

**LYNCHBURG CITY COUNCIL  
PHYSICAL DEVELOPMENT COMMITTEE  
Tuesday, November 13, 2012  
9:00 a.m.**

**Information Items**

**Recent/Pending Contract Awards**

Project/Phase	Contractor/Consultant	Budgeted Amount	Contract Amount
Fall Paving Contract	Adams Construction Company	\$1,400,000	\$1,324,543

**Update on priority projects** – see attached.

**General Business**

1. License Agreement for Installation of Private Utility Lines in City Right-of-way by the Spring Hill Cemetery Steve Lawson
2. License Agreement for Installation of Fiber Optic Cable from 3436 Odd Fellows Road to 3125 Albert Lankford Road Lee Newland
3. Right-of-way vacation – Portion of Kemper Street Kevin Henry
4. VDOT Revenue Sharing Program Lee Newland
5. Rivermont Avenue Bike Facility Striping Plan Don DeBerry
6. Consideration of Milestone Communications Proposal to Partner with the City on Cell Towers Kimball Payne
7. Sewer Extension Policies Discussion Jim Talian  
Tim Mitchell
8. Roll Call

pc: Kimball Payne, City Manager  
Bonnie Svrcek, Deputy City Manager  
Council Members  
Dave Owen, Director of Public Works  
News & Advance  
File

## Lynchburg Capital Projects (General Fund)

November 13, 2012

Projects of Interest	Status		Notes
Rivermont Ave. Bridge	Construction	July 2012	Substantially Complete; Railing being installed.
Wards Road Pedestrian X-ing 2B	Construction	May 2013	Trail phase 2B Acquiring Easements
Midtown Connector	Construction	March 2015	Under Construction
Greenview Drive Phase 2	R/W	August 2014	Project schedule is dependent on available funds from VDOT. R/W Authorization granted by FHWA. Considering Revenue Sharing Funds
Kemper Street Bridge / Interchange	Design	March 2013	Waiting on VDOT Concurrence Bid: February 2013.
Lower Bluffwalk Phase 1 (lower bluffwalk, 12th St. & Jefferson St. south)	Construction	December 2012	Scheduled for completion in late Fall.
Lower Bluffwalk Phase 2	Bid	October 2012	Evaluating Bids
Memorial - Park - Lakeside Intersection	R/W	April 2013	Working on acquiring R/W .
Multiple Bridge Maintenance Work	Construction	September 2013	Underway
Expressway Drainage	Construction	February 2013	Construction underway
Fifth Street Phase 2 Utilities w/ streetscapes	Construction	June 2013	Project progressing with waterline moving northward. Concrete and storm sewer work also ongoing.

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **November 13, 2012**

AGENDA ITEM NO.:

CONSENT:

REGULAR: **X**

WORK SESSION:

CLOSED SESSION:

(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **License Agreement for Installation of Private Utility Lines in City Right-of-way by the Spring Hill Cemetery**

RECOMMENDATION: Hold a public hearing and consider granting Spring Hill Cemetery a license agreement to place a private electrical line and water line in City-owned right-of-way.

SUMMARY:

The Board of the Spring Hill Cemetery has made a request to install a privately owned electrical line and water line within the right-of-way of Rives Street. These lines will allow the cemetery to consolidate their water service backflow assemblies into one device. The electrical line will provide power to the heated enclosure around the backflow device. The board has determined this to be the most economical means to meet the City's water backflow requirements for one part of the cemetery's irrigation system.

PRIOR ACTION(S):

None

FISCAL IMPACT:

None

CONTACT(S):

Steve Lawson – Real Estate Manager – 455-3945

Lee Newland – City Engineer – 455-3947

David Owen – Public Works Director - 455-4469

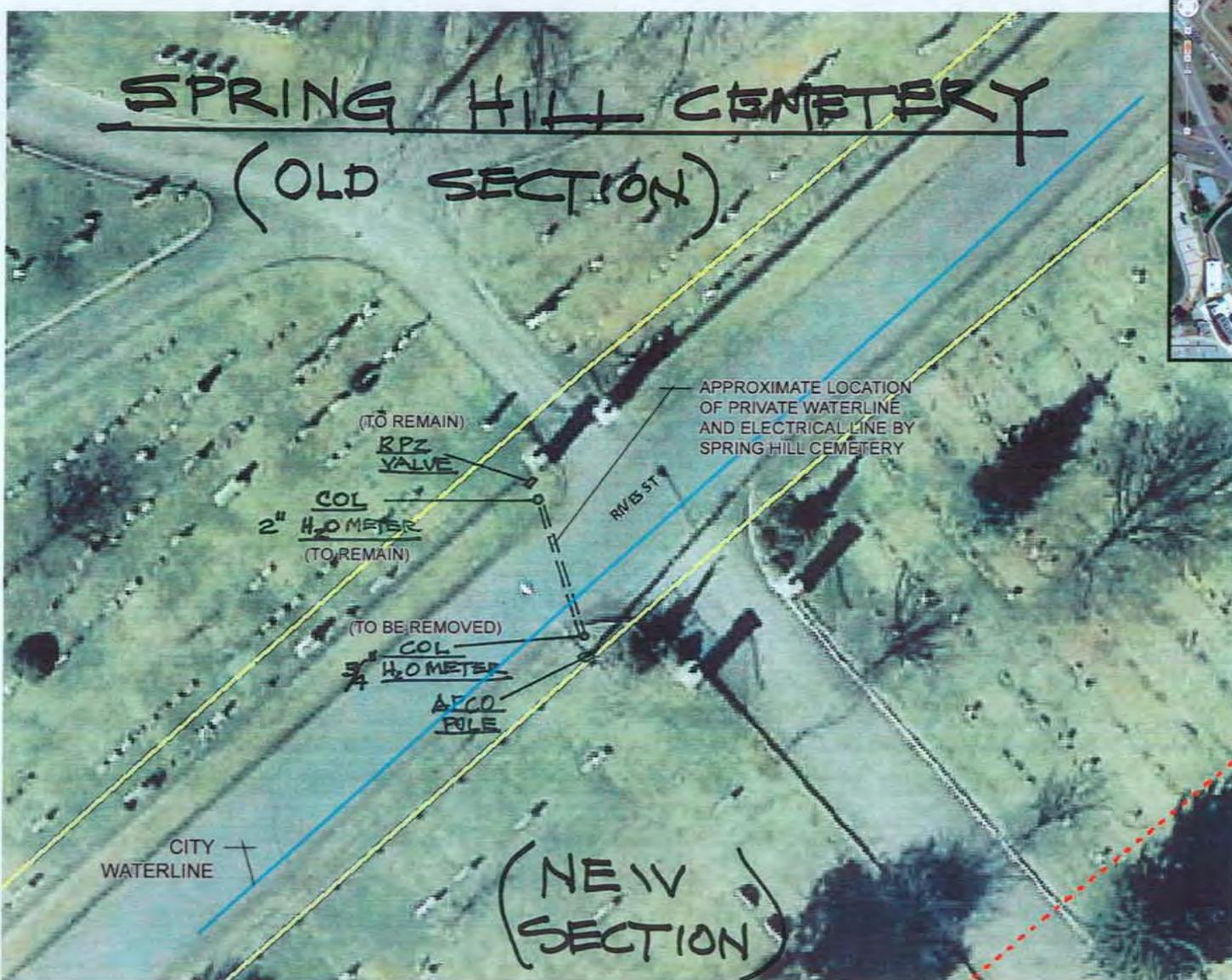
ATTACHMENT(S):

Aerial Site Map

REVIEWED BY:

# SPRING HILL CEMETERY (OLD SECTION)

# (NEW SECTION)



**Plan Notes:**

1. Cemetery will install RPZ valves as required by City of Lynchburg.
2. Owner wishes to extend 2" water line and electric line across Rives St.
3. Owner will have new electric meter set at existing pole.
4. Owner will cut through asphalt or bore under to make specified connections; this operation will be done in accordance with City of Lynchburg standards.

Note: Owner desires to vacate Rives Street in coming years.

**HDLA**  
Harvey Design Land Architects  
OCT. 24, 2012 | NOT TO SCALE

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

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AGENDA ITEM NO.:

CONSENT:           REGULAR: **X**           WORK SESSION:

CLOSED SESSION:  
(Confidential)

ACTION: **X**                                   INFORMATION:

**ITEM TITLE: License Agreement for Installation of Fiber Optic Cable from 3436 Odd Fellows Road to 3125 Albert Lankford Road**

**RECOMMENDATION:** Hold a public hearing and consider granting Liberty University, Inc. a license agreement to place fiber optic cable in city owned right-of-way across Odd Fellows Road as seen on the attached map route.

**SUMMARY:**

Liberty University, Inc., has submitted a request for installation of approximately 120 feet of fiber optic cable in City right of way from 3436 Odd Fellows Road (LU Annex) to 3125 Albert Lankford Road (Quality Inn). This bore will allow Liberty University, Inc. to bring Liberty University fiber optic lines from the LU Annex to the former Quality Inn Hotel.

**PRIOR ACTION(S):**

**FISCAL IMPACT:**

None

**CONTACT(S):**

Lee Newland – City Engineer – 455-3947  
Steve Lawson – Real Estate Manager – 455-3945  
David Owen – Public Works Director - 455-4469

**ATTACHMENT(S):**

Aerial Site Map

**REVIEWED BY:**



# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **November 13, 2012 PDC**

AGENDA ITEM NO.:

CONSENT:           REGULAR: **X**

WORK SESSION:

CLOSED SESSION:  
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Right-of-Way Vacation – Portion of Kemper Street**

RECOMMENDATION: Vacate a portion of the right-of-way of Kemper Street.

SUMMARY: The applicant, Wiley Wilson, is petitioning to vacate a portion of right-of-way of Kemper Street. The area to be vacated rounds the southwesterly portion of the Greater Lynchburg Transit Company (GLTC) property (800 Kemper Street). The vacation includes a nine hundred sixty two (962) square foot area of Kemper Street as well as a forty (40) square foot area west of Buchanan Street about sixty (60) feet.

The vacation of right-of-way is sought in order to provide more space to develop the property located at 800 Kemper Street for the new GLTC facility. GLTC will be making a right-of-way dedication further south along Kemper Street on the same property, but it will be recorded with a separate plat. The right-of-way dedication is being made to correctly align the right-of-way with actual street width at 800 Kemper Street.

PRIOR ACTION(S):

November 6, 2012: The Technical Review Committee (TRC) reviewed the petition. A new plat is required which addresses the accuracy of the boundaries prior to Council approval. If the application is approved, the TRC comments will be incorporated into the proposed ordinance.

FISCAL IMPACT:

None

CONTACT(S):

Kevin Henry, Planner II – 455-3900

Tom Martin, City Planner - 455-3900

Kent White, Director of Community Development – 455-3900

ATTACHMENT(S):

- Street Vacation Plat
- Aerial Photo
- Technical Review Committee Report

REVIEWED BY:

**LEGEND**

- EXISTING PROPERTY LINE
- PROPERTY LINE
- - - TAX MAP LINE
- IP(F) PIPE(F)
- IP(S) IRON PIN SET
- POINT

GREATER LYNCHBURG  
TRANSIT COMPANY  
TMP 01053007  
INST #110006886

WILLIE L. JONES  
TMP 01052023  
DB 484 PG 620

TANIA D. ANDERSON  
TMP 01052022  
INST #070072595

CARRIE S. CARDWELL  
ET ALS  
TMP 01052021  
INST #010002441

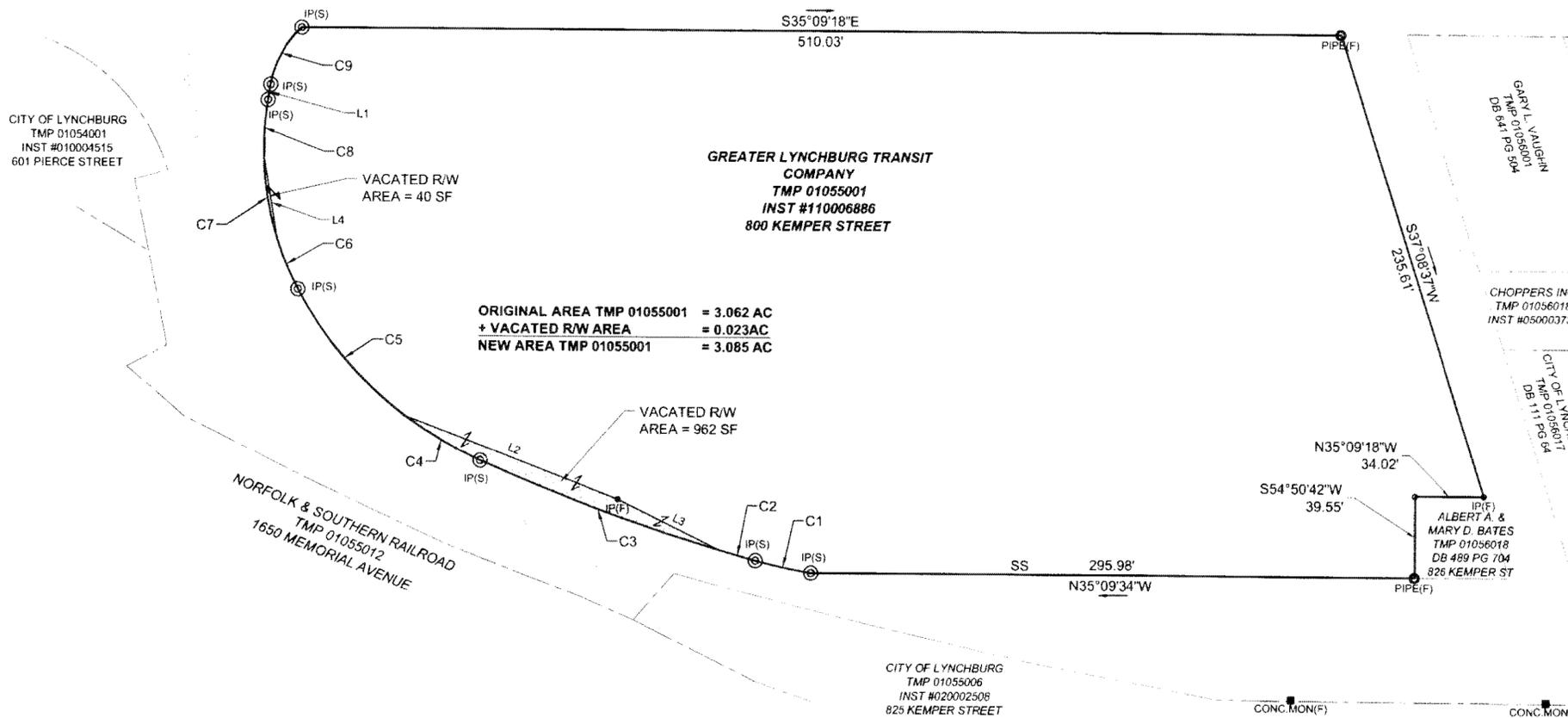
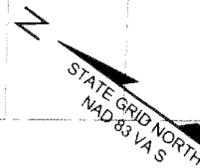
FEDERAL HOME LOAN  
MORTGAGE CO  
TMP 01052020  
INST #120002377

PAUL K. &  
QUANITA B. ELLIOTT  
TMP 01052019  
DB 636 PG 250

DONALD P. RAY  
TMP 01052018  
INST #010008711

MARCELLUS &  
DEL RIO M. MOSBY  
TMP 01052017  
DB 356 PG 108

DONNIE P. RAY  
TMP 01052016  
DB 950 PG 681



ORIGINAL AREA TMP 01055001 = 3.062 AC  
+ VACATED R/W AREA = 0.023 AC  
NEW AREA TMP 01055001 = 3.085 AC

LINE #	LENGTH	DIRECTION
L1	7.44'	N64°17'11"E
L2	112.55'	S14°10'45"E
L3	55.81'	S09°11'37"E
L4	40.92'	S45°23'36"W

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	6°07'34"	260.56'	27.86'	27.85'	N22°59'17"W
C2	1°04'18"	972.34'	18.19'	18.19'	N19°23'21"W
C3	7°24'42"	972.34'	125.78'	125.69'	N15°08'50"W
C4	13°10'32"	187.57'	43.13'	43.04'	N4°51'13"W
C5	25°00'09"	187.57'	81.85'	81.20'	N14°14'07"E
C6	10°31'02"	144.50'	26.52'	26.49'	N31°59'42"E
C7	16°16'46"	144.50'	41.06'	40.92'	N45°23'36"E
C8	10°45'12"	144.50'	27.12'	27.08'	N58°54'35"E
C9	38°05'05"	48.35'	32.14'	31.55'	N83°19'44"E

**NOTES**

SOURCE OF TITLE:  
THE PROPERTY AS SHOWN ON THIS PLAT IS THE PROPERTY CONVEYED UNTO THE GREATER LYNCHBURG TRANSIT COMPANY BY THAT CERTAIN DEED DULY ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF LYNCHBURG, VIRGINIA IN INSTRUMENT 110006886, AND IS INDICATED AS TAX MAP PARCEL(S) 010-55-001

BASED ON A GRAPHIC DETERMINATION, THIS PROPERTY LIES IN ZONE "X" OF THE FEMA FIRM MAP 5100930041D, DATED 6/3/08

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.

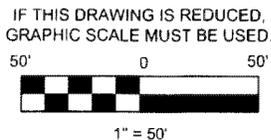
BOUNDARY LINES NOT SURVEYED ARE CLEARLY MARKED AS BROKEN LINES.

THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

THIS PLAT DOES NOT ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.

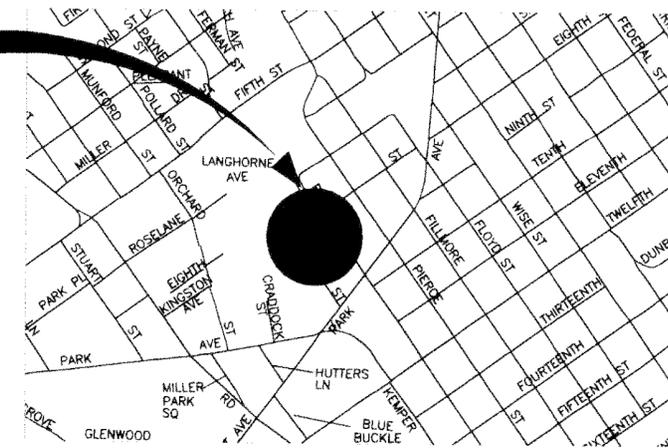
UNLESS OTHERWISE SHOWN, NO BURIAL SITES WERE FOUND DURING THIS SURVEY.

LOCATION OF UTILITIES ARE BASED ON A VISUAL INSPECTION OF ABOVE GROUND UTILITY APPURTENANCES. THIS PLAT DOES NOT NECESSARILY INDICATE ALL EXISTING UTILITIES, AND NO CERTIFICATION IS MADE AS TO THE EXACT LOCATIONS AS SHOWN.



PLAT APPROVED  
*John [Signature]* 10/26/12  
CITY ENGINEER

**SITE**



**VICINITY MAP**  
SCALE = 1" = 1000'



**WileyWilson**  
127 Nationwide Drive  
Lynchburg, Virginia 24502  
434.947.1901 .phone  
434.947.1601 .fax  
wileywilson.com

TITLE:  
**VACATION OF RIGHT-OF-WAY  
ON THE PROPERTY OF:  
CITY OF LYNCHBURG  
800 KEMPER STREET  
TMP 01055001**

SURVEYED JANUARY 2011

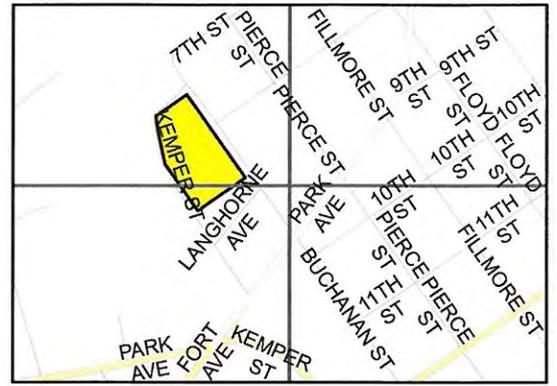
SCALE:  
1" = 50'  
DATE:  
10-25-2012  
DRAWN BY:  
RDL  
COMM. NO.  
212017.00  
FILE:  
212017 ESMT02

File No. D-2147

# 800 Kemper Street

## Right-Of-Way Vacation

 Property



**TRC Report Date**

11/5/2012

Project Number     **SUB1210-0013**  
Project Name       **Right of way vacation**  
Site Address        800 KEMPER ST

**Review Type**                            **Contact**                            **Notes**

---

**Assessor**                            Steve Boyer                            (10/31/2012 8:23 AM SCB)  
The property depicted (800 Kemper Street) is actually four tax parcels.  
  
The property boundaries are incorrect. They do not conform to the resurvey by Hurt & Proffitt, May 11, 1998 in P/C 05/357.  
  
Plat needs to be resubmitted.  
  
Please provide a Northing & Easting at a pin along ROW, either on the plat or via e-mail.  
  
Steven Boyer  
Steven.Boyer@LynchburgVA.gov  
(434) 445-3825

---

**Planning**                            Kevin Henry                            (11/5/2012 3:39 PM KTH)  
1- A legal description for the right of way vacation is required.

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**Water Resources**                    Eric E Schrader

# LYNCHBURG CITY COUNCIL

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CONSENT:

REGULAR: **X**

CLOSED SESSION:

(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **VDOT Revenue Sharing Program**

RECOMMENDATION: Forward to full council with recommendation to approve the attached resolution to participate in the VDOT Revenue Sharing Program.

SUMMARY: Staff is proposing to participate to help with the funding of the several projects. The projects that are being submitted and their estimated costs are listed below in priority order.

Estimated project costs are as follows:

Timberlake @ Logan's (Add'l.Funding)	\$ 1,000,000	Total Project	\$ 3,764,800
Greenview Drive – R/W	1,700,000	Total Project	\$ 13,260,000
Main Street Bridge	1,700,000		
Lakeside Drive @ College Street	<u>1,600,000</u>		
Total	\$ 6,000,000		

PRIOR ACTION(S):

None

FISCAL IMPACT:

Funds for the \$3 million match have to be budgeted and are a mix of interest income from UCI funds, proceeds from property sale at Whitehall Road, FY14 Bridge Repairs and private contributions.

CONTACT(S):

Lee Newland, City Engineer	455-3947
Dave Owen, Director of Public Works	455-4469

ATTACHMENT(S):

Sample Resolution  
Designation of Funds Form

REVIEWED BY:

RESOLUTION:

WHEREAS, the Lynchburg City Council desires to submit an application for an allocation of funds of up to six million dollars (\$6,000,000) through the Virginia Department of Transportation Fiscal Year 2013-2014, Revenue Sharing Program; and,

WHEREAS, six million dollars (\$6,000,000) of these funds are requested to fund various projects throughout the City of Lynchburg; and,

NOW, THEREFORE, BE IT RESOLVED THAT: The Lynchburg City Council hereby supports this application for an allocation of six million dollars (\$6,000,000) through the Virginia Department of Transportation Revenue Sharing Program.

BE IT FURTHER RESOLVED THAT: L. Kimball Payne, III, City Manager, is authorized to execute the City State Agreements and to execute any other documents for agreements that may be needed for this project.

Adopted: \_\_\_\_\_

Certified: \_\_\_\_\_  
Clerk of Council



# LYNCHBURG CITY COUNCIL

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CLOSED SESSION:  
(Confidential)

ACTION: **X**                                   INFORMATION:

ITEM TITLE: **Rivermont Avenue Bike Facility Striping Plan**

RECOMMENDATION:

For your review and recommendation for 1) further discussion or 2) proceed as shown

SUMMARY:

As Rivermont Avenue is resurfaced and restriped upon completion of utility improvements, staff has prepared a plan to add lane markings and separate bike lanes to the roadway where the existing pavement width allows. This proposal covers the area from the Rivermont Bridge to VES Rd.

The markings proposed are consistent with the federal and state guidelines for pavement markings associated with both vehicular and bicycle use.

A roll plot with the plan for the entire corridor is available.

PRIOR ACTION(S):

Approved Regional Bike Plan  
Approved Share The Road signage plan.

FISCAL IMPACT:

None

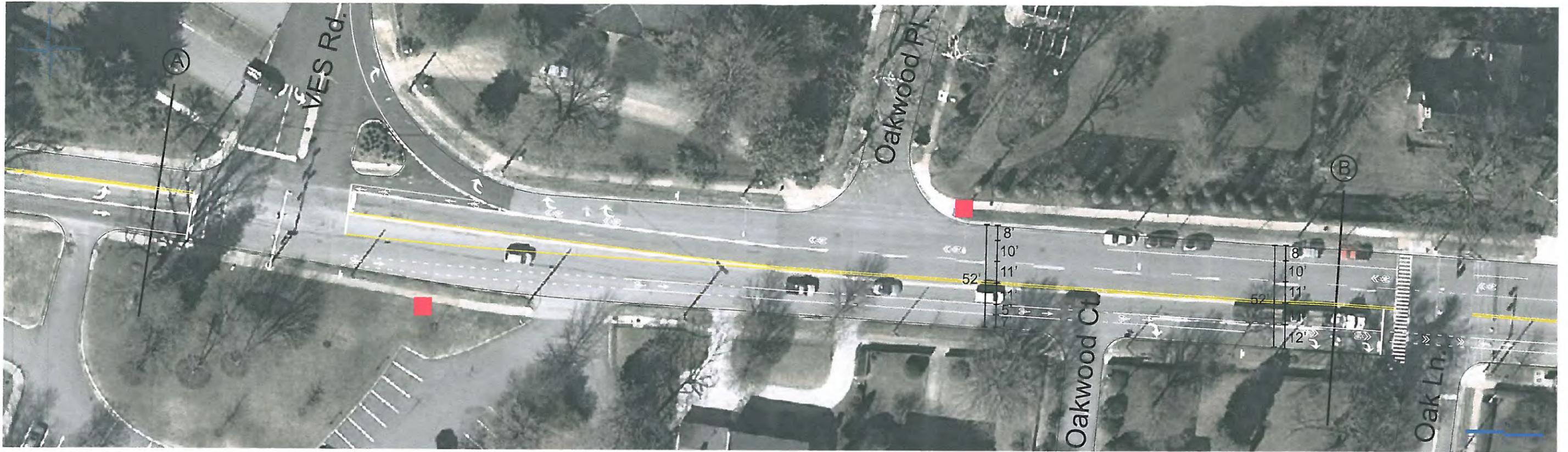
CONTACT(S):

Don DeBerry – City Traffic Engineer – 455-3935  
Lee Newland – City Engineer – 455-3947  
Dave Owen – Public Works Director – 455-4469

ATTACHMENT(S):

Two typical plan sheets

REVIEWED BY:



NO	DESCRIPTION	DATE	APP

**EPR**  
EPR P.C.  
637 Berkmar Circle  
Charlottesville - Virginia  
22901 - (804) 647-7701

JOB NO	00-000600-000
DATE	10-19-2012
SCALE	1" = 50'
DRAWN BY	WH
DESIGNED BY	WH
CHECKED BY	WLW

**RIVERMONT AVENUE  
PAVEMENT IMPROVEMENT**  
LYNCHBURG, VIRGINIA  
**DESIGN DRAFT**

SHEET NO	1
SHEET	1 OF 13



# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **November 13, 2012 PDC**

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CONSENT:           REGULAR: **X**           WORK SESSION:

CLOSED SESSION:  
(Confidential)

ACTION:                                   INFORMATION: **X**

ITEM TITLE: **Consideration of Milestone Communications Proposal to Partner with the City on Cell Towers**

RECOMMENDATION: To consider entering into a contract with Milestone Communications to develop wireless infrastructure (a network of cell towers) within the City that would generate recurring revenue streams.

SUMMARY:

Milestone Communications is an official partner of the Virginia Association of Counties (VACo) and is not currently under contract with any communities in Virginia. Their purpose is to increase cell coverage and produce a revenue stream to the local governments by renting space to providers of cell service on existing and new towers on City/school properties.

PRIOR ACTION(S):

Discussion on February 14, 2012

FISCAL IMPACT:

From attached proposal:

- Estimate that eight sites could be feasible for development within seven years
- Estimate 24 wireless leases (3 per tower site)
- Leases could generate \$280,000 in one-time fees and over \$300,000 in recurring annual revenue
- Over seven years, total revenue could be \$1.8 million.

CONTACT(S):

Kimball Payne – City Manager – 455-3990  
David Owen – Public Works Director - 455-4469  
Lee Newland – City Engineer – 455-3947

ATTACHMENT(S):

Proposal from Milestone Communications  
Map of existing cell towers and City owned property

REVIEWED BY:



September 12, 2012

Mr. Kimball Payne  
City Manager  
City of Lynchburg  
900 Church Street  
Lynchburg, VA 24504

Re: Wireless Infrastructure Revenue Potential for the City of Lynchburg

Dear Mr. Payne,

We are looking forward to continuing our dialogue regarding a partnership between Milestone Communications and the City of Lynchburg to add your 162 sites to a location bank for potential wireless infrastructure development. There is no cost to the City of Lynchburg for Milestone to market these sites, and no risk, in that the City of Lynchburg controls authorization for all development, should a site be requested.

Attached you will find an overview map of the City, including existing telecommunications facilities and City-owned sites. Below is a summary of our revenue projection for the City of Lynchburg, factoring in the attached map and our operating history.

Based on our 12-year history partnering with Fairfax County Public Schools, Northern Virginia Electric Cooperative, Frederick County Public Schools, and Prince William Park Authority, as well as an analysis of your City-owned sites and competing wireless infrastructure, Milestone makes the following development and revenue projections:

- We believe at least eight of your sites are feasible for development within the next seven years. This is a very conservative estimate and was derived from development history with our existing partners as follows:

Partner	# of Sites Marketed	# of Towers Built	Development Rate
Fairfax County Public Schools	51	20	39%
Northern Virginia Electric Cooperative	91	6	7%
Frederick County Public Schools	62	5	8%
Prince William Park Authority	58	7	12%

*On average, Milestone has constructed towers on 15% of the raw land sites owned by these four partners.*

- We estimate a total of **24 wireless leases** (an average of 3 leases per tower).
- Leases from eight towers could generate **\$280,000** in **one-time fees** and **over \$300,000** in **recurring, annual revenue** (with 3% escalations) for the City.
- Over a period of seven years, the total revenue projection to the City, including both one-time fees and recurring income would be approximately **\$1.8 million** (see Exhibit A).

Over the last ten years, Milestone has created very strong marketing channels. If we are entrusted with marketing the **162** City of Lynchburg sites under a Master Lease Agreement, your sites will receive more visibility, making them more likely to be selected for future infrastructure development.

We look forward to discussing next steps with you. I will follow up to schedule a convenient time to speak with you next month.

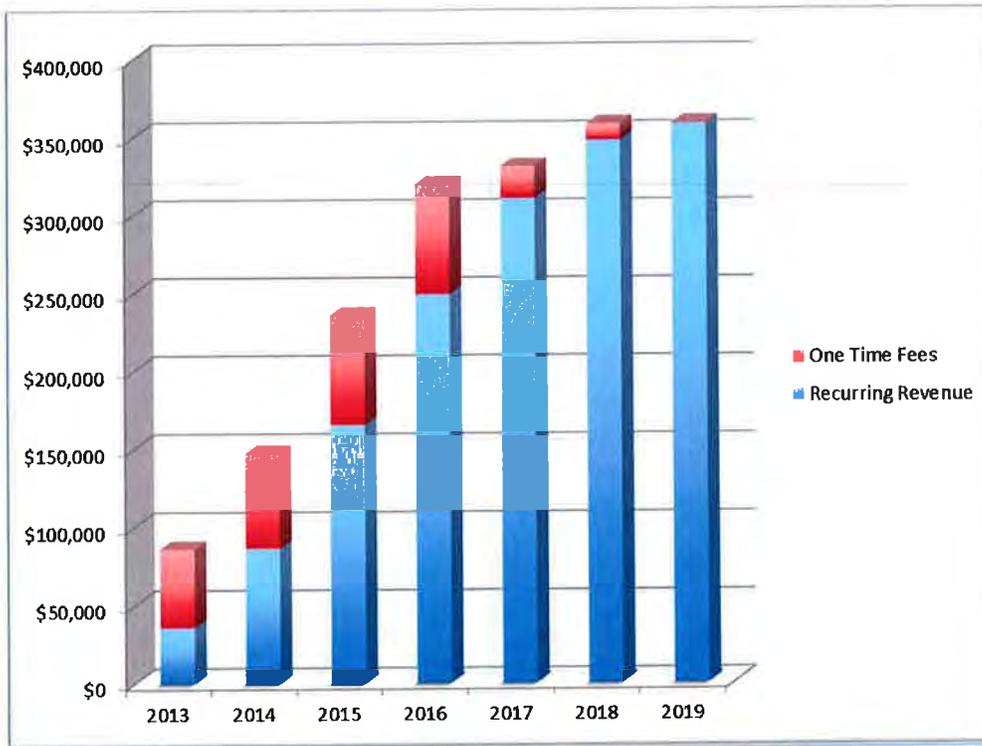
Best regards,



Jennifer Bond  
Director of Marketing

**Milestone Communications  
Wireless Infrastructure Revenue Estimates for the City of Lynchburg**

**Exhibit A**

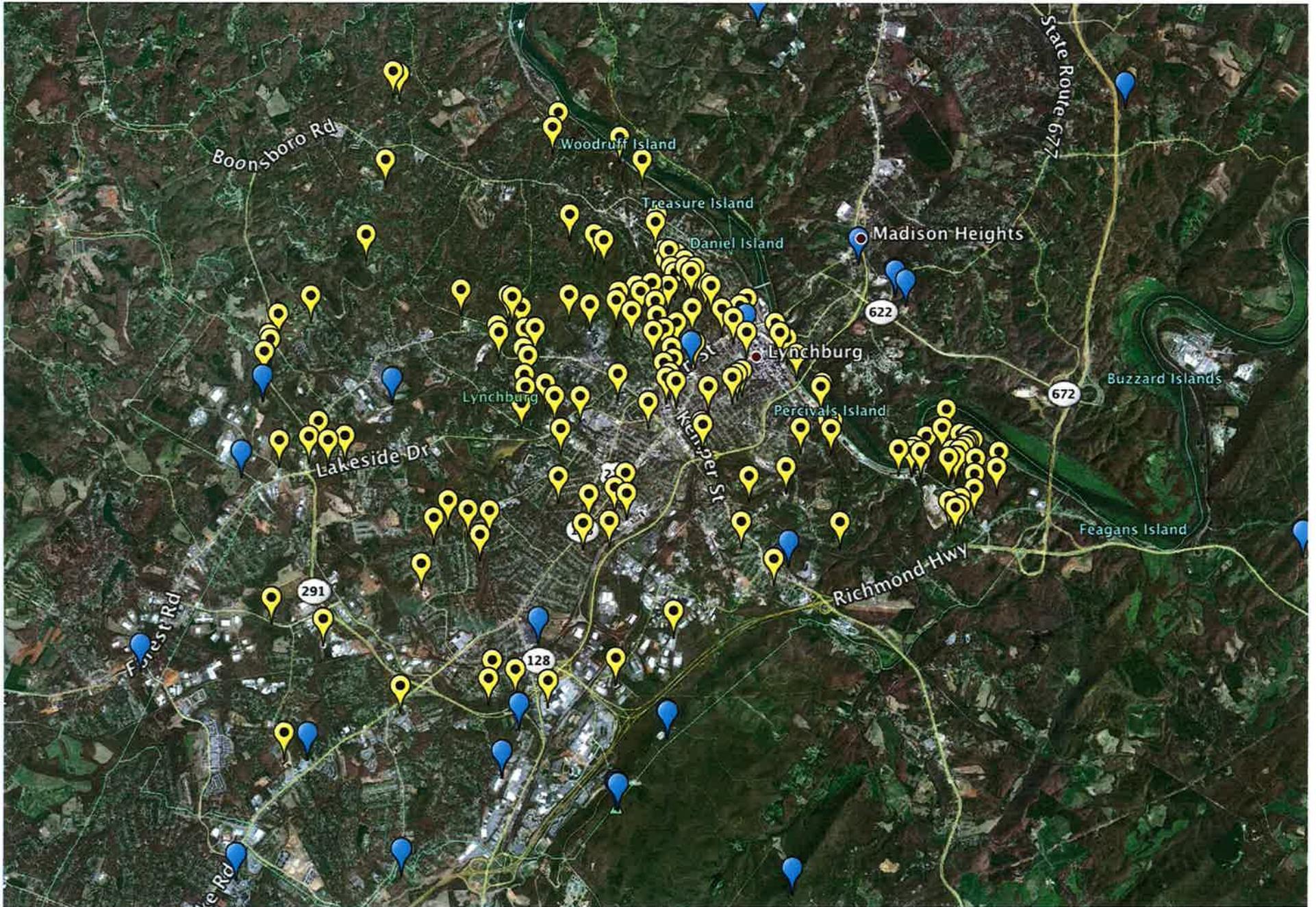


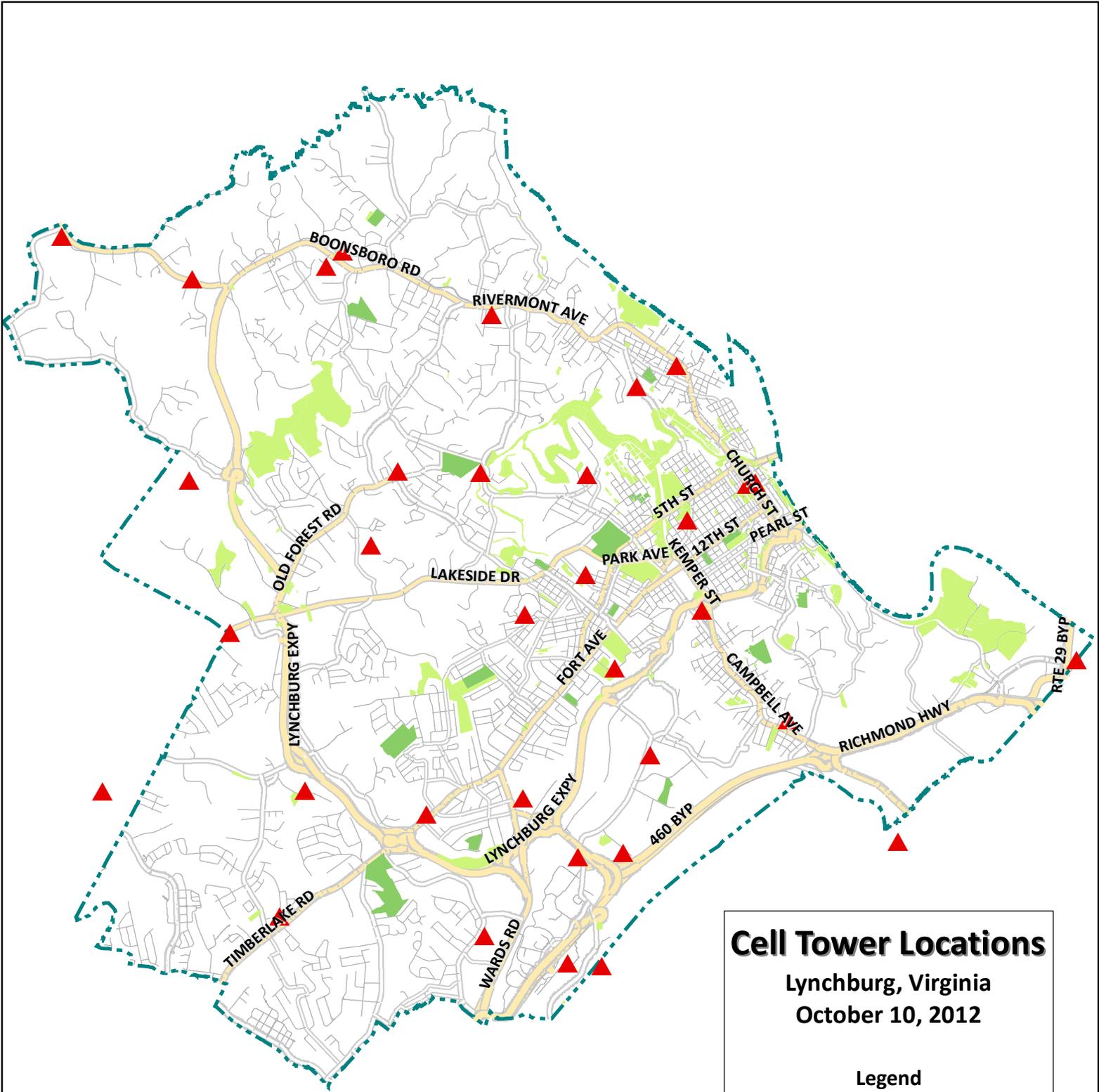
Year	2013	2014	2015	2016	2017	2018	2019	Total
Towers Built	2	2	2	2	0	0	0	8
Cumulative Towers	2	4	6	8	8	8	8	8
New Leases	2	4	6	6	4	2	-	24
Cumulative Leases	2	6	12	18	22	24	24	24
One-Time Fees	\$50,000	\$60,000	\$70,000	\$70,000	\$20,000	\$10,000	\$0	\$280,000
Annual Ground Rent	\$36,000	\$86,250	\$165,500	\$249,142	\$310,640	\$347,782	\$358,216	\$1,553,530
<b>Total Revenue</b>	<b>\$86,000</b>	<b>\$146,250</b>	<b>\$235,500</b>	<b>\$319,142</b>	<b>\$330,640</b>	<b>\$357,782</b>	<b>\$358,216</b>	<b>\$1,833,530</b>

City of Lynchburg Properties

 City properties

 Existing cell sites



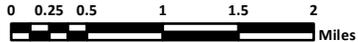


## Cell Tower Locations

Lynchburg, Virginia  
October 10, 2012

**Legend**

- ▲ Cell Tower
- City-owned property
- School property
- - - Corporate Limit



DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.



**LYNCHBURG CITY COUNCIL**  
**Agenda Item Summary**

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CONSENT:

REGULAR:

WORK SESSION:

CLOSED SESSION:  
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Sewer Extension Policies Discussion**

RECOMMENDATION: Continue discussion regarding existing sewer extension policies. Structure policies such that those receiving the benefit of the sewer extension bear more of the cost associated with the extension.

SUMMARY: Additional information was requested during the June 12, 2012 PDC meeting in order to further the discussion related to the options of extending sewer service to unsewered areas within the City. As a result, we have compiled information from Virginia First Cities and their sewer extension policies and associated fees. We have also provided a summary of significant capital needs and priorities in the sewer fund which we are currently unable to adequately fund. We have also provided a summary of the dilemmas associated with sewer extensions for further discussion.

PRIOR ACTION(S):

Previous discussion with PDC on June 12, 2012

FISCAL IMPACT: The current sewer extension program is not financially sustainable.

CONTACT(S):

James Talian, Water Quality Manager-CSO, 455-3953

Tim Mitchell, Director of Utilities, 455-4252

ATTACHMENT(S):

Summary of Sewer Fund Capital Needs

Virginia First Cities Sewer Extension and Fee Information

Sewer Extension Policy Dilemma

Unsewered Area Map

REVIEWED BY:

## **Summary of Sewer Fund Capital Needs**

**CSO** – Currently still the largest capital need. Current status – after current projects are completed there is no debt capacity available for future work over the next couple of years. CSO is still the top priority project related to water quality. Results of the Long Term Control Plan Update are forthcoming and may warrant a different financial strategy.

**WWTP** – The WWTP requires ongoing renewal and replacement of components due to age and the harsh environment. We recommend \$500,000 to \$1.0 million be budgeted annually for this purpose.

**Sanitary Sewer Collection** needs – \$1.0 to \$1.5 million annually in ongoing inspection and maintenance is needed. This includes sanitary sewer evaluations, line inspections, root removal and control, renewal and replacement. With 450 miles of sewer line, 4.5 miles would need to be replaced annually to renew the system once every 100 years. This is not included in the cost above.

**Burton Creek Interceptor** - Based on flow monitoring, sewer system modeling, and visual observation the Burton Creek Interceptor which serves Wards Road and a large portion of Liberty's Campus is essentially out of capacity. During some rainfall events the line surcharges and is subject to overflowing. As a result this line is in need of replacing at a cost of \$5 to \$6 million.

**WWTP Nutrient Upgrades** – Pending the results of the James River Chlorophyll-a study a major nutrient related upgrade may be needed around 2017. Approximate cost \$60-70 million.

**Sewer Extensions** - \$50 - \$60 million needed to provide sewer service to the unsewered areas of the City.

## **Virginia First Cities – Sewer Extension and Fee Information**

**Note: Information obtained from websites. State averages obtained from Draper Aden Associates annual Rate Study**

### **State Connection & Capital Recovery Charges**

- Average Connection Fee (All) = \$2,890
- Average Capital Recovery Charge (All) = \$5,067
  - Total = \$7,957
- Average Connection Fee (> 50,000) = \$3,100
- Average Capital Recovery Charge (> 50,000) = \$6,600
  - Total = \$9,700
- Lynchburg Connection Fee = \$1,100
- Lynchburg Availability (Capital Recovery) Fee = \$1,950
  - Total = \$3,050

### **Charlottesville**

- \$5350 facility fee

### **Hampton**

- If sewer is available then customer must connect if:
  - Septic system fails
  - Within 3 years of sewer extension or pay fees
  - Property distance less than 100 feet from sewer
  - Connection fees based on lot frontage: (30 ft lot = \$500, 40 ft lot = \$600, 50 ft lot = \$700, etc)
- Sewer Extensions
  - Undeveloped lots - majority of properties pay pro rata share of entire extension costs based on lot front footage.
  - Existing subdivisions on septic systems – same as above except pro rata share may be reduced by 50% to encourage the elimination of septic systems provided that the customer connects within one year.
  - Revenue from this source goes to a dedicated account for sewer extensions.
  - Extensions subject to availability of funds in revolving account.

## **Harrisonburg**

- Under no circumstances shall the sewer be extended unless abutting landowners pay half of the cost of the sewer extension. Cost shall be apportioned between landowners by agreement.

## **Hopewell**

- Connection required to City Sewer within 60 days of when public sewer is available unless otherwise authorized by the health officer.

## **Martinsville**

- Sewer extensions are at the sole expense of the applicant.

## **Norfolk**

- Mandatory sewer connection within 5 years of when sewer is available (within 200 ft of property), within 60 days if health hazard exists
- Cost is based on one-half of the actual cost of construction divided by the number of platted lots at the time of construction plus connection fees

## **Petersburg**

- All properties are required to connect to public sewer within 4 months of completion when sewer is within 150 feet of property unless “undue and extreme hardship” is approved by city manager or designee. Failing to do so can result in the city manager causing the connection to be made at the land owner’s cost.
- Single family connection fee = \$5,140.

## **Portsmouth**

- Connection fees equal actual cost of connection plus 25% or \$1250 minimum
- Sewer line fee of \$250 required if customer does not connect and pay connection fees within 30 days of sewer being available.
- Owner or occupant who has sewer available but chooses not to connect shall pay prevailing sewer rates even though premises are not connected to sewer.

Note: In HRSD areas additional facilities charges apply.

## **Richmond**

- Connection and capacity charge \$1,450

## **Roanoke (Western Virginia Water Authority)**

- Where sewer is available – Sewer availability fee = \$2,500 + \$2,000 connection fee + \$1,000 where pavement restoration is required.
- All buildings must connect if major septic systems repairs are needed and public sewer is within 300 ft.
- Sewer extensions based on pro rata share of entire extension costs, minimum 50% participation and cost recovery. If pro rata share is paid, up to 50
- % availability fee (\$1,250) up to the value of pro rata share will be refunded.

## **Staunton**

- Connection required to public sewer within one month of when notice to connect has been given to the property owner by the city manager. Failure to connect may result in the city causing the connection to be made at the owner's expense.
- Sewer deemed available if within 100 feet of residential property.
- If sewer later becomes available and property is on a functioning septic system then owner can apply for a delayed connection up to five years. Each year of the delay results in the customer paying the prevailing connection and availability fees plus a certain percentage. For example, within the first two years plus 10%, 3 years 15%, 4 years 20%, 5 years 25%.
- Cost of sewer extensions equal actual cost plus 30% charged to property requesting sewer.
- Connection fee = \$2,100 connection fee+ \$5,100 based on meter size (off-site facilities fee deposited in special account).

## **Winchester**

- Sewer availability fee = \$7,400

## SANITARY SEWER EXTENSION POLICY DILEMMA

### GUIDING PRINCIPLES

1. If Water Resources needs to extend sewer lines we want as many customers as possible.
2. Sewer extensions should minimize impact on existing customers.
3. The City needs to maintain sustainable neighborhoods.
4. State and federal mandates require us to improve overall water quality.
5. We need to be fiscally responsible.
6. Customers are considered served when sewer is available whether it is by gravity or by a pumped system.

### DILEMMA # 1

1. Prior to a sewer extension it seems appropriate to assign costs of construction to properties that will benefit from the sewer extension even if those properties will not connect immediately.
2. After sewer extension, the cost to connect limits the number of customers willing to connect.

### DILEMMA # 2

1. Present worth of the future value of a new customer's billings:  
\$10,300 (based on average sewer bill over 50 years at 4.5%) Note: Customer's billings fund operation, maintenance, and debt service.
2. Actual Lynchburg average cost to reach a new customer (those that could connect):  
\$17,400
3. Actual Lynchburg average cost to reach a petitioner (those that actually connect):  
\$43,400
4. Someone has to subsidize every sewer extension.
  - a. new sewer customers who need the extension
  - b. potential new sewer customers who have sewer available
  - c. existing sewer customers
  - d. taxpayers
  - e. combination of above

**DILEMMA # 3**

As water quality regulations increase, the impact of septic tanks is receiving greater recognition. Septic tank users do not contribute anything to the sewer fund, which has been the primary support for extensions in the past. There is some value associated with improved water quality when septic systems are eliminated. We just do not yet know what that value is.

**DISCUSSION POINTS**

1. From a Sewer Fund perspective, it rarely (maybe never) makes financial sense to do an extension as currently structured.
2. The following are reasons to extend sewer:
  - a. for neighborhood sustainability (drainfield failures)
  - b. for water quality
  - c. to support development
3. The following benefit from sewer extensions
  - a. taxpayers
  - b. stormwater customers from a water quality perspective
  - c. developers
  - d. the property owner receiving the extension
  - e. sewer fund customers provided that the cost of extension is more equitably distributed

Questions:

1. Is it worthwhile to have a sewer extension program?
2. If so, should the majority of those costs be subsidized by the existing sewer customers or should those receiving the most benefit bear more of the burden?

**RECOMMENDATION**

The costs of sewer extensions should be shifted more toward those receiving the benefit, and away from existing sewer customers who now bear most of the cost and receive minimal benefit. A possible scenario, assuming a \$20,000 per lot extension cost, would be as follows:

- Sewer fund (existing sewer customers) to bears up to 25% of the costs (\$5,000)
- On a pro rata basis, properties served by a sewer extension bear 50% of the costs (\$10,000). If they connect within one year then they receive a 50% discount as an incentive to connect (\$5,000).
- General fund contributes (\$5,000).

Additional options include:

- Flat monthly fee for those that have sewer available but choose not to connect. This would help offset the debt service.
- Increase the pro rata share by, say 10% per year they choose not to connect.
- Mandatory connections.
- Base fees on average cost per lot to extend.
- Establish a maximum extension length, possibly longer if a low pressure system is used.
- Others?

# Sewer Customers & Noncustomers

City of Lynchburg  
Department of Water Resources  
July 2012

	Customer	18,311
	NonCustomer, within 50' of sewer	7,141
	NonCustomer, over 50' from sewer	6,165
	Corporate Limit	

DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.

