

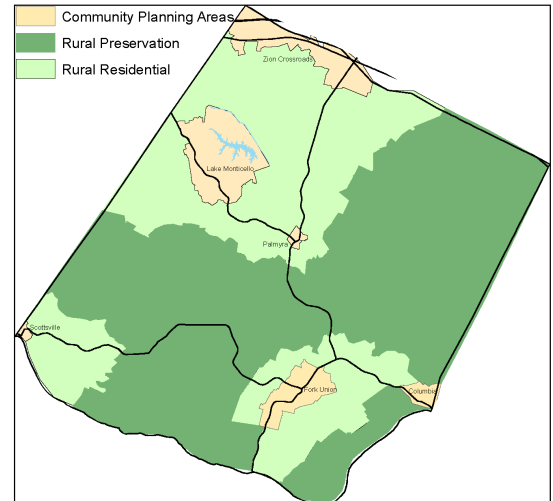


Zion Crossroads Water and Sewer System

Fostering Economic Development for Fluvanna County

Zion Crossroads is a primary growth area for Fluvanna County. To help spur economic development in this area, the county is constructing the Zion Crossroads Water and Sewer System. This system will include nearly 4 miles along the Route 250 corridor to help foster commercial and industrial growth.

In 2014, the county increased the size of the Zion Crossroads Community Planning Area (CPA). At the same time, the county adjusted the size of other CPAs in an effort concentrate future growth in those areas. The Zion Crossroads Water and Sewer System (ZXRWSS) will serve a large portion of the Zion Crossroads CPA. By providing this utility service and concentrating growth in the CPAs we can keep Fluvanna's rural area naturally as beautiful as it is today, for generations to come.



Fluvanna County Planning Areas

Fact #1: Fluvanna County homeowners account for **93%** of our property taxable values, while business and commercial interests account for only **7%**.
A more ideal mix would be **70% and 30%**.

Fact #2: Fluvanna County has a net loss of over 6,500 workers a day commuting out of the county. The average daily commute of these workers is over an hour. We need business and job growth in Fluvanna.

Frequently Asked Questions

1. What will be the ZXRWSS service area? The Zion Crossroads Water and Sewer System service area stretches nearly 4 miles along the Route 250 / Route 15 area. The service area stretches from Route 698, Memory Lane, east on Route 250 to Zion Crossroads, and south on Route 15 for a half mile.

2. Why Zion Crossroads? Fluvanna County has targeted Zion Crossroads as a growth area. Water infrastructure is important aspect to attracting and expanding business development in Fluvanna County.

3. When will the project be completed? The entire system is slated to be completed by October 31, 2020.

4. How much does the project cost? The County is paying over \$10.5 million in construction of the system. Design phase of the project cost \$1.1 million. The entire system costs \$11.63 million, including construction contingency funds.

5. What's the plan for paying for it? The County will utilize a combination of debt financing and cash savings to pay for the project. The County used \$8.5 million in debt proceeds to pay

for the two-thirds of the project. An additional \$3.13 million will be paid from cash savings.

6. When the infrastructure is in place, how will it change Zion Crossroads? Zion Crossroads properties in the service area will be able be marketed with having the necessary basic utilities of electric, water, and sewer to operate businesses.

7. Will I have access to water/sewer? The ZXRWSS will provide public water and sewer in the Zion Crossroads CPA area only. Homes and businesses outside these areas will continue to depend on privately-owned water and sewer systems.

9. Will I be required to connect to the system if I live in the area? If you have a working well and sewer (septic) serving your property, you will not be required to join the system. If you can receive a permit to rebuild or repair your well or sewer (septic) you will not be required to join the system.

10. How much will it cost to join the system? Connection and usage fees have not been determined yet. The Board will ultimately set those fees at an advertised public hearing.

Zion Crossroads Water and Sewer System

Facts and Figures

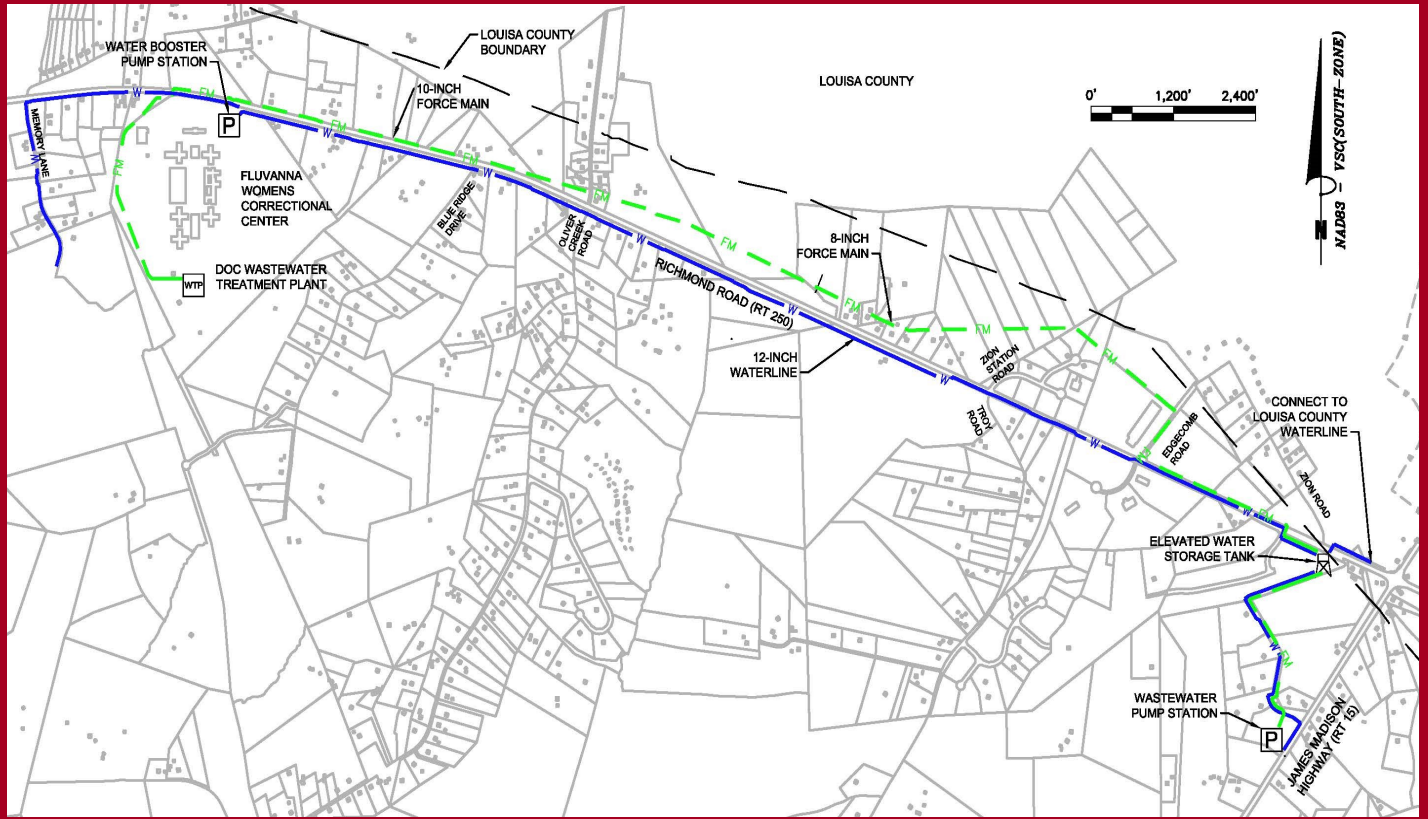
Fact #3: Fluvanna County is centrally located to every major city and urban area in Virginia. Fluvanna is the heart of Virginia and your gateway to the future.

ZXR Water & Sewer System	PROJECT COSTS
Design	\$1,157,890
Construction Administration	\$674,320
Water Tower	\$1,991,000
Water Booster Station	\$797,687
Water Main	\$2,558,837
Waste Water Pump Station	\$1,102,313
Wastewater Force Main	\$2,434,837
Contingency	\$913,345
TOTALS	\$11,630,229

The Zion Crossroads Water and Sewer System project is expected to cost \$11.6 million. The county financed \$8.5 million for the project with the remainder to be paid from cash reserves.

PROJECT TIMELINE
Phase 1
March 5, 2020
Phase II
September 1, 2020
Final Completion
October 31, 2020

Map of the Zion Crossroads Water and Sewer System. The blue line is the water main. The green dotted line is the sewer line. The project will service nearly 4 miles of the Route 250 Corridor. The map shows *approximate* locations of system components.



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