent number of residential
Connections based on 5,000 gallons per month not to exceed 5 or a total
Of \$75.00 per month

Residential Sewer Rate: \$13.50 minimum first 2,000 gallons
\$3.00 per thousand gallons thereafter

Residential Connection Fees: Water & Sewer \$1,551 maximum

Commercial & Industrial Connection Fees: Water \$2,200
Sewer \$2,000

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NOTE: Proposed multiple dwellings on one meter or connection may apply to the PSA Board of Directors for a 25% discount on minimum bill for second and additional water and/or sewer users. Where individual connections can reasonably be provided, the PSA will not allow multiple users on one connection.

Voting yes: Mr. Baker, Mr. Snead, Mr. Mathes, Mr. Vaughan and Mr. Huff.

Voting no: none.

e. PFRWTA Report

Mr. Snead reported the Pepper's Ferry Regional Wastewater Treatment Authority staff are currently working on propositions to review overflows in the system during periods of flooding or high water. He also reported that Volvo had recently completed the construction of their sewerage treatment plant.

f. PCSA Report

Mr. Snead reported on recent activities of the Pulaski County Sewerage Authority.

g. Informational Items:

The following informational items were reviewed by the Board:

1. PSA v. Richard P. "Dick" Price, et al

Chairman Huff advised the case had recently been settled by the court in the amount of \$10,000 to be paid to the Public Service Authority by Mr. Price.

2. 12th Annual Virginia Water & Sewer Rate Report

The Board acknowledged receipt of this report. Members were encouraged to review the report as convenient.

3. Notice of Award for Removal of Sediment from Water Treatment Plant

The Board reviewed the Notice of Award to Elms, Inc. in the amount of \$43,450 including change order #1 for the removal of sediment at the Water Treatment Plant.

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4. PER Grant Funding for PSA

The Board reviewed a copy of e-mail from staff advising that funding for preliminary engineering had been granted by Southeast Rural Community Assistance Project, Inc. in the amount of \$15,787 for the following PSA projects:

Dunkard's Bottom water extension \$4,672.22
Orchard Hills sewer extension \$5,400
Rolling Hills sewer extension \$2,700
Highland Park sewer extension \$3,015

5. Report of Town of Pulaski Garbage Collections & Startup Costs

Staff advised the Town of Pulaski had recently remitted the first collection of garbage fees for town customers in the amount of \$40,620.64. In addition, start up costs had been billed by the Town of Pulaski for the garbage billing in the amount of \$1,864.34.

6. Citizen Concern re: Water Damage to Property

The Board reviewed a citizen complaint from Ms. Catherine Cox regarding water damages to her property. Staff advised this matter had been submitted to the insurance carrier for disposition.

h. Current Authorized Projects

The following projects were reported as under review:

1. Cloyd's Mountain Sewer Extension By VDOT
2. New River Industrial Park Water and Sewer Extension
3. Water & Sewer Extension Preliminary Engineering Reports
4. Landings Limited Partnership Water Extension
5. Collier Acres Sewer Extension Study with Commerce Park Development
6. Case Knife Road Water Extension Study
7. Gateway Mobile Home Park Water & Sewer Extension Engineering

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3. Approval of Minutes of October 15 & November 6, 2000

It was moved by Mr. Snead, seconded by Mr. Vaughan and carried, that the minutes of October 15 & November 6, 2000 be approved as presented.

Voting yes: Mr. Baker, Mr. Snead, Mr. Mathes, Mr. Vaughan and Mr. Huff.
Voting no: none.

4. Accounts Payable

It was moved by Mr. Baker, seconded by Mr. Snead and carried, that the accounts payable on checks numbered 6286 through 6635 be approved, subject to audit.

Voting yes: Mr. Baker, Mr. Snead, Mr. Mathes, Mr. Vaughan and Mr. Huff.
Voting no: none.

5. Other Matters:

No other matters were reviewed at this time.

6. Adjournment

There being no further business to discuss the Board adjourned until the next regular meeting of the Pulaski County Public Service Authority Board of Directors to be held on Monday, December 11, 2000 at 9:00 a.m. in the County Administration Building, 143 Third Street, N. W. in the Town of Pulaski, Virginia.

H. W. Huff, Jr., Chairman

J. Mack Baker, Secretary