



Water Feasibility Study Presentation Questions November 04, 2020

Loudoun County and Loudoun Water staff provided a virtual video presentation summarizing the scope of work for the Village of Waterford Water Feasibility Study. Community members provided comments to staff following the presentation. The questions below provide answers to the questions received during the presentation comment period of September 12 through September 30, 2020.

The community presentation titled Waterford Feasibility Study dated 08.26.20 can be viewed at the following link: <https://youtu.be/wSjxVvpGeDQ>

1. What options are Paeonian Springs considering? Is it between 'do nothing' and a community system?

The community of Paeonian Springs has not yet determined the best course of action at this time. The Feasibility Study for Paeonian Springs considered several options to address the water and wastewater needs in the community, but the final recommendation was the establishment of a Community Wastewater System with a Subsurface Discharging Wastewater Treatment Facility and Communal Groundwater Well & Treatment System. This recommendation was based on six criteria; Constructability, Public Impacts, Cost, Approvals/Acceptance, Environmental Impacts and Operations & Maintenance. There are several other considerations that still need to be explored before the most appropriate and feasible solution can be determined.

2. Since the boundary of study has been expanded from the 2019 application's boundary to include the Waterford public sewer district, will 60% of supporting signatures in the expanded district be required before proceeding further with this process?

The Water and Wastewater Program [Prioritization Manual](#) requires a map delineating the proposed boundary of the community requesting assistance as part of the application. Signatures in support of the application are required of 60% of the property owners within that submitted boundary for parcels containing eligible structures. The Prioritization Manual however is a tool for staff, and suggested revisions to the study area are permissible based on additional information or best practice. The justification of the expanded study area has been provided in the community presentation on Slide 17 (presentation time 8:21).

Staff did not receive any responses opposing the suggested expanded boundary during the open comment period. An additional 60% signature page for the proposed expanded study area boundary is not required in order for the Feasibility Study to proceed.

3. Under Alternatives 1 through 5 on Slide 25 (involving homeowners or Loudoun Water) or 3 through 5 (involving Loudoun Water) will beneficiaries of the water project be responsible for the cost of the feasibility study?

Feasibility Study payback is addressed in the Water and Wastewater Program [Funding Policy](#). The policy states that project payback is based on the community's ability to pay, and communities are identified as Type A, B or C. For communities identified in the policy as Type A, the costs of a solution will not be required to be paid back. For communities identified in the Policy as Type B and C, paying back the debt, including the cost of the Feasibility Study, is the community's responsibility. However, the payback is only required if the project is fully completed, as addressed on Slide 30 (presentation time 22:25).

Based on the scenarios described in the question:

- Alternatives 1 and 2:
The Feasibility Study costs would not be required to be paid back because the solution does not require the creation of a water service area. No mechanism to recover costs, i.e. taxing district or special assessment, can be established.
- Alternatives 3 through 5:
Assuming the community is identified as a Type B or C and no additional funding such as grants or donations are available, the Feasibility Study costs would be required to be paid back because the solution will require the creation of a water service area, and a mechanism to recover costs, i.e. taxing district or special assessment, can be established.

4. What if our property is not included in the study area, even though it is in the historic district and the sewer district. We are concerned that once Loudoun Water starts pumping out the ground water, our well will go dry. If that happens, will the county allow us to hook up? If so, will the county be using the same financial criteria for our hook up that it uses for the rest of the project?

First, it is important to note that the study area will include all parcels that are currently within the Waterford Sewer Service Area. The boundary will be re-confirmed in the Feasibility Study.

Secondly, this specific question makes several assumptions - 1) That Loudoun Water will be the service provider and 2) that future wells will be located within the boundary (or in a location that would negatively impact their well). At this stage, we do not know what the ultimate recommended solution will be, and it would be premature to affirm that Loudoun Water will be the service provider. The following points, however, attempt to address this question.

- With regards to groundwater use, it is unlikely, though possible, that any future wells would be located within the boundary, based on the reported fact of low yield within existing wells in the community
- Groundwater modeling will be done to understand current response of existing wells and potential impact of future wells
- Future wells would be sited to ensure sustainability and to mitigate against negative impact to existing users of the aquifer

- Should a Commission Permit establish a Water Service Area, only parcels within the established Water Service Area will be allowed to hook up. Any parcel within a potential future Water Service Area will have the same ability as any other parcel within the boundary to connect.
5. What happens once the study is completed? The presentation indicates that it will be the community that will decide on a recommendation. That is reassuring, but there are no details for that stage of the process.

The Flow Chart found on Slide 4 (presentation time 1:22), outlines the general framework of the Water and Wastewater Program. Once the Feasibility Study has been completed, Loudoun Water and the County will deliver an additional presentation to the Community outlining the final Study results and recommended solution.

Every community is unique, so the steps following the Feasibility Study can vary, and until we know what solutions are actually achievable it is premature to make any assumptions. However, the study results, community input, staff input, and other applicable information will all be used to determine the appropriate steps (if any) forward.

It is important to note that the intent of the [Water and Wastewater Program](#) (Program) is to assist and work alongside communities experiencing issues with deficient or non-existent water and/or wastewater systems. The Program provides structure and a standardized process to gauge a community's interest, determine a community's need, and establish a measurable method to prioritize community requests. Participation in the program does not exclude community residents from petitioning the Loudoun County Board of Supervisors for resolution through other public processes, nor does it limit the powers of the Board of Supervisors to take action to resolve identified public health issues.