



Agenda
Page County Board of Supervisors
Work Session
Board of Supervisors Room – 103 South Court Street, Luray
December 6, 2016 – 7:00 p.m.

Call to Order

- Pledge of Allegiance
- Invocation

Public Hearing – Enterprise Zone Amendment

Stephanie Lillard (p. 2)

Enterprise Zone Resolution

Stephanie Lillard (p. 8)

Update from the Chamber of Commerce on Cabins

Gina Hilliard

Review of Landfill Phase 2 Bids

Amity Moler (p. 9)

Adjourn

Mission Statement

To provide essential and desired services to all Page County citizens through an open and responsive decision making process that values ethical conduct, fiscal responsibility, professional expertise, regional collaboration and proactive stewardship.



COUNTY OF PAGE

551 Mechanic Street
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:
Johnny Woodward – Chairman – At- Large
D. Keith Guzy, Jr. – District 1
David Wiatrowski – District 2
Mark Stroupe – District 3
Larry Foltz – District 4
Dorothy F. Pendley – District 5

County Administrator:
Amity Moler

TO: Page County Board of Supervisors
FROM: Stephanie Lillard, Director of Community & Economic Development
SUBJECT: Public Hearing - Page County Enterprise Zone – Application for amendment
DATE: December 06, 2016

SUMMARY:

Note: This request was heard at a public hearing on October 18th, 2016, and unanimously approved. Additionally, a resolution was adopted supporting the boundary amendment to expand the County's enterprise zone during this meeting. However, as a result of the PNC not running two consecutive hearing notices, as required by DHCD and requested by County staff, we need to repeat the process as required by state code. An exception was requested, however the state denied the request but agreed to extend the deadline for Page County to submit our application for amendment. Therefore, this request is the exact request (no changes) heard on October 18th, 2016.

The Page County Enterprise Zone currently consists of 1,898.7 (original application was 1,897.3 however, the current total reflects 1.4 acres in parcel adjustments/corrections per GIS) acres and primarily includes industrial and commercial zoned properties. In accordance with the Administrative Code of Virginia (13VAC5-112-440) for the Department of Housing and Community Development (DHCD), unincorporated areas of Counties may include land area up to, and not to exceed, 3,840 combined acres. Section 59.1-544 of the Code of Virginia authorizes amendment of enterprise zones via application to DHCD.

Several improved and unimproved properties have been identified for inclusion in the Zone. The amendment will allow an addition of 185.6 total new acres. Of this proposed acreage, 176.94 is in, or around, Luray and consists of 29.17 business/commercially zoned property. Additionally, 39.54 are zoned residential/agricultural and offer potential for future development. The remaining 108.23 are roadways/alleys. The last 8.67 proposed acres are in, or around, Shenandoah, of which, 1.91 are zoned business/commercial and the remaining is roadways/alleys. Note: There are no additions in Stanley, only corrections as a result of geometry corrections resulting in an acreage reduction of 2.79.

The proposed new enterprise zone boundary will be 2,084.31 acres (attachment 1).

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing grant-based incentives.

In 2015 Page County received a Virginia Enterprise Zone designation. The zone encompasses properties in each of the three towns and areas within the County. Specifically, Luray has 1,054.77 acres, Stanley has 473.72 acres, Shenandoah has 368.81 acres and the remaining 192.16 acres include connecting roadways and alleys. Localities may make amendments once every twelve months to the boundary and/or incentives. Expansion of our zone increases the County's ability to be competitive for attracting and encouraging new investment.

ISSUES:

None.

ALTERNATIVES:

N/A

MOTION(S):

I move to approve staff's request to submit an application for amendment to DHCD for the Page County Enterprise Zone.

ATTACHMENT(s):

1. Enterprise Zone Summary
2. Maps: Luray, Stanley, and Shenandoah

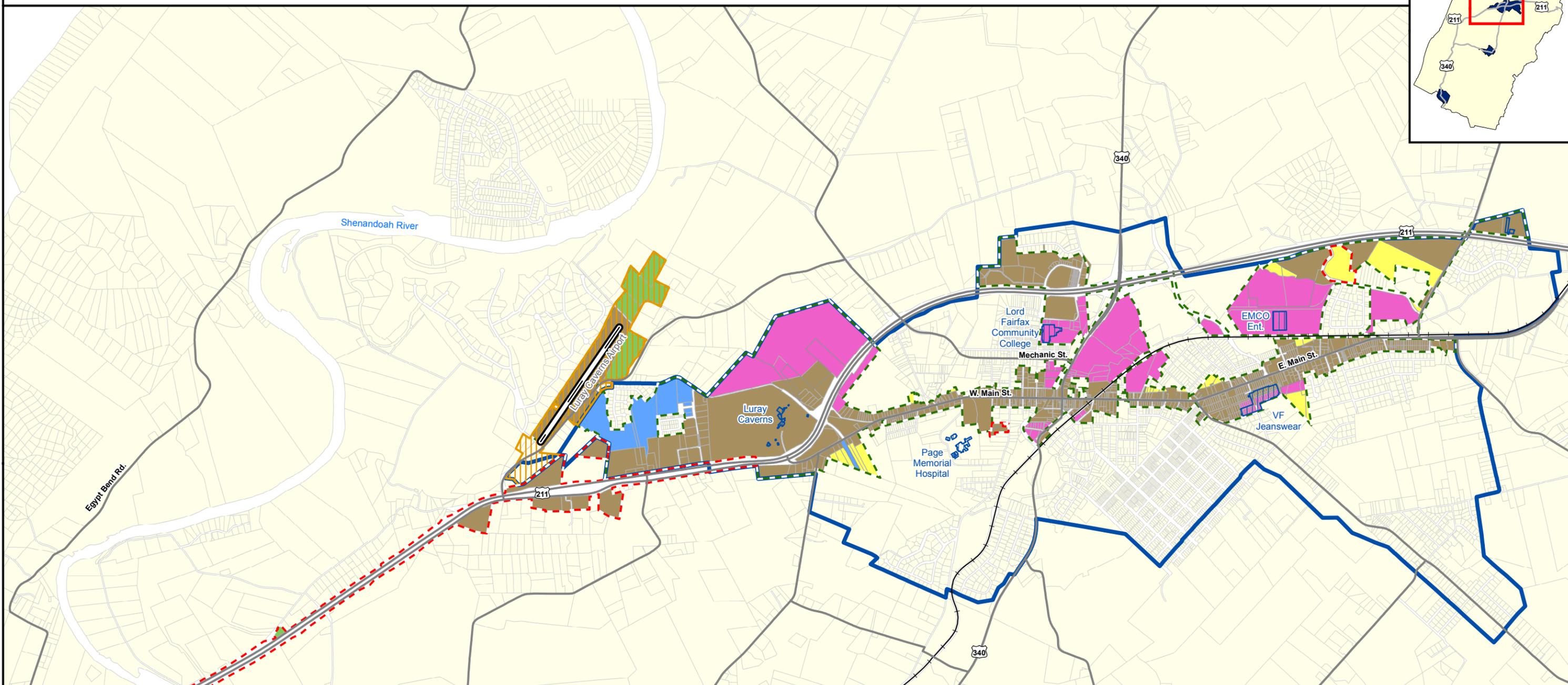
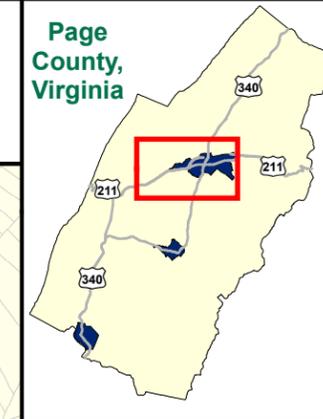
2016 Enterprise Zone Application for Amendment

Enterprise Zones	2014 Acreages			2016 Acreages			Geometry Acreage Change	Proposed Amendment Acreages			Post-Amendment Acreages			Total Acreage Change
	Lots	Roadways and Alleys	Total	Lots	Roadways and Alleys	Total		Lots	Roadways and Alleys	Total	Lots	Roadways and Alleys	Total	
Luray	947.98	106.79	1,054.77	951.8	107.18	1,058.98	4.21	68.71	108.23	176.94	1,020.51	215.41	1,235.92	181.15
Stanley	448.6	25.12	473.72	445.58	25.35	470.93	-2.79	0	0	0	445.58	25.35	470.93	-2.79
Shenandoah	308.56	60.25	368.81	307	61.79	368.79	-0.02	1.91	6.76	8.67	308.91	68.55	377.46	8.65
Total	1,705.14	192.16	1,897.3	1,704.38	194.32	1,898.7	1.4	70.62	114.99	185.61	1,775	309.31	2,084.31	187.01

Attachment: BoS Memo - Public Hearing 12/16/16



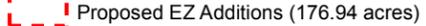
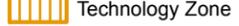
Town of Luray - Potential Amendment to Enterprise Zone Parcel Zoning



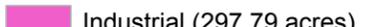
0 0.25 0.5 1 1.5 2 Miles

September 2016
Page County GIS Dept.
Enterprise Zone derived from
NSVRC data from 2013
Reference Use Only



- Major Roads
- Norfolk Southern Railroad
-  Luray Caverns Airport
-  Parcels
-  Proposed EZ Additions (176.94 acres)
-  Current Luray Enterprise Zone (1058.98 acres)
-  Luray Key Businesses
-  Technology Zone
-  Luray Town Boundary

Parcel Land Use Within Current Enterprise Zone

-  Agricultural (37.07 acres)
-  Commercial (517.6 acres)
-  Residential (46.61 acres)
-  Industrial (297.79 acres)
-  Planned Neighborhood Development (52.73 acres)

Note: 107.18 acres are roadway or alley areas.

Parcel Land Use Within Proposed Enterprise Zone Amendment Area

-  Agricultural (5.83 acres)
-  Commercial (52.28 acres)
-  Residential (10.6 acres)

Note: 108.23 acres are roadway or alley areas.

Current Enterprise Zone Acreage increased 4.21 acres because of parcel geometry corrections. Parcel corrections also caused parcel zoning statistic changes. Current Enterprise Zone and Ammdement Enterprise Zone acreage would be 1,235.92 acres. Note that "PND" zoning type was introduced by the Town of Luray as an official zoning type after the 2014 Enterprise Zone application.



Town of Stanley - Corrections to Existing Enterprise Zone Parcel Zoning

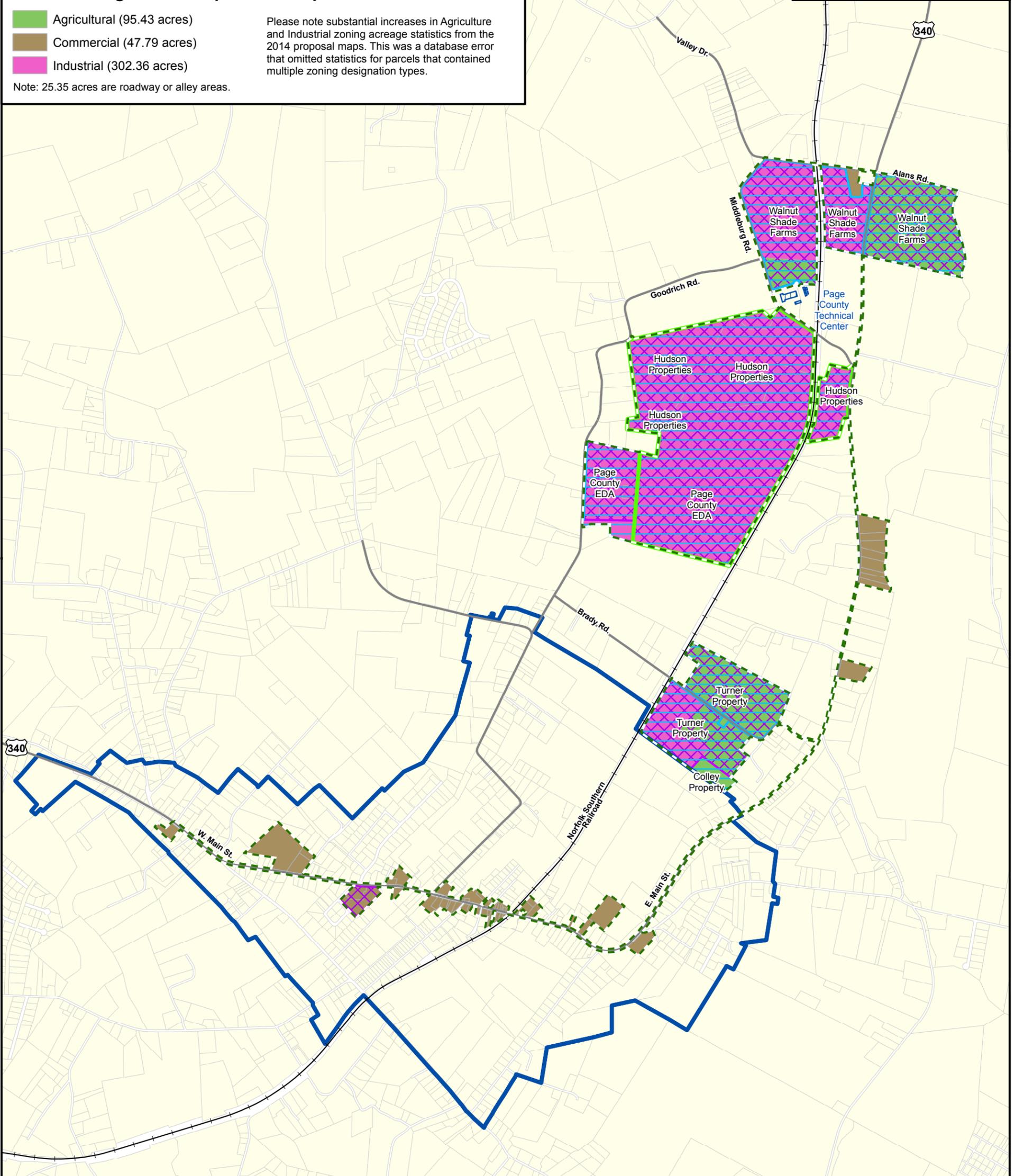


- Major Roads
 - Norfolk Southern Railroad
 - Parcels
 - Stanley Key Businesses
 - Stanley Town Boundary
 - Current Stanley Enterprise Zone (470.93 acres)
 - Stanley Developable Land
 - Stanley Key Properties
 - Page County Industrial & Technology Park
- Current Enterprise Zone Acreage decreased 2.79 acres because of parcel geometry corrections. Parcel corrections also caused parcel statistic changes.

Parcel Zoning Within Proposed Enterprise Zone

- Agricultural (95.43 acres)
 - Commercial (47.79 acres)
 - Industrial (302.36 acres)
- Note: 25.35 acres are roadway or alley areas.

Please note substantial increases in Agriculture and Industrial zoning acreage statistics from the 2014 proposal maps. This was a database error that omitted statistics for parcels that contained multiple zoning designation types.



September 2016
Page County GIS Dept.
Enterprise Zone derived from
NSVRC data from 2013
Reference Use Only

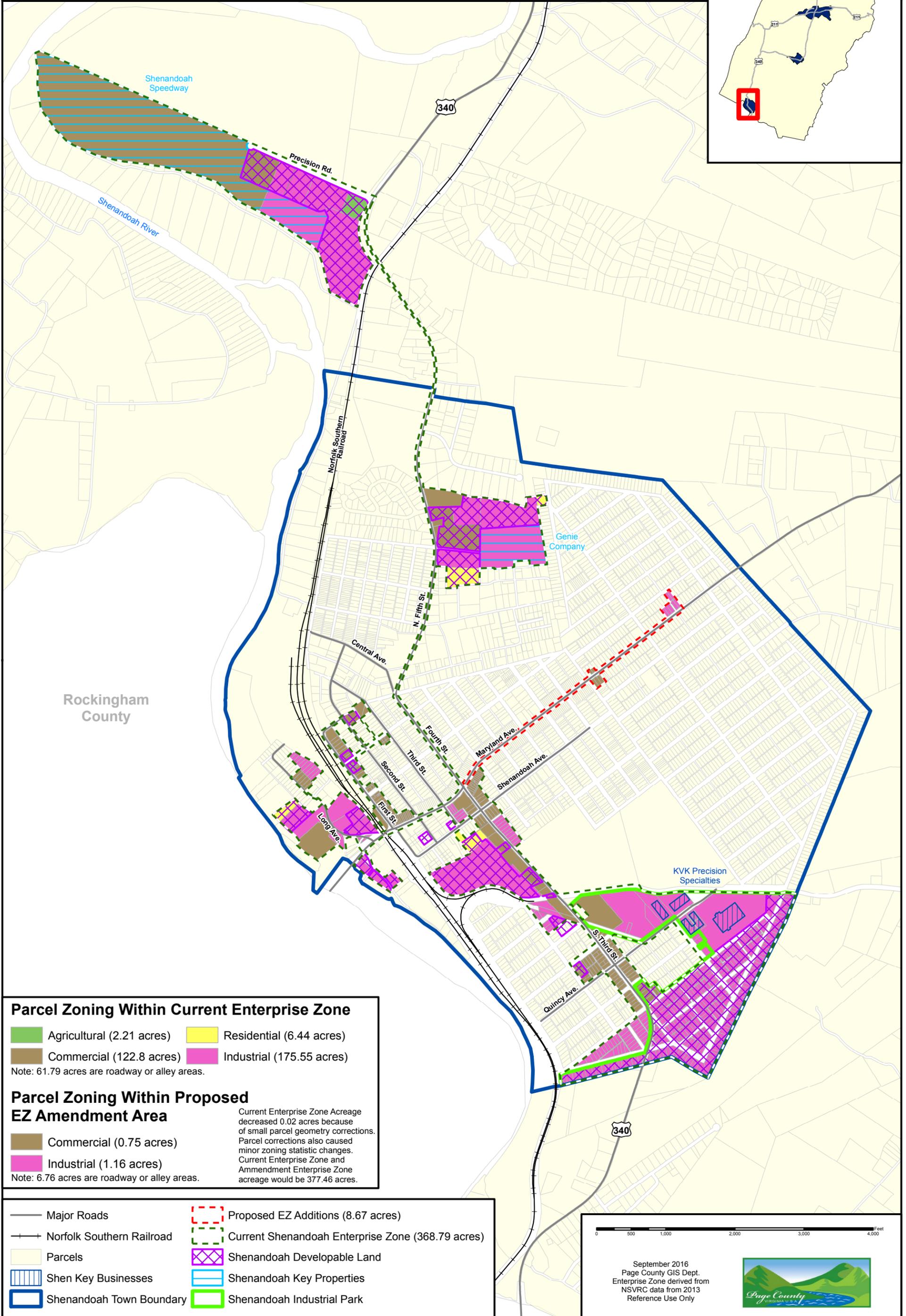




Town of Shenandoah - Potential Amendment to Enterprise Zone

Parcel Zoning

Page County, Virginia



Parcel Zoning Within Current Enterprise Zone

- Agricultural (2.21 acres)
 - Residential (6.44 acres)
 - Commercial (122.8 acres)
 - Industrial (175.55 acres)
- Note: 61.79 acres are roadway or alley areas.

Parcel Zoning Within Proposed EZ Amendment Area

- Commercial (0.75 acres)
 - Industrial (1.16 acres)
- Note: 6.76 acres are roadway or alley areas.

Current Enterprise Zone Acreage decreased 0.02 acres because of small parcel geometry corrections. Parcel corrections also caused minor zoning statistic changes. Current Enterprise Zone and Ammendment Enterprise Zone acreage would be 377.46 acres.

- Major Roads
- Norfolk Southern Railroad
- Parcels
- Shen Key Businesses
- Shenandoah Town Boundary
- Proposed EZ Additions (8.67 acres)
- Current Shenandoah Enterprise Zone (368.79 acres)
- Shenandoah Developable Land
- Shenandoah Key Properties
- Shenandoah Industrial Park



September 2016
Page County GIS Dept.
Enterprise Zone derived from
NSVRC data from 2013
Reference Use Only





Page County Board of Supervisors

RESOLUTION

Enterprise Zone Application for Amendment

VIRGINIA: At a regular meeting of the Board of Supervisors of Page County, Virginia, held on Tuesday, December 6th, 2016, the following resolution was presented and adopted:

WHEREAS, Page County has a designated Enterprise Zone, identified as Zone #30, that provides a combination of State and Local incentives to promote economic development, and

WHEREAS, there is a current need to amend the existing Enterprise Zone #30 in Page County to incorporate additional properties in and around the Towns of Luray, Stanley, and Shenandoah to increase economic growth opportunities, and

WHEREAS, this proposed expansion will serve to benefit economic and industrial expansion of Page County to meet the goals and objectives of the Virginia Enterprise Zone Program, then

THEREFORE, BE IT HEREBY RESOLVED that the Page County Board of Supervisors authorizes the County Administrator to submit the necessary Enterprise Zone amendment package and sign all necessary documentation on behalf of Page County for this proposed Enterprise Zone amendment, and to meet other program administrative and reporting requirements, as defined by the Enterprise Zone Regulations throughout the life of the zone.

Given under my hand this 6th day of December, 2016.

A Copy Teste.

Johnny Woodward, Chairman

Amity Moler, Clerk

Recorded Vote

Move By: _____

Seconded By: _____

Yeas: _____

Nays: _____



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
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Mark Stroupe – District 3
Larry Foltz – District 4
Dorothy F. Pendley – District 5

TO: Chairman Woodward and Board of Supervisors

FROM: Amity Moler, County Administrator

SUBJECT: Cell 10 Bids

DATE: November 30, 2016

SUMMARY:

The second phase of Cell 10 construction was advertised for proposals and six were received. Of those six, three were incomplete, disqualifying them from consideration. Three contenders remain, with Shamrock Environmental being the low bidder.

RECOMMENDATION:

Staff recommends awarding the contract to Shamrock Environmental Corp., the lowest bidder.

BACKGROUND:

Construction of Phase II at Battlecreek Landfill began last fiscal year with the excavation portion of the cell. The liner portion was advertised for bid in mid-October. Six proposals were received, with three of those being disqualified. Shamrock Environmental Corp was the low bidder with a proposed price of \$2,519,272. Sargent was next with a bid of \$2,806,500 and GEI was the final bid with a cost of \$3,209,000. The references were vetted by SCS Engineers and myself. With all feedback being positive on the low bidder (Shamrock), I recommend awarding them the contract.

ALTERNATIVES:

N/A

FISCALIMPACT:

N/A

MOTION:

I move to award the contract for Cell 10 construction to Shamrock Environmental Corporation, the low bidder.

ATTACHMENTS:

1. Engineer's recommendation letter
2. Bid tabulation

SCS ENGINEERS

November 28, 2016
File No. 02202016.24, Task 2

Ms. Amity Moler
County Administrator
County of Page
103 South Court Street
Luray, Virginia 22835

Subject: Cell 10 Construction
Battle Creek Landfill
Page County, Virginia

Dear Ms. Moler:

SCS Engineers has reviewed the bids submitted for the Cell 10 Construction at Battle Creek Landfill in Luray, Page County, Virginia, a tabulation of which is attached. Based on review of the bids, SCS recommends the County award the Cell 10 Construction contract to the low-bidder, Shamrock Environmental Corporation, Browns Summit, North Carolina.

The references provided by Shamrock had no hesitation in providing positive feedback about their work on similar projects. SCS also checked other references that provided positive feedback for Shamrock, one by an SCS employee and one by another SCS client. Further, SCS Engineers has worked with Shamrock's proposed liner installer, Hallaton Environmental Linings, on multiple geosynthetics installation projects and is comfortable with Shamrock using them as a subcontractor.

During your review of this documentation, please do not hesitate to contact either of the undersigned at (610) 382-3050 if you have any questions or require additional information.

Sincerely,



Emma R. Smith, EIT
Project Professional
SCS ENGINEERS



Denise Wessels, PE
Project Manager
SCS ENGINEERS

Attachment: Bid Tabulation

cc: Ms. Lynda Minke, Director of Solid Waste & Recycling, County of Page



Battle Creek Bids
Phase II, Cell 10 Construction

	Qty	Shamrock Env. Corp.		Sargent		Kanhwa Stone Co.		Triangle Grading & Paving		Global Contain. Solns.		GEI	
		unit \$	extended	unit \$	extended	unit \$	extended	unit \$	extended	unit \$	extended	unit \$	extended
Mobilization and Demobilization	LS	LS	\$156,748.00	LS	\$120,000.00	LS	\$140,000.00	LS	\$153,866.00	LS	\$156,000.00	LS	\$175,000.00
Erosion and Sediment Controls	LS	LS	\$69,274.00	LS	\$120,000.00	LS	\$125,000.00	LS	\$89,666.00	LS	\$136,250.00	LS	\$95,000.00
Clearing & Grubbing	LS	LS	\$8,341.00	LS	\$18,100.00	LS	\$1.00	LS	\$69,550.00	LS	\$39,500.00	LS	\$91,000.00
Cell 10 Controlled Subgrade	LS	LS	\$136,812.00	LS	\$160,000.00	LS	\$180,000.00	LS	\$223,416.00	LS	\$180,500.00	LS	\$220,000.00
Cell 10 Geosynthetics	LS	LS	\$353,231.00	LS	\$320,000.00	LS	\$500,000.00	LS	\$532,474.80	LS	\$1,200,500.00	LS	\$330,000.00
Cell 10 Leachate Collection System	LS	LS	\$1,967,170.00	LS	\$1,401,500.00	LS	\$970,000.00	LS	\$2,283,559.80	LS	\$457,500.00	LS	\$1,500,000.00
Leachate Conveyance System	LS	LS	\$457,598.00	LS	\$499,100.00	LS	\$665,000.00	LS	\$429,455.20	LS	\$404,750.00	LS	\$480,000.00
Excavation (CY)	25000	\$6.30	\$157,500.00	\$10.00	\$250,000.00	\$8.00	\$200,000.00	\$4.40	\$110,000.00	\$24.00	\$600,000.00	\$10.00	\$250,000.00
Leachate/Sludge Removal & Disposal (tons)	175	\$374.00	\$65,450.00	\$1,400.00	\$245,000.00	\$450.00	\$78,750.00	\$617.10	\$107,992.50	Not provided - used old bid form	\$360.00	\$63,000.00	
Add or Deduct for Angular Stone/16 oz geotextile	LS	LS	-\$852,852.00	LS	-\$327,200.00	LS	-\$10,000.00	LS	-\$900,000.00	Not provided - used old bid form	LS	\$5,000.00	
TOTAL			\$2,519,272.00		\$2,806,500.00		\$2,848,751.00		\$3,099,980.30		\$3,175,000.00		\$3,209,000.00
Bid Signed		yes		yes		yes		yes		yes		yes	
Addendum 1		yes		yes		NO		yes		NO		yes	
Addendum 2		yes		yes		NO		yes		NO		yes	
List of Proposed Subs		yes		yes		yes		yes		Yes		yes	
List of Proposed Suppliers		yes		yes		yes		yes		yes		yes	
Qualification Statement		yes		yes		yes		yes		Yes		yes	
Bid Bond		yes		yes		yes		yes		yes		yes	
Virginia Business License		yes		yes		yes		yes		yes		yes	
Notes													

Highest for Bid Item

Lowest for Bid Item