



Office of the Town Manager

Christopher E. Martino

STAFF REPORT

Warrenton Town Council

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Council Meeting Date:	October 11, 2022
Agenda Title:	Tri-Party Agreement Amendment for Warrenton Shopping Center
Requested Action:	Hold the Work Session
Department / Agency Lead:	Community Development
Staff Lead:	Rob Walton

EXECUTIVE SUMMARY

The Town has received a request from the Morgan Companies to amend the tri-party agreement to allow the Town to provide public water and public sewer service to PIN#'s 6995-23-0001-000 and 6995-23-3305-000. The properties are located within the County and within the Warrenton Service District limits. Parcels within the service district limits who wish to be served by Towns public utilities must receive approval from the Town, Fauquier County, and the Fauquier County Water and Sanitation Authority (WSA).

The parcels are located on the northwest side of Lee Highway just north of the Lee Highway/Dumfries Road/Colonial Road intersection. The adjoining property to the west is the Chestnut Forks tennis club. The combined area of the two parcels total 17.5869 acres.

BACKGROUND

Fauquier County received a pre-application meeting request for a number of applications on the properties. The request would be for a Comprehensive Plan Amendment, Rezoning, and Special Exceptions to allow a grocery store, convenience store with gas pumps, coffee shop, fast food eating establishment, and retail shops.

The water demand for each use are as follows:

- Grocery Anchor – 3,000 gpd
- Retail Shops – 2,000 gpd
- Coffee Shop – 2,000 gpd
- Convenience Store w/ gas pumps – 2,500 gpd
- Fast Food Eating Establishment – 2,500 gpd

Total – 12,000 gpd

Town utilities exist across Colonial Road within the residential subdivision. The developer will be responsible to extend the connections to the proposed parcels. The WSA has confirmed that they are not able to provide the requested services per the letter received from Leming and Healy, P.C. on September 26, 2022. Should the Town Council decide to agree to provide public and public sewer

service to the parcels, the applicant will still need to obtain approval from Fauquier County and the WSA in order to amend the tri-party agreement.

STAFF RECOMMENDATION

Conduct the work session decide whether to amend the tri-party agreement. A Resolution can be placed on the agenda for the Regular Meeting.

Service Level / Policy Impact

The Town would provide the development with approximately 12,000 gallons of public water and public sewer service per day. The parcels are located outside of the Town limits, but within the Warrenton Service District boundary. The parcels are not currently included in the tri-party agreement. The adopted Plan Warrenton 2040 speaks to Policies & Strategies in relation to increasing the employment base to allow residents to live and work in Warrenton (pg. 51). The proposed development would increase the number of local jobs available for citizens. In addition, Policy & Strategy CF-4.5 recommends, "evaluating and updating the Town of Warrenton – Fauquier County Master Water and Sewer Plan's Tri-Party Agreement as needed, creating a regional strategy for future needs, and reevaluating the Town boundaries in relationship to its service areas" (pg. 22).

Fiscal Impact

The Town would charge connection fees based on the service required for the overall site. As these are not provided at this time, we provide the following as estimates:

- For 2-inch service: Water = \$118,800.00; Sewer = \$ 259,200.00; Combined = \$378,000.00; plus, meters (5) @ \$910.00 ea. = \$4,550.00 Total for 2-inch service = \$382,550.00.
- For 3-inch service: Water = \$259,875.00; Sewer = \$ 567,000.00; Combined = \$826,875; plus, meters (5) @ \$910.00 ea. = \$4,550.00 Total for 3-inch service = \$831,425.00.
- For 4-inch service: Water = \$467,775.00; Sewer = \$ 1,020,600.00; Combined = \$1,488,375.00; plus, meters (5) @ \$910.00 ea. = \$4,550.00 Total for 4-inch service = \$1,492,925.00.

In addition, monthly usage fees would be assessed based on meter size as follows:

- 2-inch meter: Water = \$77.16; Sewer = \$227.88; Total = \$227.88 for the first 2,000 gallons; \$25.81 for each 1,000 gallons after.
- 3-inch meter: Water = \$168.79; Sewer = \$329.70; Total = \$498.49 for the first 2,000 gallons; \$25.81 for each 1,000 gallons after.
- 4-inch meter: Water = \$303.82; Sewer = \$593.46; Total = \$897.28 for the first 2,000 gallons; \$25.81 for each 1,000 gallons after.

There are currently 11 projects for the WWTP, totaling \$21,975,000.00, and 4 projects at the WTP, totaling \$7,445,000.00, included in the adopted FY 2023-2028 CIP to support current and future customers.

Legal Impact

Providing service to this project will require an amendment to the tri-party agreement. Amending the tri-party agreement creates an obligation from the Town to provide public utilities. Careful consideration should be given to future uses should the parcels redevelop. Uses that create the need for large amounts of water, or sewage treatment, should be carefully considered. Uses such as car washes and beverage manufacturing tend to be high users of water. The Town will need to work with the County staff during the processing of the Comprehensive Plan Amendment, Rezoning, and Special Exception applications to ensure certain uses are restricted.

Timing

The applicant has requested the Town consider a request for utility service at it's October 11, 2022, Town Council meeting.

Water and Sewer Capacity

The Water Treatment Plant (WTP) is currently functioning at 40% capacity. The WTP and wells are producing 1.6 mgd on average operating 14 hours per day. All in all, the water plant is operating well and can handle additional accounts with limited stress on the system.

Reports indicate that the sewage treatment plant processes approximately 1.8 mgd to 2.0 mgd on average. The current DEQ permit allows the Town to treat 2.5 mgd of sewage effluent; however, the treatment should be limited to ninety percent (95%) of the 2.375 mgd cap. This allows for an expected treatment capacity of 2.375 mgd.

Based on existing capacities and projected economic growth and planned capital improvement projects there is sufficient capacity in both the water and sewer systems to serve the project.

ATTACHMENTS

1. Request for Water and Sewer Service
2. Aerial Map
3. Concept Plan
4. Utility Locations
5. Water Demand Estimate