

NOTICE OF PUBLIC MEETINGS

DATE	TIME	EVENT/PLACE **	PERSONS ATTENDING
January 19	11:00 a.m. 3:00 p.m.	ECONOMIC DEVELOPMENT AUTHORITY ECONOMIC DEVELOPMENT COMMITTEE	Pyles & Kelley
January 23	9:30 a.m. 1:30 p.m.	BOARD PRIORITAZATION MEETING STAFF BRIEFING	All Members All Members
January 24	8:30 a.m. 7:00 p.m.	DEPARTMENT OF SOCIAL SERVICES AUGUSTA COUNTY EMERGENCY SERVICES OFFICERS	Garber Pyles & Kelley
January 25	4:00 p.m. 7:00 p.m.	EMERGENCY SERVICES COMMITTEE BOS MEETING	Pyles & Kelley All Members
January 26	4:00 p.m.	LIBRARY-Fishersville	Pattie
January 31	6:30 p.m.	AGRICULTURE INDUSTRY BOARD	Garber
February 1	10:00 a.m.	MPO POLICY BOARD	Coleman
February 2	9:30 a.m. 1:30 p.m.	BZA STAFF BRIEFING BZA	
February 6	1:30 p.m. 1:30 p.m.	ACSA CMPT	Bragg, Pyles & Shull
February 8	3:00 p.m. 7:00 p.m.	ORDINANCE COMMITTEE BOS MEETING	Shull & Bragg All Members
February 14	2:00 p.m. 7:00 p.m.	JAIL AUTHORITY PLANNING COMMISSION	
February 15	7:00 p.m.	PARKS & RECREATION COMMISSION	Coleman
February 21	10:00 a.m. 10:00 a.m. 11:30 a.m. 1:30 p.m. 5:30 p.m.	VPAS (W'boro Senior Citizen Center) ECONOMIC DEVELOPMENT COMMITTEE EMERGENCY SERVICES COMMITTEE STAFF BRIEFING CAP-SAW	Pyles & Kelley Pyles & Kelley All Members Pyles & Coleman
February 22	7:00 p.m.	BOS MEETING	All Members
February 28	8:30 p.m. 7:00 p.m.	DEPARTMENT OF SOCIAL SERVICES AUGUSTA COUNTY EMERGENCY SERVICES OFFICERS	Garber Pyles & Kelley
March 1	10:00 a.m.	MPO POLICY BOARD	Coleman
March 2	9:30 a.m. 1:30 p.m.	BZA STAFF BRIEFING BZA	
March 6	1:30 p.m. 1:30 p.m.	ACSA CMPT	Pyles, Bragg & Shull
March 8	3:00 p.m. 7:00 p.m.	ORDINANCE COMMITTEE BOS MEETING	Shull & Bragg All Members
March 14	7:00 p.m.	PLANNING COMMISSION	
March 15	7:00 p.m.	PARKS & RECREATION COMMISSION	Coleman
March 16	11:00 a.m.	ECONOMIC DEVELOPMENT AUTHORITY	
March 20	10:00 a.m. 11:30 a.m. 1:30 p.m. 7:00 p.m.	ECONOMIC DEVELOPMENT COMMITTEE EMERGENCY SERVICES COMMITTEE STAFF BRIEFING RECYCLING COMMITTEE	Pyles & Kelley Pyles & Kelley All Members Pattie
March 21	10:00 a.m. 5:30 p.m.	VPAS CAP-SAW	Pyles & Coleman
March 22	7:00 p.m.	BOS MEETING	All Members
March 23	4:00 p.m.	LIBRARY (FISHERSVILLE)	Pattie
March 28	8:30 a.m. 7:00 p.m.	DEPARTMENT OF SOCIAL SERVICES AUGUSTA COUNTY EMERGENCY SERVICES OFFICERS	Garber Pyles & Kelley

DATE: January 19, 2017
H:calendar

**All meetings are at the Government Center unless otherwise noted.

MEMORANDUM

January 19, 2017

TO: Augusta County Board of Supervisors

FROM: Timothy K. Fitzgerald, County Administrator

SUBJECT: SPECIAL MEETING, MONDAY JANUARY 23, 2017, 9:30 a.m.
and

SUBJECT: STAFF BRIEFING, MONDAY, JANUARY 23, 2017, 1:30 p.m.
Board Meeting Room, Government Center, Verona, VA

ITEM NO.	DESCRIPTION
	9:30 a.m. PRIORITIZATION MEETING
	12:00 p.m. LUNCH
	* * *
S/B-01	1:30 p.m. <u>VDOT ROADS</u> Report by VDOT (see attached)
S/B-02	<u>ECONOMIC DEVELOPMENT</u> 1. Report by Staff. (see attached) 2. Mill Place Development Plan Update
S/B-03	<u>FIRE AND RESCUE</u> Report by Staff. (see attached)
S/B-04	<u>SOCIAL SERVICES</u> Report by Staff
S/B-05	<u>QUARTERLY FINANCIAL REPORT</u> Presentation of quarterly financial report. (see attached)
S/B-06	<u>REASSESSMENT</u> Discuss timing of next reassessment at 5 (1/1/19) or 6 (1/1/20) years. (see attached)
S/B-07	<u>INFRASTRUCTURE MATCHING GRANT</u> Discuss adds/deletes on Infrastructure and Parks & Recreation per fund balance policy. (see attached)
S/B-08	<u>REFUND REQUEST</u> Discuss a refund request by Pilot Travel Centers, LLC in the amount of \$8,755.17. (see attached)
S/B-09	<u>DOMINION PIPELINE</u> Discuss FERC environmental impact statement. (see attached)

VDOT Report
January 23, 2017

Mr. Shull (Riverheads)

- RTE 656 (Offliter Rd) and RTE 608 (Cold Springs Rd) drainage issues with downstream subdivision.
- RTE 681 Mt Herman Rd. – Preliminary survey and planning of deficient structure replacement underway.

Mrs. Bragg (South River)

- Update on Route 610 (Howardsville Turnpike) – design complete, in R/W phase.
- RTE 608 (Draft Ave) between RTE 1511 (Flory Ave) and RTE 610 (Howardsville Turnpike) – conducting speed study to determine if any adjustment in existing 45 mph speed limit is appropriate, especially approaching the traffic signal at Rtes. 608/610. Speed samples secured, review in progress.
- 340 signal coordination public hearing to be held Thursday 6:00 pm at Stuarts Draft Elementary School.

Mr. Coleman (Wayne)

- RTE 250 & RTE 1306 (Birchwood Rd) – Location of Drainage concerns along RTE 1306 of existing crossline pipe is completed. Material has been acquired to construct drainage ditch along RTE 250. Waiting on suitable weather conditions to complete the work.
- RTE 250 at RTE 640 – planning to modify existing signs on the traffic signal for “Old White Bridge Rd” to include message for “Goose Creek Rd Ext”. Completed.

Mr. Kelley (Beverly Manor)

- Update on RTE 612 (Laurel Hill Rd) project is continuing to progress. Completion date May, 2017
- RTE 613 (Old Greenville Rd) – Springlake subdivision had a walk thru inspection with Land Use engineer for final punch list items and acceptance into the system

Mr. Garber (Middle River)

- RTE 774 (Broad Run Rd.) Environmental clearances have been received and the inlet and outlet of pipe cleanout is completed. Ditch restoration and cleanout is scheduled and will be completed when weather permits.

Dr. Pattie (North River)

- RTE 42 (Scenic Highway) – Drainage concerns with property owner of Zak’s Country Store is under review. Survey and Hydraulic studies have been completed. Workable solution is still under review.
- RTE 607 (Mt. Solon Rd) & RTE 843 (Drainage Divide Ln) – Sight distance improvement project is complete. New fence install for Mr. Gardner is scheduled.
- RTE 738 (Roudabush Ln.) & RTE 42 –Mirror has been ordered, installation upon delivery.

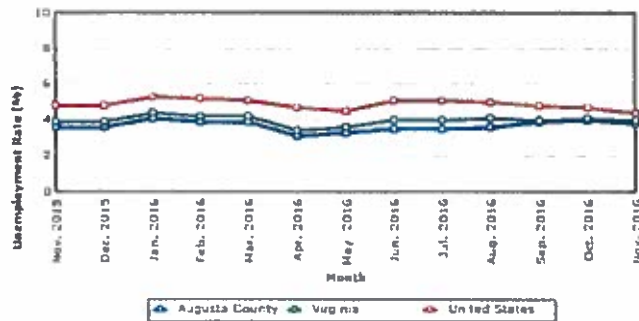
1/17/2017

Economic Development Monthly Report for November/December 2016

Unemployment Rate
Business Licenses Issued
Prospect Generation
Mill Place Commerce Park
Economic Development Authority
Existing Industry Visits
Partner Agency Interaction
Shenandoah Valley Partnership
Small Business Development Center
Tourism Update
Marketing Initiatives/Media
Virginia Business Ready Sites Program



Unemployment Rates
Past 12 Months



November 3.6%

Labor Force:
35,596
Employed:
34,230
Unemployed:
1,366



Mill Place Commerce Park



- Water Tank:**
 - All tank work is complete.
 - Easements for waterlines are being finalized.
- BMP#3: Howdysshell Excavating, Inc.**
 - Basin was refilled.
 - Minor items will be completed as weather permits.
- Walking Trail**
 - Funding approved.
 - Construction will follow the site work on Lot 13.
- Development Plan:**
 - Timmons will present draft plan at January staff briefing (1.23.16)





Economic Development Authority

*(Regular meetings every other month
on the third Thursday at 11am)*

- Last meeting: January 19, 2017
- Next meeting: March 16, 2017

**Remember to refer people to the
Augusta Small Business Loan Fund**



Shenandoah Valley Partnership Update

- Site Consultant Breakfast and Site Tour 11/14
- Marketing Mission to Atlanta 11/14-11/16
- Marketing Committee Retreat 11/18
- VEDP Writers Tour Lunch 12/8
- Marketing Committee 12/16



Small Business Development Center

	Clients Seen	Sessions	Hours	Attendees	Events
SBDC All Offices November 2015	29	35	98	25	3
Verona Office November 2015	3	3	8	11	2
SBDC All Offices November 2016	23	30	65	39	3
Verona Office November 2016	1	1	3	3	1



Tourism Update

Augusta County Tourism



- *Grant Program*
 - *Grant Awardees:*
 - Augusta County Historical Society - \$2,500
 - Red Wing Roots Music Festival - \$2,500
 - Stable Craft Brewing - \$2,500

Marketing Initiatives

- Facebook Pages
 - 142 “likes” and growing as of January ‘17
- “The Current View” Electronic Monthly Newsletter
 - List includes 347 names as of January ‘17
 - 39% open rate for November newsletter
 - 41% open rate for December newsletter
- Update to Tourism website coming 2017



Marketing Initiatives - Recent Media Continued

- **Augusta County Economic Development Website Revamped – *NBC29*, December 7**
- **Augusta County unveils revamped economic development website – *News Virginian*, December 7**
- **Augusta County to get joint agritourism grant – *News Leader*, December 8**
- **County aims to boost tourism with \$7.5K in grant awards – *News Leader*, December 23**





OFFICE OF ECONOMIC DEVELOPMENT
County of Augusta, Virginia
18 Government Center Lane, P. O. Box 590
Verona, Virginia 24482-0590
(540) 245-5619 (Voice)

AMANDA N. GLOVER
DIRECTOR OF ECONOMIC DEVELOPMENT

TO: The Chairman and Members of the Board of Supervisors

FROM: Amanda N. Glover, Economic Development Director *ANG*

CC: Tim Fitzgerald, Augusta County Administrator
Jennifer Whetzel, Deputy County Administrator

DATE: January 18, 2017

RE: Mill Place Commerce Park Master Plan

In October 2015, the Board of Supervisors authorized the Timmons Group to conduct a Business/Development Plan, Master Plan Update, and Preliminary Engineering Report for Mill Place Commerce Park. The attached draft report is presented for your review and discussion. At the January 23rd staff briefing, several members of the Timmons Group team will be present to present the report as it currently stands. **It is important to note that we are still collecting staff and partner agency comments and will continue to finalize this report in the coming weeks.** The paragraphs below review the project process, historical context, and project importance.

Project Process

A kick-off meeting was held in December 2015 with community stakeholders and Mill Place businesses and prospects to discuss the future of the Park. Throughout 2016, staff has worked with various staff members of the Timmons Group to review the Park's target markets, wastewater capacity, infrastructure, transportation network, and stormwater in an effort to develop site and grading concepts, and a long-range business plan. Several on-site meetings have been conducted including, among others, a meeting to review the intersection of Mill Place Parkway and Laurel Hill Road, a meeting with Augusta County Service Authority to understand water and sewer capacities in the



MILL PLACE COMMERCE PARK
DRAFT MASTER PLAN UPDATE
AND
PRELIMINARY ENGINEERING REPORT



ATTN: Ms. AMANDA GLOVER
DIRECTOR OF ECONOMIC DEVELOPMENT
AUGUSTA COUNTY
P.O. Box 590
18 GOVERNMENT CENTER LANE
VERONA, VA 22482-0590

PREPARED BY:

TIMMONS GROUP 
YOUR VISION ACHIEVED THROUGH OURS

1001 BOULDERS PARKWAY, SUITE 300
RICHMOND, VA 23225

Appendices

- Appendix A: Proposed Master Plan*
- Appendix B: Existing Conditions*
- Appendix C: Environmental Features*
- Appendix D: Potential Utility Layout*
- Appendix E: Road Options*
- Appendix F: Road Sections*
- Appendix G: Existing Utility Documents*
- Appendix H: Geotechnical Reports*
- Appendix I: Boring Maps*
- Appendix J: Declaration of Covenants*
- Appendix K: Existing BMP Calculations*
- Appendix L: Engineer's Opinion of Probable Cost*
- Appendix M: Summary of Shamrock contribution to Middle River WWTP and Impact on ACSA-owned capacity*
- Appendix N: Comparison of Major Food Industry Impact on ACSA WWTP in 2015*
- Appendix O: Entrance Sign Concept Plans*
- Appendix P: Potential Return on Investment Analysis*
- Appendix Q: Recommended Transportation Network Improvements*

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DRAFT

Building Type	Building Footprint (SF)	Quantity	Total Building Footprint (SF)
A	300,000	3	900,000
B	200,000	1	200,000
C	150,000	1	150,000
D	100,000	2	200,000
E	75,000	1	75,000
F	72,000	4	288,000
G	25,000	3	75,000
H	12,000	11	132,000
I	100 Hotel Rooms	1	

Table 1: Building Summary

During the Master Planning, the site was evaluated to be split into different development areas (see Figure 2 below), so as to focus the commercial and office development at the Park's entrance, with the larger industrial development located deeper. A transition zone between these two development areas, Area 2, was added to provide area flexibility between the two types of uses. These areas will require a change to the existing zoning, but maintain similar use-types throughout the Park.

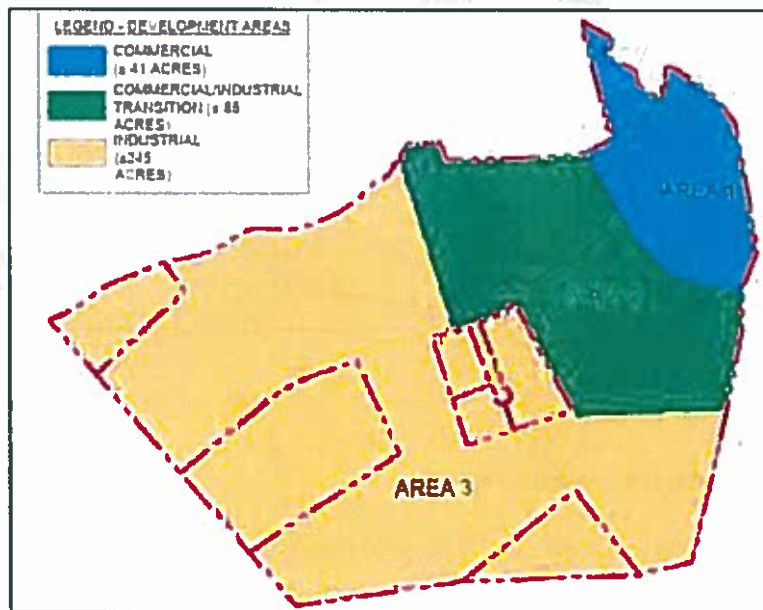


Figure 2: Proposed Development Areas

is operating under its current capacity. Additional capacity is available to provide the projected 1.6 MGD supply for Verona in the year 2027, as the Berry Farms Water Treatment Plant has a capacity of 1.0 MGD, that is only partially being used.

Sewer lines were analyzed based on provided information. Based on our review, it is suggested that as built documentation of the sanitary system, as well as flow monitoring be performed. This will allow for a better assessment of the system, as there are certain areas that are at or near capacity. Furthermore, it is recommended that a formal agreement be considered between the City and County as it relates to connection to the sewer system in Mill Place Commerce Park.

Wastewater is currently treated at the Middle River Regional Wastewater Treatment Plant (MRRWWTP), which has a capacity of 6.8 MGD. This Plant is a shared facility between the City and County, with the County owning 1.9 MGD of the treatment capacity. Due to the limitations of the Plant's TSS and BOD capacity, as shown in Tables 2 and 3, it is noted that food industry users be limited to that of carbonated beverage, brewery, and poultry/meat packaging type users. Additionally, while the extra capacity of the treatment facility can handle spikes in the system, an equalization basin may be necessary in the future to ensure the Plant stays within its permit's guidelines. In all cases the Augusta County Service Authority should be involved early with respect to all prospect inquiries from the Food and Beverage industry.

It is recommended that to ensure Augusta County is not limited in the types of food processing industries it can recruit that it address inconsistencies with the industrial pretreatment process, perform a capacity analysis for each prospect and its unique wastewater characteristics, and explore alternatives for increasing capacity at MRRWWTP.

Transportation Analysis

Timmons Group also analyzed the traffic using an iterative process to understand the carrying capacity of the intersection at Mill Place Parkway and Laurel Hill Road. The existing conditions are adequate for the site to be developed up to 25% of its overall capacity. For development up to the 50% level of capacity, the following improvements are required: additional west bound left turn lane from Laurel Hill Road, along with additional receiving and approach lanes on Mill Place Parkway. The lane widening along Mill Place Parkway would require additional right of way acquisition to support the expansion. Future development, beyond 50% capacity, would require a secondary access point, as discussed above, to Technology Drive.

Entrance Signage

An entrance sign was also conceptualized at the entrance to the Park at Laurel Hill Road through an interactive process with the County through a design charrette. Through feedback and discussion of stakeholders, the sign was designed with the idea of movement and progress in mind, using a blue aluminum composite wall, with local stone, and black or gray colored lettering. Evergreen trees and up lighting are recommended to compliment the structure, as shown in Figure 4.



Figure 4: Gateway Entrance Sign – Site Context

Review of Declaration of Covenants and Target Sector Analysis

The Declaration of Covenants and Restrictions was reviewed to recommend revisions in an effort to create a clearer document, removing language or actions that could be interpreted as subjective in nature. While there were some minor notes made regarding the document in general, the largest and perhaps most critical recommendation of this section is to remove a perceived added layer of subjective review during the site plan application, with the reference to the Architectural Review Committee in

Following is a summary table identifying the potential development costs as well as potential phasing:

Mill Place - Summary of Opinion of Probable Costs	Overall Costs
Ph 1 - Infrastructure Costs – Overall Site	
Connector Road to Technology Drive (1,900 LF)	\$4,268,000
Entrance Roadway Improvements	\$2,500,000
Landscaped Entrance / Signage	\$350,000
Stonedust Fitness Trail Network (20,000 LF x \$15/LF)	\$300,000
Ph 2 – Infrastructure Costs – Development Pod A	
Road to serve Pod A (1,200 LF)	\$4,342,000
Water & Sewer Utilities to Serve Pod A	\$1,933,000
Ph 3 - Infrastructure Costs – Development Pod C	
Road to serve Pod C (2,850 LF)	\$5,613,000
Water & Sewer Utilities to Serve Pod C	\$1,332,000
Total Infrastructure Costs for Full Development	\$20,638,000

Table 4: Summary of Opinion of Probable Costs

At full build-out, it's anticipated the County will generate approximately \$413 million of additional investment in Mill Place Commerce Park. Using the County's 2015 real estate tax rate of \$0.58 per \$100 of assessed value and the machinery and tools tax rate of \$2.00 per \$100 with 20% assessment ratio, the return on investment model shows an annual revenue stream of \$2.1 million upon build-out of the Park.

Conclusions and Recommendations

Given our understanding that Augusta County desires to achieve a Virginia Tier 4 or Tier 5 status for the site, we have drawn the following conclusions and are making the following recommendations:

1. The County complete the necessary due diligence to achieve a Tier 4 status. This includes a topographic survey (1' contours) and a formal wetlands delineation with COE Confirmation.
2. Start working towards the recommended infrastructure improvements identified above. Given the timelines associated with engineering design and approvals, we recommend the County specifically proceed with engineering design for the connector road to Technology Drive and the first phase of the road and utility extension into Pod C (behind Shamrock Farms) to open this parcel up for development.

Section 2 – Project Purpose and Scope

Mill Place Commerce Park went through an initial Master Planning in 2000. Since then the 300+ acre site has seen several lots developed, including those for Shamrock Farms and Dascom, as well as additional infrastructure improvements. The Park is conveniently located off of Interstate 81, providing connectivity to major transportation networks serving the Mid-Atlantic Region.

With various development and infrastructure improvements occurring in the Park, revisiting the Master Plan and updating the development strategy is now necessary to continue its build-out, influence necessary capital improvements and best understand the target industries that fit. This update to the Master Plan will assist the County by providing a road map to achieve a Virginia Tier 4 or Tier 5 status for Mill Place Commerce Park, while understanding how to accommodate the County's target market sectors.

The plan and report that follow offer a fresh perspective for the Master Plan, and provide a target for the next 10 years of development. This is done while keeping a realistic and flexible eye towards preferred industry and businesses.

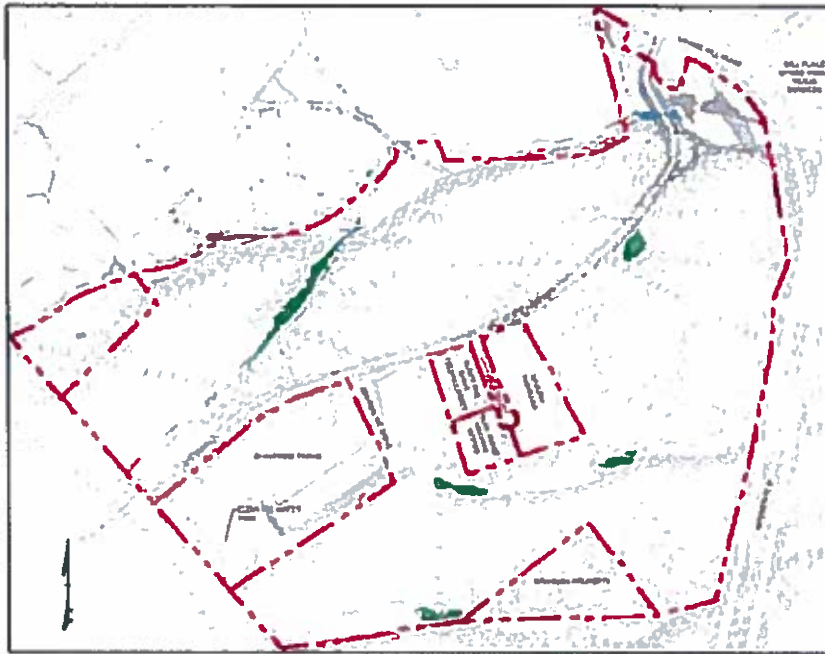


Figure 5: Existing Conditions (Appendix B)

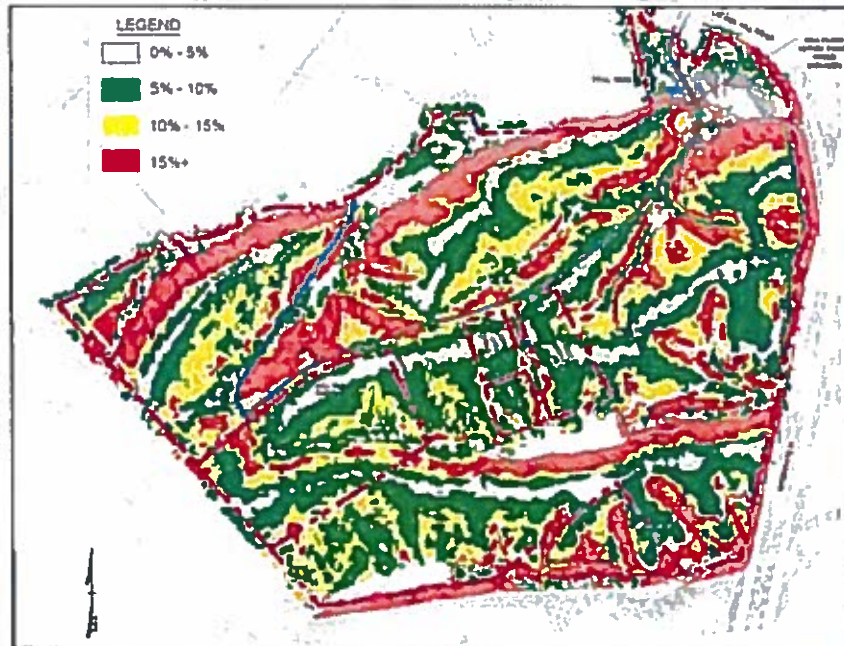


Figure 6: Slope Analysis Map

site. The fourth option considered a connection to Industry way, however this option would lead to increased traffic on Mill Place Parkway.

Road Option	Max Slope	Length	Elevation Change	Max Cut	Cut (CY)	Fill (CY)	Net (CY)	Comments
1	7.53%	1,380 feet	53 feet	28 feet	42,008	27,980	14,028 (CUT)	Grade too steep
2	4.00%	1,900 feet	10 feet	12 feet	31,940	32,510	570 (FILL)	Recommended Option
3	7.28%	1,980 feet	72 feet	16 feet	37,907	37,893	14 (CUT)	Grade too Steep
4	4.25%	1,710 feet	2 feet	4 feet	8,972	7,929	1,043 (CUT)	Improvements at Laurel Hill Req'd

Table 6: Road Options Summary

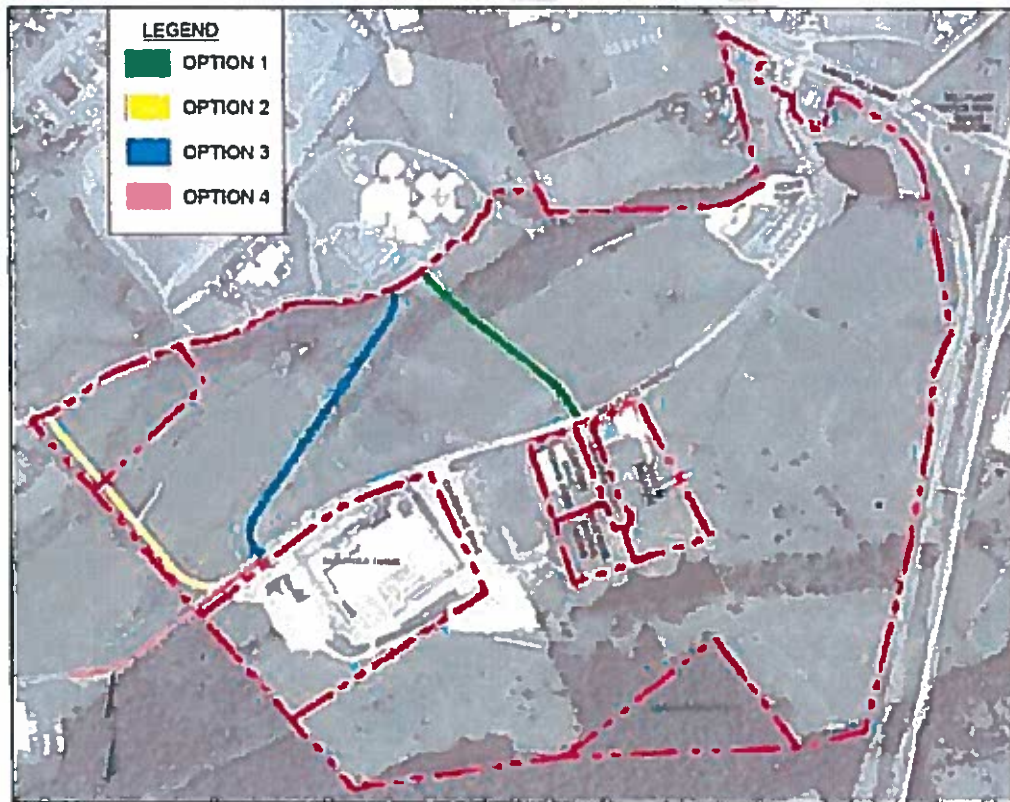


Figure 9: Road Options (Appendix E)

subsurface inspection.

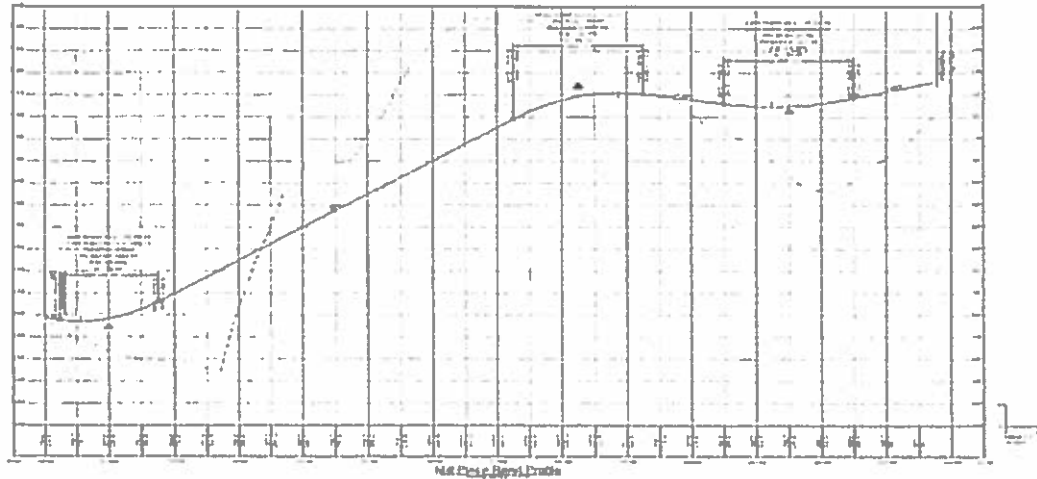


Figure 11: Secondary Access Point Option 1 Profile (Appendix E)

Secondary Access Point – Option 2, Recommended Option

The second option (the recommended option) connected Technology Drive down to the cul-de-sac at the end of Mill Place Parkway using a sweeping arc, appropriate for truck traffic through movements. Consideration of the topography, as well as the subsurface conditions needed to be considered in this location. An additional consideration was the lost opportunity of not having a larger pad available in this location.

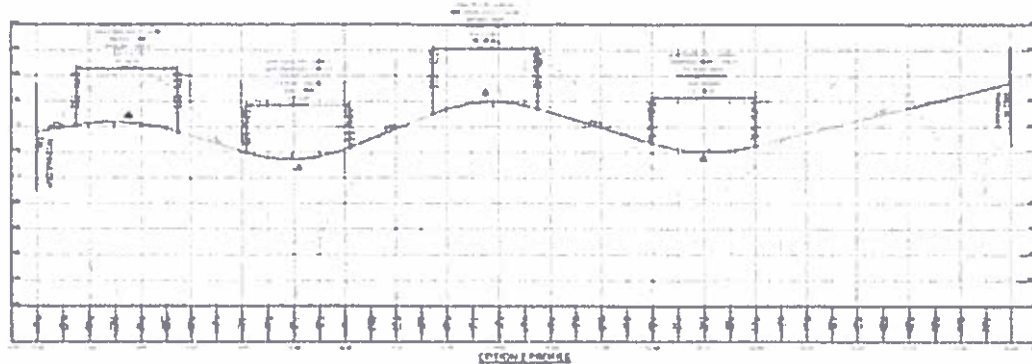


Figure 13: Secondary Access Point Option 2 Profile (Appendix E)

Secondary Access Point – Option 3

After the analysis of Options 1 and 2, a final check was done on connecting the intersection with Technology Drive from Option 1 to the intersection with Mill Place Parkway from Option 2.

While the grade was more feasible than Option 1, the circuitous nature of this alignment did not enhance site development layout and square footage yield potential.

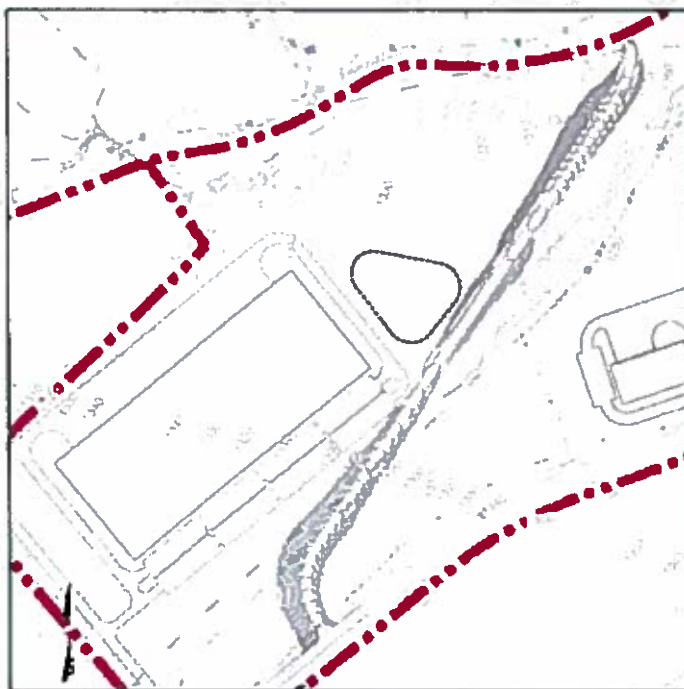


Figure 14: Secondary Access Point Option 3 Layout (Appendix E)

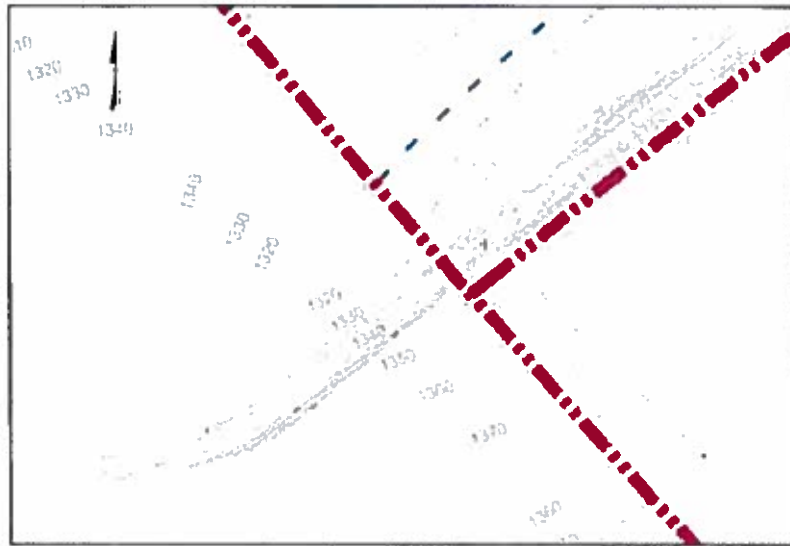


Figure 16: Secondary Access Point Option 4 Layout (Appendix E)

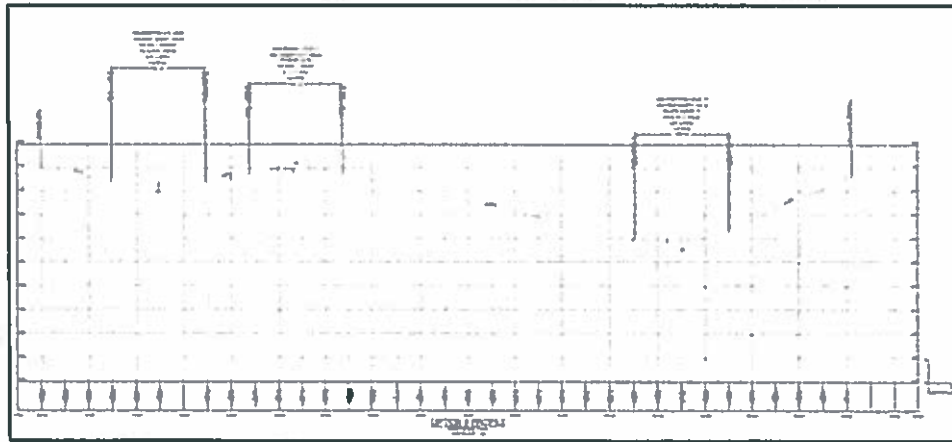


Figure 17: Secondary Access Point Option 4 Profile (Appendix E)

Section 3.4 – Development Areas

While reviewing current Park development, the previous Master Plan and other work that has gone into this site over the last decade, it was clear that the site should be divided into development areas. More commercial-based uses should be located near the entrance at Laurel Hill Road, while industrial-based uses should be located to the west of the site. Additionally, to maintain some flexibility in the overall development, it is important that there is a transition zone between those two broad uses, allowing market demand to have some influence on the site's build-out.



Figure 19: Proposed Master Plan (Appendix A)

Building Type	Building Footprint (SF)	Quantity	Total Building Footprint (SF)
A	300,000	3	900,000
B	200,000	1	200,000
C	150,000	1	150,000
D	100,000	2	200,000
E	75,000	1	75,000
F	72,000	4	288,000
G	25,000	3	75,000
H	12,000	11	132,000
I	100 Hotel Rooms	1	

Table 8: Building Summary

Area 1 should remain commercial and office in nature, with the potential for some form of hospitality development. In addition to the existing single-story office space currently constructed,

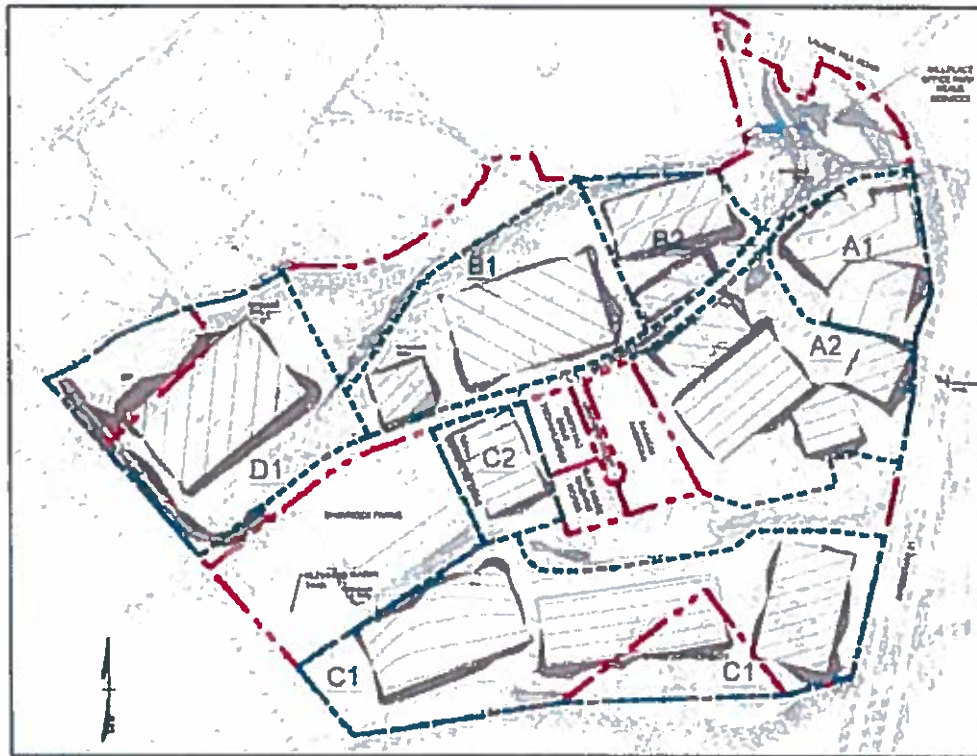


Figure 20: Development Pods Overview

In order to best understand the site development limitations and constraints of each development pod, we performed basic cut-fill analysis utilizing site development programs. We have summarized the approximate earthwork along with probable costs of pad-ready sites to provide the County with a good estimated cost should a prospect desire the County to construct a pad-ready site. Given that the some of the geotechnical borings encountered rock (practical refusal), we included a 30% contingency in these estimates for potentially bad soils and rock mitigation. For this analysis the cut to fill ratios were all within 5-10% which equates to the site being balanced with no material needing to leave or be imported to any particular development. Below is a table summarizing cut-fill analysis by pod:

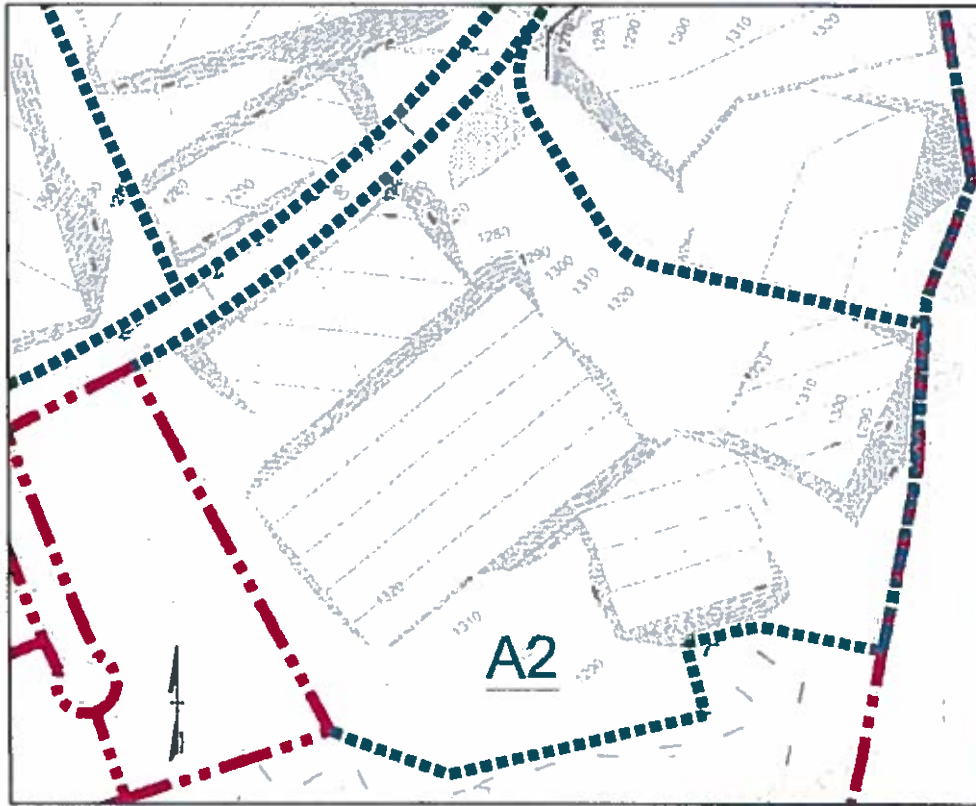


Figure 22: Pod A2 – 43 Acres

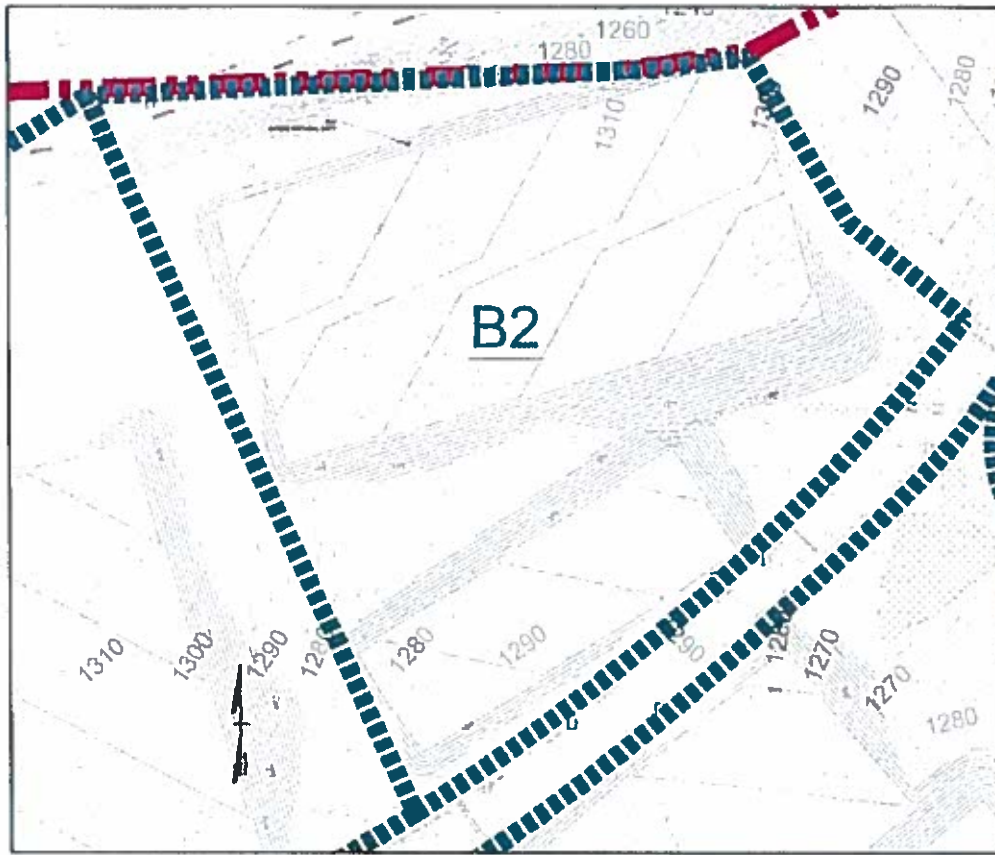


Figure 24: Pod B2 – 17 Acres

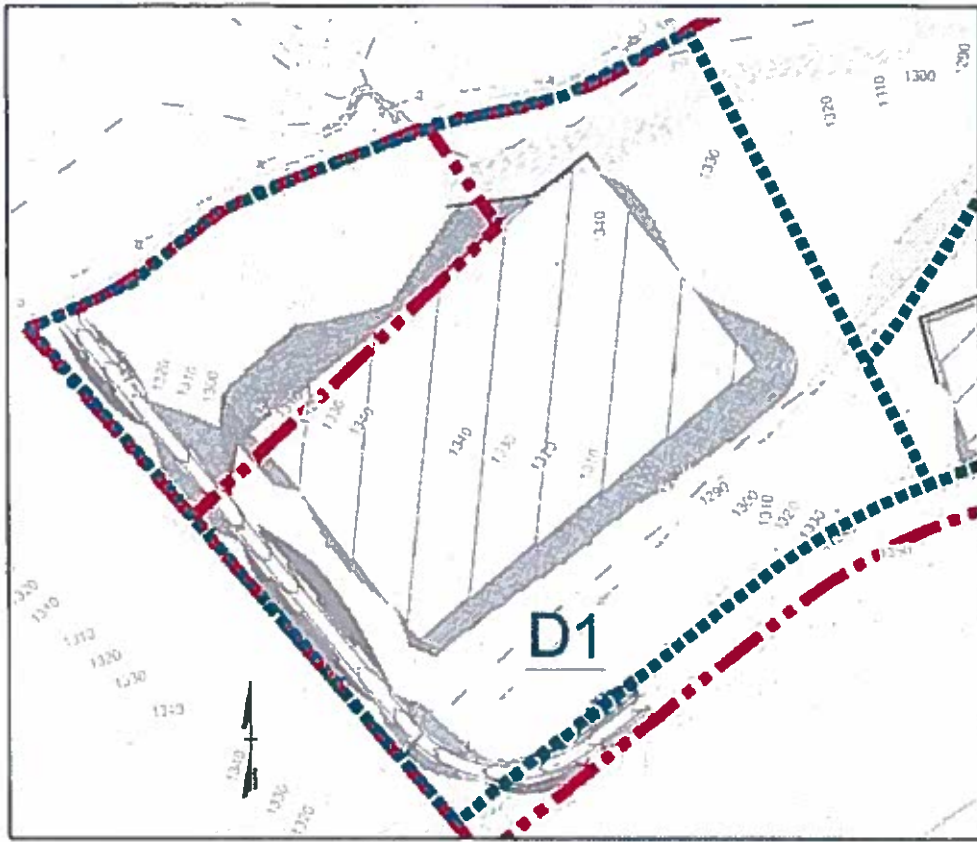


Figure 27: Pod D1 – 48 Acres

that will need to be extended along the roads can be constructed within right-of-way and utility easements. Below is a typical roadway section for these proposed roads.

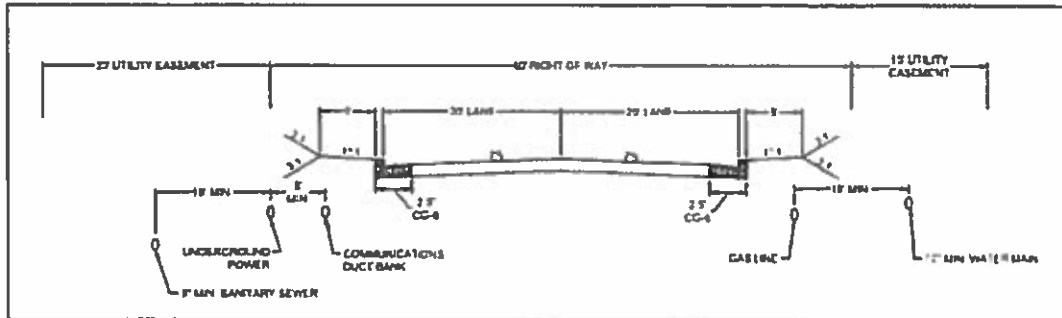


Figure 28: Typical Road Section – Mill Place Parkway Extension and Access Road A & C (Appendix F)

Soils

The Soil Survey, as prepared by the USDA Natural Resource Conservation Service, was used to determine the existing soils at the site as BMP design and performance is highly contingent upon hydrologic soil group (HSG). Soil survey maps are useful in providing a baseline of expected soil characteristics across large scale areas to help with planning for suitability of potential BMPs, but more detailed geotechnical soil borings will be required prior to the design stage to more accurately characterize local water tables, soil porosity, and infiltration rates. These borings will need to be prepared in addition to what has been done preliminarily, as they require site specific data to demonstrate compliance with the specifications associated with each BMP, in accordance with the stormwater regulations. Soils are classified by the Natural Resource Conservation Service into four Hydrologic Soil Groups based on the soil's runoff potential. The four Hydrologic Soils Groups are A, B, C, and D. Where A's generally have the smallest runoff potential and D's the greatest. Illustrated below in Figure 24 is a map of soil survey data by hydrologic soil group for the site, where B soils contain a mixture of gravelly sand and clay with a moderate infiltration rate, and C soils contain a mixture of sand, clay, and loam and have low infiltration rates. The site is primarily covered by C soils (approximately 200 Acres or 60%), with B soils (approximately 71 Acres or 21%) on the edges of the overall property. D soils make up the remaining 63 acres, respectively.

While there has been no indication of Karst Topography on the property in any of the geotechnical reports, the Valley and Ridge Region of the State is known to have a high concentration of Karst. Because of this, additional testing will potentially be required in the areas where any stormwater management facilities are proposed to verify whether karst is present.

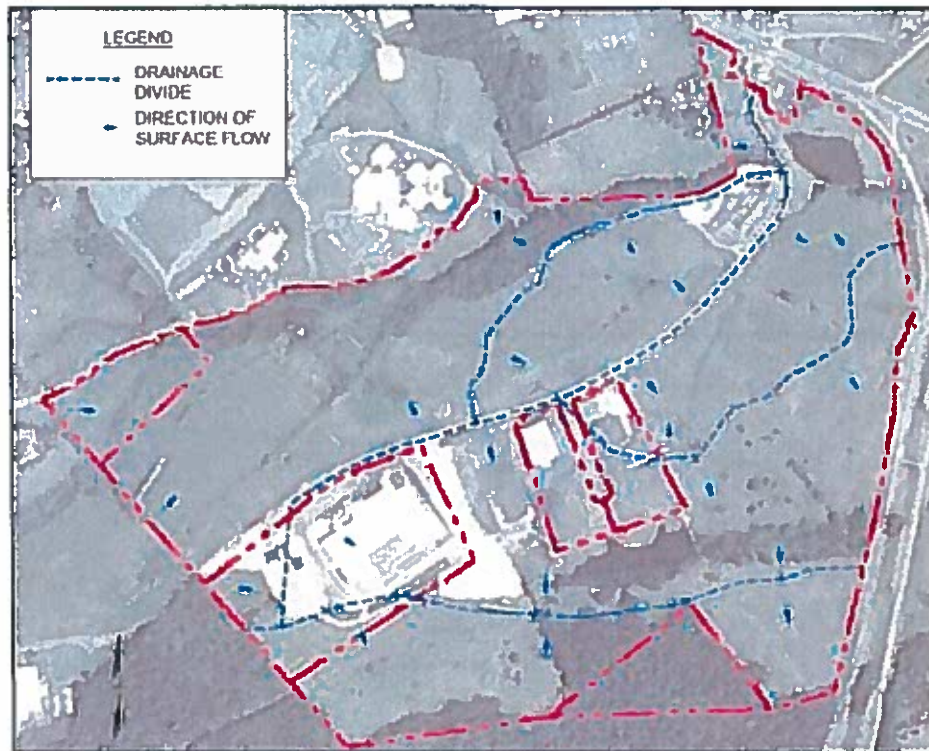


Figure 31: Drainage Map

Section 4.2 – Stormwater Quality

Water quality compliance for this Stormwater Management Concept Plan is demonstrated using the Part IIC criteria and the Simple Method Formula as defined in the Virginia Stormwater Management Handbook. Stormwater Quality requirements shall be met by each prospective user versus a regional facility for the Park. This has the advantage of allowing more flexibility to be maintained in the maximum build-out of the Park.

Recommended Site Specific BMPs

Due to the high rate of concentrated impervious area for each user, BMPs should be selected to provide high removal rates of phosphorus. With this criteria in mind, there are four BMPs that should be targeted: Sand Filters, Retention Basins, Biofilters or Proprietary BMPs. Each of these options has the ability to obtain a phosphorous removal rate of 65%, which under the Part IIC criteria is the maximum achievable. The County's IIC permit for the Park is valid until 6/30/2019. At that time, site specific BMPs will need to be consistent with current regulations.

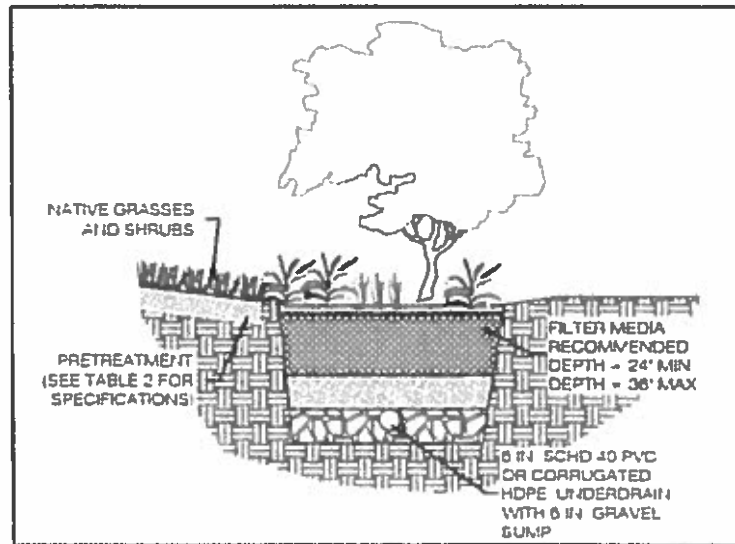


Figure 33: Bioretention Typical Detail

Sand Filters

Sand Filters can be designed to gain up to 65% removal, which is the same as Bioretention and Retention Basins. For this site, the application of sand filters would best be used by running the stormwater through a sand-filled structure, such as a pipe, where the sand acts as a filter to remove the phosphorous. Because debris can get caught in the sand filter, regular maintenance and observation is important.

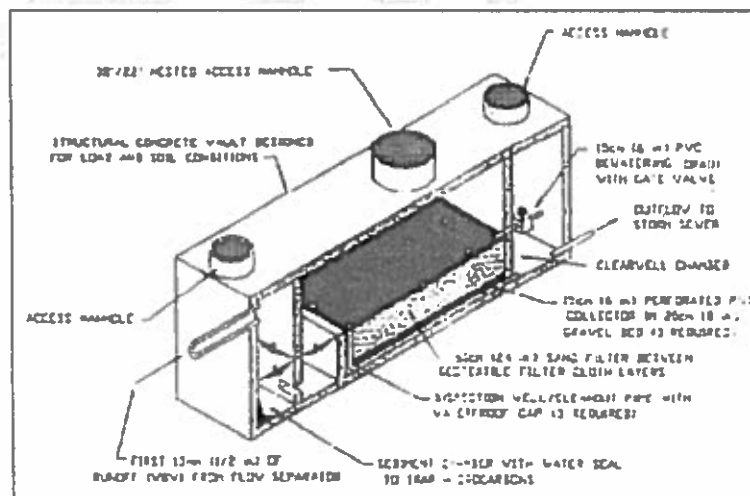


Figure 34: Sand Filter Typical Detail

impervious area (approximately 60 acres) draining to the pond as the Park is developed. The second pond (BMP#3), located southeast of Shamrock Farms has a drainage area that includes most of the developed areas of the Park. The design of this pond also accounts for additional impervious drainage (approximately 19 acres).

It is recommended that as the Park is built-out that a record is kept to accurately track the change in flow going to these two ponds. This will ensure that the ponds stay in compliance with the original design intent.

DRAFT

Peed & Bortz for ACSA explored various alternatives to provide the required storage demand and fire flow demand for several proposed facilities. These new facilities include Shamrock Farms at Mill Place Commerce Park and a commercial development just east of I-81. Additionally, an existing portion of the ACSA system southeast of the Park experienced poor fire flow availability. The alternative chosen was a 0.75 Million Gallon (MG) elevated storage tank located at the Park along with associated new piping. This 0.75 MG has since been constructed and is in operation as of December 2015.

Shamrock Farms requires a fire flow of 2,150 Gallons Per Minute (GPM) with 70 Pounds Per Square Inch (PSI) on-site residual. As the newly-constructed elevated storage tank was designed to meet this high demand, it is somewhat unlikely that any other facilities recruited to Mill Place Commerce Park would have a higher fire flow demand. Therefore, assuming a proposed facility's onsite water service connections are sized adequately, the existing water system should be sufficient to supply fire flow demands for potential MPCP users.

The elevated storage tank minimum volume required by VDH Waterworks Regulations is half of the average daily demand. The 2014 PER determined a required elevated storage tank volume of 0.5 MG. This took into account two hours of fire flow demand (0.27 MG), the projected 2027 total daily Verona system demand (1.42 MG), and the existing 0.5 MG Verona elevated water storage tank. A portion of the projected 2027 total system demand included the Park build-out demand of 0.6 MGD. As the actual size of the elevated storage tank is 0.75 MG, not the minimum required 0.5 MG, ample volume is available for build-out of the Park.

The source water for the Verona water system is a combination of the ACSA-owned Berry Farms Water Treatment Plant (BFWTP) and City of Staunton supplied water. BFWTP has the capacity to provide 1.0 MGD of treated water. In 2013, BFWTP only provided 0.17 MGD. The remainder of the flow in 2013 was provided by the City of Staunton (0.63 MGD) for a total of 0.8 MGD. As the projected 2027 total Verona system demand is 1.6 MGD and BFWTP has the capacity to produce an additional 0.8 MGD, adequate treated water supply capacity exists. Additionally, receiving more water from the City of Staunton is an option. Therefore, the combined BFWTP and City of Staunton supply will be adequate to meet the water demand at the Park.

areas along Route 11 which are planned to be diverted into the Mill Place Commerce Park sewer in the future when the Wilco Pump Station is taken offline.

Lower Interceptor Sewer to the Middle River Regional Wastewater Treatment Plant

The lower interceptor is made up of a 21" sewer which runs parallel to the Middle River and conveys flow from the Mill Place Commerce Park sewer and the Verona area to the MRRWWTP. According to the 2009 analysis, there will be a need to upsize approximately 2,800' of sewer to a minimum 27" diameter in the future in order to handle flows from the City and County. If development does not occur to the level projected in the County comprehensive plan, this capacity issue may not occur. Since this is dependent on many assumptions and future build-out, it is a long term issue. It does not appear that Mill Place Commerce Park will be the deciding factor for this sewer segment.

After performing the analysis, the following recommendations are made to better understand the existing system:

- It is recommended that the County Attorney review the existing agreement(s) with the City which may cover wastewater conveyance through the County. The City owns two thirds of the MRRWWTP capacity and portions of the City must flow through the MPCP sewers to get there.
- The sewer model from the 2009 analysis should be updated with current information. If the 2009 analysis is revisited, flow projections and peaking factors should be reviewed with ACSA to ensure appropriate and reasonable assumptions are being used.
- As previously mentioned as-built field verification of the sewer inverts should be performed on any sewers which are known to have flat or minimum slope. This information can be used to update the 2009 analysis and may have a significant impact on any sewer capacity concerns.
- Flow monitoring in the various sewer segments could yield additional information which will further clarify sewer capacity concerns. Flow monitors should be installed and left in place for several months to capture various wet and dry weather flow periods. This will help confirm flows and peaking factors.
- The southern portion of MPCP will require a new pump station and force main to collect and convey wastewater flows. In order to reduce impacts on the existing sewer, it may be possible to run the force main under I-81 and discharge at a point where capacity is less of a concern.

Farms dairy processing as the ACSA-provided 2015 Shamrock data shows a very low TSS mass loading. 2014 data may not necessarily be compared to 2015 data as process changes could have occurred. Additionally, ACSA informed Timmons Group during the April 2016 meeting that the Shamrock data provided was by no means a complete data set. Shamrock was not continuously in operation during those time periods. Therefore, whether or not the higher TSS mass loading is due to industrial wastewater, MRRWWTP may experience capacity issues handling TSS before any other parameter when plant flow increases in the future.

The current Shamrock Farms facility at the Park has a dissolved air flotation (DAF) pretreatment process and an undersized equalizing basin. Shamrock has replaced the DAF process with a moving-bed biofilm reactor (MBBR). The bioFAS MBBR system is sized for 250,000 gpd, and influent quality of 3000 mg/L BOD, 250 mg/L TSS, and 40 mg/L FOG (fats, oils, and grease). The expected effluent quality is less than 250 mg/L BOD and less than 10 mg/L FOG. As the Shamrock wastewater is low in nutrients, the MBBR system will include a chemical addition module. Table 12 provides flow and mass loading projections to account for several possible scenarios at Shamrock. Scenarios presented include the possibility of Shamrock processing to double or triple in volume, thereby increasing wastewater demand in the same proportion. Also presented is the expected decreased demand to be experienced at MRRWWTP due to the newly installed MBBR pretreatment process. The Shamrock flows that would result in a doubling of demand (twice the current permit limit) would exceed the ACSA-owned portion of BOD mass loading by over 50%. This does not account for the municipal portion of the flow. The installation of an MBBR system would greatly reduce the demand Shamrock places on MRRWWTP. Finally, tripling the Shamrock demand (tripling the current permit limit) with the MBBR system in place would still reduce the demand on MRRWWTP compared to the 2014-2015 demands with the DAF system in place.

The potential for increase in municipal demand was also explored and combined with potential changes to the Shamrock demand. Table 13 provides flow and mass loading projections for a 33% increase in municipal demand on the ACSA owned portion of the plant's capacity. This municipal increase is then combined with the three scenarios presented previously regarding Shamrock demands. The results show that doubling demand would still result in exceeding BOD capacity as well as reaching TSS capacity. Installing a MBBR system for Shamrock pretreatment along with the 33% increase in municipal demand shows that about half of the plant's capacity would still be available, except for TSS. Installing a MBBR system for Shamrock pretreatment, tripling the Shamrock demand, and including the 33% increase in municipal demand shows that about one-quarter of the plant's capacity would still be available, except for TSS, which would be at capacity.

The potential wastewater composition of several subcategories in the food processing industry was researched and evaluated. Table 14 presents the typical range of wastewater composition for six different food processing industries. Twenty different sources were referenced in order to compile the ranges presented. Each range of wastewater composition is composed of several different sources to ensure the most reliable and representative values are presented. The typical composition for municipal wastewater is also presented for comparison.

Projected MRRWWTP Capacity												
	Individual Entity Influent Design Capacity		Engineer's Estimate of ACSA Municipal Only Usage		If ACSA Municipal Only Usage Increases by 33%		Municipal Usage Increases by 33%, Shamrock Demand Doubles		Municipal Usage Increases by 33%, Shamrock Installs MBR		Municipal Usage Increases by 33%, Shamrock Installs MBR, Shamrock Demand Triples	
	Staunton Owned (lb/day)	ACSA Owned (lb/day)	Estimated Usage (lb/day)	Percent of ACSA Owned Capacity Used	Projected Usage (lb/day)	Percent of ACSA Owned Capacity Used	Projected Usage (lb/day)	Percent of ACSA Owned Capacity Used	Projected Usage (lb/day)	Percent of ACSA Owned Capacity Used	Projected Usage (lb/day)	Percent of ACSA Owned Capacity Used
Flow (MGD)	4.9	1.9	0.55	29%	0.73	39%	1.03	54%	0.88	46%	1.18	62%
BOD	6,379	2,458	688	28%	916	37%	4,671	189%	1,197	49%	1,854	75%
TSS	7,115	2,753	1,606	58%	2,137	78%	2,762	100%	2,262	82%	2,700	98%
TKN	994	384	138	36%	183	48%	263	68%	202	53%	221	57%
TP	147	57	23	40%	31	54%	42	73%	34	60%	38	67%

Note: Information in this Table was provided by Augusta County Service Authority or was calculated based on ACSA provided info.

Table 13: Projected MRRWWTP Capacity

Food Processing Wastewater Flow Demands		
Food Processing Industry	Range	Units
Dairy Processing	2 - 20	gal ww/gal produced
Carbonated Beverages	2 - 5	gal ww/gal produced
Brewery	5 - 20	gal ww/gal produced
Cannery	1,000 - 17,000	gal ww/ton produced
Poultry	500 - 2100	gal ww/ton produced
Meat Processing/Packaging	400 - 2000	gal ww/ton produced

Table 15: Food Processing Wastewater Flow Demands

The typical range of wastewater compositions and flows for each industry was used to determine the mass loading per volume of product produced as shown in Table 16. The median wastewater composition and flows were assumed in the calculation. Should the upper or lower end of the range for wastewater composition be more accurate for a potential facility at the Park, these calculations would have to be revisited.

Food Processing Wastewater Mass Loading Demands			
Food Processing Industry	Parameter	Mass Loading	Units
Dairy Processing	BOD	0.15	lb/gal produced
	TSS	0.096	
	Total Nitrogen	0.011	
	Phosphorus	0.0055	
Carbonated Beverages	BOD	0.013	lb/gal produced
	TSS	0.007	
Brewery	BOD	0.29	lb/gal produced
	TSS	0.099	
	Total Nitrogen	0.0062	
	Phosphorus	0.0042	
Cannery	BOD	131	lb/ton produced
	TSS	34	
	Phosphorus	0.34	
Poultry Packaging	BOD	15	lb/ton produced
	TSS	9.2	
	Total Kjeldahl Nitrogen	1.2	
	Phosphorus	0.24	
Meat Packaging	BOD	11	lb/ton produced
	TSS	7.2	
	Total Kjeldahl Nitrogen	1.5	
	Phosphorus	0.12	

Table 16: Food Processing Wastewater Mass Loading Demands

Food Processing Wastewater Mass Loading			
Food Processing Industry	Parameter	Mass Loading (lb/day)	% of ASCA Owned Capacity
Dairy Processing	Flow (gpd)	55,000	3%
	BOD	756	31%
	TSS	481	17%
	Total Nitrogen	57	N/A
	Phosphorus	27	48%
Carbonated Beverages	Flow (gpd)	87,500	5%
	BOD	332	13%
	TSS	186	7%
Brewery	Flow (gpd)	37,500	2%
	BOD	874	35%
	TSS	297	11%
	Total Nitrogen	19	N/A
	Phosphorus	12	22%
Cannery	Flow (gpd)	90,000	5%
	BOD	1312	53%
	TSS	337	12%
	Phosphorus	3	6%
Poultry Packaging	Flow (gpd)	32,500	2%
	BOD	379	15%
	TSS	230	8%
	Total Kjeldahl Nitrogen	30	8%
	Phosphorus	6	11%
Meat Packaging	Flow (gpd)	30,000	2%
	BOD	287	12%
	TSS	181	7%
	Total Kjeldahl Nitrogen	39	10%
	Phosphorus	3	5%

Table 18: Food Processing Wastewater Mass Loading

MRRWWTP. For a food processing industry to be located at the Park, pretreatment of wastewater would be required.

- (2) The procedure demonstrated here for determining industrial wastewater demand should be performed for each potential customer of the Park to more accurately determine its impact to MRRWWTP's capacity.
- (3) Should MRRWWTP be at capacity, two alternatives could be explored for increasing its capacity. The first is the potential expansion of the plant or the addition of an equalization basin. The second alternative would be to negotiate with the City of Staunton to utilize some of the unused capacity of its 72% ownership of the plant's capacity. This would require that the City of Staunton's municipal wastewater demand has not grown so that it is not already utilizing all of its capacity.

A 33% increase in municipal demand and a tripling of Shamrock Farms wastewater demand, even with MBBR pretreatment installed, would result in reaching the TSS mass loading capacity of the ACSA owned portion of MRRWWTP capacity. *Given the above information, should a prospect from the food and beverage industry be considered by the County, we believe it's in the best interest of the County to engage the ACSA as soon as possible to determine the potential impacts to the Middle River Regional WWTP's flow and process capacities.*

6.2 VDOT Minimum Spacing Standards

VDOT's Roadway Design Manual, Appendix F, sets minimum standards for spacing between intersections. According to Table 2-3 in Appendix F, the required minimum spacing between an interchange on-ramp terminal and the first full movement intersection is 1,320'.

The Laurel Hill Road/Mill Place Parkway/Lodge Road Intersection does not meet current VDOT Spacing Standards. Any additional development to Mill Place Commerce Park will impact the intersection/interchange and will trigger a review by VDOT. Access Management Exception (AM-E) is anticipated to be required. The specifics of this study will need to be presented and approved by VDOT. Given the nature of this work, analysis of the adjacent interchange should be assumed at a minimum.

6.3 Site Traffic Volumes Estimates

Using the information from the Updated Master Plan and the Institute of Traffic Engineers (ITE) *Trip Generation Manual, 9th Edition*, projected site-generated traffic was calculated, which is summarized in Table 19.

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY							
				ADT	AM PEAK HOUR			PM PEAK HOUR			
					IN	OUT	TOTAL	IN	OUT	TOTAL	
Hotel	310	98	Occupied Rooms	874	38	28	66	34	35	69	
General Office	710	420,000	SF	3,907	531	72	603	93	456	549	
Industrial Park	130	1,600,000	SF (GFA)	8,662	692	152	844	268	1,010	1,278	
TOTAL				13,444	1,281	252	1,513	395	1,501	1,896	

Table 19: Site Generated Traffic

As shown in Table 19, at full build-out, Mill Place Commerce Park is estimated to generate an additional 13,444 average daily trips, 1,513 AM peak hour trips, and 1,896 PM peak hour trips.

Based on the existing traffic split and the nature of the uses (industrial/office oriented more to I-81), it is assumed that 65% of Mill Place Commerce Park would trend toward I-81 while the remaining 35% would trend toward Verona and the Route 11 corridor.

In order accurately identify the need and timing for the previously listed improvements, the development of the overall site was looked at in four (4) distinct and equal phases. A summary of traffic operations and phase-respective improvements are summarized below.



Figure 37: Recommended Transportation Network Improvements (Appendix Q)

Phase 1 – 3,375 ADT (25% Build-out of Site)

The existing intersection geometry, without improvement, is capable of handling up to 25% of the traffic generated by the proposed site. Under this build-out scenario, the Laurel Hill Road/Mill Place Parkway intersection continues to operate at acceptable levels of service (LOS D or better). The resulting queues are accommodated by the existing auxiliary turn lanes.

Phase 2 – 6,750 ADT (50% Build-out of Site)

At partial (50%) build-out, the Laurel Hill Road/Mill Place Parkway intersection operates at an acceptable LOS D and the westbound traffic queues on Laurel Hill Road are contained within the dual westbound left turn lanes and do not spillback into the adjacent interchange. It should also be noted

Summary of Transportation Analysis

In summary, the existing intersection geometrics can accommodate up to 25% of the traffic generated by the proposed site. With the improvements noted above, the intersection can accommodate up to 50% of the traffic generated by the site. Traffic volumes beyond the 50% threshold result in an unacceptable level of service and extensive traffic queues on Laurel Hill Road that spillback into the functional area of the adjacent I-81 interchange and will compromise traffic operations.

It is recommended that a secondary point of access for Mill Place Commerce Park be identified and incorporated into the site's master plan (see Section 2.3). If a viable secondary access point is not available, consideration should be given to adjusting the proposed uses and/or densities in the Park.

6.6 Planning-Level Estimate of Probable Costs

Timmons Group prepared an estimate of the probable costs for the proposed improvements cited previously in this report. This includes the following improvements:

- o An additional westbound left turn lane (200' storage x 200' taper) on Laurel Hill Road;
- o An additional 300' of southbound receiving lane on Mill Place Parkway; and
- o An additional northbound approach lane (approximately 300') on Mill Place Parkway.

The additional receiving lane and northbound approach lane on Mill Place Parkway will require the purchase of additional right-of-way adjacent to the roadway to accommodate roadway widening. The estimate also includes a contingency for utility relocation costs that are unknown at this time. Given the proximity of the Exxon property to the west and the Hardee's property to the east, there are significant right-of-way costs expected to acquire the necessary width to accommodate the proposed approach lanes. In addition, both properties have overhead lighted signs that will need to be relocated or compensated. The Hardee's property also has light poles for the parking lot that will need to be relocated or compensated. The Exxon property has a significant grade change between the parking lot and Mill Place Parkway that will complicate the widening.

There are multiple utilities along the edge of pavement of Mill Place Parkway and they will need to be relocated during the construction process. In addition, the drainage and environmental impacts of the improvements may increase the needed right-of-way. Further survey and investigation may reduce the overall cost of the improvements.

Section 7 – Entrance Signage Concepts

Timmons Group was contracted to prepare entrance concepts as they related to the entrance for Mill Place Commerce Park at the intersection with Laurel Hill Road. As part of that process Timmons Group hosted an entrance sign design charrette with key County personnel. The feedback and consistency of preferences among staff was instrumental in the final design.

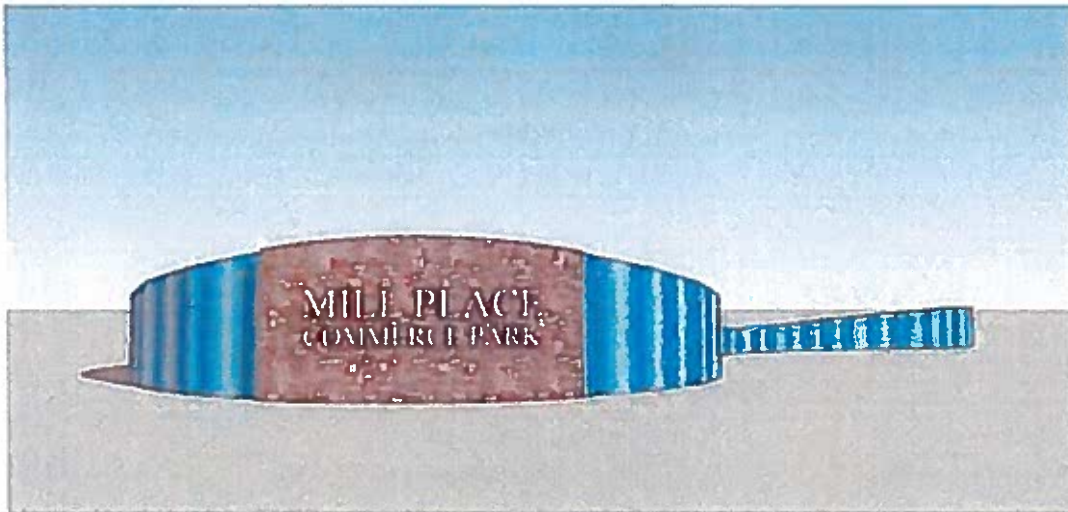


Figure 38: Gateway Entrance Signage – Final Design

Entrance Signage Design Charrette Summary

During the charrette, sign type and scale were discussed, with there being a preference towards height and width being equal, mixing in complimentary materials to the design.

Regarding materials, it was decided to stay away from modern and industrial materials, with a focus on stone materials, specifically field stone. Concrete and cast iron as materials were also desired and favored.

The agreed upon color palette was to use blues and greens or some mix of the two. Furthermore, a compliment of warm grays to white, was preferred and discussed to highlight the blues and greens of the signage.

Several other items were discussed during the design charrette and considered throughout the process. These items include the following: signage location, with options either in the entrance median or on the Exxon side of the entrance recommended; budget and its need to be flexible; need for complimentary landscape and the upkeep of the existing, in particular the Bradford Pears that line



Figure 40: Gateway Entrance Signage –Site Context

The signs materials are presented to be a blue aluminum composite wall, with local stone, and either black or a warm gray colored lettering. The lighting could feature a translucent blue wall, with either internal lighting of the lettering or external lighting to highlight them at night. The evergreens located around the signage could also be considered to be up lit, providing a illumination of the branches and structure of the multi-stem trees.



Figure 41: Gateway Entrance Signage – Full Site Context

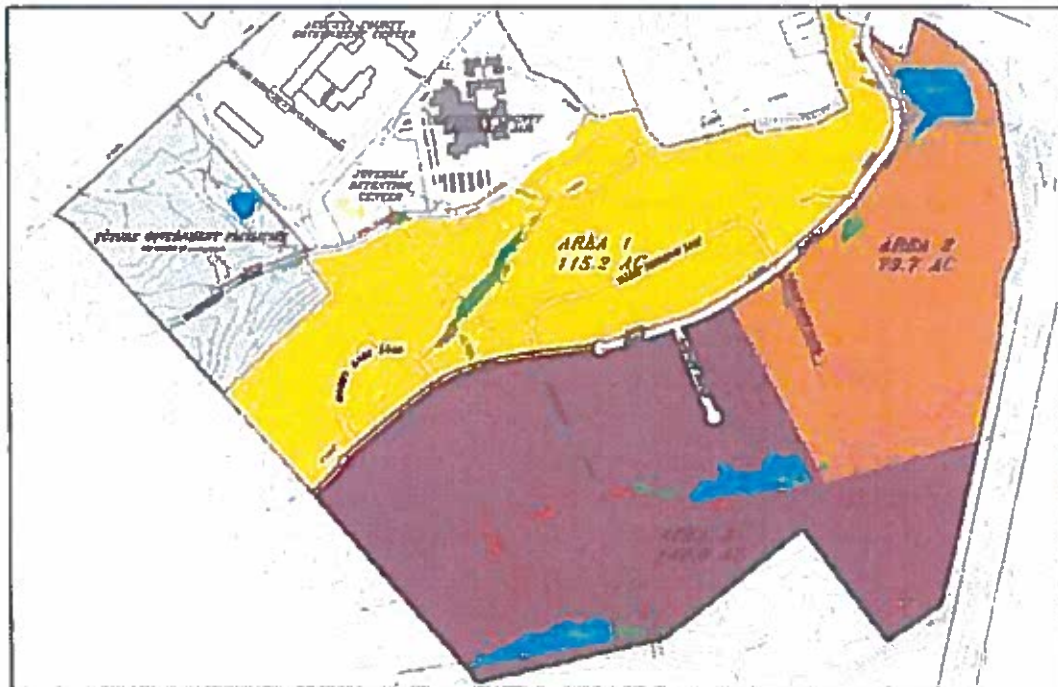


Figure 42: Existing Zoning Areas

Per the Master Plan Analysis, the most likely locations for a larger industrial user or warehousing center to be located are on the north end of Mill Place Parkway. Per the current zoning, however, they would not be permitted. The recommendation to shift the Development Areas presented with the Master Plan would allow for this. Furthermore, while the new Development Areas have relation to the previous areas associated with the zoning (Development Area 1 relates to Existing Zoning Area 2, Development Area 2 relates to Existing Zoning Area 1, and Development Area 3 relates to Existing Zoning Area 3), there are some additions and limitations to the use types that are recommended.

The items recommended for inclusion are Warehouse and General Industrial Uses in both Development Areas 2 and 3, allowing Mill Place Commerce Park to pursue large regional/national users. By previously limiting the large area tract type uses to Existing Zoning Area 3, unnecessary limitations, particularly to the land to the north of Lakeview Court, are placed on the Park's build out and economic success.

Area 1 Commercial	Area 2 Commercial/Industrial Transition	Area 3 Industrial
Professional and Business Offices	Professional and Business Offices	Professional and Business Offices
Research and Development Use	Research and Development Use	Research and Development Use
Hospitality Establishments	Hospitality Establishments	Warehouse Uses 50,000 sqft or less
Retail and Service Businesses	Retail and Service Businesses	General Industrial Uses
Common Open Space	Warehouse Uses 50,000 sqft or less	Ancillary Retail and Service Business
	General Industrial Uses	Ancillary Outdoor Storage
	Ancillary Outdoor Storage	Common Open Space
	Common Open Space	

Table 22: Area Use Summary

Declaration of Covenants and Restrictions and Design Standards Analysis

Review of the Declaration of Covenants and Restrictions yielded several items recommended for revision including process oriented items and specific design standards. The items noted below are intended to reduce any unnecessary boundaries or concerns towards development while maintaining the integrity of the Park.

The single biggest recommendation is to remove a perceived added layer of subjective review during a site plan application, with the reference to the Architectural Review Committee in Section 5. The Declaration of Covenants and Restrictions is written in such a way that is to be objective, versus subjective. Eliminating the use of an assessment of a plan by the Architectural Review Committee will assist in communicating this. The regulations within the Declaration of Covenants and Restrictions are primarily objective, however the ambiguity of the review could falsely reflect a review that is more subjective, providing a perceived hurdle through the site plan process.

In addition, the following sections and items within the Declaration of Covenants and Restrictions document should be reviewed and revised:

- **Section 4 Use and Improvements:** Use types and descriptions should be updated to reflect the development areas and uses noted above.
- **Section 5 Architectural Review Committee:** This section should be revised in its entirety to remove the perceived added hurdle of an Architectural Review Board. During recruitment of industry this added layer of review can be interpreted as subjective and therefore as a potential risk to move a site forward. It is suggested that compliance of the Declaration of Covenants and Restrictions be performed by Community Development staff, versus an

Section 9 – Target Sector Market Analysis

While Mill Place Commerce Park is uniquely located with its vicinity to a major transportation network via Interstate 81, it does have some limitations to consider in regards to pursued prospect types with the existing infrastructure currently on site.

Augusta County is pursuing several target sectors/markets, including:

- a. Advanced manufacturing,
- b. Food processing/packaging,
- c. Life sciences, and
- d. Valued-added agriculture and forestry.

The intersection of Interstates 81 and 64 with easy access to global markets attracts logistics and distribution companies to Augusta County.

Each of the above industries requires minimal water and wastewater capacity with the exception of the Food Processing industry.

Wastewater from food processing can have significant variability of the constituency and has the potential for high BOD (Biological Oxygen Demand), COD (Chemical Oxygen Demand) and TSS (Total Suspended Solids). These are usually higher for food-processing wastewater compared to other industries. A high BOD level indicates that the wastewater contains elevated levels of dissolved and/or suspended solids, minerals and organic nutrients containing nitrogen and phosphorus. Each of these represents a contaminant of particular concern and need to be proactively dealt with prior to discharging the wastewater into a municipal system.

For comparative analysis, below is a table showing representative BOD5 for certain food processing and a comparison to typical municipal waste (table developed from various industry sources):

Section 10 – Business Development Plan

Virginia Tier 4 and Tier 5 Requirements

In order to achieve a Virginia Tier 4 status, a site must be fully infrastructured and have the necessary due diligence items completed to remove as much risk as possible associated with the development of the project. These risk elements can include schedule risks, permitting risks as well as cost risks. After reviewing the information provided on Mill Place Commerce Park, it appears the site is almost a Tier 4 site, however, it is lacking certain due diligence items that need to be completed in order to achieve a Tier 4 status. Below are the recommended due diligence items:

1. Complete a 1' topographic survey (LiDAR recommended) by a licensed land surveyor in Virginia
2. Complete a formal wetlands delineation and receive COE confirmation (this will be valid for 5 years after confirmation)

In order for the site to achieve a Tier 5 status, the County would need to invest in a pad-ready site. Given that the site currently has minimal due diligence items required to achieve a Tier 4 status, we do not believe it is necessary for the County to make a speculative investment in a pad-ready site. The Park is currently in agricultural use and has existing industries, therefore we believe it shows extremely well to prospective industries.

Recommended Infrastructure Improvements

While the site currently needs minimal investment to achieve a Tier 4 status, there are certain infrastructure improvements that we are recommending the County consider making in Mill Place Commerce Park. These recommended improvements include the following:

1. Design and construct the entrance roadway improvements into Mill Place Commerce Park (the County has applied for SMART SCALE funding from VDOT)
2. Design and construct the signage at the entrance into Mill Place Commerce Park (this could be eligible for VDOT Funding)
3. Design the Mill Place Parkway Extension to Technology Drive and start pursuing funding to pay for the construction of the project (VDOT Revenue Sharing).
4. Since the City of Staunton has wastewater flow coming through Mill Place Commerce Park and currently owns a significant amount of the Middle River Regional WWTP capacity, work with the ACSA and City to conduct additional studies on the existing sewer system to

Office / Commercial	Total Area (SF)	Assessed Value*	\$ / SF
Nexus - Bldg 1	10,527	\$834,600	\$79
Nexus - Bldg 2	7,040	\$495,800	\$70
Nexus - Bldg 3	8,790	\$756,900	\$86
Totals / Avg per SF	26,357	\$2,087,300	\$79

* Assessed value is based upon information from the Virginia Mass Appraisal Network

In addition, the County has an interest in serving the hospitality market with a potential hotel in the Park. As such, Timmons researched similar hotels in the region that have conference centers. For the purposes of the master plan and ROI model, it appears that the site can easily accommodate a 100 room hotel with a conference center. Below are two comparable hotels with the appropriate information:

Comparable Hotels	Rooms	Assessed Value (Improvement)	\$/Room	Year Constructed	Year Assessed
Best Western Waynesboro	75	\$5,420,150	\$72,269	2007	2015
Fairfield Inn Harrisonburg	100	\$6,743,200	\$67,432	2010	2016
Totals / Avg per Room	175	12,163,350	\$69,850		
<i>Mill Place - Proposed Hotel</i>	100	\$7,500,000	\$75,000	<i>Assume 2017 Construction</i>	

Based upon the Master Plan, the Park will support the construction of new facilities that total approximately 1.6 million SF of industrial and approximately 420,000 SF of office / commercial in addition to a 100 room hotel with conference center at full build-out. As such, we've made reasonable assumptions as to the potential investment (\$ per SF) based upon the industry type and potential size of the facilities. Below is a summary of these potential investments, which would be in addition to the existing businesses in the Park:

Building Type (Potential Industry)	Building Footprint (SF)	Quantity	Total Building Footprint (SF)	Investment \$ per SF	Total Potential Investment (\$)
A (Adv/Light Mfgr)	300,000	3	900,000	\$250	\$225,000,000
B (Adv Mfgr)	200,000	1	200,000	\$300	\$60,000,000
C (Adv/Light Mfgr)	150,000	1	150,000	\$200	\$30,000,000
D (Dist/Adv/Light Mfgr)	100,000	2	200,000	\$150	\$30,000,000
E (Dist/Light Mfgr)	75,000	1	75,000	\$150	\$11,250,000
F (Office / Commercial)	72,000	4	288,000	\$90	\$25,920,000
G (Adv/Light Mfgr)	25,000	3	75,000	\$150	\$11,250,000
H (Office / Commercial)	12,000	11	132,000	\$90	\$11,880,000
I (Hospitality)	100 Room Hotel	1			\$7,500,000
Totals					\$412,800,000

the park (Hardee's and Exxon) to determine potential synergies between the County and the respective businesses.

2. Design of the entrance signs for Mill Place Commerce Park.
3. Design and approvals for Mill Place Parkway connector to Technology Drive.
4. Design and approvals for the first 1,000 LF section of roadway and utilities into Pod C (behind Shamrock Farms) to open up this land bay for development.

Conclusions and Recommendations

Given our understanding that Augusta County desires to achieve a Virginia Tier 4 or Tier 5 status for the site, we have drawn the following conclusions and are making the following recommendations:

1. The County complete the necessary due diligence to achieve a Tier 4 status. This includes a topographic survey (1' contours) and a formal wetlands delineation with COE Confirmation.
2. Start working towards the recommended infrastructure improvements identified above. Given the timelines associated with engineering design and approvals, we recommend the County specifically proceed with engineering design for the connector road to Technology Drive and the first phase of the road and utility extension into Pod C (behind Shamrock Farms) to open this parcel up for development.
3. Pursue discussions with VDOT regarding Revenue Sharing Funds for the Mill Place Commerce Park connector road to Technology Drive. The landscaped entrance / signage might also be available for this funding as well.
4. Pursue discussions regarding the acquisition of a portion of the Brannon Property (triangular piece) to "square off" the Park.
5. Given the significant costs associated with developing a Tier 5 / pad-ready site, we do not recommend the County pursue a pad-ready site. We believe the site shows well in the current state and the County can deliver, or pay the company the necessary costs for a pad ready site as an incentive, if desired.
6. There needs to be significant coordination with ACSA and the City of Staunton in regards to the sewer capacities within the Park and available process and flow capacities at the Middle River WWTP. Perform additional studies to determine the available capacities within the Park and available capacities of the existing infrastructure to Middle River WWTP.



AUGUSTA COUNTY FIRE-RESCUE

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January 13, 2017

AUGUSTA COUNTY FIRE-RESCUE REPORT

December 2016

In December, fire and rescue agencies that serve the County of Augusta received a combined total of 1,634 calls, of which 54 were calls turned over to next due agencies. Of those calls turned over, 33 were due to being on a previous call. Fire agencies received 645 fire and EMS calls, of which 11 were turned over to next due agencies. Rescue agencies received 989 EMS calls, of which 43 were turned over to next due agencies.

Chief Carson Holloway participated in Dinner with the Chiefs, the Fire-Rescue Fund Grant Committee meeting, met with upcoming New Hope Volunteer Chief Bower, and held multiple ACFR admin staff meetings. He met with Linda Hershey, President of the Greater Augusta Regional Chamber of Commerce, attended the retirement of Harrisonburg's Lt. Wanda Willis, and visited Stuarts Draft Rescue Squad for a luncheon honoring FF Granfield on his last day with ACFR. Chief Holloway visited numerous stations, attended the monthly Chiefs' Luncheon, a meeting on AVL, and stopped by during ACFR extrication training. In addition, he attended the Rockingham County debriefing of a fatal fire.

Revenue Recovery funds collected in December - \$136,231.09. December transport numbers: Deerfield-5, Churchville-27, Stuarts Draft-85, Preston L. Yancey-114, Craigsville-Augusta Springs-26, New Hope Vol-7, New Hope Career-33, Mount Solon-12, Riverheads-58, and Weyers Cave-42, total for the month-409.

Volunteer Coordinator/Lieutenant Minday Craun continued to visit elementary schools providing fire prevention. She worked with the volunteer agencies on the first half of the fuel reimbursement, which seems to be receiving all positive comments. Lieutenant Craun along with several volunteer Chiefs met with VFIS Risk Manager, Paul Mauger, during the month. She also participated in the Fire-Rescue Fund Grant Committee meetings during the month and attended several other meetings. Statistics during December include 12 recruitment contacts, 25 public education contacts, 31 volunteer visits, and 10 station visits.

The Training Division instructed and/or provided logistics for Volunteer Officer training, ICS 300, and Blood Born Pathogen and Fire Extinguisher training for ACSA; 93 students with 332 student man-hours. Training Division staff spent many hours working on completing the 2017 training calendar, finalized course paperwork for upcoming 2017 training, worked on final draft of New Hire Probationary Packet, researched information for new training props, received the new car fire prop

Mission: "To serve and protect our citizens and visitors through education and the delivery of all fire and emergency medical services."

FIRE DEPARTMENT EMERGENCY INCIDENTS

Dec-16

FIRE AGENCIES	TOTAL	FIRES	EMS	MVC	PUBLIC SERVICE	OTHER	CALL TURNED OVER TO NEXT DUE
Staunton - SS1	0	0	0	0	0	0	0
Staunton - SS2	10	4	1	3	0	2	0
1 - Waynesboro	8	4	0	3	0	1	0
2 - Deerfield	1	0	0	0	0	1	0
3 - Middlebrook	21	4	12	4	0	1	0
4 - Churchville	22	5	3	8	0	6	0
5 - Weyers Cave	68	22	12	15	9	10	0
6 - Verona	70	14	27	23	0	6	6
7 - Stuarts Draft	38	15	2	12	1	8	0
8 - Craigsville	20	0	9	6	3	2	0
9 - Dooms	43	14	14	8	2	5	0
10 - Augusta County*	106	18	25	48	3	12	1
11 - Preston L. Yancey	56	15	7	23	3	8	0
12 - Raphine	13	2	3	4	1	3	2
14 - Swoope	38	10	11	8	3	6	0
15 - Bridgewater	5	2	1	2	0	0	0
17 - Clover Hill	1	0	0	1	0	0	0
18 - New Hope	19	5	3	7	0	4	0
19 - Wilson	23	9	0	8	1	5	0
20 - Grottoes	17	5	4	4	1	3	0
21 - Mt. Solon	13	3	3	6	0	1	2
25 - Riverheads	43	13	4	19	3	4	0
80 - Walkers Creek	6	4	2	0	0	0	0
SVRA	2	0	0	0	0	2	0
Goshen	0	0	0	0	0	0	0
South River	1	1	0	0	0	0	0
Wintergreen	1	1	0	0	0	0	0
TOTALS	645	170	143	212	30	90	11
PERCENTAGES	100.0%	26%	22%	33%	5%	14%	1.7%

**Of the 106 calls listed above, Augusta County FD responded to 34 calls within the City of Staunton*

EMERGENCY CALLS RECEIVED THROUGH EOC
MONTHLY REPORT FOR 2016

FIRE & RESCUE COMPANIES	Fire & Rescue for 2015														
	January	February	March	April	May	June	July	August	September	October	November	December	Total Calls	% of Total Fire % of Total Rescue	% of Total
Staunton - SSI	9	10	10	7	11	7	14	8	8	9	5	0	98	1.34%	0.53%
Staunton - SS2	10	7	8	6	5	6	4	4	7	4	10	10	81	1.10%	0.44%
1 - Waynesboro	13	8	12	10	2	12	9	12	12	3	9	8	110	1.50%	0.60%
2 - Deerfield	6	10	8	3	7	9	8	4	8	5	7	1	76	1.04%	0.41%
3 - Middlebrook	14	10	12	19	12	19	25	19	23	14	18	21	206	2.81%	1.12%
4 - Churchville	26	26	29	21	17	16	20	21	22	27	26	22	273	3.72%	1.49%
5 - Weyers Cave	43	52	47	46	48	48	53	42	47	45	38	68	577	7.87%	3.15%
6 - Verma	59	55	49	58	67	55	57	59	55	54	64	70	702	9.57%	3.83%
7 - Stuarts Draft	33	40	38	42	39	34	36	38	38	37	27	38	440	6.00%	2.40%
8 - Craigsville	18	29	25	25	28	23	34	28	25	19	23	20	297	4.05%	1.62%
9 - Dooms	52	46	56	51	44	51	48	43	51	57	50	43	592	8.07%	3.23%
10 - Augusta County	111	83	109	100	112	105	100	108	106	98	114	106	1,252	17.07%	6.83%
11 - Preston L. Yancey	60	45	69	72	59	49	51	58	53	65	56	56	693	9.45%	3.78%
12 - Raphine	15	14	21	11	14	14	21	19	14	15	13	13	174	2.37%	0.95%
14 - Swoope	23	30	25	24	22	25	28	14	20	32	35	38	316	4.31%	1.72%
15 - Bridgewater	6	10	11	5	7	9	8	5	2	13	10	5	91	1.24%	0.50%
17 - Clover Hill	1	0	0	0	1	0	0	0	0	0	0	1	4	0.05%	0.02%
18 - New Hope	16	19	12	21	18	24	19	28	10	20	18	19	224	3.05%	1.22%
19 - Wilson	23	22	9	19	14	17	21	16	15	11	15	23	205	2.80%	1.12%
20 - Grotoes	12	24	13	23	22	19	26	14	10	22	13	17	215	2.93%	1.17%
21 - Mt. Solon	8	10	19	7	7	17	21	14	6	12	13	13	147	2.00%	0.80%
25 - Riverheads	28	22	33	32	36	38	41	38	41	62	52	43	466	6.35%	2.54%
30 - Walkers Creek	2	1	1	4	2	2	5	1	3	2	3	6	32	0.44%	0.17%
SVRA	4	0	1	2	1	1	5	1	2	4	5	2	28	0.38%	0.15%
Goshen	0	1	1	1	0	0	0	0	0	2	0	0	8	0.11%	0.04%
South River	1	0	2	0	0	0	2	0	0	0	0	0	9	0.12%	0.05%
Wintertown	1	2	1	3	1	1	1	0	1	0	1	6	18	0.25%	0.10%
R1 - Wboro First Aid	98	80	108	73	74	94	89	72	81	78	56	63	966	8.78%	5.27%
R2 - Deerfield R.S.	10	15	9	8	8	7	11	10	8	6	7	8	107	0.97%	0.58%
R4 - Churchville R.S.	55	53	60	56	43	28	50	62	66	70	54	51	648	5.89%	3.53%
R5 - Staunton/Augusta R.S.	159	157	156	159	153	169	177	172	186	146	148	190	1,972	17.92%	10.25%
R6 - Stuarts Draft R.S.	149	157	157	143	174	145	154	151	140	159	140	152	1,821	16.55%	9.93%
R11 - Preston L. Yancey	124	126	161	128	125	118	130	127	122	170	151	165	1,647	14.97%	8.98%
R15 - Bridgewater R.S.	19	13	16	13	16	13	21	6	5	12	13	12	159	1.44%	0.87%
R16 - Craigs/Augusta Spr.	52	44	41	43	44	54	66	61	60	43	40	43	591	5.37%	3.22%
R18 - New Hope	14	19	19	20	22	24	24	27	19	47	60	63	354	3.22%	1.93%
R20 - Grotoes R.S.	33	37	19	41	39	30	44	36	30	48	43	30	430	3.91%	2.34%
R21 - Mt. Solon R.S.	30	19	22	8	26	23	32	24	15	24	13	19	255	2.32%	1.39%
R25 - Riverheads	81	86	95	80	88	106	111	88	103	81	99	105	1,123	10.21%	6.12%
R26 - Weyers Cave R.S.	79	70	76	62	72	81	75	78	84	72	63	86	898	8.16%	4.90%
Augusta Health Transport	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Wintertown	4	3	1	6	2	3	0	2	4	2	4	2	33	0.30%	0.18%
FIRE TOTALS	594	576	621	612	596	601	657	585	579	633	635	645	7,334	39.99%	
RESCUE TOTALS	907	879	940	840	884	893	984	916	923	958	891	989	11,004	60.01%	
TOTAL CALLS	1,501	1,455	1,561	1,452	1,480	1,494	1,641	1,501	1,502	1,591	1,526	1,634	18,338	100.00%	

AVERAGE RESPONSE TIMES
MONTHLY REPORT FOR 2016

Average response time reflects a delayed response but not a no response. Response time is calculated when tones have been activated until the apparatus responds from their agency.

FIRE & RESCUE COMPANIES	TOTAL CALLS	January	February	March	April	May	June	July	August	September	October	November	December	YEARLY AVG.
		AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	AVG. RESP. TIME	
Saunton - SSI	98	2.00	1.1	2.11	1.14	1.36	1.57	2.31	1.25	1.25	1.44	1.50	0.00	1.44
Saunton - SS2	81	1.50	2.00	3.00	2.07	1.00	1.33	2.00	3.50	4.14	1.50	2.00	2.40	2.20
1 - Waynesboro	110	1.46	2.13	2.17	1.30	1.00	1.58	1.22	2.23	2.08	1.33	1.00	2.03	1.61
2 - Deerfield	76	4.22	3.18	4.52	4.37	2.01	3.21	2.19	3.48	3.16	3.05	3.38	0.21	3.08
3 - Middlebrook	206	4.22	4.49	2.01	2.56	3.07	2.28	3.23	5.06	3.19	7.27	4.15	4.28	3.82
4 - Churchville	273	2.57	3.25	3.42	2.58	3.16	2.02	5.07	3.26	3.23	3.39	5.21	3.17	3.36
5 - Weyers Cave	577	3.59	4.37	3.47	3.30	3.46	3.24	3.22	6.29	2.99	3.04	2.50	5.29	3.70
6 - Verona	702	2.17	3.18	2.42	2.51	2.56	3.52	4.02	2.46	3.36	2.55	3.08	3.24	2.92
7 - Sturarts Draft	440	3.13	2.47	2.40	2.46	3.07	3.01	2.27	2.45	2.35	2.54	2.18	3.08	2.62
8 - Craigs ville	297	4.42	2.43	4.03	2.25	3.02	2.48	3.23	2.55	2.51	2.41	2.21	1.49	2.75
9 - Dooms	592	1.56	2.17	1.46	1.56	1.53	1.51	2.07	2.11	1.56	2.46	1.58	1.42	1.75
10 - Augusta County	1252	1.54	1.55	1.56	1.44	1.40	1.51	1.37	1.38	1.29	1.24	1.30	1.42	1.42
11 - Preston L. Yancey	693	1.18	1.51	1.15	1.13	0.59	1.02	2.11	1.25	1.32	1.20	1.40	2.21	1.34
12 - Raphine	174	6.49	2.30	6.53	4.18	8.35	1.36	8.51	6.17	6.30	4.49	12.56	5.39	6.05
14 - Swoope	316	1.52	3.23	3.51	2.13	3.29	2.15	4.16	2.46	3.10	2.37	2.35	2.51	2.73
15 - Bridgewater	91	1.40	1.46	1.23	4.59	1.56	2.56	1.52	3.18	2.00	2.49	2.14	2.26	2.37
17 - Clover Hill	4	3.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	3.00	0.00	7.00	1.17
18 - New Hope	224	2.52	2.38	3.01	2.39	3.58	2.46	1.31	1.23	3.46	2.47	3.07	3.33	2.52
19 - Wilson	205	3.02	2.27	1.22	3.29	4.16	4.08	3.33	1.44	2.06	4.56	8.42	4.02	3.49
20 - Grottoes	215	3.10	2.10	1.26	2.10	2.16	2.12	2.46	1.45	2.21	1.43	1.58	1.48	1.95
21 - Mt. Solon	147	1.39	3.11	2.53	4.47	2.29	3.28	4.42	8.40	5.32	5.29	6.00	5.24	4.31
25 - Riverheads	466	4.14	2.38	3.52	4.15	6.50	3.50	3.48	3.02	3.06	3.40	5.06	3.53	3.61
30 - Walkers Creek	32	3.58	1.00	2.08	2.46	0.41	1.50	2.00	4.00	2.40	3.18	0.30	4.55	2.29
SVRA	28	0.53	0.00	0.07	0.00	0.00	0.00	0.06	0.00	0.00	0.03	0.06	0.04	0.07
Goshen	8	0.00	1.00	4.00	2.00	0.00	0.00	0.00	5.00	0.00	2.50	0.00	0.00	1.21
South River	9	2.00	0.00	5.59	0.00	0.00	0.00	3.50	0.00	0.00	0.00	0.00	0.00	1.09
Wintergreen	18	6.00	4.50	2.20	7.50	8.00	3.00	3.00	0.00	0.00	0.00	6.28	1.00	3.46
R1 - Wboro First Aid	966	2.53	2.31	2.21	0.05	2.25	2.50	2.51	2.45	2.30	2.47	2.42	4.46	2.37
R2 - Deerfield R.S.	107	1.39	2.11	2.36	1.50	1.59	1.03	1.18	1.57	1.19	1.51	1.47	1.31	1.52
R4 - Churchville R.S.	648	2.05	1.41	1.99	2.10	2.04	2.27	2.00	1.48	2.16	1.50	2.15	1.46	1.85
R5 - Staunton/Augusta R.S.	1972	2.03	2.02	1.54	1.56	1.54	1.47	1.59	1.43	1.54	2.03	1.50	2.18	1.70
R6 - Sturarts Draft R.S.	1821	1.37	1.34	1.31	1.28	1.24	1.22	1.43	1.44	1.40	1.28	1.39	1.26	1.33
R11 - Preston L. Yancey	1647	1.20	1.19	1.21	1.06	1.13	1.23	1.32	1.15	1.18	1.18	1.18	1.11	1.18
R15 - Bridgewater R.S.	159	3.35	3.00	3.56	2.50	3.16	1.39	1.14	2.00	1.32	2.33	2.34	3.22	2.44
R16 - Craigs/Augusta Spr.	591	1.49	1.36	1.41	1.31	1.51	1.48	1.40	1.42	1.37	1.36	1.33	1.55	1.42
R18 - New Hope	354	2.07	1.54	1.36	1.46	1.33	2.40	1.57	2.03	1.25	1.33	1.36	1.32	1.56
R20 - Grottoes R.S.	430	1.53	1.55	1.19	1.52	1.43	1.48	1.18	2.09	1.52	1.37	1.99	1.57	1.50
R21 - Mt. Solon R.S.	255	2.17	1.49	2.05	1.40	1.53	2.29	2.19	1.36	2.17	3.08	2.58	1.28	1.97
R25 - Riverheads	1123	1.36	1.47	1.15	1.29	1.36	1.37	1.30	1.33	1.25	1.35	1.32	1.34	1.32
R26 - Weyers Cave	898	1.23	1.32	1.27	1.47	1.10	1.16	1.27	1.32	1.19	1.16	1.19	1.31	1.25
Augusta Health Transport	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wintergreen	33	6.25	3.00	5.00	3.20	1.50	2.07	0.00	1.00	3.15	5.27	4.10	4.50	3.25
FIRE CALL TOTALS & MONTHLY AVG.	7334	2.68	2.21	2.68	2.52	2.54	2.01	2.67	2.73	2.29	2.54	2.94	2.65	2.54
RESCUE CALL TOTALS & MONTHLY AVG.	11,004	2.00	1.67	1.81	1.45	1.51	1.54	1.34	1.47	1.53	1.81	1.73	1.86	1.64

*This information is provided by Emergency Communications Center

CAREER CALLS ANSWERED
2016 FIGURES

CARRIER	CALL	MONTHS												CAREER YEARLY TOTAL	AGENCY YEARLY TOTAL	TOTAL CAREER %	
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC				
CO-18	Prattville Fire	59	44	68	72	59	49	51	54	51	67	56	56	687	687	687	5.3%
CO-11	City of Wetumpka	4	4	1	5	4	1	2	3	10	2			38			
R-11	Prattville Fire	114	115	158	125	123	108	100	117	100	107	111	164	1,613	1,647	1,647	1.2%
R-11	City of Wetumpka													20			
CO-19	New Hope Fire	5	10	9	12	10	16	14	21	7	19	12	7	112	214		59.8%
CO-18	Extended Run Area													0			0.0%
CO-18	City of Wetumpka													0			0.0%
CO-18	City of Station													0			0.0%
R-18	New Hope Fire	3	15	18	17	19	22	19	24	17	41	31	31	209	354		84.4%
R-18	Extended Run Area													0			0.1%
R-18	City of Wetumpka													0			0.1%
R-18	City of Station													0			0.0%
R-6	Stevens Creek Fire	48	32	70	68	79	71	51	67	53	67	53	57	741	1,411		40.6%
R-6	City of Station													0			0.0%
R-6	City of Wetumpka													0			0.0%
R-6	Extended Run Area													0			0.0%
R-16	Chickadee Fire	50	41	39	42	41	50	65	59	55	41	36	41	564	591		8.5%
R-16	Red Maple Camp	6	3	1	7	4	5	5	3	5	2	2	3	48			4.0%
CO-9	Prattville Fire	16	27	19	21	21	18	21	17	27	11	24	16	243	392		40.4%
CO-9	City of Wetumpka													12			4.9%
CO-6	Venue Fire	19	26	22	28	32	37	17	22	28	21	39	22	308	703		41.4%
CO-6	City of Station													7			2.1%
CO-1	Middlebrook	6	4	8	9	6	11	14	9	12	6	9	9	184	706		50.7%
CO-3	Extended Run Area													1			0.9%
CO-2	Overfield Fire	4	4	5	2	6	7	7	3	4	3	5	0	49	76		0.0%
CO-2	Highland County													0			0.0%
CO-2	Ferrisburg Run Area													4			8.1%
R-3	Overfield Fire	9	14	9	8	8	10	10	8	6	7	8	8	101	107		8.9%
R-3	Highland County													1			10.6%
R-3	Extended Run Area													11			
CO-4	Chickadee Fire	6	6	11	10	3	6	2	5	5	6	4	6	79	377		25.6%
CO-4	Highland County													0			0.0%
CO-4	Extended Run Area													10			13.7%
CO-4	City of Station													4			5.7%
CO-4	Chickadee Fire	21	21	20	25	19	16	19	27	21	11	11	17	328	648		31.9%
CO-4	Highland County													0			0.0%
CO-4	Extended Run Area													43			19.3%
CO-4	City of Station													22			9.5%
CO-21	Mount Salem Fire	3	2	0	3	3	5	5	1	1	1	1	1	37	147		23.7%
CO-21	Highland County													9			24.3%
CO-21	Mount Salem Fire	6	9	9	2	9	6	12	11	6	5	4	10	91	235		35.0%
CO-21	Highland County													2			2.6%
R-31	Overfield Fire	71	78	92	75	81	96	101	84	96	79	91	108	1,058	1,111		2.9%
R-31	Red Maple Camp	5	3	4	5	4	7	8	11	6	7	8	10	81			2.9%
R-31	City of Station													23			2.9%
R-36	Wetumpka Fire	79	67	65	57	69	77	72	74	78	69	57	80	642	898		16.3%
R-36	Red Maple Camp	11	10	12	9	12	8	13	11	13	11	12	11	137			0.0%
R-26	City of Station													0			0.0%
CO-10	Highland County	108	71	101	96	108	100	96	102	91	95	104	104	1,171			11.0%
CO-10	City of Station	39	15	31	33	38	35	28	31	36	27	42	34	372			
TOTAL MONTHLY ACFR CAREER CALLS ANSWERED		699	623	717	677	700	700	705	772	696	708	717	734	8,165	11,609		73.1%

Augusta County Fire/Rescue
 Calls Turned Over to Next Due
 Per SOG: Response Check - Time Limit

Month	Agency	Call Type	Location	Time of Call	Time On Resp. Score	ELAPSED TIME from Call to Response	TOTAL ELAPSED TIME from Time of Call	Call Status
December 2018	City							
	Agency Dispatched							
	Verona Fire	Control Burn Investigation	River View Dr	2:50	3:01	0:10	0:28	Co. 8 not on any other call
	Verona Fire	Control Burn Investigation	411 N. 225	7:49	7:54	0:05	0:09	Co. 9 not on any other call
	Verona Fire	Control Burn Investigation	2007 Spring Hill Rd	16:00	16:12	0:12	0:14	Co. 8 not on any other call
	Verona Fire	Control Burn Investigation	411 N. 225	4:41	4:44	0:03	0:17	Co. 8 not on any other call
	Verona Fire	Control Burn Investigation	411 N. 225	3:14	3:16	0:02	0:14	Co. 9 not on any other call
	Verona Fire	Control Burn Investigation	411 N. 225	2:34	2:37	0:03	0:14	Co. 8 not on any other call
	Augusta County Fire	Control Burn Investigation	Reinwood Ave	15:57	15:59	0:02	0:09	Co. 10 on another call
	Roanoke Fire	Control Burn Investigation	Tinsley Ln	12:11	12:13	0:02	0:10	Co. 12 not on any other Augusta County call
	Roanoke Fire	Control Burn Investigation	Bowmans School Rd	13:52	13:54	0:02	0:21	Co. 17 not on any other Augusta County call
	Mount Solon Fire	Control Burn Investigation	749	7:41	7:46	0:05	0:18	Co. 21 not on any other call
	Mount Solon Fire	Control Burn Investigation	821					Co. 21 not on any other call
	DAY 900-1000 M-F							
	HIGH 1000-0800 M-F							
	WEEKEND CALLS							
	WEEKEND CALLS (HWA) WITH HOLD DELIVERED ABOVE							

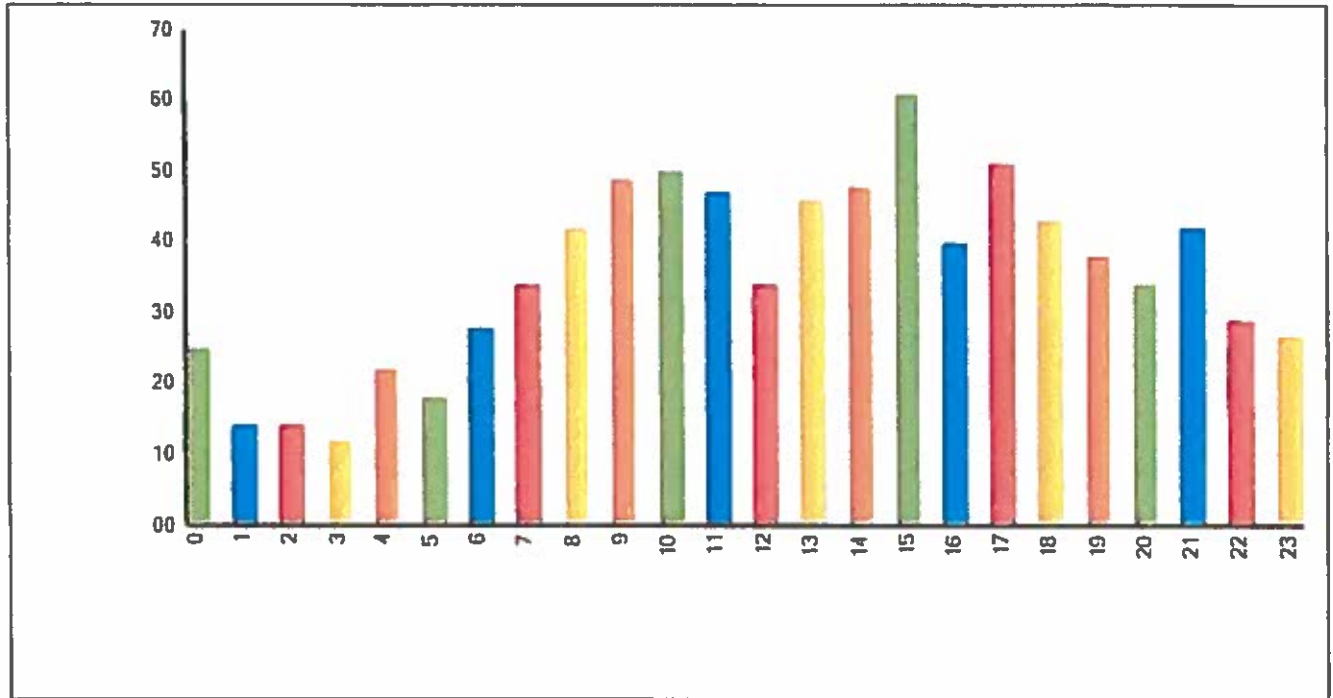
**Augusta County Fire/Rescue
Responded - No Medic
Per SOG: Response Check - Time Limit**

December 2016	Agency Responsibility	Date	Location	Time of Call	Time On Scene	ELAPSED TIME from Call to Response	TOTAL ELAPSED TIME from Time of Call to On Scene
Fire/Rescue							
Agency Dispatched							
DAY 0600-1800 M-F		#DNV/01					
NIGHT 1800-0600 M-F		#DNV/01					
WEEKEND CALLS		#DNV/01					
WEEKEND CALLS HAVE BEEN HIGHLIGHTED ABOVE.							

Communications

Calls For Service by Hour of Day

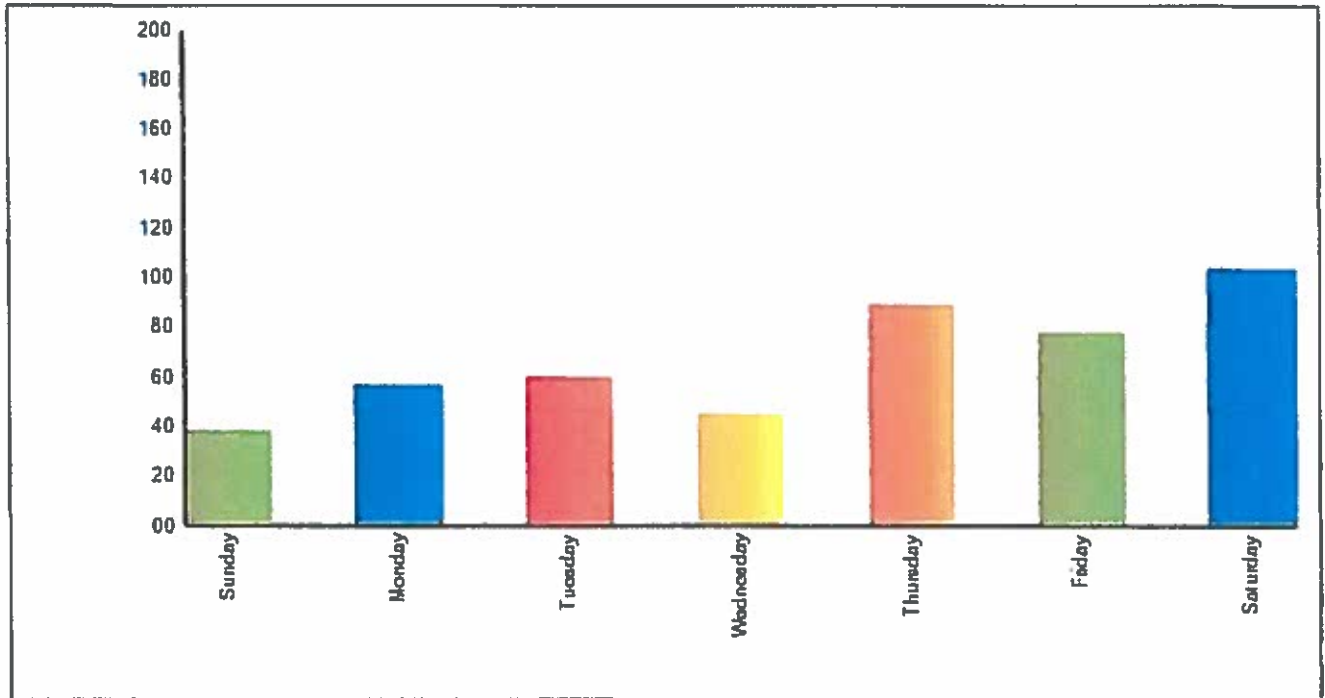
Agency: ARES Date: 12/1/2016 - 12/31/2016



Communications

Calls For Service by Day of Week

Agency: AFD Date: 12/1/2016 - 12/31/2016



COUNTY OF AUGUSTA
Quarterly Financial Report
Revenue and Expenditures by Fund
For the Quarter Ended December 2016

REVENUE							
Fund	Budget	Actual	Balance to Collect	Percent (%) Collected	Explanation	Prior Year YTD Actual	Percent (%) Collected
11 General	89,427,520.00	52,005,392.98	37,422,127.02	58%		50,972,917.79	58%
12 Fire Revolving	383,000.00	212,700.00	170,300.00	56%		207,735.00	55%
13 Drug Enforcement	11,000.00	1,215.20	9,784.80	11%	federal revenue received FY2016	43,272.40	393%
14 EDA	142,000.00	-	142,000.00	0%		-	0%
15 Revenue Recovery	1,361,600.00	708,359.06	653,240.94	52%		662,056.88	50%
23 VPA	11,990,397.00	5,547,523.09	6,442,873.91	46%		5,356,136.49	46%
24 CSA	4,200,000.00	2,297,235.62	1,902,764.38	55%	increase in cases	1,821,024.13	47%
41 School	101,774,180.00	44,017,110.01	57,757,069.99	43%	school started earlier	37,492,661.07	38%
43 Cafeteria	4,451,300.00	2,145,802.21	2,305,497.79	48%	school started earlier	1,757,872.68	39%
44 School Capital	16,069,406.00	16,000,669.76	68,736.24	0%		6,955.62	0%
45 Debt	6,907,475.00	5,589,198.29	1,318,276.71	81%		6,592,537.03	82%
47 Head Start	3,000,743.00	1,590,929.66	1,409,813.34	53%	school started earlier	998,775.29	34%
48 Governor's School	1,595,752.00	68,476.00	1,527,276.00	4%		103,314.64	7%
70 County Capital	5,134,785.00	2,089,577.59	3,045,207.41	41%	completed large projects (dam)	3,282,721.13	81%
	<u>246,449,158.00</u>	<u>132,274,189.47</u>	<u>114,174,968.53</u>			<u>109,297,980.15</u>	

EXPENDITURES							
Fund	Budget	Actual	Unencumbered	Percent (%) Spent	Explanation	Prior Year YTD Actual	Percent (%) Spent
11 General	89,427,520.00	40,839,329.37	48,588,190.63	46%	increase in transfers	35,720,697.17	41%
12 Fire Revolving	405,000.00	42,126.24	362,873.76	10%		40,160.00	10%
13 Drug Enforcement	35,850.00	27,201.38	8,648.62	76%	use of one time funds FY2016	37,177.75	114%
14 EDA	142,000.00	-	142,000.00	0%		-	0%
15 Revenue Recovery	1,448,100.00	634,501.71	813,598.29	44%	two quarters transferred	620,464.80	51%
23 VPA	11,990,397.00	5,624,344.21	6,366,052.79	47%		5,432,557.53	46%
24 CSA	4,200,000.00	2,297,234.77	1,902,765.23	55%	increase in cases	1,821,023.58	47%
41 School	101,774,180.00	45,185,311.31	56,588,868.69	44%	school started earlier	38,583,501.79	39%
43 Cafeteria	4,451,300.00	2,046,803.18	2,404,496.82	46%	school started earlier	1,666,111.86	37%
44 School Capital	27,011,201.00	15,443,963.51	11,567,237.49	57%	school construction projects	2,921,526.20	28%
45 Debt	6,907,475.00	5,589,198.24	1,318,276.76	81%		6,418,707.87	80%
47 Head Start	3,000,743.00	1,873,049.05	1,127,693.95	62%	school started earlier	1,216,376.30	41%
48 Governor's School	1,595,752.00	621,922.65	973,829.35	39%		554,024.28	37%
70 County Capital	6,278,907.00	4,143,325.29	2,135,581.71	66%	completed large projects (dam, tank)	7,551,961.49	94%
	<u>258,668,425.00</u>	<u>124,368,310.91</u>	<u>134,300,114.09</u>			<u>102,584,290.62</u>	

Scheduled from Revenue and Expenditure Summary by Fund.

COUNTY OF AUGUSTA, VA.

BOARD OF SUPERVISORS

MARSHALL W. PATTIE
North River

GERALD W. GARBER
Middle River

TRACY C. PYLES, JR.
Pastures

TERRY L. KELLEY, JR.
Beverley Manor

WENDELL L. COLEMAN
Wayne

MICHAEL L. SHULL
Riverheads

CAROLYN S. BRAGG
South River



TIMOTHY K. FITZGERALD – COUNTY ADMINISTRATOR

AUGUSTA COUNTY GOVERNMENT CENTER

P.O. BOX 590, VERONA, VA 24482-0590

(540) 245-5610 FAX (540) 245-5621

coadmin@co.augusta.va.us

MEMO

TO: Timothy K. Fitzgerald, County Administrator

FROM: Jennifer M. Whetzel, Deputy County Administrator 

DATE: January 18, 2017

RE: Reassessment Interval

Per Virginia Code Section 58.1-3252, Augusta County can prepare the required reassessment of property every 4, 5, or 6 years:

§ 58.1-3252. In counties. There shall be a general reassessment of real estate every four years. Any county which, however, has a total population of 50,000 or less may elect by majority vote of its board of supervisors to conduct its general reassessments at either five-year or six-year intervals. In addition, Augusta County may elect by majority vote of its board of supervisors to conduct its general reassessments at either five-year or six-year intervals.

Nothing in this section shall affect the power of any county to use the annual or biennial assessment method as authorized by law.

Code 1950, § 58-778; 1950, p. 10; 1976, c. 717; 1977, c. 419; 1979, cc. 574, 577; 1981, c. 439; 1984, cc. 273, 675; 2009, c. 529.

There are a number of factors to consider in making a decision as to which term of reassessment to choose. However, please note that the factors cannot be based on reasoning taken from historical information, as the future is unknown.

The attached data notes the prior costs of the last two reassessment contracts, a history of the sales assessment ratio and growth in assessments.

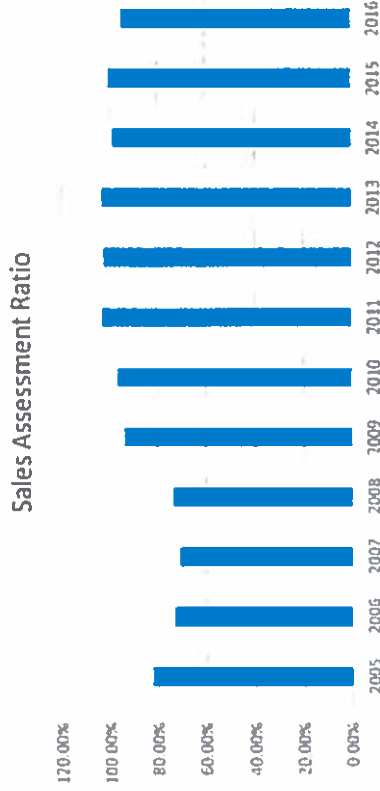
Reassessment Interval
3/18/2017

Previous expenditures for reassessment:

Reassessment year	Expenditure
2005	459,815
2009	633,069
2014	615,880

Sales assessment ratio:

Year	Ratio	Change %
2005	82.55%	
2006	73.23%	-9.32%
2007	70.88%	-2.35%
2008	73.42%	2.54%
2009	93.60%	20.18%
2010	96.42%	2.82%
2011	102.94%	6.52%
2012	101.96%	-0.98%
2013	102.59%	0.63%
2014	98.07%	-4.52%
2015	99.90%	1.83%
2016	94.30%	-5.60%



Growth in assessments:

Year	Assessment	Change \$	Change %
2005			
2006	5,190,664,904		
2007	5,271,120,369	80,455,465	1.55%
2008	6,507,995,850	1,236,875,481	23.47%
2009	6,563,246,930	55,251,080	0.85%
2010	6,628,777,510	65,530,580	1.00%
2011	6,682,945,414	54,167,904	0.82%
2012	6,725,793,405	42,847,991	0.64%
2013	6,695,714,711	(30,078,694)	-0.45%
2014	6,864,569,372	168,854,661	2.52%
2015	6,781,621,779	(82,947,593)	-1.21%
2016			



**Capital/Infrastructure Fund Balance Updates
For Period Ending December 31, 2016**

Infrastructure Accounts

The following accounts need formal board action to uncommit previous designated funds.
These projects have been completed and/or are no longer active.

Beverley Manor

Delete 8011-76 \$ 2,263.75 Rt. 358 Woodrow Wilson Ave Rev Sharing Match

Middle River

Delete 8012-90 \$360.00 Weyers Cave Volunteer Fire Company - roof

Wayne

Delete 8017-74 \$ 2,429.00 Teaverton Stormwater Management

Delete 8017-74 \$ 1,750.00 Teaverton Drainage Improvement

Delete 8017-94 \$ 2,263.75 Rt. 358 Woodrow Wilson Ave Rev Sharing Match

Matching Grant Accounts

The following accounts need formal board action to uncommit previous designated funds.
These projects have been completed and/or are no longer active.

Beverley Manor

Delete 8021-53 \$ 1,116.67 Fort Defiance Sportsmen Club

Middle River

Delete 8022-48 \$ 1,116.67 Fort Defiance Sportsmen Club

North River

Delete 8023-40 \$ 1,116.66 Fort Defiance Sportsmen Club

COUNTY OF AUGUSTA, VA.

BOARD OF SUPERVISORS

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Pastures

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Beverley Manor

WENDELL I. COLEMAN
Wayne

MICHAEL L. SHULL
Riverheads

CAROLYN S. BRAGG
South River



JAMES BENKAHLA - COUNTY ATTORNEY
AUGUSTA COUNTY GOVERNMENT CENTER
P.O. BOX 590, VERONA, VA 24482-0590
(540) 245-5017 FAX (540) 245-5096
jbenkahl@co.augusta.va.us

PRIVILEGED AND CONFIDENTIAL ATTORNEY CLIENT COMMUNICATION

MEMORANDUM

TO: The Honorable Board of Supervisors
FROM: James R. Benkahl, County Attorney 
DATE: January 6, 2017
RE: Refund Requested by Pilot Travel Centers, LLC
cc: Timmy Fitzgerald
Jean Shrewsbury

On December 9, 2016, in accordance with Section 58.1-3981 of the Code of Virginia, the Commissioner of Revenue's Office delivered a letter reporting that she had corrected the assessment of Pilot Travel Centers, LLC, and has certified that they are due a partial refund in the amount of \$8,755.17.

On February 19, 2016, Pilot Travel Centers, LLC purchased a 2016 business license for the trade name of Pilot Travel Center #396, in the amount of \$52,556.04. On October 3, 2016 PFJ Southeast, LLC purchased a business license for the trade name of Pilot Travel Center #396, in the amount of \$11,517.00.

Under the provision of the State Code, the Commissioner has requested that the Board of Supervisors authorize the Treasurer to refund the sum overpaid.

Section 58.1-3981 of the Code of Virginia reads in part:

If the commissioner of the revenue, or other official performing the duties imposed on commissioners of the revenue under this title, is satisfied that he has erroneously assessed such applicant with any such tax, he shall correct such assessment. If the assessment exceeds the proper amount, he shall exonerate the applicant from the payment of so much as is erroneously charged if not paid into the treasury of the county or city. If the assessment has been paid, the governing body of the county or city shall, upon the certificate of the commissioner with the consent of the town, city or county attorney, or if none, the attorney for the Commonwealth, that such assessment was erroneous, direct the treasurer of the county, city or town to refund the excess to the taxpayer, with interest if authorized pursuant to § 58.1-3918 or in the ordinance authorized by § 58.1-3916, or as otherwise authorized in that section. However, the governing body of the county, city or town may authorize the treasurer to approve and issue any refund up to \$2,500 as a result of an erroneous assessment.

COUNTY OF AUGUSTA, VA.
COMMISSIONER OF THE REVENUE



W. JEAN SHREWSBURY, CPA

**AUGUSTA COUNTY GOVERNMENT CENTER
P.O. BOX 959, VERONA, VA 24482-0959
(540) 245-5640 FAX (540) 245-5179**

December 9, 2016

Augusta County Board of Supervisors
Augusta Government Center
4801 Lee Highway
Verona, VA 24482

Ref: Pilot Travel Centers, LLC
T/A Pilot Travel Center #396
P.O. Box 10146 Attn. Tax Dept.
Knoxville, VA 37939

Gentlemen:

Tax Code 58.1-3981 Correction by Commissioner. A correction of assessment which results in a refund to the taxpayer in excess of \$2,500 requires the governing body to direct the Treasurer to refund the amount to the taxpayer upon the certification by the Commissioner of the Revenue and the consent of the County Attorney.

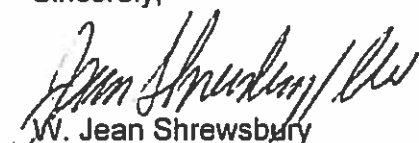
The above referenced taxpayer purchased a 2016 Augusta County Business License on February 19, 2016 in the amount of \$52,556.04.

PFJ Southeast, LLC T/A Pilot Travel Center #396 purchased a license on October 3, 2016 for this location.

Therefore, Pilot Travel Centers LLC is due a partial refund of \$8,755.17.

I certify that the documentation provided by the taxpayer was sufficient to make this correction to their assessment.

Sincerely,


W. Jean Shrewsbury
Commissioner of the Revenue

LICENSE
COUNTY OF AUGUSTA
 COMMONWEALTH OF VIRGINIA

NEW SUPP

2016

DATE 10/28/2016

Beginning: **October 03, 2016**

Ending: **December 31, 2016**

Name: **PFJ SOUTHEAST, LLC**
 Trading As: **PILOT TRAVEL CENTER #396**

BL ACCT#: **18574**

Address: **P O BOX 10146- ATTN: TAX DEPT**
KNOXVILLE, TN 37939

INDIVIDUAL PARTNERSHIP CORPORATION LIMITED LIABILITY COMPANY

NATURE OF BUSINESS	BASE	ADJ TO BASE	TAX	PENALTY	TOTAL TAX
RM63 GROCERY/GAS	5,758,503.89	0.00	11,517.00	0.00	11,517.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00

EST

0.00		
0.00		
0.00	LICENSE TAX	11,517.00
0.00	LATE FILING PENALTY	0.00
0.00	TOTAL TAX	\$ 11,517.00

SOCIAL SECURITY#:

FEDERAL ID#: **813263917**

CONTR. REG.#: CLASS:

TRADESMAN REG.#:

TRADE NAME REG.#: **16-254**

DATE BUSINESS BEGAN: **10/03/2016**

VA SALES TAX #:

PERSONAL PROPERTY#:

SPECIAL USE PERMIT/ZONING
 CERTIFICATE ISSUED: **04/10/2009**

TELEPHONE NUMBER: **(865) 588-7488**

MAP NUMBER **082 73**

AT

I hereby certify that the information given is true and correct to the best of my knowledge and belief.

This license shall not be valid or have any legal effect unless and until the taxes prescribed by law (and penalties), as shown on the application be paid to the treasurer of Augusta County.

Per email from Tracy
 SIGNATURE OF APPLICANT

10/28/2016
 DATE

10/28/2016

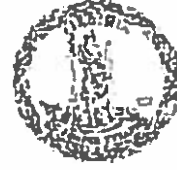
Jean Shrusbury
 COMMISSIONER OF THE REVENUE

please bill

FILE COPY



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

TO: Augusta County Board of Supervisors

CC: Timothy Fitzgerald, County Administrator
John Wilkinson, Directory of Community Development

FROM: Leslie C. Tate, Planner II *Leslie*

DATE: January 6, 2017

SUBJECT: Report summarizing FERC Draft Environmental Impact Statement

I have reviewed the Federal Energy Regulatory Commission's draft Environmental Impact Statement (EIS) for the Atlantic Coast Pipeline and Supply Header Project. I have also reviewed the letters sent to FERC by this Board identifying Augusta County's concerns and questions about the pipeline project. This memo serves to summarize the report's response in addressing those concerns as well as summarize additional information identified by FERC specific to Augusta County.

Route Alternatives

FERC's analysis of alternative routes was predicated upon the following stipulations: the alternative must meet the projects stated purpose to provide 1.44 million bcf/d of natural gas, the alternative would need to provide such service within a reasonably similar timeframe as the proposed route, and an alternative with equal or minor environmental advantages would not compel FERC to suggest the transfer of impacts from one set of landowners to another.

FERC considered the Atlantic Coast Pipeline and Mountain Valley Pipeline collocation recommended by several commenters (See Figure 3.2.3-1 attached). This route would have bypassed Augusta County as it would have followed the Mountain Valley Pipeline through southern Virginia to an existing Compressor Station in Pittsylvania County. This route would have required the construction of two separate 42 inch diameter pipelines adjacent to each other, utilizing one utility right-of-way.

FERC recognizes that this collocation would provide for some environmental advantages including: avoidance of national forests, reduced crossings of the

Karst

Approximately 33.8 miles of the 56.1 miles (60 percent) of the pipeline route passes through karst terrain. FERC points to a study performed by GeoConcepts (2016), at the request of Atlantic, which conducted field surveys and used national databases to identify karst terrain and provide a ranking of risk. See excerpt below concerning Karst terrain in Augusta County:

Augusta County, Virginia (Great Valley). GeoConcepts (2016) identified 46 cCDs in its data review and 20 small sinkholes from analysis of LiDAR data. Additionally, data from VSS indicated that Cochran's Caves No. 2 and 3 are located within the KRA and about 400 feet north and 700 feet south of the proposed AP-1 route. ACP route would cross 51.4 miles in Augusta County. Only 33.8 miles was determined to have potential for karst features, and field surveys were conducted over 70 percent of this area. The field surveys identified 65 point features and 13 area features as sinkholes with the exception of 2 springs and 2 caves. Of the 78 karst features identified in the surveys, 24 were ranked as high risk, 30 were ranked as moderate risk, and 24 were ranked as low risk. Additionally, the surveys identified two notable areas of concentrations of karst development: the Cochran Cave area southwest of Staunton, and an area southeast of Stuart's Draft that extends southward towards Sherando Camp. Areas of concern include the crossing of karst near Deerfield (approximate AP-1 MP 109), and two areas with a heavy concentration of sinkholes near Churchville (approximate AP-1 MPs 127 to 141) and Stuart's Draft (approximate AP-1 MPs 145 to 153). The proposed route traverses the Cochran's Cave Conservation Site near Staunton at approximate AP-1 MP 140, and passes within approximately 0.5 mile of the Barter-Blue Cave Conservation Site at AP-1 MP 144 (see figure 4.1.2-2). No impacts to the Barter-Blue Cave Conservation Site are anticipated. Cochran's Cave Conservation Site is designated as a first order globally significant conservation site, and the Virginia Cave Board states that Cochran's Cave No. 2 is the only significant cave designated under the Virginia Cave Protection Act of 1979 that would be crossed by the ACP route. The cave is known to harbor sensitive species such as Virginia big-eared bats, Indiana bats, and Northern long-eared bats, and it is thought the upwelling underground spring is ideal habitat for the Madison Cave isopod. Ceiling heights of 70 feet have been reported in the cave, increasing the likelihood that the cave passage could be impacted by construction activities. Consultations regarding the location and extent of the conservation site and cave system are ongoing. Therefore, to ensure this cave system and conservation site are protected, we recommend that:

- *Prior to the close of the draft EIS comment period, Atlantic should consult with the VDCR to determine if the route alignment and construction activities would impact the Cochran's Cave Conservation Site or Cochran's Cave No. 2. Atlantic should file with the Secretary the result of its consultations with the VDCR along with any project design change proposals to avoid impacts to these sites. [pg. 4-17]*

FERC states that water withdrawal will be done so as to “assure continued flow within the surface water source” and “avoid taking up sediment” and “aquatic organisms and fish” (pg. 4-108).

Atlantic plans to construct water impoundment structures to minimize the impacts of short duration, large volume withdrawals. Atlantic plans for a 300 foot diameter water impoundment structure at Middle River with a storage capacity of approximately 2.5 million gallons.

Atlantic also requires a significant amount of water for dust control measures. FERC states that sources for such water are still being evaluated by Atlantic. FERC recommends that Atlantic submit proposed sources for water used for dust control, anticipated quantities of water for each source, and the measure used to ensure water sources are not adversely affected.

FERC also addresses the different timelines needed for water withdrawal, stating that water for hydrostatic testing will be needed between August and October and water for dust control usually withdrawn between May and September.

After reviewing the proposed withdrawal amounts, in conjunction with FERC's above recommendation, they conclude the pipeline project “would avoid and minimize the potential for significant impacts on surface water resources” (pg. 4-111).

Lastly, water used for the HDD method in Augusta County is proposed to be trucked in from the South James River.

Blasting

Bedrock is considered to be shallow, and within trench depth, if within 5 feet of the surface. Other methods for pipeline construction (rock trenching machines, rock saws, hydraulic rams, etc.) would be considered first, but FERC recognizes that blasting may be necessary.

Using national databases, FERC identifies that blasting may be needed along 152.7 miles of the ACP and along approximately 10.9 miles of the 56.1 pipeline miles in Augusta County.

FERC does state that blasting could “potentially damage nearby pipelines and other structures and could initiate landslides, karst activity, or ground subsidence over underground mines. Blasting of bedrock, particularly karst bedrock, could create fractures in the rock, temporarily affecting local groundwater flow patterns and groundwater yield of nearby wells and springs around the blast site, and affecting their water quality by a temporary increase in turbidity levels shortly after blasting.” (pg. 4-4).

Waterbody Crossings

Atlantic does plan to use blasting within or within 1,000 ft. of some water crossings in Augusta County.

FERC identified a short-term increase in turbidity and oxygen levels as well as a short-term increase in temperature, due to vegetation removal, as the main impact associated with the pipeline's waterbody crossings.

FERC identifies Middle River as a surface water intake facility within 3 miles downstream of the pipeline that Atlantic is proposing to cross via the cofferdam method. FERC states that temperature and turbidity increases may be experienced at Middle River during pipeline installation.

George Washington National Forest (GWNF)

In order for the pipeline to cross the GWNF, a special use application must be approved by the Forest Service. Atlantic has submitted that application and it is still under review. If the Forest Service issues the special use permit, they have determined that amendments will need to be made to the national forest Land and Resource Management Plans. These amendments would be project specific and would change the Management Prescription Area designations of some forest lands to accommodate a utility corridor. The Forest Service can use the FERC EIS as it considers such amendments, but the Forest Service will present their own environmental conclusions and recommendations.

The pipeline would cross the Appalachian Trail using the HDD bore method at Braley Pond Road and FS Road 348.1. This method would eliminate more significant impacts, but would still create temporary visual and noise impacts associated with construction and vegetation removal.

The remaining trails and roads on the GWNF are proposed to be crossed using the conventional construction method, which would lead to temporary closures impacting recreational users. FERC recommends that Atlantic evaluate the feasibility of using the bore or HDD method for all GWNF trail/road crossings. Furthermore, if this less impactful method is not feasible, FERC recommends Atlantic submit site-specific crossing plans to address trail closures.

Special Interest Area Crossings

Atlantic has proposed an open cut crossing at the Forest Trails Loop Trail in Augusta County which will require a temporary trail closure. FERC has recommended that Atlantic provide site-specific crossing plans identifying location of detour, public notifications, and signage as well as consider avoiding closure on days of peak usage.

General Conclusions

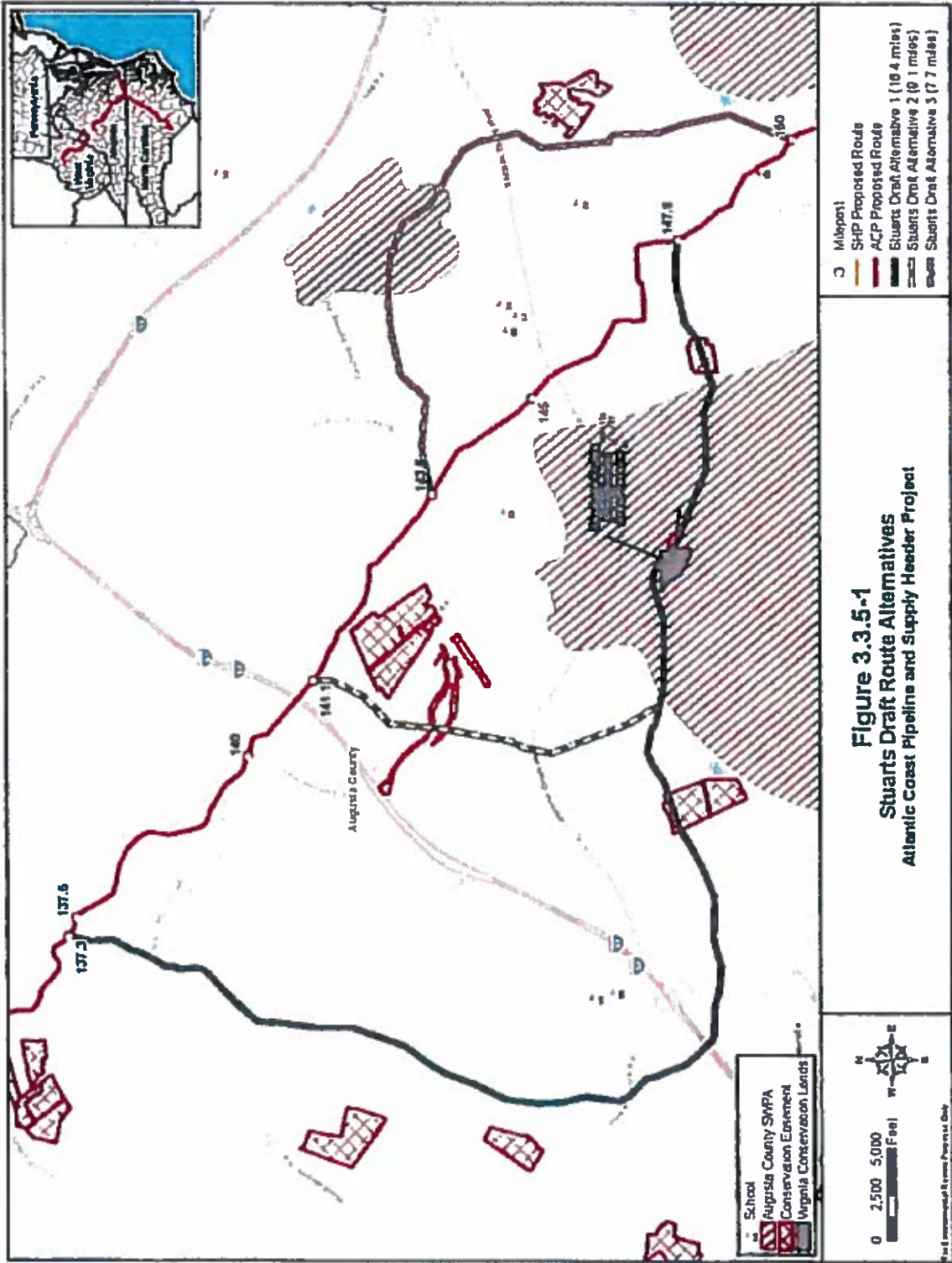
FERC's overall conclusion is that the pipeline project results in limited adverse environmental impacts, with the exception of 6,800 acres of forested/vegetation conversion, some significant impacts to wildlife and cultural resource sites as well as significant potential impacts associated with karst terrain, caves and landslides. The areas identified as having potential impacts have been recommended for further study by Atlantic prior to construction.

FERC generally concludes that the majority of impacts are temporary, mainly limited to the time of construction, and would be sufficiently mitigated by Atlantic's various mitigation plans:

- Construction Operation and Maintenance Plan
- Spill Prevention Control and Countermeasures Plan
- Horizontal Directional Drill Fluid Monitoring, Operations, and Contingency Plan
- Timber Removal Plan
- Invasive Plant Species Management Plan
- Fire Plan
- Fugitive Dust Control and Mitigation Plan
- Karst Mitigation Plan
- Blasting Plan

Ultimately, FERC identifies the conversion of forested land to open space along the pipeline Right of Way as the only sure permanent impact. While Atlantic has proposed a 75 ft. permanent Right of Way, FERC recommends the ROW be reduced to 50 ft.

While FERC has issued its draft EIS, the Forest Service is still reviewing several permits and plans associated with the project, which FERC lists as items to be completed in their recommendations.



CONVENE CLOSED SESSION

January 23, 2017

(In) MOTION: _____ SECOND: _____ VOTE: _____

(Out) _____

(Certify) _____

I move that the Board of Supervisors of Augusta County convene in closed session pursuant to:

(1) the economic development exemption under Virginia Code § 2.2-3711 (A) (5)

[discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of its interest in locating or expanding its facilities in the county]:

- a. Proposed Office space, flex space, storage facilities, manufacturing facilities, utility and mixed use development.

**ADVANCED
A G E N D A**

REGULAR MEETING OF THE AUGUSTA COUNTY BOARD OF SUPERVISORS

WEDNESDAY, JANUARY 25, 2017, at 7:00 p.m.

Board Meeting Room, Government Center, Verona, VA

ITEM NO.	DESCRIPTION
7:00 P.M.	PLEDGE OF ALLEGIANCE
	INVOCATION - Public participation is optional; those who wish to join the Board of Supervisors in prayer are asked to remain standing after the Pledge.
1-23	<u>MATTERS TO BE PRESENTED BY THE PUBLIC</u>
1-24	<u>REFUND REQUEST</u> Consider a refund request by Pilot Travel Centers, LLC in the amount of \$8,755.17.
1-25	<u>WAIVERS</u>
1-26	<u>CONSENT AGENDA</u> (see attached)
1-26.1	<u>MINUTES</u> Consider minutes of the following meeting: <ul style="list-style-type: none">• Organizational Meeting, Wednesday, January 4, 2017
1-27	<u>MATTERS TO BE PRESENTED BY THE BOARD</u>
1-28	<u>MATTERS TO BE PRESENTED BY STAFF</u>
1-29	<u>CLOSED SESSION</u>

Organizational Meeting, Wednesday, January 4, 2017, 5:00 p.m. Government Center, Verona, VA.

PRESENT: Carolyn S. Bragg, Chairman
Tracy C. Pyles, Jr., Vice-Chairman
Michael L. Shull
Terry Lee Kelley, Jr.
Wendell L. Coleman
Marshall W. Pattie
Gerald W. Garber
Jennifer M. Whetzel, Deputy County Administrator
James Benkahla, County Attorney
Timothy K. Fitzgerald, County Administrator
Angie Michael, Executive Secretary

VIRGINIA: At an organizational meeting of the Augusta County Board of Supervisors held on Wednesday, January 4, 2017, at 5:00 p.m., at the Government Center, Verona, Virginia, and in the 241th year of the Commonwealth....

.....

Chairman Bragg welcomed those present for the meeting.

.....

The Board of Supervisors led us with the Pledge of Allegiance.

.....

Tracy C. Pyles, Jr., Supervisor for the Pastures District, delivered invocation.

.....

Chairman Bragg thanked everyone for their hard work over the past year. It was an educational and eventful year. It was a year of change with a new County Administrator, Director of Community Development, County Attorney, Sheriff, and Commonwealth Attorney. There were a great deal of good economic events that happened this past year. Hopefully there will be more things in the future that come from those efforts put forth over the year. The County has purchased a new fire truck, Mill Place Trail is under way, and the internet services in the County are being improved. Throughout the year, different departments within the County shared with the Board what has been happening within their department. This allowed the Board to learn more about the different departments in Augusta County and what each of them are responsible for. It was a good year and Chairman Bragg looks forward to the coming year.

Mr. Shull pointed out that there was also a new Deputy Administrator and a new Secretary.

Chairman Bragg stated that with all of the changes the transition was very smooth.

Mr. Coleman commended Chairman Bragg and Mr. Pyles on a job well done. It was an eventful twelve months and it went very smooth due to their leadership.

ELECTION OF CHAIRMAN – 2017

Chairman Bragg called for nominations for Chairman for 2017.

Mr. Coleman nominated Tracy Pyles, Jr., seconded by Mr. Kelley, Chairman for 2017.

January 4, 2017, at 5:00 p.m.

BOARD MEETING SCHEDULE FOR 2017 (CONT'D)
meetings that will take place.

Mr. Coleman moved, seconded by Mr. Shull, that the Board adopt the schedule and resolution:

SCHEDULED MEETINGS OF THE
AUGUSTA COUNTY BOARD OF SUPERVISORS
FOR THE YEAR 2017

LOCATION: GOVERNMENT CENTER, VERONA, VA

DATES - 2017	Regular Meetings		Staff Briefings
	Monday	Wednesday	
	7:00 p.m.	7:00 p.m.	1:30 p.m.
JANUARY (ORGANIZATIONAL MEETING)	4 th	5:00 p.m.	
JANUARY	11 th	25 th	23 rd
FEBRUARY	8 th	22 nd	21 st (Tues)
MARCH	8 th	22 nd	20 th
APRIL	12 th	26 th	24 th
MAY	10 th	24 th	22 nd
JUNE	14 th	28 th	26 th
JULY	12 th	26 th	24 th
AUGUST	9 th	23 rd	21 st
SEPTEMBER	13 th	27 th	25 th
OCTOBER	11 th	25 th	23 rd
NOVEMBER	8 th	21 st	(Tues) 20 th
DECEMBER	13 th		

Special Meetings:
 Budget Hearing April 19, 2017
 Budget Adoption April 26, 2017 (or May 3rd)
 Organizational Meeting January 3, 2018, 5:00 p.m.

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF AUGUSTA COUNTY, VIRGINIA**

WHEREAS, § 15.2-1416 of the Code of Virginia (1950), as amended, requires that the Board of Supervisors of Augusta County, Virginia, at its organizational meeting, prescribe by resolution the days on which it will hold future meetings during the ensuing months.

WHEREAS, the Board of Supervisors now desires to establish its schedule for regular meetings during calendar year 2017.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF AUGUSTA COUNTY, VIRGINIA:

1. The Board of Supervisors shall hold regular meetings during calendar year 2017, in the Board Meeting Room at the Augusta County Government Center, on the dates and at the times set forth on the schedule attached to this Resolution.

2. In the event the Chairman of the Board of Supervisors, or the Vice Chairman of the Board of Supervisors, if the Chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members of the Board of Supervisors to attend a regular meeting, such regular meeting shall be continued to the next business day. Such finding and declaration shall be communicated to the members of the Board of Supervisors and the press as promptly as possible. All hearings and other matters previously advertised shall be conducted at the continued meeting and no further advertisement is required.

Vote was as follows: Yeas: Pattie, Shull, Garber, Coleman, Bragg, Kelley and Pyles
 Nays: None

Motion carried.

.....

January 4, 2017, at 5:00 p.m.

MATTERS TO BE PRESENTED BY THE BOARD

Mr. Coleman is looking forward to 2017. One of the things that stands out from 2016, and is hopefully repeated for this year, is the planning session to look by District and as a County what was accomplished and what is planned for 2017.

Mr. Pyles stated that this planning session would take place.

Mr. Kelley stated that is was a pleasure working with everyone last year. He looks forward to serving the County as Vice-Chalrman in the coming year.

Mr. Shull would like to have an update on the schools and the construction taking place in the new year.

Mr. Pyles hopes for the good relationship between the Board of Supervisors and the School Board to continue into the future.

* * * * *

CLOSED SESSION

On motion of Mr. Kelley, seconded by Mr. Shull, the Board went into closed session pursuant to:

- (1) the real property exemption under Virginia Code § 2.2-3711 (A) (3) [discussion of the acquisition for a public purpose, or disposition, of real property]:

- a) Court properties

* * * * *

On motion of Mr. Shull, seconded by Ms. Bragg, the Board came out of Closed Session and adjourned subject to the call of the Chairman.

Vote was as follows: Yeas: Bragg, Shull, Kelley, Garber, Wendell, Pattie and Pyles

Nays: None

Motion carried.

* * * * *

The Chairman advised that each member is required to certify that to the best of their knowledge during the closed session only the following was discussed:

- 1. Public business matters lawfully exempted from statutory open meeting requirements, and
- 2. Only such public business matters identified in the motion to convene the executive session.

The Chairman asked if there is any Board member who cannot so certify.