

Crozet Community Advisory Committee

Meeting Minutes from June 8, 2022

***Note: This meeting was held pursuant to and in compliance with Ordinance No. 20-A (16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster.**

Members Present:

Joe Fore - Chair
Michael Monaco - Secretary
Kostas Alibertis
Ken Thacker
Mallory DeCoster
Mike Kunkel
Lonnie Murray, Planning Commission
Sandra Hausman

Ann Mallek - Board of Supervisors

County Staff:

Carolyn Shaffer – Clerk
Rachel Falkenstein - Planning Manager
Dave Tungate - RWSA Director of Operations
Victoria Fort - RWSA Civil Engineer
Frank Pohl - Civil Engineer

Chair Joe Fore called the meeting to order at 7:05

May minutes approved; motion by Kostas Alibertis, seconded by Marc McKenney.

Update from RWSA

Presented by Dave Tungate, RWSA Director of Operations.

Crozet possesses water facilities at Beaver Creek (Raw Water Intake, Pump Station, Pipeline) as well as the Bucks Elbow Water Tank and the Water Treatment Plant. Wastewater travels to the Moores Creek facility in Belmont.

Recent capital improvements include:

- Granular Activated Carbon vessels (“big red barn” on 240). \$3.4m cost, 2018
- Finished Water Pump Station. Built to replace outdated structure. \$2.6m cost, 2018.
- Water Treatment Plant Upgrade. Capacity increased from 1 to 2 million gallons per day. \$8.5m cost, completed March 2021.

Future projects include:

- Crozet wastewater flow equalization tank (to store wastewater during peak flows). \$5.4m cost, est. completion Nov 2022.
- Crozet wastewater pump stations 1-4 rehabilitation (pump stations transporting water to the Moores Creek facility). \$0.6m est. cost, likely to increase; completion 2024.
- Beaver Creek Dam, pump station & piping modifications. Replace spillway to meet VDCR Dam Safety standards. Completion 2025-2027, budget of \$32m, requesting federal funds to cover up to 65%.

Discussion

Joe Fore: Are there any further updates on the dam?

Victoria Fort: Totally funded by natural resources conveyance service, which includes impact assessments; had a public meeting several months ago, and are now in the regulatory review phase. A document will go out for public comment late summer/early fall, to conclude around the end of the year. Then design phase, which is about a year-and-a-half to two years.

Joe Fore: Can you provide some background on the dam?

Victoria Fort: Built in 1961-1963. It was a significant hazard dam; if it fails, the consequences are significant but not "High." Now, 50 years later, regulations have changed and downstream development has occurred, putting lives in risk upon dam failure. Upgraded in 2012 to a High Hazard structure, so it needs to meet regulations for spillway capacity to meet that application. Due to growing demand in the Crozet area, we need to reconfigure some of the pump station facilities as well.

Joe Fore: What's the latest on the viability of re-routing Browns Gap Tpk during dam work?

Victoria Fort: We'd discussed closing the road during construction, but there's lots of concerns from those whose access would be cut off/impacted by long detours (school busses, emergency services, etc). The current plan is to put a detour on the upstream side - the lake side - of the dam while the spillway is being constructed.

Joe Fore: What is Crozet's resilience in the face of disaster re: water access?

Dave Tungate: We have access to the reservoirs which gives a good buffer, and we could run temporary piping from the Ivy area.

Victoria Fort: The Drinking Water Infrastructure Plan (DWIP) looked at these long-range and worst-case needs, which is what we used to inform upgrades to water treatment facilities, reservoir size, etc. Also looked at alternative sources of water to the Crozet area, including piping water from Mint Springs, Sugar Hollow; building a totally new reservoir; most of these weren't cost-effective or necessary relative to the impact of the outlined upgrades.

Joe Fore: The federal funding for the dam - is that baked into the budgeting process? How much of that is "guaranteed?"

Victoria Fort: It would come through USDA grant. We plan for two pathways and budget in our CIP for receiving no further federal funding beyond the planning phase. Sometime this summer or fall, we'll be requesting funding for the design phase, and then requesting funding for the construction. It could cover costs for the dam and the raw water pump station. Completing each subsequent phase of the project does make it more likely.

Lonnie Murray: How much sedimentation upstream do we have to plan for?

Dave: Not that much upstream sediment; most is residual/historical sediment from heavier farming days. We don't see heavy mud, and we've done work with farmers about keeping cows out of the reservoir. Not that much development in the Beaver Creek watershed. Hasn't seen any impact, for example, from the current construction at Crozet Elementary. We've asked Dominion Energy to stay 200 feet back from the reservoir with their herbicides and other vegetation management/mitigation strategies.

Ken Thacker: Is there any planned resiliency for the wastewater side of the system - calls back to the 2012 derecho?

Dave Tungate: The 2012 incident did require manually hauling diesel to the generators. We do have backup generators, and run them under load every single month to make sure they run regularly. There are readily available wastewater pumps, diesel-powered, that we can rent and connect to the force main system, and we have standing service contracts with those folks.

Kostas Alibertis: Do we raise water level at all?

Victoria Fort: The plan is to not raise the water level at all; we have sufficient storage, the adjustments to be made are on the pumping side.

Matt Helt (attendee from the public): Are there any possible improvements to the recreation at Beaver Creek as part of this project?

Victoria Fort: We've talked to Parcks & Rec, as well as the sculling and rowing clubs; so far, that conversation has been primarily about maintaining access during construction. We're preserving the grassy area there adjacent to the spillway for future as a possible park, and part of the construction will create opportunities for expansion of the park areas there.

Matt Helt (continued): Requests positive action from the RWSA on the management of both land easements and lawn maintenance/waste.

Albemarle Water Protection Ordinance Overview (20 minutes)

Whitegate Farm/Montclair/Western Ridge project; this ordinance regards a stream portion through the southern portion of the property, where community members observed a de facto "stream" that wasn't recognized on the map. Frank Pohl is here to provide some clarity on the process of identifying a "stream."

Frank Pohl: We start with the USGS streams map. The county GIS mimics this map, but we have added and reclassified based on our local access & expertise. The stream in question invited out the Corps (ACoE), who determined that the stream flowed under 240; could be groundwater, could be a marshy area on that side of the road, which then discharges to a pipe. The Corps engineer classified this as a stream, which requires a buffer whether perennial or intermittent (if draining to a watershed).

Marc McKenney: Clarify process - the stream disappeared from the map, the Corps backed that up, and now the Corps has classified this as a stream?

Frank Pohl: Can't clarify the first part of the process, but yes, the engineer from the Corps did classify this as a stream in his most recent assessment.

Lonnie Murray: In 2014, we stopped requiring perpetual buffers around streams - can you speak to the county's plan to go back to perpetual buffers around streams?

Frank Pohl: Our ordinance currently says that if you need an erosion and sediment control plan, you need to provide a stream buffer. We're working on an overlay district to provide a zoning layer that defines streams with one complete standard for land disturbance. This would be coming to the board around August. Some places have maps, some have text descriptions - we prefer the text descriptions, so that we're not individually mapping and adjudicating each stream.

Mallory DeCoster: What data does the county use that's authoritative to define a stream? And - does the WPO apply in the Montclair project?

Frank Pohl: For perennial streams, definition is deferred to the USGS map or which is delineated by the Army Corps of Engineers. Intermittent streams are defined as natural streams, as opposed to piped streams.

"Segment 1" of the pipe coming down from 240, which was not shown on USGS, was a piped stream joining up to a very old piped stream.

MDC: Yes, I hear that the 10,000 sq ft of land disturbance is what triggers the WPO to apply, but that's not the only lever for application of the WPO - there are other triggers for water protection, including a common plan for the property.

Frank Pohl: There is no common plan yet. The zoning does not impact the rights of the property owner at this time. A common plan comes in to play when you have a group of parcels divvied out between different developers or owners. Our current ordinance doesn't forbid someone from disturbing 9,000 sq ft one year, then 9,000 sq ft the next year, etc.

Ann Mallek: Glad to hear Frank talking about doing away with this incremental business. What are the requirements for what need has to be shown in order to pipe something? Where is our oversight here?

Frank Pohl: This was a non-reporting permit; they didn't even have to notify the Corps, because they were below the thresholds for Corps reporting.

Marc McKenney: Not for current answer necessarily, but: what other ordinances are out there that don't align with our current Climate Action Plan?

Ann Mallek: Yes! This is a problem. We can't look at things in isolation when it comes to the climate action plan and climate change in general.

Matt Helt (attendee from the public): It would be preferable to have this stream-adjacent property be a county park. Also, please give us a crosswalk at St. George Ave.

Frank Pohl: It is possible for the board to turn down or approve the Montclair project. The person to reach out to in the county re: sidewalks is Kevin McDermott - (434) 296-5832.

Committee Business

Joe Fore: we have reserved the large meeting room at the Crozet Library starting in August and going forwards on the second Wednesdays of the month. Rachel Falkenstein clarifies that the plan is currently to return to in-person CAC meetings starting in September.

Mallory DeCoster and Lonnie Murray introduce themselves as members of the CCAC.

Closing Material

The Crozet fourth of July parade is coming up, and still needs donations to keep running: donate through Crozet Community dot org/Tim Tolson's page, or donate at the door.

Joe Fore thanks Allie Pesch for her acting chairship last meeting, and Allison Wrabel for her longtime coverage of the CCAC via the Daily Progress, which she recently left.

Next meeting tentatively scheduled for August 10th at 7:00 pm.

The meeting will most likely be held virtually, and details will be posted on the County calendar on the website. <https://www.albemarle.org/community/county-calendar>

Joe Fore read the closing statement, reminding all that the meeting was held pursuant to and in compliance with Ordinance No. 20-A (16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster

Joe Fore adjourned the meeting at 9:00 pm.