

BOARD OF SUPERVISORS MEETING

September 16, 2025

A meeting of the Campbell County Board of Supervisors convened at 6:00 p.m. on the 16<sup>th</sup> day of September 2025 in the Multi-Use Room of the Walter J. Haberer Building, Rustburg, Virginia. The members present were:

Justin A. Carwile, Chairman, Presiding	Timberlake Election District
Kenneth R. Brown	Spring Hill Election District
Matt W. Cline	Concord Election District
Paul E. Dowdy	Sunburst Election District
Jon R. Hardie	Rustburg Election District
Tom K. Lawton	Altavista Election District
Charlie A. Watts II	Brookneal Election District

Campbell County Utilities and Service Authority (CCUSA)

Don Austin, Chairman, Presiding	Concord Election District
Charlie Droog	Timberlake Election District
Carter Elliott, Jr.	Rustburg Election District
Robert Lee	Altavista Election District
James Marstin	Brookneal Election District
Dan Richardson	Sunburst Election District

Absent was:

Joseph Kirkland	Spring Hill Election District
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Also present were:

Frank J. Rogers, County Administrator  
Clifton M. Tweedy, Deputy County Administrator  
Paul E. Harvey, Assistant County Administrator  
Jeff Wells, Administrator, CCUSA  
Tim Wagner, Utilities Engineer, CCUSA  
Brooke S. Wright, Office Manager

Chairman Carwile called the Board of Supervisors meeting to order at 6:00 p.m. Chairman Austin called the CCUSA meeting to order at 6:00 p.m. The meeting was advertised to provide an overview of the CCUSA Utilities System.

// CCUSA SYSTEM OVERVIEW

Administrator Rogers welcomed everyone to this meeting to receive a review of the infrastructure managed by the Campbell County Utilities and Service Authority (CCUSA). The development of water and sewer facilities was a key component to the County's Comprehensive

Plan to accomplish the vision for growth in the County. Referring to the future land use map, Administrator Rogers pointed out the large areas of agricultural land and the small portion of industrial zoning. Those areas aligned with the growth pattern of the water and sewer facilities along the major roadways of the County. It was necessary to direct future utilities to the areas where the County wanted growth.

Mr. Wells presented an overview of the CCUSA Systems. The water system consists of the Otter River Plant (Evington), Naruna Well System (primarily serves Georgia-Pacific), and the Hat Creek Well System (non-public). The water system map closely aligned with the future land use map. CCUSA currently serves 9,313 water connection units with 198 miles of distribution piping. Looking ahead over the next 10 to 20 years, Mr. Wells detailed three capital projects that would require financing. Those included an upgrade to the Otter River Water Treatment Plant (WTP) from 4.1 million gallons per day (MGD) to 6.0 MGD (\$20 million in 2033), upgrading the Route 24 Booster Pump Station from 4 MGD to 6 MGD (\$8 million in 2033), and Asbestos Cement Pipe Replacement Projects (\$35 million in 2040).

Mr. Wagner provided an overview of the Wastewater System. The wastewater system consists of the Rustburg Wastewater Treatment Plant (serves the Village of Rustburg), and the Lynchburg Regional Water Resource Recovery Facility (serves Lynchburg, Bedford, Amherst, and Campbell County). Lynchburg built the regional facility, and Campbell County owns 1 MGD of that facility. The future land use map shows where the County wants to see future growth, and the water and wastewater utilities tend to track the growth patterns. The wastewater system was mostly located in the Brookville/Timberlake area, down Route 29 to Seneca Park, and some in the Village of Rustburg. They also operate the on-site system that serves Concord Elementary School.

CCUSA has approximately 3,200 sewer connections, which serve nearly 6,000 residential units. Mr. Wagner indicated CCUSA had 18 wastewater pump stations (WWPS), with the Martin Drive WWPS currently under construction. The majority of the wastewater was pumped back to the City of Lynchburg using five interceptor points. Mr. Wagner reviewed each point of connection and the available capacity. Tomahawk Creek (Winding Way Road) had 100% capacity, and Tomahawk Creek (Laxton Road and Enterprise Drive) had 69%. The capacity at Dreaming Creek was down to 34% and CCUSA was talking to the City of Lynchburg about purchasing additional capacity. Burton Creek, which serves the Simon's Run area, had 48% available capacity. Fishing Creek (Candlers Mountain) receives all the wastewater from the Route 29 Corridor and had 35% capacity, which was concerning due to the likelihood of additional growth along Route 29 in the future. Mr. Wagner indicated it would cost approximately \$4.9 million to increase capacity at the Dreaming Creek Interceptor from 0.77 MGD to 2.62 MGD. This would include \$865,000 to purchase capacity from the City of Lynchburg, \$600,000 to upsize CCUSA portions of the interceptor, and \$4.3 million to upsize City portions of the interceptor. CCUSA purchased additional capacity from the City of Lynchburg in 2022 to increase capacity at the Fishing Creek interceptor to 1 MGD. Beyond 1 MGD would require looking at other options and an update to the Master Plan to accommodate continued growth in that area.

Mr. Wagner provided an update on current projects and topics of interest. He indicated that CCUSA was fortunate to receive federal funding for two current wastewater infrastructure and development projects, the Augusta Springs WWPS and the Martin Drive WWPS. The

Augusta Springs WWPS, gravity sewer, and force main were in service, pumping at approximately 400 gallons per minute (GPM). It served the southeast quadrant of the US 29/VA 24 intersection. Sanitary sewer service was available for County property located between VA 24 and Anstey Road.

The Martin Drive WWPS was under construction and was designed to pump at 675 GPM. It would pump to the Leesville Road Force Main, which discharges to the Dreaming Creek Interceptor, which flows to the City of Lynchburg. It would serve the area between the Route 460 bypass, Timberlake Road, and Waterlick Road. The parallel gravity sewer and force main from the WWPS to Farfields Drive was also under construction. CCUSA's development partner, Camden Village, LLC, was responsible for putting in the gravity sewer and force main through their development located on Farfields Drive to the Leesville Road Force Main. This portion of the project was in the permitting phase. Mr. Wagner stated that an 8-inch gravity sewer line would be installed from Farfields Drive to Whitestone Drive. He recalled that during last year's joint meeting of the Board and CCUSA, there was extensive discussion about a mandatory sewer connection policy. The construction of the Martin Drive WWPS had brought this issue to the forefront because it had been challenging to obtain the necessary easements from all of the property owners. It had taken 15 months to get easements from 22 of the 26 property owners, and CCUSA was considering eminent domain for the four (4) outstanding easements. The easements would allow CCUSA to decommission a 40-year-old WWPS behind Whitestone Village Townhomes that was nearing its end of life. There were also failing drainfields in the area. The final part of the project was installing a gravity sewer line from Whitestone Drive to Locust Garden Mobile Home Park (MHP). It had taken 15 months to obtain four (4) of the 16 necessary easements, and CCUSA would continue easement negotiations for a while longer. The property manager of Locust Garden MHP had reported failing drainfields, as well.

Mr. Wagner stated that for many years, County Code and CCUSA have had a mandatory sewer connection policy. The estimated cost for the Martin Drive project was \$5,825,400, which included \$3,048,000 from Camden Village, LLC, \$1,526,400 from CCUSA, and \$1,255,000 from ARPA federal funding. The anticipated revenue for the project was \$5,146,500. This included \$3,091,100 from Camden Village, LLC, \$705,100 from Powell Ridge Partners, LLC, and \$420,700 from Touchdown Properties, LLC. The remaining \$929,600 would come from mandatory connection fees from existing apartments, duplexes, mobile homes, and single-family residences. If mandatory connection fees disappeared, there would be a revenue shortfall of almost \$1 million.

Mr. Wells noted that if it were not for the ARPA funds and mandatory connection fees, the Martin Drive project could not have happened. CCUSA's policy for a mandatory sewer connection policy and installment loan program has been in place since 1986 and was done cooperatively with the County. It was long recognized that to encourage and facilitate commercial, industrial and denser residential development, wastewater infrastructure was a necessity. To make those projects economically viable, CCUSA collects fees from the property owners who receive the long-term benefits of having public wastewater available. This policy has been applied to a number of sewer development projects. After a sewer line was built, property owners had three choices: 1) pay the fee and connect 2) if their drain field was working fine, they could pay part of the fee and connect later, or 3) do neither, and CCUSA would place a lien against the property.

Mr. Wells indicated that some mandatory connection policies from surrounding localities allowed an exemption for private, on-site septic systems. A property owner would not have to pay the connection fee until their drainfield failed. This exemption was not in CCUSA's policy. He suggested forming a committee made up of County and CCUSA staff, two Board members, and two CCUSA Board members to discuss the possibility of an exemption in the mandatory connection policy. After some discussion, Supervisor Dowdy and Supervisor Watts agreed to serve on the committee. Mr. Lee and Mr. Richardson would represent the CCUSA Board.

Mr. Wells indicated that CCUSA's previous Wastewater Master Plan was from 2007, and the update to the plan should be complete by the end of this year or early 2026. The update could influence the decision to continue sending wastewater to the City of Lynchburg or to develop its own Wastewater Treatment Plant. An update to the Water Master Plan was scheduled for FY27. CCUSA would be determining whether an expansion of the Otter River WTP was viable, or if future WTP locations should be considered. Mr. Wells added that to adequately fund future projects, the implementation of rate increases would be necessary over time. If, for example, CCUSA assumed a \$20 million loan with a 25-year term at a 3.75% interest rate, the annual debt service would be approximately \$1,260,000. The current water base fee of \$17 and rate of \$4.95 would need to increase by \$4 and \$0.80, respectively. The current wastewater base fee of \$15 and rate of \$6.45 would need to increase by \$3 and \$0.85, respectively. In response to a question from Supervisor Cline, Mr. Wells indicated that the current average bill for a customer who had both water and wastewater services was \$92 per month. In a comparison of CCUSA's water and sewer rates to the Bedford Regional Water Authority (BRWA) and the Amherst County Service Authority (ACSA), CCUSA was the most affordable for residential water and sewer. Mr. Wells noted that CCUSA had a long history of successfully working with the County on strategic projects, and he looked forward to collaborating on future projects.

Following the presentation, there was a lengthy discussion regarding user rates and various types of project funding. Mr. Wagner indicated that there was no more federal funding on the horizon, so future capital projects would be funded largely through rate increases. Mr. Wells added that it would take a number of years to fully vet any capital project, and rate increases would happen gradually. Several CCUSA Board members emphasized that the expansion of wastewater services was more critical than water services. Supervisor Watts asked how long it would take for wastewater services to reach capacity. Mr. Wagner indicated that at 100% build-out of all of the commercial and residential construction that CCUSA was currently aware of, wastewater services would be over capacity. He added that the completion of the Wastewater Master Plan would chart the path forward.

Supervisor Watts asked for more information on the possibility of eminent domain to obtain the four (4) outstanding easements for the Martin Drive WWPS project. Mr. Wagner hoped to successfully negotiate with one of the four property owners, but would most likely not be able to come to an agreement with the other three. The next step was to hire a licensed appraiser to appraise the value of both the permanent and temporary construction easements. After receiving that information, CCUSA would write a bona fide offer letter to each property owner. If the property owner would not accept the offer, a certificate of take would be filed in the Circuit Court Clerk's Office. Funds equaling the amount of the appraisal would be placed in an escrow account while the case is being resolved. Once a judgment is levied, the funds would go to the property

owner. Mr. Wagner added that the appraisal may be less than CCUSA's original offer. The standard offer for a permanent easement was 50% of the assessed value of the raw land, on a square foot basis. For the temporary construction easement, it was 15% of the assessed value.

Following additional discussion about potential solutions for future wastewater needs, Chairman Austin thanked the Board of Supervisors for meeting to discuss CCUSA's current projects, and he looked forward to working with the County in the future.

On motion of Mr. Elliott, seconded by Mr. Marstin, it was resolved the meeting of the Campbell County Utilities and Service Authority was adjourned at 7:43 p.m.

The vote was: Aye: Austin, Droog, Elliott, Lee, Marstin, Richardson  
Nay: None  
Absent: Kirkland

// REGION 2000 SERVICES AUTHORITY

Supervisor Cline had received questions from citizens about how the landfill closure would be funded. He asked if the Board would be amenable to authorizing Administrator Rogers to try to negotiate with Region 2000 for potential landfill expansion. He understood the complexities of the current make-up of the Services Authority Board, and was concerned about how that may affect the County's solid waste management plan moving forward. Supervisor Watts expressed that he was not in favor of Supervisor Cline's request. Supervisor Lawton recalled calling Administrator Rogers after the January 7, 2025, public hearing because he was confused as to why some citizens who were opposed to landfill expansion told the Board that they did not have the right deal. Those comments made Supervisor Lawton think there could be a deal that would appease those citizens.

Supervisor Hardie was not in favor of Supervisor Cline's request and recalled that the Board unanimously gave the County Attorney direction to continue with the ongoing lawsuit against Region 2000. He believed attempting to renegotiate with the Region would go against that direction. Supervisor Hardie added that Services Authority members from Appomattox County, Nelson County, and the City of Lynchburg had moved the funds that belonged to Campbell County into an account designated for closure/post-closure expenses. He expressed frustration with the Authority's unwillingness to align with the Code of Virginia by operating with the correct number of members. Supervisor Watts added that he was unclear why the lawsuit continued to move slowly. He did not believe that the Services Authority would be open to considering a new deal after all of the negotiation attempts, threats, and legal action over the past several years. Supervisor Hardie recalled that no one spoke in favor of landfill expansion at the January 7<sup>th</sup> meeting, but Supervisor Cline countered that he knew of citizens who were at the public hearing but were not comfortable speaking in favor due to the passionate opposition in the room.

Regarding the desire for a better deal, Supervisor Lawton recalled that Supervisor Watts had previously been willing to consider landfill expansion, with the stipulation that the County be in control of the property. Supervisor Watts agreed but did not believe the other members of the Services Authority would agree to that. Chairman Carwile was skeptical that a deal could be reached, given how much time had passed since the public hearing in January. Supervisor Lawton

understood the solid waste consultant's estimate to operate a transfer station would be approximately \$40 million, and he did not like the idea of spending that much on trash. Supervisor Hardie did not agree with that estimate, noting that RFPs had been submitted showing costs of much less. Supervisor Lawton countered that the proposals offered a regional approach that would not be controlled by the County. Supervisor Dowdy thought it was likely that a transfer station would take trash from a large area, possibly even from out of state.

Supervisor Cline reiterated his request to authorize Administrator Rogers to renegotiate with Region 2000. In response to a question from Chairman Carwile, Administrator Rogers did not know if it was likely that the Services Authority would entertain a renegotiation request. He thought the other localities had moved on after the Board's decision in January not to expand the landfill. On the other hand, if renegotiation was not put on the table, the Board would never know what the response may have been. Supervisor Lawton asked if the City of Lynchburg was concerned about the costs of its future transfer station. Administrator Rogers advised that the City was working toward building its own transfer station, then reached out to Clif Tweedy, Deputy County Administrator, to obtain a copy of the County's RFP. Administrator Rogers was told the City wanted to weigh its options on whether to build the transfer station itself or utilize the private sector.

After a discussion regarding the terms of Administrator Rogers's renegotiation request, Supervisor Cline offered the following motion:

On motion of Supervisor Cline, it was resolved the Board of Supervisors authorizes Administrator Rogers to renegotiate the Member/Use Agreement with the Region 2000 Services Authority.

The vote was: Aye: Brown, Cline, Dowdy, Lawton  
Nay: Carwile, Hardie, Watts  
Absent: None

Following the vote, Supervisor Hardie asked if the County was in a current lawsuit with Region 2000, and Administrator Rogers stated yes. Chairman Carwile wanted to make sure Administrator Rogers understood the specific issues the Board wanted addressed. Administrator Rogers indicated that he understood the Board to want the following specifically addressed: a) no payments to the other members, b) control of the Services Authority, and c) ownership of the Bennett property.

// ADJOURN

On motion of Supervisor Lawton, it was resolved the meeting of the Board of Supervisors was adjourned at 8:16 p.m.

The vote was: Aye: Brown, Carwile, Cline, Dowdy, Hardie, Lawton, Watts  
Nay: None  
Absent: None

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JUSTIN A. CARWILE, CHAIRMAN