

Hickory Haven/Samary Forest - Sanitary Sewer Project

- **Community Meeting – October 28, 2019 at 6:30 pm - Goochland Fire Co. 3 Meeting Room**

Attendance:

- Board of Supervisors Member – Mr. Minnick
 - Board of Supervisors Candidate – Don Sharpe
 - County Administrator – John Budesky
 - Deputy County Administrator – Todd Kilduff
 - Approximately 40 community residents & other interested parties
 - Goochland DPU Staff – Matt Longshore, Wayne Stephens, Taylor Morris
 - VDH Environmental Services – Andy Carter
- **Introduction:** Mr. Todd Kilduff opened the meeting with welcome and introductions
 - **Presentation:** Matt Longshore gave a presentation which covered the following:
 - Project history
 - Design progress
 - Project information collected to date
 - Available data and resources
 - Cost overview
 - Sewer location/layout options
 - Q&A

- **Comments, Questions (Q) & Responses (R):**

NOTE: What follows is a representative paraphrasing of the comments and questions which arose during the Q&A session, and the responses provided. It is not intended to be a literal transcript. If a question was asked multiple times the answer is included here once.

Q: Wouldn't Option 1 be easier to maintain? Were future maintenance costs included in pros and cons?

R: Yes. Utilities are usually easier to maintain when located in/along streets. Maintenance costs are being considered in the pros/cons of each option, but it is not the only factor to consider.

Q: (RE: Option 2) Why is the numbers of grinder pumps needed "estimated"? They should be final numbers.

R: Mr. Budesky explained that the final numbers cannot be known until design is complete. Option 1 could need at least 9; the current estimate for Option 2 is 3 pumps; other options could need more. Until all grades and elevations are finalized we will not know for certain which properties will not be able to be served by gravity.

Q: Are the numbers of manholes also an estimate?

A: At this time, yes. We are only at 60% design completion. Pipe alignments may need to be shifted during final design.

Q: What is the current timeline? Are we voting on an option tonight?

R: We are continuing to engage residents on feedback and encourage you to let us know tonight which option you favor. Design must be then be completed and final bid documents prepared.

We are striving to have all these issues addressed in a timely manner so that the project can be put to bid in early 2020.

Q: Can Option 2 be modified to locate the line serving Oak Lane in the road instead of behind the houses? A lot of drainage flows through those back yards – concerned about erosion and sedimentation. There is already a lot of sediment going into Readers Branch from inadequate E&S controls on that construction site. The Readers Branch subdivision developer is regularly violating E&S regulations. What are you doing about that? And, how will E&S controls for this project be handled?

R: *RE: Project E&S Issue* - E&S controls will be designed for this project during final design. The county and the project engineer will be held accountable for properly installing and maintaining all prescribed E&S measures. During restoration, efforts will be made to improve drainage wherever it is possible.

R: *RE: Readers Branch Subdivision* - Mr. Kilduff stated that county E&S inspectors regularly visit the site. He further stated that he will send county E&S inspector to the site “tomorrow” (10/29/19) to investigate concerns about violations at Readers Branch subdivision construction site.

R: *RE: Moving “Oak Lane” line into street* – Timmons stated (after meeting) that they will look into the possibility of moving that line.

Q: If a homeowner needs a private pump station, will the cost be borne by the homeowner or the county? And what about the lot at 12893 Holly Lane?

R: Current county policy is that homeowners bear the cost of private grinder pump stations. Owner of property in question can be served by gravity but will need an easement from neighboring parcel.

Q: Everyone’s been paying the Ad Valorem tax for years. We’ve all paid a lot of money. I think the county should pay for any grinder pumps needed.

R: Mr. Budesky said he will take this argument into consideration and will look into the possibility of county paying for pumps in this case, but that the county cannot make any promises along these lines.

Q: Resident of Hickory have stated she favors Option 2 but questioned why all the money they have paid in Ad Valorem taxes does not cover connection fees. Many in neighborhood are on fixed incomes and even those who are not cannot afford \$6,000. (*NOTE: This issue was raised by several other attendees with the common statement being they all think the county should provide them relief on connection fees*).

R: The TCSD tax pays for the trunk lines which have been installed and the capacity from Henrico and Richmond. It does not cover the cost of constructing sewer within each neighborhood. The connection fees collected throughout the County pay for new projects such as this. Mr Budesky reiterated that he understands their concerns about homeowner costs and will look into the issue as it relates to this project and bring their concerns to the Board. He also reiterated that he cannot promise them anything.

Q: What happened to the sewer stub running up Birch (from feasibility study plan) to adjacent property? Won’t they have to tear up street again in order to connect?

R: The stub to the adjacent parcel is still there. It is now located on a line a little further west. This places it at a lower elevation making it a better connection point for off-site properties.

Q: What about long term plans for properties east of Samary Forest. How will they be served? Why aren't we planning for the long-term?

R: We have been planning for the long term. The larger parcels to the east of Samary Forest will be served by the existing trunk line along Tuckahoe Creek. There is a "Y" of large trunk lines with HH/SF located in between these major lines. Smaller collector system lines are needed to take sewage to a trunk line (such as in this project). The off-site parcels to the east [when they are developed] will construct similar collection systems which will carry their sewage flows to a trunk line.

Q: Why should I abandon my drainfield if it is still working?

R: Andy Carter from VDH spoke about septic systems. All septic systems will eventually fail. There have been a few failures in HH/SF over the years. Costs can be quite high to repair/replace. Alternative systems are often required where lots sizes are small, and soils are not suitable. Costs to connect to public sewer are often cheaper than repairs. But, the argument to continue using your septic system until it fails is valid. Mr. Kilduff noted that in this case, those who agree to connect at time of construction have locked in their connection fee at \$6,000. This fee has already gone up as of July 1, 2019 and will likely continue to increase over time.

Q: I've been in Hickory Haven since before they put in water and I never heard of the first few community meetings for this project. Some of us never heard of this project until recently – but if nobody can afford to connect, what is the sense in putting it in?

R: There are those who will need to connect due to failing drainfields.

R: (from attendee) - I've had my soil tested as part of a previous septic repair and the soil on my lot will not perk for another regular drainfield. I've got no way to do another repair without using an alternative system, and \$6,000 to connect to public sewer is a lot less than \$25,000 or \$30,000 for one of those.

Q: Did I hear you say you are going to raise the community concern about the money paid towards TCSD with the Board of Supervisors?

R: Mr. Budesky once again reiterated that he will address this issue with the Board but cannot promise anything at this time.

Q: What are the buffers required around Readers Branch

R: Do not know for certain but will find out and report back.

UPDATE: The buffer is 50 feet. Here is a link to Eagle's Proffers:

<http://www.goochlandva.us/DocumentCenter/View/6118/Readers-Branch-Proffers>

Q: Has the county coordinated with the gas company to make sure there are no conflicts?

R: There are no conflicts between existing gas lines and proposed sewer lines.

Q: How will Columbia Gas connect to houses on Oak Lane? Would they go through backyards or down the roads?

R: The gas company typically installs their mains within VDOT ROW, but they are better suited to answer that question. Julie Blake, julieblake@nisource.com

Q: An attendee stated that many residents have expressed concerns about the cost of connection fees but asked that the county please not let that kill the project.

R: The county is committed to bringing public sewer to HH/SF.