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Augusta Water  
Regular Board Meeting, Thursday, September 19, 2024, at 1:30 p.m.  
Field Operations Training Room

PRESENT: Andrew C. Middleton, Chairman, North River District  
Garry R. Gordon, Vice Chairman, Middle River  
Harvey Almarode, South River District  
Allen Dahl, Beverley Manor District  
Matthew Egeli, Wayne District  
Michael L. Shull, Riverheads District  
Timothy Simmons, Pastures District  
Phil Martin, Executive Director  
Brent Canterbury, Treasurer  
Jean Marshall, Board Secretary

ABSENT: None

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## CALL TO ORDER

The Chairman called the meeting to order at 1:30 p.m.

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## ADOPTION OF AGENDA

Mr. Gordon moved, seconded by Mr. Egeli to adopt the Agenda of the regular Board meeting as presented.

Vote was as follows:

Yeas: Middleton, Gordon, Dahl, Egeli,  
Shull, and Simmons  
Nays: None  
Absent: Almarode

Motion approved.

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## APPROVAL OF MINUTES

Mr. Shull moved, seconded by Mr. Simmons, to approve the Minutes of the Regular Board Meeting of August 15, 2024, which were sent to the members prior to this meeting.

Vote was as follows:

Yeas: Middleton, Gordon, Dahl, Egeli,  
Shull, and Simmons  
Nays: None  
Absent: Almarode

Motion approved.

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MATTERS PRESENTED BY THE PUBLIC

Mr. Martin informed the Board of a situation concerning billing for a new apartment complex in Weyers Cave owned by VR Associates Investments, LLC (VRAI) and represented by Mr. Rupen Shah.

Augusta Water reads most of its meters utilizing a cellular reading system, however, at the time of the meter installation for the complex, Augusta Water was unable to get cellular endpoints for the meters. The shortage of endpoints required the meters to be physically read. Upon receiving a bill in July 2024 showing 398,000 gallons of water usage, Mr. Shah contacted and met with Staff to determine the cause of the excessive usage and to discuss the possibility of receiving a bill adjustment. Upon investigation of this situation, it was discovered the meter reader tasked with reading the meters for the complex was not doing so; therefore, prior to the July 2024 billing, VRAI was receiving a bill for the fixed charge, but not for usage charges. The July 2024 billing included all usage since the meter was installed. Mr. Shah informed Staff a third-party billing company, Yardi, handles the billing of the tenants at the complex utilizing individual private meters. As a result of VRAI not getting billed for the usage when it occurred, the tenants were not receiving a bill from Yardi for their individual usage, even though Yardi had usage information from their private meters. During the meeting, both parties confirmed there was no question water was being used at the complex, and the excessive use was not caused by a leak.

After discussion, Board members agreed responsibility for this issue was shared by both Augusta Water staff and the property owner, and each party should be liable for consuming one-half of the bill. Mr. Shull moved, seconded by Mr. Egeli to adjust the aforementioned bill by 50%.

Vote was as follows:

Yeas:	Middleton, Gordon, Almarode, Dahl, Egeli, Shull, and Simmons
Nays:	None

Motion approved.

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EXECUTIVE DIRECTOR’S HIGHLIGHTS

The Executive Director’s Highlights were included in the Board packet and reviewed with the Board members.

Mr. Martin informed the Board, Augusta Water has filed suit against Eastern Waterproofing & Restoration, and the surety company for the work performed on the Middle River WWTP clarifier. Augusta Water Staff have removed the defective

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work done by Eastern Waterproofing and have begun procuring quotes to repair the clarifier. There has been no response from the filing of the lawsuit.

Mr. Egeli stated he is pleased to see some of the previously opened positions at Augusta Water have been filled, and applications for current open positions are being received on a consistent basis.

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PROGRESS REPORT

The August Progress Report was included in the Board packet and reviewed with the Board members. There were no questions or comments.

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COMMITTEE REPORTS

Dr. Middleton stated the Executive Committee met on September 16, 2024 to discuss a situation at the Augusta County/Waynesboro boundary line where a Publix store is being proposed to be built. He asked Mr. Martin to explain the details to the Board members in the following Agenda item.

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AUTHORIZATION TO REVISE AGREEMENT WITH CITY OF WAYNESBORO TO PROVIDE SANITARY SEWER SERVICE ALONG RT. 340

Mr. Martin explained Blackwater Real Estate, LLC (Blackwater) has been in contact with our office with a proposed commercial project near the intersection of Route 340 and Ladd Road. The project would be very near the Waynesboro City limits, with a portion of the property inside the area covered by the current agreement with Waynesboro to provide wastewater treatment.

Augusta Water’s sanitary sewer lines (which convey flow to the Stuarts Draft Wastewater Treatment Plant) currently terminate more than 14,000’ from the proposed development. It would be prohibitively expensive and take a very long time to construct the necessary lines and pump stations to serve this proposed development with Augusta Water facilities.

Staff has been working with City of Waynesboro staff to gauge the City’s willingness to revise the current agreement and expand the service area to serve this proposed development. Waynesboro staff has expressed their support for this, and has agreed to take a proposal to the Waynesboro City Manager and Council. Waynesboro also stated they would want 75% of the Augusta Water Availability Fees for any development in this newly expanded area.

Blackwater has indicated a rather tight time line on this project and are asking for a commitment on providing service through Waynesboro so they can inform their

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client by September 30 with the intent of moving forward with rezoning and other approvals. If an agreement can be reached with Waynesboro, additional discussions may be needed on the construction of off-site facilities.

Staff has met with Augusta Water’s Executive Committee, as well as Augusta County’s Wayne and South River District Supervisors, and recommends expanding the City of Waynesboro’s service area as shown on the attached map.

Staff recommends the Board approve Staff to revise the existing sewer service agreement with the City of Waynesboro, including the requested division of Availability Fees.

After discussion, Mr. Egeli moved, seconded by Mr. Simmons to revise the existing Sewer Service Agreement with the City of Waynesboro. The requested revision to the agreement would encompass the entire service area shown on the referenced map, however, the Executive Director is permitted to reduce the revised area to only include the proposed supermarket. The new agreement will allow for 75% of the availability fees charged for the new supermarket to be paid to the City of Waynesboro.

Mr. Dahl recused himself from the vote due to a conflict of interest.

Vote was as follows:

Yeas:	Middleton, Gordon, Almarode, Egeli, Shull, and Simmons
Nays:	None

Motion approved.

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AUTHORIZATION TO PURCHASE SERVICE BODY TRUCK WITH CRANE

Mr. Martin stated in December 2023, discussions began on the need for a new Generator Technician position. When discussing the equipment needs for any such position, it was decided if the position was approved, Unit 206, for which a replacement was already budgeted at \$145,000, could be retained and used for this purpose until a new vehicle could be budgeted for in a future year. Unit 206 is a 2008 Chevrolet 3500 with 203,000 miles.

The Generator Technician position was approved in the FY-25 budget and Josh Cash has been promoted to that position.

A Chevrolet 3500HD with a Knapheide service body and Stellar crane has been ordered to replace Unit 206 through a cooperative procurement from Charlie Obaugh Chevrolet. The cost of this vehicle is just under \$120,000. There may be some additional miscellaneous costs, but we do not expect the grand total to exceed \$125,000. This is \$20,000 below the budgeted amount of \$145,000.

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Last month, Unit 206 began exhibiting a loud ticking noise in the engine. Our mechanics removed the valve cover to see if the issue was on the top end, but the issue is inside the block. It is the opinion of our mechanics the engine is about to throw a rod and suffer engine failure. Estimates to replace the engine are running between \$7,000 and \$8,000. The unit has a lifetime repair cost of approximately \$14,000. The original 2008 cost was approximately \$70,000. Given the age and mileage of the vehicle, staff believes the only feasible option is to retire Unit 206 and purchase a new truck to be used by the Generator Technician. Given the pricing on the currently ordered truck, we expect to need no more than \$130,000. \$20,000 is currently left over and available from the budgeted replacement for Unit 206.

Staff recommends the Board authorize the purchase of a service body truck with crane for the Generator Technician. Funding will be the \$20,000 left over from replacing Unit 206 plus an additional \$110,000 from general funds. Retire and surplus Unit 206.

After discussion, Mr. Gordon moved, seconded by Mr. Almarode to authorize the purchase of the service body truck with crane, as requested.

Vote was as follows:

Yeas:	Middleton, Gordon, Almarode, Dahl, Egeli, Shull, and Simmons
Nays:	None

Motion approved.

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## CLOSED SESSION

Mr. Gordon moved, seconded by Mr. Shull to convene in Closed Session pursuant to Virginia Code 2.2-3711(A)(1) to discuss personnel matters regarding performance and salary.

Vote was as follows:

Yeas:	Middleton, Gordon, Almarode, Dahl, Egeli, Shull, and Simmons
Nays:	None

Motion approved.

Mr. Shull moved, seconded by Mr. Simmons to come out of Closed Session.

Vote was as follows:

Yeas:	Middleton, Gordon, Almarode, Dahl, Egeli, Shull, and Simmons
Nays:	None

Motion approved.

Mr. Gordon moved to certify that, to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements which

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matters were identified in the motion authorizing the closed session, were heard, discussed, or considered in closed session.

Members certifying were Middleton, Gordon, Almarode, Dahl, Egeli, Shull, and Simmons.

Mr. Egeli moved, seconded by Mr. Shull to approve the compensation adjustment as discussed in Closed Session.

Vote was as follows:

Yeas:	Middleton, Gordon, Almarode, Dahl, Egeli, Shull, and Simmons
Nays:	None

Motion approved.

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BOARD COMMENTS

Mr. Shull stated he has been contacted by citizens regarding the height of the portion of the Landfill that can be seen from Interstate 81. Citizens are concerned how the view of the Landfill is changing the landscape of the surrounding area. Mr. Martin indicated he will check with Cole Seldomridge, Director of the Augusta Regional Landfill, regarding the height allowance per the permit for this phase.

Dr. Middleton stated he is creating a Technology Project Committee consisting of himself and Mr. Almarode. The purpose of the Committee is to involve the Board in treatment technology projects where there are alternative technologies or approaches. The Committee would be involved from inception of the project through selection of a technology, not including projects already identified in the budgeting process.

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ADJOURNMENT

There being no further business, Mr. Shull moved, seconded by Mr. Gordon to adjourn the meeting at 2:55 p.m.

Vote was as follows:

Yeas:	Middleton, Gordon, Almarode, Dahl, Egeli, Shull, and Simmons
Nays:	None

Motion approved.

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Board Secretary

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Chairman