

PEED & BORTZ, L.L.C.
Civil/Environmental Engineers

C. Elvan Peed, P.E.

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July 30, 2021

Melissa Hynes, CZA, Town Administrator
Town of Round Hill
P.O. Box 36
Round Hill, VA 20142

Re: Opinion Related to the Possible Sale of the
Large Reservoir Property

Dear Melissa:

We understand that the Town is considering the possibility of selling the Large Reservoir property on Tree Crops Lane. We have been asked to offer an opinion on this potential sale relative to the property's potential value as a water system asset. **We have no objection to the Town selling the Large Reservoir property** if desired by Council. The Large Reservoir and associated springs were once the primary water supply for the Town's potable system, but they have not been used for this purpose in many, many years. Over the past 30+ years, the Town has put a lot of effort and expense into developing groundwater wells to supply the Town's water. We believe that the Town moved away from the reservoir and spring sources for compelling reasons, and that those reasons remain valid today.

It's impossible to say that the property would never be valuable in the future as a water system asset; however, we think it's unlikely that the property will be useful within any reasonable planning period. Our opinion is based on the following beliefs:

1. Based on the work and opinions provided by Emery & Garrett Groundwater Investigations, LLC (EGGI) over the past several years, there appears to be enough groundwater available to meet the Town's needs for some time to come. Additional wells will be needed, and they may prove to be more challenging to find, but new well sources are preferable to the springs.
2. We are somewhat skeptical of the realistic capacity of the existing springs. Significant flow is likely during wet periods but permitting would be based on worst-case drought conditions. We have heard that low dry-weather flows were an issue many years ago when the springs were in use.
3. Water from the springs/reservoir would be considered surface water, requiring a much higher level of treatment that is currently employed on the Town's groundwater sources.
4. If the reservoir does not provide a benefit to the Town, then it becomes a long-term liability that must be maintained, costing Town residents and rate payers.
5. It's possible that the site could be evaluated as a potential location for future groundwater wells, but piping/treatment would be costly, and the remote location may be less desirable than closer well locations.

Based on the above, we believe that the probability is low that the Town will want to use the Large Reservoir site as a potable water asset within any reasonable planning period. Therefore, we do not object to selling the property.

Sincerely,



Keith E. Lane, PE
Partner