Council Work Session
July 14, 2009

PRESENT	ABSENT
L. Bompiani, Mayor	P. Workman, II, Council Member
M. Dearing, Vice Mayor	
M. Isom, Council Member	
D. Kite, Council Member	
R. Snow, Council Member	
H. Armbruster, Council Member	

PRESENT	ABSENT
Reid A. Wodicka, Town Manager	James A. Morris, Chief of Police
Lauri A. N. Sigler, Town Attorney	Timmy Turner, Public Works Director
Clairen Sipe, Town Treasurer	
Allison Morris, EACC Administrator	
Diane Johnson, Recreation Director	
Denise R. Monger, Clerk of Council	

The following items and issues were discussed:

Chris Fewster, Anderson & Associates

Mr. Fewster spoke regarding the Town's water assessment issues. He noted that the Virginia Department of Health's main concern was water quality from the spring. He noted that two tests from the spring had returned with total coliform counts. He noted that the Town needed to address that issue.

Mr. Fewster stated that the spring at the pump station was in the process of being disinfected. He noted that samples would be taken from the source. He noted that once the spring had been disinfected, a series of tests would be performed on the spring to determine whether the spring was actually under the influence of surface water. He noted if that were the case, the State would require the water to be membrane filtered. He noted that chlorine was not adequate for disinfection.

Mr. Fewster stated that the Town was being pro-active regarding the matter. He noted that two remedies had been reviewed to assist in correcting the matter, the Life well and the Elkwood wells. He noted that the lot for the Life well was: 1) not adequate, 2) the pipe was undersized, and 3) not much volume would be achieved by using that particular well. He noted that one of the two Elkwood wells would be suitable. He noted that the casing previously drilled for one of the Elkwood wells was only 8 ½ inches. Therefore, he noted that a smaller pump would need to be used. He noted that the Town had one pump that could be used and a smaller pump would also be available.

Mr. Fewster stated that by July 16, 2009, the Town would have received pricing estimates from contractors to perform the yield and drawdown testing. He stated that yield and drawdown testing was a 48 hour test in which a well was pumped for that amount of time to determine how much water would be available.

Mr. Fewster stated that a favorable meeting had taken place with the property owners of the Elkwood well location. He noted that a summary document had been prepared for Council's review which included a drawing to show how the well would be developed.

Mr. Fewster noted that he had previously worked with the Augusta County Service Authority to install a membrane treatment system for a well under the influence of surface water. He noted the cost of equipment was approximately $350,000.00. He noted that dollar amount did not include piping, electrical work or site work. He noted that the Town could spend from $750,000.00 - $1,000,000.00 to develop the spring site, provide treatment and meet regulations. He noted that if the Town decided to move forward regarding the Elkwood well, the cost would be approximately $130,000.00,

based on the bids he had received from contractors regarding the implementation of the first phase of the project. However, he noted that if the Town staff was utilized to lay most of the pipe and only the electrical and pump work were contracted out, the approximate cost could be decreased significantly.

Mr. Fewster stated that the yield and drawdown testing should be completed by the end of July. He noted that all budget figures could be finalized at that time. He noted that the Town needed to move quickly to establish a viable plan on the matter to address the Health Department's concerns.

Mayor Bompiani inquired if Merck could assist the Town with the drawdown testing and the pump size discussed previously. Mr. Fewster stated that the well had limitations due to the size of the casing that had been installed by Angler. He noted that a 12 inch casing would have been better suited for the Town's use but a smaller 8 inch size had been installed. He also noted that the Town wanted to address the pressure issues in that area.

Mr. Fewster stated that by mid-August financial estimates would be available. He noted that the Town could apply for two planning grants for approximately $30,000.00 each. One, he noted to analyze source issues and the other for system deficiencies. He noted that funding from planning grants was not retroactive. He noted that other grants were available from Rural Development that would be retroactive with the preliminary engineering work. He noted construction grants were also available that could be used for the development of the well.

Mr. Fewster stated that Town Attorney Sigler would be working with the owners of the property where the Elkwood well would be located to give the Town permission to access the property to perform the yield and drawdown testing. He noted that based on the test results, the Town may need to consider acquiring a fee simple to the property.

Mayor Bompiani inquired as to the length of time it would take to bring the Elkwood well on-line if the Health Department closed the spring. Mr. Fewster noted the end of September when all statistical data had been received and reviewed.

Council member Snow stated that if Angler had developed the wells at Elkwood, the Town would currently own them. He inquired if the information that Foster Well Drilling had could be used. Mr. Fewster noted that the drawdown testing Foster performed was for 8 hours using air from an air rotary rig. He noted that 48 hour testing was required for a Public Class 1 Well.

Mr. Fewster stated that Angler had the well system set up to provide only 275 gallons of water per minute from one well and 65 gallons per minute from the second well. He noted that Angler's proposed routing of the system would have been to Route 340 and not over Sweetgum and Persimmon. Therefore, he noted the pressure issues in Elkwood would not have been addressed. He noted that some type of hydraulic modification would have been needed in order for the system to better interact with the Town's system. However, he noted those plans were never finalized.

Vice Mayor Dearing stated his concern regarding the limited financial resources the Town had. He queried if the Town was behind schedule regarding the improvements to the wastewater treatment plant. He noted that the Town was not bidding out the projects for the plant. Mr. Fewster stated that additional items had been added to the list of issues that needed to be addressed at the plant. He noted that the plant flows had decreased due to a lesser amount of rainfall for the month. He noted that internal I & I work and inspections needed to continue during the dry weather.

Mayor Bompiani stated that the Town had an obligation to the County regarding the new schools. He was sure that the County would offer any assistance regarding the

schools. He noted that Mr. Wodicka and Mr. Fewster would keep everyone apprised of the situation.

Vice Mayor Dearing inquired if the pump at the park would run simultaneously with the Elkwood well pump. Mr. Fewster responded that he would like to install timers on the pumps so that at the low pressure periods the bigger Elkwood pump would run and during the high pressure periods the park pump would supplement the Elkwood pump adding additional pressure.

A brief discussion took place regarding if a water tank was needed at an approximate cost of $500,000.00 - $1,000,000.00.

Vice Mayor Dearing stated that both the reservoir and spring needed tops. Mr. Fewster stated that there were internal measures that the Town could perform to address the openings. He noted of some general maintenance repairs he had listed to be performed by January 2010.

Vice Mayor Dearing queried if the Life well would be a feasible option for the Town. Mr. Fewster responded that the well would not be worth the expenditure.

Council member Snow stated that the Elkwood well should be brought on-line. Vice Mayor Dearing noted he was in agreement. However, he noted the Town was 13 days into a new budget year and he questioned where funding would come from for the well.

Mr. Wodicka stated that the figures given to Council were conservative estimates. He noted that the costs would be significantly decreased if the Town performed the work.

Council member Snow inquired if the Life well could be used as a water source. Mr. Fewster responded that the site of the Life well was poor. He noted that the well lot was too small. Council member Snow disagreed and noted that the required 50 feet was available around the entire well. Mr. Fewster stated that according to the information he had received that was not the case. Further, he noted that the well would not produce enough volume to remove the spring as a water source.

It was determined that Anderson & Associates would prepare the grant applications for the Town.

Mayor Bompiani thanked Mr. Wodicka for his communication efforts with Council regarding the situation and his coordination efforts with the Town Attorney.

Vice Mayor Dearing stated that Mr. Wodicka had sent a letter out to Town residents in regards to boiling water. He noted that he had not received a letter and had been contacted by several citizens who had not received letters or had received two letters. He requested a more systematic letter be sent as a follow-up with additional details of the situation. Mr. Fewster suggested the letter be sent in August after the drawdown testing had taken place and samples had been taken. Mr. Wodicka stated there were issues with the post office regarding the mailings.

<u>Recreation (Chair: D. Kite)</u>

- Commission met July 6, 2009
- Letter from Elkton Parks and Recreation, dated July 7, 2009 to the Elkton Town Council from Diane Johnson. The letter was read by Council member Kite as follows:

"On July 6, 2009 the Elkton Recreation Commission had its regular monthly meeting and was presented with a proposal from Gerry Shifflett from Elkton Little

League. The Elkton Little League would like to construct new fields on land that is owned by the Town of Elkton, next to the Shen-Elk Plaza.

The benefit of new fields would not only help Little League, but would be an advantage to the Town as well. It would be an enhancement to Stonewall Park and when tournaments are held, our businesses could benefit tremendously.

It is our recommendation, with a 6-0 vote, that this proposal be accepted by the Elkton Town Council. We see no reason to not allow this partnership with Little League to move forward."

- Lease land for 50 years / charter issues discussed
- Little League to perform construction / approximately 7 acres
- Town would have no expenses
- Other sports could use the park / certain restrictions would apply such as the type of activity
- Right of way or fee simple to enter property near Shen-Elk Plaza
- One way street from Jr. Order building through park and come out near Flory Building
- Council member Snow would not support to lease property to Little League / would support joint venture with the Town / complaints that fields could not be used
- Council member Isom had no issues with a lease / would encourage all citizens being able to use the parks
- Blue Sox had priority with their games
- Council member Armbruster would like to see the area developed / more participation from all area teams of sports
- Additional tournaments a possibility
- Field lights cost $50,000.00 each
- Suggestion that lighting be provided by Town for practice and games
- Certain regulations needed for Little League fields
- Little League seeking commitment from Town regarding lease
- Town had not agreed to provide electricity
- Mayor Bompiani polled Council as follows:
  Council member Isom: agreed to a lease / study needed for free electric services
- Council member Armbruster: would like to see the park developed with a 50 year lease for $1.00 (one dollar) per year
- Vice Mayor Dearing: Council support the program with no agreement other than to lease the property / Little League should provide own electricity
- Council member Snow: supported project but in a joint venture with Town / opposed to leasing the property
- Brief discussion took place regarding park's electrical usage
- JMU to review electrical system
- Council could vote yearly on whether to provide free electricity for Little League project

Dan Talbot, Chair of the Planning Commission, stated the commission had made the following recommendations:

Planning Commission Recommendation for Alley Vacation

Cole McGregor made a motion to accept the proposal discussed in the Public Hearing (July 14, 2009) to close a portion of the unimproved alley, also known as Lucas Lane, adjacent to the Lohman property, zoned as lot 4; from the edge of the cul-de-sac to the north boundary of Lot 4. Cathy Morrison seconded the motion.

Voice Vote 5-0 all yes
Motion Carried

Planning Commission Recommendation for Property Exchange

Cole McGregor made a motion that the Town of Elkton exchange properties as shown on Newman survey dated June 24, 2009, Lot 131A-30A for .376 acres, Job #R131B1-A-64B; for Newman survey dated June 24, 2009, Lot 131B1-A-L56 for .571 acres Job #R131B1-A-54. Reason for recommendation, it aligns with the Elkton Comprehensive Plan goals for the Town of Elkton to incent businesses to use property as it is zoned. Exchange allows non-usable B-1 property to be turned into a recreational area for public. Vic Corbo seconded the motion.

Voice vote 5-0 all yes
Motion Carried

Town Attorney Sigler stated the Planning Commission also needed to approve the subdivision of the two parcels.

Council member Kite was excused from the meeting at approximately 8:00 p.m.

Electric (Chair: M. Isom)

No report.

Public Safety, Health & Ordinance (Chair: H. Armbruster)

No report.

Water & Sewer (Chair: L. Dearing)

- Vice Mayor Dearing requested confirmation that the funds borrowed for improvements at the wastewater treatment plant would only be used for that purpose
- Water not funding any other departments
- Where are funds coming from to bring new well on-line / re-appropriation of funds necessary
- Water and sewer to be treated as an enterprise funds
- Motion requested to give authority to Town Manager to bring Elkwood well on-line (*Agenda*)

Finance (Chair: R. Snow)

- Status of businesses with overdue meals tax discussed
- Treasurer's summons
- Business license to be denied since overdue on meals tax
- Publication of names in local newspaper of businesses overdue in paying meals tax
- Additional letters sent to businesses regarding delinquencies
- Proceed to contact Commonwealth's Attorney to file criminal charges
- Further collection procedures discussed
- Recreation minutes to be e-mailed to Council members
- RML dinner at 6:00 p.m. on Wednesday at Village Inn
- Council member Armbruster unable to attend the next Regular Council Meeting
- Hire part-time employees to assist with upcoming projects / existing staff sufficient according to Town Manager

- All night softball tournament discussed

Dan Talbot, Chair of the Planning Commission, stated the commission had voted to approve the following:

Planning Commission Approval for Subdivision

A motion was made by Victor Corbo to recommend approval of subdivision of L131A-30A, as shown on Newman survey, dated June 24, 2009, Job #R131B1-A-64B, division as .376 acres and a lot line vacation with adjoining property 131B1-A-64B. In addition, recommend subdivision of L131B1A-56 by Newman survey, dated June 24, 2009, Job #R131B1-A-54 for .571 acres. Motion was seconded by Cole McGregor.

Voice vote 4-0 all yes
Motion Carried

As there was no further business, the meeting was adjourned.

Mayor: Larry A. Bompiani, D.C
Larry A. Bompiani

Recorder: Denise R. Monger
Denise R. Monger, Clerk