



**Date of Council Meeting: March 24, 2015**

**TOWN OF LEESBURG  
TOWN COUNCIL MEETING**

**Subject:** Lower Sycolin Sanitary Sewer Conveyance System Phase I and Phase II Pro-Rata

**Staff Contact:** Amy Wyks, Director of Utilities  
Renee LaFollette, Director of Capital Projects  
Barbara Notar, Town Attorney

**Council Action Requested:** A decision by Council is needed to re-establish the 2005 Pro-Rata. This action will ensure the associated pro-rata fee will be charged for each parcel along this line that connects to the Town's sanitary sewer system. It will also provide for reimbursement of actual engineering and construction costs for the phased Lower Sycolin Sanitary Sewer Conveyance System.

**Staff Recommendation:** Staff recommends Council re-establish the 2005 Pro-Rata for the Lower Sycolin Sanitary Sewer conveyance system due to the phased construction project and to receive reimbursement for the actual engineering and construction costs.

**Commission Recommendation:** Not Applicable

**Fiscal Impact:** The Lower Sycolin Sanitary Sewer Conveyance System is an approved Capital Improvement Program (CIP) in the total amount of \$9,329,878. Phase I was completed in June 2014, and the actual project design and construction cost to date is \$5,329,878 (Including design costs for Phase II.) Phase II will be constructed by Peterson with the Council approved sewer construction agreement at a fixed construction cost of \$4,000,000. The Pro-Rata fees will recover the cost of design and construction of the sanitary sewer system when properties are developed within the sewer shed. (66% of Phase I and 100% of Phase II)

**Executive Summary:** Since the project has been divided into two phases, the 2005 Pro-Rata should be revised to address the phased construction and to ensure that an accurate cost benefit is charged to all undeveloped parcels.

The revised pro-rata accurately distributes the cost share of Phase I and Phase II design and construction project costs to the future development of the applicable parcels. The revised Pro-Ratas will provide for 66% reimbursement of Phase I project costs, and 100% reimbursement of Phase II project costs.

**Background:** The construction of the Lower Sycolin Creek Sewage Conveyance System was divided into two phases. Phase 1 construction has been completed including full operation of the Lower Sycolin Pump station, force main and gravity airport branch sewer main. Phase II consists of 9,000 feet of pipeline construction along Cochran Mill Road across Sycolin Road to the southern property line of Compass Creek.

The program description for the proposed CIP project 14402 (Lower Sycolin Sewage Conveyance System Phase II) states that staff is currently re-evaluating the adopted Pro-Rata based on current design. Staff is also working cooperatively with the Peterson Companies on an agreement to accelerate the construction of this project.

The entire sewer shed has been divided into two areas. Area A includes those properties that contribute flow to the Phase I Airport gravity sewer, and utilizes the Phase I pump station and force main. Area B comprises of those properties that contribute flow to the Phase II gravity sewer along Cochran Mill Road and utilizes the Phase I pump station and force main.

The overall average sanitary flow contribution from this sewer shed is estimated at 780,750 gallons per day with approximately 202,000 gallons per day from Area A and 578,750 gallons per day from Area B.

The actual cost to date of Phase I construction and associated engineering and inspection services is \$5,329,878.40 of which 88% is recoverable through collection of Pro-Rata fees. The Phase I project costs and development area responsible for the assigned pro-rata share is shown below:

<b>Phase I Project</b>	<b>Total Cost</b>	<b>Development Area</b>
Lower Sycolin Pump Station	\$2,134,000.00	Areas A and B
Lower Sycolin Force Main	\$1,150,820.14	Areas A and B
Airport Gravity Sanitary Sewer (Phase I)	\$1,095,792.26	Area A
Engineering Design & SDC's for Pump Station, FM, Phases I & II	\$949,266.00	Area A and B

The fixed construction cost of Phase II is \$4,000,000.00 of which 100% is recoverable through collection of Pro-Rata fees from development in Area B.

In 2005, the Lower Sycolin Sewer Pro-Rata Resolution (2005-182) was adopted by Town Council. Considering the construction of the system in phases and changes in property density impacting proposed sewer flows, staff evaluated the existing Pro-Rata and, as a result, recommends the reestablishment of the Pro-Rata with a Phase I and Phase II pro-rata as follows:

**PHASE I PRO-RATA**

<b>Area A Development</b>	<b>% of Sector for Phase I</b>	<b>Phase I Pro-Rata Share (2005)</b>	<b>Phase I Pro-Rata Share (2015 Cost Index)</b>
Existing Town Customers	44%	\$1,072,369	Not Recoverable
Loudoun Gov't Properties	12%	\$285,965	\$375,691
Tuscarora Crossing	43%	\$1,024,709	\$1,346,226
Cochran Mill Road (Industrial Plant)	1%	\$23,830	\$31,308
<b>Total</b>	<b>100%</b>	<b>\$2,406,874</b>	<b>\$1,753,224</b>
<b>Area B Development</b>	<b>% of Sector for Phase I</b>	<b>Phase I Pro-Rata Share (2005)</b>	<b>Phase I Pro-Rata Share (2015 Cost Index)</b>
Compass Creek (Northern including Town Parcels)	35%	\$1,034,100	\$1,363,480
Compass Creek (Southern)	50%	\$1,459,608	\$1,924,522
Misc. Property (Unassigned Area)	15%	\$429,297	\$566,036
<b>Total</b>	<b>100%</b>	<b>\$2,923,005</b>	<b>\$3,854,038</b>

Phase I Pro-rata fee is hereby reestablished, effective upon passage, at a rate of \$11.92 per gallon per day of estimated usage for Area A properties and \$5.05 per gallon per day for Area B properties. The fee shall be adjusted by the percentage increase or decrease in Engineering News Record Construction Cost Index value since the 2005 Pro-rata resolution. The Construction Cost Index value from which the increase or decrease shall be measured is 7563 for Phase I.

**PHASE II PRO-RATA**

<b>Area B Development</b>	<b>% of Sector for Phase II</b>	<b>Phase II Pro-Rata Share (2015)</b>
Compass Creek (Northern including Town Parcels)	35%	\$1,415,119
Compass Creek (Southern)	50%	\$1,997,408
Misc. Property (Unassigned Area)	15%	\$587,473
<b>Total</b>	<b>100%</b>	<b>\$4,000,000</b>

The Lower Sycolin Creek Sanitary Sewer Conveyance System Phase II Pro-Rata fee is hereby established, effective upon passage, at a rate of \$6.91 per gallon per day of estimated usage for Area B properties. The fee shall be adjusted by the percentage increase or decrease in Engineering News Record (ENR) Construction Cost Index value at the time of application. The current Construction Cost Index value from which the increase or decrease shall be measured is 9962 for Phase II.

The Pro-Rata fees shall be calculated based on the gallons per day usage per establishment as outlined on Drawing SD-2 (Average Daily Sewage Flows) in the Town's Design and Construction Standards Manual. Sample calculations for potential development are as follows:

1. Single Family Dwelling in Area A connecting to Phase I = 350 gpd \* \$15.71 per gpd  
Pro-Rata Fee = \$5498.50

Note: \$15.71 is current value based on 2005 ENR construction index of \$11.92

2. 100,000 sf Retail in Area B to Phase II will pay both a Phase I and Phase II Pro-Rata. The development benefits from Phase I for the pump station and forcemain and Phase II gravity main

Phase I Pro-Rata = 100,000 sf \* 0.3 gpd/sf \* \$6.66 per gpd = \$199,800

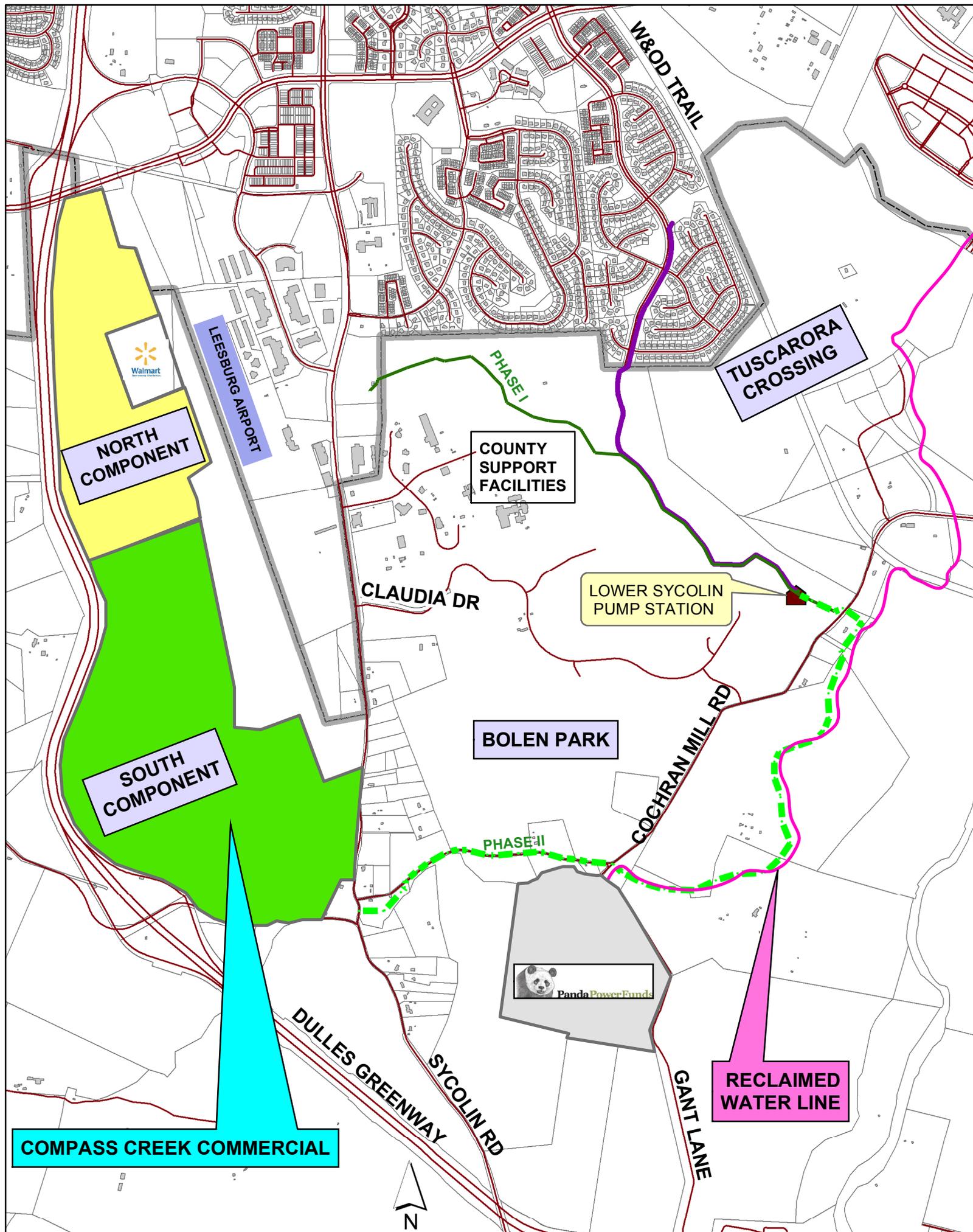
Note: \$6.66 is current value based on 2005 ENR construction index of \$5.05.

Phase II Pro-Rata = 100,000 sf \* 0.3 gpd/sf \* \$6.91 per gpd = \$207,300

Total Pro-Rata = \$407,100

**Attachments:** Resolution

Map of Lower Sycolin Sewershed and Sanitary Sewer Conveyance System.  
Lower Sycolin Pro-Rata Calculation



**NORTH COMPONENT**

**SOUTH COMPONENT**

**COMPASS CREEK COMMERCIAL**

**LEESBURG AIRPORT**

**TUSCARORA CROSSING**

**COUNTY SUPPORT FACILITIES**

**LOWER SYCOLIN PUMP STATION**

**BOLEN PARK**

**Panda Power Funds**

**RECLAIMED WATER LINE**



W&D TRAIL

CLAUDIA DR

COCHRAN MILL RD

DULLES GREENWAY

SYCOLIN RD

GRANT LANE

PHASE I

PHASE II

## Lower Sycolin Sewer Pro-Rata (Revised Flow for Compass Creek per Peterson 1/20/15)

Phase I Construction Project	Total
Lower Sycolin Pump Station	\$2,134,000.00
Lower Sycolin Force Main	\$1,150,820.14
Airport Gravity Sanitary Sewer (Phase I)	\$1,095,792.26
Engineering Design & SDC's for Pump Station, FM, Phases I & II	\$949,266.00
<b>Total</b>	<b>\$5,329,878.40</b>

### Flows

Area A Development	Estimated Flow gpd
Town	90,000
Loudoun County	24,000
Tuscarora Crossing	86,000
Cochran Mill Road (Industrial Plant)	2,000
<b>Total Area A Flows (gpd)</b>	<b>202,000</b>

Area B Development	Estimated Flow gpd
Compass Creek (Northern including Town Parcels)	204,750
Compass Creek (Southern)	289,000
Misc Property (Unassigned areas)	85,000
<b>Total Area B Flows (gpd)</b>	<b>578,750</b>

Total Flow to the Pump Station and Force main		<b>780,750</b>
% of Total Flow from Area A to the Pump Station and Force main	26%	202,000
% of Total Flow from Area B to the Pump Station and Force main	74%	578,750

### Pro-Rata share based on % of Total Flow

Construction Project	Total	Area A %	Area A Share	Area B %	Area B Share
Lower Sycolin Pump Station	\$2,134,000	26%	\$552,120	74%	\$1,581,880
Lower Sycolin Force Main	\$855,568	26%	\$221,357	74%	\$634,211
Airport Gravity Sanitary Sewer (Phase I)	\$1,386,663	100%	\$1,386,663	0%	\$0
Engineering Design & SDC's for Pump Station, FM, Phases I & II	\$953,647	26%	\$246,733	74%	\$706,914
<b>Total</b>	<b>\$5,329,878</b>		<b>\$2,406,874</b>		<b>\$2,923,005</b>

### \$\$ Pro-Rata cost share for development

Area A Development	% of Sector	Pro-Rata Share (2005)	Pro-Rata Share (2015 Cost Index)
Town	45%	\$1,072,369	Not Recoverable
Loudoun County	12%	\$285,965	\$375,691
Tuscarora Crossing	43%	\$1,024,709	\$1,346,226
Cochran Mill Road (Industrial Plant)	1%	\$23,830	\$31,308
<b>Total</b>	<b>100%</b>	<b>\$2,406,874</b>	<b>\$1,753,224</b>

Area B Development	% of Sector	Pro-Rata Share (2005)	Pro-Rata Share (2015 Cost Index)
Compass Creek (Northern including Town Parcels)	35%	\$1,034,100	\$1,363,480
Compass Creek (Southern)	50%	\$1,459,608	\$1,924,522
Misc Property (Unassigned areas)	15%	\$429,297	\$566,036
<b>Total</b>	<b>100%</b>	<b>\$2,923,005</b>	<b>\$3,854,038</b>

Phase I 2005 Pro-Rata Rate to be re-established (Calculate Based on ENR Index for 2005):	Total Cost	Total gpd	Pro-Rata Rate (2005)	Pro-Rata Rate (2015 Cost Index)
Area A	\$2,406,873.71	202,000	\$11.92 per gpd	\$15.69 per gpd
Area B	\$2,923,004.69	578,750	\$5.05 per gpd	\$6.65 per gpd

February 2015 ENR Construction Index: 9962

<b>Phase II Construction Project</b>	<b>Total</b>
Cochran Mill Gravity Sanitary Sewer Phase II	\$4,000,000.00
<b>Total</b>	<b>\$4,000,000.00</b>

**Flows**

<b>Area B Development</b>	<b>Estimated Flow gpd</b>
Compass Creek (Northern including Town Parcels)	204,750
Compass Creek (Southern)	289,000
Misc Property (Unassigned areas)	85,000
<b>Total Area B Flows (gpd)</b>	<b>578,750</b>

**Pro-Rata share based on % of Total Flow**

<b>Construction Project</b>	<b>Total</b>	<b>Area A %</b>	<b>Area A Share</b>	<b>Area B %</b>	<b>Area B Share</b>
Cochran Mill Gravity Sanitary Sewer Phase II	\$4,000,000	0%	\$0	100%	\$4,000,000
<b>Total</b>	<b>\$4,000,000</b>		<b>\$0</b>		<b>\$4,000,000</b>

**\$\$ Pro-Rata cost share for development**

<b>Area B Development</b>	<b>% of Sector</b>	<b>Pro-Rata Share (2015)</b>
Compass Creek (Northern including Town Parcels)	35%	\$1,415,119
Compass Creek (Southern)	50%	\$1,997,408
Misc Property (Unassigned areas)	15%	\$587,473
<b>Total</b>	<b>100%</b>	<b>\$4,000,000</b>

<b>New Phase II Pro-Rata Rate to be established (Calculate Based on 2015 ENR Index at Adoption)</b>	<b>Total Cost</b>	<b>Total gpd</b>	<b>Pro-Rata Rate (2015)</b>
Area B	\$4,000,000.00	578,750	\$6.91 per gpd

Note: Change in density of any parcels within both sectors could require a reevaluation of established pro-rata

February 2015 ENR Construction Index: 9962

## Compass Creek Phase 1 (Northern Section)

To be

Constructed in Next 1- 7 years (2016 - 2022)

Building	Use	Area (SF)	Design Flow Rate (GPD/SF)	Flow for Pro-Rata Calc	Phase I Pro-Rata Share (\$6.66/gpd)	Phase II Pro-Rata Share (\$6.91/gpd)	Total Pro-Rata Share
1	Office	100,000	0.1	10,000	\$66,600	\$69,100	\$135,700
2	Office	100,000	0.1	10,000	\$66,600	\$69,100	\$135,700
3	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
4	Office	100,000	0.1	10,000	\$66,600	\$69,100	\$135,700
5	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
S1	Office/Pharmacy	45,000	0.1	4,500	\$29,970	\$31,095	\$61,065
S2	Office/Restaurant	10,000	0.1	1,000	\$6,660	\$6,910	\$13,570
S3	Gas/Convenience	5,000	0.1	500	\$3,330	\$3,455	\$6,785
S4	Day Care	11,000	10 gpd/student	1,500	\$9,990	\$10,365	\$20,355
S5	Bank	7,500	0.1	750	\$4,995	\$5,183	\$10,178
R1	Retail	10,000	0.3	3,000	\$19,980	\$20,730	\$40,710
R2	Retail	27,000	0.3	8,100	\$53,946	\$55,971	\$109,917
R3	Retail	22,000	0.3	6,600	\$43,956	\$45,606	\$89,562
R4	Retail	10,000	0.3	3,000	\$19,980	\$20,730	\$40,710
R5	Retail	19,000	0.3	5,700	\$37,962	\$39,387	\$77,349
R6	Retail	10,000	0.3	3,000	\$19,980	\$20,730	\$40,710
R7	Retail	60,000	0.3	18,000	\$119,880	\$124,380	\$244,260
R8	Retail	180,000	0.3	54,000	\$359,640	\$373,140	\$732,780
R9	Retail	125,000	0.3	37,500	\$249,750	\$259,125	\$508,875
RE1	Restaurant	250 Seats	10 gpd/seat/meal	5,000	\$33,300	\$34,550	\$67,850
RE2	Restaurant	250 Seats	10 gpd/seat/meal	5,000	\$33,300	\$34,550	\$67,850
H1	Hotel	100 (Rooms)	130 gpd/Room	13,000	\$86,580	\$89,830	\$176,410
Phase 1 Total Flow = 204,750					\$1,399,599	\$1,452,137	\$2,851,736

Compass Creek Phase 2 (Southern Section) To be  
 Constructed in Next 25/30 years (2016 - 2046)

Building	Use	Area (SF)	Flow Rate (GPD/SF)	Flow for Pro-Rata Calc	Phase I Pro-Rata Share (\$6.66/gpd)	Phase II Pro-Rata Share (\$6.91/gpd)	Total Pro-Rata Share
6	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
7	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
8	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
9	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
10	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
11	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
12	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
13	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
14	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
15	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
16	Office	75,000	0.1	7,500	\$49,950	\$51,825	\$101,775
17	Office	150,000	0.1	15,000	\$99,900	\$103,650	\$203,550
18	Office	150,000	0.1	15,000	\$99,900	\$103,650	\$203,550
19	Office	150,000	0.1	15,000	\$99,900	\$103,650	\$203,550
20	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
21	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
22	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
23	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
24	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
25	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
26	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
27	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
28	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
29	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
30	Office	20,000	0.1	2,000	\$13,320	\$13,820	\$27,140
31	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
32	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
33	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
34	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
35	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
36	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
37	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
38	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
39	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
40	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
41	Office	25,000	0.1	2,500	\$16,650	\$17,275	\$33,925
42	Office	30,000	0.1	3,000	\$19,980	\$20,730	\$40,710
43	Office	100,000	0.1	10,000	\$66,600	\$69,100	\$135,700
44	Office	100,000	0.1	10,000	\$66,600	\$69,100	\$135,700
45	Office	100,000	0.1	10,000	\$66,600	\$69,100	\$135,700
46	Office	100,000	0.1	10,000	\$66,600	\$69,100	\$135,700
F1 through F16	Flex/Industrial	64	1000 gpd/acre	64,000	\$426,240	\$442,240	\$868,480
Phase 2 Total Flow = 279,000					\$1,924,740	\$1,996,990	\$3,921,730

**Totals for:** Phase I      Phase II  
 Based on 2015 rate      \$3,324,339      \$3,449,127

PRESENTED: March 24, 2015

RESOLUTION NO. \_\_\_\_\_

ADOPTED: \_\_\_\_\_

A RESOLUTION: AMENDING AND ESTABLISHING PRO-RATA FEES FOR THE PHASE I AND PHASE II LOWER SYCOLIN SANITARY SEWER CONVEYANCE SYSTEM

WHEREAS, Section 34-128 of the Town Code authorizes the Town to collect pro-rata fees for Town constructed sewer facilities necessitated, at least in part, by future subdivisions or development of land; and

WHEREAS, Resolution 2005-182 established a pro-rata fee for Area A (formally Section I) and Area B (formally Section II) for Lower Sycolin Creek Sanitary Sewer Conveyance Systems; and

WHEREAS, the Lower Sycolin Creek Sanitary Sewer Conveyance System has been divided into two construction phases (Phase I and Phase II); and

WHEREAS, the Town constructed a pump station, force main and associated Phase I gravity sewer main to provide sewer service to a portion of the Lower Sycolin Creek sewer shed properties; and

WHEREAS, the actual cost to date of engineering and construction Phase I and engineering Phase II of the conveyance system is \$5,329,878.40; and

WHEREAS, the fixed construction cost of Phase II of the sewer conveyance system is \$4,000,000.00 per attached sewer construction agreement; and

WHEREAS, it has been determined that approximately 12% of the cost of the design and construction related to Phase I of system is for the benefit of the existing customers and the remaining 88% is for the benefit of property owners of undeveloped lands in the Lower Sycolin Sewer shed; and

A RESOLUTION: CONSTRUCTION OF PHASE II LOWER SYCOLIN GRAVITY MAIN AND AUTHORIZING THE TOWN MANAGER TO PROCURE THESE SERVICES

WHEREAS, it has been determined that the costs for the design and construction related to Phase II of system is for 100% of the benefit of property owners of undeveloped lands in the Lower Sycolin Sewer shed; and

WHEREAS, the identification of the properties in the tables that follow is merely for purposes of identifying properties which may benefit from this capital project and is in no way a commitment, on the part of Town Council, to extend utilities to properties outside the Town corporate boundaries; and

WHEREAS, the following allocation for Phase I have been determined based on properties and uses subject to the Phase I pro-rata and has been adjusted accordingly to actual engineering and construction costs of \$5,329,878; and

<b>Construction Project</b>	<b>Total</b>	<b>Area A %</b>	<b>Area A Share</b>	<b>Area B %</b>	<b>Area B Share</b>
Lower Sycolin Pump Station	\$2,134,000	26%	\$552,120	74%	\$1,581,880
Lower Sycolin Force Main	\$855,568	26%	\$221,357	74%	\$634,211
Airport Gravity Sanitary Sewer (Phase I)	\$1,386,663	100%	\$1,386,663	0%	\$0
Engineering Design & SDC's for Pump Station, FM, Phases I & II	\$953,647	26%	\$246,733	74%	\$706,914
<b>Total</b>	<b>\$5,329,878</b>		<b>\$2,406,874</b>		<b>\$2,923,005</b>

A RESOLUTION: CONSTRUCTION OF PHASE II LOWER SYCOLIN GRAVITY MAIN AND AUTHORIZING THE TOWN MANAGER TO PROCURE THESE SERVICES

WHEREAS, the following allocations for Phase II have been determined, based on properties and uses subject to the pro-rata Phase II and has been established based on the fixed construction cost of \$4,000,000 per the sewer construction agreement with Peterson Companies; and

<b>Construction Project</b>	<b>Total</b>	<b>Area A %</b>	<b>Area A Share</b>	<b>Area B %</b>	<b>Area B Share</b>
Cochran Mill Gravity Sanitary Sewer Phase II	\$4,000,000	0%	\$0	100%	\$4,000,000
<b>Total</b>	<b>\$4,000,000</b>		<b>\$0</b>		<b>\$4,000,000</b>

WHEREAS, the following table demonstrates costs assigned to each property based on the most current available data for Phase I Pro-Rata; and

<b>Area A Development</b>	<b>% of Sector for Phase I</b>	<b>Phase I Pro-Rata Share (2005)</b>	<b>Phase I Pro-Rata Share (2015 Cost Index)</b>
Existing Town Customers	44%	\$1,072,369	Not Recoverable
Loudoun County	12%	\$285,965	\$375,691
Tuscarora Crossing	43%	\$1,024,709	\$1,346,226
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<b>Total</b>	<b>100%</b>	<b>\$2,406,874</b>	<b>\$1,753,224</b>

<b>Area B Development</b>	<b>% of Sector for Phase I</b>	<b>Phase I Pro-Rata Share (2005)</b>	<b>Phase I Pro-Rata Share (2015 Cost Index)</b>
Compass Creek (Northern including Town Parcels)	35%	\$1,034,100	\$1,363,480
Crosstrail (Southern)	50%	\$1,459,608	\$1,924,522
Misc. Property (Unassigned Area)	15%	\$429,297	\$566,036
<b>Total</b>	<b>100%</b>	<b>\$2,923,005</b>	<b>\$3,854,038</b>

A RESOLUTION: CONSTRUCTION OF PHASE II LOWER SYCOLIN GRAVITY MAIN AND AUTHORIZING THE TOWN MANAGER TO PROCURE THESE SERVICES

WHEREAS, the following table demonstrates costs assigned to each property based on the most current available data for Phase II Pro-Rata;

<b>Area B Development</b>	<b>% of Sector for Phase II</b>	<b>Phase II Pro-Rata Share (2014)</b>
Compass Creek (Northern including Town Parcels)	35%	\$1,415,119
Compass Creek (Southern)	50%	\$1,997,408
Misc. Property (Unassigned Area)	15%	\$587,473
<b>Total</b>	<b>100%</b>	<b>\$4,000,000</b>

THEREFORE, RESOLVED by the Council of the Town of Leesburg in Virginia as follows:

SECTION I. The Lower Sycolin Creek Sanitary Sewer Conveyance System Phase I Pro-rata fee is hereby reestablished and adjusted to reflect actual engineering and construction costs, effective upon passage, at a rate of \$11.92 per gallon per day of estimated usage for Phase I, Area A properties (previously \$8.76 per gallons per day) and \$5.05 per gallon per day for Area B properties (previously \$9.24 per gallons per day).

SECTION II. The Lower Sycolin Creek Sanitary Sewer Conveyance System Phase II Pro-Rata fee is hereby established to reflect the fixed construction cost, effective upon passage, at a rate of \$6.91 per gallon per day of estimated usage for Area B properties (previously \$9.24 per gallons per day). Therefore, Area B properties are subject to both Phase I (Pump station, force main, design and engineering costs) and Phase II (gravity main) Pro-rata fees.

SECTION III. The fees as specified in Area A and Area B shall be paid prior to the issuance of a Zoning Permit and concurrently with payment of all other required off-site and availability fees for new connections or increased use of existing connections to the Lower Sycolin Creek Sanitary Sewer Conveyance System.

A RESOLUTION: CONSTRUCTION OF PHASE II LOWER SYCOLIN GRAVITY MAIN  
AND AUTHORIZING THE TOWN MANAGER TO PROCURE THESE  
SERVICES

SECTION IV. The fee shall be adjusted by the percentage increase or decrease in Engineering News Record Construction Cost Index value at the time of application. The Construction Cost Index value from which the increase or decrease shall be measured is 7563 for Phase I and 9962 for Phase II.

SECTION V. The fees established herein shall be calculated based on the gallons per day usage per establishment as outlined on Drawing SD-2 (Average Daily Sewage Flows) in the Town's Design and Construction Standards Manual.

SECTION VI. The fees established herein shall run with the property and the Town Manager shall maintain for public inspection a record of properties subject to these fees.

PASSED this \_\_\_\_\_ day of March 2015.

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Kristen C. Umstattd, Mayor  
Town of Leesburg

ATTEST:

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Clerk of Council