

BOARD OF DIRECTORS' MEETING

December 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; 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.

9:00 a.m.	1. Call to Order and Establish a Quorum –Statement of the Board Chair
9:05 am.	2. Recognitions – Emily Roach, Human Resources Excellence Award
9:10 a.m.	3. Approve Minutes of November 20, 2025
9:20 a.m.	4. Matters from the Public
9:25 a.m.	5. Response to Public Comment
9:30 a.m.	6. 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. 2026 ACSA Board of Directors Meeting Schedule
	h. 2026 ACSA Holiday Schedule
9:50 a.m.	7. ACSA Annual Investments Report
10:10 a.m.	8. FY 2027 Budget Guidelines and Schedule
10:20 a.m.	9. Imagine a Day Without Water (IADWW) 2025 Art Contest Winners
10:30 a.m.	10. Items Not on the Agenda
10:35 a.m.	11. Adjourn



ALBEMARLE COUNTY SERVICE AUTHORITY

STATEMENT OF CHAIR TO OPEN DECEMBER 18, 2025 MEETING

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

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 November 20, 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; Mr. Charles Tolbert (remote); Ms. Kimberly
7 Swanson.

8 **Members Absent:** None.

9 **Staff Present:** John Anderson, Mike Derdeyn, Quin Lunsford, Jeremy Lynn,
10 Alex Morrison, Emily Roach, Danielle Trent, April Walker.

11 **Staff Absent:** None.

12 **Public Present:** Addison Roeschley, Brown Edwards.

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

15 The Chair called the meeting to order. He then read the opening
16 Board Chair statement (Attached as Page _____), and a quorum was
17 established. He stated that pursuant to State law and the ACSA's policy, Mr.
18 Charles Tolbert is participating in the meeting remotely from his home in
19 Albemarle County due to a temporary medical condition.

20 ***Ms. Palmer moved to approve Charles Tolbert's remote participation in***
21 ***the November 20, 2025, Board of Directors meeting; seconded by Ms.***
22 ***Swanson. All members voted aye.***

23
24 2. Approve Minutes of September 18, 2025

25 Ms. Palmer stated that she submitted her changes via email before
26 the meeting. Mr. Lunsford stated that he could quickly go over those
27 changes. He stated that on page six of the minutes, line five, "North" should
28 be "South." He then read through an alternate wording of the following
29 sentence, as Ms. Palmer did not understand it as it was originally written. Mr.
30 Parcels stated that he wondered about that sentence too, but he looked
31 back and it said it was the north zone. Ms. Palmer stated that there is no

November 20, 2025

Albemarle County Service Authority Board of Directors

1 other treatment plant there, so it did not make sense to her either way. Mr.
2 Parcels stated that he had a third correction on page 16 of the packet, line
3 16. He stated that the word “ad” should be “and.”

4 ***Ms. Palmer moved to approve the minutes of September 18,***
5 ***2025; seconded by Mr. Parcels. All members voted aye.***

6
7 3. Matters from the Public & Response to Public Comment

8
9 4. Response to Public Comment

10
11 5. Consent Agenda

12 ***a. Monthly Financial Reports*** – Mr. Parcels stated that, as part of the audit
13 team, he learned that there was a GASB ruling about stating liabilities for
14 compensated absences. He stated that for August, the number was
15 increased and the FY 2024 numbers in the audit report are restated to
16 include that liability. He stated that it was remarkable to him because the
17 overall effect for compensated absences was a change in just over \$1
18 million. Ms. Palmer asked for that to be explained further.

19 Mr. Lunsford stated that in the past, compensated absence liability
20 was purely for annual leave accruals. He noted that the new GASB
21 statement requires that a portion of sick leave, which is not payable upon
22 retirement or termination of employment, now be reflected on the face of
23 the financial statements. He mentioned that the calculation related to the
24 new GASB statement pulls some of the sick leave that employees have
25 accrued over their tenure to be reflected there.

26 Ms. Palmer asked how employees can take advantage of their sick
27 leave, other than being sick. Mr. Lunsford replied that, other than being
28 sick, they cannot take advantage of the sick leave they have earned.

29 Mr. Roberts asked if there is a limit on the sick leave that employees
30 can draw up on upon retirement. Mr. Lunsford replied that there is a cap
31 on sick leave for employees under the VRS Hybrid plan because they are

Albemarle County Service Authority Board of Directors

1 able to participate in short and long-term disability. He noted that for VRS
2 Plan 1 and 2 employees, there is no cap on their sick leave accrual. He
3 noted that the sick leave, however, is not payable upon termination or
4 retirement.

5 Mr. Parcels noted the maintenance variance percentage of 20% in
6 the monthly statements. He stated that, granted, it is only a third of the
7 way into the fiscal year and perhaps some of the equipment or other
8 budgeted items have not been purchased yet. Mr. Morrison replied that he
9 would have to look at the numbers, but there are some fairly large
10 equipment needs that have not shown up in the financial reports yet, such
11 as the new flush truck. Mr. Lunsford replied that this is somewhat accurate.
12 He mentioned that the flush truck will be capitalized, thus it will not be
13 reflected in the maintenance budget. He noted that it will be depreciated
14 over the course of the next 10 years. He stated that the driver of some of
15 the change is timing, but there have also been a handful of vacancies that
16 are driving some of that as well. He added that he can provide a detailed
17 report if necessary.

18 Ms. Swanson asked for clarification on the payment to the school
19 division for the Galaxie Farm Connection project. Mr. Lynn replied that the
20 ACSA is having their contractor install that interconnect. He stated that they
21 paid in advance for the design and anticipated construction cost, which is
22 very similar to what they do for VDOT betterment projects.

23 ***b. Monthly Capital Improvement Program (CIP) Report*** – Mr. Parcels
24 stated that for the Northfields project on page 60, 9 of the 17 easements
25 have been obtained and the ACSA is on its second round of offer letters.
26 He stated that he was curious as to what the second round means and if
27 there is any change in the offer amount. Mr. Lynn replied that there typically
28 is not a change in the monetary offer. He stated that it was more of a follow
29 up to the initial correspondence. He noted that they have received one more
30 easement, so they are up to 10 out of 17. He added that they will continue
31 to try and get the remaining 7 through phone calls and maybe some site

Albemarle County Service Authority Board of Directors

1 visits. Mr. Parcels asked if the project was still within the scope of things
2 timing wise. Mr. Lynn replied yes.

3 Mr. Parcels asked if the ACSA waits for all of the easements to be
4 acquired before issuing the RFP. Mr. Lynn replied that before they advertise
5 for construction, they need to have all of the easements acquired.

6 Ms. Swanson asked if there has been any significant turnover with
7 property ownership in the area and perhaps some people were not aware
8 of the capital projects. Mr. Lynn replied that he does not know the answer
9 to that question. He mentioned, however, that everyone they began
10 communication with appear to still own the properties. He noted that of the
11 17 easements needed, they are still dealing with the same people they
12 started out dealing with. He added that they are making good progress on
13 the sewer easements as well, which are a bit more impactful to the property
14 owners.

15 Mr. Parcels stated that his next question was about the Airport
16 Trunk Sewer Upgrade project on page 66, which they did not get to discuss
17 last month. He stated that there were four easements left to acquire, and it
18 looks like those same four easements are still problematic. Mr. Lynn replied
19 that they did acquire one yesterday, putting them at 21 out of 24 easements
20 acquired, and they have a verbal on number 22. He stated that of the two
21 remaining easements, one is the HOA which just needs to go through their
22 formal board process. He noted that they had a very well-attended public
23 meeting last Tuesday night, with about 30 people in attendance. He stated
24 that there were some great questions, some of which they could not answer
25 because they do not know some of the means and methods the contractor
26 is likely to perform. He added that they agreed to a follow-up meeting once
27 they have a contractor on board. He stated that they also talked about an
28 email newsletter to provide regular community updates during the course of
29 construction.

30 Mr. Parcels stated that one of the focal points of the easement
31 discussions was the Weiss family. He asked how that situation worked out.

Albemarle County Service Authority Board of Directors

1 Mr. Lynn replied that the property was recently sold, and they have secured
2 the easement across that property.

3 Mr. Parcels stated that he had another question about the Crozet
4 Phase 3 SSES on page 68. He stated that he thought Ramboll was going
5 to make some determinations and report back, but it looks as if they are
6 moving forward with more testing and work. Mr. Lynn replied that their
7 analysis was focused on what the next steps would be, whether that is
8 smoke testing, CCTV inspections, or night-flow isolation and measurement.
9 He stated that they are performing smoke testing this week and they are
10 about two-thirds done. He mentioned that most of the issues have been
11 clean-out caps missing on private laterals, as well as some defects on the
12 private side. He noted that there was no “smoking gun” with the smoke tests
13 that would indicate a major issue on the ACSA’s collection system at this
14 point.

15 Mr. Parcels stated that Jennifer Whitaker, with RWSA, mentioned
16 the 3-4x factor when there is stormwater penetrating the system. He asked
17 if this is a true factor or industry-wide standard, or if there is a different
18 number for the ACSA’s system. Mr. Lynn replied that it is an industry
19 number, which is what one would expect to see. He stated that older
20 systems have larger peaking factors. He noted that over the years, the
21 ACSA has done a lot of rehabilitation to lower those peaking factors, but
22 things eventually reach a point of diminishing return. He stated that there
23 are challenges addressing issues on the private side.

24 Mr. Parcels stated that assumes any new technology or
25 approaches that have been learned will be implemented with the Airport
26 Trunk Sewer upgrades. Mr. Lynn replied that they are replacing a 30-year-
27 old sewer, so they will be using better pipe material and better construction
28 methods.

29 Ms. Palmer stated that when the cost allocation agreement was
30 created, the decision was made to install flow meters. Mr. Lynn stated that
31 the permanent flow meters is still an ongoing thing, and there are also

Albemarle County Service Authority Board of Directors

1 temporary flow meters used every five years to get more granulated data in
2 different areas, which is how the allocation is determined. He stated that the
3 City has probably invested a lot more in their sewer rehabilitation because
4 their system is much older.

5 Ms. Palmer asked about the Northfields sewer project. She asked
6 how many of the 20 people connecting to the new sewer line were getting
7 assistance from the pool of money the County put aside several years ago
8 for sewer connections. Mr. Lynn replied that he does not think any of them
9 are, as they have not made the connection to let them know it is a resource.
10 He stated that he does not know if there are income requirements or not.
11 Ms. Palmer stated that she does not know if the money is still there, but it
12 would not hurt to check with the County. Mr. Lynn stated that once they get
13 closer to construction and know when they are doing the work, they can
14 connect those dots and let them know that it might be a resource.

15 Ms. Swanson stated that she had a question about the Briarwood
16 Water Main Replacement project on page 60. She asked if the contractors
17 are aware of their worker's trash. Mr. Lynn replied that they did have a
18 conversation with the contractors about that issue and the ACSA inspector
19 is doing their best to impress upon them the importance of keeping the site
20 clean.

21 ***c. Monthly Maintenance Update –***

22 ***d. IT Monthly Update –*** Mr. Parcels asked how far along the ACSA is in
23 updating the access controls at all of the pump stations. Ms. Walker replied
24 that they have currently completed two, which are being tested. She stated
25 that they are budgeting for more in the next fiscal year, but the first two was
26 a testing process. She mentioned that they upgraded one through in-house
27 staff and the other through an outside contractor, to gauge the difference in
28 cost. She noted that there are different types of doors depending on the
29 type of pump station, thus the cost will vary depending on the type of door.
30 Mr. Parcels asked how many total stations will be upgraded. Ms. Walker
31 replied that there are 30 total pump stations.

Albemarle County Service Authority Board of Directors

1 Mr. Parcels noted that the SCADA communications update states
2 that the ACSA is working with a cellular company to build a secure network.
3 Ms. Walker stated that Ashcroft, due to the elevation and tree coverage,
4 occasionally loses SCADA communication. She stated that they currently
5 work with one vendor, Verizon, for communication. She mentioned that for
6 redundancy, they are working with a different provider who claims to have
7 better towers and cell coverage in that area. She noted that in order for it to
8 be a SCADA network, it has to be a private network. Mr. Parcels asked if
9 they are building a network just for Ashcroft. Ms. Walker replied yes. She
10 stated that the private network only allows the ACSA's machines to
11 communicate with the system, and there will be one at each Ashcroft pump
12 station.

13 Mr. Parcels asked, when talking about SCADA at the different pump
14 stations, how they are all networked together. Ms. Walker replied that it is
15 currently a private network through Verizon. She stated that there is one
16 device in the server room, which is the only device allowed to communicate
17 with each of the other devices. She stated that the new network will be just
18 between the Ashcroft pump stations and the device in the server room.

19 Mr. Parcels asked how the new network ties into risk and resilience
20 in terms of penetration. Ms. Walker replied that they have had the system
21 pen tested before and it successfully passed. She stated that they will be
22 doing the same with the new system. She noted that the new network will
23 be through a new provider that does not have as much experience with
24 private networks, so they are eager to test it. She added that they will then
25 expand beyond Ashcroft, but it is the trouble network currently, so they are
26 starting there.

27 Mr. Parcels asked if that compares in any way to the AMI network
28 towers. Ms. Walker replied that AMI does not have to be as secure. She
29 stated that if someone hacks into the AMI system, they will not get anything
30 but meter readings.

Albemarle County Service Authority Board of Directors

1 Mr. Morrison added that Ashcroft is also the ACSA's most
2 complicated system in terms of communication for control. He stated that a
3 sewer pump station involves all internal controls, so the system is looking
4 at instrumentation that is onsite. He mentioned that most water pump
5 stations are communicating with a single tank to know when to fill the tank.
6 He noted however, when in a filling sequence at Ashcroft, there are three
7 pump stations and the upper tank all communicating for control.

8 ***e. Rivanna Water and Sewer Authority (RWSA) Monthly Update*** – Mr.
9 Roberts asked about the reservoir water levels. Mr. Lunsford replied that
10 South Rivanna is 100% full, Ragged Mountain is down, and Beaver Creek
11 is nearly full. Mr. Roberts asked if it was true that private ponds are down.
12 Mr. Lunsford replied yes. He stated that precipitation is less than normal,
13 but ground water is strong and stream flows are ok. He stated that currently,
14 they are ok but would certainly like to see more precipitation going into the
15 winter season, spring, and summer.

16 Ms. Swanson referenced the Crozet GAC Expansion Phase I project.
17 She asked if the grant funding from the Virginia Department of Health (VDH)
18 was state or federal level funding. Mr. Lunsford replied that he did not know
19 but they would find out and follow up.

20 Ms. Swanson stated that she was driving home late one evening last
21 week, and there were RWSA personnel on Hydraulic Road near Four
22 Seasons. She stated that there was water pouring from somewhere, she
23 assumes a hydrant and asked what transpired and if it had anything to do
24 with the urgent and emergency repairs noted on page 100. Mr. Morrison
25 replied that there was an ACSA valve across from the Triangle Mobile Home
26 Park that needed repair. He stated that they worked in conjunction with
27 RWSA for a shutdown of their transmission main so ACSA crews could
28 excavate the valve and make the repair. He noted that the work took place
29 last Thursday night into the following morning. He added that a temporary
30 patch was placed in the road, and SL Williams will come in and do the
31 permanent patch in the next week or two. Ms. Swanson asked if that is

Albemarle County Service Authority Board of Directors

1 separate from the ARV repairs referenced in the RWSA update. Mr.
2 Morrison replied he believes so. Mr. Lynn replied that he believes the
3 repairs referenced in their update are related to work done by their on-call
4 contractors, which is different from the repairs on Hydraulic Road last week.

5 ***f. ACSA Board Policy Future Issues Agenda 2025***

6 ***Mr. Parcells moved to approve the consent agenda, seconded***
7 ***by Ms. Palmer. All members voted aye.***

8
9 6. Annual Comprehensive Financial Report (ACFR) Presentation

10 Mr. Lunsford stated that Addison Roeschley with Brown Edwards
11 would be providing a quick overview of the audit and some of the reports that
12 they issue, followed by a presentation (Attached as Pages_____) from
13 Emily Roach on some of the ACSA's financial highlights for the year.

14 Mr. Roeschley stated that he has been with Brown Edwards for five
15 years and has been auditing the ACSA for those five years. He stated that
16 Matt Heatwole has given this presentation in the past, but he has transitioned
17 to a new role within the firm. He noted that Chris Banta will be the new
18 partner on the job for the foreseeable future. He stated that he will still run
19 the day-to-day logistics of the audit, including field work and testing, and it is
20 a job he enjoys doing.

21 Mr. Roeschley stated that they begin the audit process in June with
22 some internal control work and VRS testing. He stated that he is pleased to
23 announce that there were no findings and it was a clean report. He
24 mentioned that the team then comes back later in the fall to do some final
25 field work such as testing account balances and analytics, inquiries of
26 management, variance analysis, and all sorts of different testing. He noted
27 that this is where the deliverables with the financial statements come in.

28 Mr. Roeschley stated that he would begin with the financial
29 statements, and they attach two opinions to those. He stated that the first is
30 a traditional auditor opinion. He stated that this year, they issued a clean,
31 unmodified opinion which is a fancy way of saying that there were no findings

Albemarle County Service Authority Board of Directors

1 in the audit. He mentioned that they also give responsibilities between the
2 auditors and ACSA management on those financial statements throughout
3 the audit. He noted that they do rely on management to give specific
4 balances and responses to various inquiries. He stated that it also gives the
5 auditors responsibilities. He mentioned that they are required to audit
6 financial statements to a high assurance level but not absolute. He stated
7 that if there were fraud, it would be harder for them to detect as it is a financial
8 statement audit and not a fraud audit.

9 Mr. Roeschley stated that the other part that will follow in the opinion
10 on the financial statements is some specifics on supplementary information.
11 He stated that the financial statements that they audit are the basic financials
12 statements which are the balance sheet, income statement, and notes to
13 those statements. He mentioned that they do not give an opinion on the
14 supplementary information such as year-to-year revenues and historical
15 analyses, but they do review them to ensure they are consistent with
16 statements that have been issued in the past and there are no material
17 deviations. He noted that this was clean as well.

18 Mr. Roeschley stated that the other part of the financial statement
19 audit is more compliance oriented. He stated that they are State and
20 governmental accounting standards that they audit, which includes things
21 such as cash management procedures required by the state, VRS testing,
22 and debt issuance processes. He noted that they had no findings in those
23 areas either. He added that on their end, the financial statement opinions
24 that they would give are very clean. He stated that they are very appreciative
25 of everyone that they worked with from management to IT. He noted that
26 everyone was very helpful and contributed to the ACSA having a clean audit
27 this year.

28 Mr. Roeschley stated that they do have two other statements that
29 they issue along with the audit, which are a management letter and an audit
30 committee letter. He stated that they were onsite two weeks ago to meet with
31 the audit committee and discuss those statements. He noted that those

Albemarle County Service Authority Board of Directors

1 statements were about as clean as a management and audit committee
2 leader could read.

3 Mr. Roeschley stated that the last part is the new GASB 101 accounting
4 standard that was referenced earlier in the meeting. He stated that it was
5 implemented this year and would be the first year it was required for most
6 Virginia localities. He noted that GASB 101 is not specific to just sick or
7 vacation leave. He stated that is all-encompassing and captures other types
8 of leave. Ms. Palmer asked if he could give an example of another type of
9 leave it would include. Mr. Roeschley replied that comp time would be an
10 example. He stated that some localities allow comp time to accrue. He stated
11 that sick leave banks would be another example. He noted that there are
12 some one-off types of leave that GASB states should be considered but are
13 never material, such as maternity leave. He added that school systems have
14 different types of leave they offer for different types of employees as well.

15
16 Ms. Roach came forward to present the FY 2025 Annual Comprehensive
17 Financial Report (ACFR) to the Board. She stated that today, she would
18 provide an overview of the year's financial results, including key highlights of
19 revenues, expenses, assets and liabilities. She stated that she would also
20 discuss operating information and provide a summary of the year's trends
21 and performances.

22 Ms. Roach stated that FY 2025 was a year of continued investment and
23 stable financial performance. She stated that operating revenues reached
24 \$41.4 million, which was an increase of 5.4% over last year. She mentioned
25 that operating expenses including depreciation were \$49.2 million,
26 increasing 12% over last year. She stated non-operating revenues totaled
27 \$3.4 million, while non-operating expenses were \$148,000. She noted that
28 capital contributions totaled \$10.1 million, which included \$8.8 million in cash
29 collected through system development charges and \$1.3 million of water and
30 sewer infrastructure received from developers. She added that the ACSA's

Albemarle County Service Authority Board of Directors

1 net position at the end of the year was \$242.3 million, with a growth of 2.4%
2 from FY 2024.

3 Ms. Roach stated that operating revenues grew 5.4% despite billed
4 water and wastewater collections being down from FY 2024. She noted that
5 operating expenses increased 12% from last fiscal year, which was largely
6 driven by rising treatment costs, and capital contributions decreased slightly
7 by 3.8% compared to FY 2024. She mentioned that the ACSA's assets have
8 shown consistent growth year over year, primarily due to continued capital
9 investments in water and sewer systems and strong investment performance
10 in the current year. She stated that total assets for FY 2025 reached \$262.7
11 million. She noted that in FY 2025, capital assets represented the largest
12 portion of total assets, with cash assets, accounts receivable, and other
13 assets made up the remainder. She added that this balanced asset structure
14 continues to support the ACSA's operational and long-term infrastructure
15 needs.

16 Ms. Roach stated that total liabilities increased by 7.3% in FY 2025. She
17 mentioned that key drivers included \$640,000 an increase in accounts
18 payable and a \$1.1 million increase to the net pension liability as calculated
19 by the Virginia Retirement System's (VRS) actuary. She noted that long-term
20 liabilities remained stable relative to overall financial performance.

21 Ms. Roach stated that liabilities for FY 2025 included debt obligations,
22 accounts payable, unearned revenues, net pension liabilities, compensated
23 assets, other post-employment benefits (OPEB), customer deposits, and
24 interests payable. She mentioned that this distribution is consistent with prior
25 years and reflects standard operating obligations.

26 Ms. Roach stated that looking at historical operating information, water
27 and sewer revenues increased 2.1 million despite a slight decline in billed
28 consumption this past year. She noted that billed water consumption
29 decreased by 0.9% while billed sewer consumption decreased by 0.7%. She
30 stated that the purchase of water and sewer treatment and departmental
31 expenses rose 12.3%, continuing the upward trend in treatment costs.

Albemarle County Service Authority Board of Directors

1 Ms. Roach stated that the ACSA's net position increased \$5.6 million this
2 fiscal year, and net investments and capital assets increased \$8.9 million
3 which reflects the continued infrastructure expansion. She mentioned that
4 unrestricted net position decreased \$3.3 million, largely due to an increase
5 in expenses and ACSA capital projects. She added that overall, the ACSA
6 is financially strong, and they are currently working through a rate study to
7 ensure it remains in that position.

8 Mr. Parcels asked what the difference is between restricted and
9 unrestricted net position. Mr. Lunsford stated that there are the net
10 investments in capital assets which refer to all of the infrastructure in the
11 ground, which cannot be spent. He stated that there is a restricted portion of
12 \$300,000 or \$400,000 reflected in the face of the financial statements, which
13 is money reserved for bond and debt covenants. Mr. Parcels asked, then, if
14 it varies between \$770,000 and \$330,000 and if that was because of the
15 semi-annual payout. Mr. Lunsford stated that he was speaking to the net
16 position on page six of the ACFR and the \$330,000 restricted for debt
17 service. He stated that he is unsure about the \$770,000 that Mr. Parcels is
18 referring to.

19 Mr. Parcels asked if the restricted portion is always reserved for bond
20 issuance. Mr. Lunsford replied yes. He stated that it is a calculation based
21 on interest accruals. Mr. Parcels stated that the bond payment for the year
22 is closer to \$600,000. Mr. Lunsford stated that this is correct. He stated that
23 there is an amount that the ACSA is required to keep with its trustee, which
24 is roughly the number reflected in the ACFR.

25 Mr. Roberts stated that there was an increase in water consumption of
26 2.1% for the year but billed consumption increased 2.4%. Ms. Roach replied
27 that water usage was down this year, and billed sewer treatment was down
28 as well. Mr. Roach stated that some of the increase was driven by the rate
29 increase of 7%. Mr. Lunsford stated that the 2.1% increase is a comparison
30 of water consumption between September 2024 and September 2025.

Albemarle County Service Authority Board of Directors

1 Ms. Roach stated that operationally, FY 2025 was a productive year.
2 She stated that there were 424 new connections, over 283,000 were read,
3 and nearly 4,900 work orders were processed for customers. She stated that
4 the long-term trend shows continued growth in both water and sewer
5 connections across the system.

6 Ms. Roach stated that billed consumption fluctuates year over year but
7 overall, long-term demand continues to rise. She stated that for FY 2025,
8 water consumption decreased 0.9% and sewer treatment decreased by
9 0.7%. She mentioned that while these are modest declines, these variations
10 are typical and balanced by strong system growth and new connections.

11 Ms. Roach stated that in summary, FY 2025 was marked by stable
12 performance and infrastructure growth. She stated that new connections
13 remained strong, even while consumption and treatment slightly declined.
14 She mentioned that rising treatment costs continue to impact operational
15 expenses. She noted that the ACSA's financial position is sound and
16 continued investment in the system and steady growth help to maintain a
17 good position. She stated that she wanted to thank each department and all
18 employees for supporting this process. She mentioned that she especially
19 wanted to thank Tonya Foster, Jennifer Bryant, and Theresa Whiting for their
20 significant contributions to this year's ACFR.

21 Ms. Swanson asked why there is no convergence between water and
22 sewer connections on the graph on page 118 of the Board packet. She asked
23 if that means everyone that has water also has public sewer. Mr. Lunsford
24 stated as they begin to install sewer infrastructure in areas that just had
25 water, it will begin to come together. He stated that there may be some
26 convergence, but it may not be reflected on the chart. He noted that the
27 jurisdictional area really drives that graph. Mr. Lynn stated that there is an
28 offset of about 3,000 or so, and the ACSA's CIP projects for sewer might be
29 about 50-75 connections. He stated that with areas like Ivy and North Pines
30 being water only areas, they will probably always see a big difference on a
31 graph like that.

Albemarle County Service Authority Board of Directors

1 Mr. Parcels asked when AstraZeneca would be coming online. Mr. Lynn
2 replied that they are still trying to understand what their plan is, but it will
3 probably be within the next three years or so. Mr. Parcels asked if the current
4 supply infrastructure will meet their needs. Mr. Lynn replied that they are
5 currently having those conversations with the County and RWSA. He stated
6 that there are going to be some CIP projects that will have to move forward
7 on the RWSA side to ensure redundant water supply for such a big user.

8 Mr. Parcels stated that, going back to the graph on page 118, the rate
9 of connections is really constant, which is surprising. He stated that it would
10 be helpful to have the slope of the line, or the average rates per year. He
11 stated that he would think that if the growth were projecting, the rate is going
12 to bump up a fair amount. He stated that the number of entities making
13 connections that will ultimately become users is high and has been for the
14 last several years. He added that as they come online, it is going to increase
15 the demand. Mr. Lunsford concurred. He stated that they should also keep
16 in mind as they look at the chart that connections are not equal.

17 Ms. Palmer stated that years ago, the Board used to get a graph that
18 showed the percentage of new residential connections which was amazingly
19 consistent over the years. Mr. Lunsford stated that they should be able to
20 put that report together fairly easily.

21 Mr. Parcell asked about the company on Pantops that took over the
22 State Farm building (Bonumos) and the way they cycle their water use. Mr.
23 Lunsford stated that 16 months ago, they were manufacturing significantly
24 more than they were last year. He stated that from what he understands,
25 they did not get FDA approval to sell in certain areas, so their production
26 went down. He stated that he does not know their specific plans at this point.
27 Mr. Lynn added that he knows the County believes that site is underutilized,
28 so they are probably trying to find ways to increase economic development
29 at the site.

30 Ms. Palmer stated that when the demand analysis was done for the 50-
31 year water supply plan, the values the consultants used were supposed to

Albemarle County Service Authority Board of Directors

1 take water efficient appliances into consideration, but it ended up being
2 considerably more than that. She stated that they got an extension of 70
3 years, but she does not know if that will still be the case with all of the growth
4 on the north side. Mr. Lunsford stated that some of the credit can go to Emily
5 Roach and her team for overseeing the toilet rebate program. He stated that
6 having some capacity is a good thing, but when change in consumption is
7 as drastic as what they expected two years ago compared to what it is now,
8 it may drive some pretty significant capital projects.

9 Mr. Parcels asked how that plays into the rate study the ACSA is
10 currently working on. Mr. Lunsford replied that they are using the most up to
11 date information they have for the study. He mentioned that they
12 communicate with the rate consultant multiple times a week to ensure any
13 new information is incorporated into the study. He noted that when he and
14 Mr. Lynn met with RWSA and the City last month to review a preliminary
15 draft of RWSA's 5-year CIP, there were some fairly dramatic increases in
16 what they expected as recent as last year.

17 Mr. Parcels stated that according to his schedule, the ACSA Board will
18 not hear about the proposed budget and rates until April. Mr. Lunsford stated
19 that the intent is to give a preliminary presentation from the rate consultant
20 in January. He stated that he does not know the level of detail they will be
21 able to provide at that point, as it may be more of the methodology that they
22 share with the Board. He noted that the ACSA will ensure that the Board
23 understands as early in the budget making process as possible, some of
24 RWSA's costs they must incur to support the community and how they will
25 affect ACSA ratepayers.

26 Ms. Palmer asked if Mr. Lunsford is suggesting that the 70-year water
27 supply plan might not be enough. Mr. Lunsford replied that he does not want
28 to get into the water supply plan. He stated that he believes there are some
29 infrastructure upgrades that may need to happen. Ms. Palmer stated that
30 she can understand that, but she wonders about the pump storage system.
31 She stated that the plan says there are 70 years of water supply if all of the

Albemarle County Service Authority Board of Directors

1 other projects in the CIP are completed. Mr. Lunsford stated that all of the
2 new development has happened very quickly, and all of that information is
3 incorporated into RWSA's analysis of the ability to serve future needs. He
4 added that the Northern Area Urban Plan that Mr. Mawyer presented two
5 months ago will require significant updates. He added that the plan was a
6 good foundation for what they are looking at currently to ensure there is
7 water and sewer capacity to serve what the County sees happening in that
8 area and the UVA Research Park. Mr. Parcels asked if the Research Park
9 was going to be further developed. Mr. Lynn replied yes. He stated that the
10 impact of one or two companies like AstraZeneca is huge.

11 Ms. Palmer stated that she heard a rumor about Northrup Grumman
12 expanding in this area. Mr. Lynn stated that he had not heard that. He noted
13 that a lot of those types of developments have code names. He mentioned
14 that the ACSA did not know AstraZeneca was who they were until very far
15 into the process because they used a code name.

16 Mr. Parcels stated that with the rate structure the ACSA has, there is a
17 huge fee once usage reaches over 9,000 gallons, resulting in a large water
18 bill. Mr. Lunsford replied that the tiered rate structure is for residential
19 accounts only. He stated that multi-family and commercial accounts have a
20 different rate, which is essentially the tier 2 rate on the residential scale.

21 Ms. Swanson stated that this does raise an interesting question about
22 whether having the multiple tiers is necessary given that people are already
23 conserving and consumption at the residential level has decreased. Mr.
24 Lunsford stated that they would certainly speak to that in the rate study. He
25 noted that the four tiers have served the ACSA well. He mentioned that while
26 there are many customers that are conservation-oriented, there are also
27 customers that like pretty yards and those customers are heavy water users.
28 He added that they are in the tier 4 level, which is four times tier 1, and that
29 helps to keep the tier 1 rate lower than it would be otherwise.

Albemarle County Service Authority Board of Directors7. Operational Presentation – Utility Location Group

Mr. Lynn stated that he would quickly introduce John Anderson, Senior Civil Engineer at the ACSA, who would be giving today's presentation (Attached as Pages_____). He stated that Mr. Anderson manages the Utility Location Group and has been with the ACSA for about two years. He stated that Mr. Anderson spends a lot of time with the locators, having just done a ride-a-long with one yesterday morning. He stated that Mr. Anderson would introduce the Board to the locating team, discuss the Miss Utility process and the ACSA's role in protecting our water and sewer utilities.

Mr. Anderson stated that he appreciates the opportunity to speak to the Board this morning. He began with an introduction of the locating team. He stated that Scott Krebelder, Senior Utility Location Technician, came to the ACSA in 1994, and was recognized last year for 30 years of service. He mentioned that, with 27 years of locating experience, Scott has a mental map that helps the other locators and that type of institutional knowledge is irreplaceable. He stated that Kevin Marshall, Utility Location Technician, will have been locating for three years as of February 2026. He noted that Kevin rolls with the punches and does a great job. He stated that Derek Breeden, Utility Location Technician, joined the locating team in September of this year. He noted that all of these individuals had experience at the ACSA before moving into utility location. He mentioned that their knowledge from meter reading and maintenance helps them to have a better understanding of how to locate.

Mr. Anderson moved to the next slide outlining the Miss Utility process. He stated that there is a time element to the process in that Miss Utility must be contacted at least three business days before beginning any digging. He mentioned that the ACSA then has two days (48 hours) to locate any utilities. Ms. Swanson asked what state agency Miss Utility falls under. He stated that there is Virginia 811 but also the State Corporation Commission (SCC) which has an enforcement mandate.

Albemarle County Service Authority Board of Directors

1 Mr. Anderson stated that the next slide shows the 48-hour waiting
2 period timeline. He stated that if the ACSA receives a ticket on a Monday,
3 the waiting period begins the following workday, Tuesday, at 7am. He stated
4 that the very next day, on Wednesday, 24 hours of the waiting period have
5 elapsed. He stated that on Thursday at 7am, the ACSA must have a code
6 entered into the system which is how they communicate with the excavator.

7 Mr. Anderson noted that there are exceptions to the 48-hour rule, as
8 in the case of an emergency. He stated that an emergency is defined as a
9 sudden or unexpected occurrence involving clear and imminent danger,
10 demanding immediate action to prevent or mitigate loss or damage to life,
11 health, property, or essential public service.

12 Mr. Anderson stated that another exception to the 48-hour rule is a
13 3-hour ticket. He stated that a 3-hour ticket would include things like visual
14 evidence of an unmarked utility line or knowledge of a utility line. He stated
15 that situations where utility markings have faded from a previous marking
16 should not be called in as a 3-hour ticket but rather a request for remarking
17 or updated ticket, which resets the 48 hours.

18 Mr. Anderson stated that the next slide shows the VA 811 system
19 that is used to map out their days and enter codes. He stated that the
20 system is very useful with the ability to search individual tickets and see an
21 image of where it is located. He stated that before the locators go out for
22 the day, they organize their tickets and map out their route for efficiency. He
23 stated that the following slide shows a visual representation of how many
24 tickets there are on any given day.

25 Mr. Anderson stated that in terms of ticket processing, the locating
26 team will receive a ticket through the Exactix system, and they are
27 distributed to the three locators based on geographic area. He stated that
28 there are other staff that support the locating effort as well. He mentioned
29 that ACSA construction inspectors will often respond to tickets for their
30 respective CIP and private development projects. He stated that when ticket
31 volume is high and additional support is needed, Allen Bryant, Engineering

Albemarle County Service Authority Board of Directors

1 Technician, helps out as well. He added that finally, the response codes are
2 entered into the Exactix system at the end of the day. He stated that
3 contractors and excavators check the codes in the system to ensure that
4 the ticket is cleared.

5 Mr. Anderson stated that the next slide showed several images of
6 the locators doing the actual work. He stated that there is an advantage
7 with locating water mains in that metallic material can be detected by using
8 an electric current. He mentioned that sewer mains require a different
9 strategy.

10 Mr. Anderson stated that he wanted to point out some of the
11 challenges involved with locating, illustrated on the next slide. He noted the
12 picture on the left, showing a sanitary sewer manhole under a plank fence.
13 He noted that a lot of the ACSA's sanitary sewer easements have fences in
14 them, as they tend to run through backyards and people like a fenced in
15 backyard. He stated that another challenge is that the sewer main is not
16 metallic. He stated that what they try to do with sewer is to go from one
17 manhole to the next and get a visual line to paint.

18 Mr. Anderson stated that the middle picture shows what excavators
19 are required to do if they want to cross a water or sewer line. He stated that
20 they are required to expose it, which is what they called a soft dig. He stated
21 that they are also not permitted to use mechanical means for that soft dig.
22 He stated that the picture on the right shows another challenge, which is the
23 day-to-day changes on a construction site. He stated that they can go out
24 and locate, and by the end of the day the marks could be gone. He stated
25 that in this case, they will receive an update or remark ticket.

26 Mr. Anderson moved to the next two slides outlining the different
27 color markings and their meanings, and the various equipment the locators
28 use. He stated that the ACSA works with blue and green, while the power
29 company uses red. He noted that these colors convey a lot of information.
30 He stated that in terms of equipment, the first shown is a pipe locator. He
31 stated that it sends an electric pulse down metallic material and through an

Albemarle County Service Authority Board of Directors

1 audible tone, the locator can find the center of the line and mark accordingly.
2 He stated that the second picture shows a trace wire that is used for plastic
3 pipe. He stated that it runs right along the top of the plastic force main and
4 comes to the surface when an electric current is put on it. He noted that if
5 they can locate the wire, then they know the plastic sewer is right below it.
6 He stated that the bottom picture shows Henry Carter, former Meter
7 Technician II working on a construction site. He stated that often times, the
8 locators have to be in people's yards and sometimes people object to their
9 presence. He stated that they try to maintain a professional stance and limit
10 any damage to the water and sewer.

11 Mr. Anderson stated that one of the excavator responsibilities listed
12 on the next slide is that they need to be able to do the work within 15 days.
13 He stated that there is a limit on the length of the area that can be excavated
14 per ticket, which is 1/3 mile or 1,700 feet. He stated that another
15 responsibility, as he mentioned earlier, is if another utility wants to cross
16 water or sewer, they must expose our pipe. He stated that they must also
17 witness the bore head pass the exposed utility safely. He added that there
18 is also no mechanized digging permitted within two feet from any marked
19 utility. He noted that if the ACSA is off with marking and the excavator hits
20 the water or sewer, that is the ACSA's responsibility. He stated, however,
21 that if the excavator digs within two feet of an accurate mark and hits the
22 line, they are responsible for the repair.

23 Mr. Anderson stated that the ACSA does try to be environmentally
24 aware, so they do depressurize and recycle the empty paint cans. He stated
25 that they go through a lot of paint. He mentioned that when he was riding
26 with Derek Breeden yesterday, there had to be about 60 empty paint cans
27 in the back of his truck.

28 Mr. Anderson stated that the next three slides speak to the idea that
29 not all tickets are equal. He stated that the ticket on the first slide looks pretty
30 straightforward but what he cannot show is some of the utilities along
31 Seminole Trail. He noted that just as there is congestion above ground,

Albemarle County Service Authority Board of Directors

1 there can be congestion below the ground as well. He stated that there may
2 be other metallic utilities that can pose a challenge. He stated that the
3 second ticket is in the Briarwood area. He stated that it is one ticket but
4 there are multiple branch water service lines coming off the water main that
5 needed to be accurately located. He stated that the third ticket reminds him
6 of a ticket that Derek marked yesterday. He stated that they arrived at a
7 house to locate, and the fall leaves presented a challenge. He stated that
8 they had to scrounge around for a while to find the sanitary sewer lid. He
9 mentioned that even then, it does not do a lot of good to mark leaves that
10 the wind is going to blow away. He added that they could kick the leaves
11 out of the way and paint the ground, but then the leaves would blow over
12 the markings.

13 Mr. Anderson stated that the next slide shows a graph of the monthly
14 average ticket response by fiscal year. He stated that when you do the
15 math, each locator has about 18:34 per ticket. He stated that yesterday, he
16 spent two minutes with Derek at the traffic light on Richmond Road, ten
17 minutes driving to the next ticket, one minute per ticket in the morning
18 organizing his day, and 20-30 seconds per ticket entering the codes. He
19 noted that the first two tickets they went to yesterday took nearly one hour
20 per ticket.

21 Ms. Swanson asked if there is any coordination with VDOT in the
22 locating process since it is a state requirement and Virginia 811 falls under
23 the SCC, especially given the 48-hour deadline. She asked why a small
24 community in southwest Virginia would be given the same 48 hours to
25 respond to a ticket as a growing community that has more traffic congestion.
26 He stated that smaller communities may use an outside contractor. He
27 stated that what happens over time with any organization is that you add
28 more people. He stated that there is no other agency to help the ACSA with
29 locating.

30 Mr. Anderson noted the picture on the last slide of a broken water
31 main. He stated that if the ACSA locators are sloppy or inaccurate and the

Albemarle County Service Authority Board of Directors

1 contractor thinks they are good to go, it is possible to strike a water main.
2 He stated that when that happens, it depletes so much of the ACSA's
3 resources from customer service and administration notifying customers, to
4 maintenance and engineering coordinating responses. He stated that if the
5 ACSA does its job very well in terms of locating, no one knows about it.

6 Ms. Palmer asked if the ACSA uses a specific brand or type of paint
7 for marking and if it is non-toxic. Mr. Anderson stated that he knows it fades
8 and washes off. Ms. Palmer stated that she still has markings at her house
9 from Dominion Power. Mr. Lynn stated that he knows the brand is Rust-
10 Oleum and that it is a water-based paint that does fade over time. Ms.
11 Swanson asked, more importantly, if it is a source of PFAS. Ms. Palmer
12 stated that she would be curious to know if OSHA requires a specific kind
13 to be used or if there are any regulations.

14
15 8. Items Not on the Agenda

16 There were no items not on the agenda.

17
18 9. Adjourn

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

22
23 _____
Quin Lunsford, Secretary-Treasurer

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Monthly Financial Reports STAFF CONTACT/PREPARER: Emily Roach, Interim Director of Finance; Quin Lunsford, Executive Director	AGENDA DATE: December 18, 2025 ACTION: Informational ATTACHMENTS: Yes
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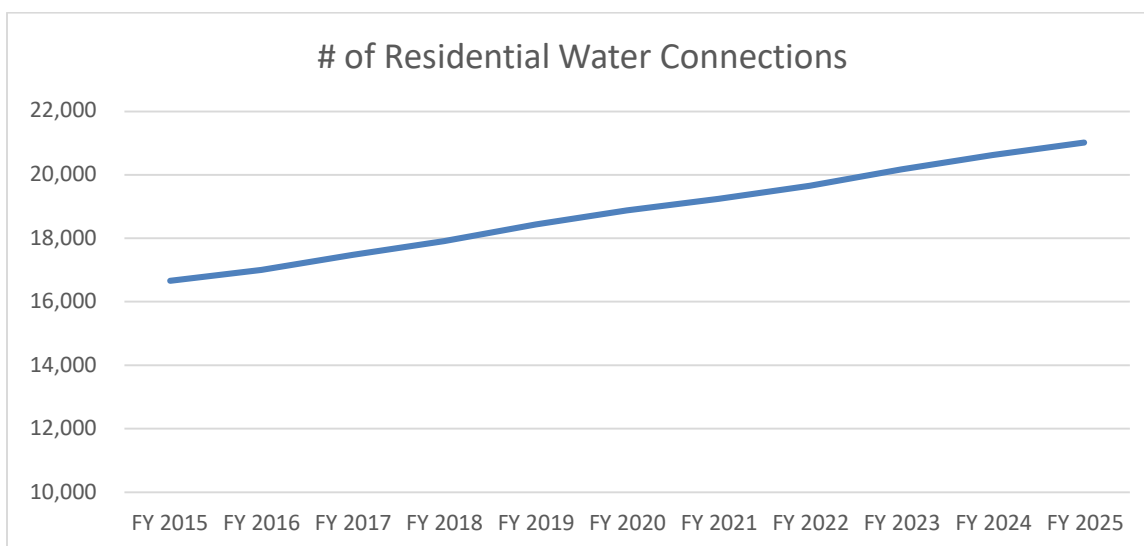
BACKGROUND: Water and sewer financial reports and check registers for the month of November are attached for your review.

DISCUSSION:

- Water consumption for the month of October decreased 5.2% compared to September. Water consumption for the month of October 2025 compared to October 2024 increased 5.7%.
- RWSA's invoice of \$3,117,465 for the month of October was paid on November 10, 2025.
- Unearned water and sewer connection charges totaled \$2,059,460 at month end.
- System connection charge revenue is exceeding budgeted expectations with \$412,600 recognized in November.
- Water and Wastewater revenues for FY 2026 are above budgeted expectations by 7.3%. Please see the water/wastewater trend analysis included illustrating that when adjustment for expected variations in seasonal consumption is considered, revenues are 0.8% less than budgeted expectations.
- Investment update: LGIP's effective monthly yield stands at 4.1%, while PFM's yield to maturity at market is 3.78%, reflecting current market conditions and portfolio performance.
- Customer Information System Update: Our team continues to work through the contracting process with the most highly rated provider. We anticipate executing the contract by the end of December or early January.
- Staff attended a preliminary budget meeting at the RWSA on December 9th. This was the second meeting to review the preliminary RWSA CIP and rate projections. Our team continues to work closely with the RWSA and the City as we continuing preparing for the FY 2027 budget and rate study.
- During the November Board meeting, we received a request to share residential connections by fiscal year. The chart below reflects the number of residential water connections in the ACSA system between 2015 and 2025:

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



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
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

November 30, 2025

ASSETS

Cash and cash equivalents	\$ 9,421,158
Accounts receivable	6,808,333
Investments	44,825,656
Capital assets: (net of accumulated depreciation)	204,282,197
Inventory	654,777
Prepays	169,723
Cash and cash equivalents, restricted	<u>419,642</u>
 Total assets	 <u>266,581,486</u>

DEFERRED OUTFLOWS OF RESOURCES

Combined deferred outflows of resources	<u>2,217,085</u>
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LIABILITIES

Accounts payable	3,953,495
Accrued liabilities	370,974
Compensated absences	2,035,404
Net pension liability	4,150,155
Other post-employment benefits	1,251,493
Unearned connection fees	2,059,460
Long-term debt	<u>3,129,413</u>
 Total liabilities	 <u>16,950,394</u>

DEFERRED INFLOWS OF RESOURCES

Combined deferred inflows of resources	<u>887,971</u>
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NET POSITION

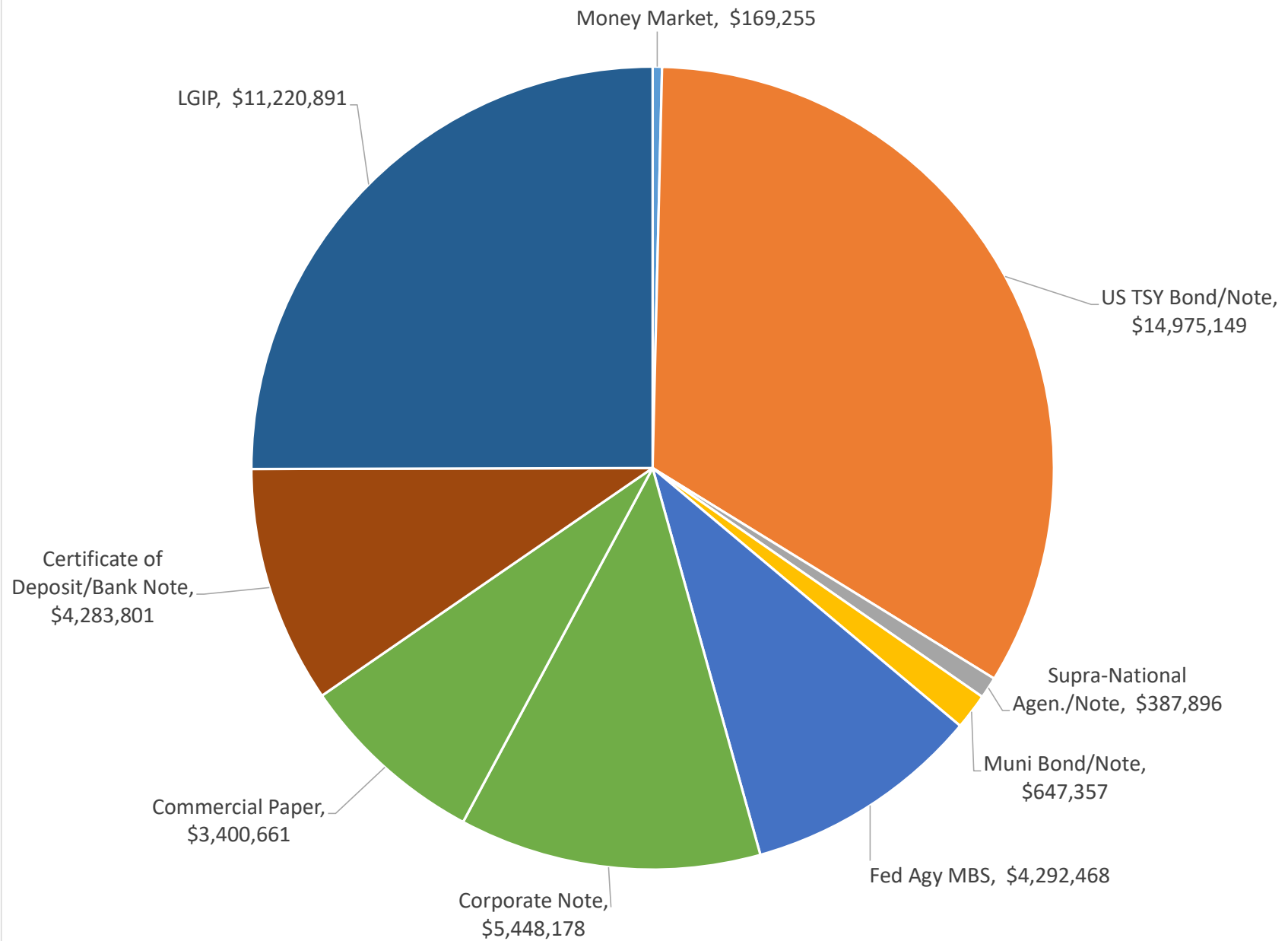
250,960,206

	Budget FY 2026	Budget Year-to-Date 2026	November Actual Year-to-Date	Actual vs. Budget	Variance Percentage
Revenues					
Water Sales	25,260,000	10,525,000	11,526,250	1,001,250	9.51%
Sewer Service	19,600,000	8,166,667	8,524,992	358,325	4.39%
Total operating revenues	44,860,000	18,691,667	20,051,242	1,359,575	7.27% A
Operating Expenses					
Purchase of bulk water	(22,697,500)	(9,457,292)	(9,556,817)	(99,525)	1.05% B
Purchase of sewer treatment	(15,256,000)	(6,356,667)	(5,972,704)	383,963	(6.04%) B
Administration	(1,601,400)	(667,250)	(675,163)	(7,913)	1.19% C
Finance	(3,436,700)	(1,431,958)	(1,355,604)	76,354	(5.33%) C
Information Technology	(2,259,300)	(941,375)	(891,530)	49,845	(5.29%) C
Engineering	(2,823,000)	(1,176,250)	(1,133,303)	42,947	(3.65%) C
Maintenance	(5,639,900)	(2,349,958)	(1,862,158)	487,800	(20.76%) C
Total operating expenses	(53,713,800)	(22,380,750)	(21,447,279)	933,471	(4.17%)
Operating gain(loss)	(8,853,800)	(3,689,083)	(1,396,037)	2,293,046	(62.16%)
Nonoperating Revenues					
System connection charges	9,400,000	3,916,667	6,717,510	2,800,843	71.51% D
Investment/Interest Income	2,000,000	833,333	1,006,798	173,465	20.82% E
Rental income	16,000	6,667	6,077	(590)	(8.84%)
Miscellaneous revenues	726,000	302,500	439,904	137,404	45.42% F
Total nonoperating revenues (expenses)	12,142,000	5,059,167	8,170,289	3,111,122	61.49%
Nonoperating Expenses					
Miscellaneous expenses	(1,337,200)	(557,167)	(810,064)	(252,897)	45.39% G
Bond interest charges	(183,859)	(76,608)	(76,679)	(71)	0.09% H
Depreciation	-	-	(2,030,499)	(2,030,499)	0.00% I
Total nonoperating revenues (expenses)	(1,521,059)	(633,775)	(2,917,242)	(2,283,467)	360.30%
Capital contributions	-	-	4,765,336	4,765,336	
Change in Net Position	1,767,141	736,309	8,622,346	7,886,037	1071.02%

**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 November (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 1.8%. 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 except for the Administration department. Variations early in the fiscal year are expected as timing of expenses can more greatly impact variances. Departmental expenses will continue to be monitored throughout the fiscal year and are expected to align with the budget.
- D.** System connection charges are higher 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.
- 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



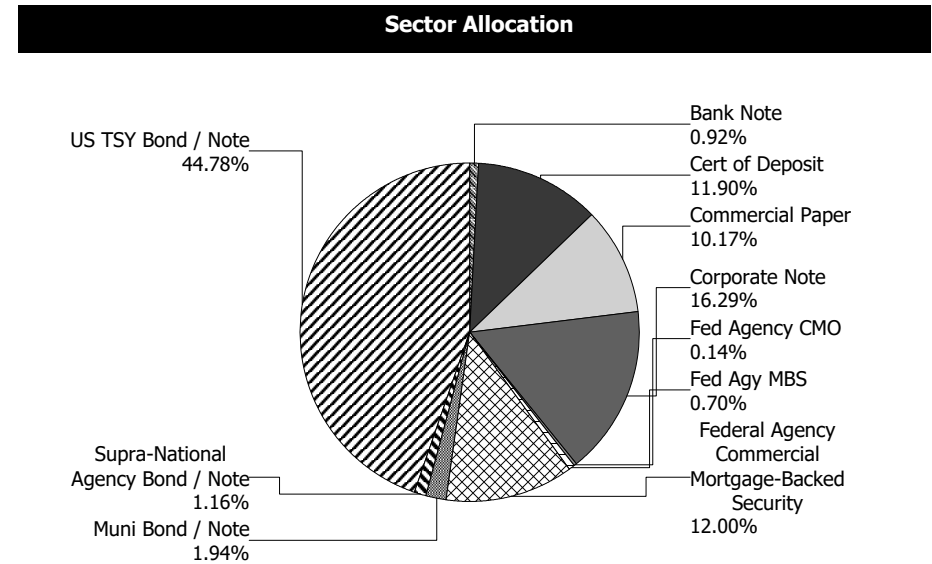
Portfolio Summary and Statistics

For the Month Ending **November 30, 2025**

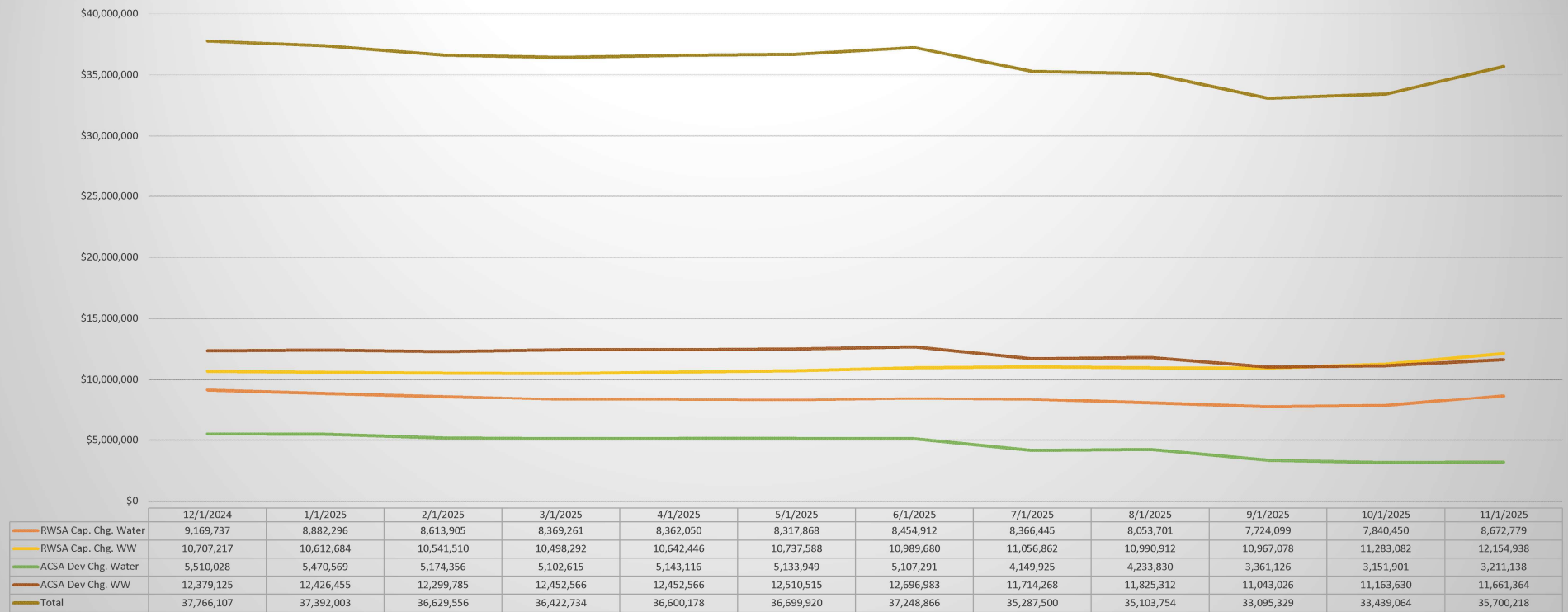
ACSA OPERATING FUNDS - 03100100

Account Summary			
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	14,875,000.00	14,975,149.17	44.78
Supra-National Agency Bond / Note	385,000.00	387,896.08	1.16
Municipal Bond / Note	640,000.00	647,357.06	1.94
Federal Agency Mortgage-Backed Security	239,975.24	234,066.13	0.70
Federal Agency Commercial Mortgage-Backed Security	4,058,595.55	4,012,523.86	12.00
Federal Agency Collateralized Mortgage Obligation	49,492.16	45,877.94	0.14
Corporate Note	5,405,000.00	5,448,178.37	16.29
Commercial Paper	3,450,000.00	3,400,660.73	10.17
Certificate of Deposit	3,975,000.00	3,977,619.75	11.90
Bank Note	300,000.00	306,180.60	0.92
Managed Account Sub-Total	33,378,062.95	33,435,509.69	100.00%
Accrued Interest		301,200.19	
Total Portfolio	33,378,062.95	33,736,709.88	

Unsettled Trades	0.00	0.00
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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
October 2025

35

Area	October 2025 Monthly Connection Fees	October 2024 Monthly Connection Fees	\$ Change	% Change
Crozet	\$ 191,010	\$ 281,470	\$ (90,460)	-32%
Urban	3,516,160	845,328	2,670,833	316%
Scottsville	-	-	-	-
Total Connection fees	\$ 3,707,170	\$ 1,126,798	\$ 2,580,373	229%
Through October				
Area	YTD FY 2026 Connection Fees	YTD FY 2025 Connection Fees	\$ Change	% Change
Crozet	\$ 948,520	\$ 858,670	\$ 89,850	10%
Urban	5,341,960	\$ 2,475,700	\$ 2,866,260	116%
Scottsville	14,430	-	14,430	-
Total Connection fees	\$ 6,304,910	\$ 3,334,370	\$ 2,970,540	89%

Area	October 2025 ERC's	October 2024 ERC's	Change	% Change
Crozet	13	20	(7)	-35%
Urban	235	59	176	298%
Scottsville	-	-	-	-
Total ERC's	248	79	169	214%
Through October				
Area	YTD FY 2026 ERC's	YTD FY 2025 ERC's	Change	% Change
Crozet	64	60	4	7%
Urban	356	170	186	109%
Scottsville	1	-	1	-
Total ERC's - YTD	421	230	191	83%

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
October 2025**

Area	October 2025 ERC's	October 2024 ERC's	October 2023 ERC's
Crozet	13	20	13
Urban	235	59	30
Scottsville	-	-	-
Total ERC's	248	79	43

Through October			
Area	YTD 2026 ERC's	YTD 2025 ERC's	YTD 2024 ERC's
Crozet	64	60	81
Urban	356	170	112
Scottsville	1	-	-
Total ERC's - YTD	421	230	193

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	169,360,775	167,569,158	1.07%	1.38	4.56
September	172,168,239	168,622,791	2.10%	2.48	11.90
October	163,268,117	154,505,280	5.67%	2.10	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
<hr/>					
YTD	665,805,223	669,596,070	-0.57%	12.86	21.32

Note: Consumption through October 2025 is 0.6% 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**

	FY 2026	FY 2025	Increase	
	RWSA Charges	RWSA Charges	(Decrease)	
July	\$ 3,189,024	\$ 2,622,835	\$ 566,189	21.59%
August	3,121,371	2,648,222	\$ 473,149	17.87%
September	3,106,969	2,718,386	\$ 388,583	14.29%
October	3,117,465	2,733,598	\$ 383,867	14.04%
November		2,540,444		
December		2,510,685		
January		2,576,967		
February		2,638,650		
March		2,569,796		
April		2,547,552		
May		2,665,003		
June		2,596,414		

YTD	\$ 12,534,829	\$ 10,723,041	\$ 1,811,788	16.90%
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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)

October 2025
Corrected

Metered by Area:	Water	Sewer
Crozet	19,993,705	16,210,701
Scottsville	1,259,630	805,004
Urban	141,970,720	114,446,865
Red Hill	44,062	0
Total	163,268,117	131,462,570

Wastewater Flows by Sewer Plant:	
Total Urban and Crozet	130,657,566
less Glenmore WRRF	-4,348,038
Moores Creek AWRRF	126,309,528
Scottsville WRRF	805,004
Total	127,114,532

Number of Installed Meters:	
Urban	46
Crozet	8
Scottsville	0
Total	54

Hydrant Meter Consumption (billed by invoice):	
Urban	1,029,200
Crozet	109,245
Scottsville	0
Total	1,138,445

Number of Septic-to-Sewer Connections:	
Urban	0
Crozet	0
Scottsville	0
Total	0

Unmetered Leak Consumption:		
2325 Seminole Lane-10/02/25	Urban	10,000
	Total	10,000

Billed Consumption for Selected Customers					
	<u>Water</u>	<u>Sewer</u>		<u>Water</u>	<u>Sewer</u>
Virginia Land Holding	139,076	139,076	Boar's Head Inn	514,048	447,172
Southwood Mobile Homes	1,573,320	1,800,000	Farmington Inc.	816,297	447,024
Turtle Creek Apartments	1,155,669	1,148,109	Westgate Apartments	1,166,328	1,165,449
Blue Ridge Crossing Owner LLC	891,935	891,935	PR Charger C'ville Holdings-		
Monroe Health & Rehab.	449,830	449,830	Cobalt Ridge Apartments	2,283,516	2,283,516
Sunrise Senior "Colonnades"	952,394	827,591	Four Seasons Apts and Condos	1,711,096	1,711,096
ACRJ	1,021,820	892,820	Ch'ville/Alb Airport	168,052	168,279
Westminster Canterbury	1,886,980	1,754,980	State Farm Insurance-Pantops	396,560	210,496
SEMF Charleston -			Hyatt Place at Stonefield	366,219	363,048
Commonwealth/Peyton Dr.	1,689,806	1,689,806	Doubletree by Hilton Hotel	827,921	827,921
Martha Jefferson Hospital	2,864,692	1,481,682	Arden Place Apartments	571,407	571,407
Crozet Mobile Home Village	239,012	239,012	Hilton Garden Inn	297,490	297,485
The Home Depot	97,078	97,078	The Blake at Charlottesville	161,725	161,725
County of Albemarle	2,513,222	1,406,758	The Lodge at Old Trail	228,775	228,775
University of Virginia	2,912,378	2,894,339	Gov't-Defense Complex	708,644	677,362
Wegmans	309,145	309,145	Harris Teeter Stores (2)	160,995	160,995

October 2025

WATER

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	16,647	4,176	196	21,019
Multi-Family Residential	602	56	3	661
Commercial (Offices)	202	12	5	219
Commercial (Other)	948	77	54	1,079
Industrial	41	12	4	57
Institutional	175	33	12	220
Total Water Connections	18,615	4,366	274	23,255
Plus Multiple Units	14,483	854	89	15,426
Total Water Units	33,098	5,220	363	38,681

SEWER

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	14,334	3,906	158	18,398
Multi-Family Residential	571	54	4	629
Commercial (Offices)	186	12	5	203
Commercial (Other)	736	51	46	833
Industrial	17	5	1	23
Institutional	137	26	10	173
Total Sewer Connections	15,981	4,054	224	20,259
Plus Multiple Units	14,058	850	56	14,964
Total Sewer Units	30,039	4,904	280	35,223

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>
Total Water Customers	77,825	12,575	713	91,113
Total Sewer Customers	70,980	11,890	535	83,405

**Albemarle County Service Authority
Major Customer Analysis
October 2025 and September 2025**

	October 2025		September 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
Southwood Mobile Homes	1,573,320	1,800,000	1,467,380	1,630,000	7.22%	10.43%
County of Albemarle	2,513,222	1,406,758	2,428,363	1,383,409	3.49%	1.69%
Martha Jefferson Hospital	2,864,692	1,481,682	2,830,166	1,725,582	1.22%	-14.13%
PR Charger C'ville Holdings	2,283,516	2,283,516	2,256,787	2,256,787	1.18%	1.18%
SEMF Charleston	1,689,806	1,689,806	1,687,546	1,687,546	0.13%	0.13%
Westgate Apts.	1,166,328	1,165,449	1,213,800	1,212,415	-3.91%	-3.87%
Four Seasons Apts.	1,711,096	1,711,096	1,798,380	1,798,380	-4.85%	-4.85%
Barracks West Apartments	891,935	891,935	939,305	939,305	-5.04%	-5.04%
Westmisnster Canterbury	1,886,980	1,754,980	2,015,720	1,833,720	-6.39%	-4.29%
ACRJ	1,021,820	892,820	1,114,080	962,080	-8.28%	-7.20%
University of Virginia	2,912,378	2,894,339	3,187,475	3,138,333	-8.63%	-7.77%
Turtle Creek Apts.	1,155,669	1,148,109	1,354,107	1,347,162	-14.65%	-14.78%
State Farm	396,560	210,496	538,470	299,457	-26.35%	-29.71%

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
October 2025 and October 2024**

	October 2025		October 2024		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
State Farm	396,560	210,496	126,160	48,460	214.33%	334.37%
County of Albemarle	2,513,222	1,406,758	1,981,638	1,193,430	26.83%	17.88%
University of Virginia	2,912,378	2,894,339	2,305,338	2,299,065	26.33%	25.89%
Westmisnster Canterbury	1,886,980	1,754,980	1,555,570	1,486,570	21.30%	18.06%
SEMF Charleston	1,689,806	1,689,806	1,396,995	1,396,995	20.96%	20.96%
Martha Jefferson Hospital	2,864,692	1,481,682	2,620,619	1,439,889	9.31%	2.90%
PR Charger C'ville Holdings	2,283,516	2,283,516	2,093,775	2,093,775	9.06%	9.06%
ACRJ	1,021,820	892,820	938,800	776,800	8.84%	14.94%
Four Seasons Apts.	1,711,096	1,711,096	1,688,989	1,688,989	1.31%	1.31%
Westgate Apts.	1,166,328	1,165,449	1,214,634	1,213,334	-3.98%	-3.95%
Southwood Mobile Homes	1,573,320	1,800,000	1,721,020	2,180,000	-8.58%	-17.43%
Turtle Creek Apts.	1,155,669	1,148,109	1,422,984	1,419,285	-18.79%	-19.11%
Barracks West Apartments	891,935	891,935	1,364,529	1,364,529	-34.63%	-34.63%

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 -- October

	YTD FY 2026		YTD FY 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
Four Seasons Apts.	7,387,709	7,387,709	5,996,306	5,996,306	23.20%	23.20%
SEMF Charleston	6,815,593	6,815,593	5,808,744	5,808,744	17.33%	17.33%
University of Virginia	12,526,963	12,434,442	10,948,701	10,923,464	14.42%	13.83%
PR Charger C'ville Holdings	9,303,892	9,303,892	8,354,371	8,354,371	11.37%	11.37%
Westmisnster Canterbury	7,673,670	7,081,670	7,101,180	6,645,180	8.06%	6.57%
Martha Jefferson Hospital	11,431,813	5,690,607	11,097,541	5,585,893	3.01%	1.87%
County of Albemarle	10,164,518	4,564,829	9,882,200	4,523,925	2.86%	0.90%
Westgate Apts.	4,908,606	4,903,359	4,856,775	4,851,775	1.07%	1.06%
ACRJ	4,411,270	3,665,270	4,384,410	3,612,410	0.61%	1.46%
State Farm	2,475,210	1,672,168	2,762,620	2,028,246	-10.40%	-17.56%
Southwood Mobile Homes	6,422,860	6,949,800	7,249,590	7,880,000	-11.40%	-11.80%
Turtle Creek Apts.	4,948,394	4,813,710	5,726,704	5,707,517	-13.59%	-15.66%
Barracks West Apartments	3,755,357	3,755,357	5,770,500	5,770,500	-34.92%	-34.92%

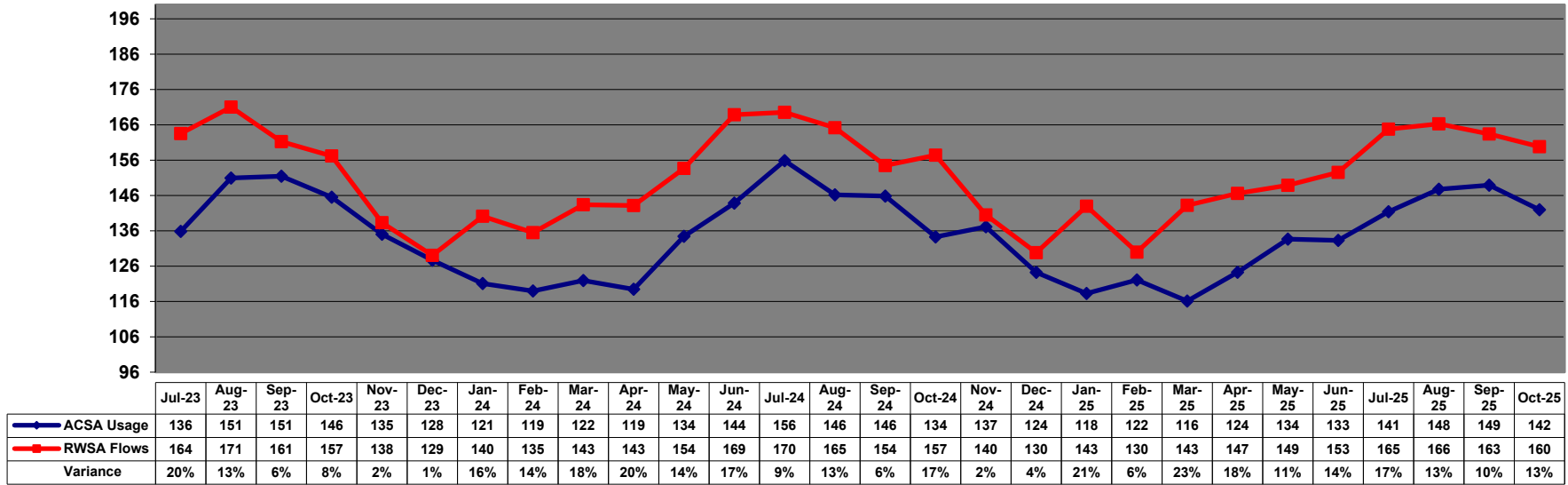
Note: Only major customers of the ACSA have been analyzed above. For purposes of this analysis, major customers are those who, on average, consume over one million gallons per month. Variations can occur for a variety of reasons including but not limited to: conscious conservation efforts, expansion,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

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

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

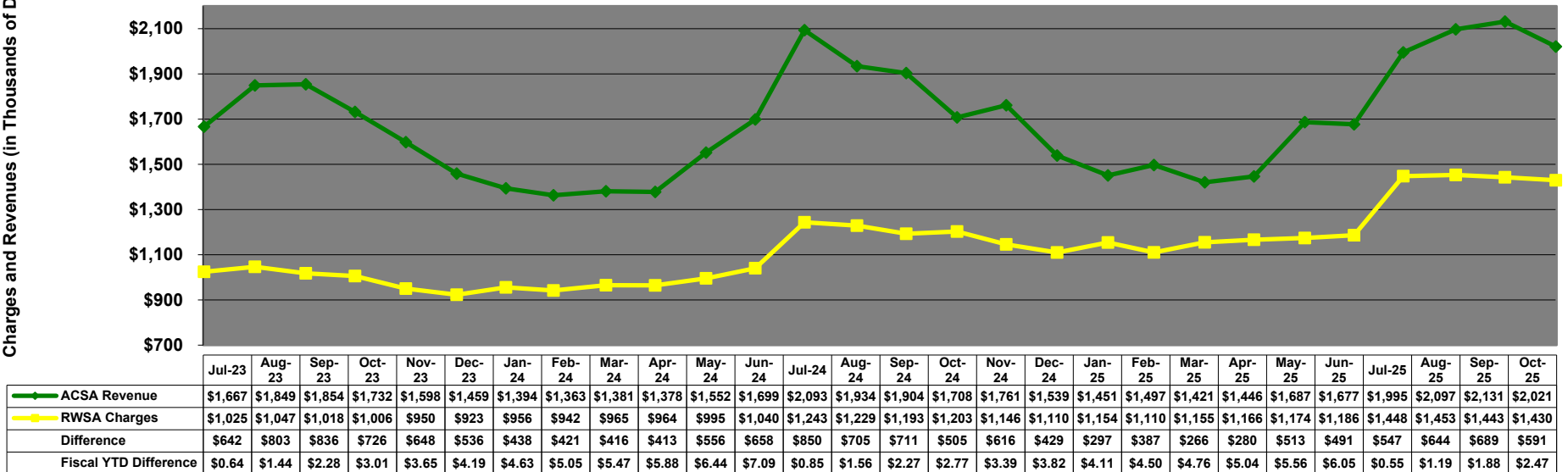
44

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

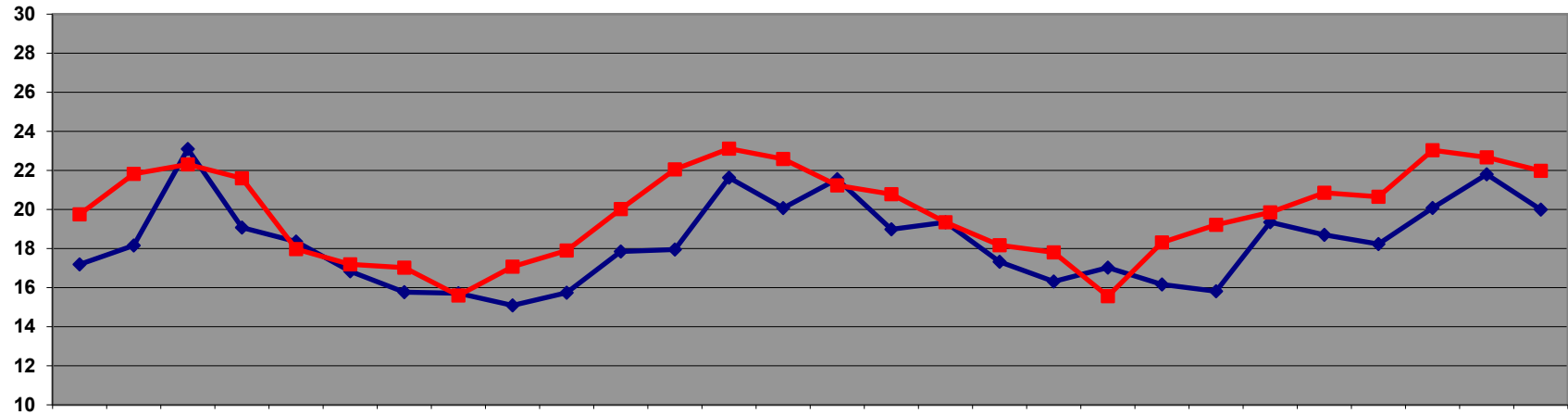


Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

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

45

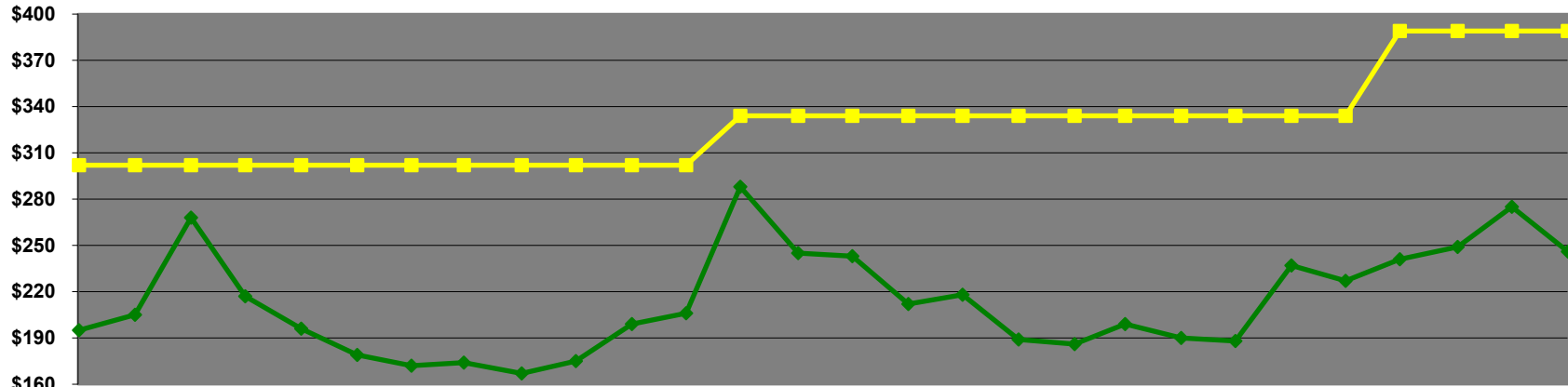
Flows & Usage (in Millions of Gallons)



	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	Aug-25	Sep-25	Oct-25
ACSA Usage	17	18	23	19	18	17	16	16	15	16	18	18	22	20	22	19	19	17	16	17	16	16	19	19	18	20	22	20
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	23	23	22
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%	15%	4%	10%

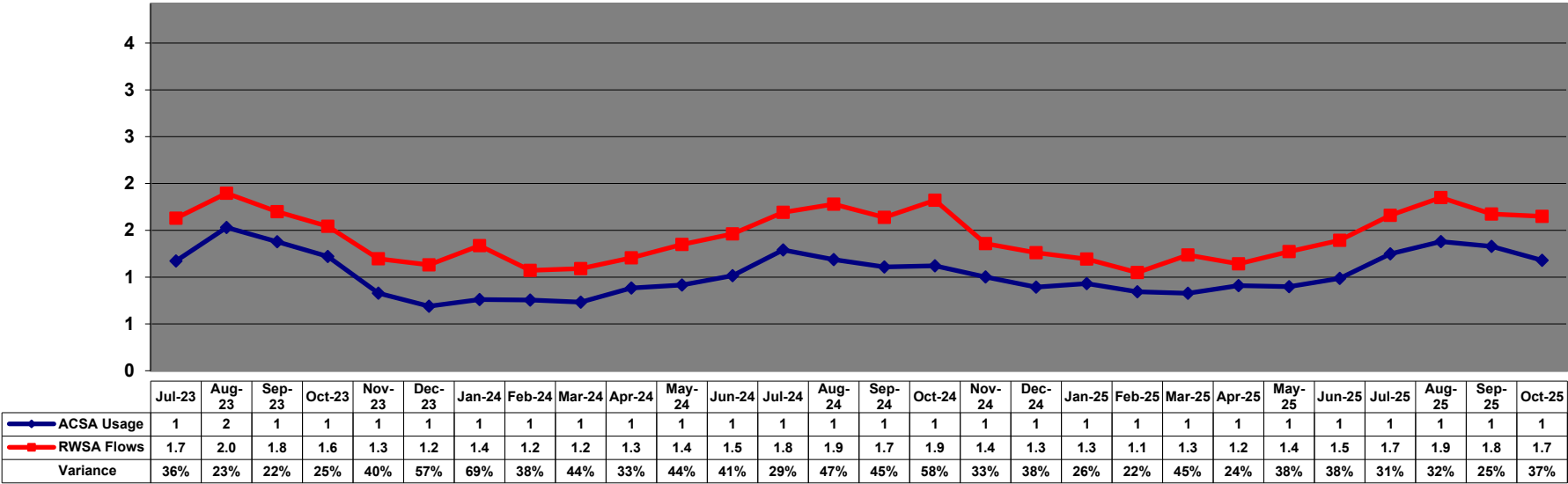
FY 2024, 2025, and 2026 Crozet Water Comparison RWSA Billed Water Charges & ACSA Billed Water Revenues

Charges and Revenues (in Thousands of Dollars)



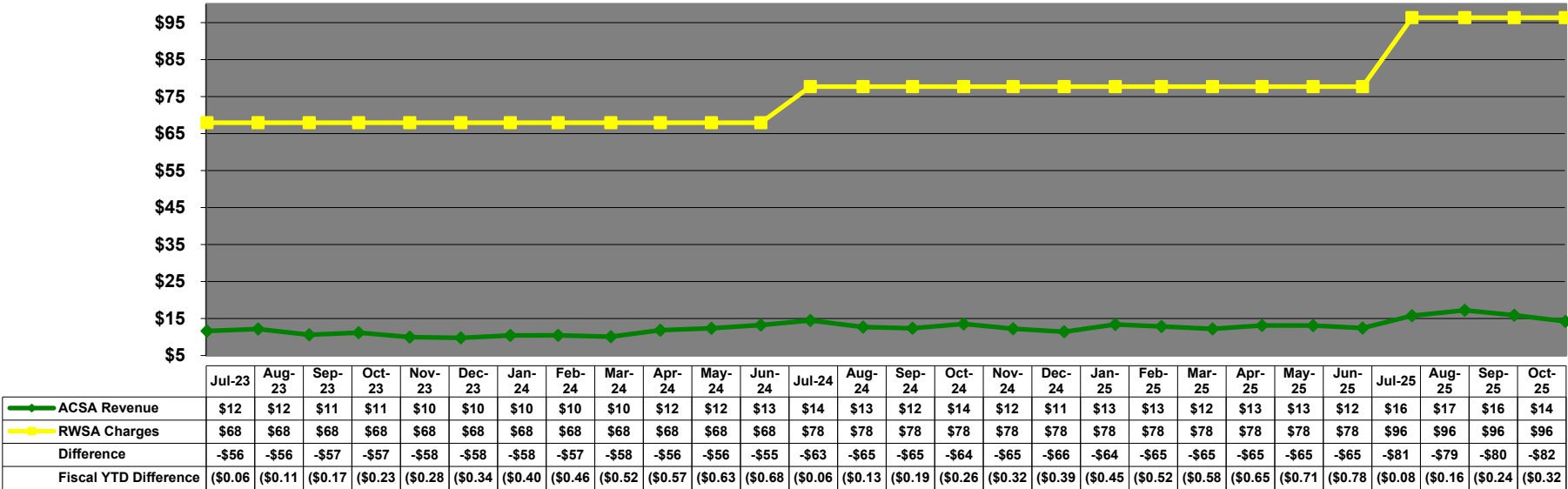
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25
ACSA Revenue	\$195	\$205	\$268	\$217	\$196	\$179	\$172	\$174	\$167	\$175	\$199	\$206	\$288	\$245	\$243	\$212	\$218	\$189	\$186	\$199	\$190	\$188	\$237	\$227	\$241	\$249	\$275	\$246
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	\$389	\$389	\$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)	(\$140)	(\$114)	(\$143)
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)	(\$0.29)	(\$0.40)	(\$0.55)

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

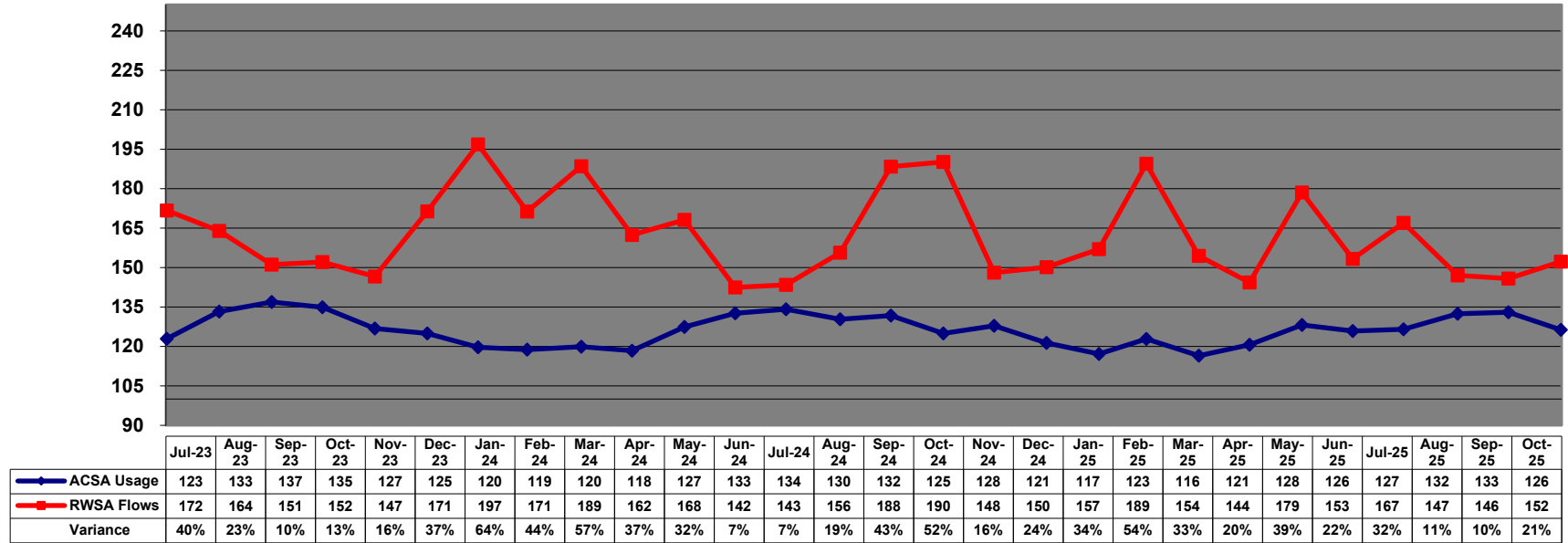
Charges and Revenues (in Thousands of Dollars)



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

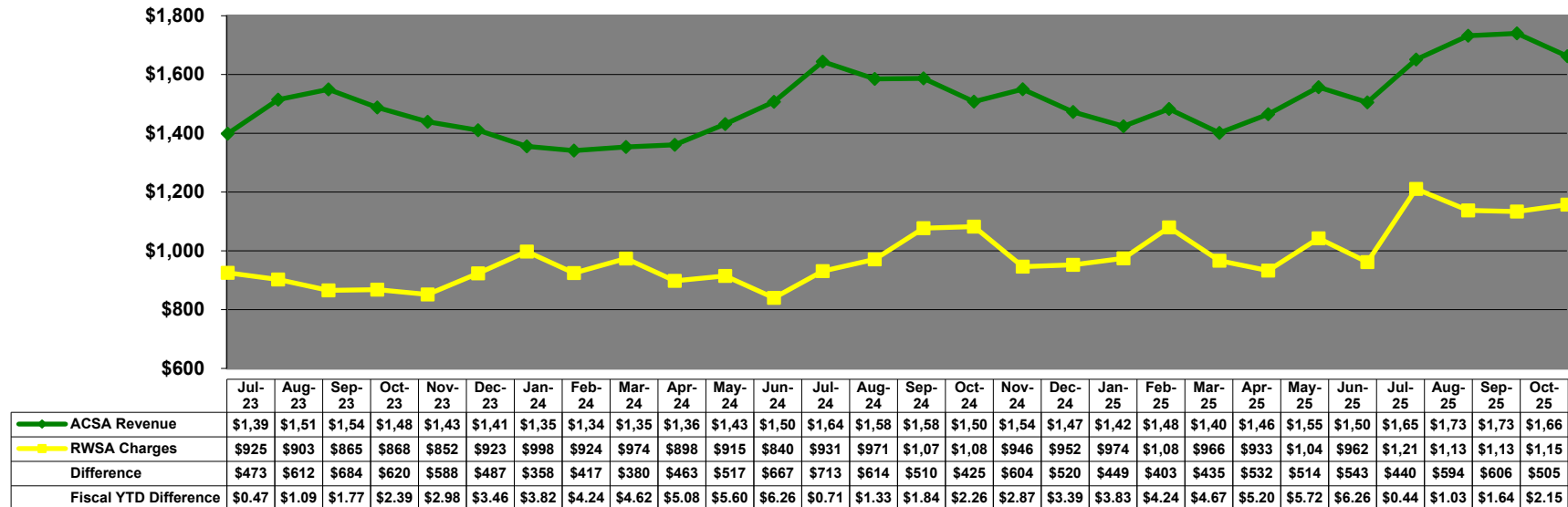
47

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)

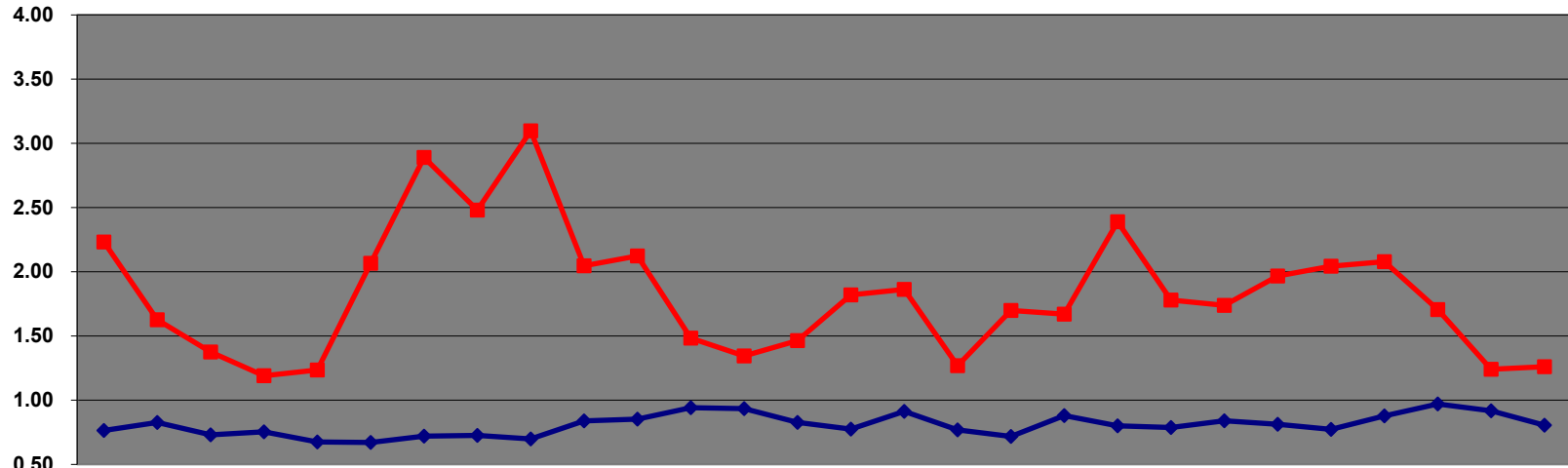


Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

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

48

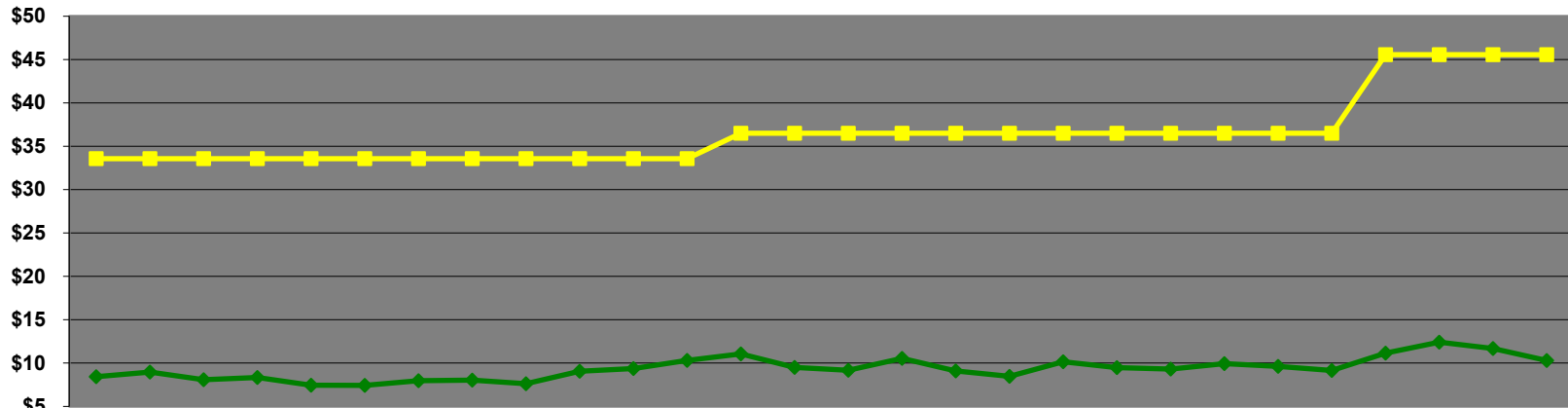
Usage & Flows (in Millions of Gallons)



	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	Aug-25	Sep-25	Oct-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	0.97	0.92	0.81
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	1.71	1.24	1.26
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%	76%	35%	57%

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	Aug-25	Sep-25	Oct-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	\$12.40	\$11.67	\$10.29
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	\$46	\$46	\$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	-\$33	-\$34	-\$35
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	-\$0.07	-\$0.10	-\$0.14

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

Single-Family Residential Water Usage

(Including irrigation through exclusion, irrigation, and auxiliary meters)

	FY 2024											
	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	46,186,939	46,955,054	47,747,914	46,680,010	47,232,775	46,900,575	46,887,506	45,996,822	45,827,255	46,036,892	47,780,002	47,875,553
Level 2 (3,001 - 6,000 gallons)	15,834,490	16,832,305	18,509,951	15,902,249	16,363,806	14,914,361	15,260,215	13,399,431	13,147,547	13,022,922	16,802,275	17,350,136
Level 3 (6,001 - 9,000 gallons)	4,271,446	4,916,430	6,033,699	4,583,776	4,409,091	2,899,484	2,944,132	2,249,613	2,237,129	2,308,042	3,982,755	4,614,178
Level 4 (over 9,000 gallons)	5,743,519	6,973,528	8,880,933	6,336,335	4,866,834	2,138,821	1,860,892	1,447,502	1,143,464	1,180,879	3,039,434	4,885,532
Total	72,036,394	75,677,317	81,172,497	73,502,370	72,872,506	66,853,241	66,952,745	63,093,368	62,355,395	62,548,735	71,604,466	74,725,399

	FY 2025											
	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	48,258,421	47,554,370	47,554,370	47,586,217	47,984,582	47,237,540	47,035,387	46,948,579	46,241,521	47,143,752	48,616,333	48,033,036
Level 2 (3,001 - 6,000 gallons)	19,809,724	16,778,453	16,778,453	16,138,831	16,446,572	14,261,229	14,493,012	13,964,024	12,824,070	13,657,323	17,060,057	16,098,991
Level 3 (6,001 - 9,000 gallons)	7,348,528	4,954,506	4,954,506	4,136,026	4,371,171	2,670,441	2,618,266	2,428,986	2,146,815	2,552,948	4,199,654	3,841,139
Level 4 (over 9,000 gallons)	12,997,404	6,847,041	6,847,041	3,767,467	5,031,979	1,474,327	1,046,523	1,036,524	756,536	1,291,913	3,364,637	3,125,938
Total	88,414,077	76,134,370	76,134,370	71,628,541	73,834,304	65,643,537	65,193,188	64,378,113	61,968,942	64,645,936	73,240,681	71,099,104

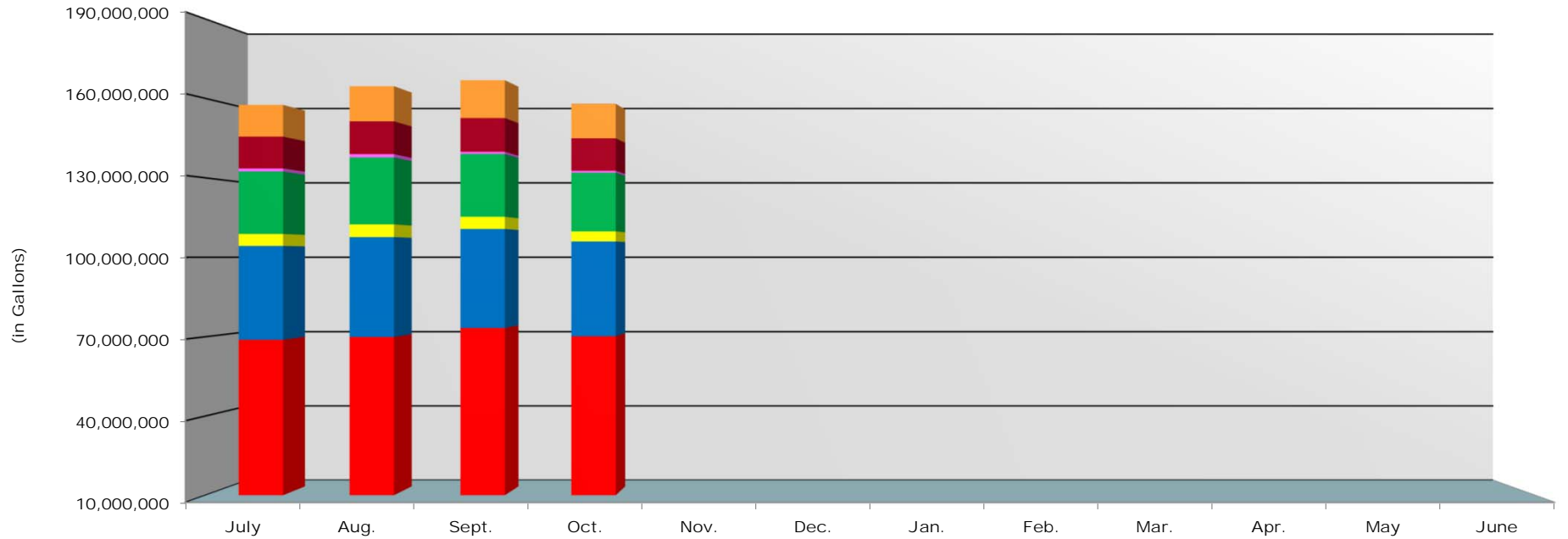
	FY 2026											
	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	47,852,952	48,182,425	48,900,560	48,339,047								
Level 2 (3,001 - 6,000 gallons)	16,125,752	16,549,206	17,925,898	16,398,842								
Level 3 (6,001 - 9,000 gallons)	4,317,743	4,595,876	5,270,256	4,659,590								
Level 4 (over 9,000 gallons)	4,721,394	5,211,824	6,832,376	6,480,023								
Total	73,017,841	74,539,331	78,929,090	75,877,502	-	-	-	-	-	-	-	-

System-Wide Irrigation Water Usage

(All usage measured through exclusion, irrigation, and auxiliary meters)

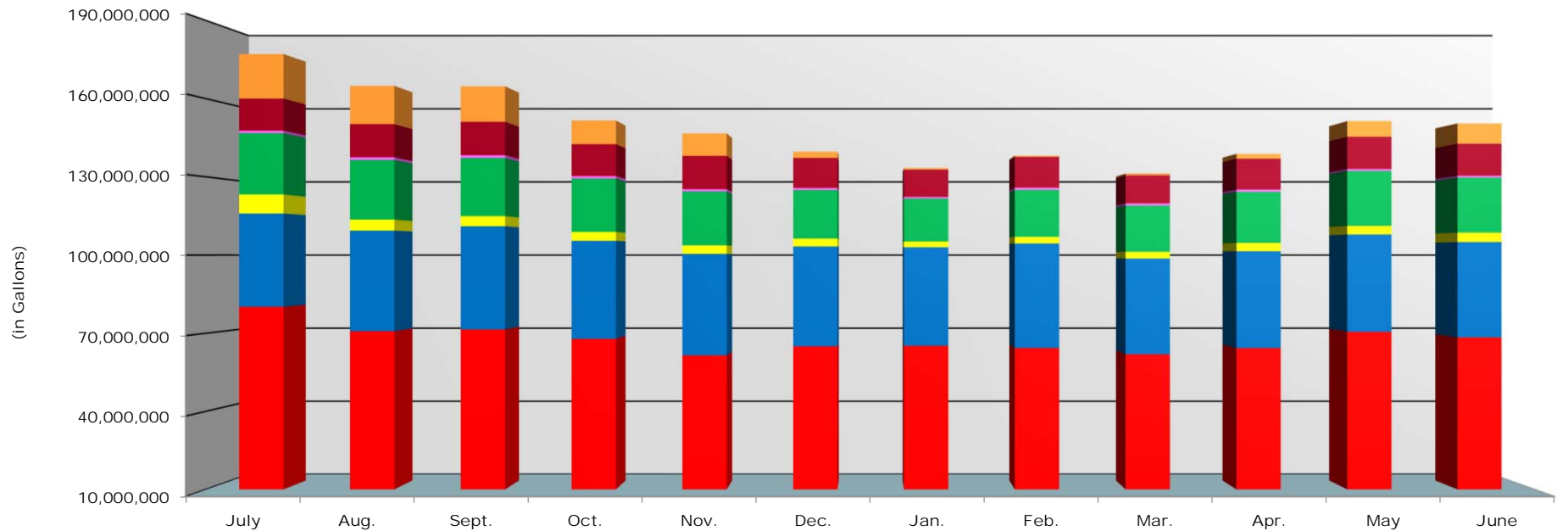
FY 2026	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	107,034	46,597	122,813	128,544								
Level 2 (3,001 - 6,000 gallons)	587,461	221,646	672,477	684,190								
Level 3 (6,001 - 9,000 gallons)	846,814	348,418	976,797	962,180								
Level 4 (over 9,000 gallons)	10,450,496	12,677,741	12,541,506	11,276,491								
Total	11,991,805	13,294,403	14,313,593	13,051,405	-	-	-	-	-	-	-	-

Monthly Water Consumption Fiscal Year 2026

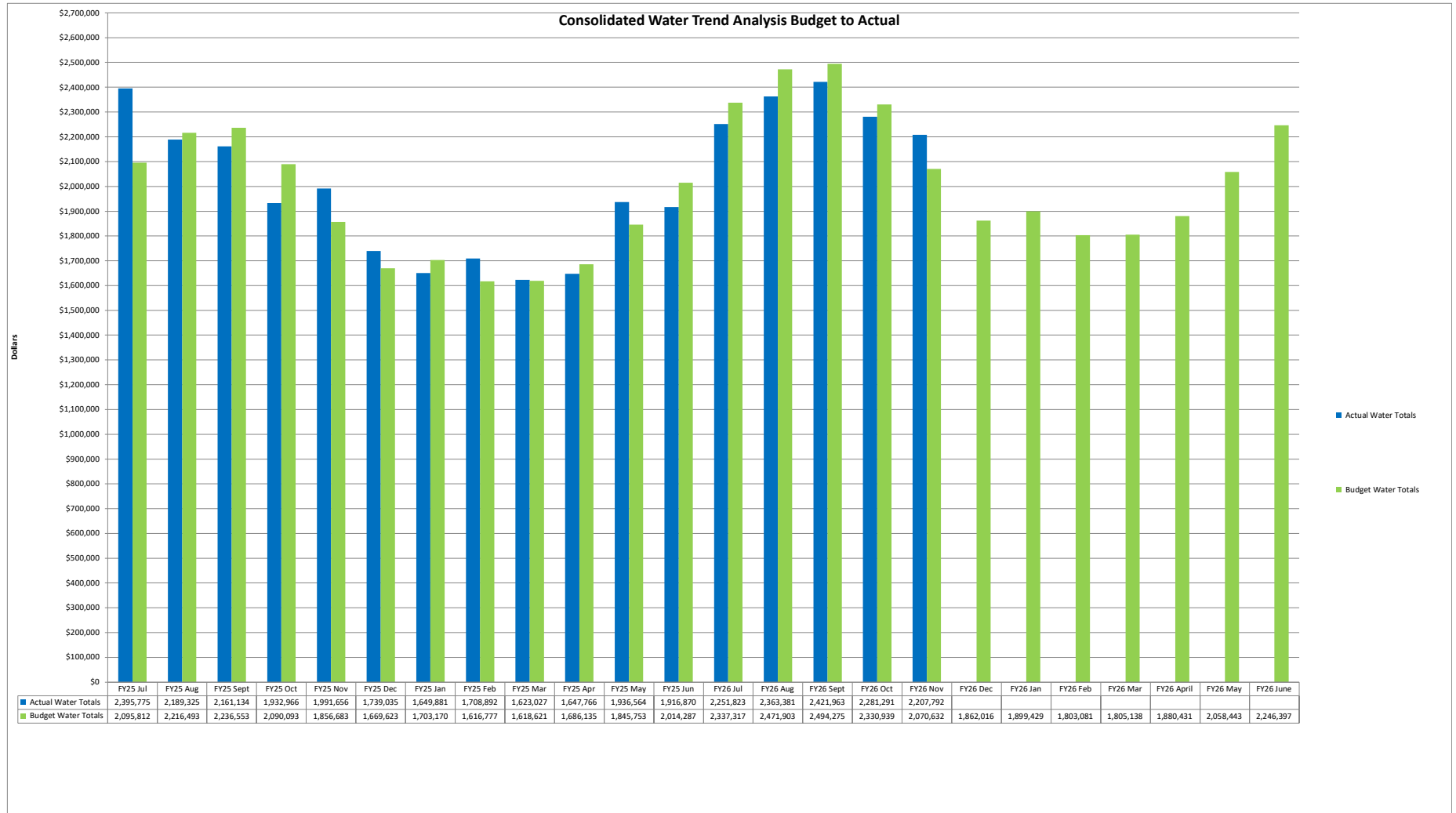


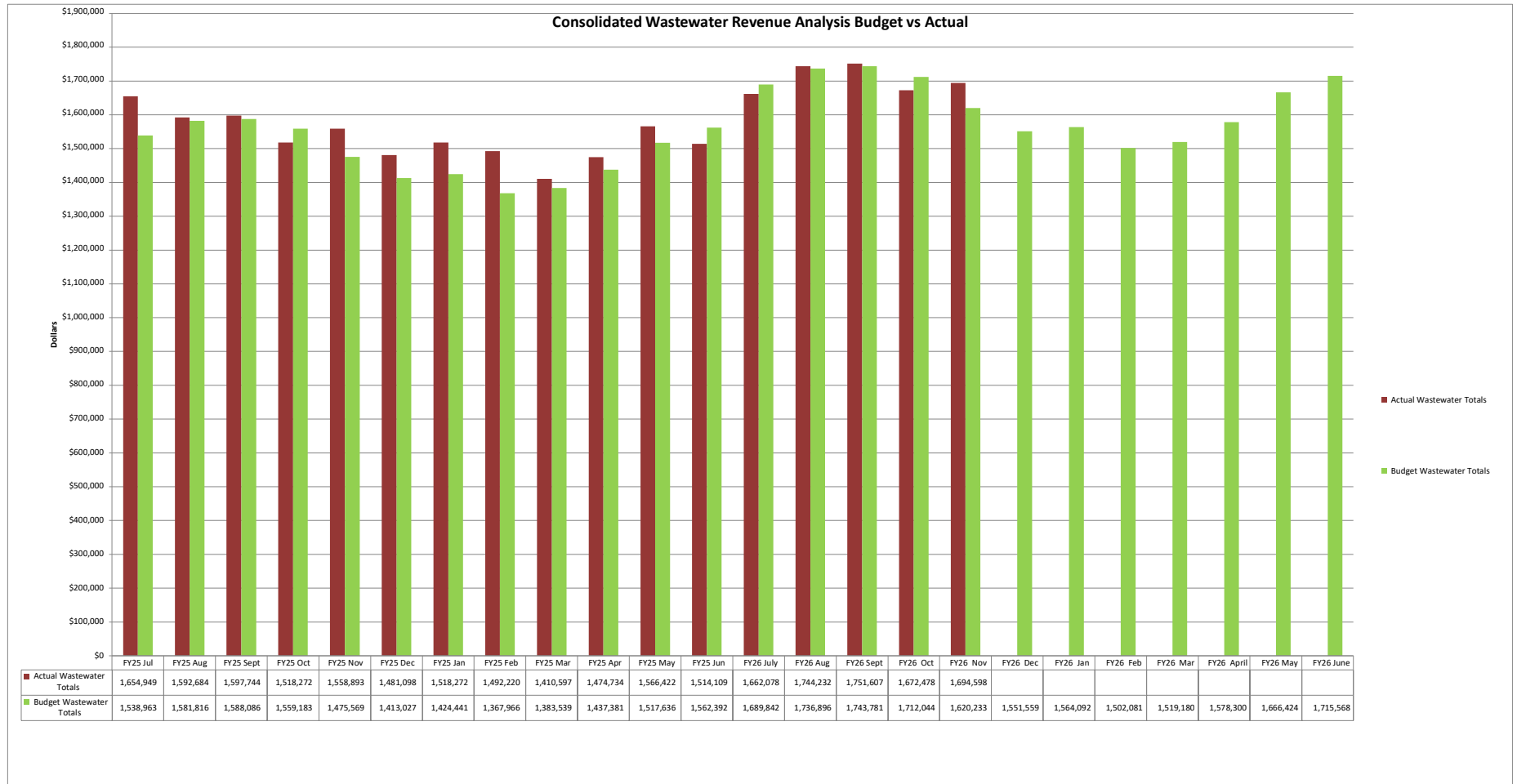
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June
% Irrigation to total	7.61%	8.08%	8.58%	8.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Irrigation	11,991,805	13,294,403	14,313,593	13,051,405	0	0	0	0	0	0	0	0
Institutional - Domestic Consumption	11,998,763	12,363,541	12,757,079	12,250,646								
Industrial - Domestic/Processing less Exclusion	1,150,878	1,228,612	805,432	710,838								
Comm. (Other) - Domestic Consumption	23,606,046	25,290,928	23,724,464	22,164,502								
Offices - Domestic Consumption	4,517,166	4,802,634	4,592,742	3,815,261								
MFR - Domestic Consumption	35,425,568	37,740,832	37,408,623	35,784,274								
SFR - Domestic Consumption	68,864,020	69,898,309	73,304,708	70,200,066								

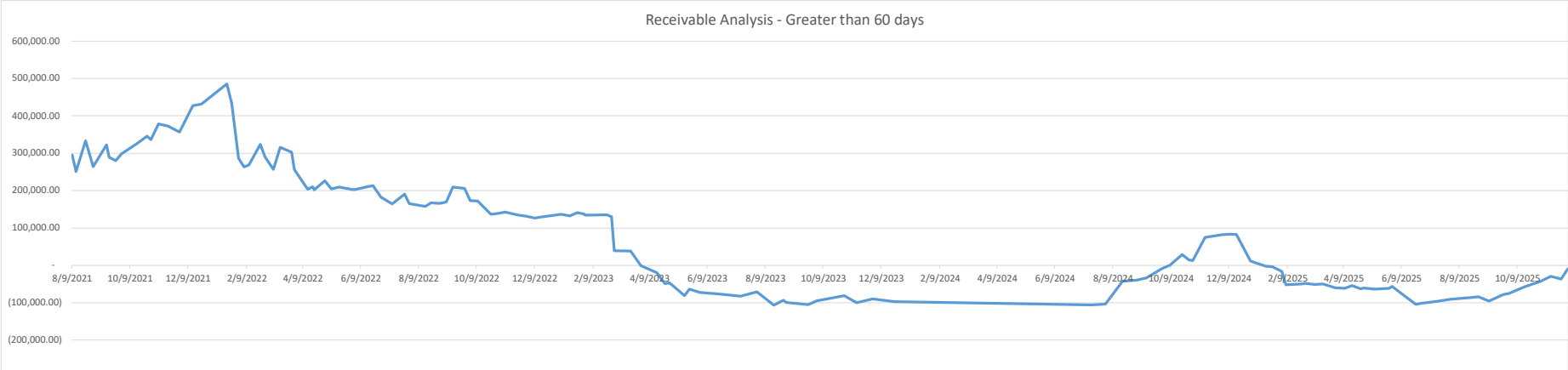
Monthly Water Consumption Fiscal Year 2025



	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

November 2025 Payments

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT	DESCRIPTION OVER \$5,000
554752675	11/10/2025	Rivanna Water & Sewer Authority	3,117,464.73	Water & Sewer Treatment
564241236	11/14/2025	Daniel & Company Incorporated	1,265,995.65	Avon Operations
564242080	11/14/2025	Haymes Brothers Inc	734,587.50	Briarwood Water Main
ACH	11/26/2025	Payroll	202,645.13	Net Pay
ACH	11/14/2025	Payroll	200,942.92	Net Pay
72440	11/14/2025	Commonwealth Excavating	143,080.98	Broadway Street WMRP
72976	11/25/2025	JBAK Consulting LLC	136,772.60	Verkada 5 Yr License/Hardware
72478	11/14/2025	Prism Contractors	78,025.11	FY 26 Sewer Rehabilitation
72951	11/25/2025	Azteca Systems Holdings LLC	75,604.88	Cityworks Software Renewal
554752682	11/14/2025	IRS - Federal Tax Deposit	75,141.73	Payroll
583251710	11/26/2025	IRS - Federal Tax Deposit	72,962.40	Payroll
583251709	11/26/2025	County of Albemarle	56,978.40	Payroll
72431	11/14/2025	Blue Whale EV LLC	53,061.39	EV Charging Infrastructure
554752681	11/26/2025	County of Albemarle	51,969.17	Payroll
583251703	11/25/2025	The Bank of New York Mellon	47,987.92	Debt Service
583251706	11/26/2025	Virginia Retirement System	44,364.88	Payroll
72449	11/14/2025	Ferguson Waterworks #7575	44,277.04	Water meter purchase
554752678	11/26/2025	Virginia Retirement System	43,804.04	Payroll
72459	11/14/2025	Haley Ford South Inc.	43,293.80	Construct Inspector EV Truck
72990	11/25/2025	Paymentus Corporation	36,785.40	Transaction Fees
73008	11/25/2025	U S Postmaster	35,000.00	FY26 Bulk Mail
72969	11/25/2025	Fortiline Incorporated	32,401.95	Simens MAG 1100 Flow Tubes
72491	11/14/2025	Validos LLC	18,830.19	Telephone Consulting
72495	11/14/2025	Xylem Dewatering Solutions Inc	13,912.78	Godwin Portable Sewer Pump
554752683	11/14/2025	Virginia Dept of Taxation	13,172.17	Payroll
72428	11/14/2025	Bank of America	13,098.58	Supplies & Memberships
583251711	11/26/2025	Virginia Dept of Taxation	12,956.88	Payroll
72950	11/25/2025	Atlantic Machinery Incorporated	12,624.39	QuickLock sewer repair
72492	11/14/2025	Cellco Partnership	12,362.94	Cellular Service
72992	11/25/2025	The Pitney Bowes Bank Incorporated	10,000.00	Postage Meter FY26
72460	11/14/2025	Harrisonburg Construction	9,300.00	Warehouse Ceiling Repair
72984	11/25/2025	Michael Baker International Inc.	8,509.50	Bellair-Liberty Hills Sewer
554752680	11/14/2025	VALIC	7,162.50	Payroll
583251708	11/26/2025	VALIC	7,162.50	Payroll
72466	11/14/2025	Letterpress Communications LLC	6,996.21	Communications Services
72447	11/14/2025	EWT Holdings III Corporation	6,952.66	Bioxide
72462	11/14/2025	JBAK Consulting LLC	6,684.00	Verkada 5 Yr License/Hardware
72470	11/14/2025	Mansfield Oil Company of Gainesville Inc	6,606.68	Fuel
73013	11/25/2025	Whitman, Requardt & Assoc LLP	6,498.15	Facility Condition Assessment
583251713	11/26/2025	Voya Financial	4,862.68	
554752686	11/14/2025	Voya Financial	4,787.60	
554752677	11/14/2025	Nationwide	4,667.50	
583251705	11/26/2025	Nationwide	4,667.50	
72484	11/14/2025	RSG Landscaping LLC	4,537.85	

72446	11/14/2025	Ed's Floor Care Services LLC	3,703.33
72472	11/14/2025	Michael Baker International Inc.	3,639.85
72424	11/14/2025	Allison Partners	3,355.00
72444	11/14/2025	Dominion Energy Virginia	3,318.15
72960	11/25/2025	James E. Dillenbeck	3,300.00
72991	11/25/2025	PFM Asset Management LLC	3,253.45
72453	11/14/2025	Flora Pettit PC	3,075.00
72978	11/25/2025	Leonard Holdings Incorporated	2,820.00
72489	11/14/2025	UniFirst Corporation	2,575.22
72471	11/14/2025	John Walter McCleary	2,500.00
73010	11/25/2025	University Tire & Auto	2,396.88
73009	11/25/2025	UniFirst Corporation	2,353.51
72997	11/25/2025	S L Williamson Company Inc	2,173.45
73019	11/26/2025	Minnesota Life Insurance Co	2,147.38
72493	11/14/2025	VA Utility Protection Service Inc	2,068.80
554752685	11/14/2025	ACSA Flexible Spending	1,863.56
583251712	11/26/2025	ACSA Flexible Spending	1,863.56
72980	11/25/2025	Luck Stone Corporation	1,853.75
72488	11/14/2025	Ting Fiber	1,814.31
72490	11/14/2025	University Tire & Auto	1,793.70
72450	11/14/2025	Ferguson Enterprises LLC #1300	1,778.14
72995	11/25/2025	Rappahannock Electric Cooperative	1,774.47
72456	11/14/2025	Genuine Parts Company Incorporated	1,697.04
72454	11/14/2025	Fortiline Incorporated	1,680.77
72473	11/14/2025	ODP Business Solutions LLC	1,634.41
73017	11/26/2025	Guardian	1,529.52
72481	11/14/2025	RingCentral Inc	1,400.00
72961	11/25/2025	Dominion Energy Virginia	1,314.68
72458	11/14/2025	Landscapes LLC	1,308.28
554752684	11/14/2025	Flexible Benefit	1,281.00
583251714	11/26/2025	Flexible Benefit	1,281.00
73015	11/26/2025	Comcast	1,274.82
564242083	11/26/2025	VACORP	1,176.08
73004	11/25/2025	Tidewater Fleet Supply	1,152.96
72955	11/25/2025	Core & Main LP	1,139.09
72445	11/14/2025	East Coast Emergency Vehicles LLC	1,135.04
72483	11/14/2025	Rivanna Water & Sewer Authority	1,066.91
72441	11/14/2025	Core & Main LP	979.60
72959	11/25/2025	DH Griffin Wrecking Incorporated	946.92
72994	11/25/2025	Ramboll Americas Engineering	902.92
72982	11/25/2025	Malloy Chevrolet Charlottesville LLC	850.08
73011	11/25/2025	HD Supply Facilities Maint LTD	817.85
554752679	11/26/2025	AFLAC	795.22
583251707	11/26/2025	AFLAC	795.22
72465	11/14/2025	L/B Water Service Incorporated	786.58
72946	11/25/2025	Charles E. Abers	750.00
72468	11/14/2025	Mailing Services of Virginia	742.32

72451	11/14/2025	Fisher Auto Parts Incorporated	736.31
72464	11/14/2025	LB Technology Incorporated	725.00
564242082	11/05/2025	Energy Earth LLC	650.00
72952	11/25/2025	Blue Ridge Trailer Sales &	620.00
72954	11/25/2025	Consolidated Pipe & Supply	603.78
72957	11/25/2025	Crown Communication LLC	579.83
554752676	11/26/2025	ACAC	576.00
583251704	11/26/2025	ACAC	576.00
72479	11/14/2025	Ramboll Americas Engineering	556.00
72437	11/14/2025	Charlottesville Aquatics	534.85
72477	11/14/2025	Performance Signs LLC	490.00
72971	11/25/2025	Genuine Parts Company Incorporated	484.13
72439	11/14/2025	Column Software PBC	466.72
73003	11/25/2025	TSRC Incorporated	459.77
72986	11/25/2025	Eman Siragy	450.00
73006	11/25/2025	The Artina Group	437.27
72422	11/14/2025	Advance Stores Company Inc	411.42
72434	11/14/2025	Brink's Incorporated	400.47
72996	11/25/2025	Richmond Machinery & Equipment	374.50
72469	11/14/2025	Malloy Ford	371.84
72963	11/25/2025	The Browning Group International Inc.	369.00
72972	11/25/2025	Gingerich Outdoor Power Spec	360.80
72455	11/14/2025	Four Pillars Construction	360.00
73007	11/25/2025	U. S. Bank	337.73
72494	11/14/2025	Protocol SSD Corporation	318.38
72436	11/14/2025	Indpndnt Bttry Retailers of America	307.73
72989	11/25/2025	Michael Elswick	300.00
72425	11/14/2025	Amazon Capital Services	293.80
72461	11/14/2025	Quarfarrah Humes	285.45
72973	11/25/2025	W W Grainger Incorporated	282.68
72988	11/25/2025	Maureen Mahony	279.00
73014	11/26/2025	Comcast	275.40
72433	11/14/2025	Breeden Construction	255.70
73001	11/25/2025	Stanley Martin	251.48
72482	11/14/2025	Rivanna Solid Waste Authority	250.00
72956	11/25/2025	County of Albemarle	241.20
72480	11/14/2025	Republic Services #410	240.97
72432	11/14/2025	Brackenridge Construction	221.88
72426	11/14/2025	Aqua Air Laboratories Inc	220.00
72966	11/25/2025	Fisher Auto Parts Incorporated	212.52
72985	11/25/2025	ODP Business Solutions LLC	200.07
72958	11/25/2025	Cues Incorporated	193.64
73002	11/25/2025	Macro Retailing LLC	188.99
72463	11/14/2025	Kaseya US LLC	187.00
72435	11/14/2025	MWP Supply Incorporated	183.72
72947	11/25/2025	Advance Stores Company Inc	177.74
73016	11/26/2025	Anytime Fitness-Pantops	159.96

72993	11/25/2025	W & H Resources Incorporated	158.05
72983	11/25/2025	US Electrical Services Incorporated	152.44
72476	11/14/2025	Sheng Chen	150.00
72968	11/25/2025	FlowNetworkx, Inc	150.00
72987	11/25/2025	George Loukas	150.00
72474	11/14/2025	Kenny Johns	143.10
72427	11/14/2025	Atlantic Machinery Incorporated	141.40
73018	11/26/2025	Herbert Beskin Trustee	135.00
72948	11/25/2025	American Pest Incorporated	129.35
72442	11/14/2025	Crozet Hardware Co., Inc.	128.15
72953	11/25/2025	Tim Chillers	122.91
72965	11/25/2025	Ferguson Enterprises LLC #1300	122.85
73020	11/26/2025	Snap Fitness	119.88
72486	11/14/2025	Henry Strauss	113.94
72967	11/25/2025	Flexible Benefit Administrators Inc	100.00
72457	11/14/2025	Gingerich Outdoor Power Spec	99.48
72423	11/14/2025	AHP Construction	88.16
72998	11/25/2025	Dariel Sandoval	86.50
72467	11/14/2025	Luck Stone Corporation	79.80
72999	11/25/2025	Spyglass Hill LLC	75.80
72443	11/14/2025	Document Destruction of	69.95
72970	11/25/2025	Ann Gachuhi	64.14
72475	11/14/2025	Peggy Hutchinson	50.00
72448	11/14/2025	FedEx	43.55
72452	11/14/2025	Flexible Benefit Administrators Inc	42.35
73005	11/25/2025	Troy's Auto & Diesel LLC	40.00
72438	11/14/2025	City of Charlottesville	39.39
72974	11/25/2025	Hawkins-Graves Incorporated	38.57
72962	11/25/2025	EGGC LLC	36.48
73012	11/25/2025	Mary Weems	35.40
73000	11/25/2025	Virginia Stallings	33.00
72949	11/25/2025	Appalachian Power	29.69
72975	11/25/2025	Benjamin Houle	22.89
72981	11/25/2025	Son Ly	21.04
72430	11/14/2025	Cranium Holding Incorporated	18.88
72485	11/14/2025	CM Turf	18.50
72964	11/25/2025	FedEx	17.77
72979	11/25/2025	LL Homes LLC	12.45
72487	11/14/2025	Thryv Incorporated	6.50
72977	11/25/2025	Matthew Kneece	6.50
72429	11/14/2025	Beverage Tractor & Equipment LLC	3.66
			6,893,916.95

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

AGENDA TITLE: FY 2026 Capital Improvement Program (CIP) Report STAFF CONTACT(S)/PREPARER: Jeremy M. Lynn, P.E., Director of Engineering	AGENDA DATE: December 18, 2025 CONSENT AGENDA: ACTION: ■ INFORMATION: ■ ATTACHMENTS: 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
December 2025

Water System CIP Projects

1. 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:	\$557,351.65

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.

11/11/2025: Easement acquisition efforts continue, with 10 of 30 easements acquired.

2. 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:	\$290,588.23

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.

11/11/2025: Thalle has completed the installation of the raw water main crossing of Fontaine Avenue Extended, and they anticipate beginning the ACSA's water

main work sometime in December 2025. VDOT is under contract with Burleigh Construction for the bridge replacement over Morey Creek, which will include a casing pipe for a future water connection over to Buckingham Circle.

3. Northfields Water Main Replacement (Account Code 1763/1764):

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:	\$526,656.79

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.

12/9/2025: Easement acquisition efforts continue with the second round of offer letters having been mailed out last week. To date, 10 of 17 easements have been obtained.

4. Briarwood Water Main Replacement (Account Code 1766):

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Construction
Percent Complete:	60%
Contractor:	Haymes Brothers Inc. (Haymes)
Construction Start:	June 2025
Completion:	February 2026
Total Budget:	\$4,100,000
Spent to Date:	\$2,668,494.45

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.

12/9/2025: Haymes has completed all water service switchovers along Wren Court and are nearing completion along Heather Court. The ACSA recently discovered a section of approximately 300 feet of pipe along Austin Drive that will need to be replaced as part of this project. During the design phase,

it was believed to be newer ductile iron pipe, but a recent break on the line revealed that it was PVC.



5. Barracks West Water Main Replacement (Account Code 1769):

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Design
Percent Complete:	100%
Contractor:	Undetermined
Construction Start:	2026
Completion:	2026
Total Budget:	\$3,500,000
Spent to Date:	\$219,598.22

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.

12/9/2025: Addendum No. 1 was made available to potential bidders on December 5, 2025. Bid opening has been scheduled for December 11, 2025.

6. 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.

12/9/2025: The ACSA has submitted information to the County Attorney's Office for their determination on the ownership of Townwood Drive. ACSA staff will begin formal easement acquisition efforts following their determination. A public meeting with the Townwood community is expected in early 2026.

7. Broadway Street Water Main Replacement (Account Code 1768):

Consultant:	Whitman, Requardt & Associates, Inc. (WRA)
Project Status:	Construction
Percent Complete:	100%
Contractor:	Commonwealth Excavating, Inc. (CEI)
Construction Start:	April 2025
Completion:	December 2025
Total Budget:	\$1,667,800
Spent to Date:	\$913,871.33

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.

12/9/2025: CEI has completed all water main replacement work and final pavement was installed the week of November 17, 2025. CEI is working on a few minor punch-list items before the VDOT Land Use Permit is released and final payment is made. This project will be removed from the CIP Monthly Report.



8. 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:	\$277,411.10

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.

12/9/2025: Baker is working on the 100% Design Documents and ACSA staff are preparing to begin easement acquisition efforts with the community for the 10 easements required for this project.

9. Galaxie Farm Water Connection (Account Code 1702)

Consultant:	Timmons Group
Project Status:	Construction
Percent Complete:	10%
Contractor:	Nielson Builders, Inc. (Nielson)
Construction Start:	December 2025
Completion:	March 2026
Total Budget:	\$79,000
Spent to Date:	\$95,831

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.

12/9/2025: A Pre-Construction Conference with the project team was held on November 13, 2025, and construction efforts on this water interconnect are underway.

10. Exclusion Meters Replacement (Account Code 1759):

Consultant:	ACSA Engineering
Project Status:	Construction
Percent Complete:	80%
Contractor:	ACSA and Irrigation Contractors
Construction Start:	September 2019
Completion:	2026
Total Budget:	\$527,500
Spent to Date:	\$393,182.26

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.

12/9/2025: 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 98 private irrigation exclusion meters remaining in our system.

11. Old Lynchburg Road Water Interconnect (Account Code 1775):

Consultant:	ACSA Engineering
Project Status:	Construction
Percent Complete:	80%
Contractor:	ACSA Maintenance
Construction Start:	November 2025
Completion:	January 2025
Total Budget:	\$175,000
Spent to Date:	\$56,055.13

Project Description: During plan review of VDOT's Old Lynchburg Road and 5th Street Roundabout Project, ACSA staff identified an opportunity to construct a water interconnect between Vision Lane and Country Green Lane. This will improve system redundancy and reliability in the area and will provide an opportunity to extend water over to Stagecoach Road. This project will be constructed in-house by our Maintenance Department and is being fast-tracked ahead of VDOT's project to reduce costs associated with restoration. Project Length = 720 LF.

12/9/2025: ACSA staff have completed all the water installation along Old Lynchburg Road and are working to install the last 30 feet of pipe along Country Green Lane.



Sewer System CIP Projects

12. 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:	\$432,989.41

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.

12/9/2025: A well-attended community meeting with residents in Forest Lakes was held the evening of November 11, 2025. Easement acquisition efforts continue with 22 of 24 easements obtained.

13. Buckingham Circle Sewer (Account Code 1802):

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Design
Percent Complete:	90%
Contractor:	Undetermined
Construction Start:	2027
Completion:	2028
Total Budget:	\$3,100,000
Spent to Date:	\$79,482.00

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.

11/11/2025: Dewberry has submitted 90% Design Documents, and they are under review by ACSA staff.

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

Consultant:	Michael Baker International, Inc. (Baker)
Project Status:	Design
Percent Complete:	60%
Contractor:	Undetermined
Construction Start:	2026
Completion:	2027
Total Budget:	\$8,493,715
Spent to Date:	\$318,384.32

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.

11/11/2025: Baker has submitted revised 50% Design Documents, and they are under review by ACSA staff.

15. Crozet Phase 3 SSES (Account Code 1803):

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Study
Percent Complete:	50%
Construction Start:	2025
Completion:	2026
Total Budget:	\$400,000
Spent to Date:	\$121,710.76

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.

12/9/2025: Ramboll evaluated more than 30,000 linear feet of gravity sewer through smoke testing between November 17-24, 2025. This process includes the isolation of approximately 1,000-foot segments of the collection system and liquid smoke is inserted with a blower. Smoke emitting from inflow sources are documented for follow-up remediation. A total of 30 defects were identified, 24 of which were related to private sewer laterals and cleanouts. Based on the smoke testing efforts, Ramboll is recommending CCTV inspection of approximately 10,000 linear feet of sewer, primarily along low-lying areas and near streams.



16. 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:	\$475,138.63

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

12/9/2025: A meeting is scheduled for December 18, 2025, with Dewberry to discuss the draft memo for the 5th Street Aerial Sewer Crossing Evaluation.

17. FY 2026 Miscellaneous Sewer Rehabilitation (Account Code 1910):

Consultant:	Ramboll and Kimley-Horn
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:	\$86,720.98

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

11/11/2025: Prism has relined approx. 1,700 linear feet of gravity sewer mains in the Greenbrier and Commonwealth Drive area, with about 300 feet remaining. Work Order No. 2 was issued on October 24, 2025, and included the relining of the aerial sewer crossing between Hyland Ridge and Cascadia and a section of storm sewer along Broadway Street. VDOT has agreed to share in the cost of the storm sewer relining. A Letter of Agreement has been issued to Kimley-Horn for the development of new bid documents. This will allow ACSA to bid for a new annual services contract in 2026.

Non-Utility and Facility CIP Projects**18. Energy Audit (Account Code 1625):**

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Construction
Percent Complete:	40%
Contractor:	ACSA Facilities Group and Blue Whale EV
Construction Start:	July 2023

Completion:	February 2026
Total Budget:	\$390,000
Spent to Date:	\$357,217.44

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.

12/9/2025: When Blue Whale EV applied for the electrical permit with the County, the ACSA was notified of the need to submit a Letter of Revision (LOR). ACSA staff are preparing for the LOR submission. The necessary materials have been ordered by Blue Whale EV.

19. Avon Operations Center (Account Code 1622):

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	50%
Contractor:	Daniel & Company, Inc. (DCI)
Construction Start:	January 2025
Completion:	November 2026
Total Budget:	\$18,000,000
Spent to Date:	\$8,700,060.01

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.

12/9/2025: The roof and pre-engineered metal building are complete, and masons have begun block walls in the interior of the building. All storm and sanitary sewer work is complete, and the contractor is working on connecting the roof leader lines to the storm system.





20. ACSA Operations Center Improvements (Account Code 1626):

Consultant:	ACSA Maintenance
Project Status:	Construction
Percent Complete:	40%
Contractor:	ACSA and JES Foundation Repair (JES)
Construction Start:	March 2025
Completion:	February 2026
Total Budget:	\$50,000
Spent to Date:	\$24,639.85

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).

12/9/2025: JES is scheduled to complete the stabilization work at the front entrance of the Administration Building the week of December 29, 2025.

21. Emergency Response Plan Update (Account Code TBD):

Consultant:	Launch! Consulting (Launch!)
Project Status:	Study
Percent Complete:	0%
Construction Start:	October 2025
Completion:	May 2026
Total Budget:	\$80,000
Spent to Date:	\$0

Project Description: To comply with the America's Water Infrastructure Act (AWIA) of 2018, ACSA must update its Emergency Response Plan (ERP) to address risks from natural hazards and malevolent acts. This project will ensure compliance by reviewing and updating ACSA's ERP to reflect current risks, operational changes, and best practices. The deadline for updating the ERP is June 30, 2026.

12/9/2025: A workshop to identify the various Incident Action Checklists was held on December 4, 2025. Workshops to develop the 20 Checklists are scheduled for January 7-8, 2026.

Albemarle County Service Authority (ACSA)
Active Private Development Projects
December 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. Breezy Hill – Offsite Utility Extension (Scottsville): Water main extension along Running Deer Drive to serve the proposed Breezy Hill subdivision.
9. 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.
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. Woodbrook Apartments (Rio): Water main extensions to serve 244 multi-family residential units along Woodburn Road, north of Agnor Elementary School.
16. 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

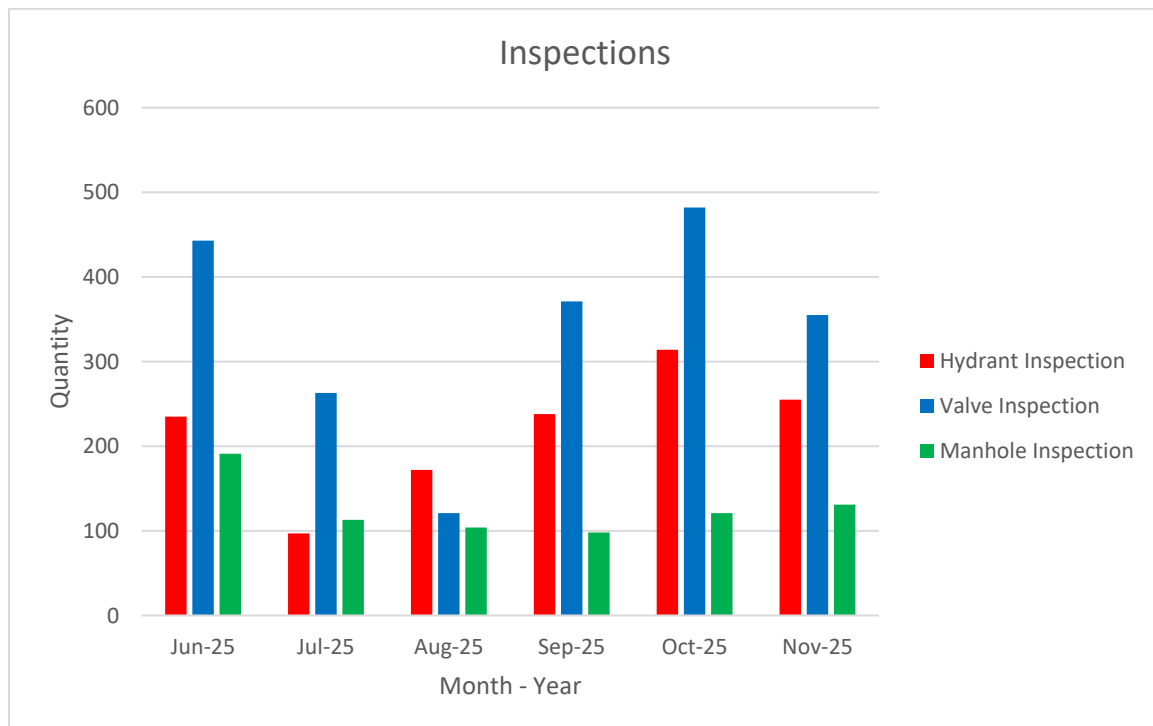
AGENDA ITEM EXECUTIVE SUMMARY

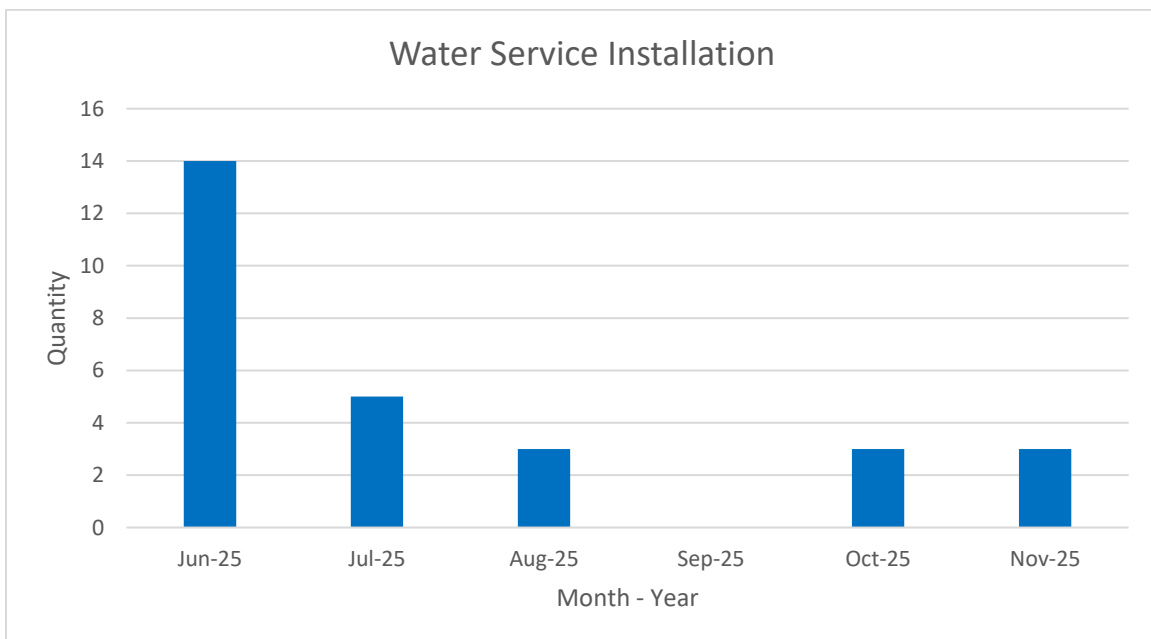
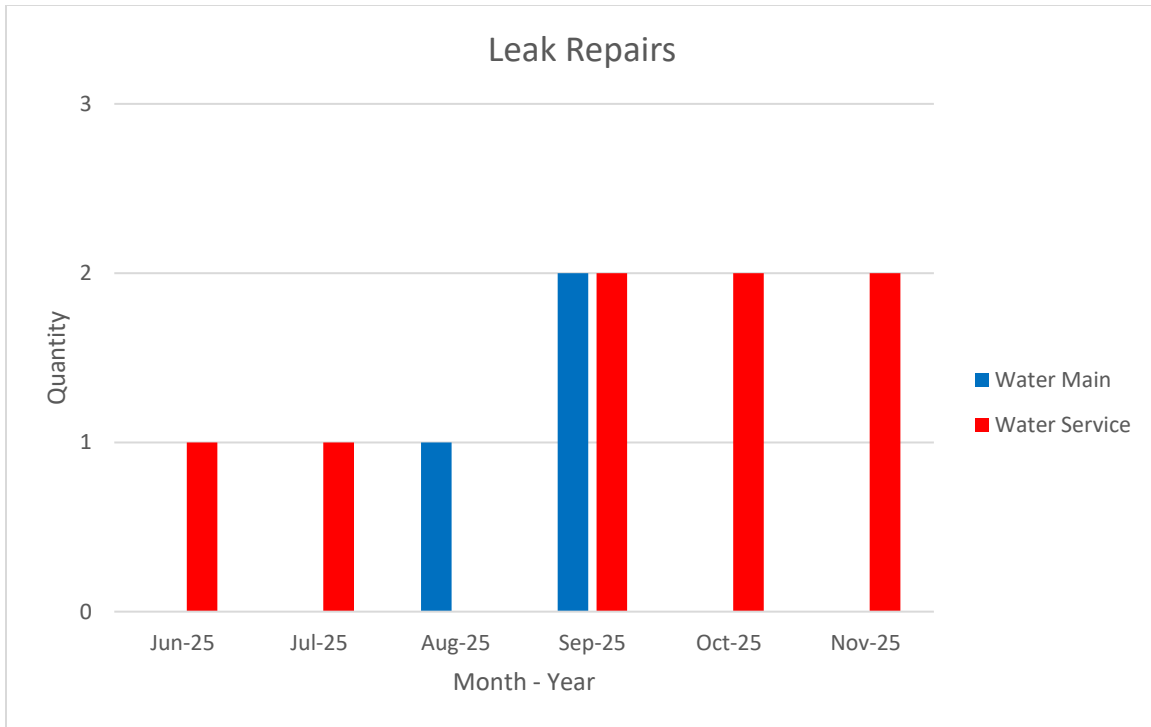
AGENDA TITLE: FY 2026 Monthly Maintenance Update Report STAFF CONTACT(S)/PREPARER: Alexander J. Morrison, P.E., Director of Operations	AGENDA DATE: December 18, 2025 CONSENT AGENDA: ACTION: ■ INFORMATION: ■ ATTACHMENTS: No
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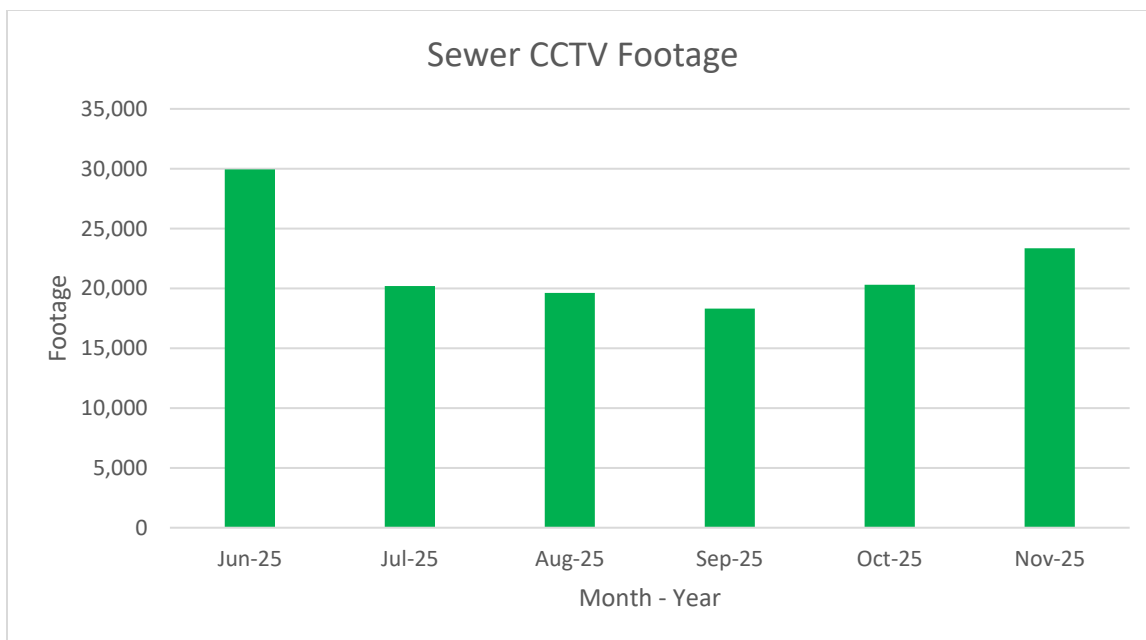
BACKGROUND:

Current total years of service in the Maintenance Department: 335.6 years
 Current average years of service in the Maintenance Department: 10.2 years
 Current number of employees in the Maintenance Department: 33

Below are 4 graphs depicting various monthly routine 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: Valve and hydrant inspection totals saw a slight decrease in November, primarily due to reduced workdays associated with the holiday closures. Manhole inspections increased slightly and generally trended with the uptick in CCTV activity, as noted in the “Sewer CCTV Footage” section.
 - Leak Repairs: Two leak repairs were completed in November on Exton Court. Both leaks occurred on adjacent service line connections and were the result of saddle failures.
 - Water Service Installation: Three new water service installations were completed in November.
 - Sewer CCTV Footage: CCTV inspections increased slightly in November due to improved staff and equipment availability. However, activity was still somewhat limited by holiday closures.
 - Sewer Rodding/Flushing Footage: We will begin trending sewer rodding/flushing footage in future reports as additional data becomes available. Sewer rodding and flushing totals decreased in November. This reduction was due to equipment downtime

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

associated with the aging flush truck, followed by additional downtime while transitioning equipment and operations to the new flush truck to place it fully into service. Cold weather and the holiday schedule also contributed to reduced activity.

- Facilities Inspections: Over the coming months, we will be working with the CMMS Coordinator to update how vertical asset inspections and preventive maintenance activities are documented in our CMMS software. These updates are intended to improve efficiency and make data entry easier for Facilities staff. As a result, the number of inspections reported each month by the system may differ from current totals, even though the same number of inspections are being completed. Once the changes are fully implemented and we have collected sufficient monthly data, we will begin trending the results. In November, completed inspections included:

- **132 Generator Inspections**
- **308 Pump Inspections**
- **79 Sewer PS Inspections**
- **63 Water PS Inspections**
- **8 Fire System Inspections**

BUDGET IMPACT: None.

RECOMMENDATIONS: None.

BOARD ACTION REQUESTED: Approval of the Consent Agenda.

ATTACHMENTS: None

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

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

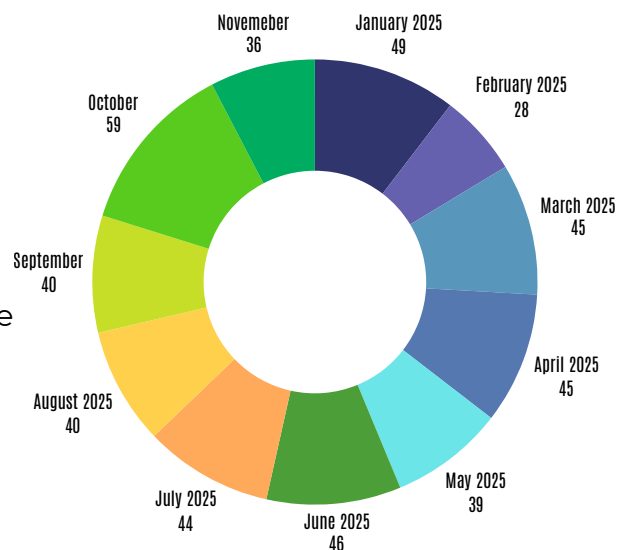
Background:

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 **36** Help Desk tickets
- Deployed **0** new computers
- Deployed **0** new phones
- Deployed **3** new tablets
- Onboarded **1** new employees

HELP DESK TICKET COMPARISON



I.T. DEPARTMENT'S MONTHLY ROUTINES

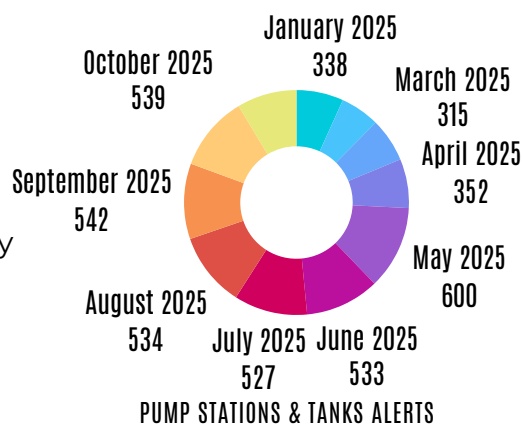
Digital & Physical Security

Background:

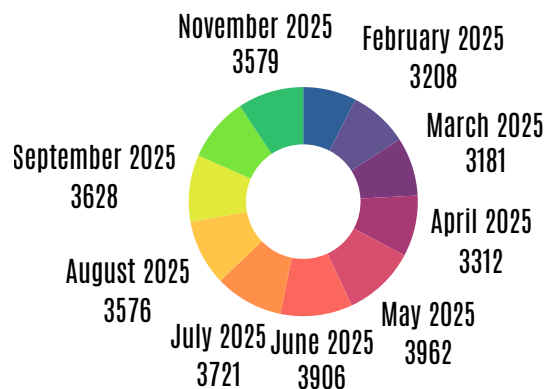
Our ISO/Systems Engineer handles all of our digital security and our Information Technology Technician handles all of our physical security. Last month, they:

- Secured **1,924.20 GB** of application data
- Secured **1,718.12 GB** of web data
- Secured **45.26 GB** of user data
- Investigated **429** physical security alerts at the Operations Center
- Investigated **3,704** physical security alerts at water storage tanks and pump stations.
 - This increase is largely due to insects building webs on the cameras this time of year.
- Implemented **431** firewall pattern updates

OPERATIONS CENTER ALERTS



PUMP STATIONS & TANKS ALERTS

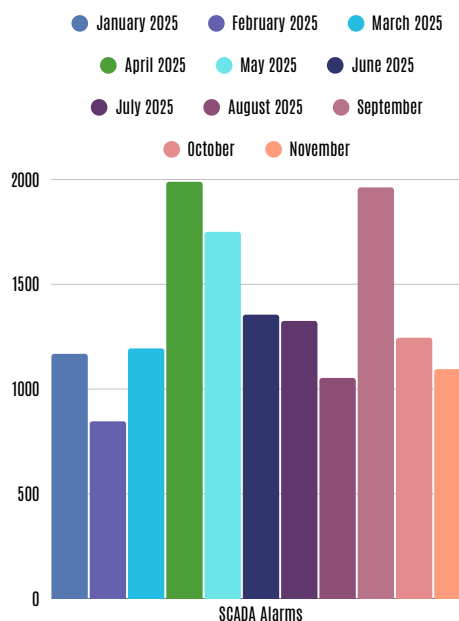


SCADA & AMI

Background:

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

- Investigated **1095** SCADA alarms
 - Majority of alarms were intrusion warnings.



I.T. DEPARTMENT'S MONTHLY ROUTINES

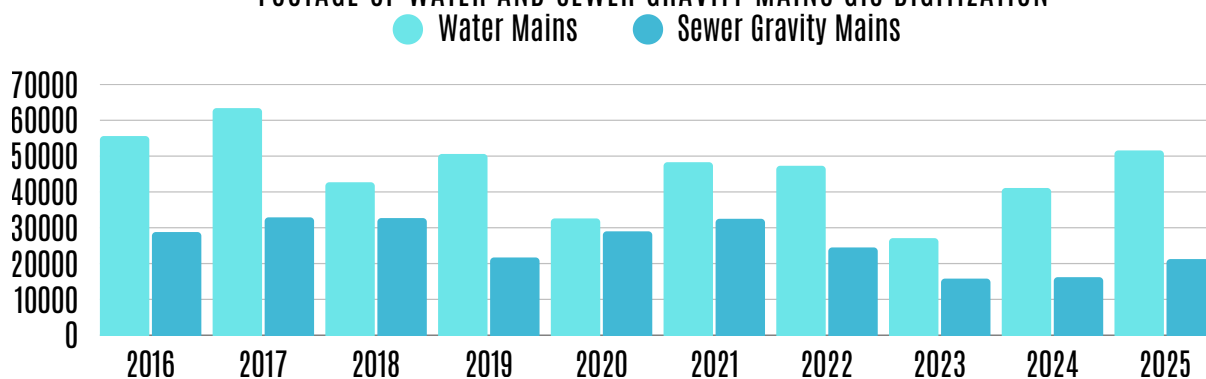
Geographic Information Systems (GIS)

Background:

Our GIS is handled by our GIS & CMMS Coordinator, GIS Technician, and IT Technician. Last month, they:

- Digitized **44** sewer lateral lines (Total 20,685)
- Digitized **1,533.5 ft** sewer force mains (Total 34,884.3 ft)
- Digitized **2,101 ft** sewer gravity mains (Total 1,737,709.4 ft)
- Digitized **4,778.8 ft** water mains (Total 2,051,407.1 ft)
- Digitized **1,457.6 ft** water service lines (Total 508,491.3 ft)
- Fulfilled **15** external map requests
- Conducted **2** UAS flights
- Completed **2** Update GIS work orders
- GPS located **76** assets
-

FOOTAGE OF WATER AND SEWER GRAVITY MAINS GIS DIGITIZATION



UAS FLIGHT OF AVON OPERATIONS CENTER PROPERTY- NOVEMBER 20, 2025



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

I.T. DEPARTMENT'S LARGE PROJECT PARTICIPATION



ARCGIS UTILITY NETWORK

ON HOLD: Testing is ongoing and projects are becoming more clarified. We will be focused on the migrations to Trimble Unity and Azure before implementation on the Utility Network.



SCADA SYSTEM ASSESSMENT

IN PROGRESS: We have begun to rewire the programmable logic controllers (PLCs) and the machine interface terminals at the Camelot Pump Stations. We are awaiting the receipt of several parts for this project.



CYBERSECURITY UPGRADES

IN PROGRESS: We are continuously enhancing the security of ACSA's data. We are currently reviewing implementation of an additional standard for our SCADA System. This month the IT Department will be participating in a Cybersecurity Emergency Response Plan discussion and will conduct another Cybersecurity tabletop exercise.



RISK & RESILIENCE ASSESSMENT

IN PROGRESS: The final report has been received and is under review by ACSA staff. We are prioritizing items to be included within the upcoming budget.



AVON OPERATIONS CENTER- NETWORKING & SECURITY

IN PROGRESS: We have met internally to discuss building usage to better understand priorities and timelines. We are working on obtaining estimated costs for installation of network and security infrastructure.



REPORTING

IN PROGRESS: We are continuing to build more automated reports. This month, we worked on a Punchlist Report and a Meter Test Report. We are also building more reports within our Help Desk ticketing software. The Project Tracking database and reports have been migrated to engineering to handle.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



FACILITIES CONDITION ASSESSMENT

IN PROGRESS: IT, Engineering and Maintenance staff recently met with our consultant to obtain clarification on the final report. We are working to obtain estimated pricing for our upcoming budget.



CUSTOMER INFORMATION SYSTEM (CIS)

IN PROGRESS: A vendor has been selected and we are excited to start this project! We are working with third party integrators to prepare.



SECURITY SYSTEM UPGRADES- PUMP STATIONS

IN PROGRESS: We have received cost estimates for the materials to complete another Pump Station access control. We hope to procure the materials and work on the installation after the new year.



SCADA COMMUNICATIONS

IN PROGRESS: We are working with a cellular company to have them begin to build a secure network for us. With the recent changeout of several antennas, we have not experienced SCADA communication loss in a while.

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

BOARD ACTION REQUESTED: Informational

ATTACHMENTS: None

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Rivanna Water & Sewer Authority (RWSA) Monthly Update STAFF CONTACT(S)/PREPARER: Quin Lunsford, Executive Director	AGENDA DATE: December 18, 2025 CONSENT AGENDA: Informational ATTACHMENTS: 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 November 18th RWSA Board Meeting and other communications:

- **Rivanna Pump Station Update:** Repairs and improvements to the Rivanna Wastewater Pump Station have been substantially completed and totaled \$16.2M. RWSA's insurance company reimbursed RWSA \$9.9M for repair costs and RWSA funded \$0.9M for repairs and \$5.4M in improvements.

Summary:

RWSA Major Project Schedule	Construction Start Date	Construction Completion Date
Central Water Line, Phase 1	October 2025	December 2029
Red Hill Water Treatment Plant Upgrades	January 2025	June 2027
South Fork Rivanna River Crossing	December 2024	January 2027
RMR to OBWTP Raw Water Line & Pump Station	February 2025	June 2029
MC Building Upfits & Gravity Thickener Improvements	May 2025	May 2027
MC Structural & Concrete Rehabilitation	May 2025	May 2027
Crozet Pump Stations Rehabilitation	April 2026	April 2028
MC Administration Building Renovation & Addition	August 2025	December 2027
SRWTP – PAC Upgrades	November 2025	June 2027
RMR Pool Raise	September 2025	December 2026
Sewer and Manhole Repairs, Phase 2	December 2025	June 2027

AGENDA ITEM EXECUTIVE SUMMARY

Crozet WTP GAC Expansion – Phase I	March 2026	May 2028
SVWRRF Generator	January 2026	June 2027
Central Water Line, Phase 2	August 2026	March 2029
MC Pump Station Slide Gates, Valves, Bypass, & Septage Receiving Upgrades	June 2026	May 2028
SRR to RMR Pipeline, Intake, & Facilities	May 2026	December 2030
Beaver Creek Dam Spillway Modifications	March 2027	June 2031
Beaver Creek Raw Water Pump Station, Intake, and Piping	July 2026	June 2029
Upper Schenks Branch Interceptor, Phase II	2026	2028
Glenmore WRRF, Phase 1	June 2026	January 2028
Dam Concrete & Steel Repairs	June 2026	November 2027
SVWRRF Permit Modification Upgrades	May 2026	May 2027

- **Central Water Line, Phase 1**

Design Engineer:	Michael Baker International (Baker)
Construction Contractor:	Sagres Construction Corp. (Alexandria, VA)
Construction Start:	October 2025
Percent Complete:	5%
Completion:	December 2029
Budget:	\$58,000,000

Current Status:

The first stage of water line construction includes Stadium Road, Piedmont Avenue, Price Avenue, and Lewis Street (to the railroad tracks). Contractor mobilized equipment and pipe to staging area at the end of Lewis Street mid-October and installed approximately 120 LF of 30" water line the first week on Lewis Street. Upcoming work includes installation of the 2" water line for City Utilities in Lewis Street and crossing Fontaine Avenue with the 30" water line. The contractor is also coordinating with City Utilities to relocate gas lines along the initial stage.

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

AGENDA ITEM EXECUTIVE SUMMARY

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, VA)
Construction Start:	January 2025
Percent Complete:	15%
Completion:	June 2027
Budget:	\$2,050,000

Current Status:

The building permit has been approved, and construction activities have begun. Submittals are being revised for the new Chemical Building.

History:

The Red Hill Water Treatment Plant was constructed in a joint effort by 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, VA)
Construction Start:	December 2024
Percent Complete:	60%
Completion:	January 2027
Budget:	\$6,540,000

Current Status:

AGENDA ITEM EXECUTIVE SUMMARY

Horizontal Directional Drilling subcontractor is on the third hole (and final) reaming pass for the 1,200 LF directional drill before they can pull the fused HDPE water line through the opening. A portion of Old Rio Mills Road will be closed for several more months during construction of the new 24" water line. The contractor continues to address erosion and sediment control issues related to the drilling operation.

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 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 (Hillsborough, NC)
Construction Start:	February 2025
Percent Complete:	15%
Completion:	June 2029
Current Project Estimate:	\$61,490,000

Current Status:

The Contractor has substantially completed pipeline installation across Fontaine Avenue, with only pavement restriping remaining, and has completed installation of the pipeline across Reservoir Road near the Regents School. Approximately 1,700 linear feet of 36" raw water piping has been installed to date. Completed relocation of the existing 18" raw waterline on the pump station site, clearing the pump station building footprint for construction to start in 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

AGENDA ITEM EXECUTIVE SUMMARY

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. The 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 Construction (Lynchburg, VA)
Construction Start:	May 2025
Project Status:	15%
Completion:	May 2027
Current Project Estimate:	\$11,800,000

Current Status:

The Contractor is working on improvements to the Duty Station which will provide temporary office and storage space for personnel while office spaces in the Blower Building are being renovated. Foundation work for the new maintenance office space under the Vehicle Maintenance Shop canopy and test pitting of utilities are underway.

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.

- **MCAWRRF Structural and Concrete Rehabilitation**

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

AGENDA ITEM EXECUTIVE SUMMARYCurrent Status:

Priming, painting, and purlin replacement at the north Maintenance storage building are underway. Concrete repairs are ongoing on the digesters and the equalization basins.

History:

This project comprises rehabilitation, repair and installation of multiple structural components throughout the MCAWRRF facility, to include concrete repairs in both the equalization basis 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:

Materials have been ordered and have lengthy 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.

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

Design Engineer:	SHE
Construction Contractor:	Martin Horn (Charlottesville, VA)
Construction Start:	August 2025
Percent Complete:	10%
Completion:	December 2027
Budget:	\$27,600,000

Current Status:

AGENDA ITEM EXECUTIVE SUMMARY

Site and foundation work continue for the addition. The setup of temporary trailers for Administration staff and temporary IT network infrastructure are complete and a move is occurring this month.

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:	5%
Completion:	June 2027
Current Project Estimate:	\$1,820,000

Current Status:

Submittals for the powdered activated carbon tank are being processed, and materials are being ordered.

- **Ragged Mountain Reservoir Pool Raise**

Design Engineer:	Schnabel Engineering
Construction Contractor:	Faulconer Construction (Charlottesville, VA)
Construction Start:	September 2025
Percent Complete:	10%
Completion:	December 2026
Current Project Estimate:	\$13,200,000

Current Status:

Tree clearing activities started on November 17th.

- **Sewer and Manhole Repairs, Phase 2**

Design Engineer:	CHA Consulting, Inc.
Construction Contractor:	Vortex Services, LLC (Chesapeake, VA)
Construction Start:	December 2025
Percent Complete:	2%

AGENDA ITEM EXECUTIVE SUMMARY

Completion: June 2027
Budget: \$2,185,000

Current Status:

The Notice to Proceed was issued on October 27th. Sewer inspections via closed-circuit television (CCTV) began on November 10th.

- **Crozet WTP GAC Expansion, Phase I**

Design Engineer: SEH
Construction Contractor: English Construction Company
(Lynchburg, VA)
Construction Start: March 2026
Percent Complete: 0%
Completion: May 2028
Budget: \$12,165,000

Current Status:

Coordinating with VDH on documents for the grant funds totaling \$7.24 million before issuing Notice to Proceed to the contractor.

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.

- **Scottsville Water Resource Recovery Facility Generator**

Design Engineer: Wiley | Wilson
Construction Contractor: Carrick Contracting Corporation
(Williamsburg, VA)
Construction Start: January 2026
Percent Complete: 0%
Completion: June 2027
Budget: \$1,360,000

Current Status:

Notice of Award was issued on October 30, 2025. Execution of contracts and bonds is underway.

AGENDA ITEM EXECUTIVE SUMMARY

- **Central Water Line, Phase 2**

Design Engineer:	Michael Baker International (Baker)
Project Start:	July 2024
Project Status:	85% Design
Construction Start:	August 2026
Completion:	March 2029
Budget:	\$21,000,000

Current Status:

Engineers are developing 90% design drawings and permit applications. A private easement has been acquired and easements on two City parcels will be requested from City Council.

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:	May 2028
Budget:	\$10,200,000

Current Status:

Final design is proceeding with the additional work on the south side septage station. Acquisition of a small parcel outside the MCAWRRF fence line is needed for construction and negotiations are underway.

History:

AGENDA ITEM EXECUTIVE SUMMARY

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:	Bidding
Construction Start:	May 2026
Completion:	December 2030
Budget:	\$117,000,000

Current Status:

Construction bids are due on November 20th. Consideration for an award is anticipated at the December Board Meeting.

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 Spillway Modifications**

Design Engineer:	Schnabel Engineering
Project Start:	February 2018
Project Status:	80% Design
Construction Start:	March 2027
Completion:	June 2031
Budget:	\$33,500,000

Current Status:

AGENDA ITEM EXECUTIVE SUMMARY

Final design of the dam spillway upgrades is ongoing, with efforts focusing on primary spillway riser modifications to meet new seismic criteria. Changes to the spillway bridge design are being completed based on feedback from VDOT. A significant (\$20 M) construction grant from the NRCS is anticipated.

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.

- **Beaver Creek Raw Water Pump Station, Intake, and Piping Improvements**

Design Engineer:	Hazen & Sawyer
Project Start:	February 2018
Project Status:	80% Design
Construction Start:	July 2026
Completion:	June 2029
Budget:	\$39.0 M

Current Status: Design of the pump station continues including recommendations from the Value Engineering workshop. Discussions with the County are underway regarding a lease for the Pump Station property. Easement negotiations for the new raw water main are underway.

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

Design Engineer:	CHA Consulting
Project Start:	July 2021
Project Status:	Design
Construction Start:	2026
Completion:	2027
Budget:	\$7.1 million for RWSA section; \$11 – \$15 million including City section

Current Status:

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

AGENDA ITEM EXECUTIVE SUMMARYHistory:

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:	Bidding
Construction Start:	June 2026
Completion:	January 2028
Budget:	\$1,800,000

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. Construction bids were received on November 12th.

- **Dam Concrete and Steel Repairs**

Design Engineer:	GAI Consultants
Project Start:	January 2025
Project Status:	10% Design
Construction Start:	July 2026
Completion:	November 2027
Budget:	\$2,820,000

Current Status:

Structural assessments of the Sugar Hollow, South Rivanna, Lickinghole Creek, and Totier Creek dams have been completed. Design of the recommended repairs is underway.

- **SVWRRF Permit Modification Upgrades**

Design Engineer:	Short Elliot Hendrickson (SEH)
Project Start:	July 2025
Project Status:	10% Design
Construction Start:	May 2026
Completion:	May 2027
Budget:	\$827,000

AGENDA ITEM EXECUTIVE SUMMARY

Current Status:

This project includes influent pump station and headworks upgrades, aeration piping rehabilitation, a new storage and chemical feed building, and flood resiliency improvements. Design is underway and interim measures for meeting permit requirements are being coordinated with Operations staff.

Planning and Studies

- **MCAWRRF Biogas Upgrades**

Design Engineer:	SEH
Project Start:	October 2021
Project Status:	Preliminary Engineering/Study (99%)
Completion:	December 2024
Budget:	\$7,800,000

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.

AGENDA ITEM EXECUTIVE SUMMARY

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
2025-03	Rivanna Interceptor Stream Crossing Repairs	TBD

- **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.
- **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:	85% (WA12)
Based Construction Contract +	
Change Orders to Date = Current Value:	\$718,428 (WA1) + \$1,006,804 (WA2-12)
Completion:	June 2025 (WA9), December 2025 (WA12)
Budget:	\$2,980,000

AGENDA ITEM EXECUTIVE SUMMARYCurrent Status:

WA9 will include installation of card access on all exterior doors at the South Rivanna 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. These discussions continue. The WPO documents were approved by Albemarle County in September.

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ACSA Board Future Policy Issues Agendas 2026										
Regular 3rd Thursday Monthly Meetings	Jan. '26	Feb. '26	Mar. '26	Apr. '26	May '26	June '26	July '26	August '26	Sept. '26	Pending Issues
	January 15th Recognitions	February 19th Recognitions	March 19th Recognitions	April 16th Recognitions	May 21st Recognitions	June 18th Recognitions	July 16th Recognitions	August 20th Recognitions	September 17th Recognitions	ACSA Customer Communications 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)
	Board Organizational Meeting - Election of Officers <i>(Annual Item)</i>	Strategic Plan Update - <i>(Bi-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>	Strategic Plan Update - <i>(Bi-annual Item)</i>		Imagine a Day Without Water Resolution <i>(Annual Item)</i>	Data Management and Management Dashboards
	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
	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
	Overview of the FY 2027 Water and Sewer Rate Analysis			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
				National Drinking Water Week <i>(Annual Item)</i>						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
										12/18/2025

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: 2026 Board Meeting Schedule STAFF CONTACT(S)/PREPARER: Quin Lunsford, Executive Director	AGENDA DATE: December 18, 2025 ACTION: Informational (Consent Agenda) ATTACHMENTS: No
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BACKGROUND: The By-Laws of the Albemarle County Service Authority (ACSA) provide that “regular meetings of the Authority shall be held monthly on the third Thursday of the month at 9:00 a.m.” ACSA Board meetings are held in the Board Room at the ACSA, 168 Spotnap Road. The 2026 schedule based on this is as follows:

ACSA 2026 Board Meeting Schedule

3rd Thursday of the month at 9:00 a.m.

- Thursday, January 15, 2026 at 9:00 a.m.
- Thursday, February 19, 2026 at 9:00 a.m.
- Thursday, March 19, 2026 at 9:00 a.m.
- Thursday, April 16, 2026 at 9:00 a.m.
- Thursday, May 21, 2026 at 9:00 a.m.
- Thursday, June 18, 2026 at 9:00 a.m.
- Thursday, July 16, 2026 at 9:00 a.m.
- Thursday, August 20, 2026 at 9:00 a.m.
- Thursday, September 17, 2026 at 9:00 a.m.
- Thursday, October 15, 2026 at 9:00 a.m.
- Thursday, November 19, 2026 at 9:00 a.m.
- Thursday, December 17, 2026 at 9:00 a.m.

BOARD ACTION REQUESTED: Informational; and calendar scheduling.



MEMORANDUM

To: ACSA Board of Directors
From: Quin Lunsford, Executive Director
Date: December 18, 2025
Re: Proposed Schedule of Holidays, 2026

As outlined in the ACSA Personnel Management Plan, the following holidays will be observed in calendar year 2026:

Martin Luther King Day	Monday, January 19, 2026*
President's Day	Monday, February 16, 2026*
Memorial Day	Monday, May 25, 2026
Juneteenth	Friday, June 19, 2026*
Independence Day	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Veteran's Day	Wednesday, November 11, 2026*
Thanksgiving	½ day Wed., Thur. & Fri., Nov. 25, 26 & 27, 2026
Christmas Holidays	Wed., Thu. & Fri., Dec. 23, 24 & 25, 2026
New Year's Day	Thu. Dec. 31, 2026 & Fri. Jan. 1, 2027

***Floater Holidays.** ACSA offices will remain open on these four holidays. Holiday leave may be taken on the day formally observed with pre-approval from your supervisor, or anytime thereafter during the same calendar year; the four leave days will not accrue if not taken within that time, except for Veterans Day which has to be used by November 10th of the following year.

We are recommending approval of this holiday schedule for 2026.

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

AGENDA TITLE: Annual Investment Report	AGENDA DATE: December 18, 2025
STAFF CONTACT/PREPARER: Emily Roach, Interim Director of Finance	ACTION: Informational
	ATTACHMENTS: Yes

BACKGROUND: The ACSA Board authorized the Authority to execute a contract with PFM Asset Management, LLC (PFMAM) for Investment Management Services at its June 20, 2019 Board meeting. PFMAM has assisted with development of the Authority's investment program, including; investment policy development/revisions, investment strategy development, performance benchmark selection, competitive purchasing, portfolio monitoring/management, and accounting/reporting.

The presentation today will provide updates on economic/market conditions and an update on the ACSA's current portfolio including assets managed by PFMAM and investments held in the Virginia Local Government Investment Pool (LGIP).

DISCUSSION: Mr. Scott Fleming, Director PFMAM, will provide an overview of current economic, market conditions, and also a portfolio update on the ACSA's current investment approach, holdings, and performance.

BUDGET IMPACT: Informational only.

RECOMMENDATIONS: None

BOARD ACTION REQUESTED: None; informational item only.

ATTACHMENTS: Annual Market and Portfolio Update (PowerPoint)



Albemarle County Service Authority

Investment Program Update

December 18, 2025

Scott Fleming, Director
Jack Schnorbus, Relationship
Manager

*PFM Asset Management, a division of U.S. Bancorp Asset
Management, Inc.*

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE



Scott Fleming

Scott is a Director located in Richmond, Virginia. He currently serves as the program administrator for the Virginia State Non-Arbitrage Program (SNAP®) and leads the firm's investment advisory business in Virginia. He leverages firm resources to assist governmental entities with the investment of bond proceeds and idle funds. He also supports institutional education efforts in the Commonwealth through speaking engagements focused on cash and investment management. He began his career in the investment industry in 2000 and joined the firm in 2022.

Scott earned a Bachelor of Science in Business Administration from Virginia Commonwealth University and a Graduate Certificate in Financial Management from Cornell University.



Jack Schnorbus

Jack is an Institutional Sales and Relationship Manager based in McLean, Virginia. He works with public-sector clients across Virginia, providing investment advisory services for the Virginia State Non-Arbitrage Program (SNAP®). Jack supports client relationships through portfolio structuring and analysis, performance review, cash flow modeling, asset allocation, investment policy review, economic research, and reporting and joined the firm in 2024.

He earned a B.A. in Economics from Wagner College.



Economic Update





Economic Durability

- Consumer driven U.S. economy remained resilient despite significant domestic and international geopolitical headwinds.



Tariffs & Technology

- Evolving tariff policies resulted in increased market uncertainty and volatility while artificial intelligence investment drove market exuberance.



Cooling Labor Markets and Simmering Inflation

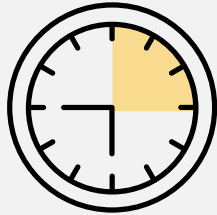
- Labor conditions showed signs of slowing while inflation remained above targets



Federal Reserve Active Again

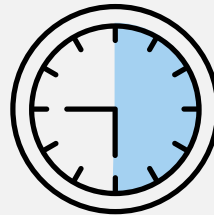
- After laying dormant for most of the year, the Fed finally resumed its push for accommodative monetary policy favoring the need to spur growth and employment over inflation fears.

Short-Term Impacts



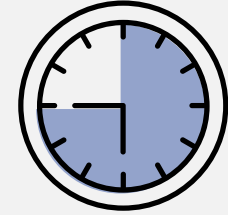
- U.S. companies change component source to domestic suppliers
- Potential supply chain disruptions affecting production
- Temporary rise in inflation from higher imported goods

Medium-Term Impacts



- Potentially lower profit margins and cash flows for companies willing to absorb higher costs
- Higher consumer prices weigh on consumers' purchasing power and could depress consumption

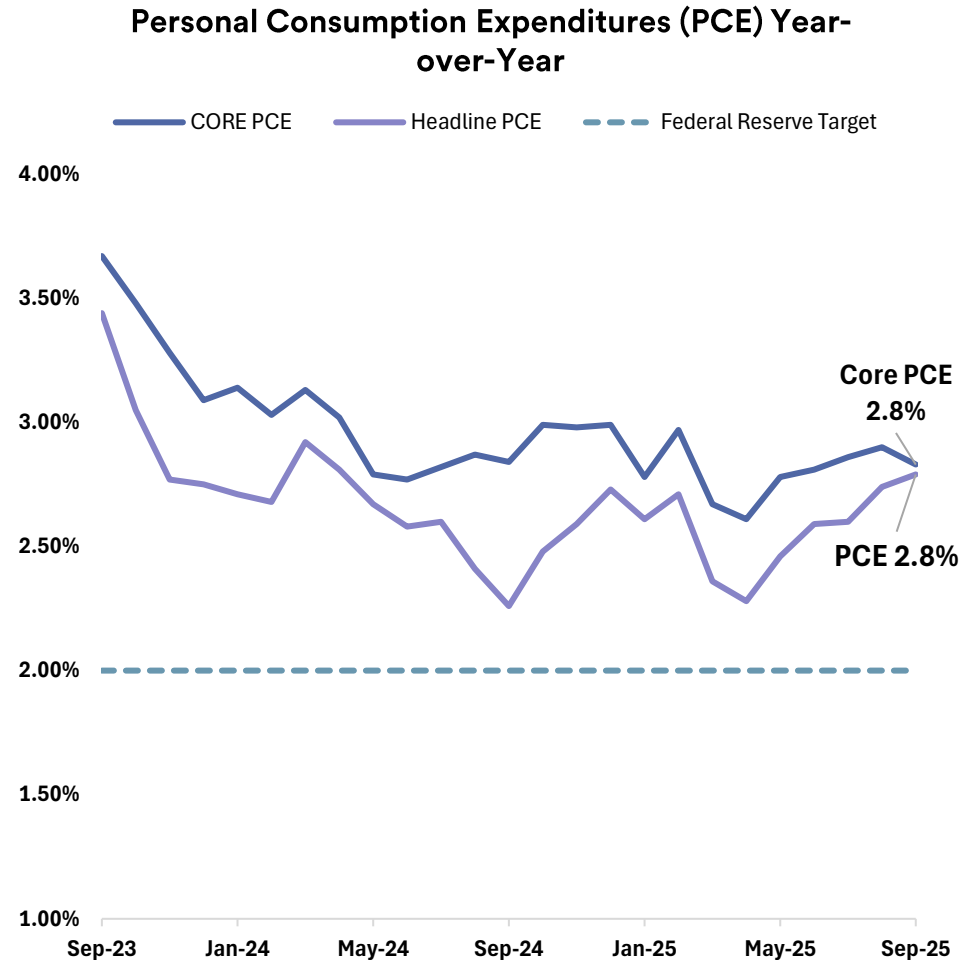
Long-Term Impacts



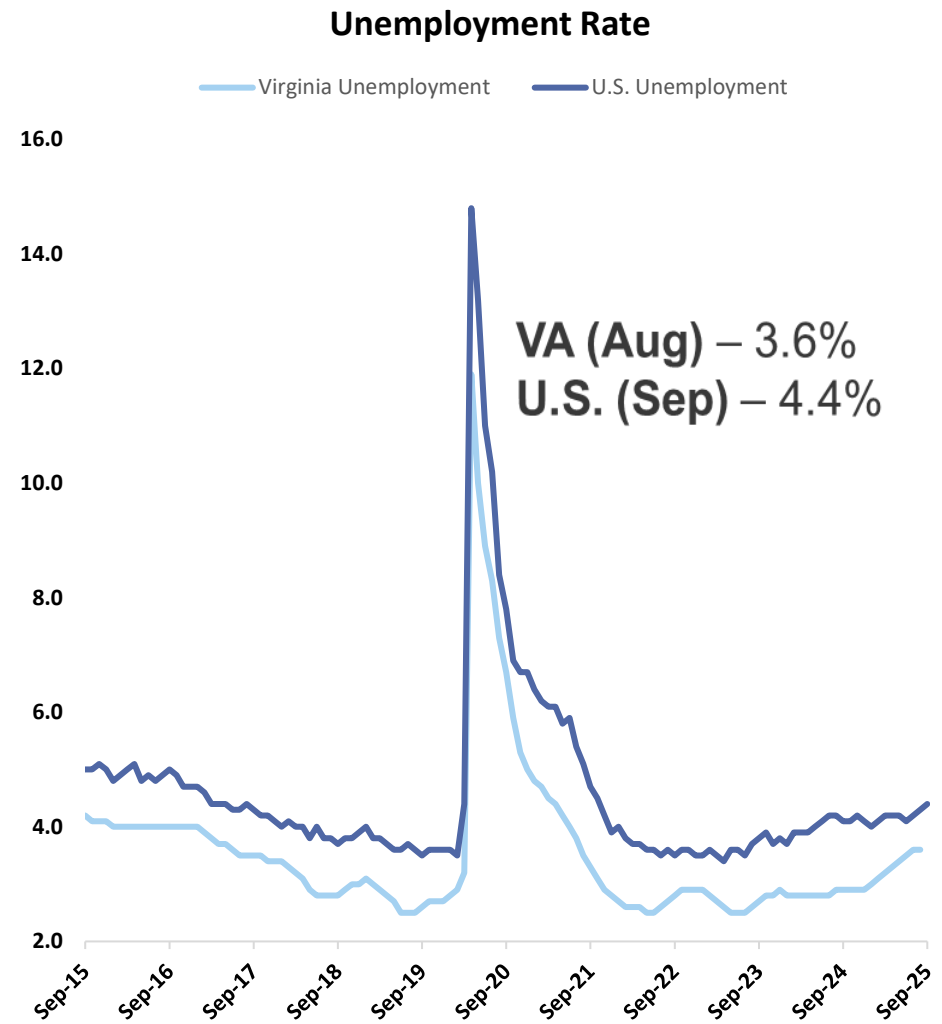
- Less negative for U.S.' economy vs. countries dependent on trade with U.S. (Mexico and Canada)
- Shift in demand for non-tariffed goods by companies and consumers
- Potential changes in corporate capital spending
- Tariff revenues go to U.S. government



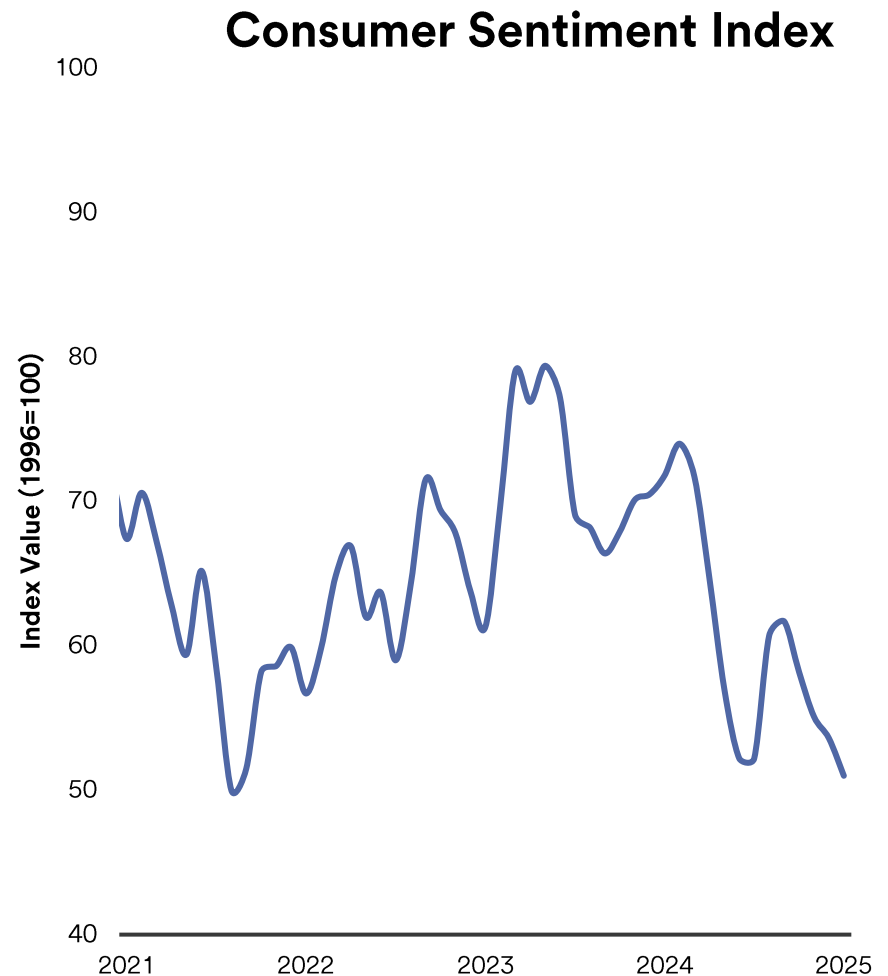
- Rising core inflation, tariff pressures and upcoming fiscal stimulus make achieving Fed's 2% target unlikely in the near-term
- Risk of higher consumer prices is rising as businesses near limits on margin compression and pre-tariff inventory drawdown
- Elevated inflation levels and upside risks to consumer prices are unwelcome, but not enough alone to disrupt Fed's bias to cut rates



- Employment conditions remain soft but state-level jobless claims and private sector data suggest stability rather than steep deterioration
- Low hire / low fire environment persists as labor demand grinds to a halt → employers and workers remain cautious amid uncertain environment
- Employment headwinds include subdued hiring, tighter immigration policies, tariff policy uncertainty and reduced government employment



- Consumer sentiment weakened significantly through 2025, hitting near multi-decade lows by late year
- Little evidence tariff impact is weighing on overall demand, but consumer spending increasingly concentrated among high income households
- Households became more price-sensitive, cutting discretionary spending and prioritizing value purchases
- Tariff spillovers, labor market cooling, and policy uncertainty could keep sentiment subdued well into early 2026





Current Overnight Federal Funds Range: 3.75% - 4.00%*

(December 2024 Range 4.25-4.50%)

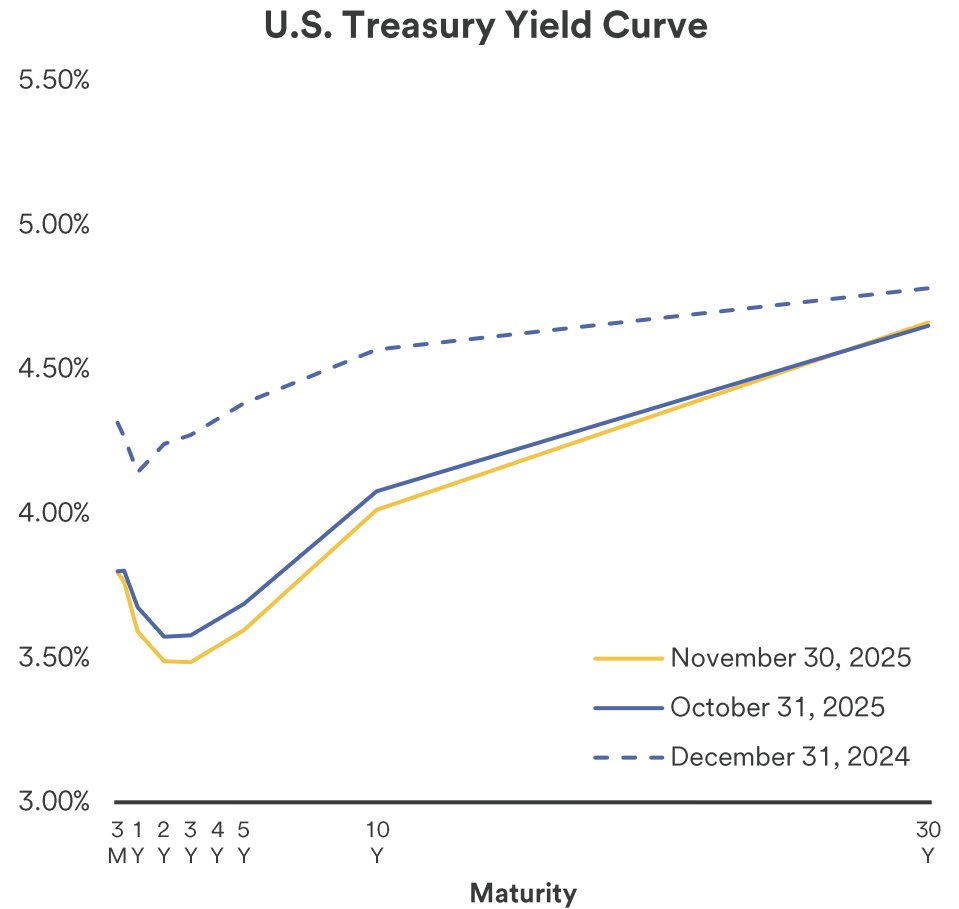
Key Takeaways

- Started 2025 with the expectation of two 25 basis point (bp) cuts in 2025.
- **August:** Fed completed its periodic framework review, reaffirming the long-run 2% inflation target, emphasizing inflation expectations, enhancing transparency, and adopting a more balanced approach to employment versus inflation.
- **September:** Cut the federal funds rate by 25 basis points to 4.00%–4.25%, with one dissent favoring a 50 bp reduction.
- **October:** Another 25 bp rate cut to 3.75%–4.00%, amid a divided committee. This put the Federal Funds rate at its lowest levels in more than 3 years.
- **December:** (expected): Markets widely anticipate a third straight 25bp cut, lowering the rate to 3.50% – 3.75%, with around 90% probability.
- Chairman Jerome Powell's term set to expire May 2026.

U.S. Treasury Rates Fell During 2025

120

Tenor	11/30/2025	10/31/2025	12/31/2024
3 month	3.80%	3.80%	4.31%
1 year	3.59%	3.68%	4.14%
2 year	3.49%	3.57%	4.24%
3 year	3.49%	3.58%	4.27%
5 year	3.60%	3.69%	4.38%
10 year	4.01%	4.08%	4.57%
30 year	4.66%	4.65%	4.78%



Source: Bloomberg Finance L.P., as of 11/30/2025.

Monetary Policy (Global)



- The Fed cut rates by 25 bps in September, 25 bps in October and 25 bps in December citing rising downside risks to employment despite inflation remaining above its 2% target.
- Major central banks have already eased (ECB and BOE) or are in the process of further easing (U.S. and Canada).

Economic Growth (Global)



- U.S. growth continues to be resilient driven by an unwind of the trade and inventory dynamics earlier in the year as well as robust consumer spending and elevated business investment
- Trade tensions, elevated tariffs and a prolonged U.S. government shutdown remain key downside risks to growth, while AI driven investment and fiscal support in some regions provide partial offsets.

Inflation (U.S.)



- Inflation accelerated in Q3 led by rising goods prices and sticky services costs, keeping core inflation closer to 3%, well above the Fed's 2% target.
- Fed Chair Powell noted tariffs have begun to push up goods prices in some categories, but the base case is for these effects to be short-lived.

Financial Conditions (U.S.)



- Financial conditions eased as tariff announcements were digested. This sparked renewed market confidence which resulted in equities reaching new all-time highs and credit spreads tightening to historically narrow levels.
- Fiscal uncertainty and geopolitical risks could reintroduce tighter financial conditions over the next 6-12 months.

Consumer Spending (U.S.)



- Slower nominal wage growth combined with higher inflation has eroded real purchasing power however, consumer activity remained resilient, driven by spending from higher income households.
- Consumer confidence remains below historical averages, reflecting concerns over slower hiring and inflation persistence.
- Further labor market softness, a significant correction in the equity market or more complete pass-through of tariffs into consumer prices remain the largest threats to consumer spending.

Labor Markets (U.S.)



- Labor market conditions continued to cool with net new job creation nearing zero.
- The layoff rate remains low and points towards employers adopting a “no hire, no fire” approach.
- The unemployment rate ticked up modestly, job openings declined further, and the quits rate remain subdued, signaling reduced worker leverage.
- Initial jobless claims remain low, but longer job search durations suggest labor market conditions continue to loosen.

● Current outlook ○ Outlook one quarter ago

Stance Unfavorable
to Risk Assets

Negative Slightly Negative Neutral Slightly Positive Positive

Stance Favorable
to Risk Assets

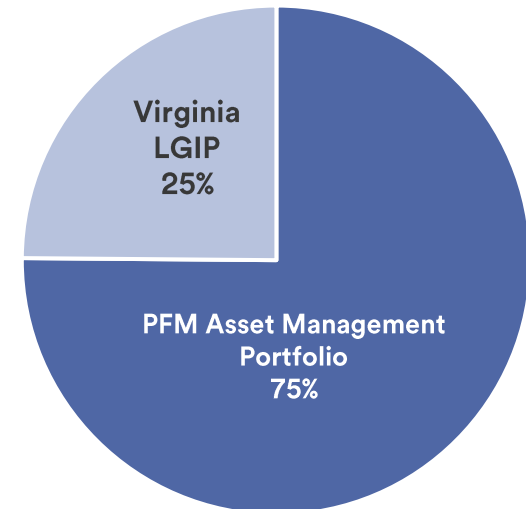
Statements and opinions expressed about the next 6-12 months were developed based on our independent research with information obtained from Bloomberg Finance L.P. and FactSet. The views expressed within this material constitute the perspective and judgment of PFM Asset Management at the time of distribution (9/30/2025) and are subject to change. Information is obtained from sources generally believed to be reliable and available to the public; however, PFM Asset Management cannot guarantee its accuracy, completeness, or suitability.

Investment Program Update



- ▶ Initial investment of excess operating funds by PFMAM began in August 2020
- ▶ Funds are invested utilizing a relative value discretionary management style
- ▶ Portfolio consists exclusively of investments which are both permitted under the Code of Virginia and ACSA's Investment policy
- ▶ Performance is measured against an industry benchmark with an average duration of 15 months*
- ▶ Total ACSA investment program includes PFMAM managed portfolio and funds invested in the Virginia Local Government Investment Pool (LGIP)

ACSA Overall Investment Portfolio**



<u>Account Type</u>	<u>Balance</u>
PFMAM Portfolio	\$ 33,905,965.15
VA Local Gov't Investment Pool (LGIP)	\$11,223,718.33
Total	\$45,129,683.48

* The portfolio benchmark is the ICE BofA 0-3 Year U.S. Treasury Index

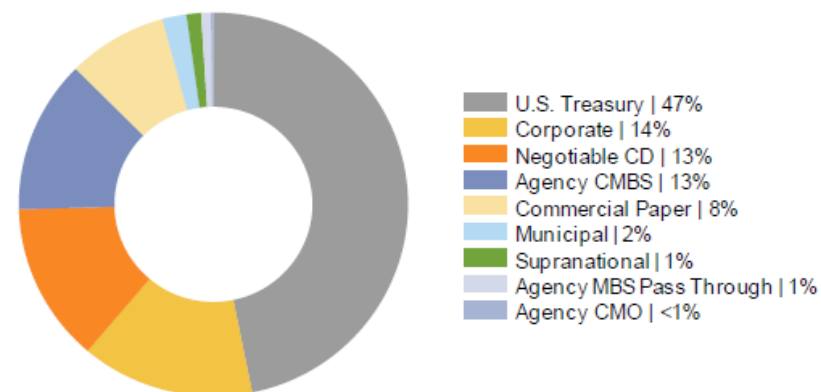
** Balances as of November 30, 2025

Portfolio Snapshot - ACSA OPERATING FUNDS¹

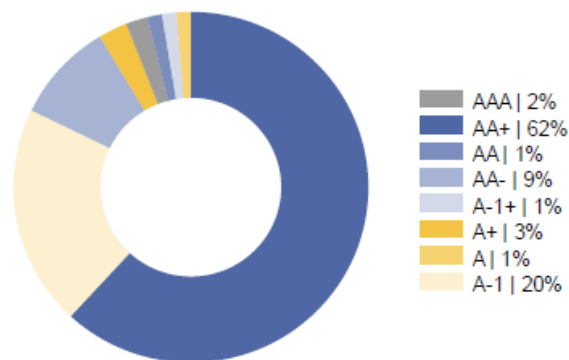
Portfolio Statistics

Total Market Value	\$33,645,148.49
Securities Sub-Total	\$32,565,447.10
Accrued Interest	\$318,428.37
Cash	\$761,273.02
Portfolio Effective Duration	1.40 years
Benchmark Effective Duration	1.35 years
Yield At Cost	4.28%
Yield At Market	3.91%
Portfolio Credit Quality	AA

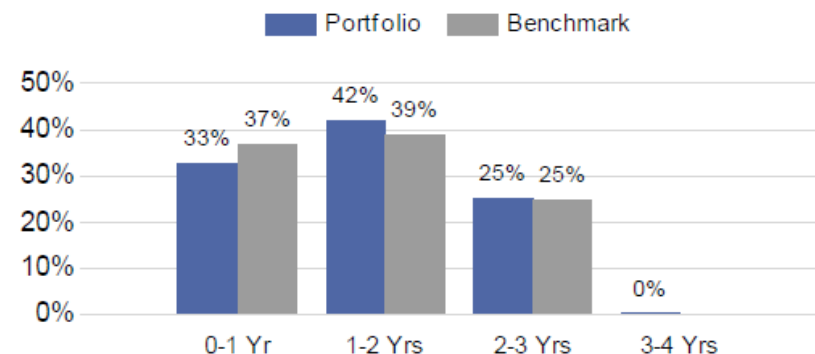
Sector Allocation



Credit Quality - S&P

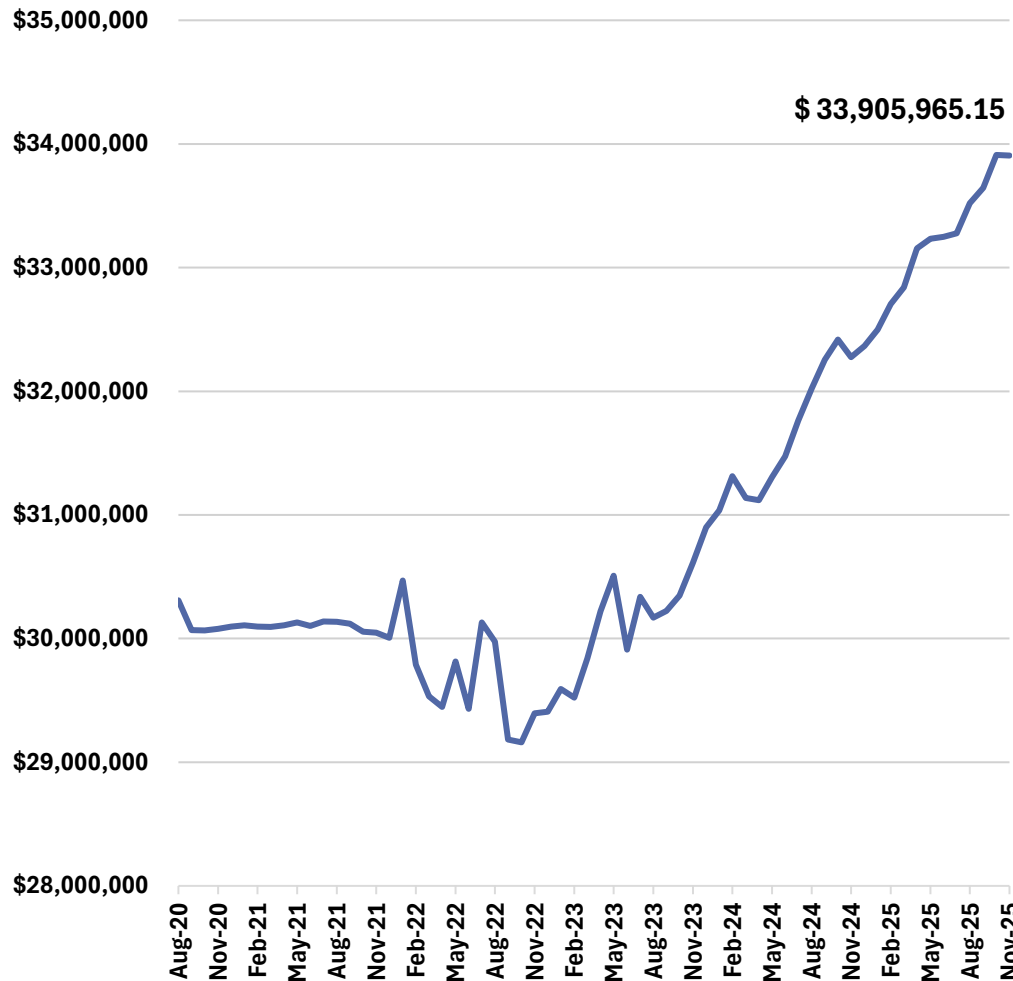


Duration Distribution



Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interest. The portfolio's benchmark is the ICE BofA 0-3 Year U.S. Treasury Index. Source: Bloomberg Financial LP. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Managed Account Portfolio Value



Managed Account Portfolio Market Value

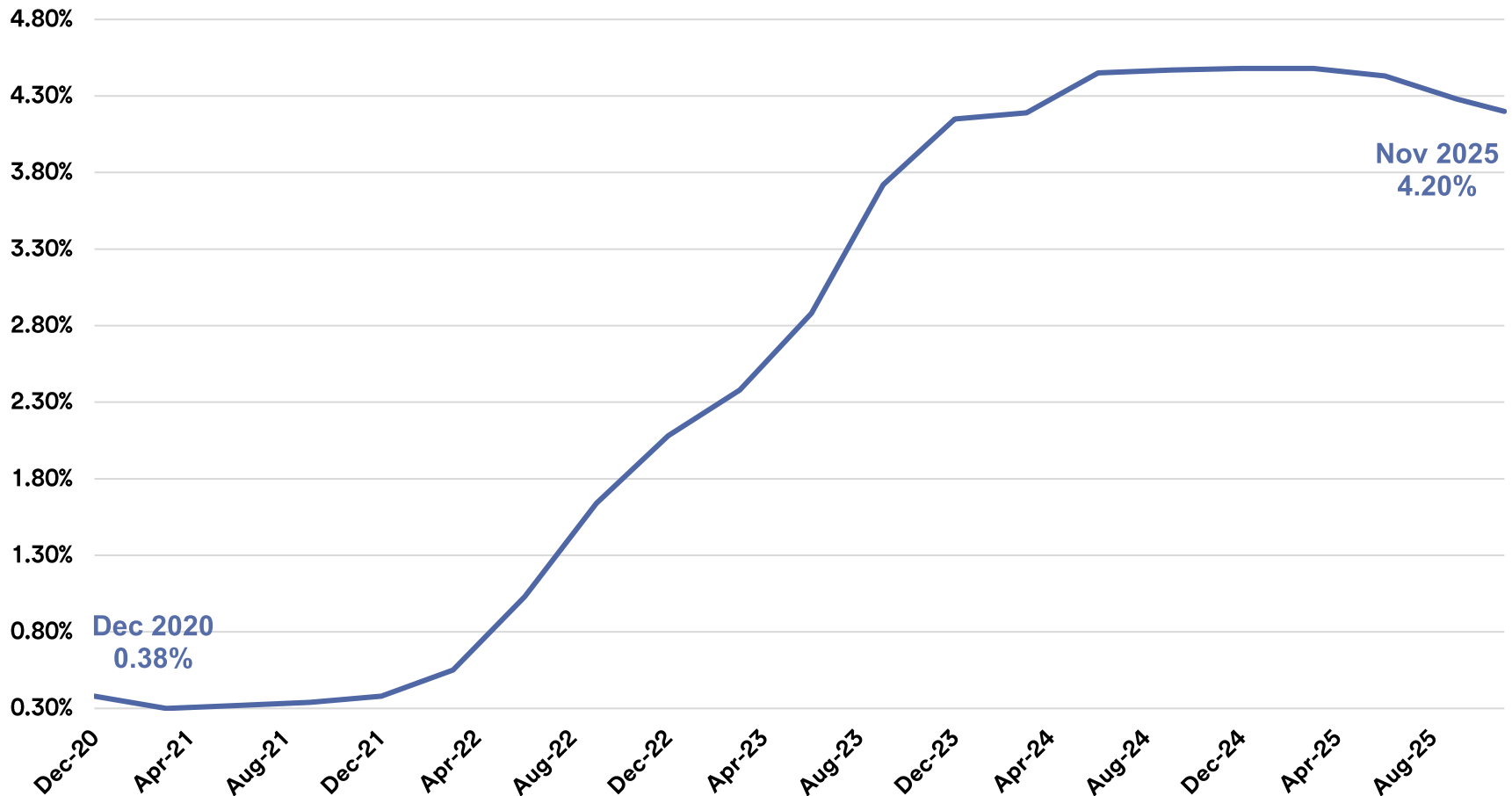
Aug-20	\$	30,309,611
Dec-20	\$	30,096,581
Dec-21	\$	30,006,151
Dec-22	\$	29,408,182
Dec-23	\$	30,900,226
Dec-24	\$	32,367,176
Nov-25	\$	33,905,965

Portfolio market value increased
\$1.5 million in first 11 months of
2025

Source: As of November 30, 2025

Monthly total portfolio values Includes security market values, accrued interest, and idle cash held in custodial account

Managed Portfolio Yield

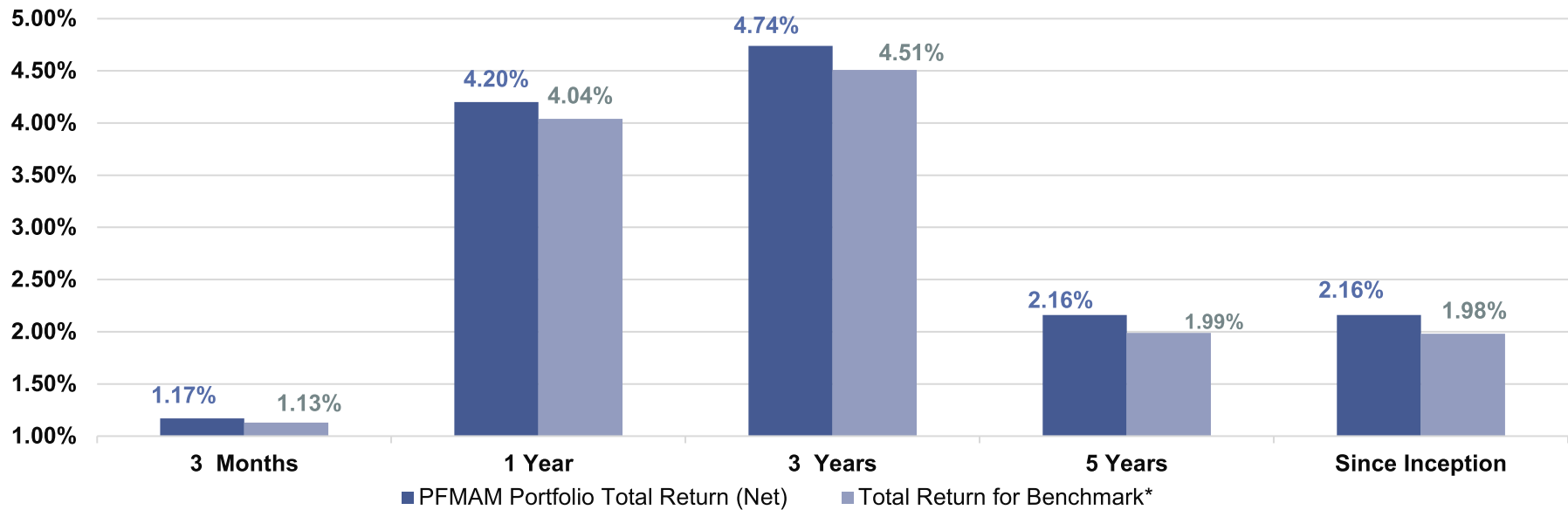


Source: As of November 30, 2025.

*Benchmark is ICE Bank of America 0-3 Year Treasury Index

**Total return shown net of PFMAM management fees

Total Return Versus Performance Comparison



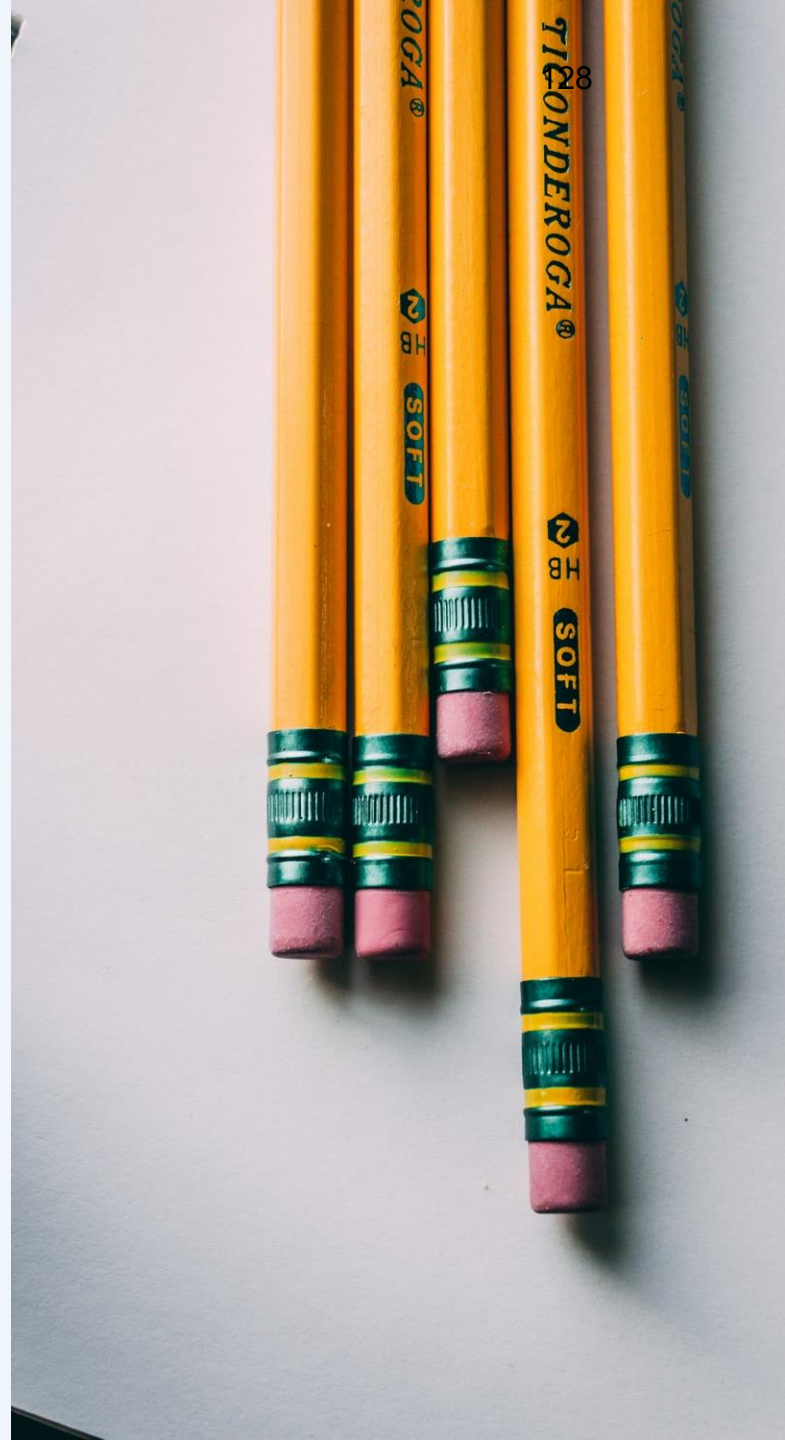
	3 Months	1 Year	3 Years	5 Years	Since Inception**
Total Return*					
Portfolio	1.19%	4.31%	4.86%	2.27%	2.27%
Benchmark**	1.13%	4.04%	4.51%	1.99%	1.98%
Management Fee	0.03%	0.12%	0.12%	0.12%	0.12%
Return Net of Mgmt Fee	1.17%	4.20%	4.74%	2.16%	2.16%
Difference	0.04%	0.16%	0.23%	0.17%	0.18%

Source: As of September 30, 2025. *Total Return calculated based upon both interest earned and change in market value

**Benchmark is ICE Bank of America 0-3 Year U.S. Treasury Index

***Performance inception date is September 30, 2020

Appendix



Commitment to Client Communication & Reporting

Portfolio Reports & Alerts

- Timely updates on portfolio changes and markets
- Quarterly meetings
- Monthly reporting
- 24/7 online account access

Quarterly Reporting

- Economic overview and forecast
- Account summary
- Portfolio review with performance

129

How the X-date and Debt Ceiling Impasse Could Impact Separately Managed Investment Portfolios

pfm asset management

The following is an update of our recent thoughts and frequently asked questions surrounding the ongoing debt ceiling discussion and the approaching X-date, or date at which the United States government will have exhausted its borrowing capacity.

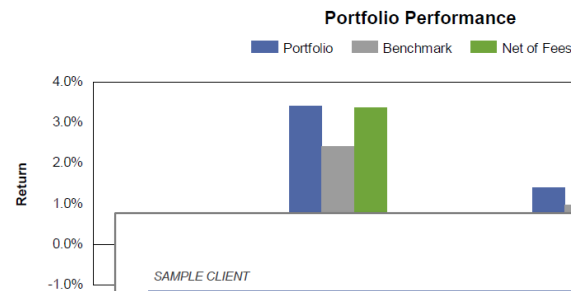
Information as of May 25, 2023:

In a letter to congressional leaders on May 22, Treasury Secretary Yellen reaffirmed the timing of when the U.S.

SAMPLE CLIENT

For the Quarter Ended March 31, 2024

Portfolio Performance



SAMPLE CLIENT

For the Quarter Ended March 31, 2024

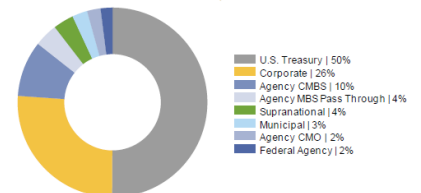
Portfolio Snapshot

Portfolio Snapshot - SAMPLE CLIENT¹

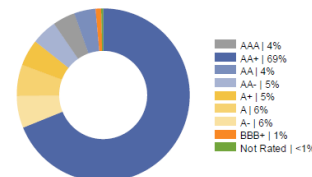
Portfolio Statistics

Total Market Value	\$462,753,074.09
Securities Sub-Total	\$459,846,340.49
Accrued Interest	\$2,557,176.23
Cash	\$349,557.37
Portfolio Effective Duration	2.59 years
Benchmark Effective Duration	2.52 years
Yield At Cost	3.39%
Yield At Market	4.65%
Portfolio Credit Quality	AA

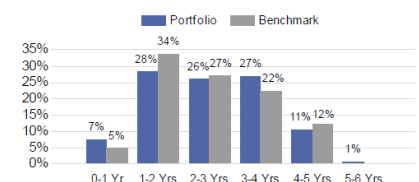
Sector Allocation



Credit Quality - S&P



Duration Distribution



1. Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interest. The portfolio's benchmark is the ICE BofA 1-5 Year U.S. Treasury Index. Source: Bloomberg. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Learn with Us

Frequent & Recurring Seminars

- Customized workshops (on-site)
- In-person seminars offering Continuing Professional Education (CPE) credit
- Featured webinar offerings to address developing market events

Thought Leadership

- Monthly market updates
- White papers and educational pieces
- Webinars and other tools

Monthly Market Review

Fixed Income | Month Year

130

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management

"Economic clouds thicken as markets remain resilient."

Economic Highlights

► The COVID-19 surge in the U.S. that began in July peaked in September before trailing off sharply. The overall toll remains staggering, with 44 million cases and more than 700,000 deaths

of the U.S. debt ceiling. At first, the focus was on a mid-October drop-dead date but Congress passed a nine-week spending bill in early October to avert a government shutdown and a similar extension for the debt ceiling. This likely just pushes the political brinkmanship to early December.

benchmark returns suffered from the rise in rates curve. While securities with maturities inside one year 5- and 10-year Treasury indexes lost 1.0% and 2.0%, in September.

ent-grade (IG) corporate issuance was strong despite volatility. Gross issuance in September totaled \$167 investor appetite remains quite robust and yield Treasuries are modest.

Equity Markets

ity markets broke a seven-month winning streak, over higher interest rates, valuation concerns, supply chain issues and rising input costs. The S&P 500 in September was still up nearly 10% for the year, while the Dow Jones Industrial Average fell 5.3%, while the Dow Jones Industrial

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REGISTRATION NOW OPEN!

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Annual
and Fir
Market

The Economic Outlook for

Join PFM Asset Management's investment discussion on the economic outlook

Thursday, December

2:00 pm - 3:00 pm

1:00 pm - 2:00 pm

12:00 pm - 1:00 pm

11:00 am - 12:00 pm

9:00 am - 10:00 am

Diverse Teams Make a Difference

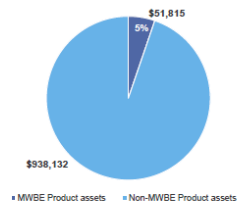
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Diversity in Cash Management

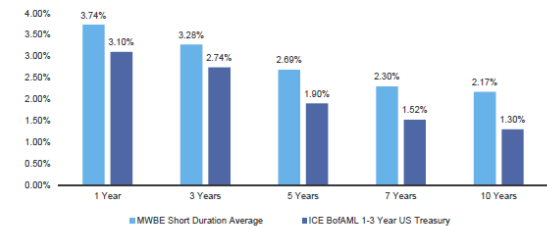
Cash reserve management has typically been concentrated in the largest asset managers.

This historical pattern potentially minimizes the ability of institutional investors to have their cash management reflect their diversity, equity and inclusion (DEI) goals. Despite often being over-looked by larger institutional asset owners, the average returns generated by minority and women owned business enterprise (MWBE) managers are relatively strong against comparable benchmarks.

MWBE Assets within the Short Duration F.I. Universe



MWBE Performance Exceeds 1-3 Year U.S. Treasury Index



Data sourced from eVestments. MWBE inclusion was based on firms reporting >50% ownership by minorities or women. Illustrates the proportion of assets within eVestments' short duration fixed income universe belonging to MWBE managers. Performance shown represents the average return generated by these managers as of December 31, 2020.

Coordinated Solution



U.S. Treasury Yields

Maturity	Sep 30, 2024	Aug 31, 2025	Sep 30, 2025	Monthly Change
3-Month	4.63%	4.15%	3.96%	-0.19%
6-Month	4.41%	3.97%	3.85%	-0.12%
2-Year	3.64%	3.62%	3.63%	0.01%
5-Year	3.56%	3.70%	3.74%	0.04%
10-Year	3.78%	4.23%	4.14%	-0.09%
30-Year	4.12%	4.93%	4.70%	-0.23%

Spot Prices and Benchmark Rates

Index	Sep 30, 2024	Aug 31, 2025	Sep 30, 2025	Monthly Change
1-Month SOFR	4.85%	4.27%	4.16%	-0.11%
3-Month SOFR	4.59%	4.17%	4.00%	-0.17%
Effective Fed Funds Rate	4.83%	4.33%	4.09%	-0.24%
Fed Funds Target Rate	5.00%	4.50%	4.25%	-0.25%
Gold (\$/oz)	\$2,636	\$3,487	\$3,825	\$338
Crude Oil (\$/Barrel)	\$68.17	\$64.01	\$63.05	-\$0.96
U.S. Dollars per Euro	\$1.11	\$1.17	\$1.17	\$0.00

Yields by Sector and Maturity

Maturity	U.S. Treasury	Federal Agency	Corporates-AA-A Industrials	AAA Municipals
3-Month	3.96%	3.97%	4.15%	-
6-Month	3.85%	3.85%	4.16%	-
2-Year	3.63%	3.64%	3.98%	2.38%
5-Year	3.74%	3.75%	4.27%	2.42%
10-Year	4.14%	4.20%	4.79%	3.11%
30-Year	4.70%	-	5.52%	4.05%

Economic Indicators

Indicator	Release Date	Period	Actual	Survey (Median)
Retail Sales Advance MoM	15-Sep	Aug	0.60%	0.20%
FOMC Rate Decision	17-Sep	Sep	4.25%	4.25%
GDP Annualized QoQ	25-Sep	2Q T	3.80%	3.30%
Existing Home Sales MoM	25-Sep	Aug	-0.20%	-1.50%
U. of Mich. Consumer Sentiment	26-Sep	Sep F	55.1	55.4
PCE YoY	26-Sep	Aug	2.70%	2.70%
ISM Manufacturing	1-Oct	Sep	49.1	49

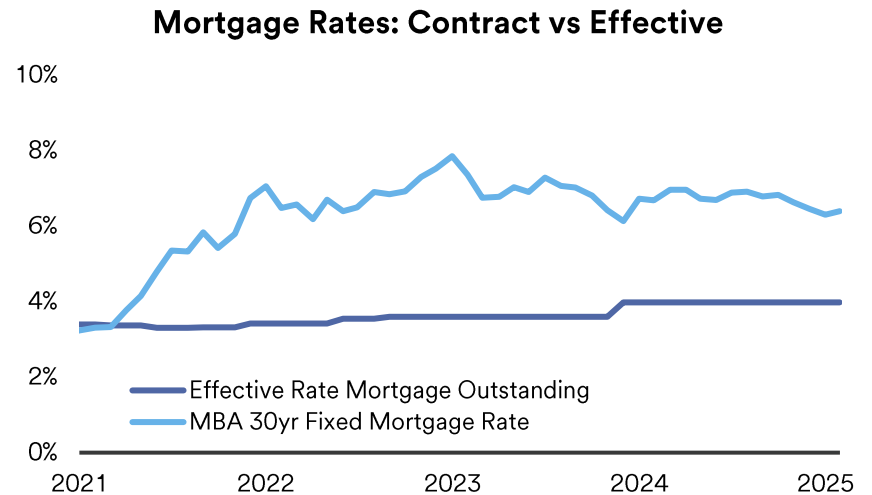
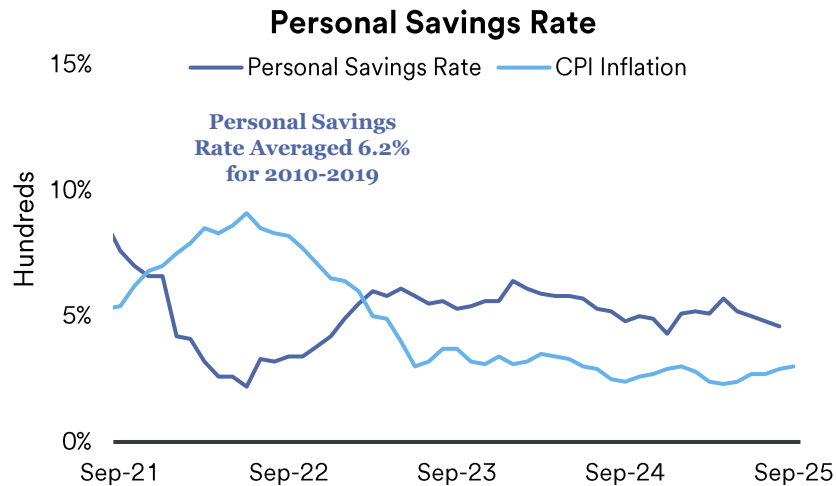
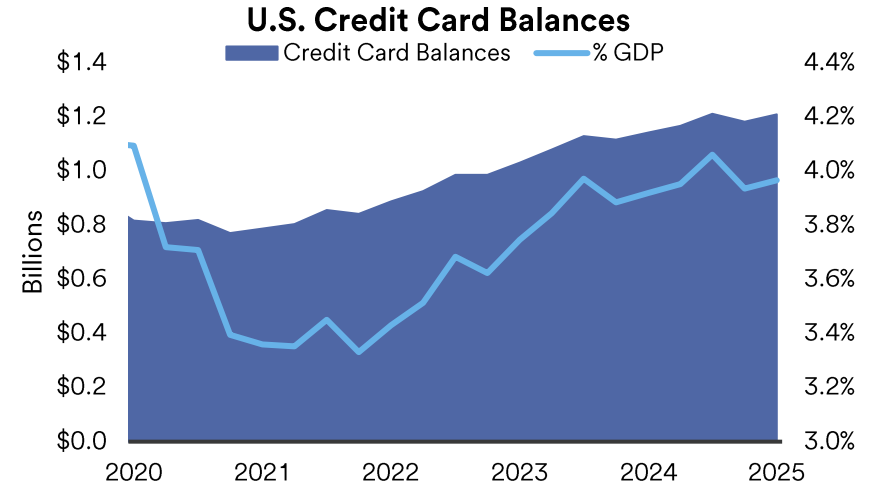
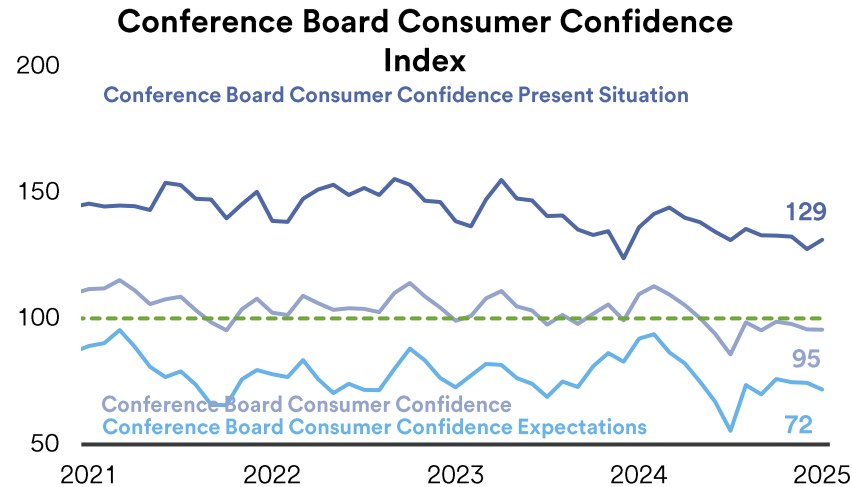
Fed Chair Powell: “While the unemployment rate remains low, it has edged up, job gains have slowed, and downside risks to employment have risen. At the same time, inflation has risen recently and remains somewhat elevated. Recent indicators suggest that growth of economic activity has moderated.”

	2023												2024												2025							
CPI YoY	6.4	6.0	5.0	4.9	4.0	3.0	3.2	3.7	3.7	3.2	3.1	3.4	3.1	3.2	3.5	3.4	3.3	3.0	2.9	2.5	2.4	2.6	2.7	2.9	3.0	2.8	2.4	2.3	2.4	2.7	2.7	2.9
Unemployment Rate	3.5	3.6	3.5	3.4	3.6	3.6	3.5	3.7	3.8	3.9	3.7	3.8	3.7	3.9	3.9	3.9	4.0	4.1	4.2	4.2	4.1	4.1	4.2	4.1	4.0	4.1	4.2	4.2	4.2	4.1	4.2	4.3
U.S. Real GDP QoQ	2.9		2.5		4.7		3.4		0.8		3.6		3.3		1.9		-0.6		3.8		1.7% Est.*											
Consumption QoQ	4.5		1.5		3.1		3.0		1.7		3.9		4.0		3.9		0.6		2.5		1.5% Est*											



Source: FOMC Chair Jerome Powell Press Conference, September 17, 2025. Bloomberg Finance L.P., Bureau of Labor Statistics and Bureau of Economic Analysis as of August 2025. The shading represents the deciles of each data point using 30 years of historical data.

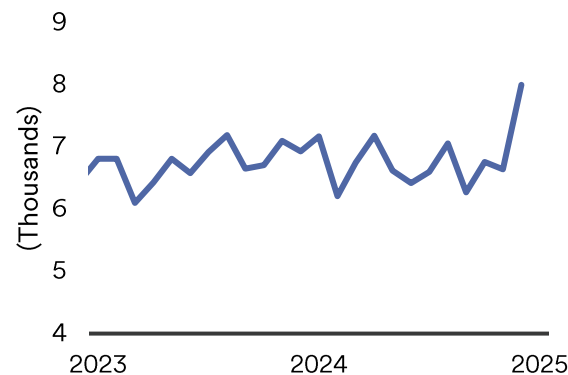
*Median forecasts sourced from Bloomberg Finance L.P. as of October 2, 2025.



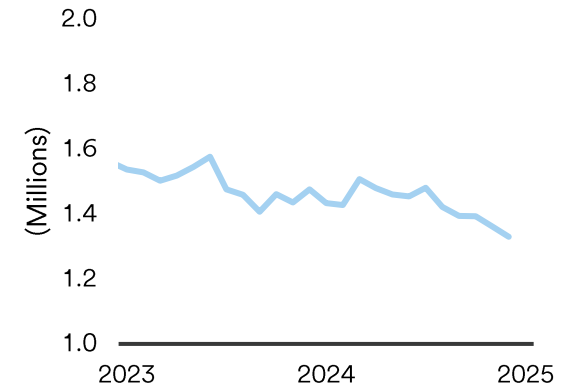
US Mortgage 30-Year Rate



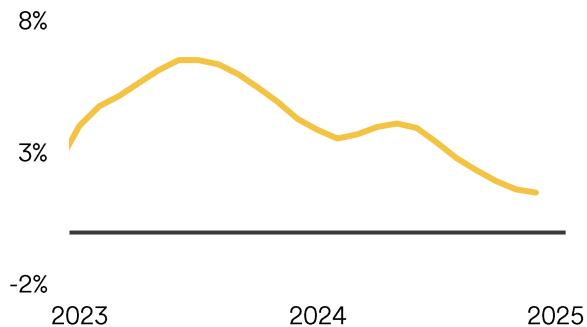
New Home Sales (SAAR)



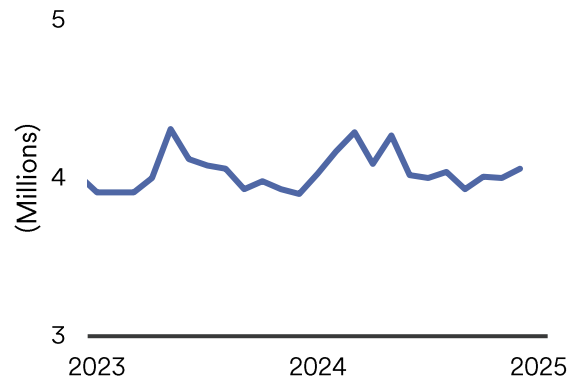
Building Permits (SAAR)



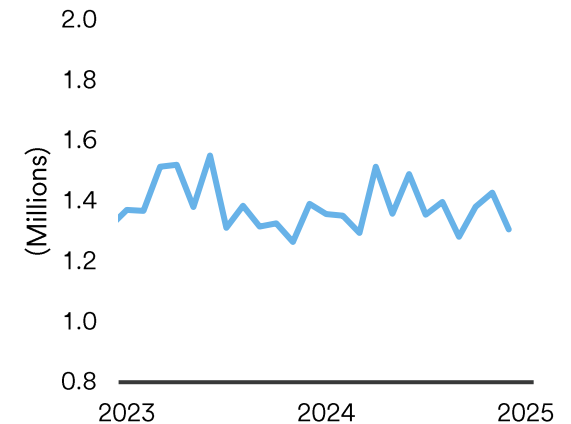
National Home Price Index (YoY)



Existing Home Sales (SAAR)



Housing Starts (SAAR)



Source: Bloomberg Finance L.P., Freddie Mac Commitment Rates, S&P/Case-Shiller, National Association of REALTORS. Existing home sales as of September 2025. New Home Sales, Housing starts and building permits as of September 2025; National Home Price Index as of August 2025. US 30 Year Mortgage rate as of November 6, 2025.

Disclaimer

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ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Budget Guidelines and Schedule for FY 2027 Budget, Rates, Capital Improvement Program (CIP)</p> <p>STAFF CONTACT(S)/PREPARER: Emily Roach, Interim Director of Finance</p>	<p>AGENDA DATE: December 18, 2025</p> <p>ACTION: ■</p> <p>ATTACHMENTS: No</p>
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BACKGROUND: The annual operating and capital budget, rate and fee recommendations are provided to the Board annually for consideration.

DISCUSSION: The proposed Budget and Rate schedule is as follows:

Regular Board Meeting March 19, 2026	<ul style="list-style-type: none"> • Present Proposed Capital Improvement Program (CIP) to Board • Schedule CIP Public Hearing
Regular Board Meeting April 16, 2026	<ul style="list-style-type: none"> • CIP Public Hearing • Budget Work Session on Proposed FY '27 Budget • Preliminary Rate Schedule • Schedule Public Hearing
Regular Board Meeting May 21, 2026	<ul style="list-style-type: none"> • Budget, CIP, and Rates Work Session
Regular Board Meeting June 18, 2026	<ul style="list-style-type: none"> • Public Hearing to adopt rates • Budget, CIP, and Rate Adoption

Overview:

- The ACSA retail rate is largely driven by RWSA Wholesale Rate; nearly 65% of ACSA operating expenses are for purchased water/wastewater treatment from RWSA; Based on preliminary information, the Authority expects increases in charges for water/wastewater treatment from the RWSA in Fiscal Year 2027;
- Formal rate study with consultant (last formal study completed in Fiscal Year 2022) in conjunction with preparation of the Fiscal Year 2027 budget;
- Outside of the expected increases in RWSA charges, at this point, no anticipated significant ACSA operating cost increases;
- Customer Rate/Budget Newsletter scheduled to be provided with May customer bills;

BOARD ACTION REQUESTED: Consideration and approval of the Fiscal Year 2027 Budget and Rate Schedule.

ATTACHMENTS: None

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Imagine a Day Without Water Student Art Contest Winners STAFF CONTACT(S)/PREPARER: Emily Roach, Director of Human Resources and Administration	AGENDA DATE: December 18, 2025 ACTION: Informational ATTACHMENTS: Yes
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BACKGROUND: The ACSA, RWSA, and the City of Charlottesville partnered in their 11th annual Imagine a Day Without Water campaign this year, to educate and inspire the community about the value of water. The goal of this campaign is to encourage water conservation in our everyday lives.

In addition to public awareness, the campaign consists of an art contest inviting youth from the City and Albemarle County to illustrate a particular theme related to water conservation. This year, participants were asked to consider the theme “Water Works.” Judges from the City, ACSA, and RWSA evaluated the artwork for creativity, originality, and incorporation of the contest’s theme.

There were 530 poster art entries received, with one winner chosen from each of the five grade divisions between kindergarten and 12th grade, and one winner for best photography. The public was also invited to view the top 75 entries online and vote for a “Fan Favorite.” All seven winners received a \$200 gift card and a water conservation goodie bag. Teachers were encouraged to promote student participation, and four teachers were rewarded with a \$200 gift card for classroom projects.

BOARD ACTION REQUESTED: Informational

ATTACHMENTS:

-2025 Imagine a Day Without Water Art Contest Winners

2025 Imagine a Day without Water Art Contest Winners



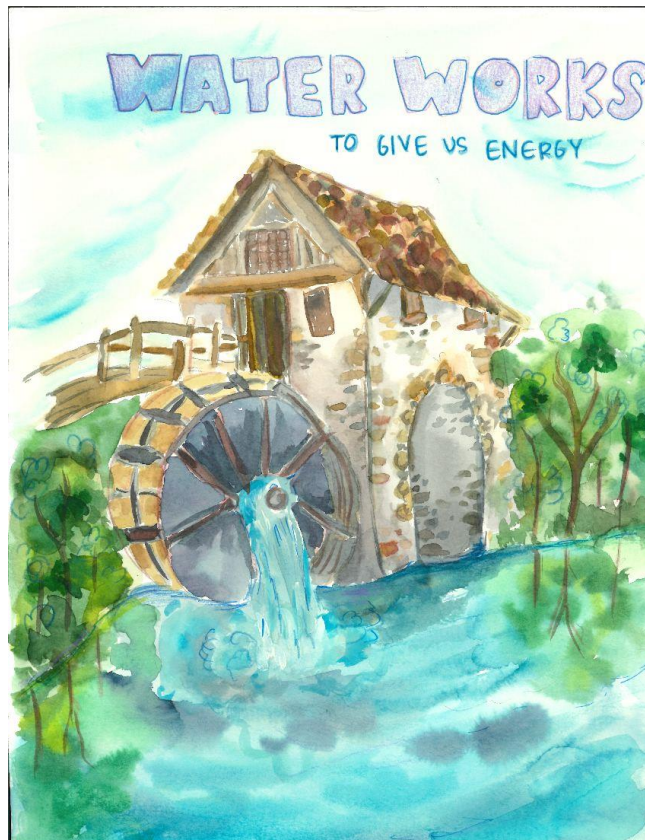
K - 2nd Grade Winner: Adam Zouari, Mountain View Elementary School, Age 5



3rd - 4th Grade Winner: Anna Ramsay, Mountaintop Montessori, Age 9



5th – 6th Grade Winner: Lydia Jones, Henley Middle School, Age 11



7th – 8th Grade Winner: Ellie McWhorter, Village School, Age 12



9th – 12th Grade Winner: Natalia Salazar Fraire, Charlottesville High School, Age 14



Best Photography: Jackson Reeve, Monticello High School, Age 16



Fan Favorite Winner: Kinsleigh Breeden, Henley Middle School, Age 11