



## BOARD OF DIRECTORS' MEETING

September 18, 2025  
9:00 A.M.

### AGENDA

*This meeting is being held pursuant to and in compliance with Va. Code Section 2.2-3708(3). The ACSA Board of Directors is responsible for receiving public comment. The opportunities for the public to access and participate in the electronic meeting are as follows: Join the meeting virtually through Zoom by visiting our website at [www.serviceauthority.org](http://www.serviceauthority.org); call in and leave a message prior to the meeting at (434) 977-4511, or email the Board prior to the meeting at [board@serviceauthority.org](mailto:board@serviceauthority.org).*

9:00 a.m.	<b>1.</b> Call to Order and Establish a Quorum –Statement of the Board Chair
9:05 a.m.	<b>2.</b> Approve Minutes of August 21, 2025
9:15 a.m.	<b>3.</b> Matters from the Public
9:25 a.m.	<b>4.</b> Response to Public Comment
9:35 a.m.	<b>5.</b> Consent Agenda
	a. Monthly Financial Reports
	b. Monthly Capital Improvement Program (CIP) Report
	c. Monthly Maintenance Update
	d. IT Monthly Update
	e. Rivanna Water and Sewer Authority (RWSA) Monthly Update
	f. ACSA Board Policy Issues Agenda 2025
	g. Imagine a Day Without Water Resolution
9:50 a.m.	<b>6.</b> Northern Urban Area Utilities Master Plan
10:20 a.m.	<b>7.</b> Customer Information System Update
10:40 a.m.	<b>8.</b> Items Not on the Agenda
	<b>9.</b> Adjourn





**ALBEMARLE COUNTY SERVICE AUTHORITY**

**STATEMENT OF CHAIR TO OPEN THE SEPTEMBER 18, 2025 MEETING**

This meeting today is being held pursuant to and in compliance with Va. Code Section 2.2-3708.3.

The Director who is electronically present at this meeting is John Parcels.

**(Name the reason why he is physically absent and the location of where he is joining from)**

The opportunities for the public to access and participate in the electronic meeting are posted on the ACSA's website. Participation will include the opportunity to comment on those matters for which comments from the public will be received.





**Albemarle County Service Authority Board of Directors**

1 The Board of Directors of the Albemarle County Service Authority (ACSA)  
2 met in a regular session on August 21, 2025, at 9:00 a.m. at the  
3 Administration and Operations Center at 168 Spotnap Road in  
4 Charlottesville, Virginia.

5 **Members Present:** Mr. Richard Armstrong; Ms. Lizbeth Palmer; Mr. John  
6 Parcels; Mr. Clarence Roberts; Ms. Kimberly Swanson.

7 **Members Absent:** Charles Tolbert.

8 **Staff Present:** Mike Derdeyn, Tanya Johnson, Quin Lunsford, Jeremy Lynn,  
9 Alex Morrison, Emily Roach, Sabrina Seay, Danielle Trent, April Walker.

10 **Staff Absent:** None.

11 **Public Present:** David Mitchell, Great Eastern Management Co.

12  
13 1. Call to Order and Establish a Quorum – Statement of Board Chair

14 The Chair then called the meeting to order. He read the opening  
15 Board Chair statement (Attached as Page \_\_\_\_\_), and a quorum was  
16 established.

17  
18 2. Approve Minutes of July 17, 2025

19 There were no corrections to the minutes.

20 ***Ms. Swanson moved to approve the minutes of July 17, 2025;***  
21 ***seconded by Ms. Palmer. All members voted aye.***

22  
23 3. Matters from the Public & Response to Public Comment

24 David Mitchell with Great Eastern Management Co. came forward  
25 to speak with the Board. He stated that he was back to discuss the meter  
26 sizing issue he spoke about last month. He noted that Jeremy Lynn provided  
27 him with a very comprehensive report that he prepared, which he  
28 appreciated. He stated that he wanted to point out a few things, some of  
29 what he has already mentioned.

30 Mr. Mitchell stated that more efficient fixtures were added and there  
31 have never been any complaints from the tenants in the 20 years he has

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1       been involved with this particular property, and he does not believe the  
2       ACSA has had anyone complain about water pressure or lack of water  
3       supply at the property either. He stated that he would like to see the  
4       alternative language that is proposed in Mr. Lynn's report. He mentioned that  
5       it essentially says that if you do not add fixtures, and certainly if you add  
6       more efficient fixtures, there should not be a review of the meter size.

7  
8       4.       Response to Public Comment

9               Mr. Armstrong asked if the Board had any response to Mr. Mitchell's  
10       comments. The Board concurred that they would wait to hear Mr. Lynn's  
11       presentation on the matter before responding.

12  
13       5.       Consent Agenda

14       ***a. Monthly Financial Reports –***

15       ***b. Monthly Capital Improvement Program (CIP) Report –*** Mr. Parcels  
16       stated that he had a question about the Crozet Phase 4 Water Replacement  
17       update. He stated that it says VDOT has indicated that there is a small  
18       punch list, and there was a note about a community meeting to identify a  
19       punch list. He asked if there were two separate punch lists. Mr. Lynn replied  
20       yes. He stated that there is one punch list from VDOT to have Valley  
21       Contracting address some valve box issues in the roadway before the  
22       VDOT permits are released. He mentioned that following a meeting with the  
23       community, there were some issues raised with regard to their private  
24       roads. He noted that the ACSA is comparing pre-construction video to post-  
25       construction video and observations to see what needs to be addressed.

26               Mr. Parcels asked how this affects the project budget and timeline.  
27       Mr. Lynn replied that they are still good on the timeline. He stated that they  
28       feel that most, if not all, of the items on the punch list are warranty items  
29       that are part of the contract.

30               Mr. Parcels stated that his next question was about the Ragged  
31       Mountain Phase 1 Water Main Replacement on the next page. He stated

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1 that there is still one easement remaining for the ACSA's portion of the  
2 project and asked if there was any update. Mr. Lynn replied that Ms. Trent  
3 accepted the easement in the office earlier this week. He stated that they  
4 are getting the final plat, and it will be sent off for recordation.

5 Mr. Parcels stated that he recalled the ACSA planning to take  
6 advantage of VDOT's bridge replacement project. Mr. Lynn stated that they  
7 are going to put a casing pipe over the bridge to feed a water line through it  
8 once it is time to make the interconnect. Mr. Parcels asked if this meant  
9 that the ACSA could perform the work up to the point of the bridge. Mr. Lynn  
10 replied that he is not sure of the timing of VDOT's project. He mentioned  
11 that there are basically three projects at this point – the ACSA's, RWSA's,  
12 and VDOT's, and this easement will help them better plan the sequence of  
13 those projects. Mr. Parcels stated that the project update shows 90%  
14 complete and asked if that was referring to the design. Mr. Lynn replied yes,  
15 that was the design. He added that the project status would change to  
16 construction once they are fully ready to begin construction.

17 Mr. Parcels moved to item #5 in the CIP update and asked what  
18 the wrapping around the pipe in the picture was about. Mr. Lynn replied that  
19 in some areas, the ACSA uses ductile iron pipe and there are areas where  
20 the soil is corrosive. He mentioned that when they are aware of those areas,  
21 they add poly-wrap to the pipe.

22 Mr. Parcels stated that with regard to the Airport Trunk Sewer  
23 project on page 62, there are still four remaining easements to obtain. He  
24 asked if the Drs. Weiss that joined the meeting virtually last month were one  
25 of the four remaining. Mr. Lynn replied yes. He stated that the ACSA has  
26 made good strides with Drs. Weiss, and they have agreed on a landscaping  
27 plan with them. He stated that they are now working with their attorney to  
28 reach a compensation amount and next steps, but they are one of the five  
29 remaining easements. Mr. Parcels stated that they obviously still have a  
30 ways to go before the anticipated construction start date. Mr. Lynn  
31 concurred.

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1           Mr. Parcels stated that his next question was about the FY 2025  
2           Miscellaneous Sewer Rehabilitation project. He stated that they had  
3           previously talked about putting up piers to support an aerial pipe and asked  
4           if that was part of the miscellaneous rehab. Mr. Lynn stated that they do not  
5           have an update for that portion, but that it is part of the miscellaneous sewer  
6           rehab. Mr. Parcels asked if it would fit within the current budgeted amount.  
7           Mr. Lynn replied that they will need to see what the recommendations are  
8           and what other projected projects there are. He stated that they may have  
9           to ask the Board for a little additional funding.

10           Mr. Parcels stated that his next question was about the ACSA  
11           Operations Center Improvements project on page 86. He stated that there  
12           was a note about resolution of the settlement issue, which has been an  
13           ongoing problem. He asked if there was any progress on that or  
14           adjustments being made to get a contractor in. Mr. Lynn replied that Alex  
15           Morrison has been working on a memo to satisfy procurement, and they are  
16           working with one contractor that is providing a price. He noted that they  
17           hope to get it scheduled soon.

18           Ms. Swanson asked if there was any update on the Albemarle High  
19           School Center II project and how the water line relocation went. Mr. Lynn  
20           replied that the school-funded portion of the project has gone well. He stated  
21           that they have connected at Hydraulic, came down the new access road  
22           and made the tie-in. He mentioned that the ACSA-funded portion of the  
23           project will probably occur later, in 2026. He stated that this is when they  
24           will go beside the school towards the back of the gym.

25           ***c. Monthly Maintenance Update –***

26           ***d. IT Monthly Update –*** Mr. Parcels stated that there is a sentence about  
27           uncertainty regarding the implementation of the Utility Network and he was  
28           curious about that phrasing. Ms. Walker replied that implementation will  
29           depend on what CIS solution the ACSA chooses. She stated that some of  
30           the Utility Network functionality may be included in the chosen system. She  
31           stated that they are holding off until they see demonstrations of the various

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1 CIS solutions before they decide the right approach to moving forward. Mr.  
2 Parcels asked what the timeline for that would be. Ms. Walker replied that  
3 demonstrations would begin in a few weeks.

4 Mr. Parcels stated that his next question was about the Facilities  
5 Condition Assessment on page 101. He stated that the update says the staff  
6 has received the results of the assessment and are currently reviewing  
7 them. He asked if there was any overview Ms. Walker wanted to comment  
8 on. Ms. Walker replied that there was a meeting this week to go over the  
9 draft report. She stated that once they have a final report, the plan is to  
10 share it with the Board. Mr. Parcels asked if they initially felt good about the  
11 report or if there seemed to be any issues. Ms. Walker replied that initially,  
12 they feel good about the report. She mentioned that there were some small  
13 things like clarification on formatting and other edits they suggested for the  
14 final report.

15 Mr. Parcels also asked about the security system upgrades with  
16 regard to the pump stations. He noted that according to the update, the  
17 demo of the access control system at one of the pump stations was doing  
18 well. He asked if access control was different from SCADA. Ms. Walker  
19 replied yes. She stated that SCADA monitors the pumps and internal  
20 components of the pump station. She noted that access control refers to  
21 how the staff enters the pump station. She mentioned that it has to do with  
22 the physical security of the station, and it is working well. She added that  
23 the goal was to move away from having to use a physical key, towards a  
24 more managed solution like there is for the Operations Center.

25 ***e. IT On-Premises/Cloud Server Cost Comparison*** – Mr. Parcels stated  
26 that he appreciates the cost comparison on the servers versus the cloud  
27 services. He stated that it was well done.

28 ***f. Rivanna Water and Sewer Authority (RWSA) Monthly Update*** – Mr.  
29 Parcels stated that in the Emergency Response Coordination Meeting  
30 summary, it states that “a tabletop exercise was performed to simulate a  
31 disaster that rendered all cell and LAN phones inoperable.” He asked what

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1 the alternative would be if all communication is taken away. Mr. Morrison  
2 replied that they utilize an 800mhz radio system that is administered by the  
3 County. He noted that the ACSA, County of Albemarle, City of  
4 Charlottesville, Fire and Rescue, and RWSA all use it. He stated that the  
5 radio system would be the backup communication both internally and  
6 externally with other entities. He stated that one of the takeaways from the  
7 meeting was that they will be going back through their list of radios, who  
8 they are deployed to, and the various models which have different channel  
9 lineups. He mentioned that some communicate solely internally, while  
10 others have additional channels that allow them to talk to other entities. He  
11 stated that the goal is to come up with a written procedure, as well as  
12 working with community partners regarding specific procedures they want  
13 to see. He stated that he does not know the exact number, but he would  
14 imagine they have about 35 radios on-hand, either in vehicles or assigned  
15 to personnel.

16 Mr. Parcels stated that he is not very familiar with the range of some  
17 of those radios, but the ones he used to use were fairly limited in range. Mr.  
18 Morrison replied that the radios work in two different ways. He mentioned  
19 that on some of the internal channels, it is point-to-point communication. He  
20 stated that an example of that would be the flagger channels. He stated that  
21 the other channels use repeaters around the County, which is the same  
22 system that emergency operations use for the fire department and rescue  
23 squads. Mr. Parcels asked if the ACSA would have to purchase many more  
24 radios. Mr. Morrison replied that they are considering purchasing two or  
25 three additional radios that have an increased number of channels for  
26 communication with outside utilities. Mr. Parcels asked if the purchase  
27 could be within the budget as it exists. Mr. Morrison replied yes. He noted  
28 that they budget for radio purchases, battery replacements, as well as the  
29 ACSA's portion of the cost for the 800mhz radio system infrastructure.

30 Ms. Palmer asked if the staff feels comfortable now that the City and  
31 County emergency groups are communicating well and if their radios are in

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1 good shape. Mr. Morrison replied that he is not able to answer that question,  
2 but he can look into it. Ms. Palmer stated that she was just curious as to  
3 whether they are doing the same thing. She stated that she knows they  
4 have done some work over the years to fix some issues. Mr. Morrison  
5 replied that he would say the indication they got from the individuals from  
6 the City that were present is that there were no issues with their radios and  
7 they utilize them heavily for a number of operations, probably beyond what  
8 the ACSA uses them for.

9 Mr. Lunsford stated that Mr. Morrison coordinated a meeting with the  
10 fire marshal and some of the ACSA staff a few weeks ago. He stated that  
11 everything that he has seen has been positive, from a communication  
12 perspective. He added that they are intent on keeping each other informed  
13 and working closely together.

***g. ACSA Board Policy Future Issues Agenda 2025***

14 ***Mr. Parcels moved to approve the consent agenda, seconded***  
15 ***by Ms. Palmer. All members voted aye.***  
16

17

18 6. **Commercial Meter Sizing Practices**

19 Jeremy Lynn, Director of Engineering, came forward to address the  
20 Board. He stated that he wanted to thank David Mitchell for joining the Board  
21 meeting again this month. He stated that the situation with Mr. Mitchell has  
22 provided the ACSA with a great opportunity to review its commercial meter  
23 sizing practices and compare what the organization does with other utilities.  
24 He stated that he wanted to walk the Board through a few sections of the  
25 memo that he felt were important, beginning his presentation (Attached as  
26 Pages\_\_\_\_\_) with a timeline of events that tells how they got to where  
27 they are today.

28 Mr. Lynn stated that on May 16<sup>th</sup>, a building permit application was  
29 received through the County's permitting process for Jim's Gym in the  
30 Pantops Shopping Center. He stated that the ACSA requested fixture  
31 counts, which is the normal practice when seeing internal renovations. He

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1 stated that the request was made on May 19<sup>th</sup>. He noted that the applicant  
2 submitted fixture counts for all of the spaces that the meter serves in the  
3 shopping center on May 29<sup>th</sup>. He stated that after some internal  
4 conversations and based on the information received, the ACSA notified the  
5 applicant of the need to pay connection charges and increase the meter size  
6 on June 11<sup>th</sup>. He mentioned that the fees were paid on June 23<sup>rd</sup> and, as the  
7 Board saw from the memo, they were paid by Great Eastern Management  
8 under protest. He added that last month at the July 17<sup>th</sup> Board meeting, Mr.  
9 Mitchell came to speak to the Board. He stated that this is what prompted  
10 this item being added to the agenda this month.

11 Mr. Lynn stated that in terms of meter sizing, the ACSA follows the  
12 American Water Works Association (AWWA) guidelines. He stated that the  
13 ACSA looks at all of the fixtures proposed in a commercial space with the  
14 assumption that they will all be running at the same time, which would be the  
15 maximum flow rate the meter would need to register accurately. He stated  
16 that based on the fixture counts provided, it came out to 43 gallons per  
17 minute. He noted that  $\frac{3}{4}$  inch meters are designed to register flows up to 20  
18 gallons per minute, while the 1-inch meter measures up to 50 gallons per  
19 minute.

20 Mr. Lynn stated that the ACSA was curious as to what other utilities  
21 were doing, so they researched Augusta Water, Chesterfield Utilities, City of  
22 Charlottesville, Fairfax Water, Henrico Utilities, and Prince William Water.  
23 He stated that the first three all do exactly what the ACSA does. He stated  
24 that they base their meter size on fixture counts and utilize the building permit  
25 process to review existing meters and make changes if warranted. He  
26 mentioned that Henrico does something similar in that they use fixture  
27 counts to determine meter size, however they have a grandfathering  
28 component to their assessment. He stated that, for example, if a building  
29 goes up in 1990 and changes are made in 2025, Henrico will allow the meter  
30 size from 1990 to take precedent. He noted that the two entities that had  
31 interesting practices were Fairfax Water and Prince William Water. He stated



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1 that Fairfax allows the design engineer to choose the meter size. He stated  
2 that they do have limitations on the size of the meter in relation to the pipe  
3 running to the building. He stated that they also perform an annual review of  
4 the customer's consumption to ensure it is aligned with the meter size.

5 Ms. Palmer asked how they conduct those annual reviews. Mr. Lynn  
6 replied that they probably utilize data that comes through the billing system,  
7 with dedicated staff performing annual assessments. He stated that it is a  
8 big undertaking to do something like that.

9 Mr. Lynn stated that Prince William Water has a type of budget  
10 system where they allocate a certain amount of water per month based on  
11 equivalent residential units. He stated that they also perform an annual  
12 review and if the customer cannot bring their consumption down to their  
13 budgeted amount, they have to pay additional connection charges and make  
14 changes to their meter size.

15 Ms. Palmer asked why a utility would take on that extra work. Mr.  
16 Lynn replied that it may just be the way they have always done it. He stated  
17 that perhaps it could be a way to squeeze capacity out of customers and get  
18 excess capacity for future customers. He stated that it seemed to ACSA staff  
19 to be a huge lift to perform those annual assessments, follow up with the  
20 customer, make adjustments, and monitor if they are implementing  
21 conservation measures.

22 Mr. Parcels asked when AWWA last reviewed their guidelines with  
23 respect to fixtures and flow rates. Mr. Lynn replied that AWWA references  
24 the International Plumbing Code, so he would have to look at when that code  
25 was last updated. Ms. Palmer asked when did the ACSA adopt those  
26 guidelines. Mr. Lynn stated that this change happened a couple of years ago.  
27 He stated that the ACSA's practice has always been to review permits and  
28 make modifications but the language in the Rules and Regulations was not  
29 clear enough. Ms. Palmer asked how long the ACSA has followed the current  
30 process. Mr. Lynn replied that it has been the same for at least his 20+ years  
31 of being at the ACSA.

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1           Mr. Parcels stated that, to Mr. Mitchell's point, conservation fixtures  
2 and toilets are mandated to be a certain amount of gallons per flush. He  
3 stated that the chart in the Board packet seems to be pretty high in terms of  
4 how demand is assessed. He stated that he would think the International  
5 Plumbing Code would be revised to reflect those conservation fixtures. Mr.  
6 Lynn stated that he believes there are routine adjustments to the code, but  
7 he does not know how often. He concurred that the method is very  
8 conservative because it assumes that all fixtures are running simultaneously,  
9 although this is probably more likely in a residential space than a commercial  
10 one.

11           Mr. Parcels asked if fire protection is on a separate meter. Mr. Lynn  
12 replied that the ACSA does not meter fire protection. He stated that fire  
13 protection is a service that the ACSA provides free of charge.

14           Mr. Lynn stated that the last slide in his presentation outlines the  
15 current language, as well as alternative language. He stated that the staff is  
16 open to the alternative language. He stated that the staff feels the alternative  
17 language, which includes the phrase "that increases overall water demand,"  
18 would address Mr. Mitchell's concern in this situation and not have an effect  
19 backwards or forwards. He noted that the situation that Mr. Mitchell is facing  
20 is very unique in that this is the first time he has seen like being replaced  
21 with like. He stated that in all other cases, it was clear that there were  
22 additional fixtures.

23           Ms. Palmer asked if this would create an issue in the future with more  
24 people falling in that grey area of adding a fixture, but it is more efficient. Mr.  
25 Lynn replied that the way the alternative language is written, if there is any  
26 increase in the water demand, they will have to pay additional connection  
27 charges. Ms. Palmer asked what happens if the fixtures are more efficient.  
28 Mr. Lynn replied that they have to go by the fixture counts and the units listed  
29 in the International Plumbing Code. He stated that they are not  
30 grandfathering anyone in. They look at the counts before and after  
31 renovations, plug them into a spreadsheet and if there is an overall increase

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1 in demand, they would play additional connection charges. He noted that  
2 they did this with Mr. Mitchell's case and found the number to be the same  
3 before and after. He mentioned, however, that they found the flow to be at  
4 43 gallons per minute which is why he had to pay additional connection  
5 charges.

6 Ms. Palmer stated that the property has been rented without the  
7 proper meter size for some time. Mr. Lynn replied that it is not the meter size  
8 that the ACSA would require. Ms. Swanson asked how many meters does  
9 the ACSA think may be out there that are not correctly sized. Mr. Lynn replied  
10 that he does not want to speculate on a number, but he thinks there may be  
11 a lot on the commercial side. He stated that based on the fixtures that are  
12 currently behind the meter, there may be meters that are not properly sized.  
13 He mentioned, however, the ACSA does not want to actively pursue those.  
14 He stated that they are using the building permit process to review and make  
15 changes if necessary.

16 Mr. Lynn stated that in this case, if the alternative language was  
17 adopted, it would not trigger an upgrade because the overall water demand  
18 was not increased. He stated that another situation could have been that he  
19 was at 43 gallons per minute but reduced it to 40. He stated that, according  
20 to the current language, he would have still been charged an increase  
21 because he is outside of the current  $\frac{3}{4}$  inch meter parameters.

22 Mr. Armstrong stated that it seems the current language serves a  
23 purpose in that instead of going and seeking customers out, the ACSA  
24 reviews those meter sizes when upgrades are made. He stated that for 20  
25 years, the meter may have been undersized but now the ACSA has a chance  
26 to review and require upgrades. He stated that it seems the alternative  
27 language would encourage some gaming of the system. He stated that if a  
28 customer knows they are undersized and have been for a while, they could  
29 just keep the same number of fixtures as before when renovating and they  
30 would not have to increase the meter size. Mr. Lynn replied that this could  
31 be done, but it may or may not meet the needs of the proposed tenant.

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1           Mr. Armstrong stated that they also have to look at when it is  
2 determined that renovations increase the overall water demand. He stated  
3 that the ACSA is only looking at what the standard is for the fixtures being  
4 installed, not at the actual consumption down the road. Mr. Lynn concurred.  
5 He stated that the ACSA is not looking at what they end up using versus  
6 what they thought they would use.

7           Mr. Armstrong cited a gym shower, for example. He stated that  
8 people may utilize the showers for longer periods of time than they normally  
9 would because they are not paying for the water. He stated that it could  
10 increase the water demand even though the fixtures do not increase the  
11 demand by the standards the ACSA follows.

12           Ms. Palmer asked if the goal is to get everyone over time, to get in  
13 line with the guidelines. Mr. Lynn replied that it would make things easier for  
14 everyone. Mr. Roberts asked about the impact the language change would  
15 have on future operations and how the ACSA does things. Mr. Lynn replied  
16 that the language will affect how they do things, one way or the other. He  
17 stated that in their reviews, they would be paying more attention to whether  
18 they are increasing the overall demand as opposed to just looking at the  
19 number of fixtures.

20           Mr. Parcels confirmed that up until now, the ACSA has not had  
21 anyone make renovations that did not involve adding fixtures. Mr. Lynn  
22 replied yes. Mr. Parcels asked if any fixture addition or modification that  
23 increases demand would be subject to the rule. Mr. Lynn replied that is  
24 correct.

25           Mr. Lynn stated that the decision before the Board today is whether  
26 the staff should continue with the current language or adopt the alternative  
27 language. He stated that if the alternative language is desired, the ACSA  
28 staff will have to come back before the Board with a resolution to amend the  
29 Rules and Regulations. He noted that he would also ask, if the alternative  
30 language is adopted, that the ACSA issue a refund to Mr. Mitchell. Mr.  
31 Parcels asked if this meant they would also change the meter back to the

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1 smaller size. Mr. Lynn replied that they have done the work and yes, they  
2 would change the meter back which can be done within the meter box.

3 Mr. Parcels stated that given the way the alternative language is  
4 worded, he feels it would be the appropriate choice. He stated that if  
5 something happens with the usage and they bump up against the 20 gallons  
6 per minute, they will have to go back and pay the additional costs. Ms.  
7 Palmer stated that the ACSA would not know that because they do not  
8 perform annual reviews of consumption. Mr. Lynn replied that Ms. Palmer is  
9 correct. He stated that if they go back to the  $\frac{3}{4}$  inch meter, it will probably be  
10 fine because it has served them well for over 30 years. He stated that if they  
11 add fixtures in another year, they will increase the meter size.

12 Ms. Palmer stated that she is sympathetic to Mr. Mitchell's situation,  
13 but she likes the cut and dry way of handling this issue. She stated that her  
14 tendency would be to keep the language the way it is.

15 Mr. Parcels stated that he feels the alternative language is  
16 reasonable because as long as fixtures are added, it will trigger the change.

17 Mr. Armstrong stated that from a policy standpoint, he believes they  
18 should stay with the current language. He stated that it allows for  
19 improvement of the system as they go along, as opposed to requiring the  
20 ACSA to go back and review meter sizes.

21 Mr. Roberts stated that cut and dry is what regulations are all about.  
22 He stated that he would also be inclined to leave the language as it is  
23 currently.

24 Ms. Swanson stated that she would leave the language as it is also.  
25 She stated that the ACSA has made a correction to a situation that probably  
26 should not have been but that is the way it is, and they should move on and  
27 leave things as they are.

28 Mr. Armstrong stated that with that, the issue is settled.  
29  
30  
31

**Albemarle County Service Authority Board of Directors**1        7.        Annual Year-End Appropriations

2                Tanya Johnson, Director of Finance, came forward to address the  
3                Board. She stated that she wanted to ask the Board to consider the request  
4                for re-appropriation, transferring funds from FY 2025 to FY 2026. She stated  
5                that this is an annual item, and there are seven requests for the  
6                reappropriation of funds totaling \$213,963.

7                Ms. Palmer moved to approve the reappropriation of \$213,963 from  
8                FY 2025 to FY 2026; seconded by Mr. Parcels. All members voted aye.

9  
10        8.        ACSA Strategic Plan Update

11                Emily Roach, Director of Human Resources and Administration,  
12                came forward to address the Board. She stated that the Strategic Plan  
13                includes four foundational pillars, which are data optimization, business  
14                resilience, customer experience, and employee experience. She stated that  
15                these pillars reflect the ACSA's commitment to operational excellence,  
16                service quality, and long-term sustainability. She stated that since the last  
17                update, the organization has made meaningful progress in each of the four  
18                areas. She stated that the staff is excited to share some of those  
19                accomplishments, and each member of the leadership team will provide an  
20                update and highlights of each pillar. She added that they will showcase how  
21                the ACSA is leveraging technology, improving infrastructure, enhancing  
22                community engagement, and investing in its workforce while maintaining  
23                best in class service.

24                April Walker, Director of Information Technology stated that she  
25                would be highlighting the data optimization pillar. She stated that since the  
26                last update, the ACSA has continued to build out its Computerized  
27                Maintenance Management System (CMMS), which is City Works. She  
28                stated that they are creating new work order and inspection templates  
29                regularly, and new reporting structures for each month. She stated that this  
30                has improved efficiency and information sharing. She stated that they have  
31                also developed and deployed three new GIS dashboards, which were

**Albemarle County Service Authority Board of Directors**

1 presented to the Board a couple of months ago. She noted that those  
2 dashboards are now used by various ACSA groups and support timely and  
3 informed decision making. She stated that a redundant fiber internet line  
4 has been installed at the Spotnap Road Operations Center, to strengthen  
5 network reliability and allow for growth opportunities in the future. She  
6 mentioned that they have hired a Utility Data Analyst to help leverage the  
7 information collected across all platforms, which will improve data  
8 monitoring and analysis, as well as decision-making. She noted that the  
9 ACSA SharePoint intranet site has been upgraded to enhance accessibility  
10 and usability. Mr. Parcels asked if that was done internally. Ms. Walker  
11 replied yes. She added that the staff continues to review and refine ACSA  
12 databases, eliminating duplicate data and improving systems resiliency.

13 Mr. Parcels asked what the feedback was like with regard to the  
14 SharePoint upgrades. Ms. Walker replied that each department head was  
15 responsible for helping to build their department's pages. She stated that so  
16 far, they have heard positive feedback about the modernization of the look  
17 and the updated forms.

18 Ms. Walker stated that the ACSA has an automated daily alerting  
19 system for high- or low-pressure alarms strategically placed on various AMI  
20 meters throughout the system. She stated that they have also upgraded the  
21 fleet GPS system to provide improved alerts, and they have expanded  
22 reporting capabilities which helps for integrations in the future.

23 Mr. Morrison came forward to present the next pillar, which was  
24 business resilience. He stated that the ACSA staff continues to work on the  
25 EV charging infrastructure. He stated that they currently have two EVs in  
26 the fleet, and a third one that is one order and awaiting delivery. He  
27 mentioned that some of that work is occurring in-house and the remaining  
28 work will be handled by an outside contractor. He stated that they have  
29 added additional hardware to the ArcGIS Enterprise Network to help with  
30 resiliency of that platform. He stated that they have had reorganization in  
31 the IT offices based on some of the staffing changes they have had. He

**Albemarle County Service Authority Board of Directors**

1 stated that construction is underway for the Avon Operations Center and  
2 there were some updated drone photos included in this month's CIP report.  
3 He noted that a majority of the lower-level walls have been poured, and they  
4 will begin working on the spread footers that come down the center of the  
5 footprint, followed by installing the pad. He stated that they are also working  
6 on the Founders Place entrance, as well as building up the main road that  
7 comes through that site.

8 Mr. Parcels asked if they had completed the necessary rock blasting  
9 and how it went. Mr. Morrison replied that the rock blasting for the building  
10 itself is complete. He stated that they may still impact some with a few of  
11 the trenches. He stated that they are currently working on final quantities  
12 with the contractor, and he hopes to be able to share some information on  
13 that next month.

14 Mr. Morrison stated that work is continuing on the Risk and  
15 Resiliency Assessment that is required by the AWIA through the EPA. He  
16 stated that there have been a number of workshops on that, and they  
17 anticipate the draft report to be delivered in September. He mentioned that  
18 there will be a workshop in October to finalize that, with the final report ready  
19 in November. He noted that Mr. Lunsford will certify with the EPA that the  
20 ACSA has met the requirements. He stated that they will also begin moving  
21 into the Emergency Response Plan updates in November, which is also an  
22 AWIA requirement. He added that they plan to have that done early 2026,  
23 ahead of the June 30, 2026 deadline.

24 Mr. Morrison stated that in terms of the Facilities Condition  
25 Assessment, which Mr. Parcels asked about earlier, they have seen the draft  
26 report and provided the consultant with comments. He stated that the  
27 consultant is working on finalizing that report and he anticipates to have a  
28 more in-depth update on that next month. He stated that there have been  
29 security upgrades at the ACSA facilities, including testing new access  
30 controls which Ms. Walker spoke about earlier. He stated that they have  
31 also replaced some of the alarm panels at the Woodbrook pump station to



**Albemarle County Service Authority Board of Directors**

1 eliminate the glass break sensors that have historically been nuisance  
2 alarms. He stated that they replaced them with motion sensors that still  
3 provide security without the additional alarms. He stated that the final item  
4 is the migration of servers to the cloud. He stated that currently, testing is  
5 underway for migration of a file server to the cloud.

6 Ms. Palmer asked Mr. Morrison to talk about some of the things the  
7 ACSA is doing to reduce its carbon footprint. Mr. Morrison replied that the  
8 biggest initiative the ACSA has with relation to environmental sustainability  
9 would be the deployment of solar panels at the Avon Operations Center.  
10 Ms. Palmer asked about lighting. Mr. Morrison stated that the Avon property  
11 will have LED lighting. Ms. Palmer asked if they are using the warmer yellow  
12 colors. Mr. Morrison stated that Dewberry was aware of the request for the  
13 warm yellow lights when they worked on the design. He stated that he would  
14 need to look at the construction documents to get more details. Ms. Palmer  
15 stated that she would like to know what they decided on and asked if there  
16 would be motion sensors for the lights. Mr. Morrison stated that they would  
17 have the photovoltaic sensors on them, but he will have to check and see if  
18 they will have motion sensors. Mr. Lunsford added that from an  
19 environmental sustainability perspective, AMI allows the ACSA to identify  
20 leaks incredibly quickly.

21 Mr. Parcels stated that the status of environmental sustainability  
22 initiatives is shown as 35% complete. He stated that he assumes that as  
23 the Avon Street Operations Center gets nearer to completion, that number  
24 will ramp up quickly. Mr. Morrison replied yes. Mr. Lunsford stated that, in  
25 full transparency, the percentages are pretty conceptual.

26 Ms. Johnson stated that she would be presenting the third pillar,  
27 which was the customer experience. She stated that the ACSA has had an  
28 in-depth review, reorganization, and adoption of the ACSA's General  
29 Construction Specifications and collaboration with multiple stakeholders,  
30 community representatives, and County staff. She stated that the  
31 organization has designed and deployed a modernized telephony solution,

**Albemarle County Service Authority Board of Directors**

1 as well as a newly designed and enhanced ACSA website. She mentioned  
2 that the ACSA has advertised an RFP for a modern CIS system and staff  
3 are currently reviewing proposals with contract negotiations to follow this  
4 fall. She stated that the ACSA has had various community engagement  
5 opportunities such as rain barrel workshops, the Fix-A-Leak event, and the  
6 Imagine a Day Without Water art contest this past fall. She noted that there  
7 have been updates to the toilet rebate program, as well as new customer  
8 packet mailers for those new to the area. She stated that a planned outage  
9 map was added to the ACSA website, and the ACSA has utilized its  
10 communications consultant to share information through newsletters,  
11 websites, blogs, and social media.

12 Mr. Parcels asked if there had been any customer feedback on the  
13 new website. Ms. Johnson replied that she has not personally heard  
14 anything. Mr. Lunsford stated that Letterpress, the ACSA's communications  
15 consultant, tracks and provides metrics related to interactions on the  
16 organizations various social media sites and web-based platforms. He  
17 stated that it may be worth giving a presentation on that subject later on  
18 down the road. He added that more often than not, customers are accessing  
19 the website to make payment on their water bill. He stated that it is  
20 overwhelming. Mr. Parcels asked what he meant by overwhelming. Mr.  
21 Lunsford replied in terms of the total hits on the website, they are almost all  
22 for bill payment. Mr. Parcels stated that those hits should have gone up,  
23 assuming that it is easier to pay your bill online now. Mr. Lunsford stated  
24 that it is tough to evaluate that in an isolated way. He noted that a lot of  
25 customers take advantage of the automatic payment option, so they only  
26 need to interact with the site once to set that up. He stated that, unless there  
27 is an issue, they usually are not revisiting the site.

28 Ms. Palmer asked if auto-pay customers still have to pay the service  
29 charge. Mr. Lunsford replied yes. He stated that there are about 14,000  
30 transactions per month. Mr. Parcels stated that a labor-intensive way to

**Albemarle County Service Authority Board of Directors**

1 evaluate it is to look at the number of checks coming in versus automatic  
2 payments to better predict how people are reliably paying.

3 Ms. Swanson stated that she would like to see more information  
4 about how people are accessing the water quality reports and if it is easy to  
5 access them. She stated that the ACSA used to send them out but did away  
6 with that to cut back on mailing costs. She stated that staff also attempted  
7 to hand them out at apartment complexes, but people were not getting  
8 them. She stated that she would like to know how easy it is for people to  
9 access them on the website because it is not helpful if they are buried or  
10 hard to find.

11 Mr. Parcels stated that this reminds him of the water issue that  
12 Glenmore was having and asked if there had been any more complaints.  
13 Mr. Lynn replied that it has been a really quiet summer. He stated that they  
14 had one site visit a couple of weeks ago to a customer home where there  
15 was a small issue. He stated that there was also one customer in  
16 Farmington that had a small issue as well. Mr. Parcels asked about the  
17 West Leigh customer. Mr. Lynn stated that they have not heard anything  
18 from West Leigh. He stated that every interaction Tim Brown, Environmental  
19 Compliance Specialist, has with a customer, he finds an opportunity to  
20 connect the customer with the water quality report. He stated that there is a  
21 lot of effort that goes into preparing the report but sadly, the interaction  
22 numbers are probably in the dozens and not hundreds or thousands.

23 Mr. Lynn came forward next to discuss the last pillar of the Strategic  
24 Plan- employee experience. He stated that over the last 3-6 months, the  
25 ACSA has implemented recommendations from the Classification and  
26 Compensation Study that was performed by The Archer Company. He  
27 stated that there were some changes made to the Personnel Management  
28 Plan (PM), which were adopted at the June Board meeting. He mentioned  
29 that one of the larger changes to the PMP included shifting the field staff's  
30 hours of work to a 7am-3:30 pm schedule. Mr. Parcels stated that where  
31 he came from, it was a big deal to start work earlier but it shifted back in the

**Albemarle County Service Authority Board of Directors**

1 winter. He asked if they were going to shift back as well or keep it at 7am-  
2 3:30 pm. Mr. Lynn replied that the old plan did shift the hours back in the  
3 winter, but it created some issues. He stated that they piloted an entire  
4 winter of the 7am-3:30 pm schedule, and it stuck with the staff. He stated  
5 that a travel policy committee made up of representatives from each  
6 department, performed an in-depth review of the ACSA's travel policy and  
7 made changes in June. He noted that there was also a slight adjustment to  
8 the annual leave accrual policy. He mentioned that anyone who leaves the  
9 ACSA and then comes back to work at the organization, they can pick up  
10 where they left off in terms of annual leave accrual. He stated that the ACSA  
11 continues to utilize Applicant Pro for job postings and advertisements. He  
12 stated that it allows everyone on the interview team to receive and review  
13 resumes. He stated that the quarterly supervisor training continues, and  
14 yesterday they held a training that focused on managing change from a  
15 people perspective. He noted that there are several more scheduled  
16 through the end of the year. He added that they have also continued efforts  
17 in safety training to include CPR/First Aid, fire extinguisher training,  
18 asbestos and confined space training, as well as chainsaw and pipe saw  
19 training scheduled for September.

20 Mr. Roberts asked if an employee uses their personal vehicle, how  
21 much do they get reimbursed for mileage. Ms. Johnson replied that the  
22 mileage reimbursement rate, set by the IRS, is currently 65 cents per mile.  
23

24 9. Items Not on the Agenda

25 Mr. Lunsford stated they will be having a luncheon next Friday at  
26 Darden Towe Park. He stated that they would love to have the Board if they  
27 are able to join.

28 He stated that the financial auditors are onsite this week conducting  
29 their audit of the fiscal year 2025.

**Albemarle County Service Authority Board of Directors**

1 Mr. Parcels stated that he will need to participate remotely in  
2 September and October's Board meetings. Mr. Derdeyn reminded him to  
3 follow the remote participation requirements regarding notification.  
4

5 10. Executive Session

6 The Chair read a Resolution to enter into Executive Session  
7 pursuant to Virginia Code §2.2-3711 A (1) to discuss a personnel matter  
8 (Attached as Page \_\_\_\_\_).

9 ***Ms. Palmer moved to approve the Resolution as presented***  
10 ***to the Board; seconded by Ms. Swanson. The Chair asked for a roll-***  
11 ***call vote: Mr. Parcels, aye; Ms. Palmer, aye; Mr. Armstrong, aye; Mr.***  
12 ***Roberts, aye; Ms. Swanson, aye.***

13 The Board of Directors came back into regular session. The Chair  
14 read into record a Resolution stating that only matters so previously stated  
15 and exempted from open discussion in regular session were discussed in  
16 Executive Session (Attached as Page \_\_\_\_\_).

17 ***Mr. Parcels moved to approve the Resolution as presented***  
18 ***to the Board, seconded by Ms. Swanson. The Chair asked for a roll-***  
19 ***call vote: Mr. Parcels, aye; Mr. Armstrong aye; Mr. Roberts, aye; Ms.***  
20 ***Swanson, aye.***

21  
22 11. Adjourn

23 ***There being no further business, Ms. Palmer moved that the***  
24 ***meeting be adjourned, seconded by Mr. Parcels. All members voted***  
25 ***aye.***

26  
27 \_\_\_\_\_  
Quin Lunsford, Secretary-Treasurer



# ALBEMARLE COUNTY SERVICE AUTHORITY

## AGENDA ITEM EXECUTIVE SUMMARY

<p><b>AGENDA TITLE:</b> Monthly Financial Reports</p> <p><b>STAFF CONTACT/PREPARER:</b> Emily Roach, Interim Director of Finance; Quin Lunsford, Executive Director</p>	<p><b>AGENDA DATE:</b> September 18, 2025</p> <p><b>ACTION:</b> Informational</p> <p><b>ATTACHMENTS:</b> Yes</p>
---	--

**BACKGROUND:** Water and sewer financial reports and check registers for the month of August are attached for your review.

### DISCUSSION:

- Water consumption for the month of July increased 5.2% compared to June. Water consumption for the month of July 2025 compared to July 2024 decreased 10.0%.
- RWSA's invoice of \$3,189,024 for the month of July was paid on August 8, 2025.
- Unearned water and sewer connection charges totaled \$5,880,428 at month end.
- System connection charges are lagging behind budgeted expectations with \$349,870 recognized in August.
- Water and Wastewater revenues for FY 2026 are above budgeted expectations by 7.29%. Please see the water/wastewater trend analysis included illustrating that when adjustment for expected variations in seasonal consumption are considered, revenues are 2.6% less than budgeted expectations.
- Investment update: LGIP's effective monthly yield stands at 4.5%, while PFM's yield to maturity at market is 3.97%, reflecting current market conditions and portfolio performance.

**BUDGET IMPACT:** Informational only.

**RECOMMENDATIONS:** None

**BOARD ACTION REQUESTED:** None; informational item only.

### ATTACHMENTS:

1. Statement of Net Position
2. Year-to-Date Budget to Actual Comparison/Commentary
3. Investment Summary
4. Capacity/System Development Reserves
5. Connection Charges/ERC Analysis
6. Monthly Water and Sewer Charges from the RWSA
7. Monthly Water Consumption

**ALBEMARLE COUNTY SERVICE AUTHORITY****AGENDA ITEM EXECUTIVE SUMMARY**

8. Water and Sewer Report; Customer Class Report
9. Major Customer Analysis
10. Water/Wastewater Revenue Trend Analysis
11. Aged Receivables Analysis
12. Check Register



## ALBEMARLE COUNTY SERVICE AUTHORITY

## STATEMENT OF NET POSITION

August 31, 2025

## ASSETS

Cash and cash equivalents	\$ 9,925,172
Accounts receivable	7,058,209
Investments	49,287,652
Capital assets: (net of accumulated depreciation)	197,536,324
Inventory	691,624
Prepays	461,181
Cash and cash equivalents, restricted	783,443
	<hr/>
Total assets	265,743,605
	<hr/>

## DEFERRED OUTFLOWS OF RESOURCES

Combined deferred outflows of resources	1,156,042
	<hr/>

## LIABILITIES

Accounts payable	3,790,185
Accrued liabilities	455,222
Compensated absences	2,035,404
Net pension liability	3,030,688
Other post-employment benefits	1,088,723
Unearned connection fees	5,880,428
Long-term debt	3,662,648
	<hr/>
Total liabilities	19,943,298
	<hr/>

## DEFERRED INFLOWS OF RESOURCES

Combined deferred inflows of resources	799,130
	<hr/>

## NET POSITION

---

246,157,219

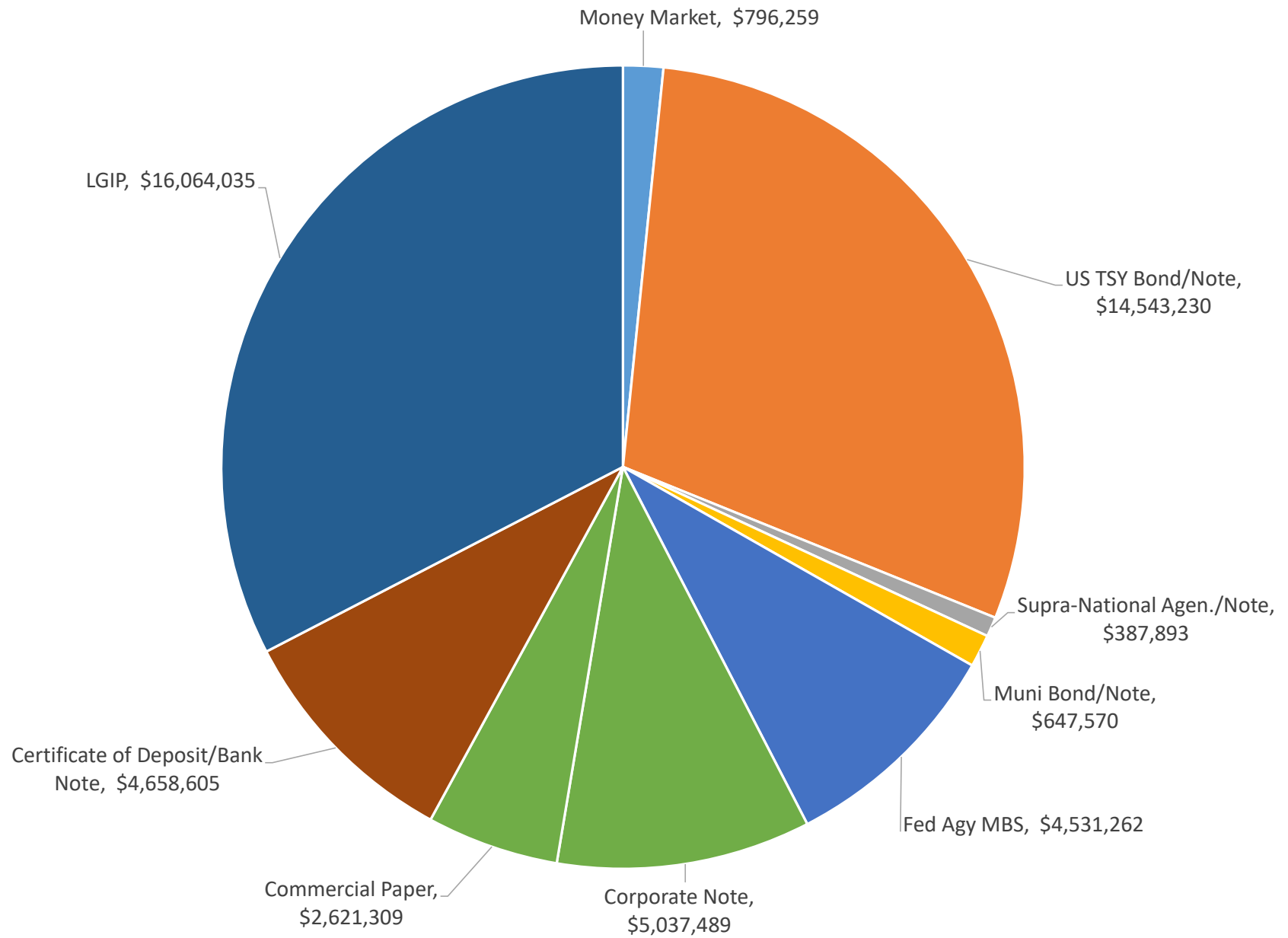
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	Budget FY 2026	Budget Year-to-Date 2026	August Actual Year-to-Date	Actual vs. Budget	Variance Percentage
<b>Revenues</b>					
Water Sales	25,260,000	4,210,000	4,615,204	405,204	9.62%
Sewer Service	19,600,000	3,266,667	3,406,310	139,643	4.27%
<b>Total operating revenues</b>	<b>44,860,000</b>	<b>7,476,667</b>	<b>8,021,514</b>	<b>544,847</b>	<b>7.29% A</b>
<b>Operating Expenses</b>					
Purchase of bulk water	(22,697,500)	(3,782,917)	(3,870,978)	(88,061)	2.33% B
Purchase of sewer treatment	(15,256,000)	(2,542,667)	(2,438,350)	104,317	(4.10%) B
Administration	(1,601,400)	(266,900)	(252,451)	14,449	(5.41%) C
Finance	(3,436,700)	(572,783)	(524,338)	48,445	(8.46%) C
Information Technology	(2,259,300)	(376,550)	(236,132)	140,418	(37.29%) C
Engineering	(2,823,000)	(470,500)	(440,174)	30,326	(6.45%) C
Maintenance	(5,639,900)	(939,983)	(776,027)	163,956	(17.44%) C
<b>Total operating expenses</b>	<b>(53,713,800)</b>	<b>(8,952,300)</b>	<b>(8,538,450)</b>	<b>413,850</b>	<b>(4.62%)</b>
<b>Operating gain(loss)</b>	<b>(8,853,800)</b>	<b>(1,475,633)</b>	<b>(516,936)</b>	<b>958,697</b>	<b>(64.97%)</b>
<b>Nonoperating Revenues</b>					
System connection charges	9,400,000	1,566,667	855,330	(711,337)	(45.40%) D
Investment/Interest Income	2,000,000	333,333	431,415	98,082	29.42% E
Rental income	16,000	2,667	2,431	(236)	(8.84%)
Miscellaneous revenues	726,000	121,000	165,963	44,963	37.16% F
<b>Total nonoperating revenues (expenses)</b>	<b>12,142,000</b>	<b>2,023,667</b>	<b>1,455,139</b>	<b>(568,528)</b>	<b>(28.09%)</b>
<b>Nonoperating Expenses</b>					
Miscellaneous expenses	(1,337,200)	(222,867)	(300)	222,567	(99.87%) G
Bond interest charges	(183,859)	(30,643)	-	30,643	(100.00%) H
Depreciation	-	-	(810,638)	(810,638)	0.00% I
<b>Total nonoperating revenues (expenses)</b>	<b>(1,521,059)</b>	<b>(253,510)</b>	<b>(810,938)</b>	<b>(557,428)</b>	<b>219.88%</b>
<b>Capital contributions</b>	<b>-</b>	<b>-</b>	<b>3,468,081</b>	<b>3,468,081</b>	
<b>Change in Net Position</b>	<b>1,767,141</b>	<b>294,524</b>	<b>3,595,346</b>	<b>3,300,823</b>	<b>1120.73%</b>

**Albemarle County Service Authority  
Budget-to-Actual Year to Date Commentary**

- A.** Water and sewer revenues were more than budgeted amounts by 7.3%. Consumption through August (gallons) appears reasonable considering the ACSA's normal seasonal consumption pattern. Further information related to seasonal revenue expectations can be found later in the Board packet.
- B.** Expenses related to purchases of bulk water and sewer treatment from the RWSA are less than budgeted amounts by 0.3%. Monthly billings prepared by the RWSA allocate total water/wastewater flows to the ACSA/City based on the consumption of each for the quarter immediately preceding.
- C.** Departmental operating budgets through the current month remain below budgeted expectations for the fiscal year. Departmental expenses will continue to be monitored throughout the fiscal year and are expected to align with the budget.
- D.** System connection charges are less than the budgeted amount. Connection charges are often difficult to project and can fluctuate from year to year. These charges are dependent upon new customers connecting to the system. We anticipate several large connections to be recognized in the coming months and aligning more closely with budgeted expectations.
- E.** Investment income, which includes both interest income and adjustments to fair market value are recorded in these accounts. Investment earnings are ahead of budgeted expectations through the current month.
- F.** Miscellaneous revenues consist of multiple lines and include inspection fees, plan review, reconnections/initial bill fees, invoiced water usage, and gains associated with sales of capital assets retired from service.
- G.** The budgeted amount includes expected outlays for capital equipment and losses on disposal of capital assets. Equipment is capitalized when placed in service.
- H.** Bond interest charges are recorded as incurred.
- I.** Depreciation is not a budgeted line-item accounting for the variance. Depreciation expense is considered during the annual budgeting process as this expense is utilized to calculate the required contribution to the 3r reserve.

## Allocation of Investments by Type



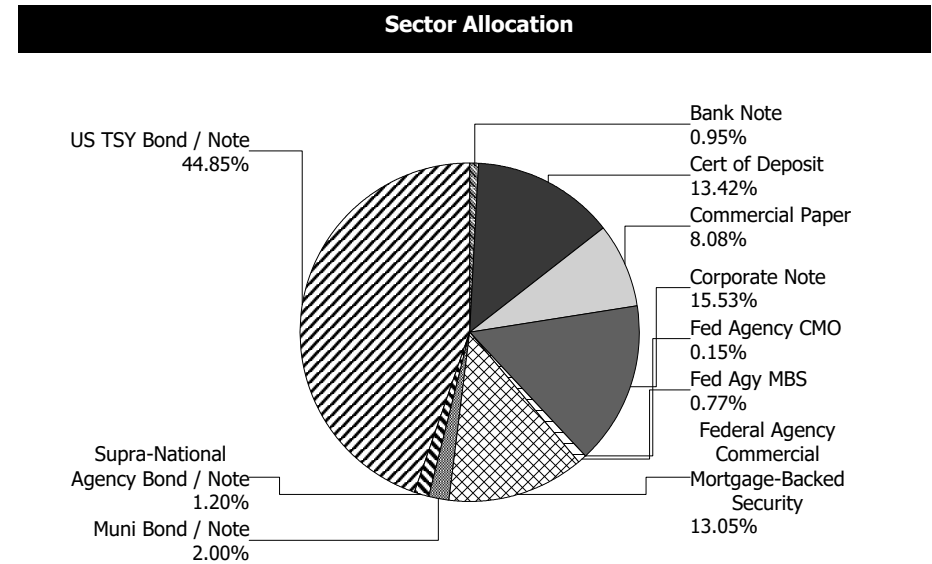
## Portfolio Summary and Statistics

For the Month Ending **August 31, 2025**

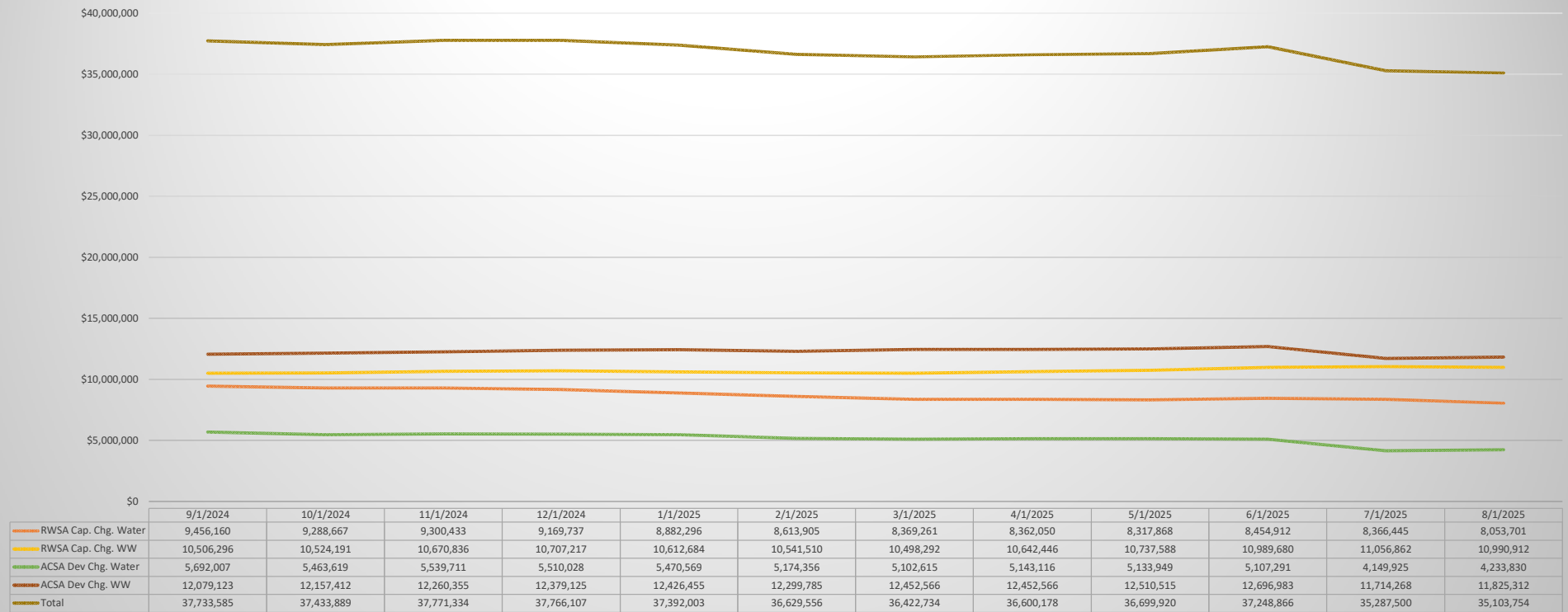
ACSA OPERATING FUNDS - 03100100

Account Summary			
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	14,450,000.00	14,543,230.36	44.85
Supra-National Agency Bond / Note	385,000.00	387,892.96	1.20
Municipal Bond / Note	640,000.00	647,570.14	2.00
Federal Agency Mortgage-Backed Security	255,889.92	248,571.85	0.77
Federal Agency Commercial Mortgage-Backed Security	4,299,182.90	4,232,641.68	13.05
Federal Agency Collateralized Mortgage Obligation	54,260.39	50,048.81	0.15
Corporate Note	5,000,000.00	5,037,488.57	15.53
Commercial Paper	2,650,000.00	2,621,308.93	8.08
Certificate of Deposit	4,350,000.00	4,351,982.36	13.42
Bank Note	300,000.00	306,622.80	0.95
<b>Managed Account Sub-Total</b>	<b>32,384,333.21</b>	<b>32,427,358.46</b>	<b>100.00%</b>
Accrued Interest		300,921.13	
<b>Total Portfolio</b>	<b>32,384,333.21</b>	<b>32,728,279.59</b>	

<b>Unsettled Trades</b>	<b>0.00</b>	<b>0.00</b>
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### Capacity/System Development Reserves



Note: Additions to Capacity/System Development Reserves are from monthly connection charges, reductions to the reserves are from monthly growth related expenses/capital costs.

**Albemarle County Service Authority**  
**Connection Fee Analysis**  
**July 2025**

Area	July 2025 Monthly Connection Fees	July 2024 Monthly Connection Fees	\$ Change	% Change
Crozet	\$ 253,580	\$ 238,180	\$ 15,400	6%
Urban	237,450	1,016,603	(779,153)	-77%
Scottsville	14,430	-	14,430	-
<b>Total Connection fees</b>	<b>\$ 505,460</b>	<b>\$ 1,254,783</b>	<b>\$ (749,323)</b>	<b>-60%</b>
<b>Through July</b>				
Area	YTD FY 2026 Connection Fees	YTD FY 2025 Connection Fees	\$ Change	% Change
Crozet	\$ 253,580	\$ 238,180	\$ 15,400	6%
Urban	237,450	\$ 1,016,603	\$ (779,153)	-77%
Scottsville	14,430	-	14,430	-
<b>Total Connection fees</b>	<b>\$ 505,460</b>	<b>\$ 1,254,783</b>	<b>\$ (749,323)</b>	<b>-60%</b>

Area	July 2025 ERC's	July 2024 ERC's	Change	% Change
Crozet	17	17	-	0%
Urban	16	70	(54)	-77%
Scottsville	1	-	1	-
<b>Total ERC's</b>	<b>34</b>	<b>87</b>	<b>(53)</b>	<b>-61%</b>
<b>Through July</b>				
Area	YTD FY 2026 ERC's	YTD FY 2025 ERC's	Change	% Change
Crozet	17	17	-	0%
Urban	16	70	(54)	-77%
Scottsville	1	-	1	-
<b>Total ERC's - YTD</b>	<b>34</b>	<b>87</b>	<b>(53)</b>	<b>-61%</b>

Note: This analysis shows, both in dollars and ERC's, connections by month and YTD for the period under review. As noted above, connection fees are comparable to the prior year. See the "Three Year Connection Fee Comparison" for further discussion related to this change.

**Albemarle County Service Authority  
Three Year Connection Fee Comparison  
July 2025**

<b>Area</b>	<b>July 2025 ERC's</b>	<b>July 2024 ERC's</b>	<b>July 2023 ERC's</b>
<b>Crozet</b>	17	17	20
<b>Urban</b>	16	70	21
<b>Scottsville</b>	1	-	-
<b>Total ERC's</b>	34	87	41

<b>Through July</b>			
<b>Area</b>	<b>YTD 2026 ERC's</b>	<b>YTD 2025 ERC's</b>	<b>YTD 2024 ERC's</b>
<b>Crozet</b>	17	17	20
<b>Urban</b>	16	70	21
<b>Scottsville</b>	1	-	-
<b>Total ERC's - YTD</b>	34	87	41

Note: The information above present ERCs by month and YTD for the current and past two fiscal years. As noted in the YTD portion of the analysis, current YTD ERCs appear reasonable considering continued development within the ACSA's service area.



**Albemarle County Service Authority  
Consumption Analysis  
Fiscal Year 2026**

	FY 2026 Consumption	FY 2025 Consumption		Monthly Precipitation (In.)	
				FY 2026	FY 2025
July	161,008,092	178,898,841	-10.00%	6.90	2.97
August		167,569,158			4.56
September		168,622,791			11.90
October		154,505,280			1.89
November		157,629,026			1.41
December		142,576,100			3.15
January		135,634,117			6.58
February		140,077,622			4.51
March		133,246,908			0.89
April		141,119,829			2.11
May		154,027,224			8.89
June		153,095,431			4.48

YTD	161,008,092	178,898,841	-10.00%	6.90	2.97
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**Note:** Consumption through July 2025 is 10.0% less than the same period in fiscal year 2025. Monthly precipitation figures have been included for comparison purposes. Trends in rainfall can sometimes correlate with trends in consumption however, depending on the intensity, days between rain events, or other factors, this may not always be the case.

**Note:** Precipitation data obtained from National Oceanic and Atmospheric Administration (NOAA):  
<https://www.ncdc.noaa.gov/cdo-web/search>.

**Albemarle County Service Authority  
Water and Sewer Charges from the RWSA  
Fiscal Year 2026**

	<b>FY 2026</b>	<b>FY 2025</b>	<b>Increase</b>	
	<b>RWSA Charges</b>	<b>RWSA Charges</b>	<b>(Decrease)</b>	
<b>July</b>	\$ 3,189,024	\$ 2,622,835	\$ 566,189	21.59%
<b>August</b>		2,648,222		-100.00%
<b>September</b>		2,718,386		-100.00%
<b>October</b>		2,733,598		-100.00%
<b>November</b>		2,540,444		-100.00%
<b>December</b>		2,510,685		-100.00%
<b>January</b>		2,576,967		-100.00%
<b>February</b>		2,638,650		-100.00%
<b>March</b>		2,569,796		-100.00%
<b>April</b>		2,547,552		-100.00%
<b>May</b>		2,665,003		-100.00%
<b>June</b>		2,596,414		-100.00%

<b>YTD</b>	\$ 3,189,024	\$ 2,622,835	\$ 566,189	21.59%
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**Note:** The charges noted above from the RWSA include operating and debt service charges.



## Water and Sewer Report

(Volumes in Gallons)

July 2025

Metered by Area:	Water	Sewer
Crozet	18,229,700	16,014,005
Scottsville	1,328,569	877,528
Urban	141,412,066	114,695,998
Red Hill	37,757	0
<b>Total</b>	<b>161,008,092</b>	<b>131,587,531</b>

Wastewater Flows by Sewer Plant:	
Total Urban and Crozet	130,710,003
less Glenmore WRRF	(4,184,969)
Moore's Creek AWRRF	126,525,034
Scottsville WRRF	877,528
<b>Total</b>	<b>127,402,562</b>

Number of Installed Meters:	
Urban	17
Crozet	22
Scottsville	1
<b>Total</b>	<b>40</b>

Hydrant Meter Consumption (billed by invoice):	
Urban	1,513,100
Crozet	128,498
Scottsville	0
<b>Total</b>	<b>1,641,598</b>

Number of Septic-to-Sewer Connections:	
Urban	0
Crozet	0
Scottsville	0
<b>Total</b>	<b>0</b>

Estimated Water Loss (gallons):	
Ashwood Blvd (7/8/25)	Urban 1,000
Mill Creek Pump Station (7/29/25)	Urban 80,000
<b>Total</b>	<b>81,000</b>

### Billed Consumption for Selected Customers

	<u>Water</u>	<u>Sewer</u>
Virginia Land Holding	193,349	193,349
Southwood Mobile Homes	1,688,680	1,839,800
Turtle Creek Apts.	1,192,532	1,187,935
Blue Ridge Crossing Owner LLC	939,153	939,153
Monroe Health and Rehab	755,706	755,706
Sunrise Senior "Colonnades"	1,022,753	795,435
ACRJ	1,077,920	864,920
Westminster Canterbury	1,740,770	1,617,770
SEMF Charleston -		
Commonwealth /Peyton Dr.	1,614,902	1,614,902
Martha Jefferson Hospital	3,063,035	1,362,857
Crozet Mobile Home Village	252,155	252,155
The Home Depot	172,780	172,780
County of Albemarle	1,960,625	753,507
University of Virginia	3,009,006	3,002,493
Wegmans	338,822	338,822

	<u>Water</u>	<u>Sewer</u>
Boar's Head Inn	516,479	432,492
Farmington, Inc.	969,012	511,472
Westgate Apartments	1,243,526	1,242,172
PR Charger C'ville Holdings-		
Cobalt Ridge Apartments	2,259,266	2,259,266
Four Seasons Apts and Condo	1,858,766	1,858,766
Ch'ville/Alb Airport	283,645	284,580
State Farm Insurance-Pantops	723,600	562,036
Hyatt Place at Stonefield	369,791	369,791
Doubletree by Hilton Hotel	889,812	889,812
Arden Place Apartments	627,751	627,751
Hilton Garden Inn	274,284	274,284
The Blake at Charlottesville	152,046	152,046
The Lodge at Old Trail	231,254	231,254
Gov't-Defense Complex	1,098,537	1,064,891
Harris Teeter Stores (2)	214,503	214,503

July 2025

## **WATER**

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	16,559	4,135	195	20,889
Multi-Family Residential	592	56	3	651
Commercial (Offices)	202	12	5	219
Commercial (Other)	942	77	54	1,073
Industrial	39	12	4	55
Institutional	175	33	12	220
<b>Total Water Connections</b>	<b>18,509</b>	<b>4,325</b>	<b>273</b>	<b>23,107</b>
<b>Plus Multiple Units</b>	<b>14,423</b>	<b>853</b>	<b>89</b>	<b>15,365</b>
<b>Total Water Units</b>	<b>32,932</b>	<b>5,178</b>	<b>362</b>	<b>38,472</b>

## **SEWER**

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	14,250	3,864	157	18,271
Multi-Family Residential	561	54	4	619
Commercial (Offices)	186	12	5	203
Commercial (Other)	731	51	46	828
Industrial	16	5	1	22
Institutional	137	26	10	173
<b>Total Sewer Connections</b>	<b>15,881</b>	<b>4,012</b>	<b>223</b>	<b>20,116</b>
<b>Plus Multiple Units</b>	<b>13,998</b>	<b>849</b>	<b>56</b>	<b>14,903</b>
<b>Total Sewer Units</b>	<b>29,879</b>	<b>4,861</b>	<b>279</b>	<b>35,019</b>

## **POPULATION SERVED**

Population served is the total Single-Family and Multi-Family units using an occupancy of 2.5 residents per unit:

	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	<u>Total</u>
<b>Total Water Customers</b>	77,455	12,470	710	90,635
<b>Total Sewer Customers</b>	70,620	11,783	533	82,935

**Albemarle County Service Authority  
Major Customer Analysis  
July 2025 and June 2025**

	July 2025		June 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
State Farm	723,600	562,036	208,930	39,606	246.34%	1319.07%
University of Virginia	3,009,006	3,002,493	2,011,575	2,005,594	49.58%	49.71%
Martha Jefferson Hospital	3,063,035	1,362,857	2,147,557	1,322,243	42.63%	3.07%
Westmisnster Canterbury	1,740,770	1,617,770	1,462,050	1,368,050	19.06%	18.25%
Southwood Mobile Homes	1,688,680	1,839,800	1,496,870	1,740,200	12.81%	5.72%
Westgate Apts.	1,243,526	1,242,172	1,115,679	1,114,459	11.46%	11.46%
SEMF Charleston	1,614,902	1,614,902	1,595,847	1,595,847	1.19%	1.19%
ACRJ	1,077,920	864,920	1,075,220	928,220	0.25%	-6.82%
PR Charger C'ville Holdings	2,259,266	2,259,266	2,255,825	2,255,825	0.15%	0.15%
Four Seasons Apts.	1,858,766	1,858,766	1,955,800	1,955,800	-4.96%	-4.96%
Barracks West Apartments	939,153	939,153	1,034,349	1,034,349	-9.20%	-9.20%
County of Albemarle	1,960,625	753,507	2,177,807	1,156,596	-9.97%	-34.85%
Turtle Creek Apts.	1,192,532	1,187,935	1,345,909	1,341,036	-11.40%	-11.42%

**Note:** Only major customers of the ACSA have been analyzed above. For purposes of this analysis, major customers are those who, on average, consume over one million gallons per month. Variations can occur for a variety of reasons including but not limited to: conscious conservation efforts, expansion, weather, vacancies, etc.

\* -- Consumption/usage in gallons.

**Albemarle County Service Authority  
Major Customer Analysis  
July 2025 and July 2024**

	July 2025		July 2024		Increase(Decrease) Water Consumption	Increase(Decrease) Sewer Usage
	Water*	Sewer*	Water*	Sewer*		
PR Charger C'ville Holdings	2,259,266	2,259,266	1,779,093	1,779,093	26.99%	26.99%
SEMF Charleston	1,614,902	1,614,902	1,346,787	1,346,787	19.91%	19.91%
Four Seasons Apts.	1,858,766	1,858,766	1,575,787	1,575,787	17.96%	17.96%
Martha Jefferson Hospital	3,063,035	1,362,857	2,920,205	1,507,365	4.89%	-9.59%
Westmisnster Canterbury	1,740,770	1,617,770	1,728,310	1,558,310	0.72%	3.82%
University of Virginia	3,009,006	3,002,493	3,023,417	3,018,816	-0.48%	-0.54%
ACRJ	1,077,920	864,920	1,089,870	893,870	-1.10%	-3.24%
Westgate Apts.	1,243,526	1,242,172	1,325,856	1,324,456	-6.21%	-6.21%
Turtle Creek Apts.	1,192,532	1,187,935	1,283,268	1,276,510	-7.07%	-6.94%
Southwood Mobile Homes	1,688,680	1,839,800	1,827,900	2,030,000	-7.62%	-9.37%
Barracks West Apartments	939,153	939,153	1,276,962	1,276,962	-26.45%	-26.45%
County of Albemarle	1,960,625	753,507	2,945,487	944,228	-33.44%	-20.20%
State Farm	723,600	562,036	2,095,810	1,876,405	-65.47%	-70.05%

**Note: Only major customers of the ACSA have been analyzed above. For purposes of this analysis, major customers are those who, on average, consume over one million gallons per month. Variations can occur for a variety of reasons including but not limited to: conscious conservation efforts, expansion, weather, vacancies, etc.**

**\* -- Consumption/usage in gallons.**

**Albemarle County Service Authority**

**Major Customer Analysis**

**Year-to-date Comparison: Current Year/Prior Year -- July**

	YTD FY 2026		YTD FY 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
PR Charger C'ville Holdings	2,259,266	2,259,266	1,779,093	1,779,093	26.99%	26.99%
SEMF Charleston	1,614,902	1,614,902	1,346,787	1,346,787	19.91%	19.91%
Four Seasons Apts.	1,858,766	1,858,766	1,575,787	1,575,787	17.96%	17.96%
Martha Jefferson Hospital	3,063,035	1,362,857	2,920,205	1,507,365	4.89%	-9.59%
Westmisnster Canterbury	1,740,770	1,617,770	1,728,310	1,558,310	0.72%	3.82%
University of Virginia	3,009,006	3,002,493	3,023,417	3,018,816	-0.48%	-0.54%
ACRJ	1,077,920	864,920	1,089,870	893,870	-1.10%	-3.24%
Westgate Apts.	1,243,526	1,242,172	1,325,856	1,324,456	-6.21%	-6.21%
Turtle Creek Apts.	1,192,532	1,187,935	1,283,268	1,276,510	-7.07%	-6.94%
Southwood Mobile Homes	1,688,680	1,839,800	1,827,900	2,030,000	-7.62%	-9.37%
Barracks West Apartments	939,153	939,153	1,276,962	1,276,962	-26.45%	-26.45%
County of Albemarle	1,960,625	753,507	2,945,487	944,228	-33.44%	-20.20%
State Farm	723,600	562,036	2,095,810	1,876,405	-65.47%	-70.05%

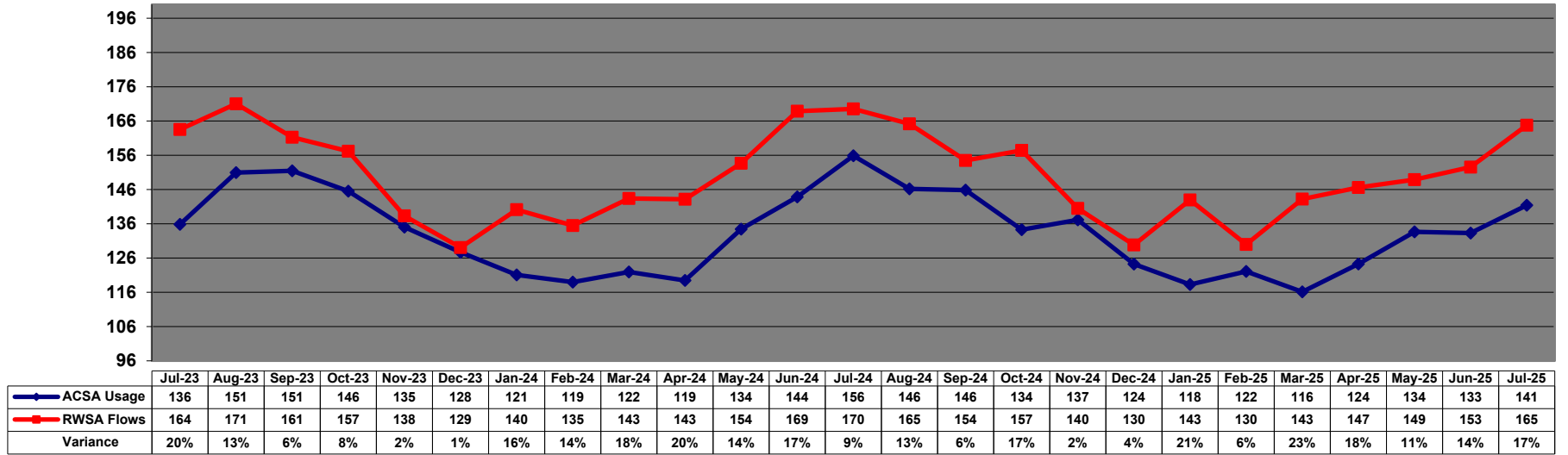
**Note:** Only major customers of the ACSA have been analyzed above. For purposes of this analysis, major customers are those who, on average, consume over one million gallons per month. Variations can occur for a variety of reasons including but not limited to: conscious conservation efforts, expansion, weather, vacancies, etc.

\* -- Consumption/usage in gallons.

# FY 2024, 2025, and 2026 Urban Water Comparison RWSA Flows & ACSA Customer Usage

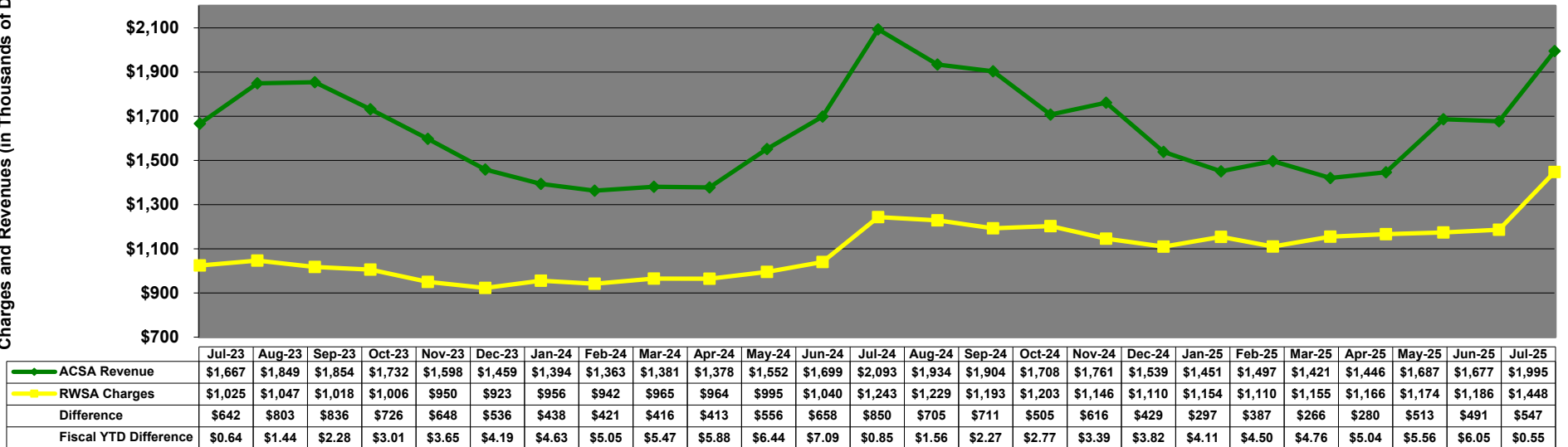
42

Flows & Usage (in Millions of Gallons)



Charges and Revenues (in Thousands of Dollars)

## FY 2024, 2025, and 2026 Urban Water Comparison RWSA Billed Water Charges & ACSA Billed Water Revenues



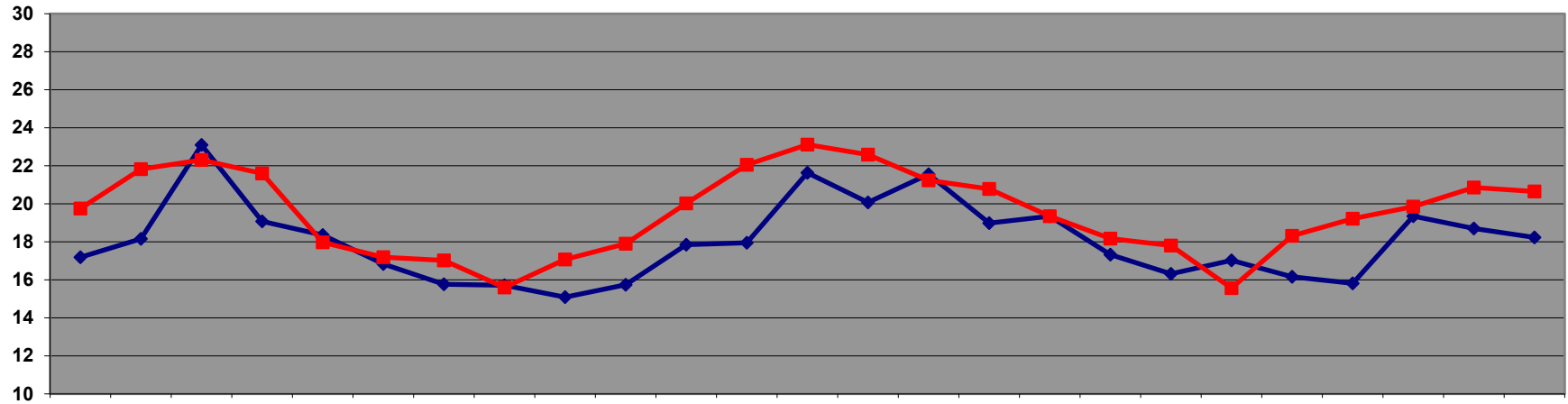
Note: Fiscal YTD Difference (ONLY) in Millions of Dollars



# FY 2024, 2025, and 2026 Crozet Water Comparison RWSA Flows & ACSA Customer Usage

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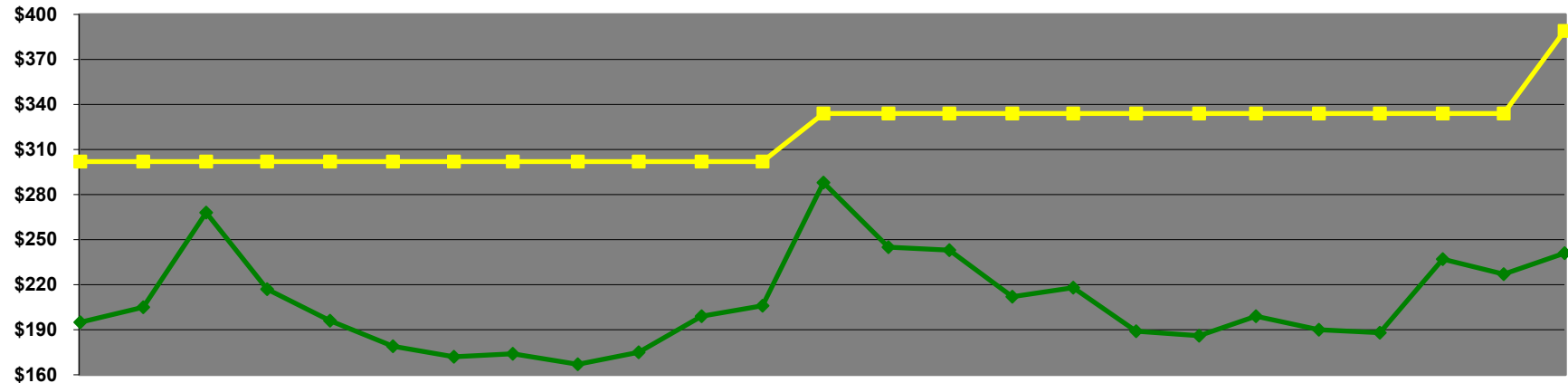
Flows & Usage (in Millions of Gallons)



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
ACSA Usage	17	18	23	19	18	17	16	16	15	16	18	18	22	23	21	21	19	18	18	16	18	19	20	19	21
RWSA Flows	20	22	22	22	18	17	17	16	17	18	20	22	23	23	21	21	19	18	18	16	18	19	20	21	21
Variance	15%	20%	-3%	13%	-2%	2%	8%	-1%	13%	14%	12%	23%	7%	13%	-1%	9%	0%	5%	9%	-9%	13%	22%	3%	12%	13%

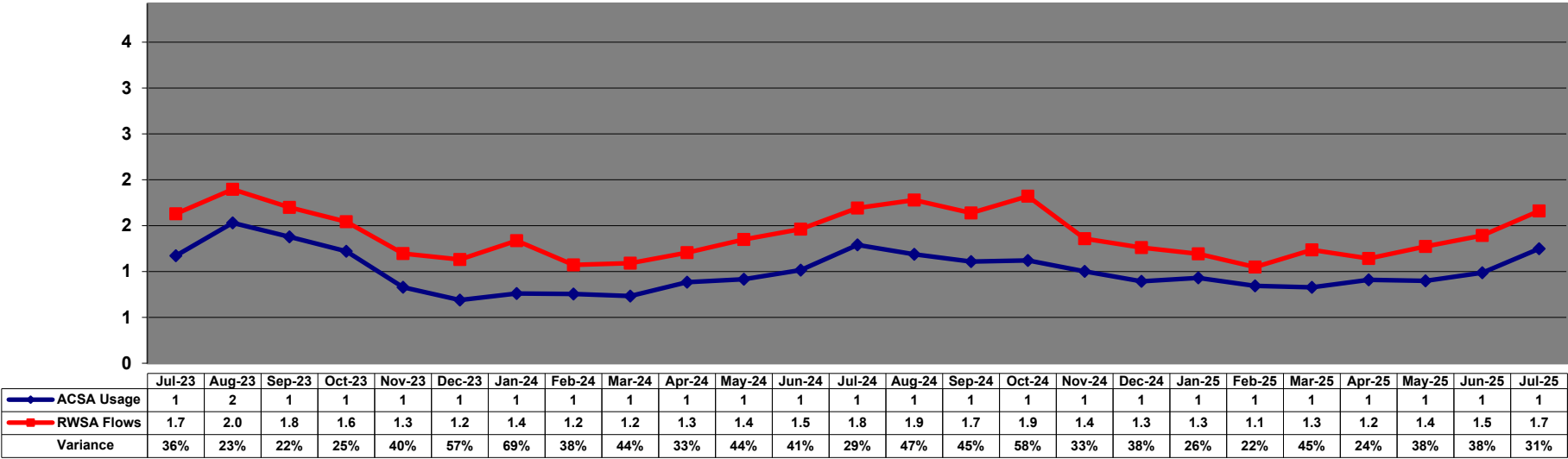
# FY 2024, 2025, and 2026 Crozet Water Comparison RWSA Billed Water Charges & ACSA Billed Water Revenues

Charges and Revenues (in Thousands of Dollars)



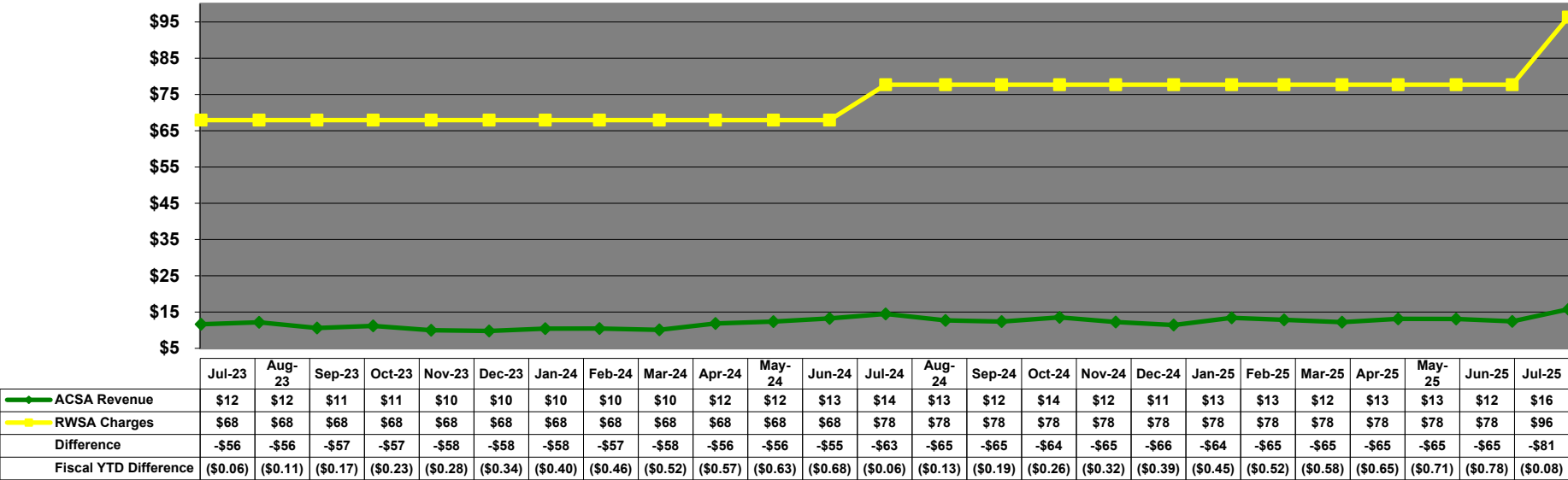
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
ACSA Revenue	\$195	\$205	\$268	\$217	\$196	\$179	\$172	\$174	\$167	\$175	\$199	\$206	\$288	\$245	\$243	\$212	\$218	\$189	\$186	\$199	\$190	\$188	\$237	\$227	\$241
RWSA Charges	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$389
Difference	(\$107)	(\$97)	(\$34)	(\$85)	(\$106)	(\$123)	(\$130)	(\$128)	(\$135)	(\$127)	(\$103)	(\$96)	(\$46)	(\$89)	(\$91)	(\$122)	(\$116)	(\$145)	(\$148)	(\$135)	(\$144)	(\$146)	(\$97)	(\$107)	(\$148)
Fiscal YTD Difference	(\$0.11)	(\$0.20)	(\$0.24)	(\$0.32)	(\$0.43)	(\$0.55)	(\$0.68)	(\$0.81)	(\$0.95)	(\$1.07)	(\$1.18)	(\$1.27)	(\$0.05)	(\$0.14)	(\$0.23)	(\$0.35)	(\$0.46)	(\$0.61)	(\$0.76)	(\$0.89)	(\$1.04)	(\$1.18)	(\$1.28)	(\$1.39)	(\$0.15)

FY 2024, 2025, and 2026 Scottsville Water Comparison  
RWSA Flows & ACSA Customer Usage



FY 2024, 2025, and 2026 Scottsville Water Comparison  
RWSA Billed Water Charges & ACSA Billed Water Revenues

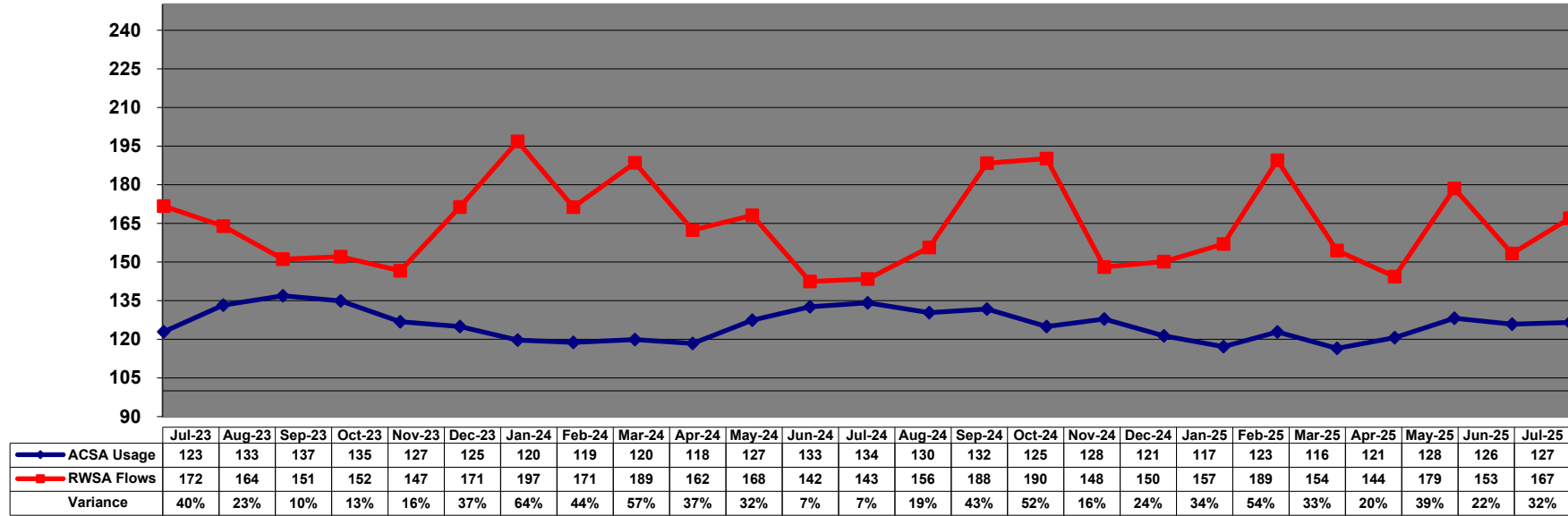
Charges and Revenues (in Thousands of Dollars)



**FY 2024, 2025, and 2026 Urban (including Glenmore) & Crozet Sewer Comparison  
ACSA Customer Usage & RWSA Flows**

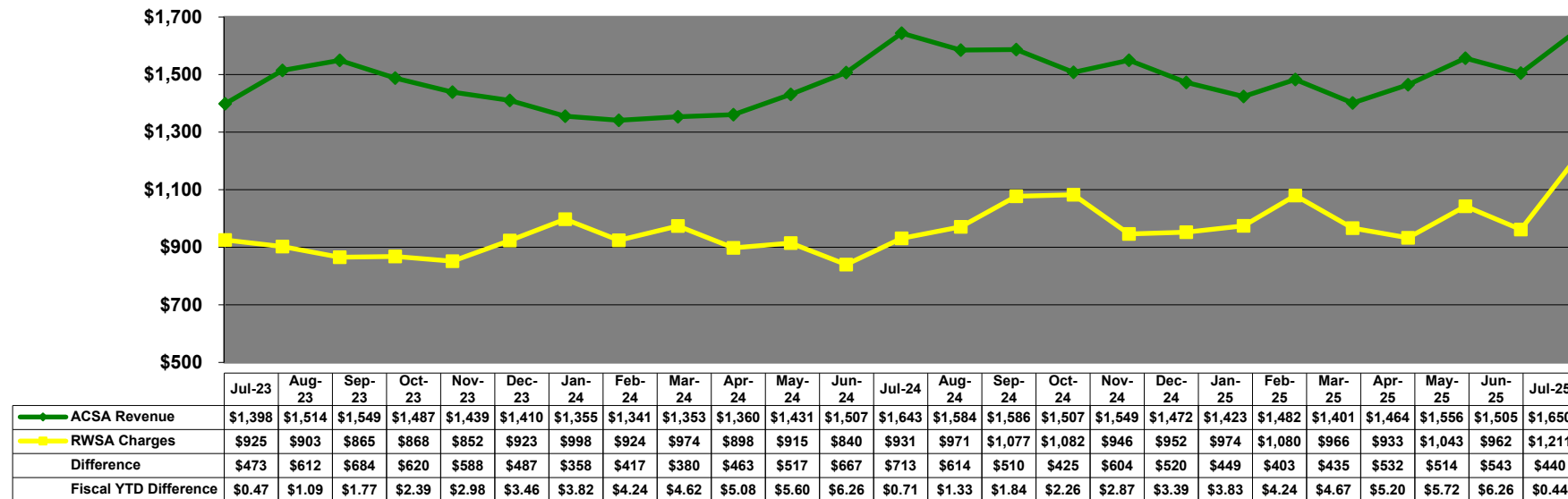
45

Usage & Flows (in Millions of Gallons)



**FY 2024, 2025, and 2026 Urban (including Glenmore) & Crozet Sewer Comparison  
ACSA Billed Sewer Usage & RWSA Billed Sewer Charges**

Charges & Revenues (in Thousands of Dollars)

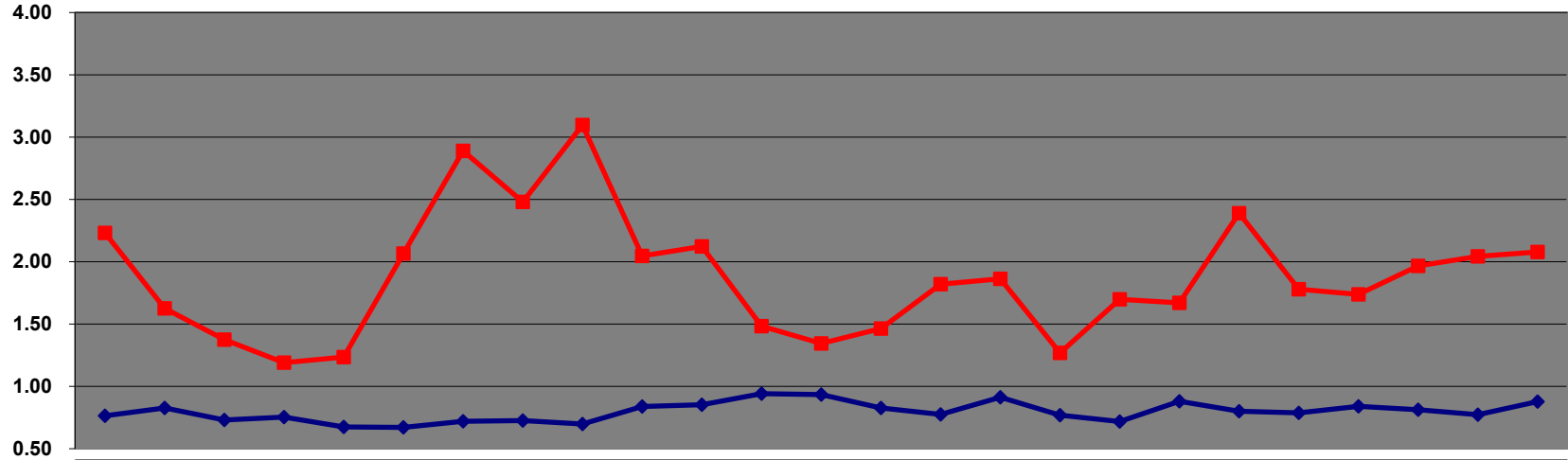


Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

# FY 2024, 2025, and 2026 Scottsville Sewer Comparison ACSA Customer Usage & RWSA Flows

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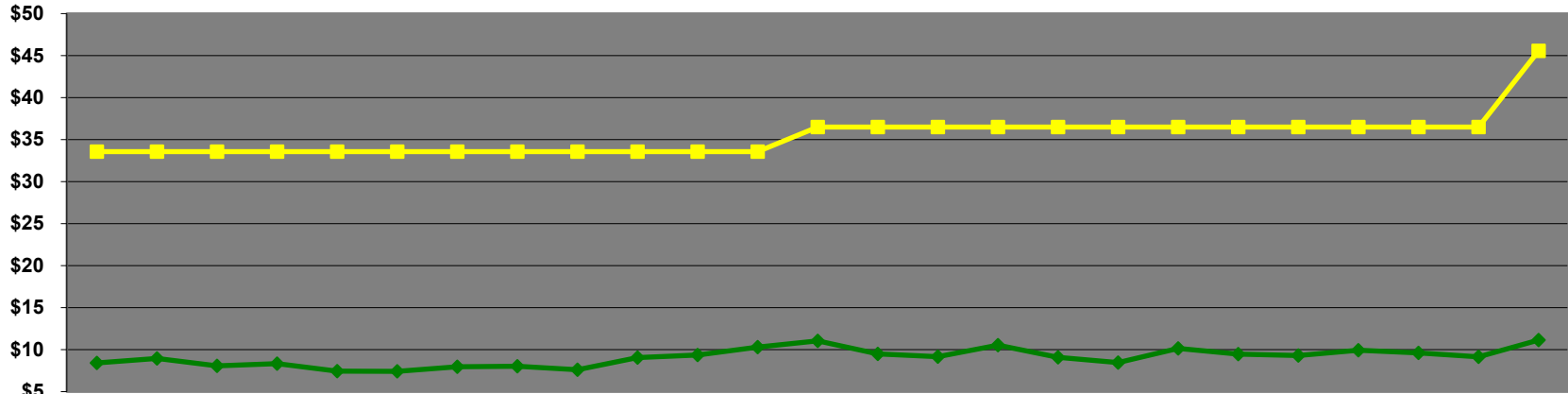
Usage & Flows (in Millions of Gallons)



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
ACSA Usage	0.76	0.83	0.73	0.75	0.67	0.67	0.72	0.73	0.70	0.84	0.85	0.94	0.93	0.83	0.77	0.91	0.77	0.72	0.88	0.80	0.79	0.84	0.81	0.77	0.88
RWSA Flows	2.23	1.63	1.38	1.19	1.24	2.07	2.89	2.48	3.10	2.05	2.12	1.48	1.34	1.46	1.82	1.86	1.27	1.70	1.67	2.39	1.78	1.74	1.97	2.04	2.08
Variance	192%	97%	88%	58%	83%	208%	301%	242%	344%	144%	149%	58%	44%	77%	135%	104%	65%	137%	90%	199%	126%	107%	142%	164%	137%

# FY 2024, 2025, and 2026 Scottsville Sewer Comparison ACSA Billed Sewer Usage & RWSA Billed Sewer Charges

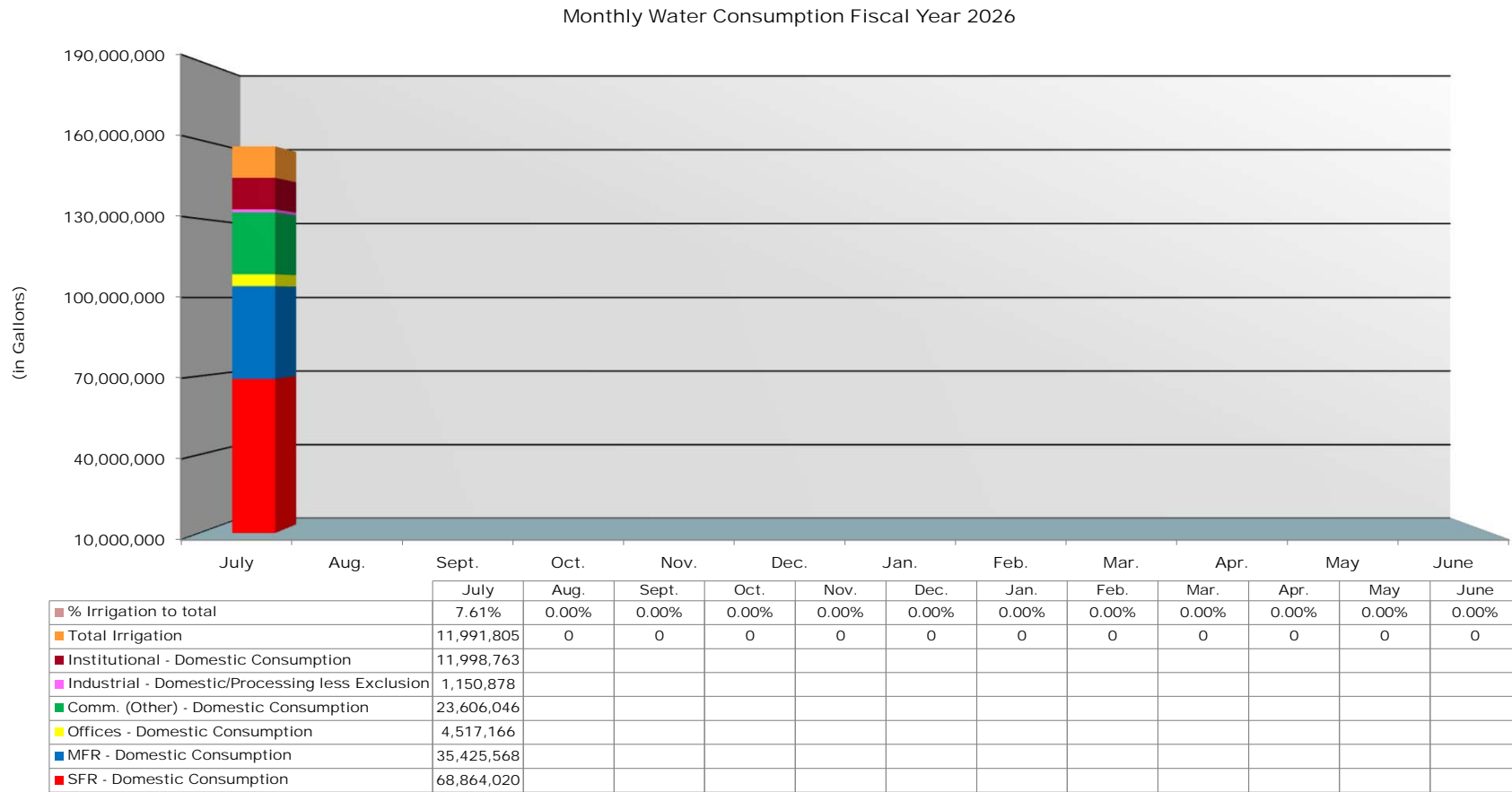
Charges & Revenues (in Thousands of Dollars)



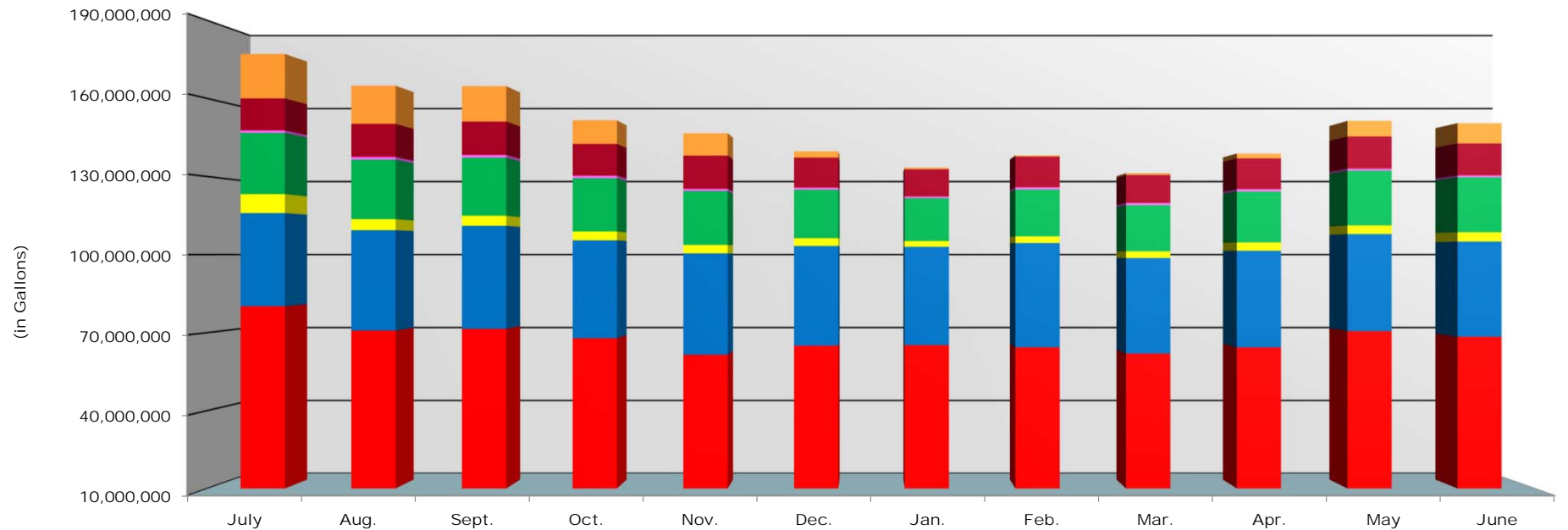
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
ACSA Revenue	\$8.42	\$8.95	\$8.07	\$8.33	\$7.44	\$7.42	\$7.96	\$8.02	\$7.61	\$9.05	\$9.36	\$10.30	\$11.05	\$9.49	\$9.16	\$10.53	\$9.09	\$8.46	\$10.14	\$9.47	\$9.30	\$9.93	\$9.61	\$9.14	\$11.14
RWSA Charges	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$46
Difference	-\$25	-\$25	-\$25	-\$25	-\$26	-\$26	-\$26	-\$26	-\$26	-\$25	-\$24	-\$23	-\$25	-\$27	-\$27	-\$26	-\$27	-\$28	-\$26	-\$27	-\$27	-\$27	-\$27	-\$27	-\$34
Fiscal YTD Difference	-\$0.03	-\$0.05	-\$0.08	-\$0.10	-\$0.13	-\$0.15	-\$0.18	-\$0.20	-\$0.23	-\$0.25	-\$0.28	-\$0.30	-\$0.03	-\$0.05	-\$0.08	-\$0.11	-\$0.13	-\$0.16	-\$0.19	-\$0.21	-\$0.24	-\$0.27	-\$0.30	-\$0.32	-\$0.03

Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

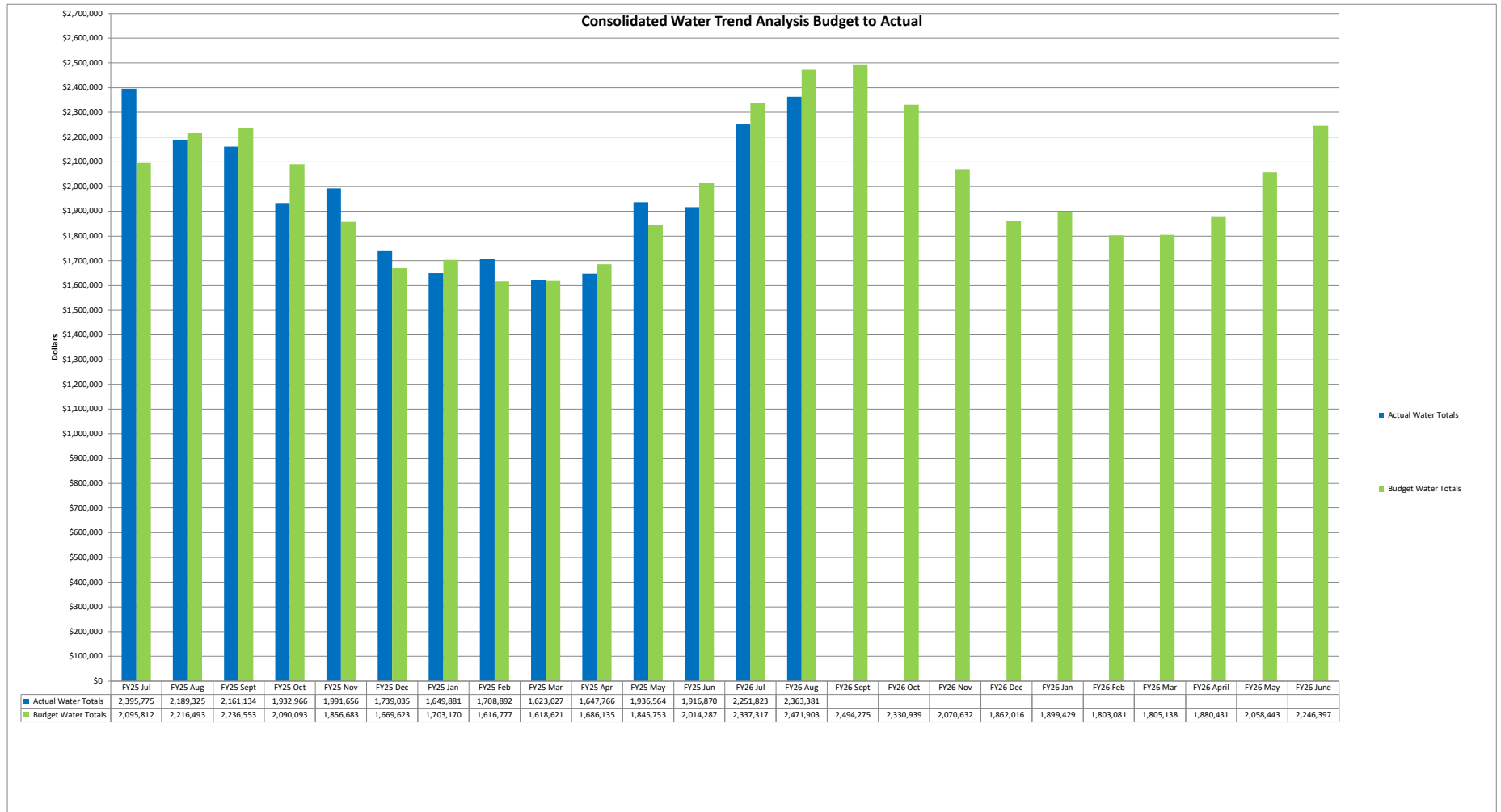




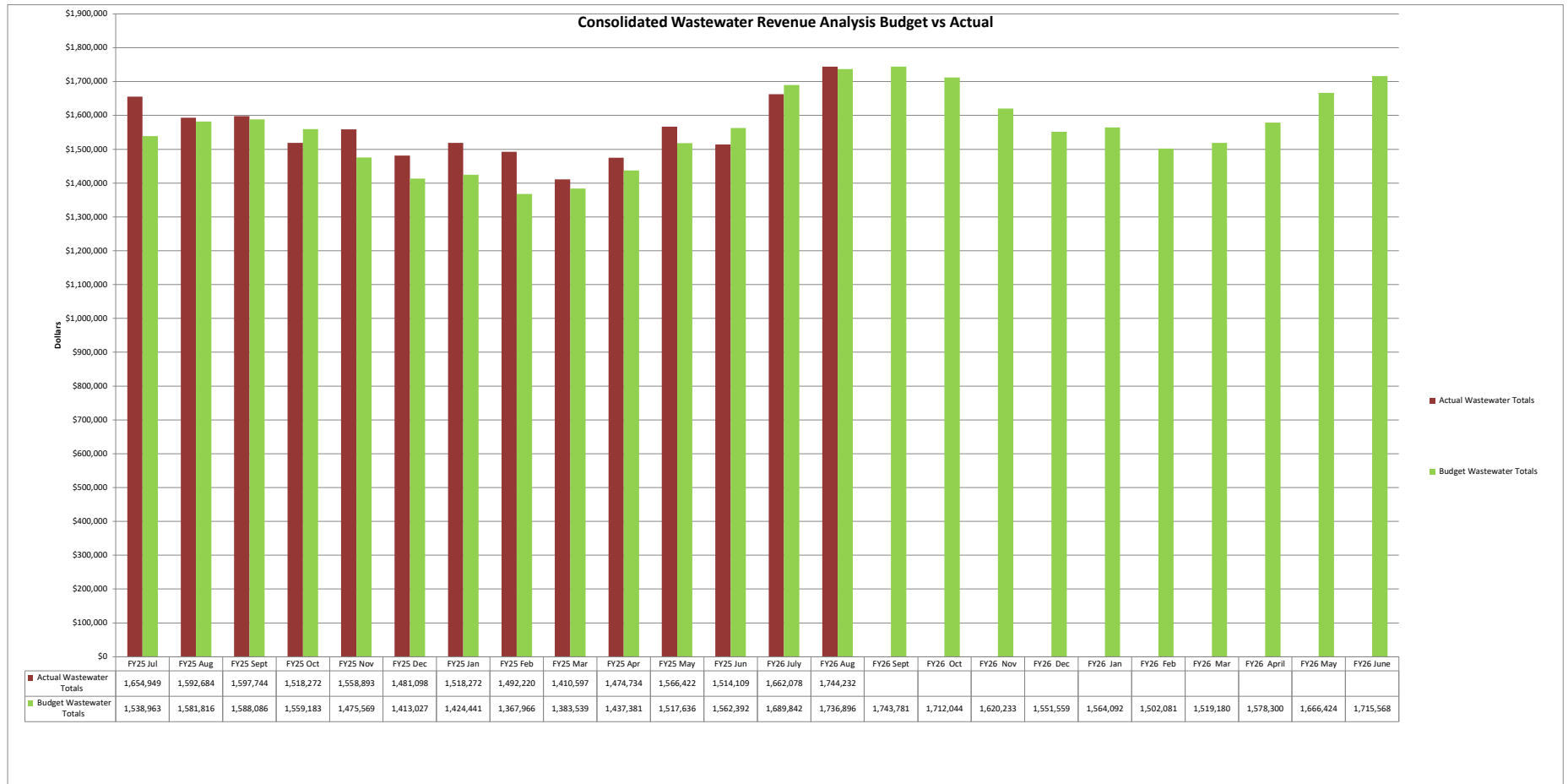
Monthly Water Consumption Fiscal Year 2025

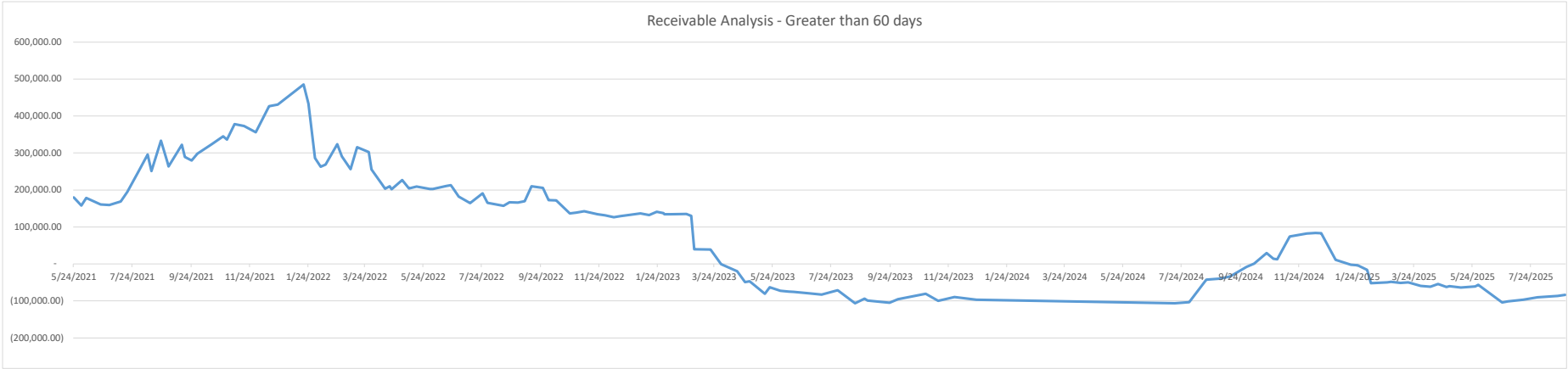


	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June
% Irrigation to total	9.64%	8.91%	8.27%	5.99%	5.89%	1.74%	0.44%	0.34%	0.53%	1.33%	3.96%	5.19%
Total Irrigation	17,079,430	14,696,602	13,623,827	9,081,789	8,636,482	2,432,830	585,068	469,134	696,636	1,846,811	5,990,339	7,808,363
Institutional - Domestic Consumption	12,328,689	12,717,097	12,852,592	12,226,743	12,776,310	11,525,008	10,478,463	11,827,112	10,736,750	11,833,994	12,353,714	12,262,956
Industrial - Domestic/Processing less Exclusion	896,757	1,001,502	989,373	921,447	831,432	751,608	614,555	841,759	862,057	890,423	780,333	742,695
Comm. (Other) - Domestic Consumption	23,544,391	22,901,694	22,343,612	20,525,442	20,707,159	18,686,680	16,525,984	18,006,869	17,715,945	19,570,661	21,072,481	21,086,432
Offices - Domestic Consumption	7,326,174	4,224,213	3,900,576	3,395,625	3,273,265	3,002,426	2,204,354	2,543,092	2,621,256	3,217,743	3,318,816	3,634,967
MFR - Domestic Consumption	35,779,666	38,616,171	39,588,858	37,631,815	38,963,425	38,294,909	37,769,443	40,103,465	36,696,445	37,161,617	37,284,308	36,567,350
SFR - Domestic Consumption	80,148,241	70,757,380	71,457,368	67,842,949	61,479,926	64,998,789	65,202,247	64,339,038	61,953,728	64,299,759	70,587,210	68,405,449









**Albemarle County Service Authority**

**August 2025 Payments**

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT	DESCRIPTION OVER \$5,000
526635050	08/08/2025	Rivanna Water & Sewer Authority	3,189,023.84	Water & Sewer Treatment
525962006	08/22/2025	Daniel & Company Incorporated	1,622,026.20	Avon Operations
ACH	08/29/2025	Payroll	197,631.24	Net Pay
ACH	08/15/2025	Payroll	195,267.45	Net Pay
71746	08/01/2025	Dewberry Engineers Incorporated	74,141.94	Avon Operations
529176016	08/29/2025	IRS - Federal Tax Deposit	71,662.43	Payroll
526635058	08/15/2025	IRS - Federal Tax Deposit	71,312.49	Payroll
71820	08/01/2025	Virginia Department of Health	69,222.00	Waterworks Operation Fee
71845	08/18/2025	HTM/MTE Associates Inc	67,795.00	Maintenance Standby Truck
529176015	08/29/2025	County of Albemarle	53,432.89	Payroll
528683440	08/25/2025	The Bank of New York Mellon	48,955.73	Payroll
71756	08/01/2025	Ferguson Waterworks #7575	46,530.29	Inventory
529176007	08/22/2025	Haymes Brothers Inc	43,890.00	Briarwood Water Main
529176012	08/29/2025	Virginia Retirement System	43,655.75	Payroll
71953	08/29/2025	Paymentus Corporation	35,232.48	Transaction Fees
71948	08/29/2025	Mooney Hollymead Field LLC	31,555.00	Easements
71898	08/18/2025	Ryan Homes	30,400.00	Refund Sewer Connection
71889	08/18/2025	Ramboll Americas Engineering	29,628.59	Crozet Phase 3 SSES
71925	08/29/2025	Davenport & Company LLC	28,851.74	Financial Advisory Services
71795	08/01/2025	Ramboll Americas Engineering	28,513.50	Crozet Phase 3 SSES
71790	08/01/2025	Paymentus Corporation	27,159.74	Transaction Fees
71799	08/01/2025	Richmond Machinery & Equipment	20,947.00	185 CFM Compressor
71741	08/01/2025	Core & Main LP	19,964.74	Inventory
71868	08/18/2025	Launch! Consulting Incorporated	18,650.60	Risk & Resilience Assessment
71824	08/01/2025	Whitman, Requardt & Assoc LLP	17,122.87	Fac Condition Assessment
71729	08/01/2025	Anderson Construction Incorporated	15,794.15	Madison Park Pump Station
71759	08/01/2025	Fortiline Incorporated	15,352.63	Complete 5-1/4" Hydrant
71870	08/18/2025	L/B Water Service Incorporated	15,321.00	3 inch hydrant meters
529176017	08/29/2025	Virginia Dept of Taxation	12,530.55	Payroll
526635057	08/15/2025	Virginia Dept of Taxation	12,474.63	Payroll
71758	08/01/2025	Flow Collision Center of Charlottesville LLC	11,957.44	FLT63 Pickup Bed Repair
71837	08/18/2025	Bank of America	11,725.20	Supplies & Memberships
71853	08/18/2025	Ferguson Waterworks #7575	11,587.35	Inventory
71840	08/18/2025	Brown, Edwards & Company LLP	10,000.00	Financial Statement & Audit
71935	08/29/2025	Generator Service Company Inc	9,250.07	FLT71 Generator
71969	08/29/2025	Virginia Risk Sharing Association	9,168.00	Builders Risk Policy
71931	08/29/2025	Ferguson Waterworks #7575	8,804.00	Inventory
71851	08/18/2025	EWT Holdings III Corporation	8,475.84	Bioxide
71907	08/18/2025	Cellco Partnership	8,364.92	Cellular Service
71742	08/01/2025	County of Albemarle	8,364.19	800 MHz Annual Cost Share
71955	08/29/2025	Provantage LLC	8,025.00	3 G9 Tower Replacements
71875	08/18/2025	Mansfield Oil Company of Gainesville Inc	7,950.29	Fuel
71775	08/01/2025	Moore's Electrical & Mechanical	7,926.51	RTU-2 Stage Compressor
526635055	08/15/2025	VALIC	7,227.50	Payroll

529176014	08/29/2025	VALIC	7,065.00	Payroll
71749	08/01/2025	Duncan Parnell	6,940.00	FieldPoint & Warranties
71871	08/18/2025	Letterpress Communications LLC	6,884.22	Communications Services
71940	08/29/2025	Teri Johnson	6,500.00	Easements
71929	08/29/2025	EWT Holdings III Corporation	6,350.40	Bioxide
71748	08/01/2025	Dominion Energy Virginia	6,149.86	Energy
71769	08/01/2025	Lowe's	5,193.62	Small Tools
71753	08/01/2025	Electrical Equipment Company	5,143.29	PanelViewPlus and Controller
526635052	08/15/2025	Nationwide	5,087.50	Payroll
529176011	08/29/2025	Nationwide	5,027.50	Payroll
71971	08/29/2025	Whitman, Requardt & Assoc LLP	4,958.87	
71856	08/18/2025	Flora Pettit PC	4,841.00	
71863	08/18/2025	JBAK Consulting LLC	4,773.40	
526635061	08/15/2025	Voya Financial	4,757.09	
529176020	08/29/2025	Voya Financial	4,670.75	
71928	08/29/2025	Dominion Energy Virginia	4,613.49	
71804	08/01/2025	RSG Landscaping LLC	4,537.85	
71959	08/29/2025	RSG Landscaping LLC	4,537.85	
71811	08/01/2025	Syn-Tech Systems	4,263.00	
71751	08/01/2025	Ed's Floor Care Services LLC	3,703.33	
71849	08/18/2025	Ed's Floor Care Services LLC	3,703.33	
71774	08/01/2025	Michael Baker International Incorporated	3,520.83	
71848	08/18/2025	Dominion Energy Virginia	3,438.20	
71954	08/29/2025	PFM Asset Management LLC	3,215.48	
71791	08/01/2025	PFM Asset Management LLC	3,120.10	
71945	08/29/2025	Mansfield Oil Company of Gainesville Inc	3,102.15	
71867	08/18/2025	Kaseya US LLC	2,999.80	
71802	08/01/2025	Stemmle Plumbing Repair Inc	2,915.00	
71972	08/29/2025	Xylem Dewatering Solutions Inc	2,811.24	
71857	08/18/2025	Fortiline Incorporated	2,756.80	
71905	08/18/2025	UniFirst Corporation	2,621.78	
71816	08/01/2025	University of Virginia	2,560.00	
71827	08/01/2025	Daniel Gidick	2,420.00	
71725	08/01/2025	Aireco Supply Incorporated	2,392.50	
71910	08/18/2025	Whitman, Requardt & Assoc LLP	2,305.46	
71908	08/18/2025	VA Utility Protection Service Inc	2,283.55	
71808	08/01/2025	Siemens Industry Inc.	2,244.00	
71957	08/29/2025	Rappahannock Electric Cooperative	2,137.34	
71943	08/29/2025	Lowe's	2,136.90	
71900	08/18/2025	Macro Retailing LLC	2,045.92	
71796	08/01/2025	Rappahannock Electric Cooperative	2,025.30	
526635060	08/15/2025	ACSA Flexible Spending	1,863.56	
529176019	08/29/2025	ACSA Flexible Spending	1,863.56	
71844	08/18/2025	Clear Communication &	1,852.20	
71829	08/18/2025	AgileBits Incorporated	1,821.80	
71903	08/18/2025	Ting Fiber	1,814.31	
71785	08/01/2025	Old Trail Golf Club LLC	1,800.00	

71975	08/27/2025	Guardian	1,788.06
71754	08/01/2025	Exact Stormwater Management	1,762.13
71977	08/27/2025	Minnesota Life Insurance Co	1,754.92
71934	08/29/2025	Fortiline Incorporated	1,734.36
71862	08/18/2025	Hydraflo Incorporated	1,728.90
71879	08/18/2025	ODP Business Solutions LLC	1,692.15
526635059	08/15/2025	Flexible Benefit	1,584.00
529176018	08/29/2025	Flexible Benefit	1,584.00
71815	08/01/2025	UniFirst Corporation	1,564.30
71956	08/29/2025	Ramboll Americas Engineering	1,511.75
71745	08/01/2025	Cues Incorporated	1,371.78
71835	08/18/2025	Ascensus	1,300.00
71921	08/29/2025	Comcast	1,272.46
71740	08/01/2025	Comcast	1,271.61
71888	08/18/2025	Performance Signs LLC	1,260.00
71818	08/01/2025	UVA-WorkMed	1,143.00
71752	08/01/2025	Education & Training Services	1,098.00
71809	08/01/2025	Southwest Distributors LLC	1,088.40
71852	08/18/2025	Ferguson Enterprises LLC#1300	1,076.27
529176009	08/29/2025	VACORP	1,073.05
71896	08/18/2025	Rivanna Water & Sewer Authority	1,066.99
71891	08/18/2025	Republic Services	1,052.63
71817	08/01/2025	University Tire & Auto	967.59
71794	08/01/2025	Purcell Construction Corporation	861.72
71873	08/18/2025	Mailing Services of Virginia	823.20
529176013	08/29/2025	AFLAC	818.93
71965	08/29/2025	UniFirst Corporation	812.93
71859	08/18/2025	Gingerich Outdoor Power Spec	805.62
71963	08/29/2025	Macro Retailing LLC	794.96
71797	08/01/2025	Red Wing Business Advantage Account	790.37
71812	08/01/2025	The Davey Tree Expert Company	770.00
529176021	08/26/2025	Energy Earth LLC	750.00
71869	08/18/2025	LB Technology Incorporated	712.50
71771	08/01/2025	Mailing Services of Virginia	695.16
71861	08/18/2025	Hathaway Solutions LLC	685.53
71930	08/29/2025	Ferguson Enterprises LLC#1300	660.72
71912	08/29/2025	Advance Stores Company Inc	650.46
529176010	08/29/2025	ACAC	608.50
71819	08/01/2025	Virginia Rural Water Association	600.00
71776	08/01/2025	Motorola Solutions Incorporated	595.92
71761	08/01/2025	Alicia Griffith	585.94
71892	08/18/2025	Rexel USA Incorporated	566.16
71743	08/01/2025	Crown Communication LLC	562.75
71923	08/29/2025	Crown Communication LLC	562.75
71973	08/29/2025	Hui Zhao	543.39
71798	08/01/2025	Rexel USA Inc	528.52
71924	08/29/2025	Byron W. Dalton	500.00

71911	08/18/2025	Whitman, Requardt & Assoc LLP	479.40
71960	08/29/2025	S L Williamson Company Inc	473.38
71841	08/18/2025	MWP Supply Incorporated	462.37
71909	08/18/2025	Water Works Metrology LLC	461.54
71779	08/01/2025	C.H. Barber	450.00
71789	08/01/2025	William Marshall	450.00
71886	08/18/2025	Nayana Shah	450.00
71885	08/18/2025	Nancy Grace	430.95
71778	08/01/2025	ODP Business Solutions LLC	419.81
71735	08/01/2025	Indpdnt Bttry Retailers of America	413.07
71944	08/29/2025	Mailing Services of Virginia	405.12
71839	08/18/2025	Brink's Incorporated	402.14
71733	08/01/2025	Brink's Incorporated	398.80
71890	08/18/2025	Red Wing Business Advantage Account	393.58
71833	08/18/2025	Aqua Air Laboratories Inc	385.00
71724	08/01/2025	Advance Stores Company Inc	370.89
71917	08/29/2025	Indpdnt Bttry Retailers of America	365.69
71838	08/18/2025	Stephen Blair	356.97
71764	08/01/2025	Celia Heudebourg	350.59
71744	08/01/2025	The Crozet Gazette LLC	350.00
71821	08/01/2025	VEC LLC	350.00
71904	08/18/2025	U. S. Bank	346.48
71968	08/29/2025	Protocol SSD Corporation	335.52
71949	08/29/2025	ODP Business Solutions LLC	333.89
71823	08/01/2025	Protocol SSD Corporation	329.93
71966	08/29/2025	University Tire & Auto	308.86
71780	08/01/2025	Chip Walker	300.00
71782	08/01/2025	Holly Curtinrich	300.00
71788	08/01/2025	Wen Yuan	300.00
71828	08/06/2025	Mailing Services of Virginia	290.16
71836	08/18/2025	Bailey Printing Incorporated	285.00
71874	08/18/2025	Malloy Ford	275.00
71826	08/01/2025	Alison Williams	270.71
71726	08/01/2025	David A Payne	263.80
71922	08/29/2025	County of Albemarle	257.60
71920	08/29/2025	Comcast	250.40
71805	08/01/2025	S B Cox Inc	237.92
71739	08/01/2025	Comcast	237.91
71763	08/01/2025	Janet Hancock	228.75
71938	08/29/2025	Wisconsin Quick Lube Inc	221.02
71958	08/29/2025	Rivanna Associates Incorporated	216.00
71765	08/01/2025	Wisconsin Quick Lube Inc	213.10
71783	08/01/2025	John Divine	207.10
71767	08/01/2025	Elizabeth Lawlor	202.57
71878	08/18/2025	Fabiana Norat	199.27
71806	08/01/2025	S L Williamson Company Inc	194.70
71941	08/29/2025	L/B Water Service Incorporated	191.10

71899	08/18/2025	S L Williamson Company Inc	183.24
71858	08/18/2025	Genuine Parts Company Incorporated	181.24
71732	08/01/2025	Associa Community Group	175.00
71970	08/29/2025	Waynesboro Landscaping & Garden Center	163.15
71850	08/18/2025	Ernest Maier Incorporated	160.00
71793	08/01/2025	W & H Resources Incorporated	158.05
71947	08/29/2025	US Electrical Services Incorporated	157.57
71830	08/18/2025	Advance Stores Company Inc	153.89
71781	08/01/2025	David Benish	150.00
71784	08/01/2025	Nancy Verell	150.00
71786	08/01/2025	Patrick Maresco	150.00
71787	08/01/2025	Reba Camp	150.00
71881	08/18/2025	Colleen Baber	150.00
71882	08/18/2025	Debra Faulknier	150.00
71883	08/18/2025	Matthew Winterhoff	150.00
71884	08/18/2025	Myrna Bein	150.00
71950	08/29/2025	Krista Weih	150.00
71951	08/29/2025	Lorrie Jean	150.00
71880	08/18/2025	Carol Schnell	149.00
71946	08/29/2025	Martin Hardware Company Inc	148.52
71962	08/29/2025	Speedway LLC	145.03
71876	08/18/2025	US Electrical Services Incorporated	135.71
71976	08/27/2025	Herbert Beskin Trustee	135.00
71847	08/18/2025	Core & Main LP	131.30
71865	08/18/2025	Wisconsin Quick Lube Inc	129.94
71895	08/18/2025	Rivanna Solid Waste Authority	129.80
71728	08/01/2025	American Pest Incorporated	129.35
71897	08/18/2025	Matthew Rumschlag	128.59
71974	08/27/2025	Anytime Fitness-Pantops	120.00
71978	08/27/2025	Snap Fitness	119.88
71727	08/01/2025	Amazon Capital Services	119.74
71939	08/29/2025	New Virginia Tractor LLC	114.62
71834	08/18/2025	Peter Archey	112.62
71757	08/01/2025	Flexible Benefit Administrators Inc	107.00
71936	08/29/2025	Hathaway Solutions LLC	104.46
71933	08/29/2025	Flexible Benefit Administrators Inc	104.00
71762	08/01/2025	Sherene Grimes	99.52
71872	08/18/2025	Luck Stone Corporation	95.00
71807	08/01/2025	Safelite Fulfillment Inc	92.00
71860	08/18/2025	W W Grainger Incorporated	90.56
71961	08/29/2025	Ali Shah	88.69
71738	08/01/2025	Clear Communication &	88.00
71814	08/01/2025	John Thornton	87.51
71777	08/01/2025	Nicholas Munger	78.71
71750	08/01/2025	Joe Duquette	76.86
71832	08/18/2025	Amazon Capital Services	76.35
71915	08/29/2025	Cooperative Financial Solutions	73.98

71773	08/01/2025	Kaitlyn McDowell	73.55
71831	08/18/2025	BPB Holding Corporation	70.03
71825	08/01/2025	William A Wells	70.00
71747	08/01/2025	Document Destruction of	69.95
71927	08/29/2025	Document Destruction of	69.95
71967	08/29/2025	HD Supply Facilities Maint LTD	69.95
71842	08/18/2025	Angela Carr	62.78
71813	08/01/2025	TSRC Incorporated	61.31
71803	08/01/2025	Carolyn Rowe	60.59
71906	08/18/2025	University Tire & Auto	60.00
71854	08/18/2025	Fisher Auto Parts Incorporated	55.25
71846	08/18/2025	Ericca Cole	48.66
71942	08/29/2025	Dennis Long	45.87
71766	08/01/2025	Nicholas Larkey	43.84
71855	08/18/2025	Flexible Benefit Administrators Inc	42.35
71792	08/01/2025	The Estate of Edward Harris Pittman	41.19
71770	08/01/2025	Luck Stone Corporation	41.04
71822	08/01/2025	Virginia Dept of Transportation	39.99
71768	08/01/2025	Zachary Linneman	39.78
71877	08/18/2025	Barbara Muller	38.71
71736	08/01/2025	Central Virginia Electric Cooperative	38.04
71918	08/29/2025	Central Virginia Electric Cooperative	37.66
71926	08/29/2025	Servando De La Riva	36.23
71801	08/01/2025	Roberts Oxygen Company Inc	35.00
71937	08/29/2025	Hayes Microbial Consulting LLC	34.00
71731	08/01/2025	Appalachian Power	33.93
71755	08/01/2025	Ferguson Enterprises LLC#1300	33.56
71919	08/29/2025	City of Charlottesville	32.39
71914	08/29/2025	Appalachian Power	30.96
71913	08/29/2025	Albemarle Lock & Safe Company	30.00
71737	08/01/2025	City of Charlottesville	29.23
71730	08/01/2025	Tammy Anderson	28.11
71932	08/29/2025	Fisher Auto Parts Incorporated	28.07
71760	08/01/2025	Genuine Parts Company Incorporated	25.96
71901	08/18/2025	TSRC Incorporated	25.62
71866	08/18/2025	New Virginia Tractor LLC	23.34
71723	08/01/2025	Bashir Abdul	22.50
71864	08/18/2025	Shaun Jenkins	22.31
71893	08/18/2025	Rexel USA Inc	21.08
71952	08/29/2025	Osnam Ozbulut	17.65
71964	08/29/2025	Siddharath Tripathi	17.03
71810	08/01/2025	Rebecca Sperling	14.84
71916	08/29/2025	MWP Supply Incorporated	13.78
71843	08/18/2025	City of Charlottesville	13.19
71734	08/01/2025	MWP Supply Incorporated	13.04
71894	08/18/2025	RingCentral Inc	11.02
71902	08/18/2025	Thryv Incorporated	6.50



71772	08/01/2025	US Electrical Services Incorporated	6.29
71887	08/18/2025	Jon Paulette	2.32
71800	08/01/2025	RingCentral Inc	0.68
			<hr/>
			6,527,923.38



# ALBEMARLE COUNTY SERVICE AUTHORITY

## AGENDA ITEM EXECUTIVE SUMMARY

<b>AGENDA TITLE:</b> FY 2026 Capital Improvement Program (CIP) Report  <b>STAFF CONTACT(S)/PREPARER:</b> Jeremy M. Lynn, P.E., Director of Engineering	<b>AGENDA DATE:</b> September 18, 2025  <b>CONSENT AGENDA:</b>  <b>ACTION:</b> ■ <b>INFORMATION:</b> ■  <b>ATTACHMENTS:</b> YES
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**BACKGROUND:** Monthly CIP Memo including a status report on active CIP Projects and a list of Active Private Development Projects.

**DISCUSSION:**

- Questions about the status of active CIP Projects.
- Questions about the status of active Private Development Projects.

**BUDGET IMPACT:** None.

**RECOMMENDATIONS:** None.

**BOARD ACTION REQUESTED:** Approval of the Consent Agenda.

**ATTACHMENTS:**

- Monthly CIP Report
- List of Active Private Development Projects



**Albemarle County Service Authority (ACSA)**  
**Capital Improvement Program Report**  
**September 2025**

**Water System CIP Projects**

**1. Crozet Phase 4 Water Main Replacement (Account Code 1756):**

Consultant:	Michael Baker International, Inc. (Baker)
Project Status:	Construction
Percent Complete:	100%
Contractor:	Valley Contracting, LLC (Valley)
Construction Start:	January 2024
Completion:	September 2025
Total Budget:	\$7,322,350
Spent to Date:	\$7,010,521.49

**Project Description:** This project continues our systematic program to replace the aging and undersized asbestos-cement and PVC water mains in the Crozet Water System. Roads impacted by water replacement work include Crozet Avenue (Route 240), Rockfish Gap Turnpike (Route 250), Hillsboro Lane, Brownsville Road, and the neighborhood streets in Park View. This is the fourth of five phases that have been defined to carry out these improvements. Project Length = 19,400 LF.

**9/9/2025:** VDOT has provided a small punch-list to Valley that needs to be completed before the two Land Use Permits can be released. ACSA has provided Valley with a separate punch-list from the Park View neighborhood and we are awaiting their schedule to address these items.

**2. Scottsville Phase 4 Water Main Replacement (Account Code 1758):**

Consultant:	Whitman, Requardt & Associates, Inc. (WRA)
Project Status:	Design
Percent Complete:	90%
Contractor:	Undetermined
Construction Start:	2026
Completion:	2028
Total Budget:	\$7,654,900
Spent to Date:	\$554,508.75

**Project Description:** This project continues our systematic program to replace undersized and deteriorating asbestos-cement and cast-iron water mains throughout our water distribution system. Roads impacted by water replacement work include James River Road, Warren Street, Hardware Street, Moores Hill, and the downtown streets of Page, Bird, and West Main. This project requires extensive coordination with the Rivanna Water and Sewer Authority (RWSA) as it includes the replacement of their asbestos-cement water main along James River Road. Project Length = 13,700 LF.

7/8/2025: Over the past month, four additional easements have been acquired, bringing our total to nine. ACSA staff was unable to secure an easement for an alternative alignment to navigate around a box culvert that crosses Valley Street, so WRA is reverting to the original design.

### **3. Ragged Mountain Phase 1 Water Main Replacement (Account Code 1760):**

Consultants:	Dewberry Engineers, Inc. (Dewberry) and Kimley-Horn and Associates (KHA)
Project Status:	Design/Construction
Percent Complete:	90% Design
Contractor:	RWSA Project – Thalle Construction (Thalle)
Construction Start:	February 2024
Completion:	December 2028
Total Budget:	\$2,576,400
Spent to Date:	\$195,039.23

**Project Description:** This project will replace the oldest active water main remaining in our system serving residents along Fontaine Avenue Extended and Reservoir Road. This cast iron pipe is over 90 years old and is severely tuberculated, which significantly reduces the flow capacity in this section. Project Length = 1,800 LF.

**9/9/2025: Thalle continues working on RWSA's raw water pipe installation between Hereford Drive and Fontaine Avenue Extended. The final easement required for the ACSA portion of the project has been obtained.**

### **4. Northfields Water Main Replacement (Account Code 1764):**

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Design
Percent Complete:	90%
Contractor:	Undetermined
Construction Start:	2026
Completion:	2027
Total Budget:	\$7,930,000 Water and \$1,000,000 Sewer
Spent to Date:	\$515,111.62

**Project Description:** This project continues our systematic program to replace the aging and undersized asbestos-cement water mains in our system. The existing water mains are approximately 55 years old and have reached the end of their useful life. As a former well system that was connected to public water, most of the mains are also undersized. During design of the Northfields Water Main Replacement Project, ACSA staff identified several sections of sanitary sewer that could be installed along the roadway in coordination with the water main replacement work. These efforts will provide sanitary sewer service to nearly 20 existing neighborhood properties currently served by private septic fields. Project Length = 22,000 LF.

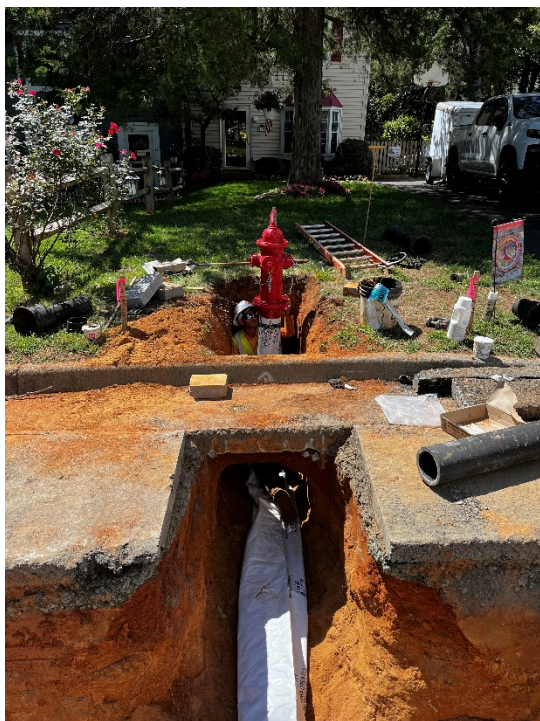
8/12/2025: One of five water easements has been acquired. A total of 12 sewer easements are anticipated, and ACSA staff are in the process of preparing the first round of offer letters.

#### 5. **Briarwood Water Main Replacement (Account Code 1766):**

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Construction
Percent Complete:	15%
Contractor:	Haymes Brothers Inc. (Haymes)
Construction Start:	June 2025
Completion:	February 2026
Total Budget:	\$4,100,000
Spent to Date:	\$318,474.20

**Project Description:** This project continues our systematic program to replace PVC water mains that have been in service since the early 1980's and have recently experienced several breaks causing water service disruptions. Project Length = 5,700 LF.

**9/9/2025:** Haymes has completed installation of the new water main along Briarwood Drive. Over the past few weeks, they have been working to install the new water mains along Heather and Whitney Courts. Following the completion of new water mains on these two streets, they are planning to move to Finch Court.



#### 6. **Barracks West Water Main Replacement (Account Code 1769):**

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Design
Percent Complete:	95%
Contractor:	Undetermined
Construction Start:	2025
Completion:	2026
Total Budget:	\$3,500,000
Spent to Date:	\$219,131.50

**Project Description:** This project will replace the undersized and aging cast iron and galvanized water mains that were installed in the late 1960's. These water mains are original to the Old Salem Apartments development, now called Barracks West. This project follows our Strategic Plan goal to replace aging and undersized water mains throughout our system and will provide for an opportunity to improve fire protection to these multi-family apartments. Project Length = 4,300 LF.

8/12/2025: The property owner has granted verbal approval for the requested easement, and ACSA staff are working to obtain executed documents for recordation.

#### 7. **Townwood Water Main Replacement (Account Code 1773):**

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Design
Percent Complete:	95%
Contractor:	Undetermined
Construction Start:	2026
Completion:	2026
Total Budget:	\$3,200,000
Spent to Date:	\$176,633.50

**Project Description:** This project continues our systematic program to replace PVC water mains that have been in service since the early 1980's and have recently experienced several breaks causing water service disruptions. Project Length = 3,000 LF.

**9/9/2025: A Professional Services Amendment with Dewberry has been issued in the amount of \$6,000 for the easement plats required for this project. Dewberry anticipates submitting the plats before the end of September 2025.**

#### 8. **Broadway Street Water Main Replacement (Account Code 1768):**

Consultant:	Whitman, Requardt & Associates, Inc. (WRA)
Project Status:	Construction
Percent Complete:	60%
Contractor:	Commonwealth Excavating, Inc. (CEI)
Construction Start:	April 2025
Completion:	December 2025



Total Budget:	\$1,667,800
Spent to Date:	\$153,837.49

**Project Description:** This project will replace the ductile iron water main that was installed in the early 1970's and has been found to be in deteriorating condition based on recent excavations. With the redevelopment of the Woolen Mills Factory and Albemarle County's increased attention on economic revitalization of this corridor, the replacement of this water main is crucial in transforming this area. Project Length = 1,500 LF.

**9/9/2025:** CEI has installed approximately 75% of the new water main along Broadway Street. A site meeting was held on September 8, 2025, with ACSA, CEI, and RWSA to discuss sequencing for the connection to the wholesale meter vault location.



#### **9. Raintree and Fieldbrook Water Main Replacement (Account Code 1771):**

Consultant:	Michael Baker International, Inc. (Baker)
Project Status:	Design
Percent Complete:	90%
Contractor:	Undetermined
Construction Start:	2027
Completion:	2028
Total Budget:	\$8,032,300
Spent to Date:	\$270,914.69

**Project Description:** This project continues our systematic program to replace the PVC water mains in the Raintree and Fieldbrook subdivisions that have been in service since the early 1980's. In addition to replacing these PVC mains, this project will also eliminate pipe saddles at the water service connections that have been failing due to corrosion. Project Length = 12,000 LF.

**9/9/2025:** Baker is working on the 100% Design Documents and ACSA staff have begun introductory conversations with property owners where easements will be necessary for fire hydrants. A Letter of Agreement in the amount of \$17,496 has been issued to Baker for the preparation of the required easement plats.

#### **10. Galaxie Farm Water Connection (Account Code 1702)**

Consultant:	Timmons Group
Project Status:	Construction
Percent Complete:	0%
Contractor:	Nielson Builders, Inc. (Nielson)
Construction Start:	Undetermined
Completion:	Undetermined
Total Budget:	\$79,000
Spent to Date:	\$0

**Project Description:** This project includes a water interconnect between the County's Southern Feeder Pattern Elementary School and the neighboring Galaxie Farm subdivision for redundancy and water quality purposes. Project Length = 290 LF.

**9/9/2025:** The Deed of Easement and Plat have been recorded, and the Site Plan Letter of Revision has been approved. Nielson is pulling together their fee proposal for the water interconnect.

#### **11. Exclusion Meters Replacement (Account Code 1759):**

Consultant:	ACSA Engineering
Project Status:	Construction
Percent Complete:	77%
Contractor:	ACSA and Irrigation Contractors
Construction Start:	September 2019
Completion:	2026
Total Budget:	\$527,500
Spent to Date:	\$382,096.24

**Project Description:** In the mid 1990's with the development of Glenmore, many new customers installed irrigation systems for their properties and wanted to have their sewer bills reduced by the amount of water that was diverted to irrigate their properties. Private meters were installed behind their ACSA meter to record this volume, and it was "excluded" from the calculation of their sewer charges, and these became known as exclusion meters. On January 1, 2006, the ACSA Rules and Regulations were modified to no longer allow private exclusion meters and required all future irrigation meters be tapped separately off our water mains. This

project is a multi-year replacement program by our in-house CIP Crew to install dedicated, ACSA owned irrigation meters that will eliminate all remaining exclusion meters in our system.

**9/9/2025: ACSA staff continue to work closely with several irrigation contractors to upgrade private exclusion meters to be compatible with our AMI system with the ACSA covering these costs. There are currently 115 private irrigation exclusion meters remaining in our system.**

## **Sewer System CIP Projects**

### **12. Madison Park Pump Station Upgrade (Account Code 1735):**

Consultant:	Whitman, Requardt & Associates, Inc. (WRA)
Project Status:	Construction
Percent Complete:	99%
Contractor:	Anderson Construction, Inc. (ACI)
Construction Start:	October 2022
Completion:	October 2025
Total Budget:	\$1,940,000
Spent to Date:	\$1,861,661.82

**Project Description:** This wastewater pump station was constructed in the early 1980's by private development and the original equipment is nearing the end of its useful life. Additionally, the building is undersized, creating difficulty in performing routine maintenance and making it impossible to install the control panels necessary to include this pump station in our new SCADA System.

8/12/2025: A walk-thru was held on August 12, 2025, with WRA, ACI, and ACSA and WRA will soon be issuing Substantial Completion.

### **13. Airport Trunk Sewer Upgrade (Account Code 1828):**

Consultant:	Michael Baker International, Inc. (Baker)
Project Status:	Design
Percent Complete:	90%
Contractor:	Undetermined
Construction Start:	2026
Completion:	2028
Total Budget:	\$8,983,800
Spent to Date:	\$425,362.66

**Project Description:** With the continued growth in the Hollymead Town Center area, the existing sewer collector serving the airport and the area west of Route 29 has insufficient capacity to handle full build-out. The existing sewer was originally sized to serve the light industrial zoning designated for that area at the time of construction. The increased density specified in the County Comprehensive Plan for the same drainage basin will exceed the capacity of the existing sewer. A study of the drainage basin was completed in 2016 with the

recommendation that the sewer main be increased in size by replacing it in place.  
Project Length = 6,900 LF.

**9/9/2025: Over the past month, one easement has been acquired, bringing the total to 20 out of 24. Negotiations continue with the remaining four property owners.**

**14. Buckingham Circle Sewer (Account Code 1802):**

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Design
Percent Complete:	50%
Contractor:	Undetermined
Construction Start:	2027
Completion:	2028
Total Budget:	\$3,100,000
Spent to Date:	\$64,954.00

**Project Description:** Over the past few years, numerous residents of the Buckingham Circle Subdivision have contacted the ACSA expressing interest in connecting to the public sanitary sewer system. To gauge community interest for such a project, ACSA staff mailed out a survey to the residents seeking feedback on their interest. Based on initial feedback received, more than 70% of the property owners have expressed interest in connecting to public sewer if it was made available.

**9/9/2025: Dewberry is working on the 90% Design Documents and the necessary Floodplain permitting.**

**15. Bellair – Liberty Hills Sewer (Account Code 1829):**

Consultant:	Michael Baker International, Inc. (Baker)
Project Status:	Design
Percent Complete:	50%
Contractor:	Undetermined
Construction Start:	2026
Completion:	2027
Total Budget:	\$8,493,715
Spent to Date:	\$295,643.00

**Project Description:** Over the past several years, there has been an uptick in residents of the Bellair Subdivision seeking to connect to public sanitary sewer service since most residents are currently served by private septic fields. To gauge community interest for such a project, ACSA staff mailed out a survey to the residents seeking feedback on their interest. Based on initial feedback received, many of the property owners are interested in connecting to the public sewer if it was made available.

**9/9/2025: Baker anticipates submitting the revised 50% Design Documents by September 19, 2025.**

**16. Crozet Phase 3 SSES (Account Code 1803):**

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Study
Percent Complete:	25%
Construction Start:	2025
Completion:	2026
Total Budget:	\$400,000
Spent to Date:	\$104,770.76

**Project Description:** As part of the ACSA's continuing efforts to identify and reduce groundwater (infiltration) and stormwater (inflow) entering the sanitary sewer system, the Crozet Phase 3 Sanitary Sewer Evaluation Survey (SSES) will evaluate a portion of the Crozet collection system primarily north of the railroad tracks. Evaluation efforts include but are not limited to flow metering, manhole inspections, smoke testing, and CCTV inspections.

7/8/2025: Ramboll is in the process of reviewing flow meter information to determine their approach to additional field activities. Depending on their analysis, those field activities could include smoke-testing, night flow isolation and measurement, and CCTV inspections.

**17. FY 2025 Miscellaneous Sewer Rehabilitation (Account Code 1909):**

Consultant:	OBG, A Ramboll Company (Ramboll) and Dewberry Engineers (Dewberry)
Project Status:	Construction
Percent Complete:	Underway
Contractor:	Prism Contractors & Engineers, Inc. (Prism)
Construction Start:	June 2024
Completion:	November 2025
Total Budget:	\$500,000
Spent to Date:	\$241,169.71

**Project Description:** This project continues our annual "find and fix" program of sanitary sewer rehabilitation to reduce I&I in our system.

**9/9/2025: Prism has installed all but two of the lateral liners in the Stonehenge subdivision. They are scheduled to return the week of September 15, 2025, to complete the remaining laterals. The draft memo for the 5<sup>th</sup> Street Aerial Sewer Crossing Evaluation is expected by September 19, 2025.**

**18. FY 2026 Miscellaneous Sewer Rehabilitation (Account Code 1909):**

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Construction
Percent Complete:	Underway
Contractor:	Prism Contractors & Engineers, Inc. (Prism)
Construction Start:	August 2025
Completion:	August 2026

Total Budget:	\$500,000
Spent to Date:	\$0

**Project Description:** This project continues our annual “find and fix” program of sanitary sewer rehabilitation to reduce I&I in our system.

**9/9/2025: Work Order No. 1 was issued on August 15, 2025, and included the installation of approximately 2,200 linear feet of Cured-in-Place-Pipe (CIPP) in the Greenbrier Drive and Commonwealth Drive area. All pre-CIPP inspections have been performed, and Prism anticipates completing the relining work within the next two months.**

## **Non-Utility and Facility CIP Projects**

### **19. Energy Audit (Account Code 1625):**

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Construction
Percent Complete:	40%
Contractor:	ACSA Facilities Group
Construction Start:	July 2023
Completion:	December 2025
Total Budget:	\$390,000
Spent to Date:	\$304,156.05

**Project Description:** This project consists of a comprehensive energy audit of the Operations Center and all pump stations. The Energy Audit evaluated current energy consumption and the factors that drove it, as well as analysis of our utility rate structures to identify potential cost savings. Surveys were conducted of all systems, including operation and maintenance procedures to determine where energy conservation could be improved. Recommendations from the Energy Audit included: LED Lighting Retrofit, Occupancy Based HVAC Controls, replacement of Domestic Water Heater, improved efficiencies of water and wastewater pumps, pursuit of Electric Fleet Vehicles (EV) and exploration of Solar Photovoltaic renewable energy.

8/12/2025: ACSA staff are developing a plan to complete the on-site conduit work, targeting the end of September for completion. Once the conduit has been installed, another Request for Quotes (RFQ) will be issued that will only include the wiring work, which we anticipate will be more attractive for electrical contractors.

### **20. Avon Operations Center (Account Code 1622):**

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	20%
Contractor:	Daniel & Company, Inc. (DCI)
Construction Start:	January 2025
Completion:	November 2026



Total Budget:	\$18,000,000
Spent to Date:	\$6,092,849.39

**Project Description:** As part of the Operations Center Expansion Study our consultant reviewed all properties owned by ACSA that could be utilized as we continue to grow. The Avon Street property has long been held as a future location to build additional facilities in a central location, as needed. The current Maintenance Yard at our Operations Center is becoming overcrowded with equipment and materials, causing us to locate some equipment and larger materials in the former ACSA Maintenance Yard at the Crozet Water Treatment Plant, which we lease from RWSA. The future expansion of granular activated carbon (GAC) at the Crozet Water Treatment Plant site will result in the loss of much of the ACSA's storage space at that site. This project will begin to develop the Avon Street property into a much larger vehicle and materials storage facility, including a training area for our equipment operators.

**9/9/2025:** DCI has formed and poured all the lower-level walls and is scheduled to begin sanitary sewer construction the week of September 15, 2025. This work crosses the entrance road into the neighboring Albemarle Health and Rehabilitation Center, requiring close coordination with them and Albemarle County Fire Rescue to ensure emergency access is maintained. A Pre-Construction Conference for the Pre-Engineered Metal Building (PEMB) is scheduled for September 11, 2025. Structural steel work to support the upper-level slab will begin next week, and DCI anticipates pouring this concrete slab the week of October 13, 2025. A Letter of Agreement with Dewberry in the amount of \$158,235 has been issued for additional design and construction administration services. DCI encountered more rock on the site than was initially anticipated, and the project team is working to quantify the excess amount of rock eligible for payment. DCI brought in a rock crusher to handle some of the larger rock to avoid having to dispose of it off-site.





## 21. ACSA Operations Center Improvements (Account Code 1626):

Consultant:	ACSA Maintenance
Project Status:	Construction
Percent Complete:	20%
Contractor:	ACSA and JES Foundation Repair
Construction Start:	March 2025
Completion:	November 2025
Total Budget:	\$50,000
Spent to Date:	\$12,272.79

**Project Description:** This overall project is comprised of several tasks related to improvements needed at the 168 Spotnap Road location. Those tasks include installation of a hard deck on the underside of the truss system in the warehouse for improved climate control, resolution of a settlement issue at the main entrance, and installation of a back-up generator for the Maintenance house (171 Spotnap Road).

**9/9/2025:** Work associated with the gas service to the Maintenance house generator is complete. ACSA has entered a contract with JES Foundation Repair to complete the stabilization work at the front entrance of the Administration Building. They are targeting the week of November 3, 2025, to complete this work. During construction activities, the front entrance will be closed, and customers will be directed to enter the lower level.





## **22. Facility Condition Assessment (Account Code 1613):**

Consultant:	Whitman, Requardt & Associates, Inc. (WRA)
Project Status:	Study
Percent Complete:	80%
Construction Start:	January 2025
Completion:	October 2025
Total Budget:	\$73,691
Spent to Date:	\$30,830.27

**Project Description:** This project includes an existing conditions assessment of various ACSA water and wastewater facilities in response to damage sustained at RWSA's Rivanna Pump Station in January 2024.

**9/9/2025: WRA is working on the final report and expects to submit the document by the end of September 2025.**

## **23. Risk and Resilience Assessment Update (Account Code 1603):**

Consultant:	Launch! Consulting (Launch!)
Project Status:	Study
Percent Complete:	80%
Construction Start:	January 2025
Completion:	November 2025
Total Budget:	\$154,160
Spent to Date:	\$136,811.60

**Project Description:** To comply with the America's Water Infrastructure Act (AWIA) of 2018, ACSA must complete its revised Risk and Resilience Assessment (RRA) every five years. Launch! Consulting, which facilitated our original RRA in 2017, will perform an updated assessment.

**9/9/2025: ACSA reviewed and provided comments on the Asset Summary Sheets ahead of Workshop 4, which is scheduled for September 10, 2025. The draft report for ACSA review is expected the week of September 15, 2025.**



**Albemarle County Service Authority (ACSA)**  
**Active Private Development Projects**  
**September 2025**

1. 664 West Rio Road (Rio): Water main extension to serve an 88-unit apartment building, as well as a self-storage facility. This site is located east of the intersection of West Rio Road and Berkmar Drive, across from Daily Progress.
2. Albemarle High School Center II (Rio): Water main relocation to accommodate additional educational building on the Albemarle High School campus.
3. Archer North – Phase 1 (Rivanna): Water and sewer main extensions to serve 78 residential units. This development will replace the Ridgewood Mobile Home Park, located at the corner of Seminole Trail and Ashwood Blvd.
4. Ashcroft Phase 3 (Rivanna): Water main extensions to serve 76 residential units. This development connects to Lego Drive just north of the Ashcroft Clubhouse.
5. Bamboo Grove (White Hall): Water and sewer main extensions to serve 6 residential units. This development is located along Orchard Drive, just north of the intersection with Jarmans Gap Road.
6. Belvedere Phase 4B (Rio): Water and sewer main extensions to serve 39 townhome units at the intersection of Belvedere Boulevard and Fowler Street.
7. Bird Street Subdivision (Scottsville): Water and sewer main extensions to serve 36 single family homes at the end of Bird Street in the Town of Scottsville.
8. Brookhill Block 18 (Rivanna): Water and sewer main extensions to serve 194 single family homes in the Brookhill subdivision, located along the eastern side of Halsey Avenue and north of the Montgomery Ridge Subdivision.
9. Dunlora Village Phase 1 (Rio): Water and sewer main extensions to serve 64 single family homes. This site is located off the southern ends of Fowler Street and Miranda Crossing behind Belvedere.
10. Flow Hyundai (Rio): Water main extension to serve a car dealership and associated car wash facility on the property along Seminole Trail just north of Malloy Ford.

11. Old Ivy Residences (Jack Jouett): Water and sewer main extensions to serve 525 residential units. This site is located along Ivy Road just east of Route 29/250 Bypass.
12. Old Trail Village Blocks 24, 33, and 34 (White Hall): Water and sewer main extensions to serve 52 residential units. This project is located at the intersection of Rockfish Gap Turnpike and Old Trail Drive.
13. Southern Feeder Pattern Elementary School (Scottsville): Water main extension to serve the new school facility, located south of Monticello Fire and Rescue.
14. Southwood Redevelopment Village 3 (Scottsville): Water and sewer main extensions to serve 127 single family units and 10 condominium units. This project is located along the eastern side of Horizon Road, south of Hickory Street.
15. Woolen Mills Light Industrial (Scottsville): Water and sewer main extensions to serve multiple industrial buildings, totaling 117,000 square feet. The site is located at the corner of Moores Creek Lane and Franklin Street.

# ALBEMARLE COUNTY SERVICE AUTHORITY

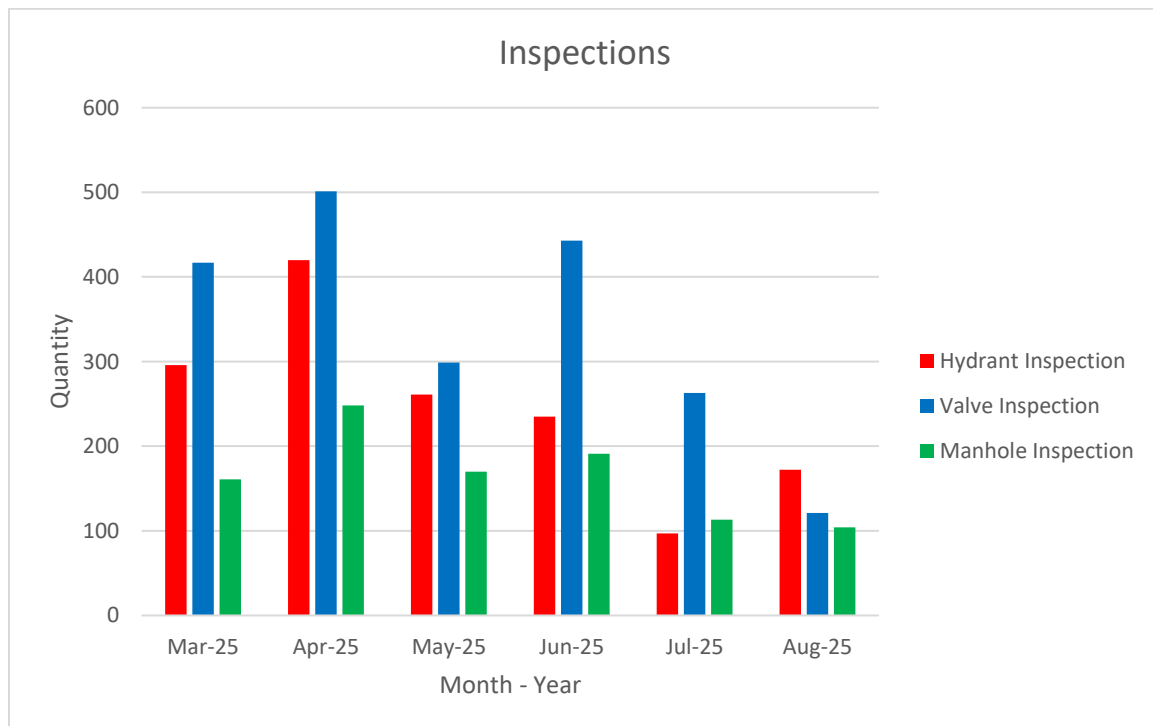
## AGENDA ITEM EXECUTIVE SUMMARY

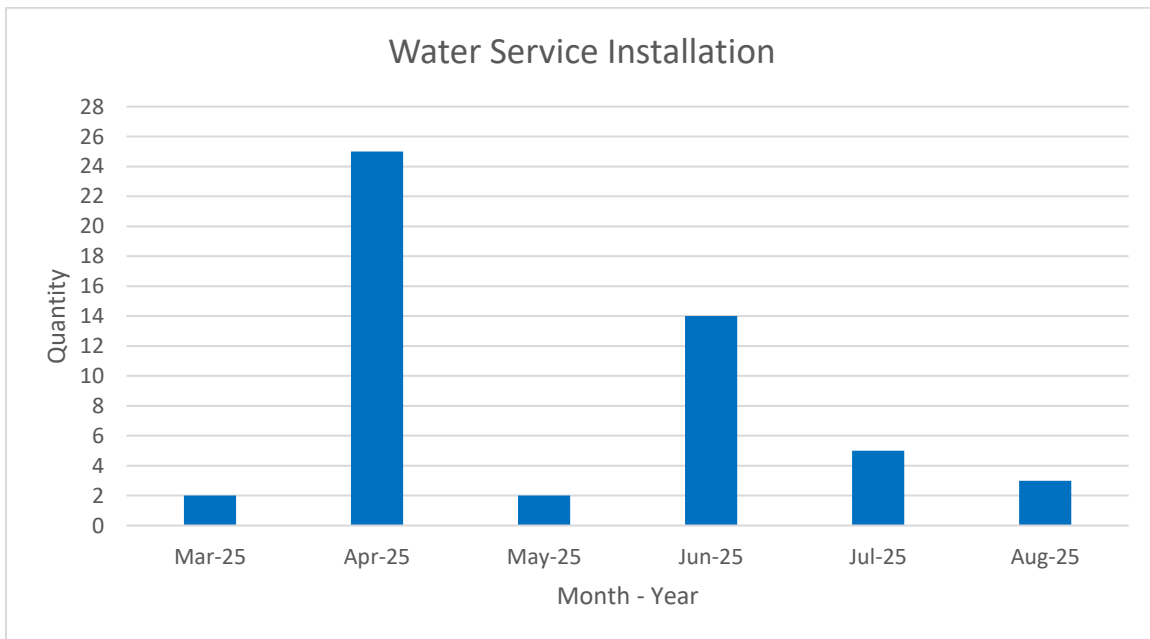
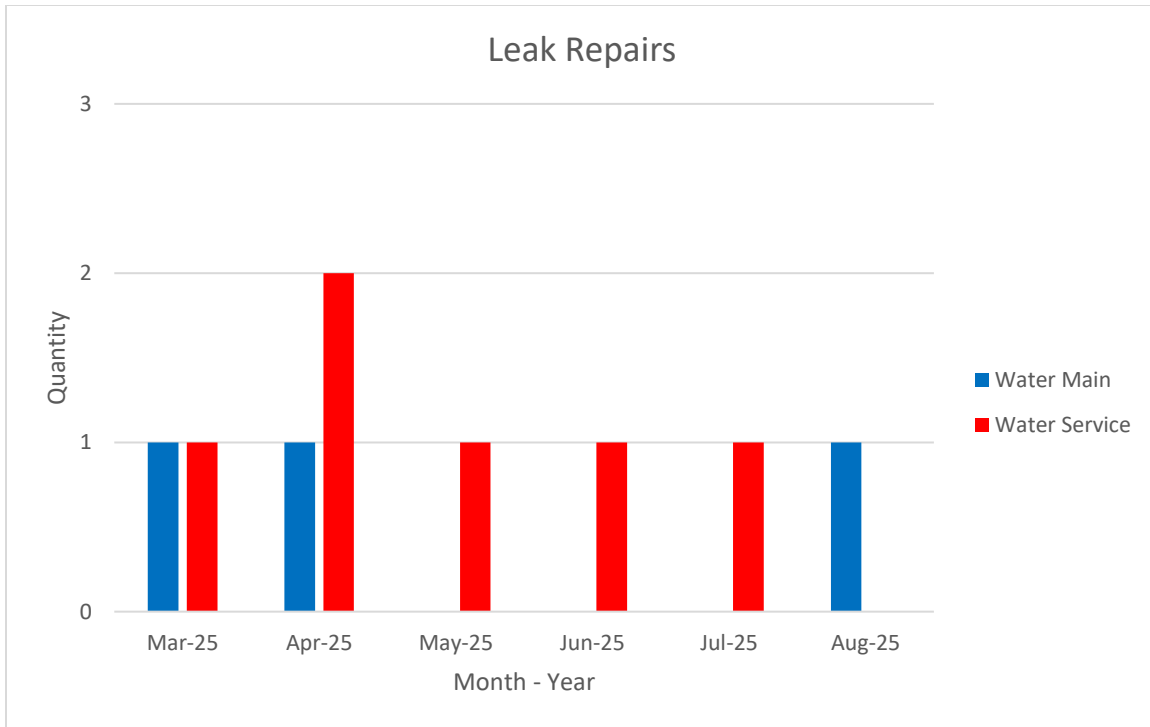
<b>AGENDA TITLE:</b> FY 2026 Monthly Maintenance Update Report  <b>STAFF CONTACT(S)/PREPARER:</b> Alexander J. Morrison, P.E., Director of Operations	<b>AGENDA DATE:</b> September 18, 2025  <b>CONSENT AGENDA:</b> <b>ACTION:</b> ■ <b>INFORMATION:</b> ■  <b>ATTACHMENTS:</b> NO
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### BACKGROUND:

Current total years of service in the Maintenance Department: 345.2 years  
 Current average years of service in the Maintenance Department: 10.2 years  
 Current number of employees in the Maintenance Department: 34

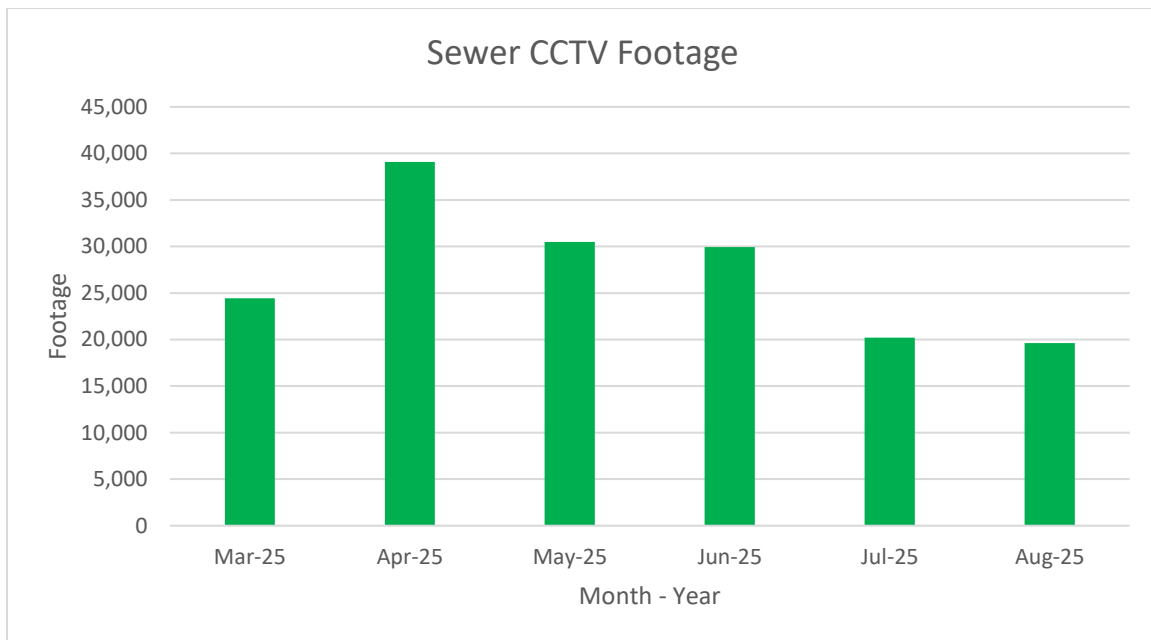
Below are 4 graphs depicting various routine monthly Maintenance Department activities for the previous 6-month period, based on completed Cityworks work orders and inspections.



**ALBEMARLE COUNTY SERVICE AUTHORITY****AGENDA ITEM EXECUTIVE SUMMARY**

# ALBEMARLE COUNTY SERVICE AUTHORITY

## AGENDA ITEM EXECUTIVE SUMMARY



### DISCUSSION:

- Routine Monthly Maintenance Activities
  - Inspections: Manhole, valve, and hydrant inspections remained low in August due to staffing and workload impacts. Our Hydrant and Hydrant Valve Inspector was unavailable for the month, which affected both hydrant inspections and hydrant valve-related inspections. Other personnel were reassigned, as available, to cover these tasks. Valve technicians focused primarily on repairs that also required repaving, further reducing inspection time. A new valve technician (see Miscellaneous Monthly Maintenance Activities) began training in August. In addition, sewer crews devoted significant time to replacing manhole frames and covers in the Woodbrook subdivision in preparation for upcoming sewer relining, which further limited manhole inspections.
  - Leak Repairs: One water main repair occurred in the month of August. The leak was located on Hunterstand Court and was caused by a valve failure. Upon inspection, the valve bolts appear to have been heavily corroded. The valve was installed 29 years ago. A test dig on another valve in the area is being scheduled and if the bolts are found to be corroded, a soil sample will be collected to check the corrosivity level.

## ALBEMARLE COUNTY SERVICE AUTHORITY

### AGENDA ITEM EXECUTIVE SUMMARY

- Water Service Installation: Water service installations remained at normal levels in August.
- Sewer CCTV Footage: Sewer CCTV inspections remained below normal in August due to the generator issues affecting one of our CCTV vans. The generator was replaced the week of August 11<sup>th</sup>, and the CCTV van was returned to service. A CCTV crew was also assigned to the Hyland Ridge Aerial Sewer Repair (see Miscellaneous Monthly Maintenance Activities) which reduced staff availability for routine inspections.
- Sewer Rodding/Flushing Footage: We will begin trending sewer rodding/flushing footage in future reports as additional data becomes available. In August, 28,204' of sanitary sewer was rodded and/or flushed.
- Facilities Inspections: We will begin trending facilities inspection activities in future reports as additional data becomes available. In August, completed inspections included:
  - **151 Generator Inspections**
  - **351 Pump Inspections**
  - **90 Sewer PS Inspections**
  - **71 Water PS Inspections**
  - **8 Fire System Inspections**
- Miscellaneous Monthly Maintenance Activities
  - Valve Tech - In August, Chris Ragland was promoted to ACSA's newly created Valve Technician position, effective August 16, 2025. This position provides additional capacity in our valve inspections group. Mr. Ragland has been with ACSA for nearly four years and has developed an intimate knowledge of the distribution system. In his new role, he will focus on inspecting system valves, performing repairs when defects are identified, and supporting Engineering by inspecting new infrastructure prior to ACSA acceptance. His operational knowledge and dedication to service make him well-suited to strengthen this key function of our system.



## ALBEMARLE COUNTY SERVICE AUTHORITY

### AGENDA ITEM EXECUTIVE SUMMARY

- Inventory and Equipment Tech - In August, Wade Walton was promoted to ACSA's newly created Inventory and Equipment Technician position, effective August 16, 2025. Mr. Walton brings a wealth of knowledge, hands-on experience, and industry certifications to this new role. His skill set and deep understanding of ACSA's operations will be vital in shaping and developing the position, which will focus on strengthening inventory control and equipment management. His expertise will ensure that ACSA crews are supported with the resources necessary to operate efficiently and effectively.
- Jetting Tech - In August, Nick Eppard was promoted to the newly established Jetting Technician position, effective August 16, 2025. This role was created to support ACSA's growing jetting and system cleaning needs, and Mr. Eppard is working in partnership with staff to shape its scope and best practices. He brings a positive attitude, diligence, and eagerness to innovate, which will be instrumental in defining and developing this new function. His leadership in this area will enhance ACSA's ability to maintain reliable wastewater collection services.
- VDH Monthly Operating Reports - Beginning in August 2025, ACSA is now required to submit Monthly Operating Reports (MORs) to the Virginia Department of Health (VDH) for our permitted water distribution systems. Historically, these reports were not required for the ACSA; however, recent updates to VDH reporting requirements have now mandated submission for the prior month by the 10th of the following month. The first set of reports, covering the July 2025 reporting period, was successfully submitted through the new VDH reporting portal in early August.
- Hyland Ridge Aerial Sewer Crossing Emergency Repair - On August 23, 2025, ACSA staff responded to a failed aerial sewer crossing located between the Cascadia and Hyland Ridge subdivisions. The crossing, which serves approximately 100 homes and spans a stream leading to the Rivanna River, experienced a structural failure of its stainless-steel support system. The pipe remained intact and suspended, with no sewage leaking into the environment.

Through a coordinated effort involving ACSA Maintenance and Engineering staff and Commonwealth Excavating, temporary stabilization was implemented immediately, and permanent repairs were completed by September 1, 2025. The work included

## ALBEMARLE COUNTY SERVICE AUTHORITY

### AGENDA ITEM EXECUTIVE SUMMARY

rewelding the stainless-steel supports and adding new vertical and horizontal braces to restore and strengthen the structure. While the exact cause of failure could not be confirmed, it is believed a single weld failure led to movement and additional structural damage. ACSA is conducting in-depth inspections of other aerial crossings utilizing similar stainless steel support systems to ensure system integrity and prevent future issues.



**BUDGET IMPACT:** None.

**RECOMMENDATIONS:** None.

**BOARD ACTION REQUESTED:** Approval of the Consent Agenda.

**ATTACHMENTS:** None

# ALBEMARLE COUNTY SERVICE AUTHORITY

## AGENDA ITEM EXECUTIVE SUMMARY

<b>AGENDA TITLE:</b> Monthly Information Technology Department Update  <b>STAFF CONTACT(S)/PREPARER:</b> April Walker, Director of Information Technology	<b>AGENDA DATE:</b> September 18, 2025  <b>ACTION:</b> <input type="checkbox"/> <b>INFORMATION:</b> <input checked="" type="checkbox"/>  <b>ATTACHMENTS:</b> No
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## Information Technology

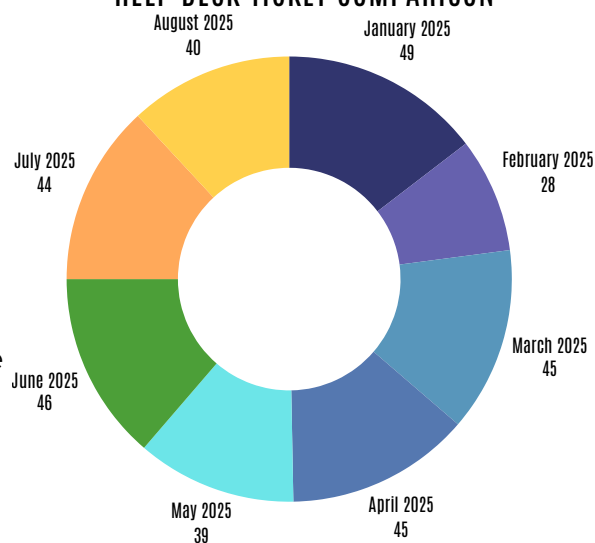
### Background:

Primarily, our Systems Engineer and Systems Analyst are responsible for handling the Information Technology responsibilities. These responsibilities include all Help Desk tickets, employee onboarding/offboarding, intranet and website administration, server and software administration.

Last month, they:

- Resolved **40** Help Desk tickets
- Deployed **4** new computers
- Deployed **3** new phones
- Deployed **1** new tablet
- Onboarded **1** new employee

### HELP DESK TICKET COMPARISON



## I.T. DEPARTMENT'S MONTHLY ROUTINES

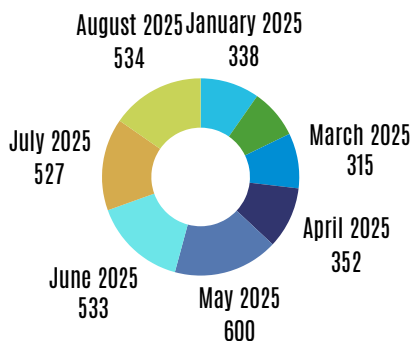
### Digital & Physical Security

#### Background:

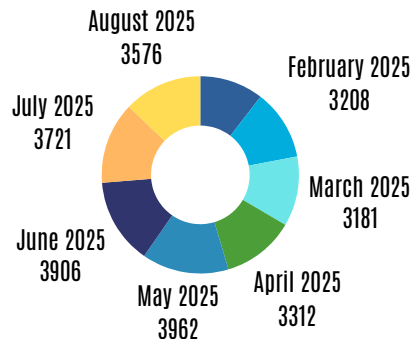
Our ISO/Systems Engineer handles all of our digital security and our Information Technology Technician handles all of our physical security. Last month, they:

- Secured **2,016.02 GB** of application data
- Secured **1,312.47 GB** of web data
- Secured **42.38 GB** of user data
- Investigated **534** physical security alerts at the Operations Center
- Investigated **3,576** physical security alerts at water storage tanks and pump stations
- Implemented **327** firewall pattern updates

#### OPERATIONS CENTER ALERTS



#### PUMP STATIONS & TANKS ALERTS

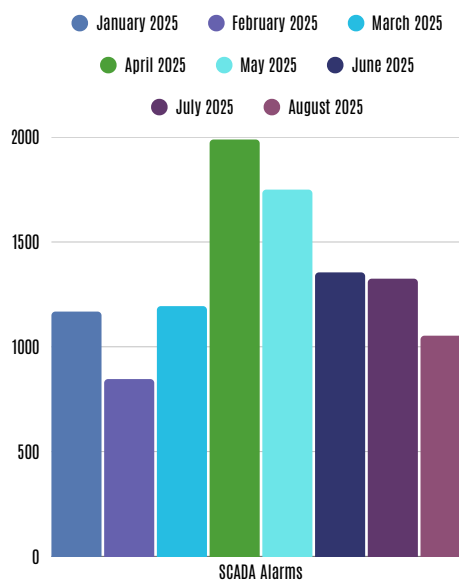


### SCADA & AMI

#### Background:

Our SCADA system and AMI base stations are handled by our SCADA Technician. Last month, he:

- Investigated **1053** SCADA alarms
- Investigated **17** AMI Base Station Alarms
- Completed **5** SCADA Work Orders





## I.T. DEPARTMENT'S MONTHLY ROUTINES

### Geographic Information Systems (GIS)

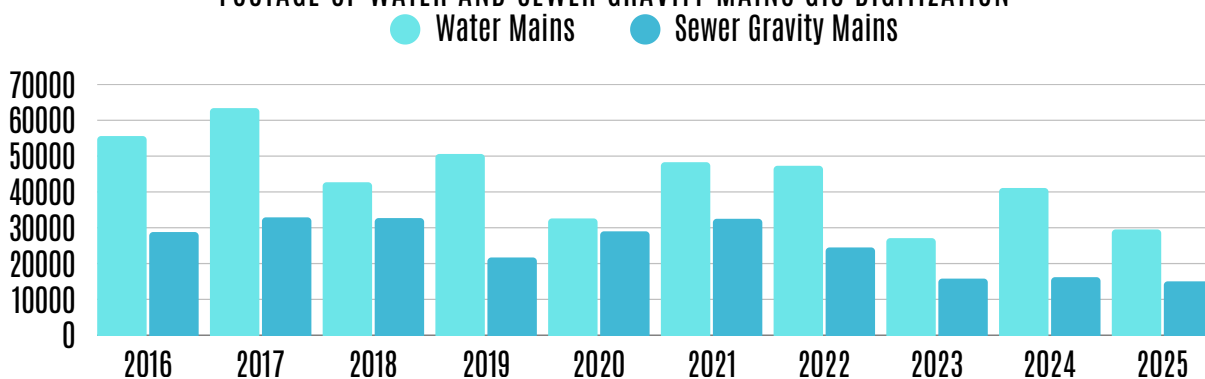
#### Background:

Our GIS is handled by our GIS & CMMS Coordinator and our GIS Technician. Our I.T. Technician accepted a promotion with another department at the ACSA, so all XY locates were completed by our GIS Technician in August.

Last month, they:

- Digitized **79** sewer lateral lines (Total 20,596)
- Digitized **4,164 ft** sewer gravity mains (Total 1,731,675.6 ft)
- Digitized **6,613.3 ft** water mains (Total 2,032,887.6 ft)
- Digitized **701.5 ft** water service lines (Total 505,843.5 ft)
- Conducted **26** XY locates.
- Fulfilled **8** Update GIS work orders
- Fulfilled **3** external map requests
- Conducted **3** UAS flights

#### FOOTAGE OF WATER AND SEWER GRAVITY MAINS GIS DIGITIZATION



#### UAS FLIGHT OF AVON OPERATIONS CENTER PROPERTY- SEPTEMBER 4, 2025



# ALBEMARLE COUNTY SERVICE AUTHORITY

## AGENDA ITEM EXECUTIVE SUMMARY

### I.T. DEPARTMENT'S LARGE PROJECT PARTICIPATION



#### UTILITY NETWORK

**IN PROGRESS:** Azure deployment is still under investigation. After the demonstrations from the CIS vendors later this month, we will have a better idea of implementation of Utility Network.



#### SCADA SYSTEM ASSESSMENT

**IN PROGRESS:** We are currently focusing efforts on North Fork Regional Pump Station and Camelot Pump Station. We are working with our engineering consultant, Whitman, Requardt, and Associates (WRA) on the upgrades. We received the wiring change drawings on August 6<sup>th</sup> and are reviewing them.



#### CYBERSECURITY UPGRADES

**IN PROGRESS:** We are continuously enhancing the security of ACSA's data. With the latest threats in our area and nationwide, we are ensuring that we meet or exceed the best practices with increased monitoring and the introduction of added controls. We have been reviewing all security configurations on our network to ensure safeguards are in place and strengthened.



#### RISK & RESILIENCE ASSESSMENT

**IN PROGRESS:** We plan to reconvene in October with our consultant for further discussion.



#### AVON OPERATIONS CENTER- NETWORKING & SECURITY

**IN PROGRESS:** We have scoped the hardware necessary for the implementation of physical security and access controls at the Avon Operations Center.



#### AUTOMATED REPORTING

**IN PROGRESS:** We are continuing to build more automated reports. This month, we began working on the creation of a Pump Station Runtime Report, a Work Order Report, a Punchlist Report and a Meter Test Report.

# ALBEMARLE COUNTY SERVICE AUTHORITY

## AGENDA ITEM EXECUTIVE SUMMARY



### FACILITIES CONDITION ASSESSMENT

**IN PROGRESS:** We have met with our engineering consulting firm for this project to go over their recommendations. We are awaiting their final report.



### CUSTOMER INFORMATION SYSTEM (CIS)

**IN PROGRESS:** Software demonstrations have been scheduled with three CIS vendors throughout this month and into early next month.



### SECURITY SYSTEM UPGRADES- PUMP STATIONS

**IN PROGRESS:** We have received a quote on the installation of access controls and security upgrades to one pump station. We are currently working with the Accounting Team to accept the quote in order to proceed.



### SCADA COMMUNICATIONS

**IN PROGRESS:** We have met with another cell company who believes they can provide us with a redundant private network to be used in one of our troublesome areas. We are working through a few contractual issues before we move forward with this alternative.

**ACKNOWLEDGEMENTS:** We thank you for your continued support in our efforts.

**BOARD ACTION REQUESTED:** Informational

**ATTACHMENTS:** None





## AGENDA ITEM EXECUTIVE SUMMARY

<b>AGENDA TITLE:</b> Rivanna Water & Sewer Authority (RWSA) Monthly Update <b>STAFF CONTACT(S)/PREPARER:</b> Quin Lunsford, Executive Director	<b>AGENDA DATE:</b> September 18, 2025 <b>CONSENT AGENDA:</b> Informational <b>ATTACHMENTS:</b> No
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**BACKGROUND:** This report continues the monthly updates on the Rivanna Water & Sewer Authority (RWSA) projects and Board meetings. Below are updates on RWSA major projects and issues, including updates from the August 26<sup>th</sup> RWSA Board Meeting and other communications:

- **Community Information Sessions:** A Community Information Session was held to discuss the Ragged Mountain Reservoir Pool Raise project at 6:00 p.m. on August 28, 2025, at the Moores Creek Administration Building, 695 Moores Creek Lane.
- **Emergency Siren System for Sugar Hollow Reservoir:** The Sugar Hollow Reservoir siren was installed in July. An acoustic test of the system was completed on August 13th. A 48-hour advance notification of the scheduled test was sent to the Sugar Hollow residents and others on the email notification list. A follow-up notification was sent once the testing was completed. During the test, the siren and strobe light energized as designed. The warning sound was audible below the dam in the trout fishing area and to the first private driveway. Testing of the siren will occur on the second Wednesday of each month at 10 a.m. Additional system enhancements and expansions are being evaluated to provide an audible warning further east along Sugar Hollow Road.
- **Grant Award–Ragged Mountain Blanket Drain Engineering:** RWSA applied to the VA Department of Conservation Resources (DCR) Dam Safety, Flood Protection, and Prevention grant program and were awarded \$57,400. This funding will support the geotechnical engineering services completed for installation of the blanket drain in the right abutment of the Ragged Mountain Dam.

## AGENDA ITEM EXECUTIVE SUMMARY

Summary:

<b>RWSA Major Project Schedule</b>	<b>Construction Start Date</b>	<b>Construction Completion Date</b>
<b>Central Water Line, Phase 1</b>	October 2025	December 2029
<b>Red Hill Water Treatment Plant Upgrades</b>	January 2025	June 2026
<b>South Fork Rivanna River Crossing</b>	December 2024	January 2027
<b>RMR to OBWTP Raw Water Line &amp; Pump Station</b>	February 2025	June 2029
<b>MC Building Upfits &amp; Gravity Thickener Improvements</b>	May 2025	May 2027
<b>MC Structural &amp; Concrete Rehabilitation</b>	May 2025	May 2027
<b>Crozet Pump Stations Rehabilitation</b>	April 2026	April 2028
<b>MC Administration Building Renovation &amp; Addition</b>	August 2025	December 2027
<b>SRWTP – PAC Upgrades</b>	November 2025	June 2027
<b>RMR Pool Raise</b>	September 2025	December 2026
<b>Crozet WTP GAC Expansion – Phase I</b>	March 2026	May 2028
<b>Central Water Line, Phase 2</b>	March 2026	May 2028
<b>MC Pump Station Slide Gates, Valves, Bypass, &amp; Septage Receiving Upgrades</b>	June 2026	December 2027
<b>SRR to RMR Pipeline, Intake, &amp; Facilities</b>	May 2026	December 2030
<b>Beaver Creek Dam, Pump Station, &amp; Piping</b>	January 2027	December 2030
<b>Upper Schenks Branch Interceptor, Phase II</b>	2026	2028
<b>Glenmore WRRF Phase 1</b>	June 2026	January 2028
<b>Dam Concrete &amp; Steel Repairs</b>	May 2026	April 2027
<b>SVWRRF Generator</b>	June 2026	June 2027
<b>SVWRRF Plant and Piping Upgrades</b>	May 2026	May 2027

**AGENDA ITEM EXECUTIVE SUMMARY**

- **Central Water Line, Phase 1**

Design Engineer:	Michael Baker International (Baker)
Construction Contractor:	Sagres Construction Corp. (Alexandria)
Construction Start:	October 2025
Percent Complete:	2%
Completion:	December 2029
Budget:	\$58,000,000

**Current Status:**

Shop drawings for the ductile iron pipe have been approved, and pipe is on order. The first phase of the water line construction work will include Stadium Road, Piedmont Avenue, Price Avenue, and Lewis Street (to the railroad tracks) and is expected to begin in October 2025. A community information meeting is scheduled for September 16, 2025, from 5-6:30 p.m. at the Carver Recreation Center.

**History:**

The hydraulic connectivity in the Urban System is less than desired, creating operational challenges and reduced system flexibility and redundancy. Recent efforts and modeling for the Urban Finished Water Infrastructure Master Plan have determined that a central water line corridor through the city is the best option to hydraulically connect the Observatory Water Treatment Plant to the Urban service area, including the ACSA water service area.

This proposed new Central Water Line builds on the ACSA investments in additional water supply at Ragged Mountain and at the newly expanded Observatory Water Treatment Plant. This new line will allow a connection from the water plant to the urban water service areas of the ACSA.

- **Red Hill Water Treatment Plant Upgrades**

Design Engineer:	Short Elliot Hendrickson (SEH)
Construction Contractor:	Anderson Construction (Lynchburg)
Construction Start:	January 2025
Percent Complete:	10%
Completion:	June 2026
Budget:	\$2,050,000

**Current Status:**

Work on the existing pressure tank is complete. The site plan has been approved. Construction of the building expansion will begin after the building permit is approved.

**AGENDA ITEM EXECUTIVE SUMMARY**History:

The Red Hill Water Treatment Plant was constructed in a joint effort of the ACSA and RWSA in 2009 and consists of a well, pneumatic tank and pump house that provides treated water to the Red Hill Elementary School and adjoining neighborhood. The current building is beyond its physical capacity and this project serves to expand the building and improve the configuration of the process and laboratory needs of the WTP.

- **South Fork Rivanna River Crossing**

Design Engineer:	Michael Baker International (Baker)
Construction Contractor:	Faulconer (Charlottesville)
Construction Start:	December 2024
Percent Complete:	20%
Completion:	January 2027
Budget:	\$6,250,000

Current Status:

Horizontal Directional Drilling subcontractor has completed the pilot hole for the 1,200 LF directional drill and is now back-reaming to enlarge the opening for the water line. A portion of Old Rio Mills Road will be closed for several months as construction of the new 24" water line begins. Contractor completed blasting along Old Rio Mills Road and will begin water line installation this month.

History:

RWSA has previously identified through master planning that a 24-inch water main will be needed from the South Rivanna Water Treatment Plant (SRWTP) to Hollymead Town Center to meet future water demands. Two segments of this water main were constructed as part of the VDOT Rt. 29 Solutions projects, including approximately 10,000 LF of 24-inch water main along Rt. 29 and 600 LF of 24-inch water main along the new Berkmar Drive Extension, behind the Kohl's department store. To complete the connection between the SRWTP and the new 24-inch water main in Rt. 29, there is a need to construct a new river crossing at the South Fork Rivanna River. Acquisition of right-of-way will be required at the river crossing.

- **Ragged Mountain Reservoir to Observatory Water Treatment Plant Raw Water Line and Raw Water Pump Station**

Design Engineer:	Kimley-Horn
Design Contractor:	Thalle Construction (North Carolina)
Construction Start:	February 2025
Percent Complete:	10%
Completion:	June 2029
Current Project Estimate:	\$61,490,000

**AGENDA ITEM EXECUTIVE SUMMARY**Current Status:

Pipe installation in Hereford Drive near the OBWTP was completed on July 31<sup>st</sup>. The roadway was repaved and reopened on August 8<sup>th</sup>. Pipe will be installed between Hereford Drive and Fontaine Avenue over the coming weeks.

History:

Raw water is currently transferred from the Ragged Mountain Reservoir (RMR) to the Observatory Water Treatment Plant by way of two 18-inch cast iron raw water lines, which have been in service for more than 110 and 70 years, respectively. The proposed water line will be able to reliably transfer water to the expanded Observatory Plant, which, upon completion, will have the capacity to treat 10 mgd. The new single water line will be constructed of 36-inch ductile iron and will be approximately 14,000 feet in length.

The RMR to Observatory WTP raw water pump station will replace the existing Stadium Road and Royal Pump Stations, which have exceeded their design lives. The pump station will pump up to 10 mgd of raw water to the Observatory WTP. Integration of the new pump station with the planned South Rivanna Reservoir (SRR) to RMR Pipeline is being planned in the interest of improved operational and cost efficiencies and emergency redundancy. An integrated pump station would also include the capacity to transfer up to 16 mgd of raw water from RMR back to the SRR WTP.

- **MCAWRRF Building Upfits and Gravity Thickener Improvements**

Design Engineer:	Short Elliott Hendrickson (SEH)
Construction Contractor:	English (Lynchburg, VA)
Construction Start:	May 2025
Project Status:	8%
Completion:	May 2027
Current Project Estimate:	\$11,800,000

Current Status:

The contractor has mobilized equipment and an office trailer to the site and is ordering materials as shop drawings are approved and building permits are issued.

History:

This project addresses the renovation needs of the current maintenance and operations building space requirements, improvements to the existing gravity thickener system, and installation of actuators on the secondary clarifier influent gate valves.

## AGENDA ITEM EXECUTIVE SUMMARY

• **MCAWRRF Structural and Concrete Rehabilitation**

Design Engineer:	Hazen and Sawyer (Hazen)
Construction Contractor:	WM Schlosser (Hyattsville, MD)
Construction Start:	May 2025
Project Status:	7%
Completion:	May 2027
Current Project Estimate:	\$15,500,000

**Current Status:**

The contractor has mobilized equipment and an office trailer to the site. Sandblasting and priming of the compost metal structure is underway. Concrete repair work will begin on the Digesters and EQ Basins in late August.

**History:**

This project comprises rehabilitation, repair and installation of multiple structural components throughout the MCAWRRF facility, to include concrete repairs in both the equalization basin and holding ponds, and rehabilitation to other components of the system.

• **Crozet Pump Stations Rehabilitation**

Design Engineer:	Wiley   Wilson
Construction Contractor:	Waco, Inc. (Sandston, VA)
Construction Start:	April 2026
Percent Complete:	5%
Completion:	April 2028
Budget:	\$12,350,000

**Current Status:**

Equipment submittals are being processed, and materials are being ordered. We anticipate lengthy material delivery times.

**History:**

The Crozet pump stations were originally constructed in the 1980's with many of the original components still being utilized. This project includes replacement of pumps, valves, roof replacements, siding replacements, installation of new wells, new electrical motor control centers, generators, and power transfer switches.

## AGENDA ITEM EXECUTIVE SUMMARY

- **Moores Creek Administration Building Renovation and Addition**

Design Engineer:	SHE
Construction Contractor:	Martin Horn (Charlottesville)
Construction Start:	August 2025
Percent Complete:	4%
Completion:	December 2027
Budget:	\$27,600,000

Current Status:

Contractor has begun site work while waiting for building permits to be approved.

History:

Through the MCAWRRF Master Plan, a need to house additional staff, increase office and meeting space; plan for replacement of the engineering trailers; bring the IT server workrooms to modern standards; and provide classroom space for education outreach. The expansion of the building will take place in the lower parking lot adjacent to the existing building.

- **South Rivanna Water Treatment Plant – PAC Upgrades**

Design Engineer:	SHE
Construction Contractor:	Waco, Inc. (Sandston, VA)
Project Start:	November 2025
Percent Complete:	0%
Completion:	June 2027
Current Project Estimate:	\$1,820,000

Current Status:

Notice to Proceed has been issued and submittals for the tank are being processed.

- **Ragged Mountain Reservoir Pool Raise**

Design Engineer:	Schnabel Engineering
Construction Contractor:	Faulconer Construction
Construction Start:	September 2025
Percent Complete:	0%
Completion:	December 2026
Current Project Estimate:	\$13,200,000

**AGENDA ITEM EXECUTIVE SUMMARY**Current Status:

An informational meeting for key neighborhood stakeholders and the public will be held in August 28<sup>th</sup>. Clearing around the reservoir will begin in November.

- **Crozet GAC Expansion – Phase I**

Design Engineer:	SEH
Project Start:	July 2023
Project Status:	Bidding
Construction Start:	January 2026
Completion:	May 2028
Budget:	\$10,000,000

Current Status:

Construction bids were opened on August 7th and are under review by VDH. Anticipate recommending award to the apparent low bidder at the September Board Meeting. \$7.24M in grant funds from VDH will be used for this project.

History:

In order to enhance the RWSA's resiliency and commitment to long term finished water quality, the Authority has committed to expanding the GAC capacity at the Crozet WTP to match the current plant capacity. This project includes expansion of the existing GAC building, additional GAC vessels, pumps, piping, and electrical components.

- **Central Water Line, Phase 2**

Design Engineer:	Michael Baker International (Baker)
Project Start:	July 2024
Project Status:	35% Design
Construction Start:	March 2026
Completion:	May 2028
Budget:	\$21,000,000

Current Status:

Survey work is complete, and piping design for the E. High Street area is underway. An additional private easement will be required as well as new easements on two City parcels.



**AGENDA ITEM EXECUTIVE SUMMARY**History:

The hydraulic connectivity in the Urban System is less than desired, creating operational challenges and reduced system flexibility and redundancy. Recent efforts and modeling for the Urban Finished Water Infrastructure Master Plan have determined that a central water line corridor through the city is the best option to hydraulically connect the Observatory Water Treatment Plant to the Urban service area, including the ACSA water service area.

This proposed new Central Water Line builds on the ACSA investments in additional water supply at Ragged Mountain and at the newly expanded Observatory Water Treatment Plant. This new line will allow a connection from the water plant to the urban water service areas of the ACSA.

- **MC Pump Station Slide Gates, Valves, Bypass, and Septage Receiving Upgrades**

Design Engineer:	Hazen and Sawyer (Hazen)
Project Start:	June 2023
Project Status:	90% Design
Construction Start:	June 2026
Completion:	December 2027
Budget:	\$9,700,000

Current Status:

Final design is proceeding on the project, including incorporation of minor improvements to the south side septage receiving facility equipment. Acquisition of a small parcel outside the MCAWRRF fence line is needed for the construction of this project and the MC Entrance Improvements project and negotiation is underway.

History:

Inspections of the large aluminum slide gates at the influent side of the Moores Creek Pump Station have been conducted and the need for repair/addition of new gates for RWSA staff to have the flexibility to stop or divert flow to perform maintenance activities is needed. This project will also enclose the leachate discharge pit to reduce odors and address maintenance concerns.

- **South Rivanna Reservoir to Ragged Mountain Reservoir Pipeline, Intake and Facilities**

Design Engineer:	Kimley Horn/SEH
Project Start:	July 2023
Design Status:	95%
Construction Start:	May 2026

**AGENDA ITEM EXECUTIVE SUMMARY**

Completion: December 2030  
Budget: \$117,000,000

**Current Status:**

The Design Engineer is working on finalizing the bid package, in preparation for advertisement in late September.

**History:**

The approved 50-year Community Water Supply Plan includes the construction of a new raw water pipeline from the South Rivanna River to the Ragged Mountain Reservoir. This new pipeline will replace the Upper Sugar Hollow Pipeline along an alternative alignment to increase raw water transfer capacity in the Urban Water System. The project includes a detailed routing study and water line design to account for recent and proposed development and road projects in Albemarle County and the University of Virginia. Preliminary design, preparation of easement documents, and acquisition of water line easements along the approved route is also being completed as part of this project that will lead to final design and construction of the raw water line, reservoir intake and pump station.

- **Beaver Creek Dam, Pump Station, and Piping Improvements**

Design Engineer:	Schnabel Engineering (Dam)
Design Engineer:	Hazen and Sawyer (Pump Station)
Project Start:	February 2018
Project Status:	75% Design
Construction Start:	January 2027
Completion:	January 2030
Budget:	\$62,000,000

**Current Status:**

Hazen is proceeding with design of the pump station. Final design by Schnabel for the dam spillway upgrades, temporary detour, and spillway bridge is ongoing and accounting for some modifications to the primary spillway and the spillway bridge based on current regulations and comments from VDOT. Discussions with the County have been initiated for acquisition or lease of property for the pump station. A significant (\$20M) construction grant from the NRCS is anticipated. A Value Engineering workshop was held in May 2025 on the raw water pump station and intake structure and results from this workshop are being evaluated to determine what will be included in the design process.

**AGENDA ITEM EXECUTIVE SUMMARY**History:

RWSA operates the Beaver Creek dam and reservoir as the sole raw water supply for the Crozet area. In 2011, an analysis of the Dam Breach inundation areas and changes to Virginia Department of Conservation and Recreation (DCR) *Impounding Structures Regulations* prompted a change in hazard classification of the dam from significant to high hazard. This change in hazard classification requires that the capacity of the spillway be increased, and the dam be replaced. This CIP project includes investigation, preliminary design, public outreach, permitting, easement acquisition, final design, and construction of the anticipated modifications. Work for this project includes a new relocated raw water pump station and intake.

- **Upper Schenks Branch Interceptor, Phase II**

Design Engineer:	CHA Consulting
Project Start:	July 2021
Project Status:	Design
Construction Start:	2026
Completion:	2027
Budget:	\$6.4 million for RWSA section; 11 – 15 Million including City section

Current Status:

Meetings with the County and City are ongoing to finalize the piping design.

History:

The Schenks Branch Interceptor is located in the easter part of the City of Charlottesville and was constructed in the mid-1950s. The existing interceptor is undersized to serve present and future wet weather flows and is to be upgraded to from a 21-inch to 30-inch pipe.

- **Glenmore WRRF Upgrade Phase 1**

Design Engineer:	SEH
Project Start:	March 2025
Project Status:	Preliminary Engineering
Construction Start:	June 2026
Completion:	January 2028
Budget:	\$1,650,000

**AGENDA ITEM EXECUTIVE SUMMARY****Current Status:**

This project will replace wastewater treatment equipment at the end of its useful life and reduce the noise generated from the aeration system blowers. While preliminary design for the majority of the work is underway, replacement of the UV disinfection system was accelerated and construction is expected to begin this month.

- **Dam Concrete and Steel Repairs**

Design Engineer:	GAI Consultants
Project Start:	January 2025
Project Status:	10% Design
Construction Start:	May 2026
Completion:	April 2027
Budget:	\$1,280,000

**Current Status:**

Structural assessments of the Sugar Hollow, South Rivanna, Lickinghole Creek, and Totier Creek dams were completed. Draft condition assessment reports are under review by RWSA staff.

- **Scottsville Water Resource Recovery Facility Generator**

Design Engineer:	Wiley   Wilson
Project Start:	October 2022
Project Status:	90% Design
Construction Start:	June 2026
Completion:	June 2027
Budget:	\$900,000

**Current Status:**

RWSA staff have reviewed the updated design package and provided comments, as well as reviewed the plans with Town of Scottsville staff. The Design Engineer is finalizing the bid package for advertisement later this month.

- **SVWRRF Plant and Piping Upgrades**

Design Engineer:	Short Elliot Hendrickson (SEH)
Project Start:	July 2025
Project Status:	Work Authorization Development
Construction Start:	May 2026
Completion:	May 2027
Budget:	\$588,000

**AGENDA ITEM EXECUTIVE SUMMARY**Current Status:

This project will include influent pump station and headworks upgrades, aeration piping rehabilitation, a new storage and chemical feed building, and flood resiliency improvements.

**Planning and Studies**

- **MCAWRRF Biogas Upgrades**

Design Engineer:	SEH
Project Start:	October 2021
Project Status:	Preliminary Engineering/Study (99%)
Completion:	December 2024
Budget:	\$6,287,000

Current Status:

RWSA and City staff continue to discuss all available options to reuse biogas.

- **Flood Protection Resiliency Study**

Design Engineer:	Hazen
Project Start:	August 2024
Project Status:	Preliminary Engineering/Study
Completion:	April 2026
Budget:	\$278,500

Current Status:

This project will identify individualized flood mitigation measures for various facilities to increase their resiliency from a 1% to a 0.2% flooding event and will focus on facilities located at the Moores Creek AWRRF within those flood event boundaries. This project received \$198,930 in grant funding from FEMA and VDEM.

**Other Significant Projects**

- **Urgent and Emergency Repairs**

RWSA staff are currently working on several urgent repairs within the water and wastewater systems as listed below:

Project No.	Project Description	Approximate Cost
2023-01	Finished Water System ARV Repairs	\$150,000
2024-09	Stillhouse Waterline Erosion @ Ivy Creek	\$200,000

## AGENDA ITEM EXECUTIVE SUMMARY

2025-03	Rivanna Interceptor Stream Crossing Repairs	TBD
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- RWSA Finished Water ARV Repairs: RWSA Engineering staff recently met with Maintenance staff to identify a list of Air Release Valves (ARVs) that need to be repaired, replaced, or abandoned. Several of these locations will require assistance from RWSA On-Call Maintenance Contractors, due to the complexity of the sites (proximity to roadways, depth, etc.). The initial round will include seven (7) sites, all along the South Rivanna Waterline. Three replacements have been completed at this time, with a fourth site in progress. This in progress site included abandonment of an existing manual ARV located in the middle of the Route 29-Hydraulic intersection, which has been completed, and was a major coordination effort with VDOT, as they intend to pave this area in the coming weeks. The Contractor is working with VDOT on permits for the final sites. The remaining replacements will be scheduled pending Contractor availability.
- Stillhouse Waterline Erosion at Ivy Creek: In November 2024, it was discovered that the banks of Ivy Creek had experienced significant erosion during some of the heavy rainstorms earlier in the Fall, and that the erosion was now intruding on RWSA's 12" Stillhouse Waterline. The area was temporarily armored with sandbags in December, to protect the waterline from further erosion in the interim. Staff are working with the USACOE to permit a permanent bank stabilization project, which will include placement of large rip-rap along the streambank. Given continued region-wide disaster relief efforts associated with Hurricane Helene, it is anticipated that permits may not be received until Spring 2025. RWSA intends to utilize its On-Call Maintenance Contractor, Faulconer Construction Company, for completion of this work and is seeking funding/reimbursement opportunities through FEMA. USACOE permitted the project on May 7th, with a time of year restriction that will not allow the work to start until August. Repairs are anticipated to begin later this month.
- Rivanna Interceptor Stream Crossing Repairs: In Spring 2025, during annual inspections performed by the RWSA Maintenance Department, erosion was identified at two stream crossings along the Rivanna Interceptor to the North of the Dunlora subdivision. RWSA On-Call Maintenance Contractor, Digs, temporarily stabilized the worst of the two stream crossing sites with sandbags, to protect the pipe as the design of the repair is finalized. RWSA will be utilizing Design Engineer, SEH, for assistance with plans and USACOE permitting.

- **Security Enhancements**

Design Engineer:	Hazen & Sawyer
Construction Contractor:	Security 101 (Richmond, VA)
Construction Start:	March 2020
Percent Complete:	95% (WA9), 75% (WA12)
Based Construction Contract +	
Change Orders to Date = Current Value:	\$718,428 (WA1) + \$1,006,804 (WA2-12)

**AGENDA ITEM EXECUTIVE SUMMARY**

Completion: June 2025 (WA9), December  
2025 (WA12)  
Budget: \$2,980,000

**Current Status:**

WA9 will include installation of card access on all exterior doors at the South Rivanna WTP and has been amended to include interior doors at the new IT data center. WA12 includes installation of card access on all exterior doors at the Observatory WTP, as well as two small electrical buildings at MCAWRRF. Design of MCAWRRF entrance modifications with Hazen & Sawyer continues, with discussions with Dominion Energy also ongoing, as relocation of existing electrical infrastructure will be required. This relocation process will need to be finalized prior to the project proceeding to the bidding phase. Relocation of existing electrical infrastructure will require coordination with the adjacent landowner, as the infrastructure must be completely relocated from the entrance area. As these discussions are ongoing, staff have submitted appropriate permitting documents to Albemarle County.

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ACSA Board Future Policy Issues Agendas 2025										
Regular 3rd Thursday Monthly Meetings	Oct. '25	Nov. '25	Dec. '25	Jan. '26	Feb. '26	Mar. '26	Apr. '26	May '26	June '26	Pending Issues
	October 16th	November 20th	December 18th	January 15th	February 19th	March 19th	April 16th	May 21st	June 18th	ACSA Customer Communications
	Recognitions	Recognitions	Recognitions	Recognitions	Recognitions	Recognitions	Recognitions	Recognitions	Recognitions	CIS - Customer Information Systems - Billing, Website, Phone
	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Climate Change and Sustainability
	ACSA Website Utilization and Social Media Statistics	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Customer Experience (CX)
	Imagine a Day Without Water - <i>(Annual Item)</i>	Annual Comprehensive Financial Report (ACFR) Presentation <i>(Annual Item)</i>	Annual Investments Report <i>(Annual Item)</i>	Board Organizational Meeting - Election of Officers <i>(Annual Item)</i>		Proposed CIP Presentation <i>(Annual Item)</i>	Proposed FY 27 Capital Improvements Program Presentation <i>(Annual Item)</i>	Proposed FY 27 Budget and Rates Workshop	FY '27 Budget and Rates Public Hearing <i>(Annual Item)</i>	Data Management and Management Dashboards
			FY '27 Budget Guidelines and Schedule <i>(Annual Item)</i>	Annual Water Conservation Report <i>(Annual Item)</i>		Fix a Leak Week Water Conservation Event <i>(Annual Item)</i>	Proposed FY 27 Capital Improvements Program Public Hearing <i>(Annual Item)</i>		FY '27 Budget, Rates and CIP Approval <i>(Annual Item)</i>	Emergency Preparedness
			Annual Investments Report <i>(Annual Item)</i>	2025 Annual Report - Accomplishments and Challenges <i>(Annual Item)</i>			Proposed FY 27 Budget and Rates Overview <i>(Annual Item)</i>		Amendments to Rules and Regulations, and Personnel Management -	Facilities Condition Assessment
			ACSA Board of Directors Meeting Schedule 2026 <i>(Annual Item)</i>	Strategic Plan Update - <i>(Bi-annual Item)</i>			Resolution Scheduling Budget and Rates Public Hearing for June 18, 2026 <i>(Annual Item)</i>		Water & Wastewater Professionals Appreciation Day Recognition <i>(Annual Item)</i>	Federal/State Water Quality Regulations PFAS; Emerging Contaminants
			Holiday Schedule 2026 <i>(Annual Item)</i>				National Drinking Water Week <i>(Annual Item)</i>			New Development
										Operational Presentation - Sewer Rehabilitation Relining
										Purchasing Policy Manual
										RWSA CIP Central Water Line - Reservoirs Pipeline North Rivanna System Wastewater Projects
										Water Audit
										Water Supply Plan Project Status Reports
										9/18/2025



# ALBEMARLE COUNTY SERVICE AUTHORITY

## AGENDA ITEM EXECUTIVE SUMMARY

<p><b>AGENDA TITLE:</b> Imagine a Day Without Water</p> <p><b>STAFF CONTACT(S)/PREPARER:</b> Emily Roach, Director of Human Resources and Administration</p>	<p><b>AGENDA DATE:</b> September 18, 2025</p> <p><b>ACTION:</b> Yes</p> <p><b>ATTACHMENTS:</b> Yes</p>
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**BACKGROUND:** For many, living a day without water is not something to be imagined, but rather an unfortunate reality. The annual Imagine a Day Without Water campaign, being held on October 16th this year, is a National Day of Action that brings together diverse participants from all over to highlight how invaluable and essential this precious resource is, and the need for continuous investment in infrastructure.

As part of the 11th celebration, the ACSA, RWSA, and City of Charlottesville will once again host their annual “Imagine a Day Without Water” student art contest. This year, students are being asked to convey the theme “Water Works.” The contest will be open to all youth in grades K-12 living in the City of Charlottesville and/or Albemarle County. There will be gift card prizes awarded to the winners of each grade category (K-2, 3-4, 5-6, 7-8, and 9-12), as well as a “fan favorite” selected by the community. Teachers that have students participating in the contest will be eligible for gift card prizes as well, based on the most classroom submissions and a random winner from Charlottesville City Schools, Albemarle County Public Schools, and a private school or organization.

**BOARD ACTION REQUESTED:** Approve the attached resolution proclaiming October 16, 2025, as “Imagine a Day Without Water”.

**ATTACHMENTS:** Imagine a Day Without Water Flyer & Art Contest Entry Form  
Imagine a Day Without Water Resolution



# 2025 Youth Art Contest

## Imagine a Day without Water









**Open to:**  
All Youth that live in the  
City of Charlottesville  
& Albemarle County in  
Grades K to 12th.

### Theme: "Water Works"

Water works hard—for you, your family, your community, and the planet. From brushing your teeth to growing your food, water makes everything work. This year, we want to see how you imagine a world where water works. Make every drop count through your art!

**SEPT 15<sup>TH</sup> - OCT 27<sup>TH</sup>**

## Contest Rules

-  All entries must convey the theme of the contest:  
**"Water Works"**
-  Entries must be the work of one individual student, no collaborations or AI-generated art.
-  Multiple entries from the same student will be accepted.
-  Original artwork or photography only. Entries submitted with copyrighted characters or images, and AI-generated art will not be accepted.
-  Artwork can be any 2-dimensional size. Suggestion sizes are horizontal 11" x 8.5" for drawings and 4:3 ratio for photography.
-  Any medium may be used (paint, colored pencils, crayons, markers, photography, etc.) No 3-D entries, please.
-  Teachers may submit for students or students can submit independently through their parents.
-  Submission Options:
  - Submit digitally through our Art Contest Platform Upload Form (accepts: JPEG/JPG, PNG, or GIF images).
  - Mail your entry to Water Conservation, PO Box 911, Charlottesville, VA 22902
  - In person at JMRL Central, Northside, and Crozet branches. Check JMRL.org for hours of service.

## PRIZES

### For the Students:

**\$200 gift card**

One winner in each category

- Grades K-2
- Grades 3-4
- Grades 5-6
- Grades 7-8
- Grades 9-12
- Fan Favorite (voting Nov 17<sup>th</sup> - Dec 3<sup>rd</sup>)
- Best Photography

### For the Teacher:

Teachers that have their students participate will be eligible for **\$200 gift card** for classroom projects.

- Most classroom submissions
- A random winner each from a CCS, ACPS, and a private school or organization

**The more students that participate will increase the odds of winning!**

**Imagine a Day  
Without Water**



**[www.charlottesville.gov/artcontest](http://www.charlottesville.gov/artcontest)**

# Official Entry Form



## 2025 Charlottesville "Imagine a Day without Water" Art Contest: "Water Works"

Name: \_\_\_\_\_

Age: \_\_\_\_\_

School: \_\_\_\_\_

Grade: \_\_\_\_\_

Division Category: Grades: K-2 ☐ Grades: 3-4 ☐ Grades: 5-6 ☐  
(Please check one)

Grades: 7-8 ☐ Grades: 9-12 ☐ Photography ☐

Teacher Sponsor Name (if applicable) : \_\_\_\_\_

Home Phone Number: (\_\_\_\_) \_\_\_\_\_

(Parent/Teacher signature)

E-mail Address: \_\_\_\_\_

*If you are submitting in person or through mail, you must completely fill this out to be a valid entry.*

**Please write legibly! Electronic submissions will fill this out as part of your digital submission.**

*Posters become the property of the contest sponsors (City of Charlottesville, ACSA and RWSA) and will not be returned. The contest sponsors have the right to display or otherwise use the submissions for future promotions.*

**Deadline for all poster entries is Monday, Oct 27<sup>th</sup> 2025! Please attach this form to the back of your poster!**

- ✍️ Winners will be recognized through a press release and their work will be exhibited in public venues.
- ✍️ A panel of judges (to be selected by the contest sponsors) will select the winning posters for each grade division.
- ✍️ Posters will be judged on message (keep in mind the theme), originality, creativity and overall presentation.
- ✍️ Posters must be submitted by October 27<sup>th</sup> using one of the official submission processes by the end of business day.
- ✍️ The Fan Favorite winner will be selected by online voting from the top entries (number based on entries). The link with the eligible entries will be available at [www.charlottesville.gov/artcontest](http://www.charlottesville.gov/artcontest) starting on November 17<sup>th</sup> through December 3<sup>rd</sup>.
- ✍️ One student may not win both the fan favorite and judges pick, and if the student is chosen for both, the fan favorite runner-up will win the Fan Favorite prize.
- ✍️ The winners of all categories will be announced by December 10<sup>th</sup>, 2025.

For updates and full list of rules and contest information, please go to our website. [www.charlottesville.gov/artcontest](http://www.charlottesville.gov/artcontest).

### Submit Online:

[www.charlottesville.gov/artcontest](http://www.charlottesville.gov/artcontest).

### Submit by Mail:

Water Conservation, PO Box 911,  
Charlottesville, VA 22902.

### Submit in Person:

At JMRL Central, Northside, and Crozet branches. Check JMRL.org for hours of service.

## QUESTIONS?

Contact:

Jill Greiner

Water Efficiency Program Coordinator

434-970-3877

[waterconservation@charlottesville.gov](mailto:waterconservation@charlottesville.gov)

**Important:** Each poster mailed or delivered in person **MUST** have the official entry form attached to the back. All information must be filled in completely and legibly. Illegible and incomplete entries will be disqualified. Please print or type ALL information. Entry forms may be copied if needed.

## RESOLUTION PROCLAIMING IMAGINE A DAY WITHOUT WATER

### OCTOBER 16, 2025

**WHEREAS**, water infrastructure is the lifeline of our communities and a day without water would be a public health and safety crisis, limiting the functionality of safety personnel such as firefighters and hospital staff, as well as businesses and homes; and

**WHEREAS**, America's water infrastructure is aging and failing—and more than two million Americans are living without access to clean, safe, and affordable water, with Indigenous communities and communities of color, as well as low-income communities, continuing to face disproportionate challenges in accessing safe and reliable water services; and

**WHEREAS**, Imagine a Day Without Water is a National Day of Action that raises awareness about and appreciation for our most essential resource;

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Service Authority Board of Directors hereby proclaims October 16, 2025, as the eleventh annual "Imagine a Day Without Water" to help Albemarle County residents and Albemarle County Service Authority customers recognize the value of safe, clean water to not only our community but to the quality of life, public safety, and economic health worldwide.

\*\*\*\*\*

Certified to be a true copy of a Resolution adopted by the Albemarle County Service Authority Board of Directors at a regularly scheduled meeting on September 18, 2025, by a vote of \_\_\_ to \_\_\_.

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Richard Armstrong, ACSA Board Chair





**ALBEMARLE COUNTY SERVICE AUTHORITY****AGENDA ITEM EXECUTIVE SUMMARY**

<b>AGENDA TITLE:</b> Northern Urban Area Utilities Master Plan	<b>AGENDA DATE:</b> September 18, 2025
<b>STAFF CONTACT/PREPARER:</b> Quin Lunsford, Executive Director	<b>ACTION:</b> Informational
	<b>ATTACHMENTS:</b> Yes

**BACKGROUND:** Staff from the Rivanna Water and Sewer Authority (RWSA) will provide an overview of the Northern Area Utilities Master Plan.

**DISCUSSION:** The RWSA recently completed a comprehensive study to create a Northern Area Utilities Master Plan, specifically focusing on the Northern Rivanna Pressure Zone for the water system and the Northern area for the sanitary sewer collection system, primarily their Powell Creek Interceptor. This Northern Service Area can be more easily described as the area north of the South Fork Rivanna River and includes approximately 4,500 ACSA customers.

This study addresses the impacts of proposed and ongoing developments on water and sewer systems, evaluates whether the current infrastructure improvement timelines are adequate, and identifies additional improvements required. The study also incorporates updated demand projections through the use of water and sewer modeling, to develop triggers for future upgrades.

The presentation today provides an overview of planning, projections, and the importance of reviewing and updating these plans as expected development specifically related to North Fork Research Park, Rivanna Station Futures, and North Pointe continues to evolve.

**BUDGET IMPACT:** Informational only.

**RECOMMENDATIONS:** None

**BOARD ACTION REQUESTED:** None; informational item only.

**ATTACHMENTS:**

1. Northern Urban Area Utilities Master Plan – PowerPoint Presentation

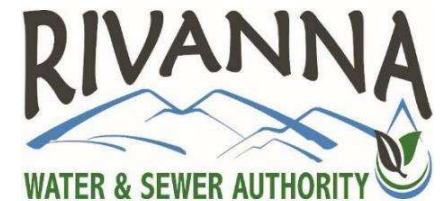


# Northern Urban Area Utilities Master Plan

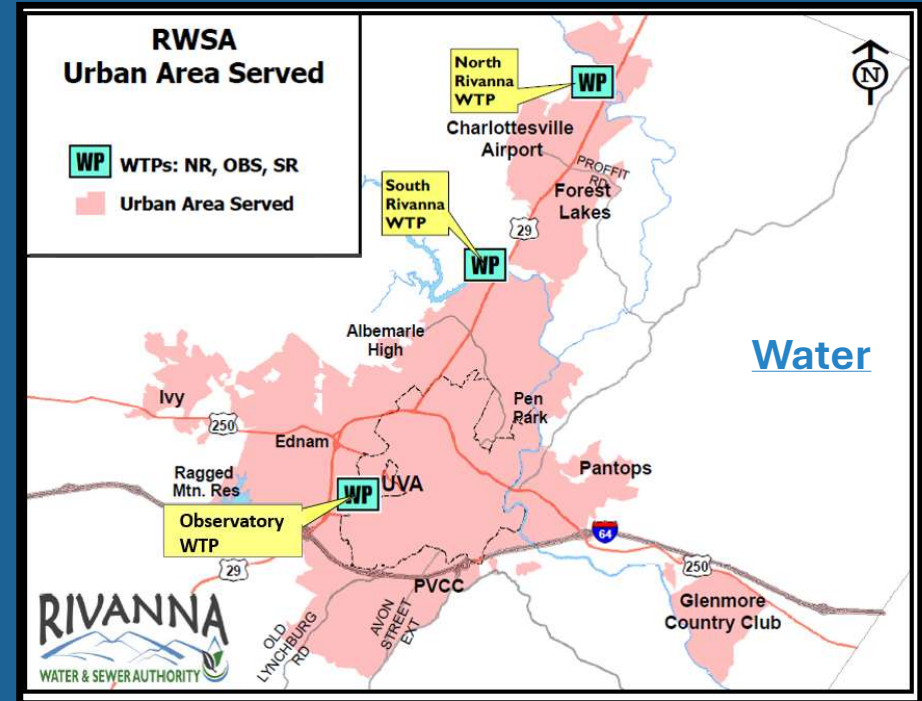
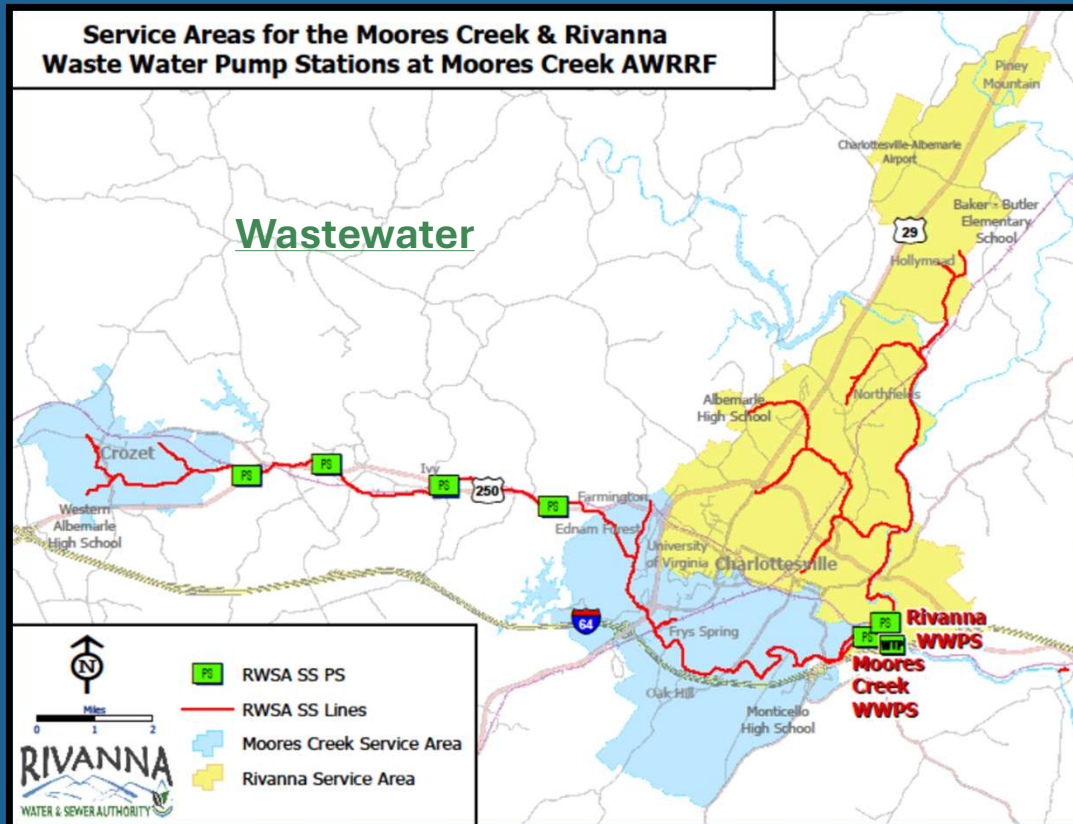


Presented to the ACSA Board of Directors

By Bill Mawyer, RWSA Executive Director and  
Jennifer Whitaker, RWSA Director of Engineering & Maintenance  
September 18, 2025



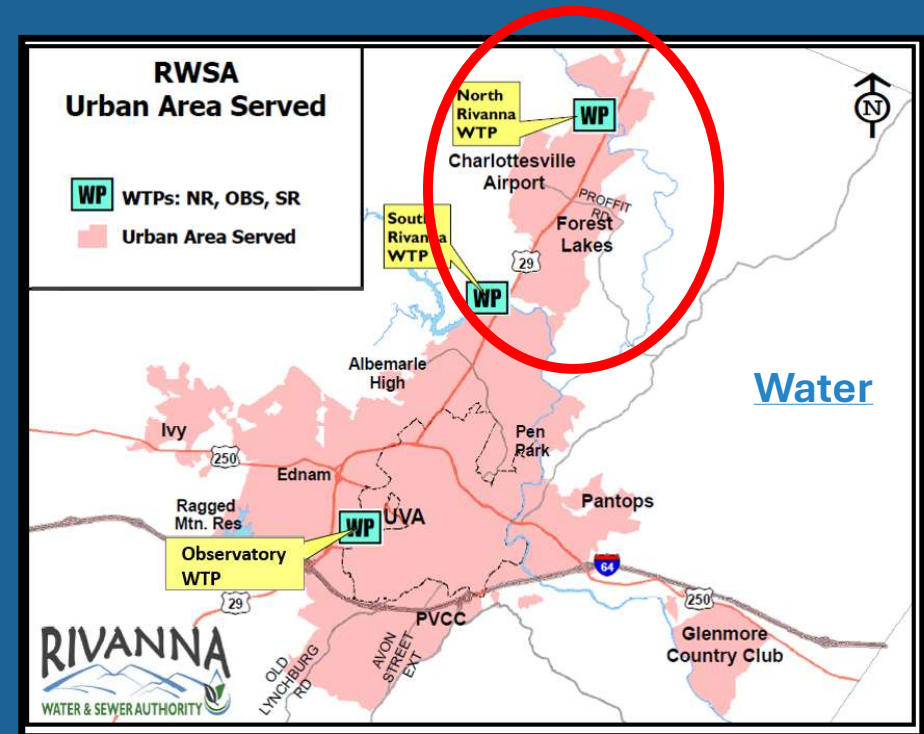
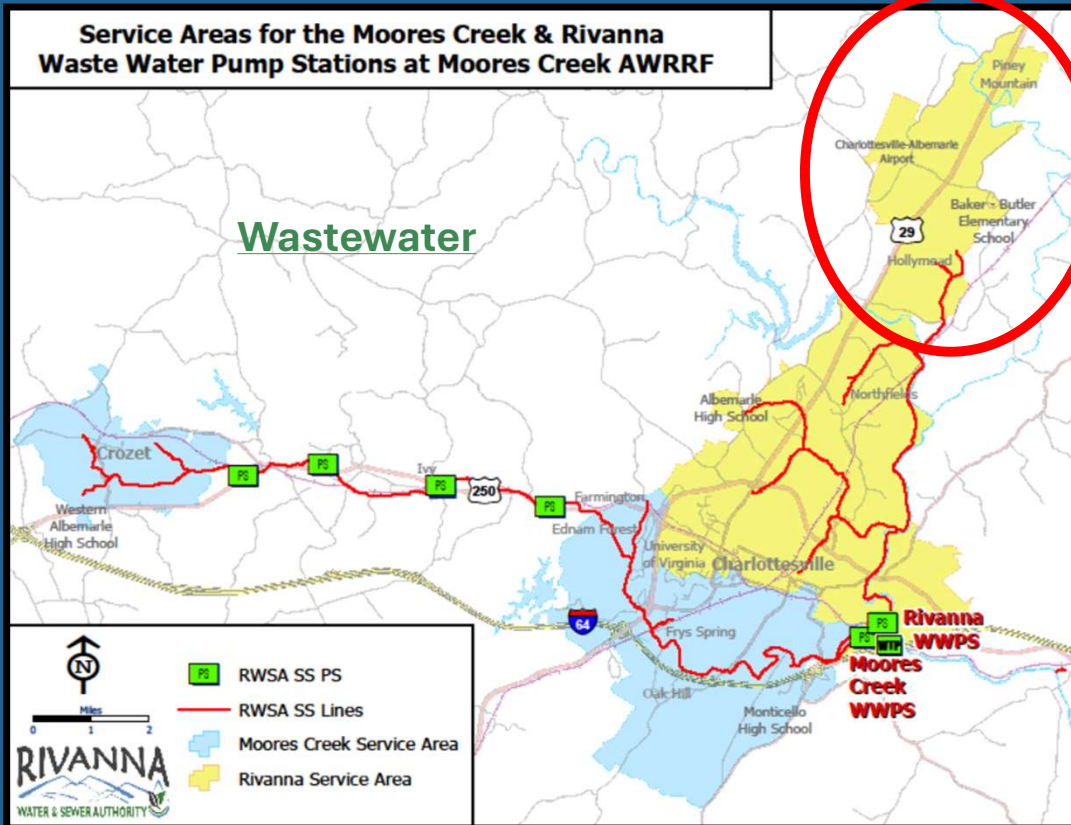
# Urban Service Area



- RWSA provides wholesale water and sewer service to 125,000 people in the Urban area
- Served by 3 Water Treatment Plants and 1 Wastewater Plant
- Slightly different service area for water vs wastewater



# Urban Service Area

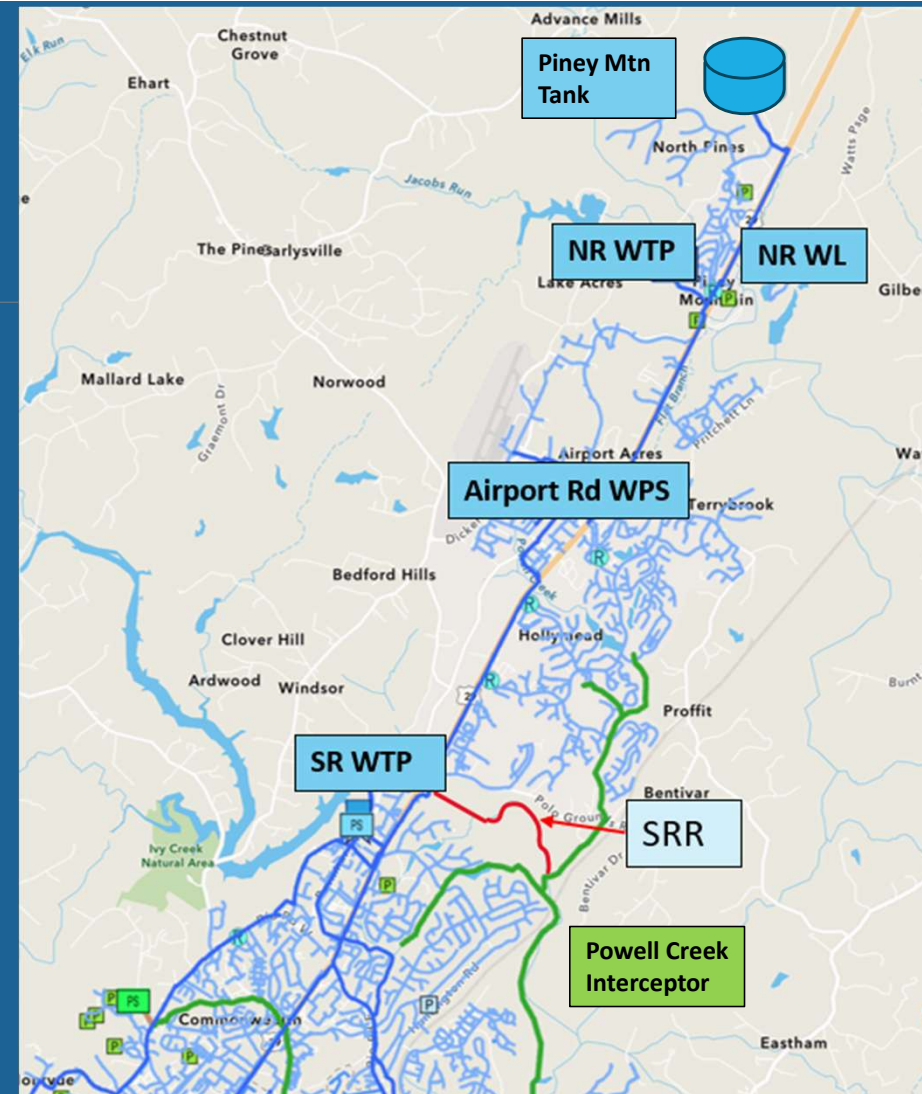


- RWSA provides wholesale water and sewer service to 125,000 people in the Urban area
- Served by 3 Water Treatment Plants and 1 Wastewater Plant
- Slightly different service area for water vs wastewater

# Northern Study Area

- Utilities north of the Rt. 29 Bridge over the South Rivanna River.
- **Water Infrastructure:**
  - Airport Road Finished Water Pump Station
  - North Rivanna Water Treatment Plant
  - North Rivanna Water Line
  - Piney Mtn Tank
- **Sanitary Sewer Infrastructure**
  - Powell Creek Interceptor

*\*NRWTP to be decommissioned in 2027-2028 following completion of the South Rivanna River Crossing Project in 2026*



# Current Utility Challenges in the Northern Area

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## ➤ Operational Isolation and Inefficiency:

- water supply from the Ragged Mtn Reservoir / Observatory WTP system is somewhat isolated from the northern and eastern parts of the water distribution system. Completion of the Central Water Line and 2<sup>nd</sup> SRR pipe crossing will strengthen the water distribution system.

## ➤ Vulnerability to Main Breaks:

- single-feed water lines and high operating pressures in the northern area are concerns. Additional river crossings (SRR and NRR) and distribution piping projects will improve redundancy and operating pressures.

## ➤ Storage and Pumping Upgrades:

- two 1 MG tanks and 2 additional pumps at the Airport Rd Pump Station will be needed.

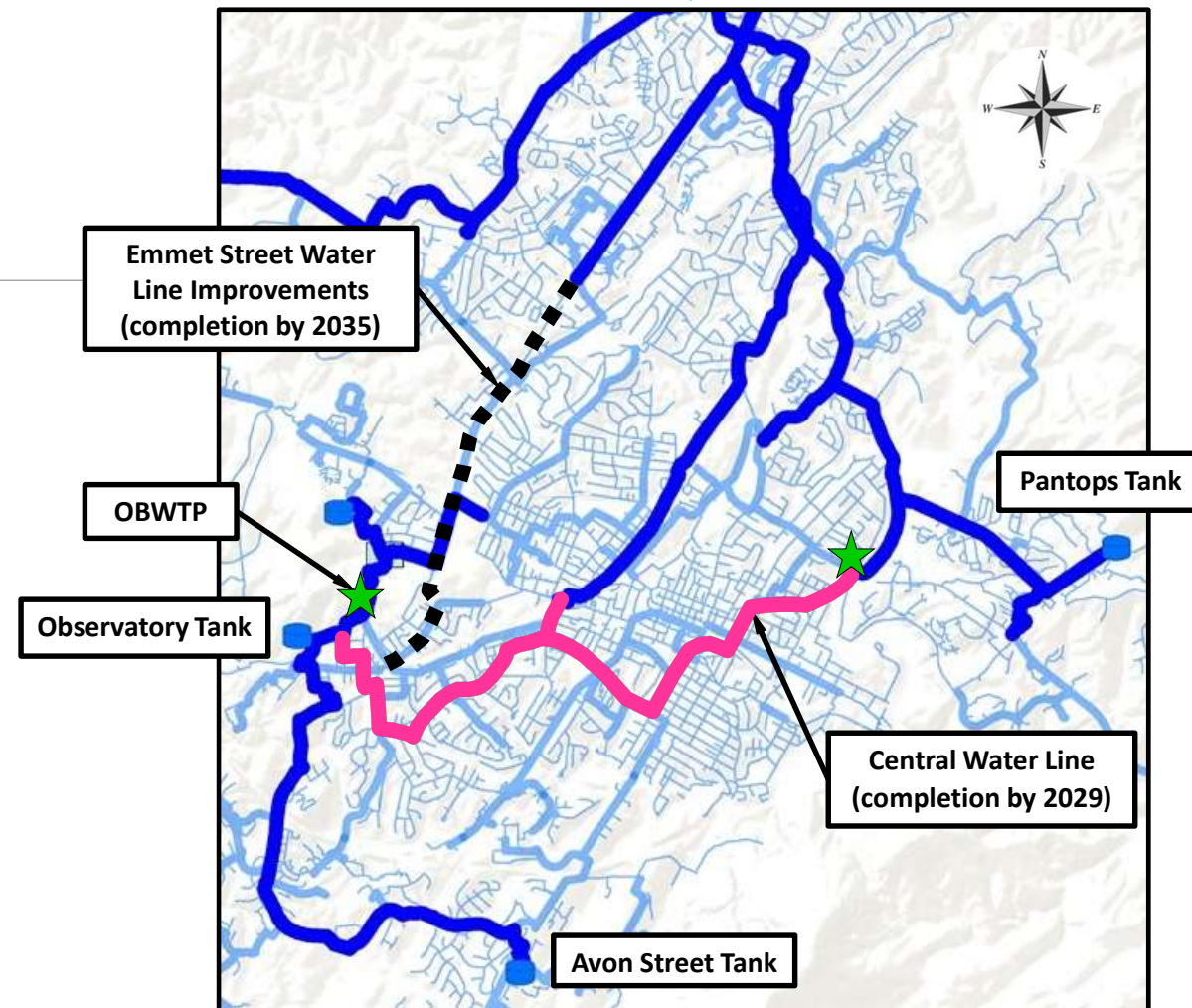






## Results of Urban Finished Water Master Plan

- Modeling shows that closing gaps in the water transmission system will help:
  - Provide consistent supply and pressure to customer faucets
  - Reduce service disruptions during water line breaks and tank maintenance
  - Support fire fighting demands
  - Improve system flexibility, efficiency, and redundancy
  - Utilize capacity of OBWTP upgrade



# Northern Area Utilities Master Plan

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## Goals:

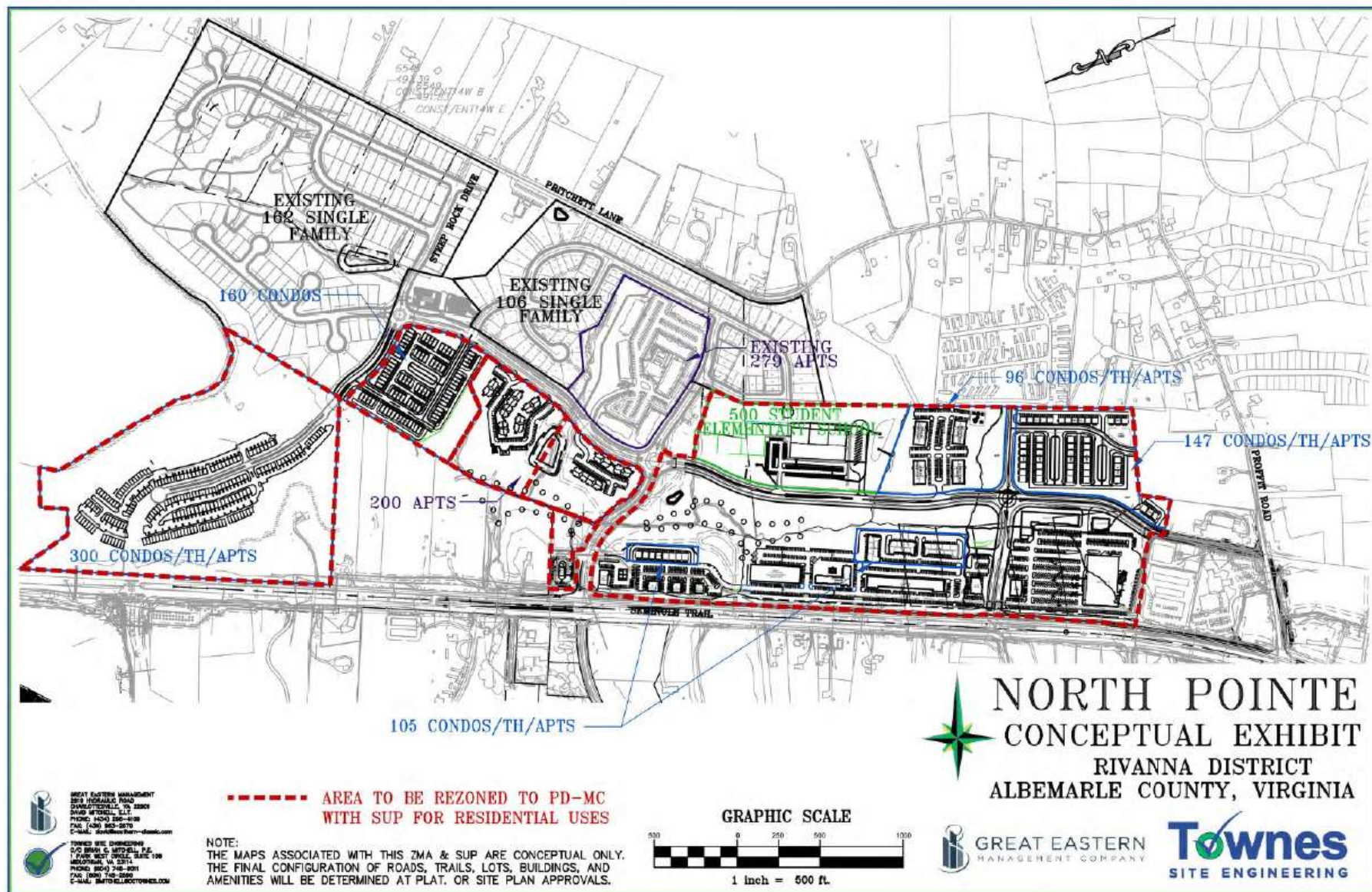
1. Consider upcoming developments to understand resulting utility demands.
2. Utilize existing water and sewer models to see how systems react with additional demands.
3. Utilize modeling results to confirm scope and schedule of Northern Area-specific CIP Projects
4. Compare to the 2019 Urban Finished Water Master Plan.















## Rivanna Futures Development Concepts



August 2024

**Table 2 – AD 2070 Average Day Demand Projections –  
UFWMP vs NAUMP in Key Growth Areas**

Key Growth Area	UFWMP	NAUMP	Difference (MGD)
North Fork Research Park	0.18	0.42	+0.24
Rivanna Station Futures	0.04	0.11	+0.07
North Pointe	-	0.14	+0.14
<b>Total</b>	<b>0.22</b>	<b>0.67</b>	<b>+0.45</b>

Table 3 – Projected Demand – North Zone

	UFWMP Demand Projections		Current Demand Projections	
Year	Average Daily Demand (MGD)	Maximum Daily Demand (MGD)	Average Daily Demand (MGD)	Maximum Daily Demand (MGD)
<b>*Existing</b>	0.35	0.55	0.5	0.78
<b>2030</b>	0.55	0.86	1.08	1.69
<b>2045</b>	0.74	1.15	1.22	1.90
<b>2070</b>	0.91	1.41	1.36	2.12
*Existing demands derived from 2019 data for UFWMP and current 2024 data for current demand projections				

# Modeling Results - Water

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- **Challenge:** Increased demands lead to increased pump run times. Exceeds capacity of Airport Road FWPS and two pumps are required to fill Piney Mountain Tank.  
*Solution: Add a third 1.5 MGD pump inside Airport Road FWPS by 2027.*
- **Challenge:** Airport Road FWPS performance is influenced by South Rivanna Water Treatment Plant production. During times when SRWTP is in low production Airport Road FWPS suction pressure is adversely impacted.  
*Solution: Add a 1 million gallon ground storage tank at the Airport Road FWPS site by 2029.*
- **Challenge:** As demands increase, water velocity in the RWSA North Rivanna Waterline increases, leading to increased head loss and inefficient transmission of water  
*Solution: Complete a second finished watermain from Airport Road FWPS along the new Berkmar Extension (to Airport Road) by 2027.*  
*Solution: Work with ACSA on potential betterment opportunities for watermain looping through larger development areas.*  
*Solution: Complete the North Fork Rivanna 2<sup>nd</sup> River Crossing and North Rivanna Waterline Reinforcement Projects by 2030.*



# Northern Area Water System Improvement Projects

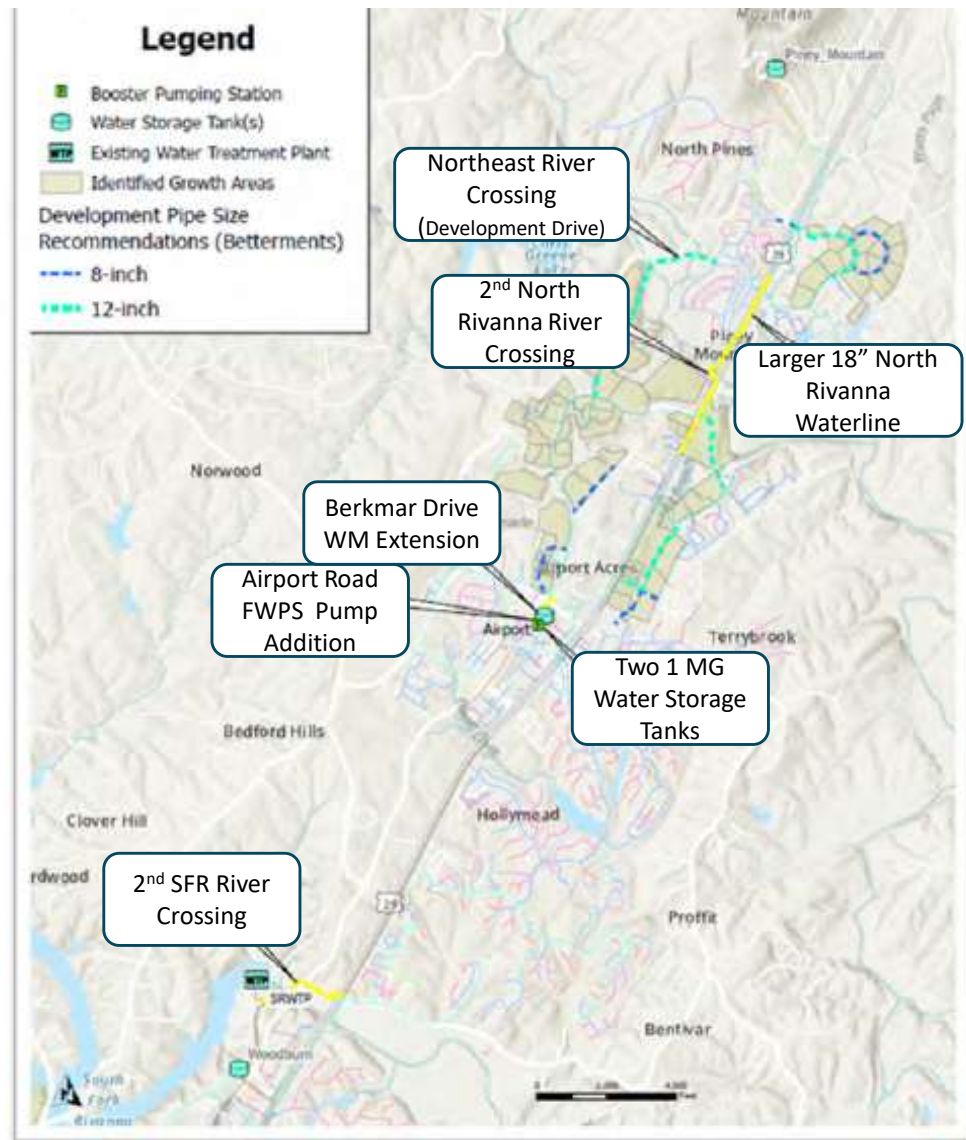
2025 – 2070  
\$60 M

Table 4 – Northern Area Water System Prioritized Improvements

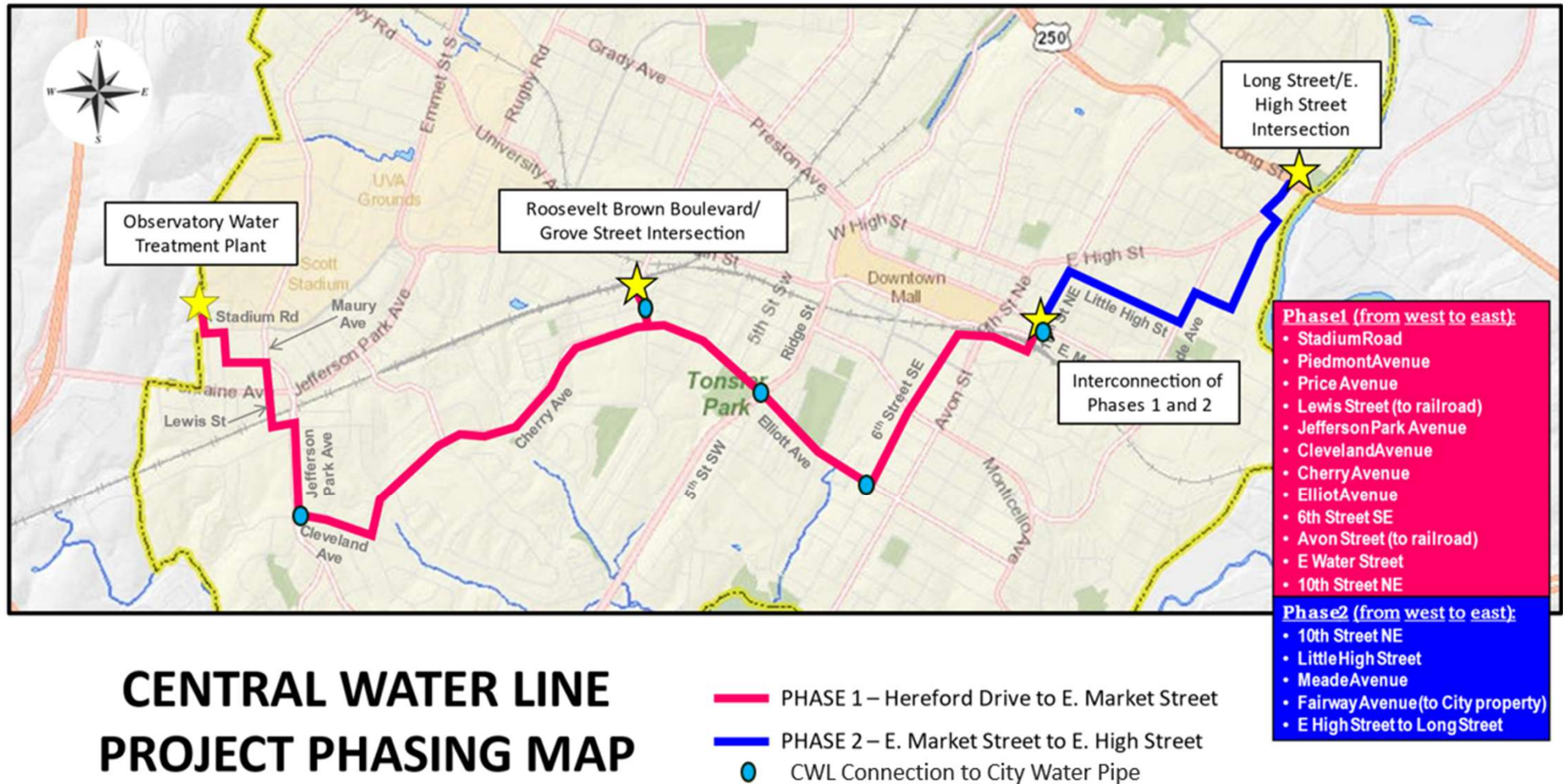
Recommended Improvement(s)	Category	Completed By	Estimated Cost (\$M)	Status
Airport Road PS Water Line - Phase 1	Conveyance	2025	6.0	Completed
Airport Road Finished Water Pump Station	Conveyance	2025	4.0	Completed
South Rivanna River Second Crossing	Redundancy + Conveyance	2026	7.3	Under Construction
NRWTP Decommissioning	Supply	2028	2.94	Scheduled
Airport Road PS Water Line - Phase 2 (Berkmar Extension)	Conveyance	2028	1.5	
APFWPS Pump Addition	Conveyance	2028	0.5	
Water Storage Tank No.1 @ APFWPS	Storage	2029	5.0	
North Rivanna Waterline Reinforcement	Resilience	2031	5.7	
North Rivanna River Second Crossing	Redundancy	2031	1.2	
Pressure Surge Mitigation	Resilience	2035	1.0	
North Rivanna Waterline Replacement	Resilience	2060	14.0	
Water Storage Tank No.2 @ APFWPS	Storage	2060	6.5	
Airport Pressure Zone Modifications	Resilience	2070	2.8	

# Northern Area Water Improvement Projects

# 2025 - 2070



# Central Water Line Project





# Airport Road Water Pump Station and Piping

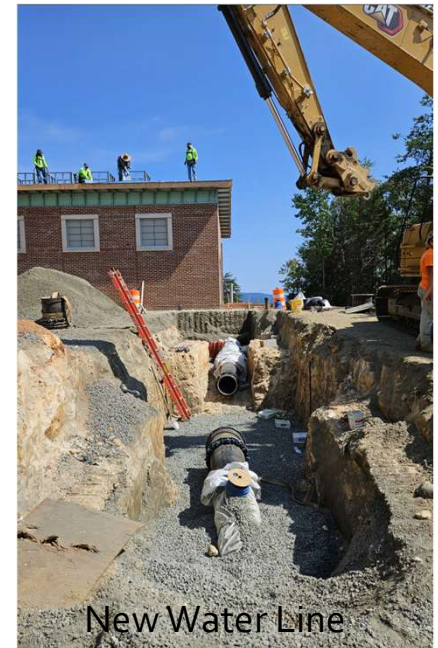
- Connects Piney Mountain and Urban pressure zones to improve reliability and capacity
- Supplies the Piney Mountain Tank
- Will allow for decommissioning of the North Rivanna WTP
- Completed: 2025
- Cost: \$10 M



New Pump Station



Outgoing Finished Water

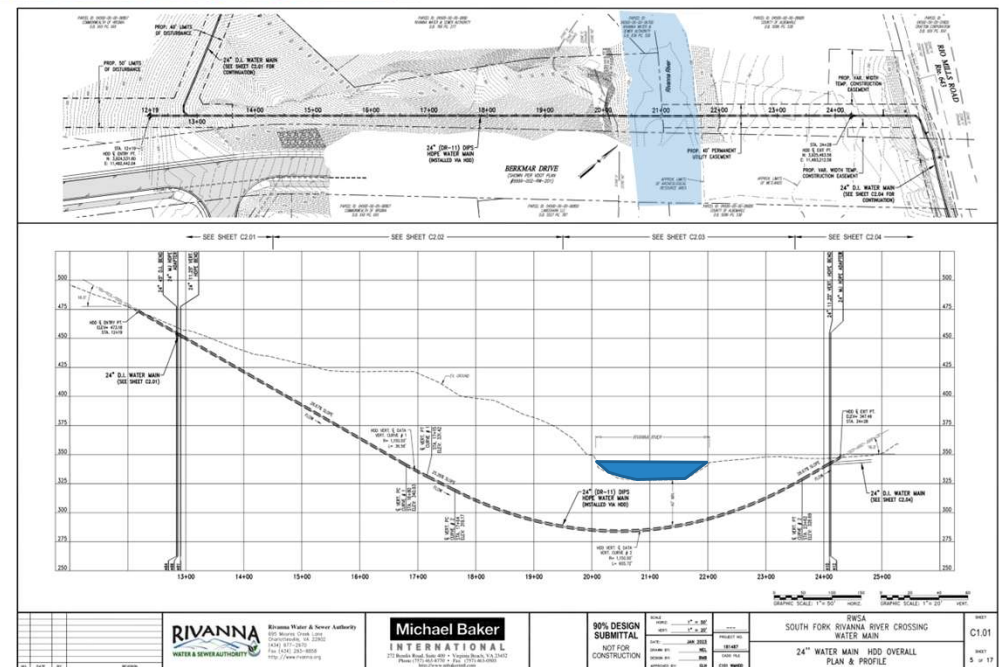
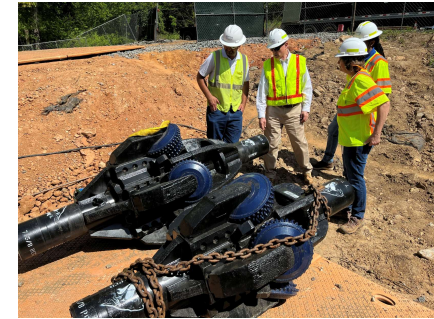
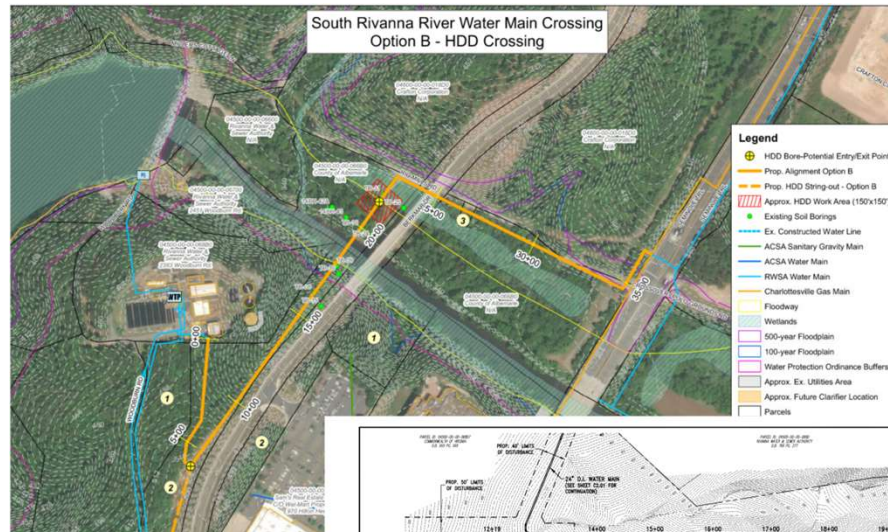


New Water Line



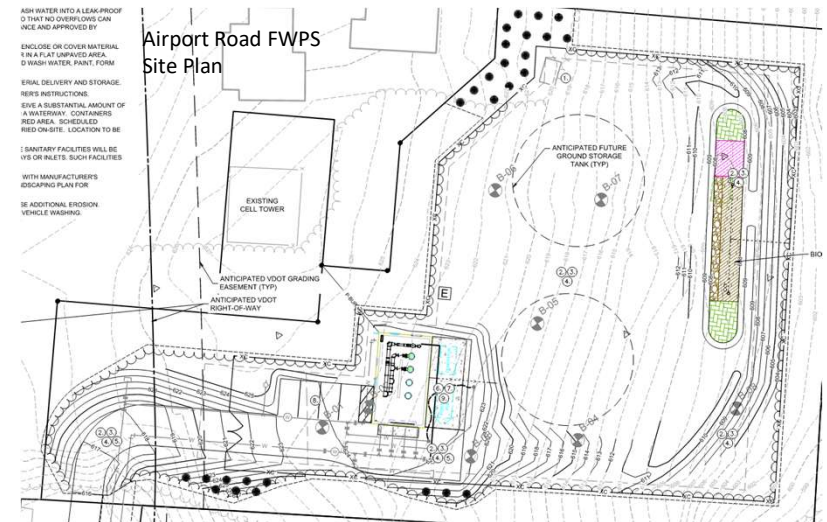
# South Rivanna River Crossing

- 2<sup>nd</sup> pipe to be installed 40-feet beneath the Rivanna River to improve capacity, reliability and resiliency in the northern area of the Urban Water System (2,500 LF)
- Construction: Jan 25 – June 26
- Budget: \$6.5 M



# Long Term Water Projects

- Pressure Surge Evaluation & Mitigation – Complete by **2035**
- North Rivanna Waterline Replacement – Complete by **2060**
- Second 1.0 MG Tank @ Airport Road FWPS – Complete by **2060**





# Northern Area – Sanitary Sewer

- Primary Infrastructure – Powell Creek Interceptor (PCI)
  - 2024 Average Daily Dry Weather Flow (ADDWF) – 0.61 MGD
  - 2024 Peak Wet Weather Flow (PWWF) – 1.67 MGD
- Updated flow projections (ADDWF):
  - 2030 – 1.21 MGD
  - 2045 – 1.47 MGD
  - 2070 – 1.61 MGD



# Sanitary Sewer Improvements

2030 – 2070  
\$22 M

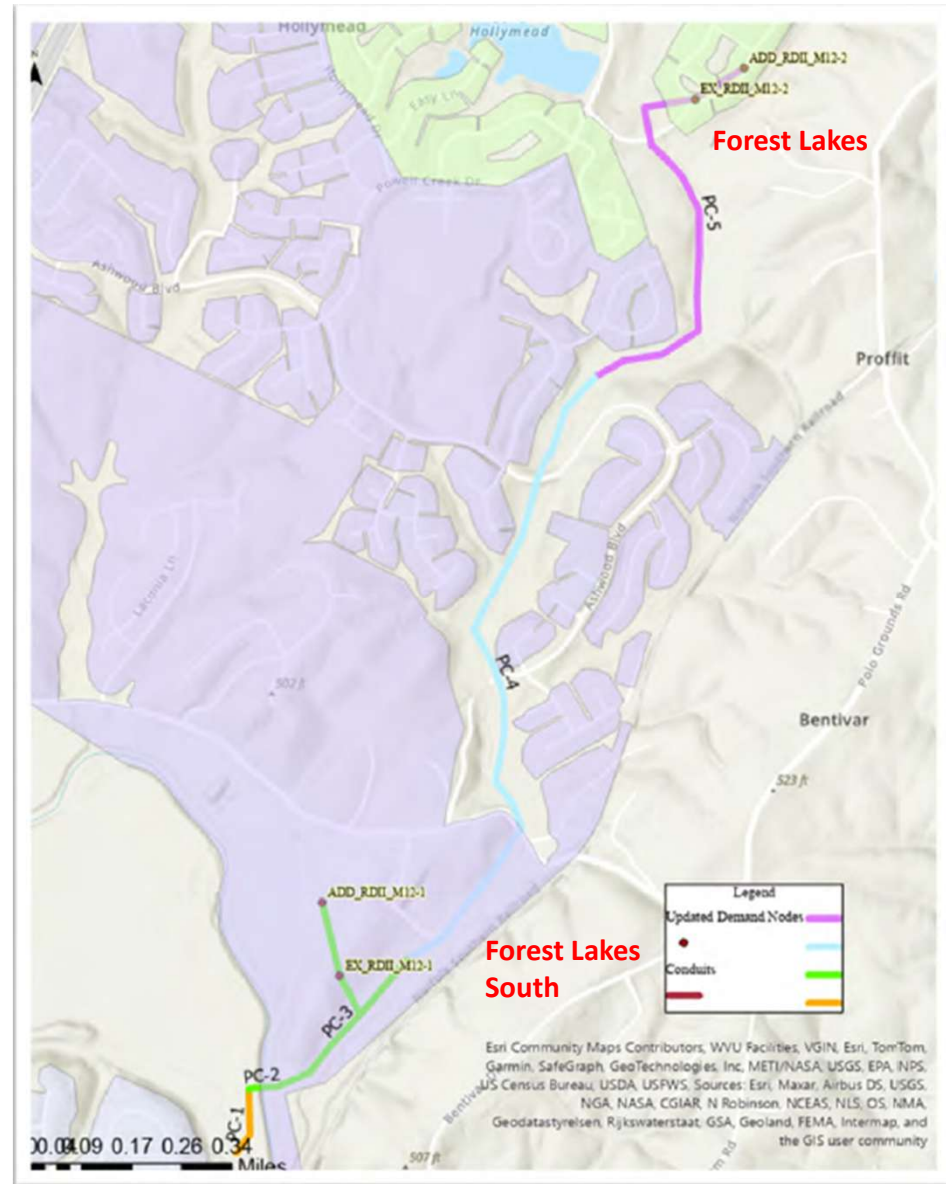
Table 11 – Sanitary Sewer Needs Trigger Chart

Year	Projected ADDWF (MGD)	Projected PWWF (MGD)	Proposed Improvement(s)	Associated Cost (\$M)
2030	1.21	5.84	Implement targeted Inflow and Infiltration (I&I) reduction measures, including sewer rehabilitation and lining, to optimize existing capacity and delay the need for major interceptor upgrades	TBD
2045	1.47	6.18	Conduct a comprehensive system reassessment, considering realized flows and reassess the need for interceptor upsizing or flow equalization measures to ensure long-term capacity is available	\$0.25M
2070	1.60	6.33	Upgrade Powell Creek Interceptor Reaches PC-4 and PC-5 to 24-inch diameter pipes to accommodate projected peak wet weather flows and prevent capacity constraints under full growth conditions	<b>\$21.1 M</b> (\$7.5M + \$13.6M)



# Northern Area Utilities

## Sanitary Sewer Improvements



# RWSA Northern Area Capacity & Demand Summary

Year	Water Capacity	Water Demand	Peak Water Demand
2024	1.3 mgd	0.47 mgd	0.87 mgd
2027	1.5 mgd	1.05 mgd	1.66 mgd
2030	3.0 mgd	1.08 mgd	1.77 mgd
2045	3.0 mgd	1.22 mgd	1.90 mgd
2070	3.0 mgd	1.36 mgd	2.12 mgd

Year	Sewer Capacity	Sewer Flows	Peak Flows
2024	4.5-5.5 mgd	0.61 mgd	1.67 mgd
2027	4.5-5.5 mgd	1.03 mgd	3.79 mgd
2030	4.5-5.5 mgd	1.21 mgd	4.43 mgd
2045	4.5-5.5 mgd	1.47 mgd	5.05 mgd
2070	11.0 mgd	1.61 mgd	5.29 mgd

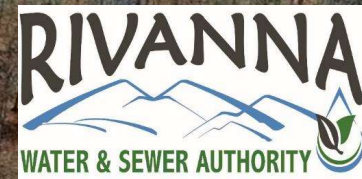
# Construction Schedule for Major RWSA Water Supply Projects

	CY 2021	CY 2022	CY 2023	CY 2024	CY 2025	CY 2026	CY 2027	CY 2028	CY 2029	CY 2030	CY 2031	CY 2032	CY 2033	
IMPROVEMENTS REQUIRED FOR NRWTP DECOMMISSIONING		AIRPORT RD WATER PUMP STATION: <i>completed</i>				\$10 M								
IMPROVEMENTS FOR ARPS / NORTH RIVANNA ZONE RELIABILITY					2 <sup>ND</sup> SFR RIVER CROSSING		\$6 M			2 <sup>ND</sup> NFR RIVER CROSSING & NRW REINFORCEMENTS		\$6.3 M		
IMPROVEMENTS FOR URBAN ZONE RELIABILITY	OBWTP / SRWTP IMPROVEMENTS: <i>completed</i>				\$43 M	CENTRAL WATER LINE				\$79 M				
IMPROVEMENTS FOR LONG-TERM SYSTEM RELIABILITY					RMR TO OBWTP RAW WATER PIPE & PS					\$61.5 M				
IMPROVEMENTS FOR CAPACITY, OPTIMIZATION AND RESILIENCE: Increase RMR storage 700 MG					RMR POOL RAISE		SFRR TO RMR RAW WATER TRANSFER SYSTEM					\$123 M		
ANTICIPATED NRWTP DECOMMISSIONING							NRWTP DECOMMISSIONING	\$3 M						
DEMAND DRIVEN IMPROVEMENTS – NORTHERN AREA MP							3 <sup>RD</sup> PUMP & 1.0 MG TANK – AIRPORT RD		\$5 M					
Updated 5/16/2025														



# Questions?

Ragged Mountain Reservoir



**ALBEMARLE COUNTY SERVICE AUTHORITY****AGENDA ITEM EXECUTIVE SUMMARY**

<b>AGENDA TITLE:</b> Customer Information System Update  <b>STAFF CONTACT/PREPARER:</b> Quin Lunsford, Executive Director Emily Roach, Interim Director of Finance	<b>AGENDA DATE:</b> September 18, 2025  <b>ACTION:</b> Informational  <b>ATTACHMENTS:</b> Yes
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**BACKGROUND:** With the deployment of the ACSA's new website and telephony solution, staff focus has shifted to the procurement of a modernized Customer Information System (CIS).

**DISCUSSION:** ACSA teams, in close collaboration with Validos (consultant), are working through a competitive procurement process to replace our legacy billing system. This legacy system has been utilized by the ACSA for more than 30 years and is approaching the end of its useful life. While the system has been stable and reliable, technological advances and customer expectations have evolved.

Validos has led fact gathering sessions, future need assessments, and development of a comprehensive Request for Proposal (RFP) and review of proposals. This process included thorough evaluations of 8 proposals leading to our short-listing of the three highest rated submissions.

Our presentation today will outline our current state, guiding principles, an update on current project status, and next steps. The project team, which includes members from each department, has been critical in assessing needs and ensuring our investment in a modern system is beneficial to a variety of users.

**BUDGET IMPACT:** Informational only.

**RECOMMENDATIONS:** None

**BOARD ACTION REQUESTED:** None; informational item only.

**ATTACHMENTS:**

1. Customer Information System Update – PowerPoint Presentation



# Customer Information System (CIS) Procurement Update

September 18, 2025

# Agenda

Current System Background

Project Success Measures and Guiding Principles

Progress Update

Next Steps



# Current System Background

Legacy system in place for 30+ years

Lacks customer experience components expected by our customers

Stable on-premise system but many manual processes

Inadequate integration to other critical platforms

# Project Success Measures and Guiding Principles

Improve  
Customer  
Experience

Create  
Efficiencies

Meet future  
needs of  
customers

Safety and  
Security

Reliability and  
Business  
Continuity

Increased  
Engagement

Targeted  
Customer  
Communications

## Progress Update

Diverse project team, representation from all  
ACSA departments



Onsite analysis, job shadowing, collaboration  
with ACSA's CIS consultant and staff



In-depth review of 8 proposals

## Next Steps

### 3 proposals shortlisted

In-depth presentations  
scheduled with  
shortlisted vendors

Reference Analysis



### Contracting

Resolution of  
outstanding  
items

Statement of  
Work  
Development

Contract  
Negotiations



Questions

