

Crozet Community Advisory Committee
Crozet Library
Wednesday, June 12, 2019 from 7:00 PM to 8:45 PM

Allie Pesch: Welcome's everyone and calls the meeting to order.

A quorum is established.

Introductions made by members of the CCAC and citizens present at the meeting.

Citizens Present: Tim Tolson (CCA), Bill Mawyer (Rivanna), Jennifer Whitaker (Rivanna), Dave Wingate (Rivanna), Frank Stoner (Milestone Partners), Matthew Franz, Julia Franz, Lauren Diggans, Charlie Diggans, Brad Diggans, Marie Westbrook, Roy Grant, Bill Schrader, Peggy Schrader, Jim Duncan (RealCrozet), Paul Grady, Bill Spicuzza, Doug Lowe, Allison Wrabel (Daily Progress), Tony Townsend, Linette Burton, Cael Kendall, Tim Murphy, Steve Bates, Rosie Smith, Mike Marshall (Crozet Gazette), Tim F.J. Tolson (CCA), Martha Hodgkins, Brian Richter, Brian Cohen (JAUNT), Stephen Johnson (JAUNT), Mary Honeycutt (JAUNT), Michael Wysong, Matt Spalding, Rebecca Kendall, Cathy Craven

Crozet Community Advisory Committee (CCAC) Members Present: Brian Day, Mike Kunkel, David Mitchell, Joe Fore, Doug Bates, Katya Spicuzza, Josh Rector, Sandy Hausman, Kostas Alibertis, Allie Pesch, Shawn Bird, Tom Loach

Absent: Jon McKeon, Valerie Long

County Representatives Present: Ann Mallek (AC Supervisor – White Hall), Jennie More (AC Planning Commission - White Hall), (AC Planning - Staff Liaison), Michaela Accardi (AC Planning – Neighborhood Planner)

June 2019 Agenda:

1. Introductions and Agenda Review (Allie Pesch – CCAC chair)
2. Approval of Minutes
3. JAUNT Crozet Connection Update (Stephen Johnson, JAUNT – 15 min)
4. Rivanna Authorities Crozet Projects Update (Bill Mawyer, Executive Director, Rivanna Authorities – 45 min)
5. Barnes Lumber Development Updates (Frank Stoner, Milestone Partners – 15 min)
6. Downtown Crozet Initiative Branding Crozet Recap (Doug Bates – 15 min)
7. Items Not Listed on the Agenda
8. Announcements

Allie: begins introductions of CCAC members, all citizens present, and county officials

Allie: After introductions, begins the meeting.

Brian Day presents motion to approve May 2019 CCAC minutes. Katya Spicuzza seconds the motion; all CCAC members present vote for approval. May 2019 CCAC minutes approved.

Kelly Gobble resigned from CCAC; need two resignations to have new members assigned, nominated so no new members at this time.

JAUNT:

- Introductions
- Stephen Johnson (update on Crozet Connect)
 - o Transit Pioneer test out the routes; incorporate into schedule based upon feedback
 - o Jaunt site: Find Your Connection.org about routes, process
 - o Crozet connect packet on ridejaunt.org; start with two routes west and east side of Crozet; two bus operate concurrently; 40 min departures offset; packet has possible stop locations
 - o Some shelters, but not in some areas; work with Old Trail
 - o Rider-business relationships
 - o Confirm Crozet two dollars one-way
- Brian Cohen
 - o June 29 feature bus at the parade
 - o Aug 2 kick off service at Starr Hill Brewery with special label
 - o Aug 5 at Old Trail, party, merchants (perhaps coffee)
 - o CrozetConnect@ridejaunt.org to contact JAUNT with questions

Rivanna Water and Sewer Authority:

- Bill Mawyer, Jennifer Whitaker, Dave Wingate; third year in a row
- Rivanna, formed in 1970, as wholesaler of drinking and waste water
- Operates four drinking systems in Albemarle County
 - o Urban
 - o Crozet
 - o Scottsville
 - o Red Hill
- Rivanna Drinking Water Systems
 - o Crozet uses between 500-800K gal/day
 - o Water from Beaver Creek Reservoir
 - o Projects in Crozet
- Water Supply Reservoirs (five)
 - o Store 3.3bil gal of storage
 - o 500 mil gal in Beaver Creek Reservoir
- Water Treatment Plant (six)
 - o South Rivanna, Observatory, North Rivanna, Crozet, Scottsville, Red Hill
 - o Crozet
- Wastewater Treatment Plants (four)
 - o Moore's Creek, Scottsville, Glenmore, Stone Robinson Elementary

- Reduction of wastewater odor (Route 250)
 - Vendor to monitor odor
 - Volvo dealer area
 - Crozet to Moore's Creek with urban areas; 11mil gal day
- Cost benchmarks (dollars per thousand gallons) question; the Service Authority can best answer
- How ensure high quality and cost effective system
 - Quality
 - Take 150 samples/month in water system
 - Hundreds of samples in plants
 - Report results to the state; subject to state and federal regulations
 - Cost effectiveness – budget review every year with Board of Director
 - Cost based upon age
 - Essentially a middle-aged systems
 - RWSA is 65% of the Service Authority budget
- Crozet Projects (infrastructure outside the plants)
 - Drinking Water Infrastructure Plan
 - Water production rising; ensure capital infrastructure in pipeline to react quickly
 - Projected water demand study
 - Beaver Creek adequate for Crozet out to 2075
 - Double size of water treatment plant
 - Define Crozet area through Crozet Master Plan; in jurisdictional boundary and project size; map from study, approved by AC BoS.
 - Finished Water Pump Station
 - Original built in 60's
 - Fully redundant; handle max day and expandable; expect past 2075
 - Wastewater Equalization Facility
 - Proposed near Fair Hill Estates
 - Location where all Crozet wastewater gathers; storage tank; peak flows into tank, when recedes put into system
 - Lickinghole Stormwater Basin
 - Concrete Dam
 - Dredge lake intentionally; increase bathymetry rate (understand decay rates better)
 - Resident significant erosion; creek moved 50 feet onto his property; who is responsible for erosion downstream; Albemarle County responsible for erosion and sediment control
 - Beaver Creek Dam and Pump Station
 - Visible project near term
 - Joint project NRCS and Albemarle County
 - Earth Dam
 - Covers only ½ of (capacity) Prob Max Flood/Participation
 - Reclassify as High Hazard Dam (people live downstream); cannot currently handle PMF

- Upgrade spillway; labyrinth (zig zag) in middle; move pump station ashore also
- Build 2023-2026; Brown's Gap Turnpike closure; need to build bridge
- VDOT and Dam timing for road closure; work for grant funding with gov't
- Granular Activated Carbon Filters
 - Community decided; decision made by all boards; addresses pharmaceutical concerns
 - Bit more expensive
 - Disinfection biological control
 - GAC Results (Haloacetic acids, Trihalomethanes levels)
 - Use bleach solution to disinfect
 - Red in water (ACSA) mold comes from mulch
 - We have high quality water; even compared to other areas of VA
 - PFAS (in water everywhere, common) removed best by GAC; no trace in our water; additional drinking water filtration not needed
- Security Issue question
 - Congressional mandate in 2018 to conduct vulnerability assessment
 - Bio terrorism
 - Natural disaster
 - Rivanna needs to certify by March 2020; monitor by EPA
- Water Treatment Facility Upgrade
 - Complete Dec 2022
 - Cost \$8.5 M
- Bucks Elbow Tank Chlorination System
 - End of system
 - Design to have additional capacity for chlorination
 - Basin addition, improvements
- RWSA has \$200M in debt; finance all infrastructure projects by design; all revenue from selling water to Service Authority
- Lead pipes not in Service Authority system; does ACSA test for lead in households?; corrosion inhibitor product into our water (protect against events like Flint, MI); inhibits leaking of lead into water (polyphosphate product)
- Virginia Tech program (Cooperative Extension) water program for household; water treatment in house next spring

Jennie – property across from Crozet Park questions, details

- Site Review Committee attend for info
- 7 acres orig; added 2.5 acres; change to by-right; 26 units; 0.25 acre lots; cemetery on property

Barnes Lumber Redevelopment Opportunity:

- Frank Stoner (Milestone Partners) intro, Barnes Lumber Redevelopment Opportunity
- Where we've been
 - o Start in 2014
 - o 50+ Public Engagements since then
- 2017 Downtown Crozet design Town Center and Plaza; 6.25 acres; rezone all of site; what can all folks agree with; voices from community
- Plaza Design (conceptual); MRA and Warren Bird collaboration
- Commercial aspects are challenging; year of meetings
- Agreement before the Board, County next Wednesday
- Project Patriot – Expanding Downtown Crozet
 - o Consistent with Comp Plan, CMP
 - o Consistent with Project ENABLE (private investment for public good)
 - o Phase I – PP Partnership (Road system, Public Plaza); consistency; what is Crozet; helps design process
 - o Phase II, III (rest of project) – people want gridded network, fewer parking lots; secondary road; pedestrian and bike friendly; connect to surrounding neighborhoods
- PPP Project Elements
 - o Predevelopment
 - o Road
 - o Plaza
 - o Financing
 - o Development
- Phase I rezoning to BoS in Aug?
 - o Private Developer Role
 - Architectural guidelines for review; create plaza site plan; environmental issues; rezoning; parking issues (structured, shared); update CMP; county lead public engagement;
 - Development Agreement Summary (Syn-TIF to developer loan)
 - Road
 - Urban Collector Road (reduces parking)
 - Roundabout
 - Downtown needs to be pedestrian friendly
 - Urban shopping district
 - Render area as attractive; timing off
 - Start construction next spring
 - o Public County Role
 - Market Study
 - Parking
 - CMP

Downtown Crozet Initiative (DCI):

- Next Wednesday at 1 PM BoS; give DCI the project; number 11 on agenda
- Mary Beth Bowen – goal represent Crozet

- Two meetings in May – abt 40 attended; concepts
 - o Crozet now; themes: active socially (volunteerism) and physically; preserve; Mayberry (everyone knows your name...); Cheers theme song...; physical connections – roads, trails, ...; beauty; arts woven into downtown; wineries, breweries in area
 - o Crozet – what do we want it to be; vibrant, outside, community
 - o Keep focus on downtown Crozet

Items Not on the Agenda (Residents Opposing possible construction of Catholic Church on St. George Ave):

- Danny Weissong; St. George Avenue represent community as spokesperson
- Comments:
 - o oldest homes in Crozet; possible home for Catholic Church testimony; zoned residential, flooding issues
 - o Contrary to CMP historic district; increase traffic and pedestrian risk; Anderson Funeral Home site;
 - o Discussion with Catholic community
 - o Strongly opposed to location; believe Church should look elsewhere; threatens historic neighborhood
 - o Petition in circulation
 - o AC Planner – no application for church project has been submitted.

Other:

- Tim Tolson announcement for support to Crozet Fourth of July Parade

Meeting adjourned at 8:52 PM.