



BOARD OF DIRECTORS' MEETING

February 19, 2026
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 a.m.	2. Recognitions – Charles DaCosta, 25 Years of Service
9:10 a.m.	3. Approve Minutes of January 15, 2026
9:20 a.m.	4. Matters from the Public
9:30 a.m.	5. Response to Public Comment
9:40 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. Condemnation Request Update – Airport Industrial Development Complex
	f. Rivanna Water and Sewer Authority (RWSA) Monthly Update
	g. ACSA Board Policy Issues Agenda 2026
	h. ACSA Staffing Amendment
9:55 a.m.	7. FY 2027 Rate Study Update
10:15 a.m.	8. Facilities Condition Assessment Update
10:30 a.m.	9. Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing
10:40 a.m.	10. Items Not on the Agenda
10:45 a.m.	11. Executive Session – Executive Director's Mid-Year Review
	12. Adjourn



ALBEMARLE COUNTY SERVICE AUTHORITY

STATEMENT OF CHAIR TO OPEN FEBRUARY 19, 2026 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.

R E S O L U T I O N

WHEREAS Charles DaCosta began his career on February 16, 2001, and has faithfully served the Albemarle County Service Authority for

25 YEARS; and

WHEREAS throughout his tenure in the Maintenance and Engineering departments, Mr. DaCosta's extensive construction experience has been a significant asset to the Albemarle County Service Authority, contributing to the successful planning, construction, and inspection of new water and sewer infrastructure; and

WHEREAS the Albemarle County Service Authority and its customers have greatly benefited from his depth of knowledge, professionalism, and commitment to excellence; and

WHEREAS the Board of Directors of this Authority believes that such exemplary service merits public recognition;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Albemarle County Service Authority expresses its sincere gratitude to Charles DaCosta for his service to the customers of the Albemarle County Service Authority.

I hereby certify the foregoing to be a true and exact copy of a resolution adopted by the Board of Directors of the Albemarle County Service Authority in a regularly scheduled meeting held February 19, 2026, by a vote of __ to __.

Quin G. Lunsford, Secretary-Treasurer

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 January 15, 2026, at 9:00 a.m. at the
3 Administration and Operations Center at 168 Spotnap Road in
4 Charlottesville, Virginia.

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

7 **Members Absent:** None.

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

10 **Staff Absent:** None.

11 **Public Present:** Hunter Wood, United Land Corporation; Nick Short,
12 NewGen Strategies; Connor Drucis, NewGen Strategies; Mrs. Carla Tolbert,
13 Juliette Tuller; family of former Board member Charles Tolbert.

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

16 Mr. Lunsford called the meeting to order. He then read the opening
17 Board Chair statement (Attached as Page _____), and a quorum was
18 established.

19
20 2. Election of Officers

21 Mr. Lunsford stated that he would now open the floor for nominations
22 for the office of Chair.

23 ***Ms. Palmer moved to nominate Mr. Armstrong, seconded by Mr.***
24 ***Parcells. There being no further nominations, the floor was closed for***
25 ***nominations. All members voted aye. Mr. Armstrong was elected as***
26 ***Chair.***

27 Mr. Lunsford turned the office of Chair over to Mr. Armstrong. Mr.
28 Armstrong stated that he would now open the floor for nominations for the
29 office of Vice-Chair.

30 ***Mr. Parcels moved to nominate Ms. Palmer for the office of***
31 ***Vice-Chair, seconded by Mr. Roberts. There being no further***

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1 ***nominations, the floor was closed for nominations. All members voted***
2 ***aye. Ms. Palmer was elected as Vice-Chair.***

3 Mr. Armstrong opened the floor for nominations for the office of
4 Secretary-Treasurer.

5 ***Ms. Palmer nominated the Executive Director, Quin Lunsford,***
6 ***for Secretary-Treasurer, seconded by Mr. Armstrong. There being no***
7 ***further nominations, the floor was closed for nominations. All***
8 ***members voted aye. Quin Lunsford was elected as Secretary-***
9 ***Treasurer.***

10
11 3. Recognitions – Charles Tolbert Plaque – In Memoriam; ACSA 2025
12 Employee of the Month Winners

13 Mr. Armstrong state that he wanted to begin the meeting by
14 recognizing someone who was a great friend to the ACSA, the employees,
15 the Board, and Albemarle County in general – Mr. Charles Tolbert. He stated
16 that he would read a resolution in honor of Mr. Tolbert, but he first wanted to
17 open up the floor to any Board members that wanted to say a few words.

18 Ms. Palmer stated that she has been on the Board with Mr. Tolbert
19 for four years and he contributed a lot. She stated that she enjoyed his
20 intelligence and devotion to public service. She stated that they are very
21 sorry to see him go, as she knows his family is as well, and that he was a
22 lovely man.

23 Mr. Roberts stated that when he served as Chair of the ACSA Board,
24 Mr. Tolbert was Vice-Chair. He stated that Mr. Tolbert was willing to do
25 anything he asked of him, namely serving on the Audit Committee. He
26 mentioned that Mr. Tolbert was also willing to serve as Chair in his absence.
27 He stated that Mr. Tolbert was a wonderful man and they really appreciate
28 his service as a Board member, and just him as a person. He added that
29 they are thankful for his time.

30 Mr. Parcels stated that he did not know Mr. Tolbert outside of their
31 service on the Board. He stated, however, that he does remember one

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1 particular time when they were conducting interviews for the Executive
2 Director position and he made a remark. He stated that Mr. Tolbert, very
3 diplomatically, corrected his interpretation. He stated that Mr. Tolbert's
4 insight was certainly valued and they are sorry to lose him and for the family's
5 loss as well.

6 Mr. Armstrong stated that his family has ties with Mr. Tolbert as his
7 father served on the school board with Mr. Tolbert. He stated that there were
8 so many meetings where the Board was disputing an issue and every time
9 Mr. Tolbert spoke, others would agree that it was probably the right thing to
10 do. He mentioned that he appreciated having someone that could direct the
11 Board with that type of insight. He stated that the Board appreciates Mr.
12 Tolbert's family sharing him with them and they are sorry for his loss. He
13 then read the resolution in honor of Mr. Tolbert.

14 ***Mr. Parcels moved to approve the resolution in recognition of***
15 ***Mr. Charles Tolbert; seconded by Ms. Palmer. All members voted aye.***

16 Mr. Tolbert's wife and daughter were presented with his framed
17 resolution and service plaque. His daughter stated that Mr. Tolbert loved
18 what he did, and he was happy to spend his time with the ACSA Board. She
19 thanked the Board for recognizing her father and sharing all of the kind
20 words.

21 Mr. Armstrong stated that they would now move on to the Employee
22 of the Month presentation. Ms. Roach stated that the Employee of the Month
23 program has been in place since 2023. She stated that employees are
24 nominated by their peers based on excellent job performance, promoting
25 pleasant work environments, dependability, innovation, and upholding the
26 ACSA's guiding principles. She stated that she would now show a video
27 highlighting the ACSA's Employee of the Month winners from 2025.

28 Mr. Armstrong stated that one Roach won in June and one in
29 December. He jokingly commented that the beards look the same and asked
30 if one person one twice. Ms. Roach replied that they are different people.
31 Ms. Palmer asked if all of the Roach's were related. Ms. Roach replied yes.

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1 Mr. Parcels jokingly asked if maintenance employees were required to have
2 beards. Mr. Morrison replied that while beards are not required, a lot of them
3 have them. He stated that they help out with the cold weather until the spring
4 when they have to shave them off to conduct respirator fit testing.

5
6 4. Approve Minutes of December 18, 2025

7 Ms. Palmer stated that she had one correction on page 11, line 22.
8 She stated that the word typing should be tightening.

9 ***Mr. Parcels moved to approve the minutes of December 18,***
10 ***2025; seconded by Ms. Palmer. All members voted aye.***

11
12 5. Matters from the Public

13 Hunter Wood with United Land Corporation came forward to
14 address the Board. He stated that he wanted to give the Board a heads
15 up of what they will be asking from the Board, hopefully at next month's
16 meeting. He stated that they are in the process of getting a final site plan
17 for a piece of property on Airport Road, to build contractor condos. He
18 mentioned that they have been trying to acquire an easement from the
19 UVA Foundation. He stated that they have made two proposals with no
20 response, and it does not seem that they want to cooperate. He noted that
21 the manhole is about 20 feet away from his property line. He stated that
22 they would like to ask the Board to proceed with condemnation so they
23 can get sewer. He added that they have had the property appraised and
24 done everything by the book. He stated that he spoke with Mr. Lynn about
25 it and the ACSA Board has approved their connection to the ACSA sewer
26 that is already there.

27 Ms. Palmer asked if this was a common problem. Mr. Wood
28 replied that he does not know but they have not gotten anywhere with The
29 UVA Foundation. He stated that they have had one in-person meeting and
30 several phone calls with no action.

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1 Mr. Roberts asked if United Land Corporation's attorney has
2 spoken with the UVA Foundation's attorney. Mr. Wood replied no. Mr.
3 Derdeyn stated that United Land Corporation's attorney, Jim Bowling, has
4 communicated with the UVA Foundation's attorney by letter but he does
5 not know what has happened since. Mr. Wood stated that they hired Mr.
6 Bowling to represent them and have sent letters, by hand and email, and
7 only received a response on the first one and none since.

8
9 6. Response to Public Comment

10 Mr. Armstrong stated that it is more of a legal issue and the Board
11 had no further response to public comment at the time.

12
13 7. Consent Agenda

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

15 ***b. Monthly Capital Improvement Program (CIP) Report –*** Mr. Parcels
16 stated that under the Buckingham Circle sewer project, there was a
17 comment about getting some additional floodplain permitting. He stated that
18 he was curious about that as floodplains are pretty flat and it is a gravity-fed
19 sewer system. Mr. Lynn replied that the sewer at Buckingham Circle will
20 have to be an aerial crossing. He stated that RWSA's interceptor is on the
21 other side of the creek and it is not below the stream level, so they will have
22 to cross above the stream. He stated that they are looking at what the
23 impacts are on the floodplain base flood elevation. Mr. Parcels asked if this
24 means they will have to use pedestals to support the crossing. Mr. Lynn
25 stated that they will have to use concrete piers on either side to support the
26 aerial sewer crossing. Mr. Parcels asked if additional engineering of the
27 floodplain bases is required when they do an aerial crossing in a floodplain
28 area. Mr. Lynn replied yes. He stated that the base structures will have to
29 be engineered by a structural engineer. He added that they are also looking
30 at casing pipe to protect the carrier pipe. He noted that they have about a
31 dozen aerial crossings in their system already. He stated that they do not

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1 prefer them, but sometimes they are unavoidable. Ms. Palmer asked if there
2 is a standard distance of how far away those structures have to be from the
3 creek or if it was just the floodplain geometry. Mr. Lynn replied that is usually
4 the floodplain geometry. He noted that they try to get them as far away as
5 possible, so they do not further introduce obstructions within the stream
6 bank.

7 ***c. CIP Project Close-outs –***

8 ***d. Monthly Maintenance Update –***

9 ***e. IT Monthly Update –***

10 ***f. Rivanna Water and Sewer Authority (RWSA) Monthly Update –*** Ms.
11 Palmer stated that she had a question about the \$2.8 million that RWSA is
12 spending on the dam repairs. She asked if there was a breakdown of how
13 those funds are being used on the different dams. Mr. Lunsford replied that
14 RWSA did provide a comprehensive list of specific things to be repaired at
15 different facilities. He stated that it was not a dollar-by-dollar breakdown, but
16 he is happy to share it with the Board.

17 Mr. Parcels stated that he had the impression that the major problem
18 at the Beaver Creek Dam was the spillway and not the dam itself. He asked
19 if the dam has to be replaced. Mr. Lunsford stated that the detailed
20 information will show that a lot of the repairs are related to stairs, railings,
21 and things that one might not necessarily think of as the dam. Ms. Palmer
22 stated that Beaver Creek is a much bigger project. Mr. Lunsford replied yes.
23 He stated that Beaver Creek Dam will be replaced with a new labyrinth dam
24 and a new pump station. He stated that it is a major RWSA project that will
25 be scheduled for the next five years. Ms. Palmer stated that the project has
26 to do with the change in the regulations from the State with respect to flood
27 control. Mr. Parcels stated that it seems like the language moved back and
28 forth between replacing the dam and the spillway.

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

30 ***h. Annual Conservation Report –*** Ms. Palmer stated that it does not seem
31 like a lot of carwashes are part of the certification program and asked what

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1 was going on. Tim Brown, Environmental Compliance Supervisor, came
2 forward to address the Board. He stated that, in summary, the carwash
3 certification program has been in limbo for several years. He stated that
4 they are recognizing some tweaks that need to be made to the ACSA's
5 Rules and Regulations, so the Board will see some recommendations to
6 Section 18 in June. He stated that one thing that will not be recommended
7 for change is the requirement that a carwash be certified to remain open if
8 they ever reach a drought warning phase. He mentioned that they are up to
9 14 carwashes in their jurisdiction with 11 in the Urban area, 2 in Crozet, and
10 1 in Scottsville. He noted that there are three different designs for the
11 carwashes – conveyer belt, in-bay, and self-serve. He stated that the
12 biggest challenge seems to be with the in-bay design, which is 9 of the 14
13 carwashes. He stated that they need to tweak the maximum amount of fresh
14 water used for certification status. He stated that it is difficult to confirm
15 certification status by one vehicle. He mentioned that multiple vehicles will
16 need to be monitored to get an average amount of water use per vehicle.
17 He noted that they have looked at the programs of other municipalities like
18 Spotsylvania County and may make changes based on that data. He stated
19 that he and Mr. Lynn will likely be giving a presentation to the Board in the
20 spring, and they will likely see many more carwashes certified. Ms. Palmer
21 stated that there are a lot more laser carwashes and a lot of changes in the
22 way carwashes work than when the program began. Mr. Brown stated that
23 clearly their main expense is water, so they recognize the need to conserve.
24 He added that they want to maintain this program and have a clear list of
25 certified vs. noncertified as they keep an eye on rainfall and snowmelt
26 amounts, and whether they will enter the spring with any water deficit. Ms.
27 Palmer stated that even if the carwashes are using less water, from a public
28 relations perspective, if there is a drought and cars are being washed,
29 people get upset and complain to their local representatives.

30 ***Ms. Palmer moved to approve the consent agenda, seconded by***
31 ***Mr. Parcels. All members voted aye.***

Albemarle County Service Authority Board of Directors8. FY 2027 Water and Rate Analysis – Overview

Ms. Roach stated that Nick Short and Connor Drucis from NewGen Strategies & Solutions were present at the meeting today. She stated that in September, the ACSA advertised a Request for Proposals to review their rate setting methodology, which they do every five years. She stated that NewGen would provide an overview of their services and project approach, followed by an opportunity for dialogue with the Board regarding implementing the rate study. She mentioned that the ACSA has been meeting regularly with RWSA and the City of Charlottesville regarding their CIP and operating budget. She noted that those preliminary figures have been incorporated into the presentation today (Attached as Pages_____). She added that the ACSA is currently beginning to work on its CIP and operating budgets.

Nick Short, Senior Consultant with NewGen, came forward to address the Board. He stated that they would be presenting their rate study findings from the water and sewer rate analysis they conducted. He stated that he wanted to emphasize that these are preliminary findings, which are subject to change based on updated data, recommendations from the Board, and/or changes to any debt funding of capital projects.

Mr. Short stated that, in terms of the presentation agenda for today, he would be reviewing a few of their study assumptions and some key objectives, and policy that they try to follow throughout the rate study. He stated that he would also briefly discuss some of the revenue requirements and how they work. He mentioned that he would then pass the presentation off to his colleague, Connor, to discuss the current charges, talk more in-depth about the study itself, and give some next steps as well.

Mr. Short stated that the next slide illustrates some business fundamentals that they try and focus on throughout rate studies. He stated that revenue sufficiency essentially means that revenues should be covering or exceeding expenses or the costs to run the system. He stated that the

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1 second one, growth pays for growth, is important for any additional new
2 customers added to the system. He stated that any infrastructure added to
3 the system to handle the increased capacity should be funded through
4 growth. He stated that thirdly is funding reserves to an adequate degree. He
5 stated that the ACSA has three separate reserves with a cumulative total of
6 270 days cash on hand being the goal. He mentioned that the operating
7 reserve is great for rainy day expenses. He stated that the final fundamental
8 would be any additional reinvestments for the repair or replacement of
9 infrastructure.

10 Mr. Short moved to the next slide to discuss some factors affecting
11 the ACSA's specific rates and charges. He stated that the first is operating
12 and maintenance expense changes. He noted that one of the largest drivers
13 of the study itself is the purchase of water and sewer treatment expenses
14 from RWSA. He stated that the increases per year are 15.5% for water and
15 12.5% for sewer. He stated that they are also estimating a 5.5% escalation
16 rate per year for labor, and an additional 3% escalation rate per year for other
17 expenses.

18 Mr. Short stated that currently, the ACSA's CIP and any debt service
19 could potentially affect the rates and charges as well. He stated that
20 customers are showing a 2% increase per year and the water usage and
21 sewer generation shows a 1.5% increase per year. He noted that the water
22 usage and sewer generation lags behind the customer growth because
23 family sizes are smaller and there is more efficiency with low-flow fixtures.

24 Mr. Short stated that they have not seen much in regard to
25 miscellaneous revenue changes. He stated that these would be things like
26 inspection fees, FOG permits, and plan review fees. He added, as he
27 mentioned before, that it is important to ensure the ACSA is hitting the
28 reserve targets. He stated that the metric they are looking at is a cumulative
29 270 days cash on hand.

30 Mr. Parcels stated that although any changes to miscellaneous
31 revenue would be rather small, those ancillary fees have increased twice in

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1 the last five years. He stated that he would assume they would do so again
2 in the next five years. He asked if they are insignificant enough that they do
3 not factor in here. Mr. Short replied that they are fairly insignificant and they
4 try to project them out as conservatively as possible. He stated that they are
5 not leaning on those fees to show any additional revenue.

6 Ms. Palmer asked at what point does the ACSA look at the rental
7 income to make sure it is up to date. Mr. Lunsford replied that they do that
8 annually. He stated that it is about \$12,000 a year, which is rather
9 insignificant to the study, but they do look at it every year. He added that, for
10 purposes of the rate model, keeping the insignificant factors constant helps
11 to remove noise and focus on the really important areas.

12 Mr. Roberts stated that the slide shows the 2% increase in customers
13 is based on historical trends. He asked how many years back do they look
14 to determine that percentage. Mr. Short replied that it is based on the data
15 they are provided. He stated that it is roughly between 5-10 years. He
16 mentioned that they also speak with staff and if there is knowledge of a
17 potential development being added to the community, they try to factor that
18 into the future as well.

19 Ms. Swanson stated that she assumes the County has done studies
20 on population growth. She asked if that gets pulled into the rate study also.
21 Mr. Lunsford replied that it has not. He stated that they use the ACSA's
22 historical information to make some pretty conservative estimates in the rate
23 model. He noted that it is very difficult to time when new development will
24 connect and when the ACSA will recognize that revenue. He stated that they
25 want to have a high-level view of what is reasonable and not get too specific
26 on things that can be impacted by the economy through different factors that
27 may speed up or slow down.

28 Mr. Short stated that the next slide switches to the rates side of
29 things, diagraming the relationship between user rates and system
30 development/capacity charges. He stated that there are two types of costs,
31 the first being operating expenses which must be funded through user rates.

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1 He stated that that the second is capital expenses, which are a bit different
2 because there are two types – system maintenance and system expansion.
3 He mentioned that system maintenance refers to non-growth expenses such
4 as the repair and replacement of smaller assets, while system expansion
5 refers to growth, such as adding infrastructure. He stated that the non-
6 growth-related capital expenses will be funded through cash and debt from
7 user rates. He stated that cash and debt funded by growth will be funded
8 through system development and capacity charges. He added that if the
9 system development and RWSA capacity charges are set at less than cost
10 or anticipated growth does not occur, the existing customers will have to
11 make up the difference through higher user rates. He noted that it is
12 important to ensure that adequate fees are being charged on the user rate
13 side and the capacity side.

14 Mr. Short stated that, finally, he would review the revenue
15 requirement illustrated on the next slide. He stated that the annual revenue
16 requirement is made up of a few different factors including operating and
17 maintenance expenses, current debt service, any additional cash funded
18 capital projects, new debt service, and reserve contributions. He stated that
19 all of these different elements make up the annual cost it takes to run the
20 system. He stated that he would now turn the presentation over to his
21 colleague.

22 Connor Drucis came forward to give the second half of the
23 presentation. He stated that he would be taking the Board behind the
24 numbers in the study. He stated that he would first go over the current O&M
25 expenses shown on the next slide. He stated that each of the pie charts show
26 the current breakdown of expenses for water and sewer, and they are broken
27 down into categories similar to the current budget. He mentioned that the
28 largest cost on both pie charts is the purchase of water on the water side,
29 and the purchase of sewer treatment on the sewer side. He noted that the
30 RWSA expenses do include non-growth debt but not growth-related debt,
31 which he would show on a different slide coming up.

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1 Mr. Drucis stated that the next slide takes the current O&M expenses
2 and forecasts them forward five years. He stated that a big driver of the bar
3 graphs getting larger is the purchase of water on the water side, and the
4 treatment of sewer on the sewer side.

5 Mr. Drucis moved to the next slide, showing a bar graph of the
6 ACSA's current debt service. He stated that it is only on the sewer side and
7 is a single 2010 bond that is 90% growth and 10% non-growth. He noted that
8 the bond will be exhausted in 2031.

9 Mr. Drucis stated that the bar graphs on the next slide show the
10 ACSA's planned capital projects for the next five years. He mentioned that
11 on the water side, most of the capital projects are non-growth related and
12 mainly made up of main replacements, with an average of about \$10 million
13 per year. He stated that on the sewer side, most of the projects are growth-
14 related due to the expansion of the system, with an average of about \$7.5
15 million per year over the five-year planning period.

16 Mr. Drucis moved to the next slide which showed a table of the water
17 system development and RWSA capacity charge cash flow. He stated that
18 these are the growth-related expenses compared to the revenues. He noted
19 that at the top of the slide is the system development/capacity charge
20 revenue. He stated that in the current year, the system is projected to bring
21 in \$4.8 million, which is based off of 647 ERCs (equivalent residential
22 connections). He mentioned that they are remaining conservative for future
23 projections, using the previous five-year average of 550 ERCs per year. He
24 stated that these revenues are calculated with the current fees and not
25 assuming any rate increases, to show the baseline. He stated that these
26 projected revenues are compared against the projected growth-related
27 expenses. He noted that on the water side, the big driver is the growth-
28 related portion of RWSA's debt service. He stated that there are also some
29 cash-funded capital projects as well. He added that based on the current
30 rates, there is a projected shortfall, which will dwindle cash balances, and
31 the shortfall will need to be made up by water rates.

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1 Mr. Drucis stated that the next slide was the same chart for the sewer
2 fund. He stated that, again, the revenues for this year are slightly higher
3 because there are 644 new ERCs projected. He stated that it drops and is
4 tied to the previous five-year average, which is 540 ERCs. He stated that
5 these revenues do not cover the growth-related expenses. He mentioned
6 that the big drivers behind those expenses are cash-funded capital projects,
7 most of which are growth-related and the RWSA growth-related debt service.
8 He added that there are projected shortfalls with sewer as well, which will
9 dwindle cash balances, and the shortfalls will need to be made up by sewer
10 rates.

11 Mr. Drucis moved to the next slide, showing the revenue requirement
12 slide for water. He stated that these are the non-growth-related expenses.
13 He mentioned that if growth-related rates, which would be the system
14 development and RWSA capacity charges, do not make up the growth-
15 related expenses, this slide would show a shortfall. He stated that, beginning
16 at the top of the slide, operating expenses were escalated at the previous
17 rates. He noted that the purchase of water is a big driver of these costs, and
18 that charge has almost doubled in the five-year period shown, as well as the
19 cash-funded capital projects. He stated that this chart does not assume any
20 debt funding of the CIP and is just a baseline. He mentioned that they will
21 come back with revised numbers. He added that the numbers on the chart
22 add up to the total revenue requirement, less any other miscellaneous
23 revenues, to get the net revenue requirement. He stated that the net revenue
24 requirement is what they will try to cover with projected rates and fees, with
25 a balance of cash if needed.

26 Mr. Drucis stated that the next slide is the table he just showed the
27 Board, but in graphical form. He noted that the current revenue is not
28 meeting operating costs, which is driven by the purchase of water from
29 RWSA. He stated that with debt funding and possibly reevaluating the
30 system development and capacity charges, these peaks can definitely be

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1 shaved down. He added that hopefully some other numbers from RWSA
2 may come back slightly lower than budgeted.

3 Mr. Parcels asked if the current revenue in the chart was just for
4 water. Mr. Drucis replied that it just showed the current water revenue at the
5 current rates. Mr. Parcels stated that it does not include any of the non-
6 operating revenue, so to speak. Mr. Drucis stated that the non-operating
7 revenues are removed from the total revenue requirement, so they would be
8 captured in the net revenue requirement line.

9 Mr. Drucis stated that the next slide showed the revenue
10 requirements for sewer. He noted that a big driver of these costs increasing
11 over the next five years is the purchase of sewer treatment from RWSA. He
12 noted that there are less cash-funded capital projects on this slide because
13 these are the non-growth capital projects. He stated that the growth-related
14 capital projects were captured in the previous sewer cashflow slide. He
15 mentioned that miscellaneous revenues are removed from total expenses to
16 arrive at the net revenue requirement.

17 Mr. Drucis moved to the next slide, stating that it was a graphical
18 representation of the previous slide. He stated that in year one, which is FY
19 2027, the current revenue does not cover costs, assuming rates are held
20 constant.

21 Mr. Parcels stated that his takeaway from the sum of the two things
22 is that they are going from \$50 million to over \$100 million five years later,
23 which is 20% per year. He stated that it is a huge jump, and he does not
24 remember it being quite that bad. Ms. Palmer asked, on that note, how far
25 RWSA is projecting their debt service. Mr. Lunsford replied that RWSA has
26 a 5, 10, and 15-year CIP plan. He stated that past year 5, things are very
27 speculative, so they are very focused on the 5-year plan. He mentioned that
28 the information that NewGen has used in today's presentation is data that
29 was provided to the ACSA in November and December. He noted that at
30 the time, RWSA was projecting about a 24% increase to the ACSA in FY
31 2027. Mr. Parcels stated that this is way more than last year. Mr. Lunsford

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1 stated that last year, there was a 20% increase projected for FY 2026. He
2 stated that ACSA staff met with RWSA yesterday and their new draft
3 proposal is estimating about a 16% increase to the ACSA in FY 2027. He
4 added that it is not quite as drastic, but still incredibly impactful.

5 Ms. Palmer stated that the timing of the water supply plan and
6 implementation of the very expensive pipeline was based on the RWSA's
7 debt service curve, going out ten years. She stated that they were trying to
8 time it to hit where the curve started to go down on the graph. She asked
9 what that graph looks like after 2030. Mr. Lunsford replied that they have
10 been provided with that graph and have asked for some changes and
11 different presentations of it. He stated that he thinks it is going to be important
12 for the ACSA Board to see what that looks like. He noted that the drop in the
13 curve has not really happened yet, and there are a number of contributing
14 factors such as new needs. Ms. Palmer added that the pump station flooding
15 was a factor. Mr. Lunsford stated that the Beaver Creek Dam is a great
16 example. Ms. Palmer asked if RWSA still had the grant money for that
17 project. Mr. Lunsford replied that they still expect the grant to come through.
18 He mentioned, however, that the project was estimated to be about \$20
19 million five years ago, and it is currently at \$79 million. He stated that they
20 would present the debt information to the ACSA Board, but the slope is
21 increasing.

22 Ms. Palmer stated that she also wants to see the math for the
23 different components of the connection charges, not just the graphs but the
24 actual math.

25 Mr. Drucis stated that the next slide outlined an overview of the
26 ACSA's current reserves policy. He stated that there is an operating and
27 maintenance (O&M) reserve, which holds unrestricted funds used for
28 different things such as a cash-funded project or unplanned minor repairs.
29 He stated that the repair, renewal, and replacement (3R) reserve, which is
30 used to fund unexpected major repairs and planned replacement or
31 rehabilitation of system assets. He stated that the last reserve is the

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1 capacity/system development reserve which holds the growth-related fee
2 revenue to help cover growth-related expenses in the future. He added that
3 the combined reserves goal is to maintain a minimum cash-on-hand balance
4 of 270 days across all three reserves.

5 Mr. Drucis moved to the next slide which showed the current charges
6 and structure of the fee system. He stated that the monthly service charge
7 varies and increases by meter size due to the difference in demand. He
8 noted that other systems in the region have increased these a lot to keep
9 revenues stable, although that practice goes against affordability goals. He
10 stated that volume charges on the water size is a four-tier inclining block
11 variable rate. He mentioned that the price goes up with each tier. He stated
12 that this not only sends a pricing signal to high users, but it also subsidizes
13 the lower tiers and keeps it affordable for small users. He stated that the
14 multi-family and non-residential users pay the second-tier rate. He stated
15 that on the sewer side, there is a flat, universal rate for all users and system
16 development and RWSA capacity charges are charged per ERC. Ms.
17 Swanson asked if non-residential included commercial users. Mr. Lunsford
18 replied yes. He stated that it would commercial, institutional, and industrial
19 users.

20 Mr. Drucis stated that the last slide outlined next steps, the first of
21 which is to verify and refine revenue requirements. He stated that NewGen
22 would review the RWSA costs, look at different scenarios of cash vs. debt
23 funding the ACSA's CIP, and ensure reserve targets are reasonable and
24 met. He stated that they would then develop rate recommendations. He
25 added that they are also currently evaluating the system development and
26 capacity charges, as well as the miscellaneous fees.

27 Ms. Palmer stated that, as she remembers, there are different ways
28 to calculate the system development/connection fees. She stated that she
29 would like to see the different ways to do so, along with the math that the
30 ACSA is currently using. Mr. Drucis stated that this is definitely a follow-up
31 item that they can provide.

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1 Mr. Parcels asked if they would also be looking at the tiered rate
2 structure for the water volume charge as well, or if it was a standard that they
3 were going to use going forward. He stated that he asked last year if this was
4 something that needed to be reconsidered. Mr. Drucis stated that, from an
5 industry perspective, if the goals are to send conservation signals to higher
6 users and promote affordability, the tiered structure is the best to do so. He
7 stated that the differentials between the tiers are reasonable and in line with
8 what they see from a benchmarking perspective. He added that the increase
9 by meter size is standard as well.

10 Mr. Lunsford stated that last summer, the ACSA had Davenport &
11 Co. provide a presentation on different financial projections and plans. He
12 stated that Davenport, NewGen, and the ACSA are working together as they
13 continue to build the rate model and present options to the Board for
14 consideration. He stated that he thinks the data will show that they have
15 reached the point where the ACSA will need to finance some of its CIP
16 projects to help spread the payment on those. He mentioned that they are
17 scheduled for a follow-up presentation from NewGen in February with more
18 solidified numbers and a little more direction. He added that they will
19 incorporate some of the information the Board has requested today as well.
20 He stated that today's presentation was an overview of where they are right
21 now and what they really need to consider over the course of the next 5-10
22 years.

23 Ms. Palmer stated that she would like to have a copy of the rate
24 setting methodology manual. Mr. Lunsford stated that he would provide the
25 Board with a copy.

26
27 **9. ACSA Website Utilization & Social Media Update**

28 Ms. Walker stated that today's presentation would be a snapshot of
29 the ACSA's website and social media performance for calendar year 2025
30 (Attached as Pages_____). She stated that they are able to record the
31 trends seen in the presentation based off of Google analytics for the website

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1 and Meta analytics for the social media accounts. She stated that the first
2 slide shows a list of the ACSA's followers currently on the various platforms.
3 She stated that looking at the websites performance, there were 77,000
4 visitors by the end of 2025. Mr. Parcels asked if it cost the ACSA to maintain
5 a presence on Instagram and Facebook. Ms. Walker replied that there is no
6 cost, aside from the analytics portion. She stated that otherwise, unless they
7 sponsor a post, there is no cost. She stated that an emergency in the last
8 month of the year contributed to an increase of 74,000 new users.

9 Ms. Walker moved to the next slide and stated that, on average, the
10 ACSA website receives 2,179 visitors per month which shows steady and
11 consistent engagement with the website. She stated that during the boil
12 water advisory, there were 7,341 website visits December 24-26. She noted
13 that this shows that customers know where to go for information in the event
14 of an emergency.

15 Ms. Walker stated that a major driver of the ACSA's website traffic
16 continues to be bill payment, as shown on the web page performance
17 breakdown on the next slide. She stated that this has historically been the
18 primary reason people visit the site. She noted that in 2025, the bill payment
19 page received more than 85,000 views, only second to the home page.

20 Ms. Walker stated that the graph on the next slide shows how
21 customers are getting to the website. She stated that Google remains the
22 primary source customer use to get to the website. She mentioned that
23 Facebook referred 4,700 customers to the website and Paymentus referred
24 27,000, but Google is the number one source, so it is important to keep that
25 information accurate.

26 Ms. Walker stated that the next slide shows the ACSA's Facebook
27 trends. She stated that they ended the year with 1,477 followers which was
28 an increase of 252 followers since 2024. She noted that between December
29 9, 2025, and January 5, 2026, the ACSA gained 149 Facebook followers
30 due to the emergency. She noted that 11 of those followers unfollowed the

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1 ACSA after the emergency. She stated, again, that this shows that
2 customers know where to look for information during an emergency.

3 Ms. Walker moved to the next slide and pointed out that the ACSA's
4 Instagram trends were similar to Facebook. She stated that they ended the
5 year with 533 followers, which was 66 more than last year. She mentioned
6 that page visits and engagement consistently trend. She stated that page
7 visits remain steady under normal conditions with spikes during
8 emergencies. She noted that the largest spikes and views occurred during
9 the boil water emergency, confirming that the ACSA's social media
10 channels are critical tools for emergency communication. She stated that
11 content interactions, such as liking or sharing a post, remain steady
12 throughout the year with the highest increase during emergencies. She
13 noted that outside of emergency communication, the most liked and
14 consistently high-performing posts are the employee of the month features.
15 She added that this shows their audience responds well to human interest
16 posts.

17 Ms. Walker stated that the analytics also provide valuable insight into
18 who the ACSA's audience is, as shown in the audience demographics on
19 the next slide. She stated that on Instagram and Facebook, their audience
20 is primarily female and the largest age group engaging in the ACSA's
21 content is 35-44 years old. She mentioned that this information is extremely
22 helpful in marketing and any campaigns.

23 Ms. Walker stated that overall, the data clearly shows that the ACSA
24 website remains a primary hub for customer service needs, especially bill
25 payment. She stated that both the website and social media platforms are
26 critical communication tools, and the engagement is steady year-round with
27 increases when timely and relevant information is shared.

28 Mr. Parcells stated that he thinks these analytics are very helpful in
29 terms of driving the ACSA's efforts. Ms. Swanson asked how many
30 customers the ACSA has in its system. Mr. Lunsford replied that there are
31 23,800 connections. Ms. Swanson stated that we have 23,800 connections

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1 but the website had 85,000 visits to the bill pay page on the website. Ms.
2 Walker replied that some customers may pay a few months at a time or
3 have the link saved so they do not have to click on it every month. She
4 added that not all customers use the website to pay their bill.

5 Mr. Armstrong asked how the ACSA responds to comments on
6 Facebook, particularly when there are emergencies and there may be bad
7 press surrounding it. He asked if there was someone dedicated to handling
8 those responses. Ms. Walker replied yes. She stated that typical campaigns
9 are handled by the ACSA's marketing firm. She mentioned that emergency
10 posts are handled internally. She stated that standby maintenance
11 personnel can contact their supervisor, who will post if it is an after-hours
12 emergency. She noted that boil water notices, posts, and comments were
13 handled by the ACSA Lead Team.

14 Mr. Lunsford added that the ACSA received quite a few likes,
15 comments, and notes of appreciation for the Lead Team being available on
16 Christmas Eve during the boil water notice. Mr. Armstrong thanked them as
17 well.

18
19 **10. 2025 Annual Report – Accomplishments and Challenges**

20 Mr. Lunsford stated that he is pleased to share a recap of calendar
21 year 2025 and some of the accomplishments. He stated that he would not
22 go into great detail but wanted to capture some of the major strategic
23 priorities that they were able to accomplish.

24 Mr. Lunsford stated that first and foremost, the ACSA continues to
25 provide safe, clean, and reliable water and wastewater treatment to its
26 customers, which will remain a focus in perpetuity. He stated that as they
27 enter the fourth year of the five-year strategic plan, they remain focused on
28 the four main theme areas.

29 Mr. Lunsford stated that they wanted to show some of the Board
30 policy issues that the Board provided direction for and helped to resolve. He

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1 stated that they encompass all of the different policies and initiatives that
2 helped the staff to further enable the strategic process.

3 Mr. Lunsford stated that the ACSA strives to provide the Board and
4 the public with informative overviews of what they are working on every day
5 at a transactional and strategic level. He stated that slides five and six list
6 some of the different presentations that were provided to the Board over the
7 last year.

8 Mr. Parcels stated that there had been communication with a
9 customer unhappy with the water quality back in November. He asked if
10 there was any follow-up with that, or if it ended up on any posting. Mr. Lynn
11 stated that a customer posted on the Next Door app about some water
12 quality issues. He stated that they attempted to communicate with that
13 customer and shared some information with them. He stated that, in
14 conjunction with RWSA, they had some follow-up testing done from a fire
15 hydrant in close proximity to their house. He stated that they shared that
16 information as well but have not heard anything from the customer. Mr.
17 Parcells asked if they shared the information directly with the customer or
18 publicly like Facebook. Mr. Lynn replied that they shared the information
19 directly with the customer through email. He added that those customers
20 that contacted the ACSA from the initial post, were also provided with similar
21 responses. He noted that they did receive some feedback from those
22 people, thanking them for sharing the information. He stated that he
23 believes they have closed the loop on that issue.

24 Mr. Lunsford stated that the next few slides show some of the 2025
25 successes and accomplishments, broken down by department. He stated
26 that the list is pretty long, but he wanted to highlight a few key areas. He
27 stated that he would begin with the human resources and administration,
28 and finance departments. He mentioned that there were many
29 advancements made in the employee and customer experience such as
30 reinstating quarterly training sessions for employees, procurement of a
31 new CIS system, continued recognition of employees through the Employee

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1 of the Month program, and participation in a number of events. Mr. Parcels
2 asked how RiverFest event and if it raised any awareness. Ms. Roach
3 replied that the ACSA collaborates with multiple partners for RiverFest, as
4 it is one of the bigger events. She stated that the kickoff coordination
5 meeting will take place in February. She mentioned that each partner has a
6 table at the event, and there is a lot of conversation with the event
7 attendees. Mr. Parcels asked how many years the ACSA has been
8 participating in RiverFest. Ms. Roach replied that she believes this is the
9 fourth year. She mentioned that initially, the ACSA partnered with the City
10 for Fix-A-Leak week, including the 5k family event. She stated that others
11 wanted to start participating, so they created the RiverFest, which is held at
12 the Rivanna River Company. She stated that it is a fun event with music,
13 speakers, and activities for children and families.

14 Mr. Parcels asked, with regard to safety, if they keep track of the
15 Occupational Safety and Health Administration (OSHA) recordables such
16 as loss time and other things, and how that has been going in terms of a
17 trend over the year. Ms. Roach replied that it has been fairly steady. She
18 stated that the ACSA's recordables over the past three years remain at
19 seven each year. She noted that there will be a voluntary inspection next
20 week with Virginia Occupational Safety and Health (VOSH), who will be
21 onsite and at some of the project sites. Mr. Parcels asked if VOSH has ever
22 made an unannounced visit. Ms. Roach replied that they have not done so
23 during her time at the ACSA. She stated that the ACSA may be on their list
24 soon, but they have hired a new Safety Supervisor and are working them
25 and VOSH for their Challenge Program. She added that there are many
26 steps to that, which will be shared with the Board in the future.

27 Mr. Lunsford stated that there are many accomplishments to share
28 within the engineering department, but he wanted to focus on some of the
29 progress made in business continuity. He stated that they completed a
30 facilities conditions assessment, a risk and resilience assessment, helped
31 to manage the Avon Operations Center, which is a major project for the

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1 ACSA, as well as started and completed multiple water main replacement
2 projects during the calendar year.

3 Mr. Lunsford stated that there are a number of different items listed
4 for the information technology group. He stated that from a data optimization
5 perspective, which is one of the four themes of the Strategic Plan, there
6 have been enhancements to the reporting, analysis, and dashboarding of
7 information. He mentioned that this was made possible mostly by the
8 onboarding of a new position, Utility Data Analyst. He stated that the Utility
9 Data Analyst is working with multiple departments to ensure that decision
10 makers and users have the information they need to make informed
11 decisions. He stated that there was also progress made in business
12 resilience such as maintaining and updating IT infrastructure and enhanced
13 utilization of a help desk ticket platform for prompt response to users
14 needing assistance. He mentioned that there were also upgrades to the
15 ACSA's networks, website, and phone system which were major initiatives
16 that have been helpful to customers. He added that there were a number of
17 improvement-related upgrades to the SCADA system and security systems
18 at the various facilities.

19 Mr. Lunsford stated that within the maintenance department, there
20 has been considerable improvement in system resiliency with the
21 construction and oversight of various water main projects. He stated that
22 additional permanent standby generators were installed, and collaboration
23 with community partners was a major success, notably with VDOT. He
24 mentioned that the ACSA was able to coordinate with them and do some
25 work in front of roadwork VDOT had planned to minimize disruption and
26 maximize efficiency. He mentioned that there have been improvements to
27 the ACSA's fleet, highlighted by the replacement of an aged flush truck. He
28 added that maintenance has also done a nice job of using data collected
29 through CMMS and other areas to make informed decisions on preventative
30 maintenance.

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1 Mr. Parcels asked what a Wet Well Wizard is. Mr. Morrison replied
2 that it is a patented aeration device that the ACSA will be installing in North
3 Fork and Camelot to reduce the bioxide demand for pretreatment. He stated
4 that this is to prevent the sewer going septic, because there is not enough
5 inflow into those pump stations until a full build-out occurs. Mr. Parcels
6 asked if they actually do pretreatment at those facilities. Mr. Morrison stated
7 that they treat it with bioxide which reduces hydrogen sulfide formation. He
8 mentioned that bioxide is expensive, so the Wet Well Wizard is a system
9 that they have researched and demoed, and feel will be effective. Mr.
10 Parcels asked if the bioxide is a solid material that goes into the wet well.
11 Mr. Morrison replied that it is a liquid. Mr. Lynn stated that they can provide
12 Mr. Parcels with a safety data sheet (SDS) for bioxide. He added that there
13 is a tank at the site and it continually drips the liquid into the wet well to
14 absorb the odor.

15 Ms. Palmer stated that she was not aware the ACSA was treating
16 the sewer. She asked if this has anything to do with the old treatment facility
17 the ACSA received from Wendell Wood a very long time ago. Mr. Morrison
18 asked if she was referring to the Camelot wastewater treatment facility. Ms.
19 Palmer replied yes. Mr. Morrison stated that the facility she is speaking of
20 was demolished when the Camelot Pump Station and the North Fork
21 Regional Pump Station were constructed. He stated that he calls it
22 treatment, but it is just the introduction of a liquid form of bioxide to change
23 the chemical makeup of the sewer and reduce the formation of hydrogen
24 sulfide. Ms. Palmer confirmed that it is just a pump station. Mr. Morrison
25 replied yes. He stated that the Camelot Pump Station collects north of the
26 river and pumps directly into the North Fork Regional Pump Station wet well
27 on the south side. He stated that the North Fork Pump Station collects from
28 Camelot and everything south of the river and pumps it to near the hospital
29 on Proffit Road. Ms. Palmer stated that she would get with Mr. Morrison
30 after the meeting, as she was a bit confused on where the structure is
31 located.

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1 Ms. Swanson asked if the ACSA had to do some big, major study on
2 odor to obtain the Wet Well Wizard, like they did when RWSA was trying to
3 move their pump station back onto their property. Mr. Lynn stated that they
4 turned the pump station on and two days later, they began getting inundated
5 with phone calls from Forest Lakes residents. He stated that they had to
6 quickly implement an odor control system at the pump station. He stated
7 that they currently pay per gallon for the bioxide and it is a lease system.
8 He noted that the ACSA does not own the tank or the chemical feed pumps
9 that are part of the system. Ms. Swanson asked when this was done. Mr.
10 Lynn replied that it was done right after the pump station went online in
11 2012. Mr. Parcels asked if any of the information like pump rate or tank
12 volume is part of the ACSA's SCADA system. Mr. Morrison stated that they
13 have that in the SCADA system for the sewer but not the bioxide. He
14 mentioned that they do receive a monthly report from the contractor that
15 oversees the system. He added that they also have hydrogen sulfide
16 sensors downstream of the pump station that they use to determine the feed
17 rates.

18 Mr. Lunsford stated that the next slide was a picture of the ACSA
19 staff at the annual holiday luncheon last month. He stated that none of what
20 has been mentioned today would be possible without this group of people.
21 He stated that they are a dedicated team of professionals that take on an
22 incredible amount of responsibility to ensure customers are served well. He
23 mentioned that he has personally witnessed sacrifices from these
24 employees on many different projects, including working nights, weekends,
25 and holidays. He stated that the team readily and happily serves the
26 community. Mr. Parcels stated that the ACSA Lead Team should be
27 commended as well, and he appreciates the leadership that they show.

28 Mr. Lunsford stated that the last few slides were pictures of some
29 major projects. He stated that the Avon Operations Center is making
30 significant progress, and they hope to open it at the end of the calendar
31 year. He stated that he wanted to thank Alex Morrison, John Anderson, and

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1 April Walker and her team. He stated that the next photo was of the
2 Briarwood Water Main Replacement project, where they are replacing some
3 of the aged pipe that has a tendency to fail. He noted that the Broadway
4 Street Water Main Replacement project was finished in November of last
5 year and was another successful project. He stated that the Old Lynchburg
6 Road Water Interconnect project was one he indirectly mentioned earlier
7 with regard to collaboration with VDOT. He noted that this project required
8 a lot of night work and the weather turned particularly nasty right as the
9 project began.

10 Mr. Lunsford stated that the ACSA has appreciated the support of
11 the Board over the last year. He stated that they look forward to the
12 opportunity to keep improving and continuing their efforts related to the
13 Strategic Plan. He stated that this is an exciting time with some interesting
14 projects on the horizon. He stated that the new Customer Information
15 System (CIS) is going to be transformative. He noted that Mr. Tolbert was
16 a major driver of that. He stated that he was often frustrated with the current
17 system and wanted them to make improvements. He stated that he is sorry
18 that he will not be able to see it, but they will keep his spirit and thoughts in
19 mind as they work toward that goal.

20
21 11. Items Not on the Agenda

22 There were no items not on the agenda.

23
24 12. Adjourn

25 ***There being no further business, Ms. Swanson moved that the***
26 ***meeting be adjourned, seconded by Ms. Palmer. All members voted***
27 ***aye.***

28
29

Quin Lunsford, Secretary-Treasurer

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Monthly Financial Reports</p> <p>STAFF CONTACT/PREPARER: Emily Roach, Interim Director of Finance; Quin Lunsford, Executive Director</p>	<p>AGENDA DATE: February 19, 2026</p> <p>ACTION: Informational</p> <p>ATTACHMENTS: Yes</p>
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BACKGROUND: Water and sewer financial reports and check registers for the month of January are attached for your review.

DISCUSSION:

- Water consumption for the month of December decreased 9.8% compared to November. Water consumption for the month of December 2025 compared to December 2024 increased 0.6%.
- RWSA's invoice of \$2,977,409 for the month of December was paid on January 9, 2026.
- Unearned water and sewer connection charges totaled \$2,112,860 at month end.
- System connection charge revenue is exceeding budgeted expectations with \$198,130 recognized in January.
- Water and Wastewater revenues for FY 2026 are above budgeted expectations by 2.9%. Please see the water/wastewater trend analysis included illustrating that when adjustment for expected variations in seasonal consumption is considered, revenues are 0.6% less than budgeted expectations.
- Investment update: LGIP's effective monthly yield stands at 3.9%, while PFM's yield to maturity at market is 3.7%, reflecting current market conditions and portfolio performance.
- Customer Information System (CIS) Update: The Statement of Work and Contract have been signed with project kickoff expected in March. This modern CIS provides the framework to enhance our customer and employee experience and aligns with the ACSA's strategic plan.

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

January 31, 2026

ASSETS

Cash and cash equivalents	\$ 7,244,790
Accounts receivable	6,053,188
Investments	45,076,590
Capital assets: (net of accumulated depreciation)	207,289,141
Inventory	678,561
Prepays	190,063
Cash and cash equivalents, restricted	<u>517,654</u>
 Total assets	 <u>267,049,987</u>

DEFERRED OUTFLOWS OF RESOURCES

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

Accounts payable	4,073,008
Accrued liabilities	383,120
Compensated absences	2,035,404
Net pension liability	4,150,155
Other post-employment benefits	1,251,493
Unearned connection fees	2,112,860
Long-term debt	<u>3,129,413</u>
 Total liabilities	 <u>17,135,453</u>

DEFERRED INFLOWS OF RESOURCES

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

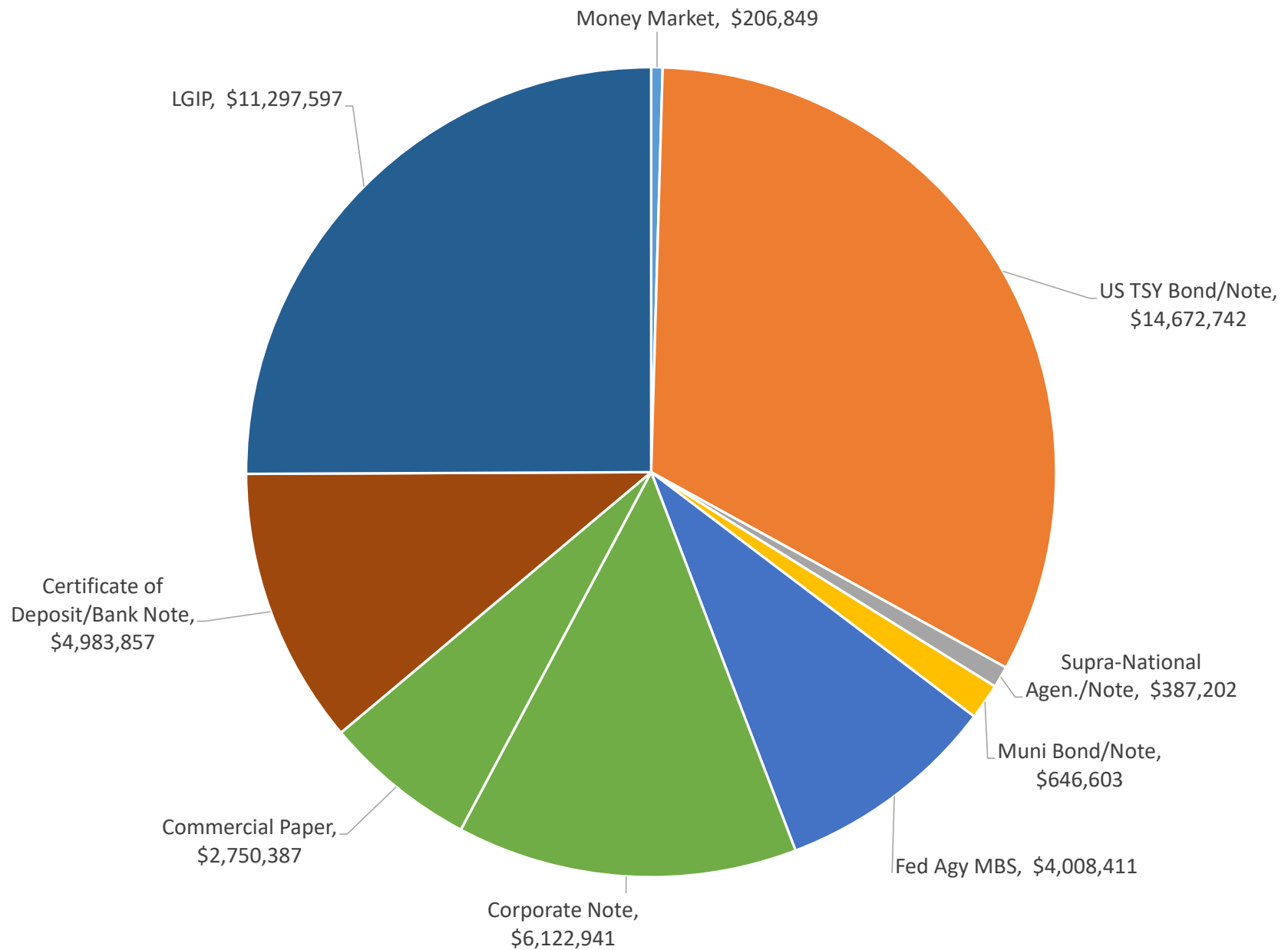
251,243,648

	Budget FY 2026	Budget Year-to-Date 2026	January Actual Year-to-Date	Actual vs. Budget	Variance Percentage
Revenues					
Water Sales	25,260,000	14,735,000	15,239,940	504,940	3.43%
Sewer Service	19,600,000	11,433,333	11,690,078	256,745	2.25%
Total operating revenues	44,860,000	26,168,333	26,930,018	761,685	2.91% A
Operating Expenses					
Purchase of bulk water	(22,697,500)	(13,240,208)	(13,209,927)	30,281	(0.23%) B
Purchase of sewer treatment	(15,256,000)	(8,899,333)	(8,302,165)	597,168	(6.71%) B
Administration	(1,601,400)	(934,150)	(872,223)	61,927	(6.63%) C
Finance	(3,436,700)	(2,004,742)	(1,824,857)	179,885	(8.97%) C
Information Technology	(2,259,300)	(1,317,925)	(1,140,026)	177,899	(13.50%) C
Engineering	(2,823,000)	(1,646,750)	(1,486,394)	160,356	(9.74%) C
Maintenance	(5,639,900)	(3,289,942)	(2,617,916)	672,026	(20.43%) C
Total operating expenses	(53,713,800)	(31,333,050)	(29,453,508)	1,879,542	(6.00%)
Operating gain(loss)	(8,853,800)	(5,164,717)	(2,523,490)	2,641,227	(51.14%)
Nonoperating Revenues					
System connection charges	9,400,000	5,483,333	7,268,840	1,785,507	32.56% D
Investment/Interest Income	2,000,000	1,166,667	1,317,979	151,312	12.97% E
Rental income	16,000	9,333	7,293	(2,040)	(21.86%)
Miscellaneous revenues	726,000	423,500	575,128	151,628	35.80% F
Total nonoperating revenues (expenses)	12,142,000	7,082,833	9,169,240	2,086,407	29.46%
Nonoperating Expenses					
Miscellaneous expenses	(1,337,200)	(780,033)	-	780,033	(100.00%) G
Bond interest charges	(183,859)	(107,251)	(76,772)	30,479	(28.42%) H
Depreciation	-	-	(2,860,356)	(2,860,356)	0.00% I
Total nonoperating revenues (expenses)	(1,521,059)	(887,284)	(2,937,128)	(2,049,844)	231.02%
Capital contributions	-	-	5,197,166	5,197,166	
Change in Net Position	1,767,141	1,030,832	8,905,788	7,874,956	763.94%

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

- A.** Water and sewer revenues were more than budgeted amounts by 2.9%. Consumption through January (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 2.8%. 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. 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 **January 31, 2026**

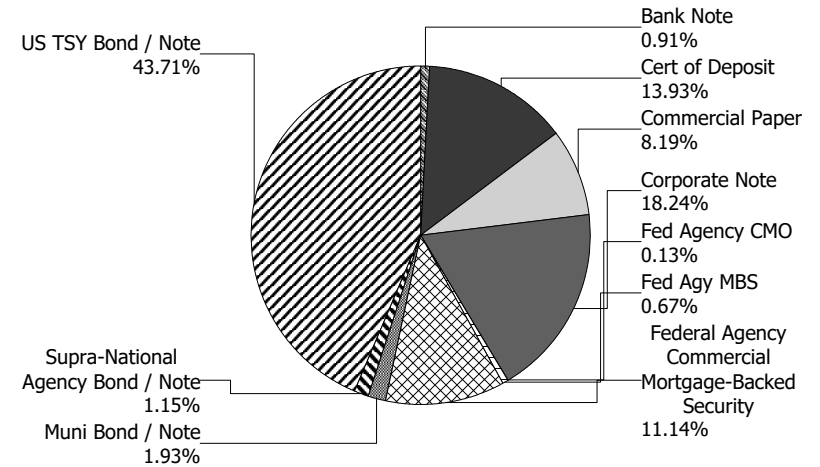
ACSA OPERATING FUNDS - 03100100

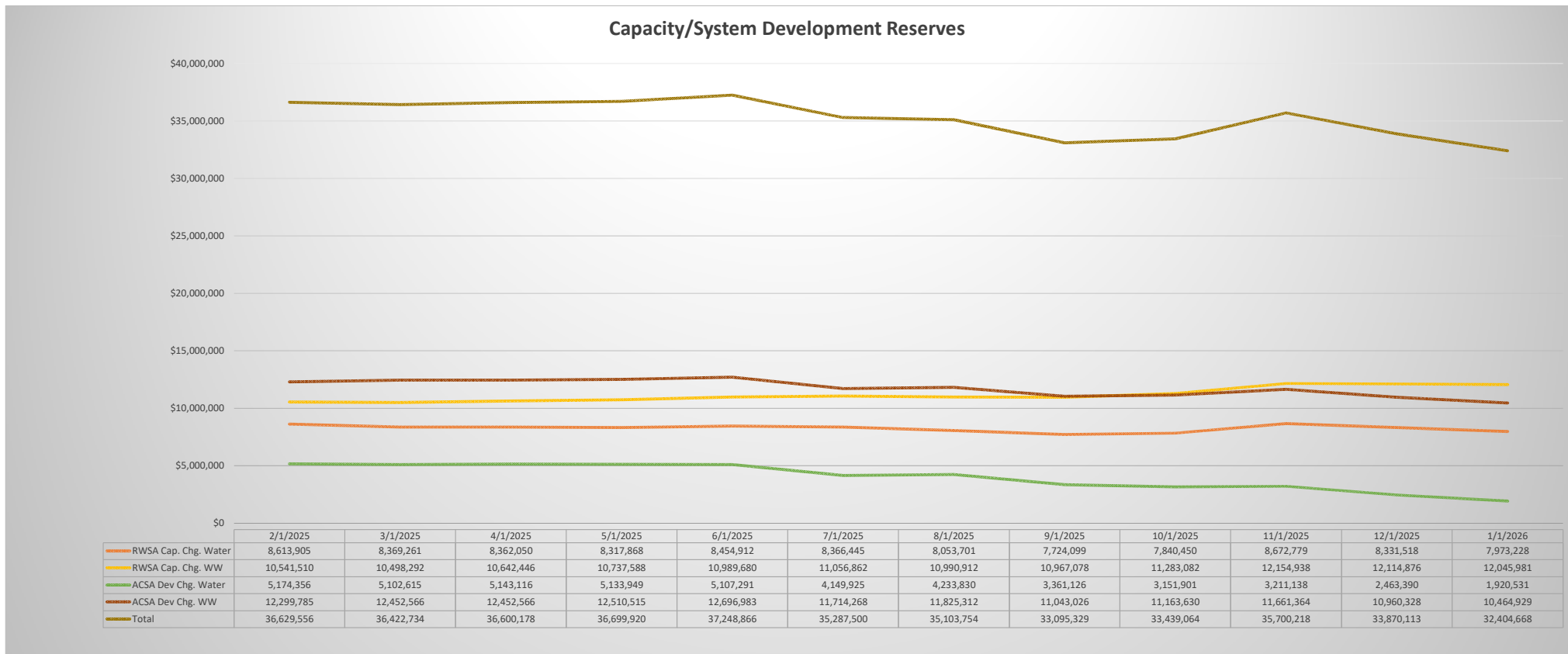
Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	14,600,000.00	14,672,742.21	43.71
Supra-National Agency Bond / Note	385,000.00	387,202.13	1.15
Municipal Bond / Note	640,000.00	646,602.72	1.93
Federal Agency Mortgage-Backed Security	229,821.80	223,857.42	0.67
Federal Agency Commercial Mortgage-Backed Security	3,777,368.79	3,741,207.74	11.14
Federal Agency Collateralized Mortgage Obligation	46,663.82	43,346.26	0.13
Corporate Note	6,080,000.00	6,122,941.34	18.24
Commercial Paper	2,775,000.00	2,750,386.60	8.19
Certificate of Deposit	4,675,000.00	4,678,129.29	13.93
Bank Note	300,000.00	305,727.90	0.91
Managed Account Sub-Total	33,508,854.41	33,572,143.61	100.00%
Accrued Interest		340,327.06	
Total Portfolio	33,508,854.41	33,912,470.67	

Unsettled Trades **0.00** **0.00**

Sector Allocation





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
December 2025

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Area	December 2025 Monthly Connection Fees	December 2024 Monthly Connection Fees	\$ Change	% Change
Crozet	\$ 150,000	\$ 144,300	\$ 5,700	4%
Urban	203,200	77,700	125,500	162%
Scottsville	-	-	-	-
Total Connection fees	\$ 353,200	\$ 222,000	\$ 131,200	59%
Through December				
Area	YTD FY 2026 Connection Fees	YTD FY 2025 Connection Fees	\$ Change	% Change
Crozet	\$ 1,113,520	\$ 1,060,690	\$ 52,830	5%
Urban	5,942,760	\$ 3,108,340	\$ 2,834,420	91%
Scottsville	14,430	-	14,430	-
Total Connection fees	\$ 7,070,710	\$ 4,169,030	\$ 2,901,680	70%

Area	December 2025 ERC's	December 2024 ERC's	Change	% Change
Crozet	10	10	-	0%
Urban	14	5	9	180%
Scottsville	-	-	-	-
Total ERC's	24	15	9	60%
Through December				
Area	YTD FY 2026 ERC's	YTD FY 2025 ERC's	Change	% Change
Crozet	75	74	1	1%
Urban	396	214	182	85%
Scottsville	1	-	1	-
Total ERC's - YTD	472	288	184	64%

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
December 2025**

Area	December 2025 ERC's	December 2024 ERC's	December 2023 ERC's
Crozet	10	10	14
Urban	14	5	44
Scottsville	-	-	-
Total ERC's	24	15	58

Through December			
Area	YTD 2026 ERC's	YTD 2025 ERC's	YTD 2024 ERC's
Crozet	75	74	107
Urban	396	214	199
Scottsville	1	-	-
Total ERC's - YTD	472	288	306

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	158,906,212	157,629,026	0.81%	0.67	1.41
December	143,404,511	142,576,100	0.58%	2.18	3.15
January		135,634,117			6.58
February		140,077,622			4.51
March		133,246,908			0.89
April		141,119,829			2.11
May		154,027,224			8.89
June		153,095,431			4.48
YTD	968,115,946	969,801,196	-0.17%	15.71	25.88

Note: Consumption through December 2025 is 0.2% 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	2,995,760	2,540,444	\$ 455,316	17.92%
December	2,977,409	2,510,685	\$ 466,724	18.59%
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	\$ 18,507,998	\$ 15,774,170	\$ 2,733,828	17.33%
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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)

December 2025

Metered by Area:	Water	Sewer
Crozet	17,530,529	15,500,431
Scottsville	1,215,196	930,658
Urban	124,626,817	109,562,770
Red Hill	31,969	0
Total	143,404,511	125,993,859

Wastewater Flows by Sewer Plant:	
Total Urban and Crozet less Glenmore WRRF	125,063,201 (3,456,336)
Moore's Creek AWWRF	121,606,865
Scottsville WRRF	930,658
Total	122,537,523

Number of Installed Meters:	
Urban	24
Crozet	10
Scottsville	0
Total	34

Hydrant Meter Consumption (billed by invoice):	
Urban	458,500
Crozet	30,483
Scottsville	0
Total	488,983

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

Estimated Water Loss:	
Brookhill-Laconia Ln.-12/13/25	Urban 10,000
Northfields-Dellwood Rd-12/14/25	Urban 100,000
Raintree-Raintree Dr.-12/28/25	Urban 25,000
Total	135,000

Billed Consumption for Selected Customers					
	Water	Sewer		Water	Sewer
Virginia Land Holding	239,559	239,559	Boar's Head Inn	391,119	303,927
Southwood Mobile Homes	1,360,970	1,650,000	Farmington Inc.	725,044	373,192
Turtle Creek Apartments	1,835,941	1,827,017	Westgate Apartments	1,242,965	1,242,964
			PR Charger C'ville Holdings-		
Blue Ridge Crossing Owner LLC	1,013,392	1,013,392	Cobalt Ridge Apartments	2,318,935	2,318,935
Monroe Health & Rehab.	589,249	589,249	Four Seasons Apts and Condos	1,971,519	1,971,519
Sunrise Senior "Colonnades"	713,480	664,737	Ch'ville/Alb Airport	106,516	107,354
ACRJ	927,760	617,760	State Farm Insurance-Pantops	102,070	84,686
Westminster Canterbury	1,385,680	1,359,680	Hyatt Place at Stonefield	321,066	314,963
SEMF Charleston -					
Commonwealth/Peyton Dr.	1,541,462	1,541,462	Doubletree by Hilton Hotel	685,910	685,910
Martha Jefferson Hospital	1,834,287	1,403,771	Arden Place Apartments	579,041	579,041
Crozet Mobile Home Village	241,362	241,362	Hilton Garden Inn	230,500	230,500
The Home Depot	112,455	112,455	The Blake at Charlottesville	174,306	174,306
County of Albemarle	961,407	894,343	The Lodge at Old Trail	236,248	236,248
University of Virginia	2,788,727	2,779,622	Gov't-Defense Complex	431,256	431,256
Wegmans	313,049	313,049	Harris Teeter Stores (2)	118,680	118,680



December 2025

WATER

Class Type	Number of Connections by Area			<u>Total</u>
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	16,707	4,188	196	21,091
Multi-Family Residential	601	56	3	660
Commercial (Offices)	202	12	5	219
Commercial (Other)	951	77	54	1,082
Industrial	41	12	4	57
Institutional	175	33	12	220
Total Water Connections	18,677	4,378	274	23,329
Plus Multiple Units	14,483	854	89	15,426
Total Water Units	33,160	5,232	363	38,755

SEWER

Class Type	Number of Connections by Area			<u>Total</u>
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	14,393	3,920	158	18,471
Multi-Family Residential	570	54	4	628
Commercial (Offices)	186	12	5	203
Commercial (Other)	739	51	46	836
Industrial	17	5	1	23
Institutional	137	26	10	173
Total Sewer Connections	16,042	4,068	224	20,334
Plus Multiple Units	14,058	850	56	14,964
Total Sewer Units	30,100	4,918	280	35,298

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	77,975	12,605	713	91,293
Total Sewer Customers	71,128	11,925	535	83,588

**Albemarle County Service Authority
Major Customer Analysis
December 2025 and November 2025**

	December 2025		November 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
Turtle Creek Apts.	1,835,941	1,827,017	1,356,648	1,347,672	35.33%	35.57%
Westgate Apts.	1,242,965	1,242,964	1,050,711	1,050,355	18.30%	18.34%
Barracks West Apartments	1,013,392	1,013,392	915,157	915,157	10.73%	10.73%
University of Virginia	2,788,727	2,779,622	2,647,023	2,638,089	5.35%	5.36%
Four Seasons Apts.	1,971,519	1,971,519	2,082,325	2,082,325	-5.32%	-5.32%
ACRJ	927,760	617,760	1,032,730	956,730	-10.16%	-35.43%
Southwood Mobile Homes	1,360,970	1,650,000	1,580,840	1,770,000	-13.91%	-6.78%
PR Charger C'ville Holdings	2,318,935	2,318,935	2,705,285	2,705,285	-14.28%	-14.28%
SEMF Charleston	1,541,462	1,541,462	1,814,063	1,814,063	-15.03%	-15.03%
Martha Jefferson Hospital	1,834,287	1,403,771	2,213,096	1,441,447	-17.12%	-2.61%
Westmisnster Canterbury	1,385,680	1,359,680	1,746,890	1,542,890	-20.68%	-11.87%
County of Albemarle	961,407	894,343	1,829,451	1,172,838	-47.45%	-23.75%
State Farm	102,070	84,686	320,140	192,637	-68.12%	-56.04%

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
December 2025 and December 2024**

	December 2025		December 2024		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
University of Virginia	2,788,727	2,779,622	1,879,707	1,871,407	48.36%	48.53%
PR Charger C'ville Holdings	2,318,935	2,318,935	1,951,715	1,951,715	18.82%	18.82%
Four Seasons Apts.	1,971,519	1,971,519	1,673,202	1,673,202	17.83%	17.83%
SEMF Charleston	1,541,462	1,541,462	1,352,723	1,352,723	13.95%	13.95%
Westmisnster Canterbury	1,385,680	1,359,680	1,259,960	1,228,960	9.98%	10.64%
Westgate Apts.	1,242,965	1,242,964	1,146,705	1,146,605	8.39%	8.40%
ACRJ	927,760	617,760	889,250	830,250	4.33%	-25.59%
Martha Jefferson Hospital	1,834,287	1,403,771	1,822,988	1,356,188	0.62%	3.51%
Turtle Creek Apts.	1,835,941	1,827,017	1,825,812	1,821,201	0.55%	0.32%
County of Albemarle	961,407	894,343	1,142,034	947,175	-15.82%	-5.58%
Southwood Mobile Homes	1,360,970	1,650,000	1,665,640	2,170,000	-18.29%	-23.96%
Barracks West Apartments	1,013,392	1,013,392	1,622,413	1,622,413	-37.54%	-37.54%
State Farm	102,070	84,686	223,980	176,366	-54.43%	-51.98%

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 -- December

	YTD FY 2026		YTD FY 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
Four Seasons Apts.	11,441,553	11,441,553	9,414,759	9,414,759	21.53%	21.53%
SEMF Charleston	10,171,118	10,171,118	8,645,193	8,645,193	17.65%	17.65%
University of Virginia	17,962,713	17,852,153	14,919,747	14,876,437	20.40%	20.00%
PR Charger C'ville Holdings	14,328,112	14,328,112	12,493,381	12,493,381	14.69%	14.69%
Westmisnster Canterbury	10,806,240	9,984,240	9,850,670	9,230,670	9.70%	8.16%
Martha Jefferson Hospital	15,479,196	8,535,825	14,867,635	8,254,254	4.11%	3.41%
County of Albemarle	12,955,376	6,632,010	12,693,072	6,743,514	2.07%	-1.65%
ACRJ	6,371,760	5,239,760	6,210,270	5,293,270	2.60%	-1.01%
Westgate Apts.	7,202,282	7,196,678	7,163,880	7,156,280	0.54%	0.56%
State Farm	2,897,420	1,949,491	3,142,980	2,263,157	-7.81%	-13.86%
Southwood Mobile Homes	9,364,670	10,369,800	10,442,730	11,790,000	-10.32%	-12.05%
Turtle Creek Apts.	8,140,983	7,988,399	9,235,270	9,207,134	-11.85%	-13.24%
Barracks West Apartments	5,683,906	5,683,906	9,008,454	8,908,454	-36.90%	-36.20%

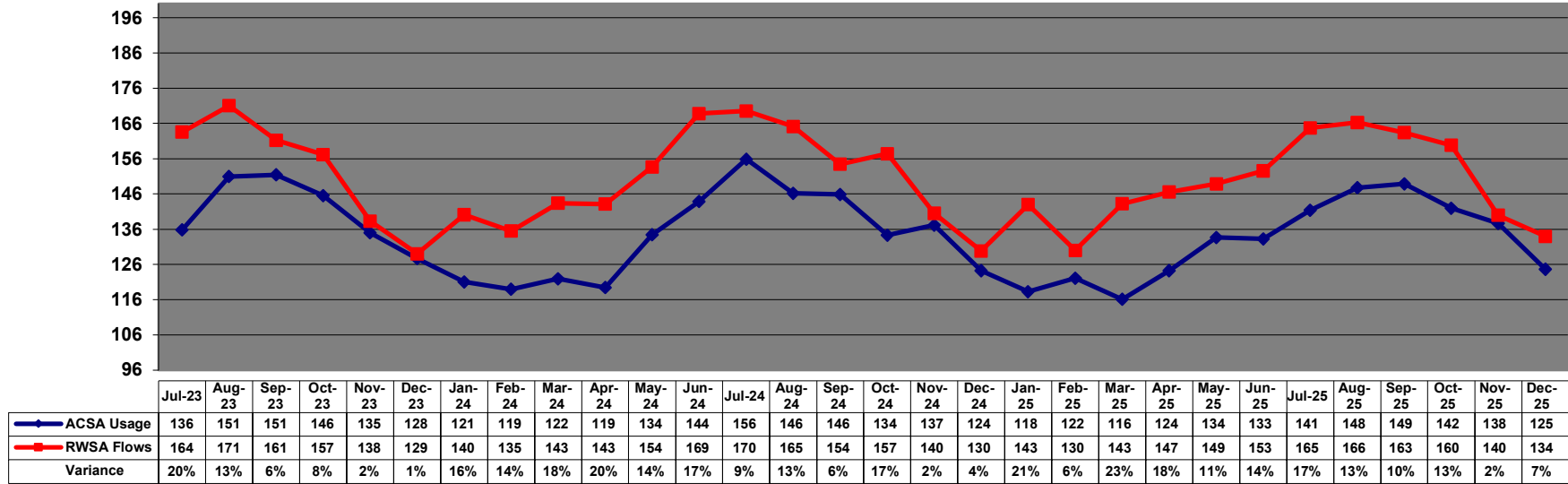
Note: Only major customers of the ACSA have been analyzed above. For purposes of this analysis, major customers are those who, on average, consume over one million gallons per month. Variations can occur for a variety of reasons including but not limited to: conscious conservation efforts, expansion,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

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

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

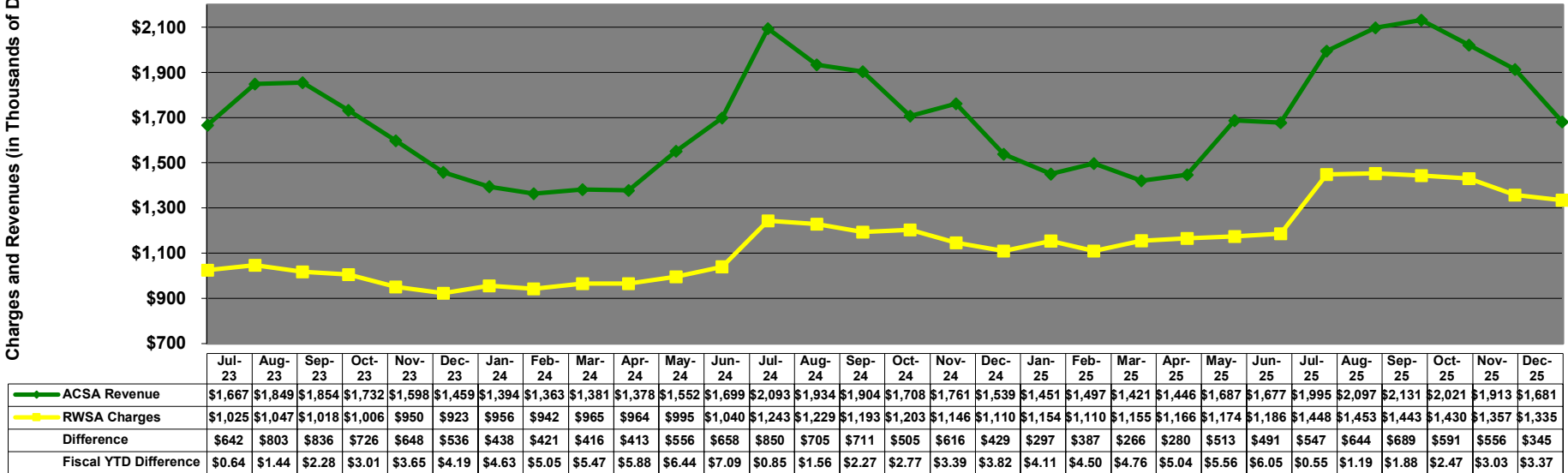
48

Flows & Usage (in Millions of Gallons)



Charges and Revenues (in Thousands of Dollars)

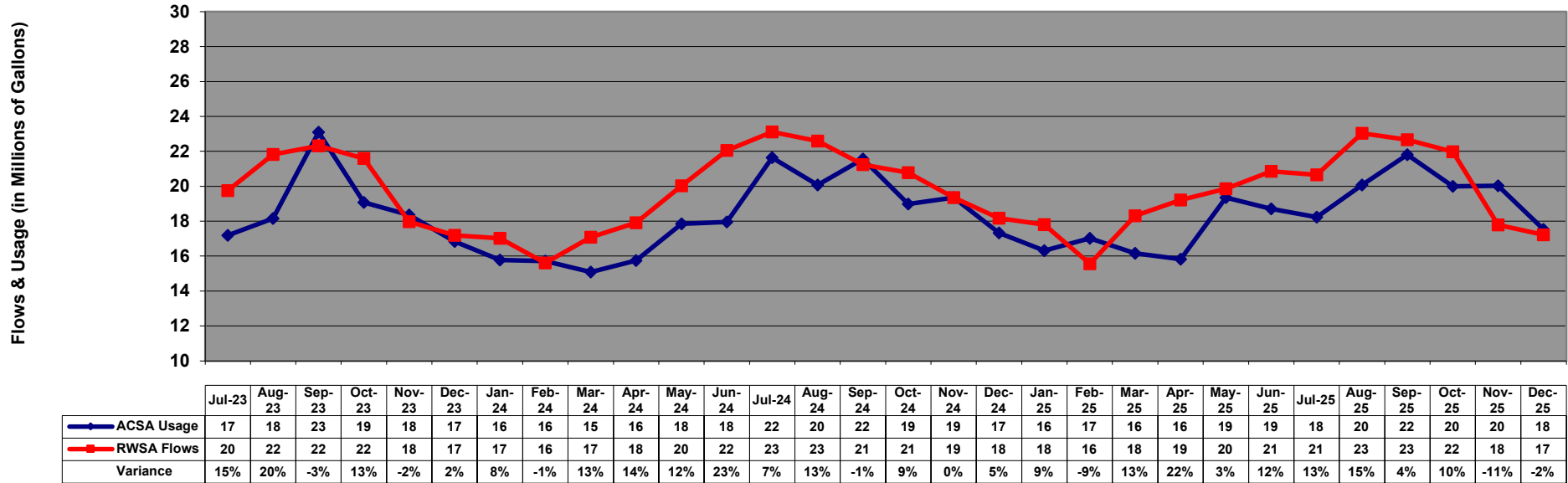
FY 2024, 2025, and 2026 Urban Water Comparison RWSA Billed Water Charges & ACSA Billed Water Revenues



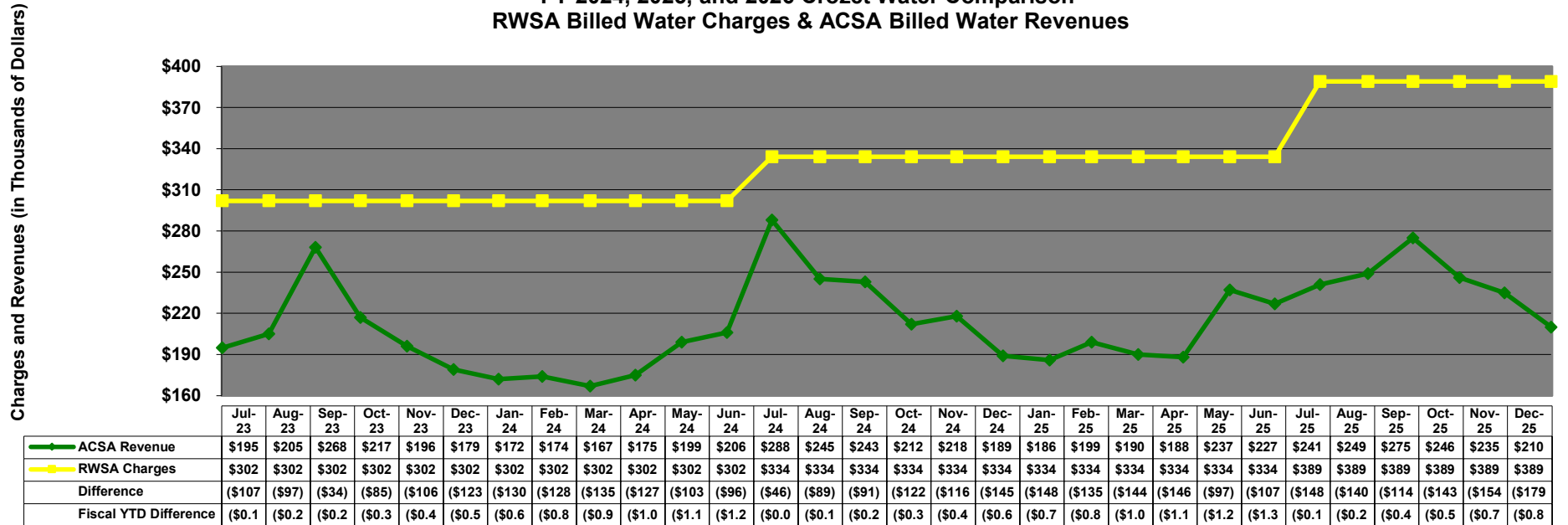
Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

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

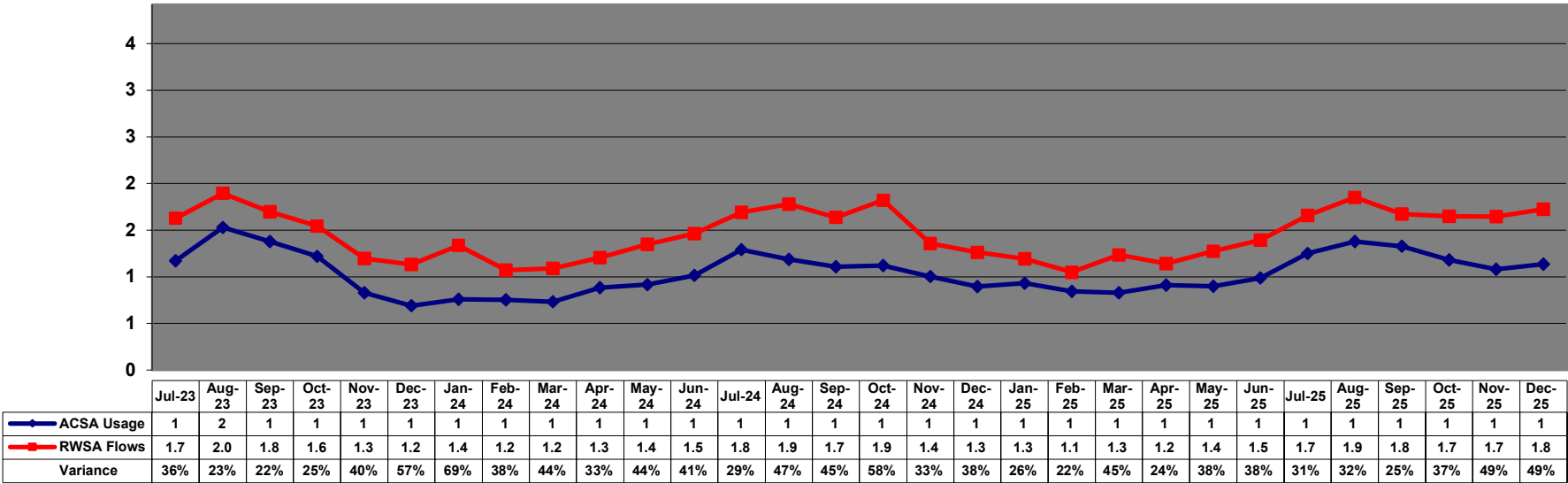
49



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

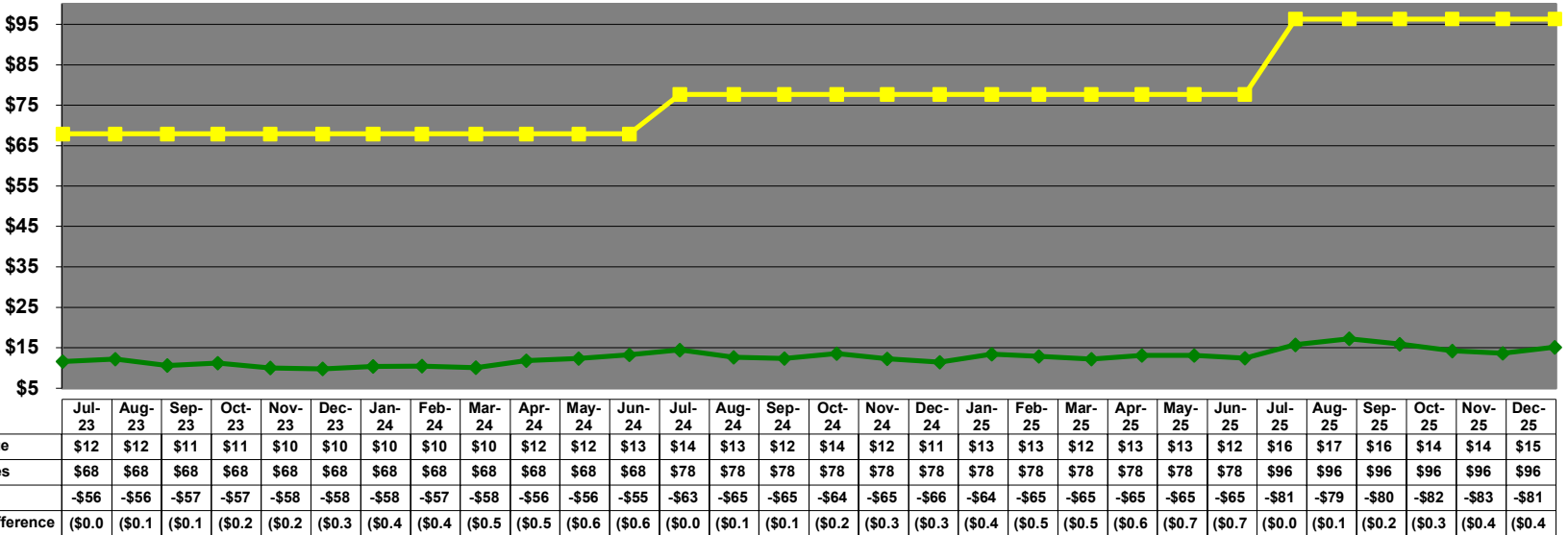


FY 2024, 2025, and 2026 Scottsville Water Comparison
RWSA Flows & ACSA Customer Usage



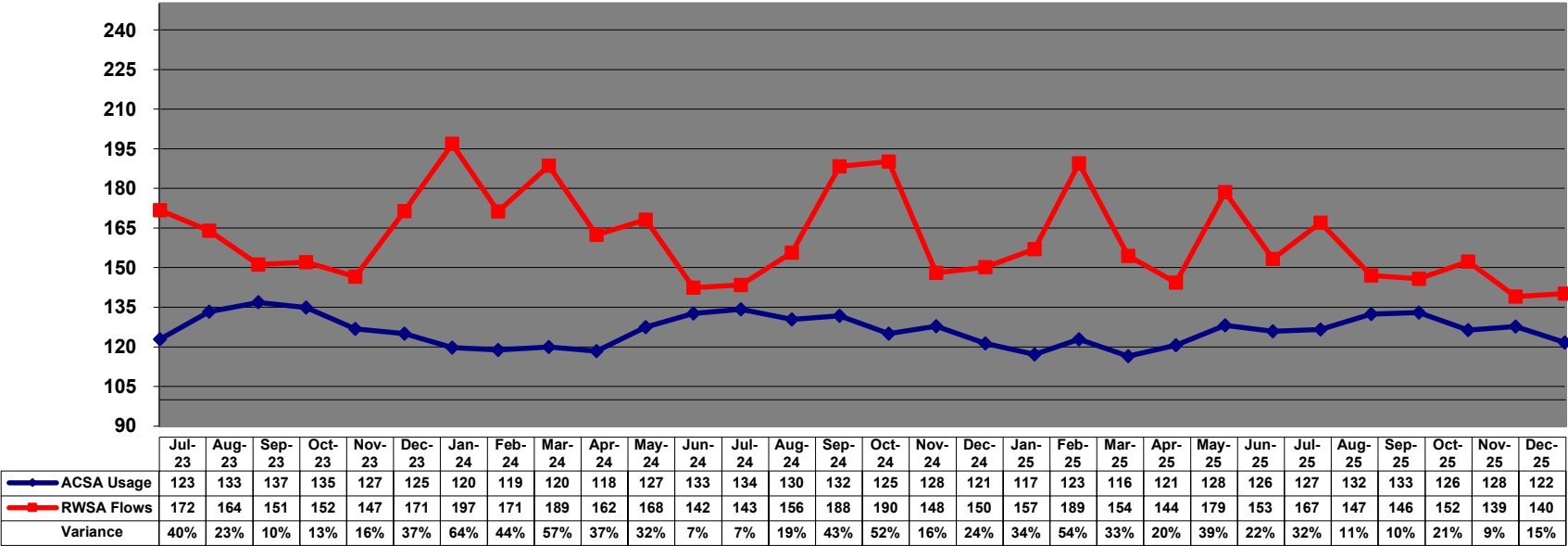
FY 2024, 2025, and 2026 Scottsville Water Comparison
RWSA Billed Water Charges & ACSA Billed Water Revenues

Charges and Revenues (in Thousands of Dollars)



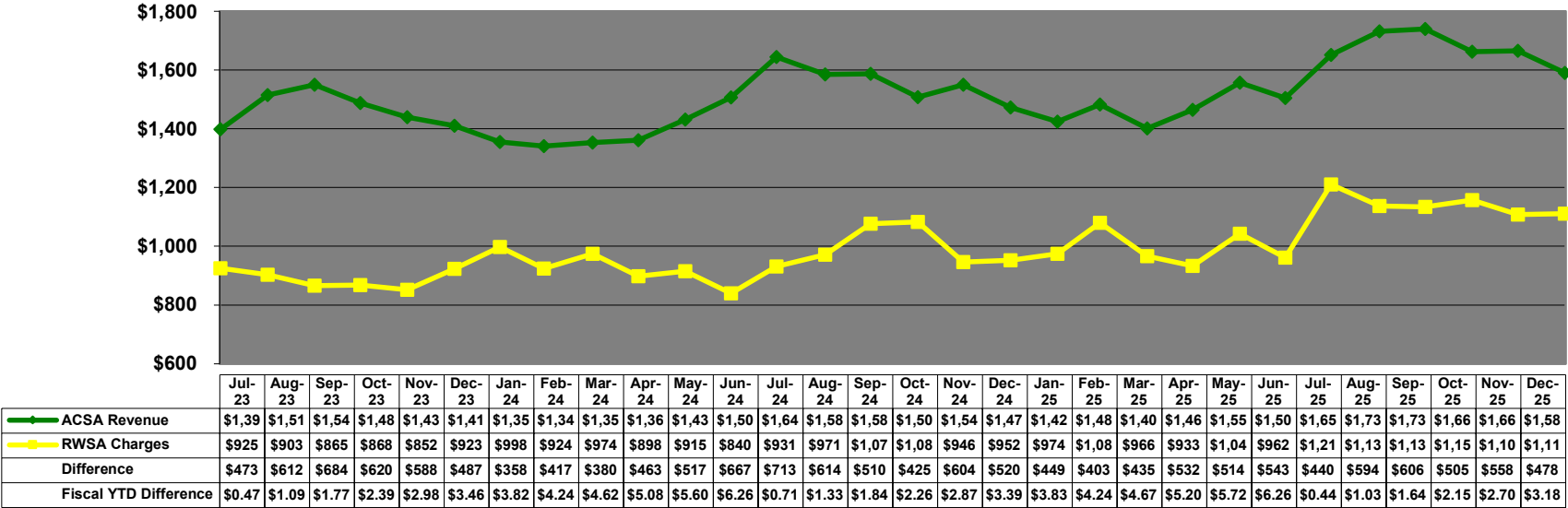
FY 2024, 2025, and 2026 Urban (including Glenmore) & Crozet Sewer Comparison
ACSA Customer Usage & RWSA Flows

Usage & Flows (in Millions of Gallons)



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

Charges & Revenues (in Thousands of Dollars)

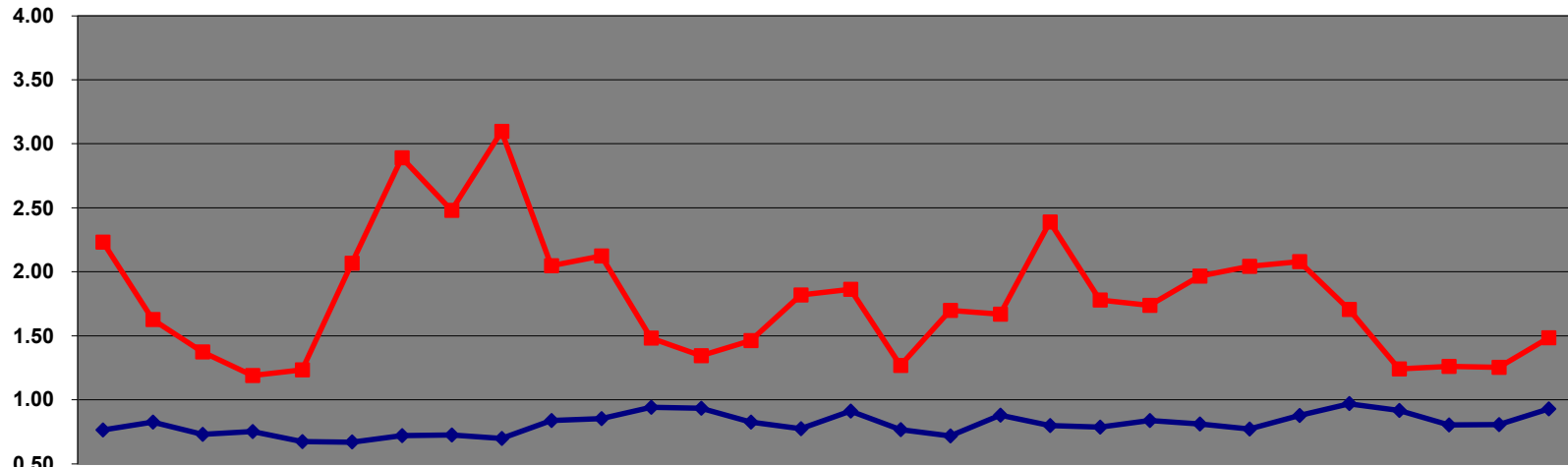


Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

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

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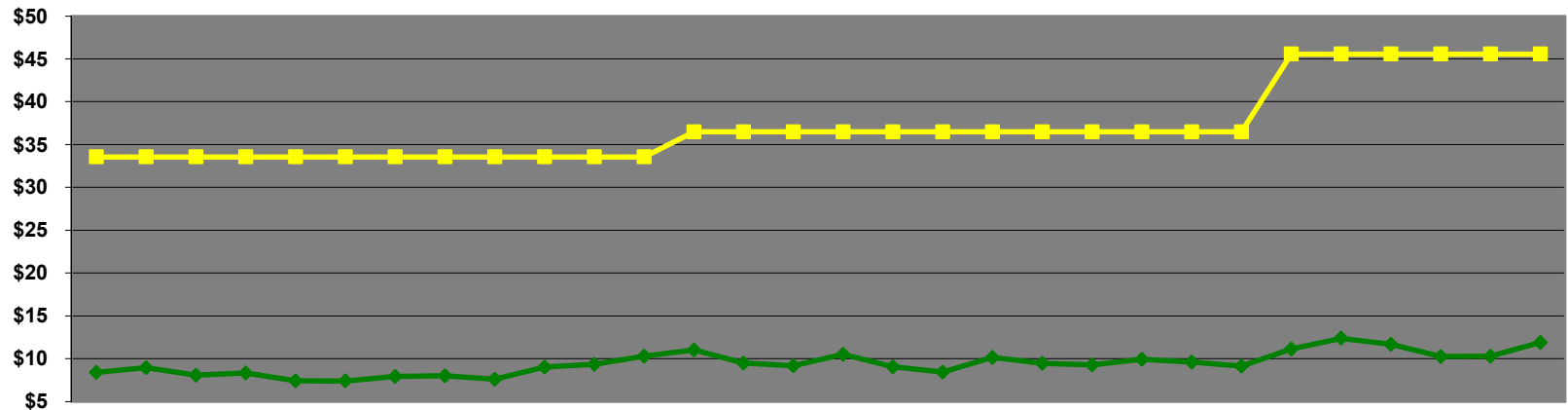
Usage & Flows (in Millions of Gallons)



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-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	0.81	0.93
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	1.25	1.48
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%	56%	60%

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	Nov-25	Dec-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	\$10.3	\$11.0	\$9.49	\$9.16	\$10.5	\$9.09	\$8.46	\$10.1	\$9.47	\$9.30	\$9.93	\$9.61	\$9.14	\$11.1	\$12.4	\$11.6	\$10.2	\$10.3	\$11.8
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	\$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	-\$35	-\$34
Fiscal YTD Difference	-\$0.0	-\$0.0	-\$0.0	-\$0.1	-\$0.1	-\$0.1	-\$0.1	-\$0.2	-\$0.2	-\$0.2	-\$0.2	-\$0.3	-\$0.0	-\$0.0	-\$0.0	-\$0.1	-\$0.1	-\$0.1	-\$0.1	-\$0.2	-\$0.2	-\$0.2	-\$0.3	-\$0.3	-\$0.0	-\$0.0	-\$0.1	-\$0.1	-\$0.1	-\$0.2

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

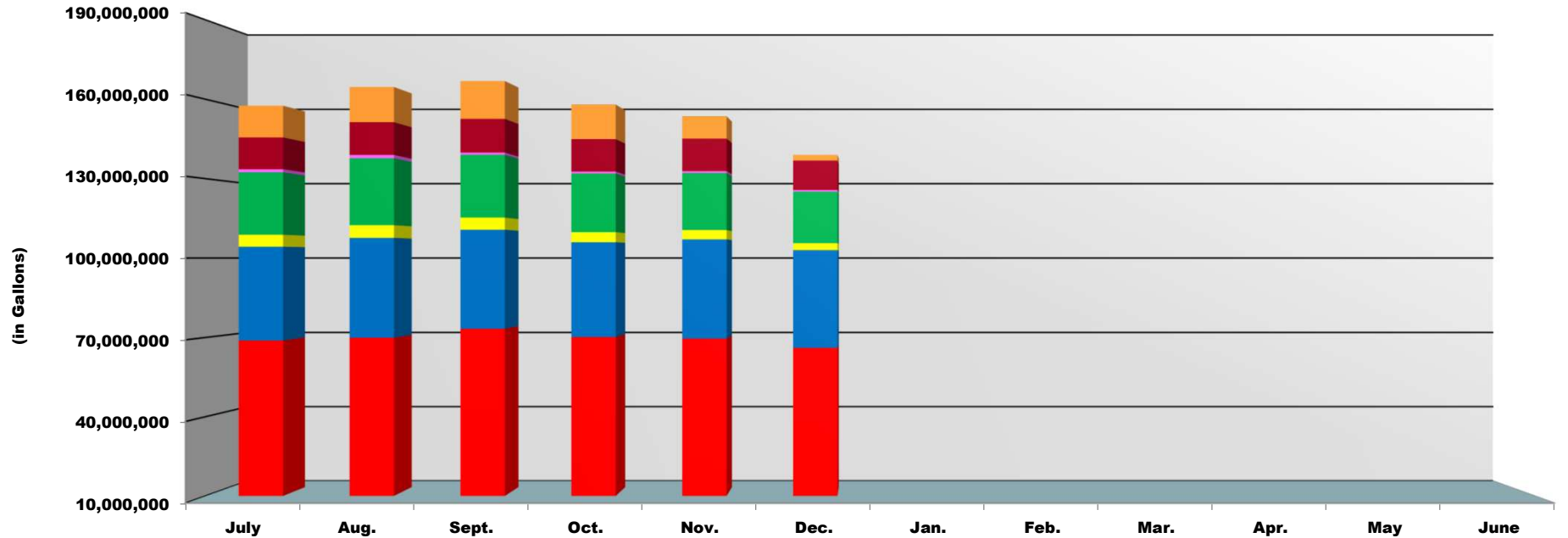
	FY 2026											
	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	47,852,952	48,182,425	48,900,560	48,339,047	48,565,752	47,920,052						
Level 2 (3,001 - 6,000 gallons)	16,125,752	16,549,206	17,925,898	16,398,842	16,303,999	14,431,454						
Level 3 (6,001 - 9,000 gallons)	4,317,743	4,595,876	5,270,256	4,659,590	4,188,769	2,733,464						
Level 4 (over 9,000 gallons)	4,721,394	5,211,824	6,832,376	6,480,023	4,147,055	1,361,585						
Total	73,017,841	74,539,331	78,929,090	75,877,502	73,205,575	66,446,555	-	-	-	-	-	-

System-Wide Irrigation Water Usage

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

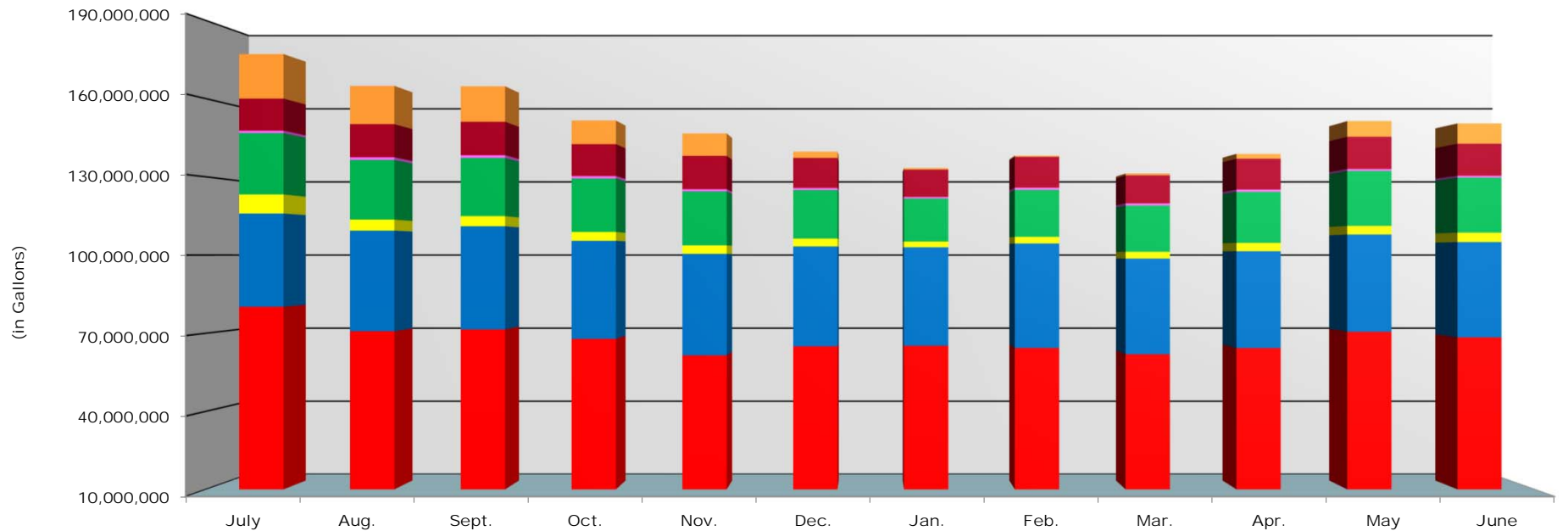
FY 2026	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	107,034	46,597	122,813	128,544	78,074	13,472						
Level 2 (3,001 - 6,000 gallons)	587,461	221,646	672,477	684,190	477,981	67,227						
Level 3 (6,001 - 9,000 gallons)	846,814	348,418	976,797	962,180	696,232	86,334						
Level 4 (over 9,000 gallons)	10,450,496	12,677,741	12,541,506	11,276,491	7,189,571	2,005,905						
Total	11,991,805	13,294,403	14,313,593	13,051,405	8,441,858	2,172,939	-	-	-	-	-	-

Monthly Water Consumption Fiscal Year 2026

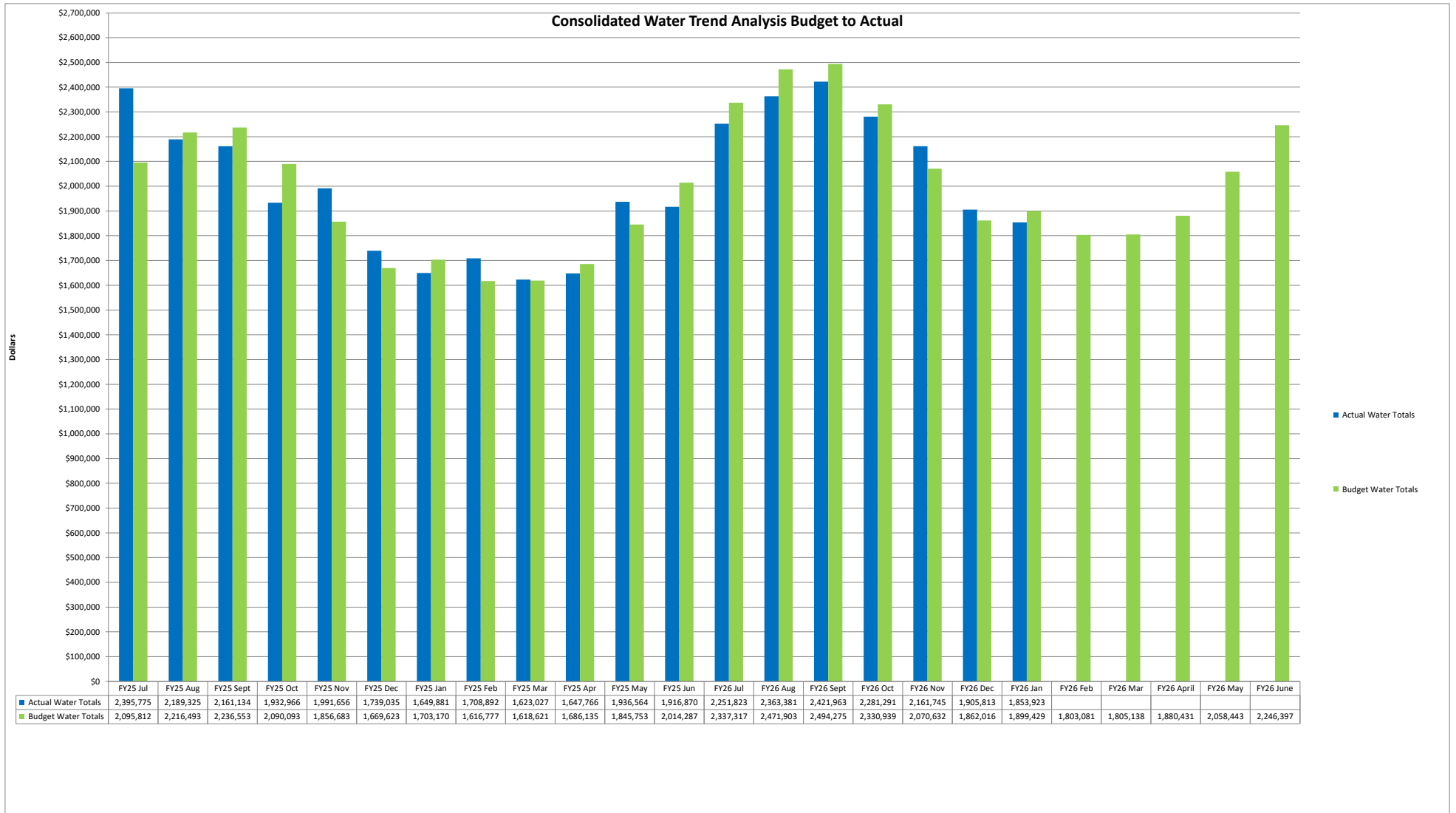


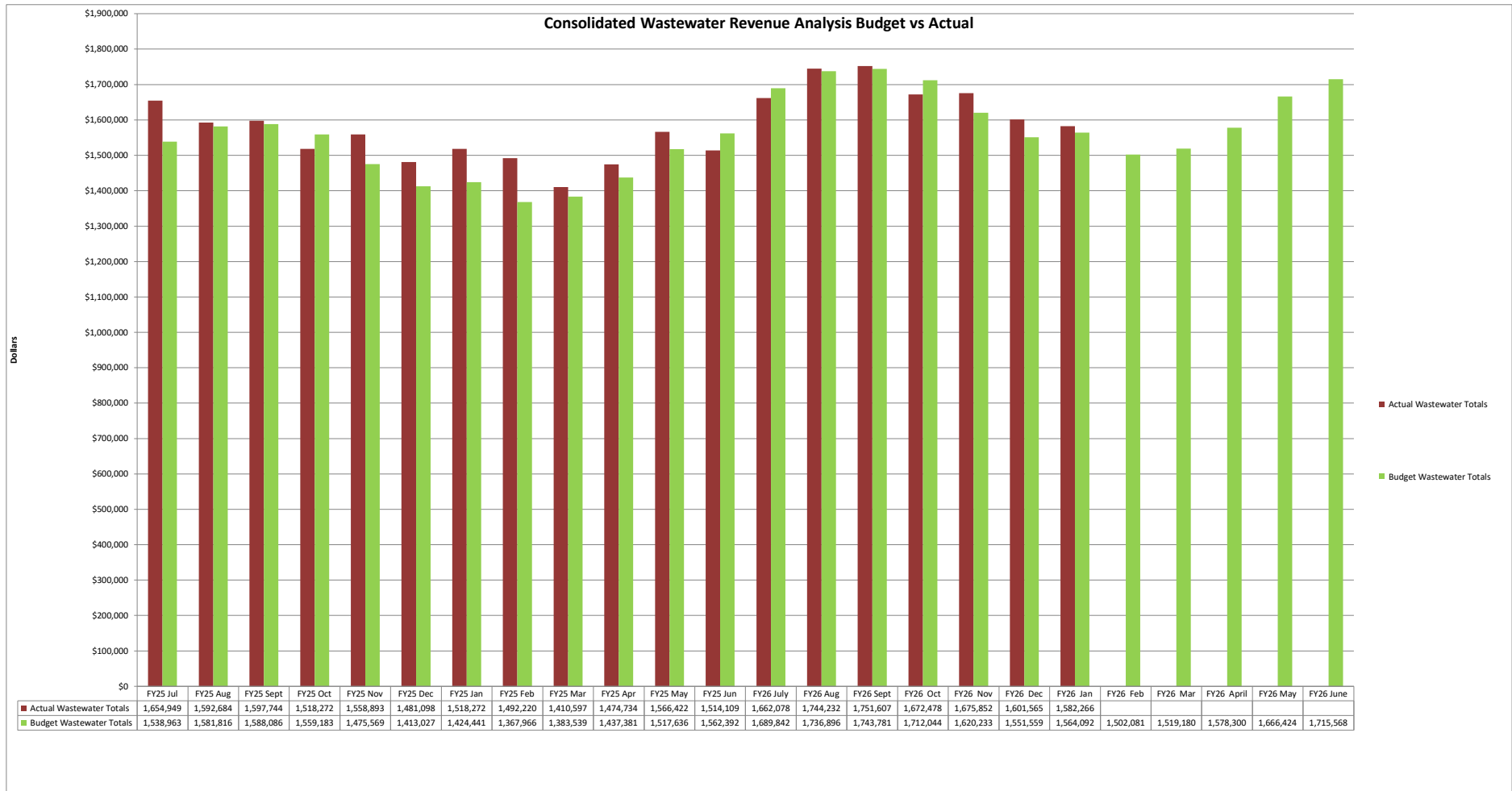
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June
% Irrigation to total	7.61%	8.08%	8.58%	8.26%	5.50%	1.56%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Irrigation	11,991,805	13,294,403	14,313,593	13,051,405	8,441,858	2,172,939	0	0	0	0	0	0
Institutional - Domestic Consumption	11,998,763	12,363,541	12,757,079	12,250,646	12,287,057	11,116,683						
Industrial - Domestic/Processing less Exclusion	1,150,878	1,228,612	805,432	710,838	685,662	610,393						
Comm. (Other) - Domestic Consumption	23,606,046	25,290,928	23,724,464	22,164,502	21,574,711	19,479,689						
Offices - Domestic Consumption	4,517,166	4,802,634	4,592,742	3,815,261	3,506,028	2,637,452						
MFR - Domestic Consumption	35,425,568	37,740,832	37,408,623	35,784,274	37,481,920	36,914,974						
SFR - Domestic Consumption	68,864,020	69,898,309	73,304,708	70,200,066	69,592,671	66,077,861						

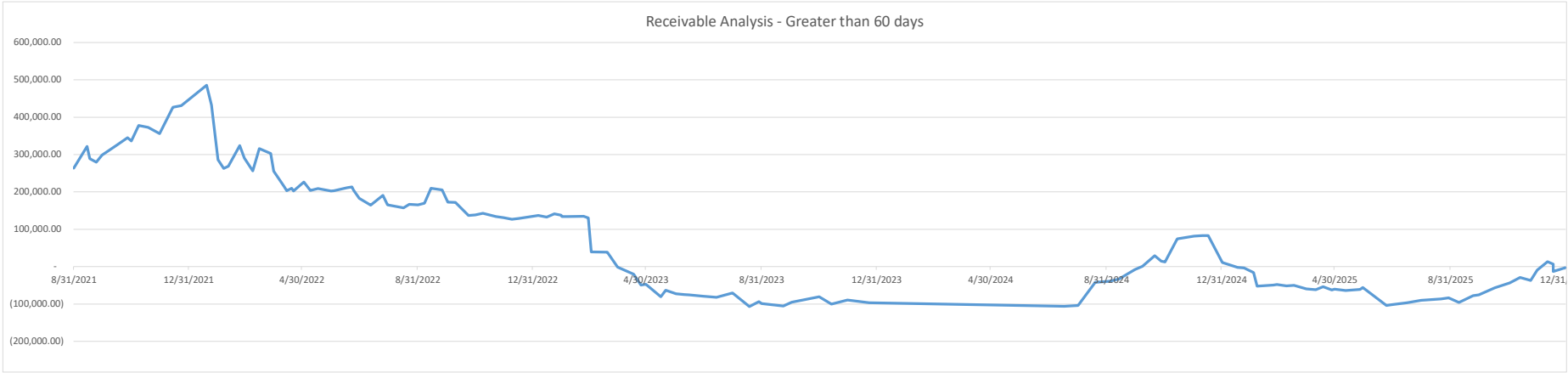
Monthly Water Consumption Fiscal Year 2025



	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
January 2026 Payments

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT	DESCRIPTION OVER \$5,000
669255874	01/09/2026	Rivanna Water & Sewer Authority	2,977,409.36	Water & Sewer Treatment
674239118	01/15/2026	Daniel & Company Incorporated	679,055.25	Avon Operations Center
ACH	01/13/2026	Payroll	195,612.25	Net Pay
ACH	01/30/2026	Payroll	187,286.20	Net Pay
674739025	01/15/2026	Haymes Brothers Inc	166,571.84	Briarwood Water Main
674739034	01/15/2026	IRS - Federal Tax Deposit	71,342.26	Payroll
682754991	01/30/2026	County of Albemarle	68,820.40	Payroll
682754992	01/30/2026	IRS - Federal Tax Deposit	66,866.44	Payroll
674739033	01/30/2026	County of Albemarle	63,722.59	Payroll
682754985	01/23/2026	The Bank of New York Mellon	47,987.92	Debt Service
674739030	01/30/2026	Virginia Retirement System	43,905.98	Payroll
682754988	01/30/2026	Virginia Retirement System	43,905.98	Payroll
73272	01/23/2026	Ramboll Americas Engineering	38,709.65	Crozet Phase 3 SSES
73268	01/23/2026	Paymentus Corporation	33,236.11	Transaction Fees
73171	01/15/2026	Bank of America	32,525.74	Supplies & Memberships
73241	01/23/2026	Commonwealth Excavating	22,211.81	Broadway Street WMRP
73251	01/23/2026	Fortiline Incorporated	21,777.15	Inventory
73231	01/15/2026	JES Construction LLC	18,741.18	Admin Building - Stabilization
73180	01/15/2026	Dewberry Engineers Incorporated	18,057.50	Avon Operations Center B&C
73276	01/23/2026	S L Williamson Company Inc	16,510.55	Old Lynchburg WM Patch
73286	01/23/2026	Validos LLC	13,600.00	CIS Services
674739035	01/15/2026	Virginia Dept of Taxation	12,601.83	Payroll
682754993	01/30/2026	Virginia Dept of Taxation	11,807.67	Payroll
73260	01/23/2026	Michael Baker International Incorporated	11,462.50	Airport Trunk Sewer
73274	01/23/2026	RingCentral Inc	10,550.24	Annual Fee
73190	01/15/2026	Flora Pettit PC	10,050.00	Legal services
73261	01/23/2026	NewGen Strategies & Solutions	9,843.00	Rate Study
73226	01/15/2026	Cellco Partnership	8,473.24	Cellular Service
674739032	01/15/2026	VALIC	8,015.06	Payroll
682754990	01/30/2026	VALIC	8,015.06	Payroll
73184	01/15/2026	Electrical Equipment Company	7,151.20	NFRPS & Camelot SCADA
73196	01/15/2026	Letterpress Communications LLC	6,933.70	Communications Services
73209	01/15/2026	Prism Contractors	6,857.77	Sewer Rehabilitation
73225	01/15/2026	HD Supply Facilities Maint LTD	6,779.50	Hach DR300 Chlorine
73244	01/23/2026	Dewberry Engineers Incorporated	6,000.00	Townwood WM Easement
73185	01/15/2026	Evoqua Water Technologies LLC	5,891.86	Bioxide
674739038	01/15/2026	Voya Financial	5,881.78	Payroll
682754996	01/30/2026	Voya Financial	5,881.78	Payroll
73199	01/15/2026	Mansfield Oil Company of Gainesville Inc	5,808.52	Fuel
73215	01/15/2026	RSG Landscaping LLC	5,390.55	Landscaping
674739029	01/15/2026	Nationwide	4,896.50	
682754987	01/30/2026	Nationwide	4,896.50	
73282	01/23/2026	Greenbrier Incorporated	4,449.75	
73242	01/23/2026	County of Albemarle	4,269.19	
73182	01/15/2026	Dominion Energy Virginia	4,097.99	
73183	01/15/2026	Ed's Floor Care Services LLC	3,703.33	

73170	01/15/2026	Amazon Capital Services	3,598.59
73217	01/15/2026	Siemens Industry Inc.	2,997.00
73254	01/23/2026	Simon Joseph	2,060.67
674739037	01/15/2026	ACSA Flexible Spending	1,938.72
682754995	01/30/2026	ACSA Flexible Spending	1,938.72
73273	01/23/2026	Rappahannock Electric Cooperative	1,848.50
73291	01/22/2026	Minnesota Life Insurance Co	1,815.90
73221	01/15/2026	Ting Fiber	1,814.31
674739036	01/15/2026	Flexible Benefit	1,810.00
682754994	01/30/2026	Flexible Benefit	1,810.00
73245	01/23/2026	Dominion Energy Virginia	1,808.70
73224	01/15/2026	UniFirst Corporation	1,784.80
73203	01/15/2026	Brightspeed	1,748.98
73172	01/15/2026	Business Information Systems Incorporated	1,636.24
73227	01/15/2026	VA Utility Protection Service Inc	1,558.80
73262	01/23/2026	ODP Business Solutions LLC	1,478.32
73289	01/22/2026	Guardian	1,438.32
73208	01/15/2026	Pitney Bowes Global	1,418.22
73240	01/23/2026	Comcast	1,303.09
73270	01/23/2026	PSI, LLC	1,289.54
73259	01/23/2026	US Electrical Services Incorporated	1,242.96
73283	01/23/2026	Traffic Safety Supplies LLC	1,163.50
674739039	01/30/2026	VACORP	1,135.55
73218	01/15/2026	S.I.S Paint Inc.	1,088.40
73214	01/15/2026	Rivanna Water & Sewer Authority	1,066.91
73258	01/23/2026	Robin D. Mast	1,000.00
73228	01/15/2026	Whitman, Requardt & Assoc LLP	989.40
73279	01/23/2026	Stanley Martin	906.60
73216	01/15/2026	S L Williamson Company Inc	902.46
73175	01/15/2026	Chaney Materials LLC	868.25
73177	01/15/2026	City of Charlottesville	808.39
674739031	01/30/2026	AFLAC	791.98
682754989	01/30/2026	AFLAC	791.98
73249	01/23/2026	Ferguson Enterprises LLC #1300	768.00
73195	01/15/2026	LB Technology Incorporated	725.00
73255	01/23/2026	Luck Stone Corporation	673.51
73232	01/23/2026	Advance Stores Company Inc	650.53
73173	01/15/2026	Blue Ridge Trailer Sales &	620.00
73264	01/23/2026	Gro Landscaping	608.56
73256	01/23/2026	Mailing Services of Virginia	582.36
73206	01/15/2026	Petrotest Incorporated	580.00
73179	01/15/2026	Crown Communication LLC	579.63
73243	01/23/2026	Crown Communication LLC	579.63
674739028	01/30/2026	ACAC	575.50
682754986	01/30/2026	ACAC	575.50
73257	01/23/2026	Martin Marietta Materials Incorporated	566.74
73201	01/15/2026	Moore's Electrical & Mechanical	551.32
73246	01/23/2026	Education & Training Services	549.00
73248	01/23/2026	Hernan Enciso	540.52

73281	01/23/2026	Diana L. Svetich	500.00
682754998	01/21/2026	Energy Earth LLC	500.00
73186	01/15/2026	Fastenal Company	460.80
73267	01/23/2026	Ryan McKay	450.00
73197	01/15/2026	Mailing Services of Virginia	441.72
73174	01/15/2026	Brink's Incorporated	427.28
73223	01/15/2026	U. S. Bank	346.05
73188	01/15/2026	Fisher Auto Parts Incorporated	339.84
73213	01/15/2026	Rivanna Solid Waste Authority	325.00
73211	01/15/2026	Republic Services #410	308.19
73263	01/23/2026	Cynthia Alling	300.00
73212	01/15/2026	Ricoh USA Incorporated	275.00
73222	01/15/2026	Traffic Safety Supplies LLC	268.00
73207	01/15/2026	Pitney Bowes Inc.	265.58
73269	01/23/2026	PMI Commonwealth	265.46
73275	01/23/2026	Ryan Homes	259.19
73239	01/23/2026	Comcast	252.10
73168	01/15/2026	Advance Stores Company Inc	250.36
73205	01/15/2026	Lesley and Neal Rogers	250.00
674739027	01/07/2026	Energy Earth LLC	250.00
73238	01/23/2026	Indpdnt Bttry Retailers of America	244.00
73200	01/15/2026	US Electrical Services Incorporated	226.61
73198	01/15/2026	Malloy Ford	214.96
73191	01/15/2026	Fortiline Incorporated	209.50
73192	01/15/2026	Genuine Parts Company Incorporated	202.05
73210	01/15/2026	Red Wing Brands of	196.79
73194	01/15/2026	Kaseya US LLC	187.00
73292	01/22/2026	Snap Fitness	164.84
73277	01/23/2026	Southern Property	157.47
73219	01/15/2026	Macro Retailing LLC	152.99
73176	01/15/2026	Charlottesville Wrecker	150.00
73204	01/15/2026	Gaelle Auguste	150.00
73265	01/23/2026	Jessica Hecker	150.00
73266	01/23/2026	Julie Bibb	150.00
73229	01/15/2026	William A Wells	140.00
73290	01/22/2026	Herbert Beskin Trustee	135.00
73236	01/23/2026	Selena L. Birckhead	125.00
73287	01/22/2026	Anytime Fitness-Pantops	120.00
73193	01/15/2026	Wisconsin Quick Lube Inc	108.71
73278	01/23/2026	Spyglass Hill LLC	104.21
73220	01/15/2026	Thomas Jefferson Soil &	100.00
73284	01/23/2026	University Tire & Auto	99.90
73169	01/15/2026	BPB Holding Corporation	85.35
73181	01/15/2026	Document Destruction of	69.95
73237	01/23/2026	MWP Supply Incorporated	68.46
73178	01/15/2026	County of Albemarle	67.00
73187	01/15/2026	FedEx	66.20
73250	01/23/2026	Fisher Auto Parts Incorporated	65.83
682754997	01/28/2026	Energy Earth LLC	50.00

73189	01/15/2026	Flexible Benefit Administrators Inc	42.35
73288	01/22/2026	Anytime Fitness-Ruckersville	40.00
73247	01/23/2026	EGGC LLC	34.20
73253	01/23/2026	Genuine Parts Company Incorporated	33.96
73280	01/23/2026	Michael Subu	31.13
73234	01/23/2026	Appalachian Power	27.70
73285	01/23/2026	University Tire & Auto	20.00
73235	01/23/2026	Atlantic Builders	19.20
73202	01/15/2026	ODP Business Solutions LLC	12.09
73252	01/23/2026	Dale Fruchtnicht	10.50
73271	01/23/2026	R H Property Inc	8.60
73233	01/23/2026	Albemarle Lock & Safe Company	5.00
			5,078,125.40

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: February 19, 2026 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
February 2026

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:	2027
Completion:	2029
Total Budget:	\$7,654,900
Spent to Date:	\$561,077.80

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.

2/10/2026: Easement acquisition efforts continue, with 12 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
Contractors:	RWSA Project – Thalle Construction (Thalle) VDOT Project – Burleigh Construction (Burleigh)
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.

1/6/2026: 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 March 2026. 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:	\$526,906.79

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.

2/10/2026: Easement acquisition efforts continue with 12 of 17 easements acquired.

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

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Construction
Percent Complete:	75%
Contractor:	Haymes Brothers Inc. (Haymes)
Construction Start:	June 2025
Completion:	April 2026
Total Budget:	\$4,100,000
Spent to Date:	\$2,946,759.47

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.

2/10/2026: Construction progress has been on hold the past few weeks due to the winter storm that occurred in late January and the continued sub-freezing temperatures. Haymes will continue with water service switchovers along Briarwood Drive when work resumes.

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

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	0%
Contractor:	Commonwealth Excavating, Inc. (Commonwealth)
Construction Start:	February 2026
Completion:	September 2026
Total Budget:	\$3,500,000
Spent to Date:	\$220,405.22

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.

2/10/2026: A Preconstruction Conference with Commonwealth was held on January 15, 2026. Mobilization to the site and construction activities are expected to begin before the end of February.

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:	\$182,783.50

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.

2/10/2026: Offer letters to the two private easements have been extended and a verbal agreement has been received from the Townwood HOA. ACSA staff are exploring potential locations for a public meeting with the community.

7. 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.

8. **Galaxie Farm Water Connection (Account Code 1702)**

Consultant:	Timmons Group
Project Status:	Construction
Percent Complete:	90%
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.

2/10/2026: The County's contractor has installed nearly all the new water main, but work has been on hold since the late January winter storm. Final connection and testing remain.

9. **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.

1/6/2026: 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 97 private irrigation exclusion meters remaining in our system. Field activities will resume in April once irrigation system start-ups occur with a renewed focus in Glenmore.

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

Consultant:	ACSA Engineering
Project Status:	Construction
Percent Complete:	95%
Contractor:	ACSA Maintenance
Construction Start:	November 2025
Completion:	February 2026
Total Budget:	\$175,000
Spent to Date:	\$83,423.58

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.

2/10/2026: ACSA staff have completed the installation of the new water main and testing is underway.

Sewer System CIP Projects

11. Airport Trunk Sewer Upgrade (Account Code 1828):

Consultant:	Michael Baker International, Inc. (Baker)
Project Status:	Design
Percent Complete:	95%
Contractor:	Undetermined
Construction Start:	2026
Completion:	2028
Total Budget:	\$8,983,800
Spent to Date:	\$475,556.41

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.

2/10/2026: Easement acquisition efforts are nearly complete with 23 of 24 easements obtained. The final remaining easement was presented to the Forest Lakes HOA on February 6, 2026. The Joint Permit Application has been submitted to the U.S. Army Corps of Engineers and Baker is working on submission of the Water Protection Ordinance (WPO) to the County.

12. 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:	\$155,620

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.

1/6/2026: ACSA and Dewberry teams met on December 18, 2025, to discuss the 90% Design Documents. The ACSA will be reaching out to the County Engineer to discuss the potential for additional floodplain permitting that may be required for this project. VDOT has completed their review of the 90% Design Documents and did not have any comments.

13. 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:	\$339,222.28

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.

2/10/2026: ACSA staff made a site visit on January 22, 2026, and an internal design workshop was held on February 3, 2026, in preparation of comments on the updated 50% Design Documents.

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

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Study
Percent Complete:	60%
Construction Start:	2025
Completion:	2026
Total Budget:	\$400,000
Spent to Date:	\$160,420.41

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.

2/10/2026: ACSA Maintenance staff are currently working to address items on the smoke testing defect list. Ramboll was scheduled to begin CCTV inspections the week of February 2, 2026, but those efforts have been delayed due to the snow and ice.

15. 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:	\$516,640.63

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

1/6/2026: A meeting was held with Dewberry on December 18, 2025, to discuss the draft memo for the 5th Street Aerial Sewer Crossing Evaluation. Dewberry is exploring one additional alternative with their structural team. This project will be a new CIP project introduced with the proposed FY 2027 CIP Budget.

16. 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.

2/10/2026: Prism has completed the relining of a section of storm sewer along Broadway Street and VDOT has been invoiced for their share of the costs. Kimley-Horn identified two cooperative procurement options for consideration as an alternative to bidding out a project specific to ACSA. ACSA Engineering and Finance teams have reviewed both options and have begun discussions with one about utilizing an existing contract.

Non-Utility and Facility CIP Projects

17. 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:	\$357,346.30

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.

2/10/2026: Comments on the Letter of Revision have been provided by the County and revisions are underway by ACSA staff for the EV charging stations here at the ACSA Operations Center.

18. Avon Operations Center (Account Code 1622):

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	55%
Contractor:	Daniel & Company, Inc. (DCI)
Construction Start:	January 2025
Completion:	November 2026
Total Budget:	\$18,000,000
Spent to Date:	\$10,386,573.51

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.

2/10/2026: Site conduit work was underway during the first half of January. Trade work (electrical, plumbing, HVAC) continues inside the facility as construction activities outside have slowed down due to weather conditions.







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

Consultant:	ACSA Maintenance
Project Status:	Construction
Percent Complete:	100%
Contractor:	ACSA and JES Foundation Repair (JES)
Construction Start:	March 2025
Completion:	February 2026
Total Budget:	\$50,000
Spent to Date:	\$43,381.03

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).

2/10/2026: JES has completed the restoration efforts at the front entrance to the Administration Building. This project will be removed from the CIP Monthly Report.

20. Emergency Response Plan Update (Account Code 1604):

Consultant:	Launch! Consulting (Launch!)
Project Status:	Study
Percent Complete:	20%
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.

2/10/2026: Workshops to develop the 20 Incident Action Checklists (IAC) were conducted on January 7-8, 2026. ACSA recently received the draft IACs and they are under review. The next progress meeting with Launch! is scheduled for March 3, 2026.

Albemarle County Service Authority (ACSA)
Active Private Development Projects
February 2026

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. **999 Rio Road (Rio): Water and sewer main extensions to serve 24 residential units. This site is located at the intersection of Rio Road East and Belvedere Boulevard.**
3. Albemarle High School Center II (Rio): Water main relocation to accommodate additional educational building on the Albemarle High School campus.
4. 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.
5. Ashcroft Phase 3 (Rivanna): Water main extensions to serve 76 residential units. This development connects to Lego Drive just north of the Ashcroft Clubhouse.
6. 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.
7. Belvedere Phase 4B (Rio): Water and sewer main extensions to serve 39 townhome units at the intersection of Belvedere Boulevard and Fowler Street.
8. **Belvedere Phase 4C (Rio): Water and sewer main extensions to serve 79 residential units at the northern end of Belvedere Boulevard.**
9. 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.
10. Breezy Hill Subdivision (Scottsville): Water and sewer main extensions to serve 80 single family homes near the intersection of Richmond Road and Running Deer Drive.
11. 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.

12. 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.
13. **Hampton Inn (Rivanna): Water main extension to serve a 109-room hotel along State Farm Boulevard.**
14. Holly Hills Development Phase I (Rivanna): Water and sewer main extensions to serve 318 multi-family residential units. This site is located along Seminole Trail, just south of Hollymead Drive.
15. **Maplewood (Rivanna): Water and sewer main extensions to serve 70 multi-family residential units at the intersection of Proffit Road and Worth Crossing.**
16. Montgomery Ridge Phase 4 (Rivanna): Water and sewer main extensions to serve 14 single family homes in a new phase of Montgomery Ridge, located off Montgomery Ridge Drive.
17. 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.
18. 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.
19. Southern Feeder Pattern Elementary School (Scottsville): Water main extension to serve the new school facility, located south of Monticello Fire and Rescue.
20. 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.
21. Woodbrook Apartments (Rio): Water main extensions to serve 244 multi-family residential units along Woodburn Road, north of Agnor Elementary School.
22. 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.

*Projects listed in bold font are new projects added to the list.

ALBEMARLE COUNTY SERVICE AUTHORITY

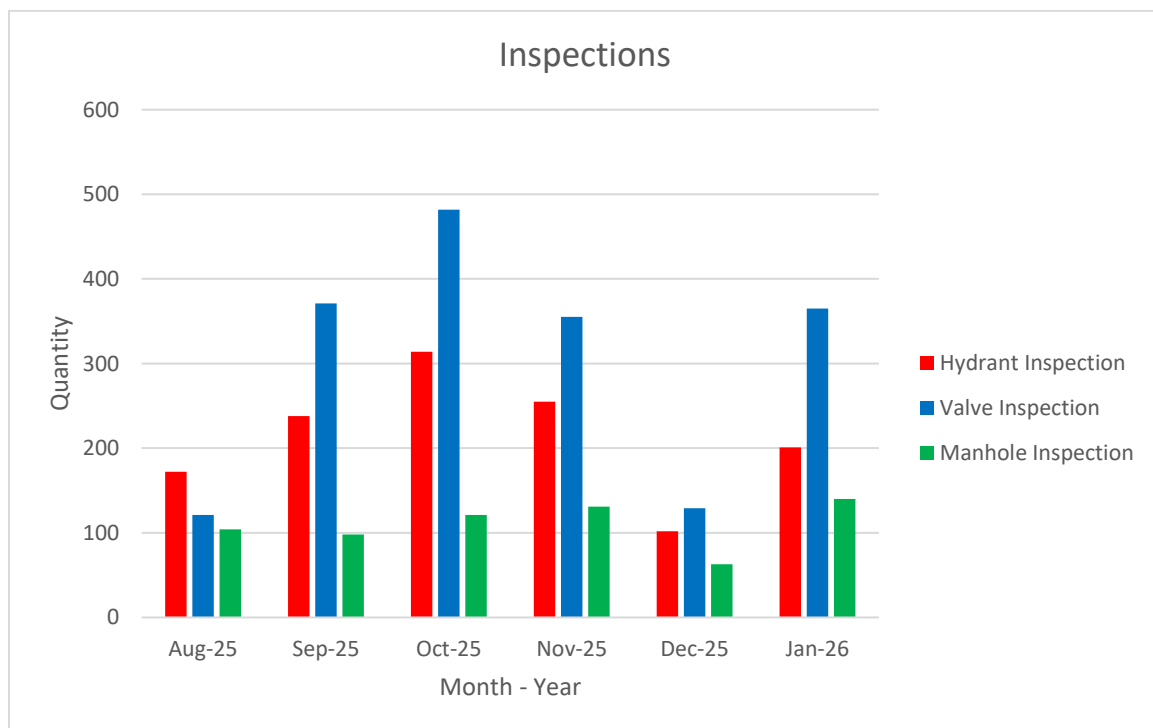
AGENDA ITEM EXECUTIVE SUMMARY

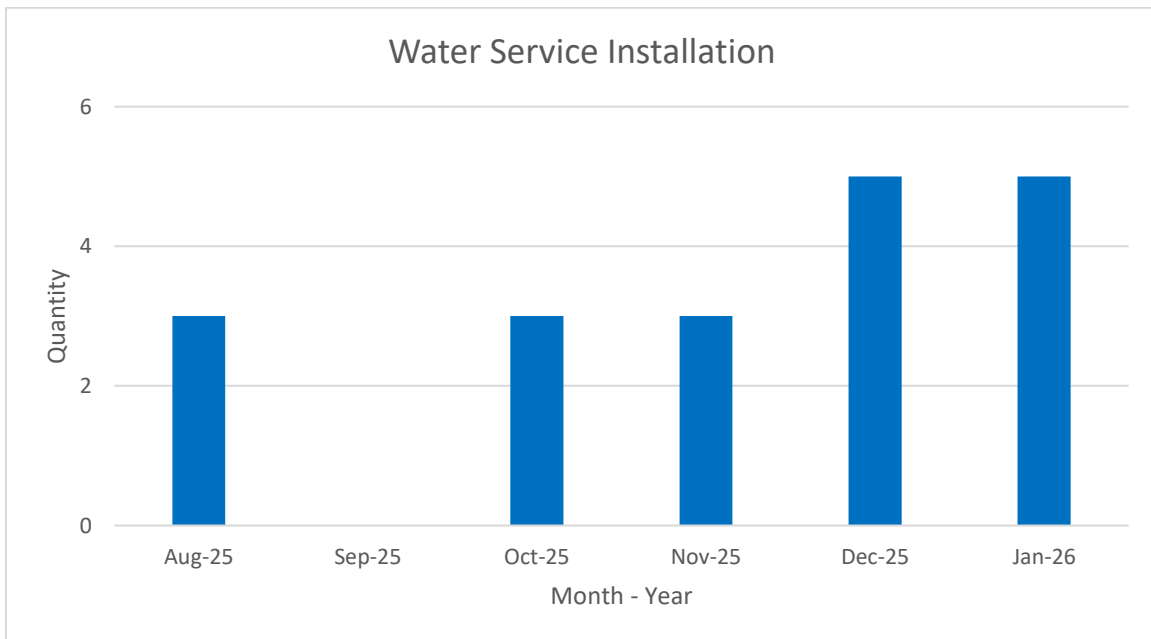
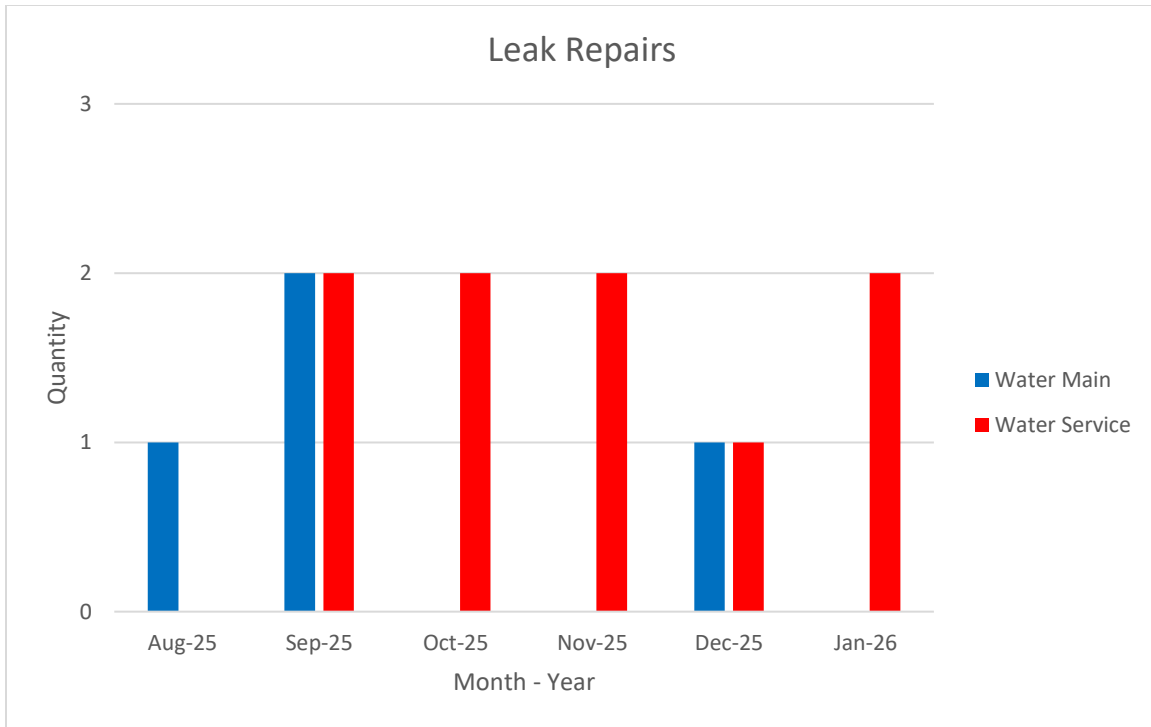
AGENDA TITLE: FY 2026 Monthly Maintenance Update Report STAFF CONTACT(S)/PREPARER: Alexander J. Morrison, P.E., Director of Operations	AGENDA DATE: February 19, 2026 CONSENT AGENDA: ACTION: ■ INFORMATION: ■ ATTACHMENTS: No
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BACKGROUND:

Current total years of service in the Maintenance Department: 339.2 years
 Current average years of service in the Maintenance Department: 10.6 years
 Current number of employees in the Maintenance Department: 32

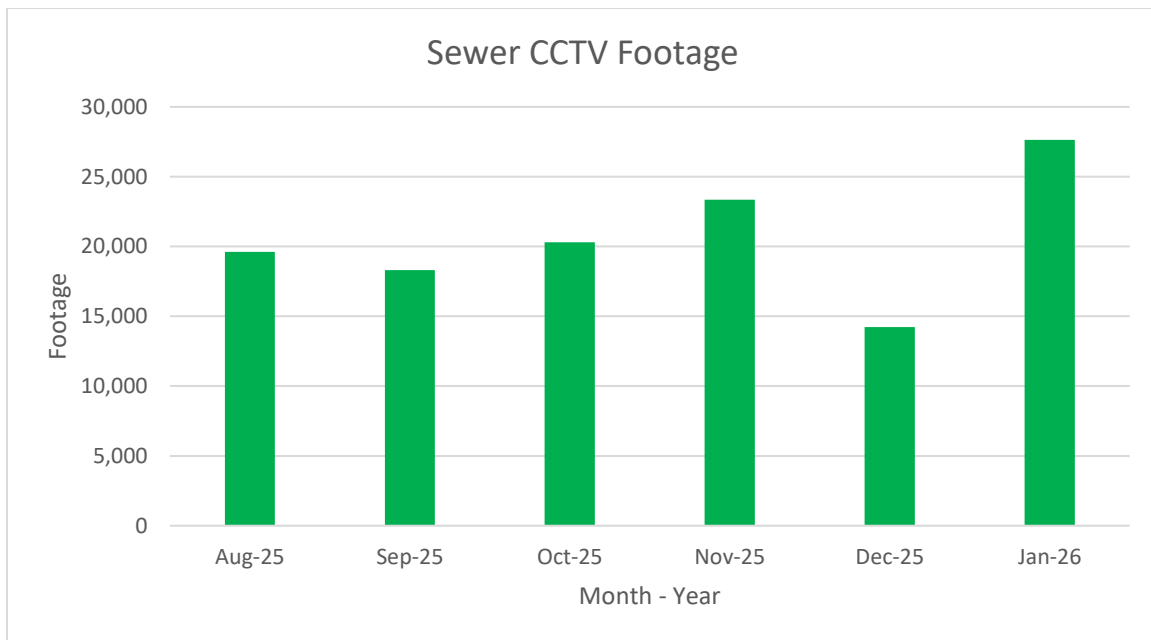
Below are 4 graphs depicting various monthly routine Maintenance Department activities for the previous 6-month period, based on completed Cityworks work orders and inspections.



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

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



DISCUSSION:

- Routine Monthly Maintenance Activities
 - Inspections: Valve, hydrant, and manhole inspection totals increased in January compared to December, primarily due to reduced impacts from holidays and employee vacations. However, totals remained lower than typical months as a result of significant winter weather at the end of January. This event not only limited field activities after the storm, but also affected availability in the days leading up to the event as staff focused on preparation efforts in advance of the forecasted weather.
 - Leak Repairs: Two water service line leaks were repaired in January. One occurred in Squirrel Ridge when a plumber replacing a private service line damaged the ACSA-owned portion, resulting in a leak. The second was a leaking galvanized service line on Fountain Court, which was upgraded to copper as part of the repair.
 - Water Service Installation: Five new water service installations were completed in January, remaining consistent with December totals.
 - Sewer CCTV Footage: CCTV activity increased in January due to improved staff and equipment availability compared to the prior

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

month. Although winter weather near the end of the month impacted operations, crews were able to continue CCTV work during storm preparation efforts being undertaken by other staff.

- Sewer Rodding/Flushing Footage: Sewer rodding and flushing totaled 1,310 feet in January. Activity levels were lower due to sub-freezing temperatures, which limit the effectiveness and practicality of these operations, as well as winter weather impacts and storm preparation activities.
- Facilities Inspections: In January, completed inspections included:
 - **85 Generator Inspections**
 - **195 Pump Inspections**
 - **50 Sewer PS Inspections**
 - **40 Water PS Inspections**
 - **4 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

<p>AGENDA TITLE: Monthly Information Technology Department Update</p> <p>STAFF CONTACT(S)/PREPARER: April Walker, Director of Information Technology</p>	<p>AGENDA DATE: February 19, 2026</p> <p>ACTION: <input type="checkbox"/> INFORMATION: <input checked="" type="checkbox"/></p> <p>ATTACHMENTS: None</p>
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Information Technology

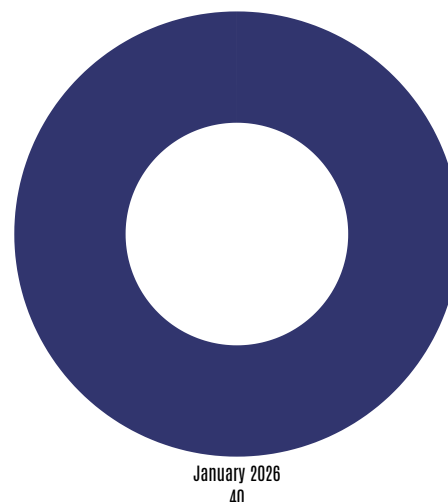
Background:

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

Last month, they:

- Resolved **40** Help Desk tickets
- Deployed **0** new computers
- Deployed **0** new phones
- Deployed **0** new tablets
- Onboarded **0** new employees

2026 HELP DESK TICKET COMPARISON



I.T. DEPARTMENT'S MONTHLY ROUTINES

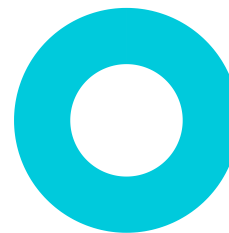
Digital & Physical Security

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:

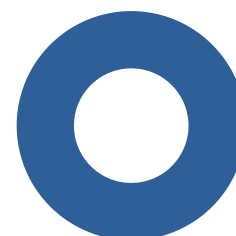
- Secured **1,672.34 GB** of application data
- Secured **1,721.43 GB** of web data
- Secured **58.20 GB** of user data
- Investigated **319** physical security alerts at the Operations Center
- Investigated **5,167** physical security alerts at water storage tanks and pump stations.
 - This increase is largely due to inclement weather.
- Investigated **71** modem alerts.
- Implemented **410** firewall pattern updates

OPERATIONS CENTER ALERTS



January 2026
319

PUMP STATIONS & TANKS ALERTS



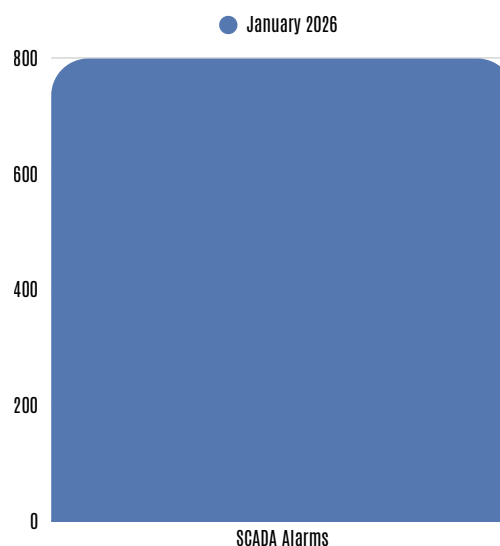
January 2026
5167

SCADA & AMI

Background:

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

- Investigated **799** SCADA alarms



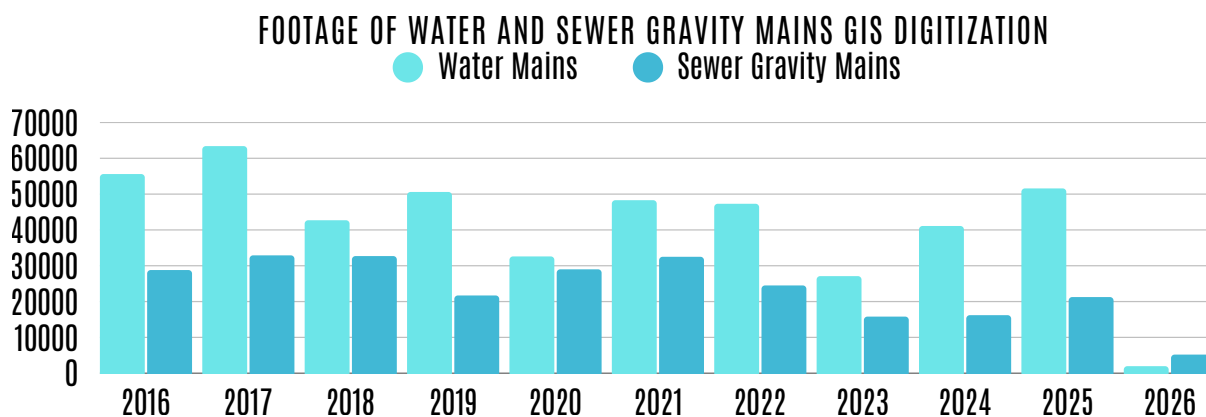
I.T. DEPARTMENT'S MONTHLY ROUTINES

Geographic Information Systems (GIS)

Background:

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

- Digitized **81** sewer lateral lines (Total 20,803)
- Digitized **0 ft** sewer force mains (Total 34,884.3 ft)
- Digitized **5,195 ft** sewer gravity mains (Total 1,744,809.4 ft)
- Digitized **1,236.4 ft** water mains (Total 2,056,358.9 ft)
- Digitized **1,228.4 ft** water service lines (Total 510,361.4 ft)
- Fulfilled **27** external map requests
- Completed **2** Update GIS work orders
- GPS located **5** assets



UAS FLIGHT OF AVON OPERATIONS CENTER PROPERTY- DECEMBER 31, 2025



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

I.T. DEPARTMENT'S LARGE PROJECT PARTICIPATION



AZURE MIGRATION

IN PROGRESS: A Request for Proposal (RFP) is under development for the Azure Migration. The Utility Network Implementation is on hold until after the CIS project is complete. Given the magnitude of this undertaking, several smaller initiatives have been deferred to ensure appropriate time and attention are dedicated to this effort.



SCADA SYSTEM ASSESSMENT

IN PROGRESS: Rewiring of the programmable logic controllers (PLCs) and machine interface terminals at the Camelot Pump Station is underway. The majority of the necessary equipment has been received, and preparations for implementation are in progress.



AVON OPERATIONS CENTER- NETWORKING & SECURITY

IN PROGRESS: IT staff are evaluating the wiring conduit and developing a plan for next steps. The ACSA Leadership Teams will convene later this month to discuss the intended utilization of the building.



REPORTING

IN PROGRESS: We are continuing to build more automated reports. This month, we worked on a Punchlist Report and a Meter Test Report. Automated emails for assets potentially missing inspections prior to warranty expiration have been configured. A monthly PRV Station inspection report has been developed. Reports have been updated for the new Cityworks 23 software.



SCADA COMMUNICATIONS

IN PROGRESS: The redundant cellular carrier is coordinating with the ACSA procurement team to determine the appropriate procurement pathway. Concurrently, they are constructing our secure network, with IT anticipating an initial review of the new network in February.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



CUSTOMER INFORMATION SYSTEM (CIS)

IN PROGRESS: We are enthusiastic about this project and are actively coordinating with our software vendors to plan system integrations and prepare our infrastructure. Prior to the implementation of the new Sprypoint CIS, several major preparatory tasks are required, including software upgrades and the migration of select platforms from on-premises to cloud-hosted environments.



SECURITY SYSTEM UPGRADES- PUMP STATIONS

IN PROGRESS: We are pleased to announce that the Madison Park Pump Station has been completed. We are currently awaiting the arrival of additional equipment and will be scheduling installations at our remaining pump stations, with all work expected to be completed by the end of this month.

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

BOARD ACTION REQUESTED: Informational

ATTACHMENTS: None

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Condemnation Request Update – Airport Industrial Development Complete</p> <p>STAFF CONTACT(S)/PREPARER: Jeremy M. Lynn, P.E., Director of Engineering</p>	<p>AGENDA DATE: February 19, 2026</p> <p>ACTION: <input type="checkbox"/> INFORMATION: <input type="checkbox"/></p> <p>CONSENT AGENDA:</p> <p>ACTION: <input type="checkbox"/> INFORMATION: <input checked="" type="checkbox"/></p> <p>ATTACHMENTS: (YES)</p>
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BACKGROUND: At the January 15, 2026, ACSA Board of Directors Meeting, Mr. Hunter Wood spoke during *Matters from the Public*. Mr. Wood is seeking to develop TMP 32-17 into 133,900 gross square feet of light industrial buildings, shown on the Final Site Plan entitled *Airport Industrial Development Complex*. To serve this property by public sanitary sewer, a utility easement across the adjacent property owned by the University of Virginia Foundation is required. According to Mr. Wood, he has to date been unsuccessful in obtaining an off-site easement from the UVA Foundation and has requested condemnation by ACSA. Over the past few weeks, several meetings between the interested parties have occurred.

DISCUSSION:

- Mr. Wood and UVA Foundation met on Friday, January 30, 2026, to continue easement discussions.
- ACSA and UVA Foundation met on Monday, February 2, 2026.
- UVA Foundation is preparing a summary of the communication efforts between the parties from their perspective.
- Additional meetings are expected, including a meeting among all three parties to facilitate discussions related to the requested utility easement.
- ACSA will continue encouraging the parties to negotiate and exhaust all options before considering condemnation.

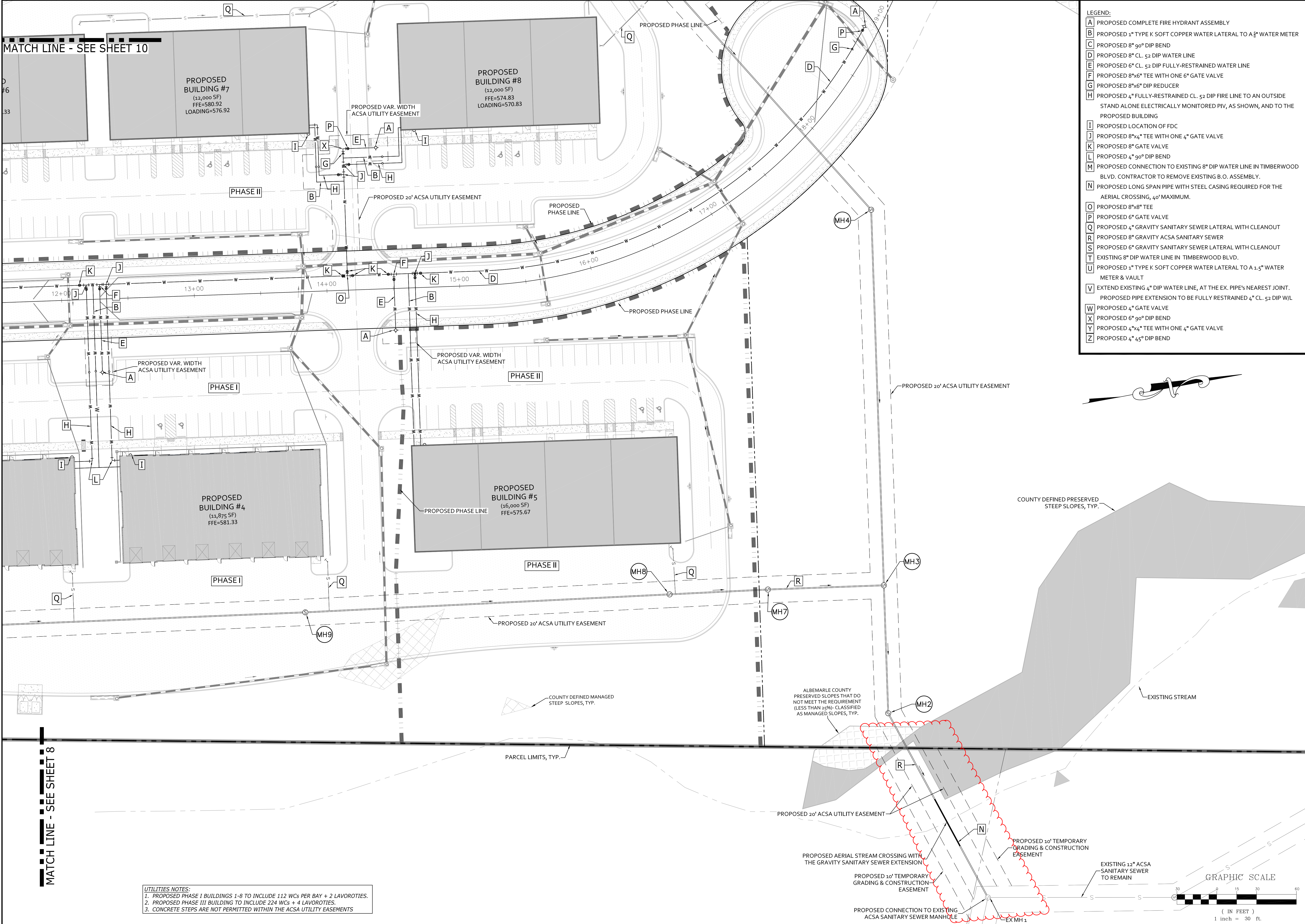
BUDGET IMPACT: None.

RECOMMENDATIONS: None.

BOARD ACTION REQUESTED: None.

ATTACHMENT:

- Airport Industrial Development Complex Utility Plan Sheet showing the proposed off-site sewer easement.



MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 8

UTILITIES NOTES:
1. PROPOSED PHASE I BUILDINGS 1-8 TO INCLUDE 112 WGS PER BAY + 2 LAVOROTIES.
2. PROPOSED PHASE III BUILDING TO INCLUDE 224 WGS + 4 LAVOROTIES.
3. CONCRETE STEPS ARE NOT PERMITTED WITHIN THE ACSA UTILITY EASEMENTS

- LEGEND:
- A PROPOSED COMPLETE FIRE HYDRANT ASSEMBLY
 - B PROPOSED 1" TYPE K SOFT COPPER WATER LATERAL TO A 3/8" WATER METER
 - C PROPOSED 8" 90° DIP BEND
 - D PROPOSED 8" CL. 52 DIP WATER LINE
 - E PROPOSED 6" CL. 52 DIP FULLY-RESTRAINED WATER LINE
 - F PROPOSED 8"x6" TEE WITH ONE 6" GATE VALVE
 - G PROPOSED 8"x6" DIP REDUCER
 - H PROPOSED 4" FULLY-RESTRAINED CL. 52 DIP FIRE LINE TO AN OUTSIDE STAND ALONE ELECTRICALLY MONITORED PIV, AS SHOWN, AND TO THE PROPOSED BUILDING
 - I PROPOSED LOCATION OF FDC
 - J PROPOSED 8"x4" TEE WITH ONE 4" GATE VALVE
 - K PROPOSED 8" GATE VALVE
 - L PROPOSED 4" 90° DIP BEND
 - M PROPOSED CONNECTION TO EXISTING 8" DIP WATER LINE IN TIMBERWOOD BLVD. CONTRACTOR TO REMOVE EXISTING B.O. ASSEMBLY.
 - N PROPOSED LONG SPAN PIPE WITH STEEL CASING REQUIRED FOR THE AERIAL CROSSING, 40' MAXIMUM.
 - O PROPOSED 8"x8" TEE
 - P PROPOSED 6" GATE VALVE
 - Q PROPOSED 4" GRAVITY SANITARY SEWER LATERAL WITH CLEANOUT
 - R PROPOSED 8" GRAVITY ACSA SANITARY SEWER
 - S PROPOSED 6" GRAVITY SANITARY SEWER LATERAL WITH CLEANOUT
 - T EXISTING 8" DIP WATER LINE IN TIMBERWOOD BLVD.
 - U PROPOSED 1" TYPE K SOFT COPPER WATER LATERAL TO A 1.5" WATER METER & VAULT
 - V EXTEND EXISTING 4" DIP WATER LINE, AT THE EX. PIPE'S NEAREST JOINT. PROPOSED PIPE EXTENSION TO BE FULLY RESTRAINED 4" CL. 52 DIP W/L
 - W PROPOSED 4" GATE VALVE
 - X PROPOSED 6" 90° DIP BEND
 - Y PROPOSED 4"x4" TEE WITH ONE 4" GATE VALVE
 - Z PROPOSED 4" 45° DIP BEND

REVISIONS

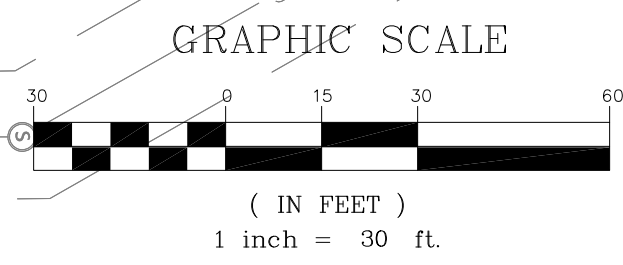
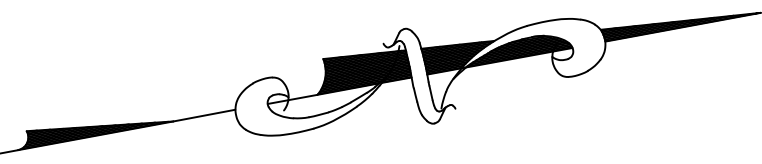
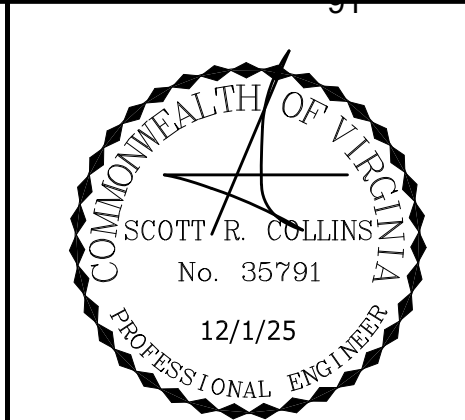
REVISION DESCRIPTION	INITIAL	SUBMITTAL
DATE	12/1/25	

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902-434.293.3719

CE

AIRPORT INDUSTRIAL DEVELOPMENT COMPLEX - FINAL SITE PLAN
UTILITIES PLAN

PROJECT
JOB NO.
102036
SCALE
1"=30'
SHEET NO.
9



AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Rivanna Water & Sewer Authority (RWSA) Monthly Update STAFF CONTACT(S)/PREPARER: Quin Lunsford, Executive Director	AGENDA DATE: February 19, 2026 CONSENT AGENDA: Informational ATTACHMENTS: No
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BACKGROUND: This report continues the monthly updates on the Rivanna Water & Sewer Authority (RWSA) projects, Board meetings, and follow-up items. Below are updates on RWSA major projects and issues, including updates from the RWSA January 27th Board packet. The RWSA meeting was cancelled due to the winter storm.

- **RWSA Dam Repairs:** Related to the \$2.8 million in Dam repairs noted in the project summary below, the following repairs are planned:
 - South Rivanna Dam:
 - North Monolith and Apron: Platform Spall Repair, handrail embedment repair, wall crack repair, apron spall and crack repair, hoist
 - North Operating Tower: Hoist Beam Coating, Hatch Repair, Slab Spall/Crack Repair, Handrail embedment repair, column spall/crack repair, demolish existing stairs and installation of a new access ladder system
 - South Monolith and Apron: Apron Spall and Crack Repair, Wall spall/Crack Repair
 - South Platform, Service Bridge, and Operating Tower: Platform Spall/Crack Repair, Handrail Embedment Repair, Hoist Beam Coating, Bridge Pier Spall/Crack Repair, Tower Wall Spall/Crack Repair, Service Bridge Spall/Crack Repair
 - Spillway: Crack Repair
 - Sugar Hollow Dam:
 - North Monolith: Expansion Joint Repair, Handrail Embedment Repair, Crack/Delamination Repair, Gatehouse Roof Repair
 - South Monolith: Stair Crack Repair, Handrail Embedment Repair, Expansion Joint Repair, Crack/Delamination Repair, Drainage Gallery Hatch Replacement
 - Spillway/Drainage Gallery: Crack and Spall Repairs
 - Intake Structure: Block Access
 - Stilling Basin: Inspect and Repair after Dewatering
 - Totier Creek Dam:
 - Intake Structure: Roof Flashing/Overhang Repair, West Platform Repair, Wall Crack and Spall Repair
 - Catwalk: Catwalk Replacement, Catwalk Pier Crack Repair
 - Weir: Repair Concrete Weir

AGENDA ITEM EXECUTIVE SUMMARY

- Lickinghole Creek Dam:
 - South Monolith: Crack Repair, Stair Post Embedment Repair, Stair Separation Repair, Walking Surface Crack Repair
 - Mudgates/Spillway/North Monolith: Crack Repairs
- Please note, none of the repairs mentioned above pose an immediate threat to the dams/facilities. The work is intended to prolong the service life and repair deficiencies in the dams and associated appurtenances.
- **Beaver Creek Dam Spillway Enhancements:** To further clarify what this project entails; The primary objective of this project is to replace the current spillway and not the entire dam. To complete these enhancements, several project components will need to be completed at the site and are listed below:
 - Filling in the current emergency spillway (green grassy area near the WAHS rowing building)
 - Installing the labyrinth spillway via a cut right through the middle of the existing dam
 - Installing a bridge for vehicular traffic over the labyrinth
 - Moving and rebuilding the raw water pump station
 - Installing a new primary spillway (replacing the current tower and walkway), and
 - Replacing the raw water main from the dam to the water treatment plant.

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	December 2025	April 2028
MC Administration Building Renovation & Addition	August 2025	December 2027
SRWTP – PAC Upgrades	June 2026	June 2027

AGENDA ITEM EXECUTIVE SUMMARY

RMR Pool Raise	September 2025	December 2026
Sewer and Manhole Repairs, Phase 2	December 2025	June 2027
Crozet WTP GAC Expansion – Phase I	March 2026	May 2028
SVWRRF Generator	March 2026	June 2027
SRR to RMR Pipeline, Intake, & Facilities	March 2026	December 2030
Glenmore WRRF, Phase 1	June 2026	January 2028
Sodium Hypochlorite Tank Replacement, OBWTP	September 2026	July 2027
Central Water Line, Phase 2	October 2026	March 2029
MC Pump Station Slide Gates, Valves, Bypass, & Septage Receiving Upgrades	October 2026	May 2028
Beaver Creek Dam Spillway Modifications	March 2027	June 2031
Beaver Creek Raw Water Pump Station, Intake, and Piping	September/ 2026	June 2029
Upper Schenks Branch Interceptor, Phase II	2027	2029
Dam Concrete & Steel Repairs	September 2026	November 2027
SVWRRF Permit Modification Upgrades	May 2026	May 2027
Powell Creek Interceptor Upgrade (PC1-PC5)	January 2026	December 2027
Airport Road WSTs and Pumps	January 2027	December 2028
NR River Crossing and Piping	January 2027	December 2029
Crozet Drinking Water Infrastructure Plan Update	October 2025	October 2026

AGENDA ITEM EXECUTIVE SUMMARY

- **Central Water Line, Phase 1**

Design Engineer:	Michael Baker International (Baker)
Construction Contractor:	Sagres Construction Corp. (Alexandria, VA)
Construction Start:	October 2025
Percent Complete:	7%
Completion:	December 2029
Budget:	\$58,000,000

Current Status:

Contractor has installed 830 linear feet of 30-inch water line in Hereford Drive, Stadium Rd, and Lewis St., in addition to 130 linear feet of 2-inch water line for City Utilities in Lewis St., and met milestone to complete water line installation on UVA property while students were on winter break. A virtual public meeting for the Fry's Spring neighborhood was held on December 15, 2025 to discuss construction for Stages 2 and 3. A second in-person meeting was held on February 11th with the Fry's Spring Neighborhood.

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 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:	20%
Completion:	June 2027
Budget:	\$2,050,000

Current Status:

AGENDA ITEM EXECUTIVE SUMMARY

Construction of the new GAC building has begun including concrete form work and rough grading.

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:	70%
Completion:	January 2027
Budget:	\$6,550,000

Current Status:

Horizontal Directional Drilling subcontractor completed the final reaming pass for the 1,200 LF directional drill, but has run into some difficulties while swabbing the tunnel before the HDPE pipe can be pulled into the hole. A portion of Old Rio Mills Road will be closed for several more months during construction of the new 24" water line.

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)

AGENDA ITEM EXECUTIVE SUMMARY

Construction Start:	February 2025
Percent Complete:	19%
Completion:	June 2029
Current Project Estimate:	\$61,490,000

Current Status:

Pipeline construction continues between Ragged Mountain Reservoir and the new pump station. Construction of the new pump station began on January 5th.

History:

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

The RMR to Observatory WTP raw water pump station will replace the existing Stadium Road and Royal Pump Stations, which have exceeded their design lives. The pump station will pump up to 10 mgd of raw water to the Observatory WTP. 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:	18%
Completion:	May 2027
Current Project Estimate:	\$11,800,000

Current Status:

Contractor completed improvements to the Duty Station which will provide temporary office and storage space for Operations personnel while office spaces in the Blower Building are being renovated. Blower Building work will begin this month. Foundation work for the new office space under the Vehicle Maintenance Shop canopy and test

AGENDA ITEM EXECUTIVE SUMMARY

pitting of utilities for the new Chemical Feed Building at the Gravity Thickeners are ongoing.

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:	18%
Completion:	May 2027
Current Project Estimate:	\$15,500,000

Current 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 basin and holding ponds, and rehabilitation to other components of the system.

- **Crozet Pump Stations Rehabilitation**

Design Engineer:	Wiley Wilson
Construction Contractor:	Waco, Inc. (Sandston, VA)
Construction Start:	December 2025
Percent Complete:	5%
Completion:	April 2028
Budget:	\$12,350,000

Current Status:

Contractor mobilized to Pump Station No. 2 to install and test the bypass pumping system prior to beginning demolition work.

AGENDA ITEM EXECUTIVE SUMMARYHistory:

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.

- **Moore's Creek Administration Building Renovation and Addition**

Design Engineer:	SEH
Construction Contractor:	Martin Horn (Charlottesville, VA)
Construction Start:	August 2025
Percent Complete:	16%
Completion:	December 2027
Budget:	\$27,600,000

Current Status:

Site and foundation work for the addition and demolition of the interior of the existing building continue. .

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:	SEH
Construction Contractor:	Waco, Inc. (Sandston, VA)
Project Start:	June 2026
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. Based on the anticipated lead time for the PAC system, onsite mobilization is anticipated in June 2026. No impact to the completion date is expected at this point.

AGENDA ITEM EXECUTIVE SUMMARY

- **Ragged Mountain Reservoir Pool Raise**

Design Engineer:	Schnabel Engineering
Construction Contractor:	Faulconer Construction (Charlottesville, VA)
Construction Start:	September 2025
Percent Complete:	20%
Completion:	December 2026
Current Project Estimate:	\$13,300,000

Current Status:

Tree clearing activities continue to complete tree felling by March 31st due to restrictions associated with the Northern Long-Eared Bat.

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

Design Engineer:	CHA Consulting, Inc.
Construction Contractor:	Vortex Services, LLC (Chesapeake, VA)
Construction Start:	December 2025
Percent Complete:	5%
Completion:	June 2027
Budget:	\$2,185,000

Current Status:

Manhole rehabilitation and sewer inspections continue. Pipeline rehabilitation is anticipated to begin in March.

- **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:

Notice to Proceed is anticipated in January 2026 following final site plan approval by Albemarle County. Onsite work is expected to begin in March 2026. VDH has committed grant funds totaling \$7.24 M that will support the project.

AGENDA ITEM EXECUTIVE SUMMARY

History:

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:	March 2026
Percent Complete:	0%
Completion:	June 2027
Budget:	\$1,360,000

Current Status:

As FEMA’s criteria for grant funding was clarified, it was necessary to expand the scope of this project to account for a 500-year flood plain as part of the design. Unfortunately, the additional expense associated with this expanded scope no longer met the metrics required to qualify for the grant. As such, the scope of the project was reduced to install the generator on a concrete pad, resilient to the 100-year floodplain, in lieu of the structural steel platform previously being proposed to account for the 500-year floodplain. Updated plans have been issued to the Contractor and negotiations are underway. Notice to Proceed is anticipated in February. Approximately \$50,000 previously awarded to RWSA by FEMA for design of the project was able to be retained.

• South Rivanna Reservoir to Ragged Mountain Reservoir Pipeline, Intake and Facilities

Design Engineer:	Kimley Horn
Construction Contractor:	Garney Construction (Fairfax, VA)
Project Start:	July 2023
Design Status:	Award
Construction Start:	March 2026
Completion:	December 2030
Budget:	\$107,000,000

AGENDA ITEM EXECUTIVE SUMMARY**Current Status:**

The Pre-Construction meeting was held on January 14th and Notice to Proceed is anticipated on February 2nd. An informational meeting for adjacent residents and the public was held on February 4th at the Albemarle County Office Building.

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.

- **Glenmore WRRF Upgrade Phase 1**

Design Engineer:	SHE
Construction Contractor:	Maverick Construction, LLC (Grasonville, MD)
Project Start:	March 2025
Project Status:	Award
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.

- **Sodium Hypochlorite Tank Replacement, OBWTP**

Design Engineer:	Short Elliott Hendrickson (SEH)
Construction Contractor:	Waco, Inc. (Sandston, VA)
Construction Start:	September 2026
Percent Complete:	0%
Completion:	July 2027
Budget:	\$293,000

AGENDA ITEM EXECUTIVE SUMMARYCurrent Status:

Project includes the replacement of two existing hypochlorite tanks. Contractor is completing tank submittals for review prior to the tanks being released for production.

Design and Bidding

- **Central Water Line, Phase 2**

Design Engineer:	Michael Baker International (Baker)
Project Start:	July 2024
Project Status:	90% Design
Construction Start:	August 2026
Completion:	March 2029
Budget:	\$21,000,000

Current Status:

Engineers completed 90% design drawings and site plan permit applications for stakeholder review. 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

AGENDA ITEM EXECUTIVE SUMMARYCurrent 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:

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.

- **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:

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 a new spillway (labyrinth) be installed in the middle of the existing dam. 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.

AGENDA ITEM EXECUTIVE SUMMARY

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

Design Engineer:	Hazen & Sawyer
Project Start:	February 2018
Project Status:	85% Design
Construction Start:	September 2026
Completion:	June 2029
Budget:	\$39,000,000

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 continue with residents adjacent to the alignment.

- **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.

History:

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

- **Dam Concrete and Steel Repairs**

Design Engineer:	GAI Consultants
Project Start:	January 2025
Project Status:	90% Design
Construction Start:	July 2026
Completion:	November 2027

AGENDA ITEM EXECUTIVE SUMMARY

Budget: \$2,820,000

Current Status:

Structural assessments of the Sugar Hollow, South Rivanna, Lickinghole Creek, and Totier Creek dams were completed March 2025. Design of the recommended repairs is underway.

- **SVWRRF Permit Modification Upgrades**

Design Engineer:	Short Elliot Hendrickson (SEH)
Project Start:	July 2025
Project Status:	40% Design
Construction Start:	May 2026
Completion:	May 2027
Budget:	\$827,000

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

- **Powell Creek Interceptor Upgrade (PC1-PC5)**

Design Engineer:	Hazen
Project Start:	December 2025
Project Status:	Preliminary Engineering Review
Construction Start:	TBD
Completion:	TBD
Budget:	\$500,000
<u>Current Status:</u>	

Developing scope of work to replace this sewer pipe.

AGENDA ITEM EXECUTIVE SUMMARY

- **Airport Rd WSTs and Pumps**

Design Engineer:	SEH
Project Start:	December 2025
Project Status:	Preliminary Engineering Review
Construction Start:	TBD
Completion:	TBD
Budget:	\$500,000

Current Status:

Developing scope of work to provide two water storage tanks and pumps.

- **NR River Crossing and Piping**

Design Engineer:	Kimley-Horn
Project Start:	December 2025
Project Status:	Preliminary Engineering Review
Construction Start:	TBD
Completion:	TBD
Budget:	\$500,000

Current Status:

Developing scope of work to provide a second water pipe under the N. Rivanna River and upsize water piping in the area.

- **MCAWRRF Biogas Upgrades**

Design Engineer:	SEH
Project Start:	October 2021
Project Status:	Preliminary Engineering Study (99%)
Completion:	December 2026
Budget:	\$7,800,000

Current Status:

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

AGENDA ITEM EXECUTIVE SUMMARY

- **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 and the analysis process has begun.

- **Crozet Drinking Water Infrastructure Plan Update**

Design Engineer:	Hazen
Project Start:	October 2025
Project Status:	Study Underway
Completion:	October 2026
Budget:	\$450,000

Current Status:

Engineer is gathering available records and data to develop a land use model for demand forecasting.

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
2025-06	Sugar Hollow Raw Water Pipeline Break	\$50,000
2025-07	North Rivanna Waterline Break Along Rt. 29 North	\$150,000

- **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

AGENDA ITEM EXECUTIVE SUMMARY

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.
- **Sugar Hollow Raw Water Pipeline Break:** On December 11th, RWSA maintenance staff responded to a line break on the Sugar Hollow Raw Water Pipeline, located on private property along Sugar Hollow Road in White Hall. The pipeline was taken out of service, and repairs were completed on January 7th.
- **North Rivanna Waterline Break Along Route 29 North:** At approximately 4:15 AM on Christmas Eve, RWSA Operations staff noticed a sharp drop in Piney Mountain Tank levels. Upon notifying maintenance and engineering staff, as well as the ACSA, crews found a major waterline break along Route 29 North, between Lewis and Clark Drive and the North Rivanna River Bridge, adjacent to the River's Edge Development. Repairs were performed by the RWSA maintenance Department, with assistance from On-Call maintenance contractor, Digs, Inc., and the watermain was placed back into operation by 9 PM that same evening.

AGENDA ITEM EXECUTIVE SUMMARY

- **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

Current Status:

WA12 includes installation of card access on all exterior doors at the Observatory WTP, as well as two small electrical buildings at MCAWRRF. Design of MCAWRRF entrance modifications with Hazen & Sawyer continues, with discussions with Dominion Energy also ongoing, as relocation of existing electrical infrastructure will be required. This relocation process will need to be finalized prior to the project proceeding to the bidding phase. Relocation of existing electrical infrastructure will require coordination with the adjacent landowner, as the infrastructure must be completely relocated from the entrance area. These discussions continue. The WPO documents were approved by Albemarle County in September.

ACSA Board Future Policy Issues Agendas 2026

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Regular 3rd Thursday Monthly Meetings

Mar. '26	Apr. '26	May '26	June '26	July '26	August '26	Sept. '26	Oct. '26	Nov. '26	Pending Issues
March 19th	April 16th	May 21st	June 18th	July 16th	August 20th	September 17th	October 15th	November 19th	ACSA Customer Communications
Recognitions	Recognitions	Recognitions	Recognitions	Recognitions	Doug Herr 30 years	Recognitions	Recognitions	Recognitions	CIS - Customer Information Systems - Billing, Website, Phone
Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Climate Change and Sustainability
Proposed CIP Presentation (<i>Annual Item</i>)	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Customer Experience (CX)
Fix a Leak Week Water Conservation Event (<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
	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
	Proposed FY 27 Budget and Rates Overview (<i>Annual Item</i>)		Amendments to Rules and Regulations, and Personnel Management -						Facilities Condition Assessment
	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

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: ACSA Staffing Amendment</p> <p>STAFF CONTACT(S)/PREPARER: Emily Roach, Interim Director of Finance; Jeremy M. Lynn, P.E., Director of Engineering</p>	<p>AGENDA DATE: February 19, 2026</p> <p>CONSENT AGENDA:</p> <p>ACTION: <input checked="" type="checkbox"/> INFORMATION: <input type="checkbox"/></p> <p>ATTACHMENTS: (YES)</p>
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BACKGROUND: Over the past six months, the need for an additional Utility Location Technician was identified and was planned for inclusion in the proposed FY 2027 Engineering Department Operating Budget. The current group of three locators has experienced significant challenges meeting current ticket volumes, necessitating the use of resources from additional groups within the ACSA on a consistent basis. While this highlights a collaborative approach and strong teamwork mentality, this is not sustainable. More recently, one of the three locators has transitioned to extended leave and is out of the office for the foreseeable future.

DISCUSSION:

- The Virginia Underground Utility Damage Prevention Act (Miss Utility Law) requires anyone planning to dig, grade, or excavate to notify Virginia 811 at least 48 hours in advance. In response to these notifications, ACSA locators perform field utility locations of subsurface water and sewer utilities in accordance with state law.
- Accurately marking ACSA water and sewer utilities ensures that excavators are aware of infrastructure within their work area and reduces the risk of damage and service disruptions to customers.
- ACSA responds to an average of 50 tickets each day, ranging from single address tickets to areas up to a third of a mile long. Miss Utility Tickets can be geographically disparate and require considerable travel time. These challenges were highlighted during the ACSA Utility Location Group Operational Presentation at the November 20, 2025, Meeting.
- Larger area fiber optic installation tickets are a regular occurrence and require considerable coordination with excavators to fully understand their construction schedule and scope of work.
- Ticket volumes increase during spring and summer months when building conditions are more favorable.
- The current group has the following locating experience: 28 years, 3 years, and 6 months. The need for succession planning and increased depth within this group has been identified.

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

- Training opportunities within this group are limited to ensure ticket volumes are handled.

BUDGET IMPACT: The budgeted annual salary for this position is \$60,000, which can be absorbed in the current FY 2026 budget due to other vacancies. The costs associated with this new Utility Location Technician position beginning in FY 2027 include the purchase of a fleet vehicle, a pipe locator, and other necessary tools to successfully perform regular duties total approximately \$57,000.

RECOMMENDATIONS: Authorize adjustment to the attached ACSA Departmental Staffing – FY 2026 Chart, as indicated with redline revisions.

BOARD ACTION REQUESTED: Approve the Consent Agenda.

ATTACHMENT:

- ACSA Departmental Staffing – FY 2026 Chart

ACSA Departmental Staffing – FY 2026

		FY 2024 Positions	FY 2025 Positions	FY 2026 Positions
ADMINISTRATION	Executive Director	1	1	1
	Director of Human Resources & Admin.	1	1	1
	Administrative Office Assoc.	1	1	1
	Executive Assistant	1	1	1
	Human Resources Tech.	1	1	1
	Communications Manager	1	-	-
	Safety Supervisor	-	-	1*
INFO. TECH.	Director of Information Technology	1	1	1
	ISO Systems Engineer	1	1	1
	Systems Analyst	1	1	1
	GIS & CMMS Coordinator	1	1	1
	GIS Technician	1	1	1
	SCADA Technician	1	1	1
	Systems Engineer	1	1	1
	Utility Data Analyst	1	1	1
	IT Technician	1	1	1
FINANCE	Director of Finance	1	1	1
	Accounting Supervisor	1	1	1
	Meter Operations Supervisor	1	1	1
	Customer Service Supervisor	1	1	1
	Sr. Customer Service Rep.	1	1	1
	Sr. Meter Technician	1	1	1
	Procurement and Fin. Specialist	1	1	1
	Payroll and Rev. Specialist	1	1	1
	Accounting Clerk	1	1	1
	Customer Service Rep. I/II	5	5	5
	Meter Technician I/II	4	4	3*
ENGINEERING	Director of Engineering	1	1	1
	Civil/Sr. Civil Engineer	4	4	4
	Environmental Compliance Supervisor	1	1	1
	Reg. Compliance Specialist	1	1	1
	Construction Inspector	5	6	6
	Sr. Utility Location Tech/Utility Loc. Tech.	3	3	34
	Engineering Tech.	2	2	2
	P.T. Engineering Intern	0.6	0.6	0.6
MAINTENANCE	Director of Operations	1	1	1
	Operations Supervisor	2	2	2
	Facilities Supervisor	1	1	1
	Facilities Maintenance Tech.	1	1	1
	Electrician/Pump Technician	1	1	1
	Electrical Pump Apprentice	1	1	1
	CCTV Technician	2	2	2
	Crew Leader I/II	5	5	5
	Utility Worker I/II	18	17	18*
	Inventory & Equipment Tech.	-	-	1*
	Valve Technician	-	1	2*
	Hydrant Technician	1	1	1
	Maintenance Admin Assistant	1	1	1
TOTAL		84.6	84.6	87.688.6

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Rate Study Presentation (NewGen Strategies & Solutions) STAFF CONTACT/PREPARER: Emily Roach, Interim Director of Finance; Quin Lunsford, Executive Director	AGENDA DATE: February 19, 2026 ACTION: Informational ATTACHMENTS: Yes
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BACKGROUND: In accordance with the ACSA's Financial Management Policies, rate studies are to be formally performed at a minimum once every five years. The last such study was conducted in 2022, which followed studies in 2018, 2014, 2009, 2004, and 1999. The study was advertised and procured through the ACSA's formal procurement process earlier this year and ACSA staff collaborated with NewGen Strategies & Solutions (NewGen).

DISCUSSION: Earlier this year, NewGen presented an overview of the rate study process to the Board. The presentation scheduled today includes updated information related to the costs of purchased water/wastewater treatment from the Rivanna Water and Sewer Authority, capital/operating projections for future fiscal years, and considerations related to debt financing.

The study comprehensively reviewed current rate structures and charges and provides information which will be used in conjunction with the budget/rate recommendation process. The information presented today will be used as the basis for budget and rate proposals for Board consideration. ACSA staff will incorporate recommendations from NewGen's study.

As part of the formal budget process, we will present to the Board in April an overview of the budget and proposed rates. This meeting will be followed by a budget and rate workshop in May and presented for Board adoption in June.

BUDGET IMPACT: Informational only.

RECOMMENDATIONS: None

BOARD ACTION REQUESTED: None; informational item only.

ATTACHMENTS: NewGen Strategies & Solutions Project Approach



February 19, 2026 | Albemarle County Service Authority | Water and Sewer Rate Analysis

Board Presentation: Rate Study Follow-Up Findings and Scenarios



Mike Maker, Partner
Connor Drucis, Consultant



Presentation Agenda

- Study Assumptions
- Growth Related Capital Charges
- CIP Funding Scenarios
- Scenario Results
- Bill Comparisons
- Next Steps

Business Fundamentals



Revenue Sufficiency

Revenues should match or exceed expenses



Growth Pays for Growth

New customers should pay for the costs they incur



Reserves

Prepare for a rainy day



Reinvestment

Repair, replace, and reinvest in infrastructure

Factors Affecting ACSA's Rates and Charges

- Operating and maintenance expense changes
 - purchase of water/sewage treatment expenses based on estimates from RWSA (per year increases average ~12.3% for water and ~10.8% for sewer)
 - 5.5% escalation rate per year for labor expenses
 - 0 to 3.0% escalation rate per year for other expenses
- Capital improvement plans
 - investment in the distribution and collection systems
- Debt service
 - existing and future debt
- Customer changes
 - 2.0% increase per year based on historical trend
- Water usage and sewage generation changes
 - 1.5% increase per year based on historical trend
- Miscellaneous revenue changes
 - no increase in ancillary fees or services (e.g., inspection fees, FOG permits, rental income, and plan review fees)
- Reserve targets
 - Maintain a minimum days cash on hand of 270 days within the total of ACSA's three reserves and unrestricted cash and investments

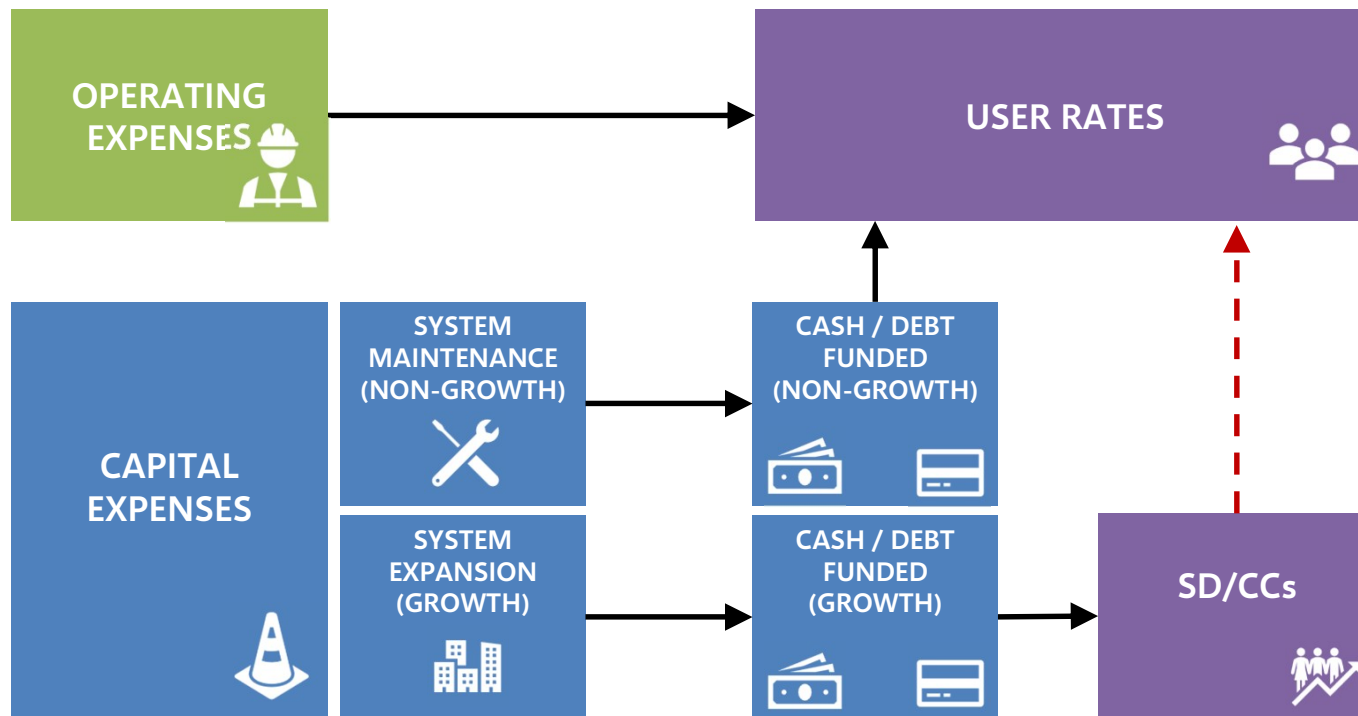
Growth Related Capital Charges

- Offset the capital costs of backbone capacity in the water and sewer system
 - transmission mains, interceptors, major pumping stations, and treatment facilities
- The industry-standard term is “system development charge.” In Virginia, these charges are commonly referred to as “availability fees.” ACSA uses the terms “system development charge” (for ACSA capital costs) and “capacity charge” (for RWSA capital costs).
- Key differences between water and sewer user rates and system development and capacity charges:

	<u>User Rates</u>	<u>System Development and Capacity Charges</u>
Costs recovered:	operating and capital	capital only
Basis:	annual expense needs	cost to provide capacity
Customers charged:	existing	new connections
Frequency:	recurring	one-time

- There must be a “rational nexus” (i.e., reasonable relationship) between the charge and cost of providing capacity

Relationship between User Rates and System Development / Capacity Charges



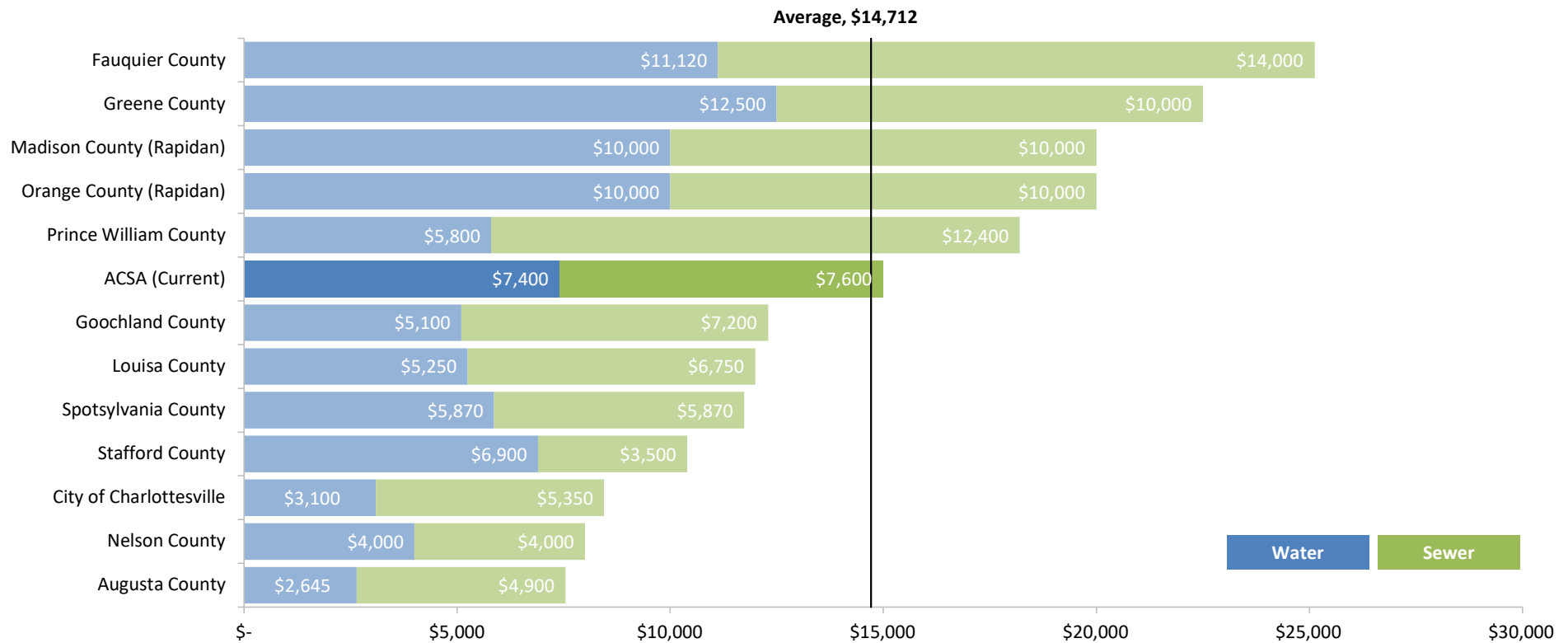
If system development and RWSA capacity charges are set at less than cost or anticipated growth does not occur, existing customers will have to make up the difference via higher user rates.

Methods for Calculating Growth Related Charges

- System Buy-In Method
 - Allocates the value of existing public facilities to new development
 - Based on historical capital costs
- Incremental Method
 - Allocates anticipated capital plan projects to new development
 - Based on future cost of new facilities required to serve development
- Hybrid Method
 - Blended value of existing and expanded system's capacity
 - Based on historical and future capital costs

Growth Related Capital Charge Comparison

Residential (5/8 or 3/4-inch meter)



ACSA System Development Charges

- Offset the capital costs of ACSA's water and sewer system – mains, interceptors, major pumping stations
- Charge calculation based on either historic cost of capacity, future cost of capacity or combination of both
- Current Charges:
 - Water: \$2,100 per ERC (equivalent residential connection)
 - Sewer: \$3,300 per ERC
- Proposed Charges (10% increase each year from FY 2027 through FY 2031):

	ERC (gpd)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water	270	\$2,100	\$2,300	\$2,500	\$2,800	\$3,100	\$3,400
Sewer	270	\$3,300	\$3,600	\$4,000	\$4,400	\$4,800	\$5,300

Rivanna Capacity Charges

- Offsets the capital costs of backbone capacity in Rivanna's water and sewer system for which ACSA is responsible
- Charge calculation based on either historic cost of capacity, future cost of capacity or combination of both
- Current Charges:
 - Water: \$5,300 per ERC
 - Sewer: \$4,300 per ERC
- Proposed Charges (10% increase each year from FY 2027 through FY 2031):

	ERC (gpd)	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water	270	\$5,300	\$5,800	\$6,400	\$7,000	\$7,700	\$8,500
Sewer	270	\$4,300	\$4,700	\$5,200	\$5,700	\$6,300	\$6,900

CIP Funding Scenarios

- Scenario 1: Fully cash funded CIP (3-year equal increases)

- 100% cash funding of CIP
- User rate increases:

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water	25%	25%	25%	3%	3%
Sewer	11%	11%	11%	3%	3%

- Scenario 2A: Debt fund ~2/3 of CIP (3-year equal increases)

- ~2/3 debt funding of CIP
- User rate increases:

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water	17%	17%	17%	3%	3%
Sewer	3%	3%	3%	3%	3%

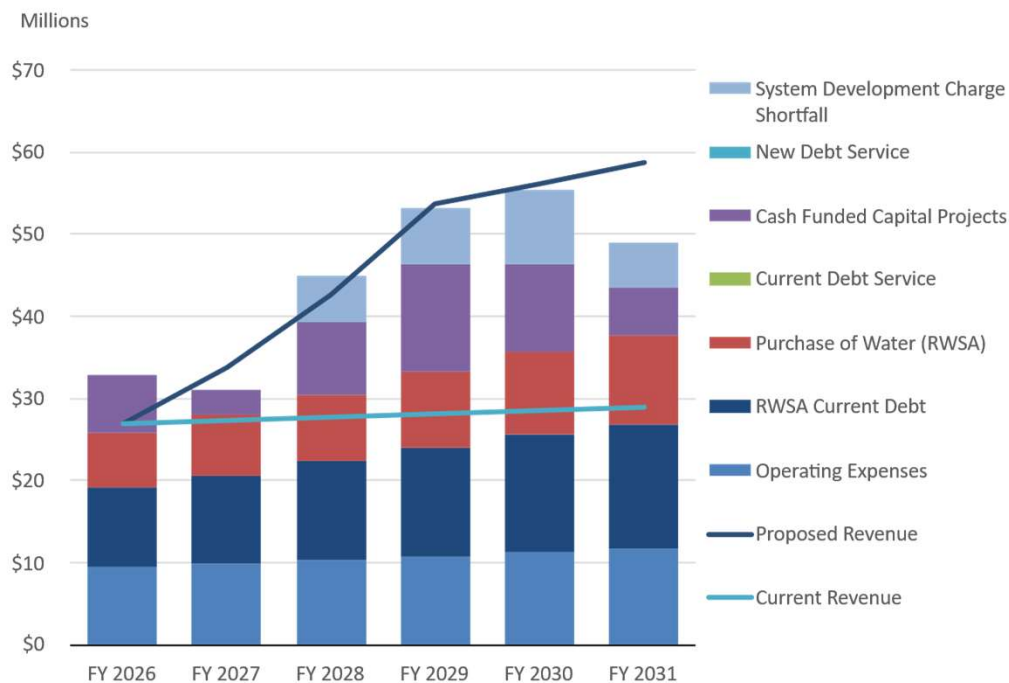
- Scenario 2B: Debt fund ~2/3 of CIP (5-year equal increases)

- ~2/3 debt funding of CIP
- User rate increases:

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water	14%	14%	14%	14%	14%
Sewer	3%	3%	3%	3%	3%

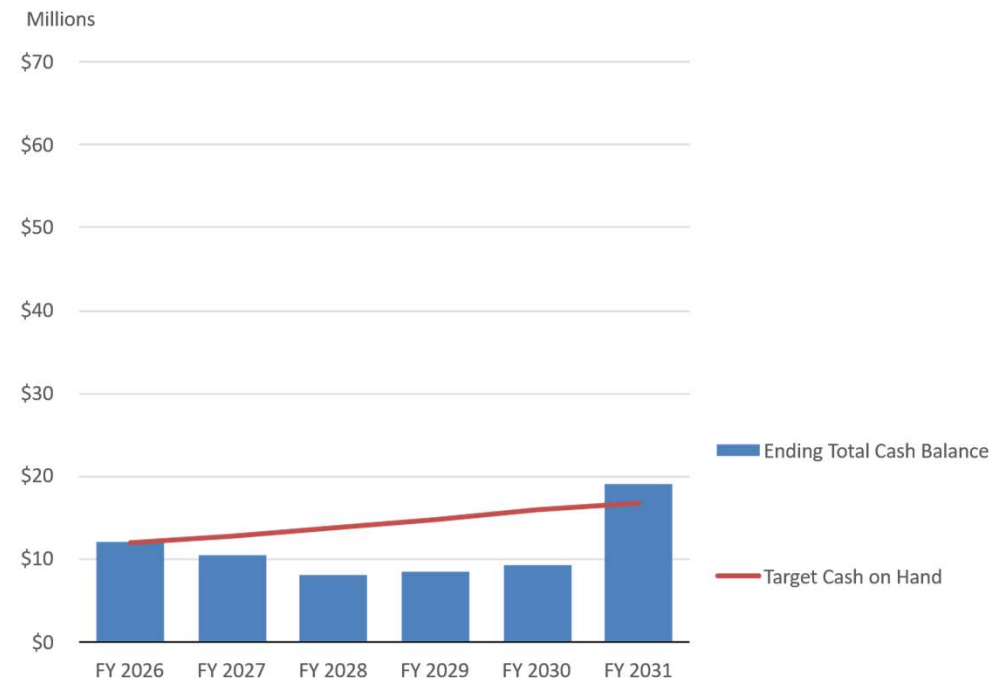
All scenarios include the proposed 10% increases in System Development Charges and Capacity Charges

Expenses/Revenues and Cash Balance – Scenario 1 Water



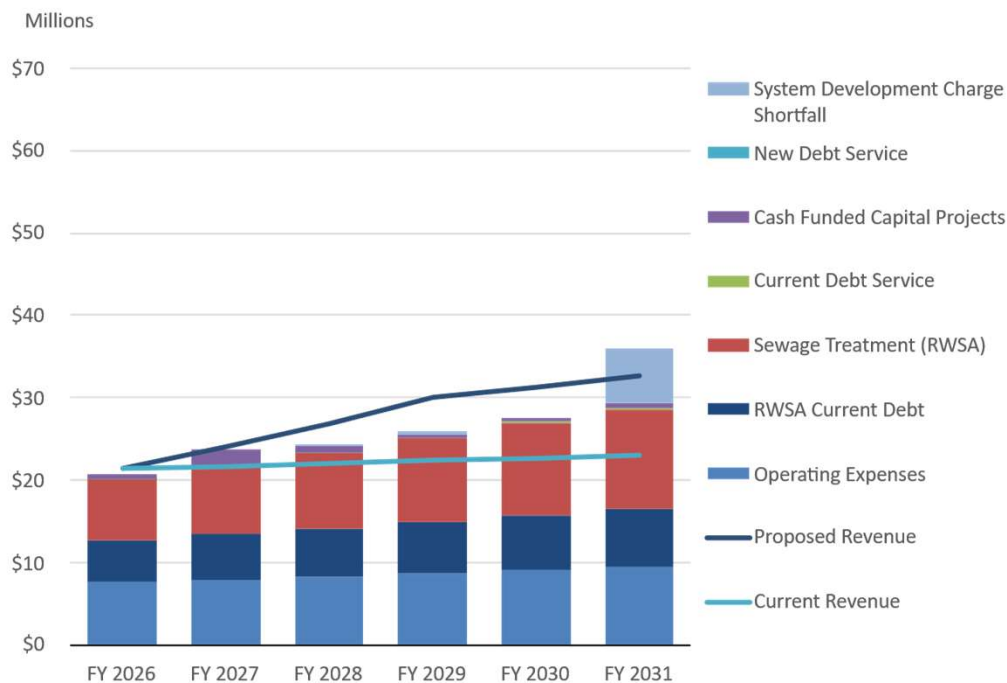
Proposed Revenue reflects:

- 25% increase for FY 2027, FY 2028, and FY2029
- 3% increase for FY 2030 and FY 2031



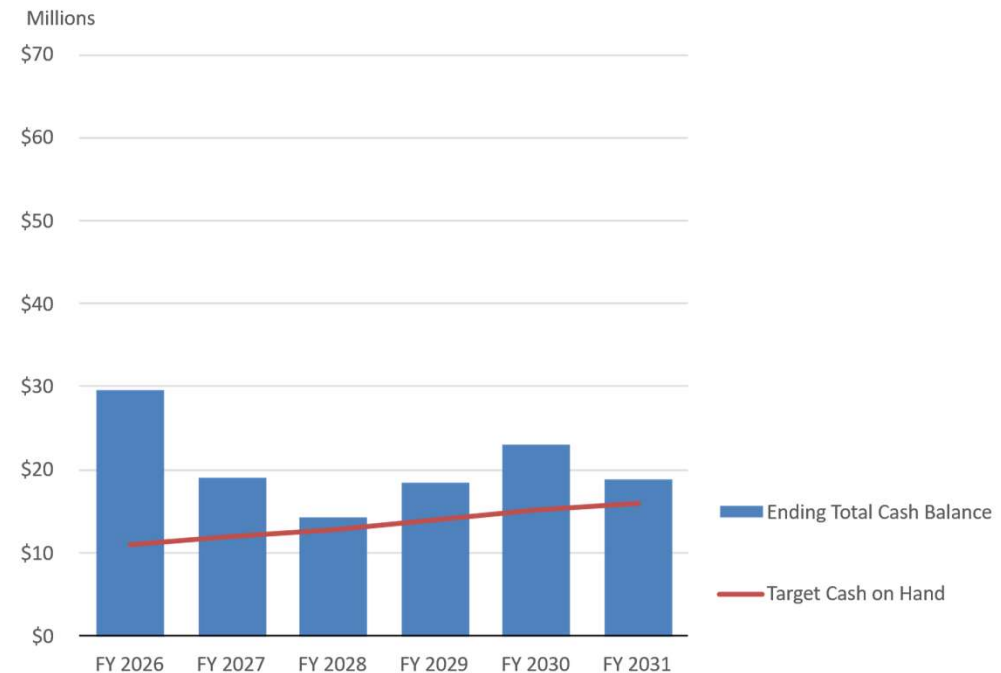
The red line represents target equal to operating fund balance of 270 days of the three reserves and unrestricted cash and investments

Expenses/Revenues and Cash Balance – Scenario 1 Sewer



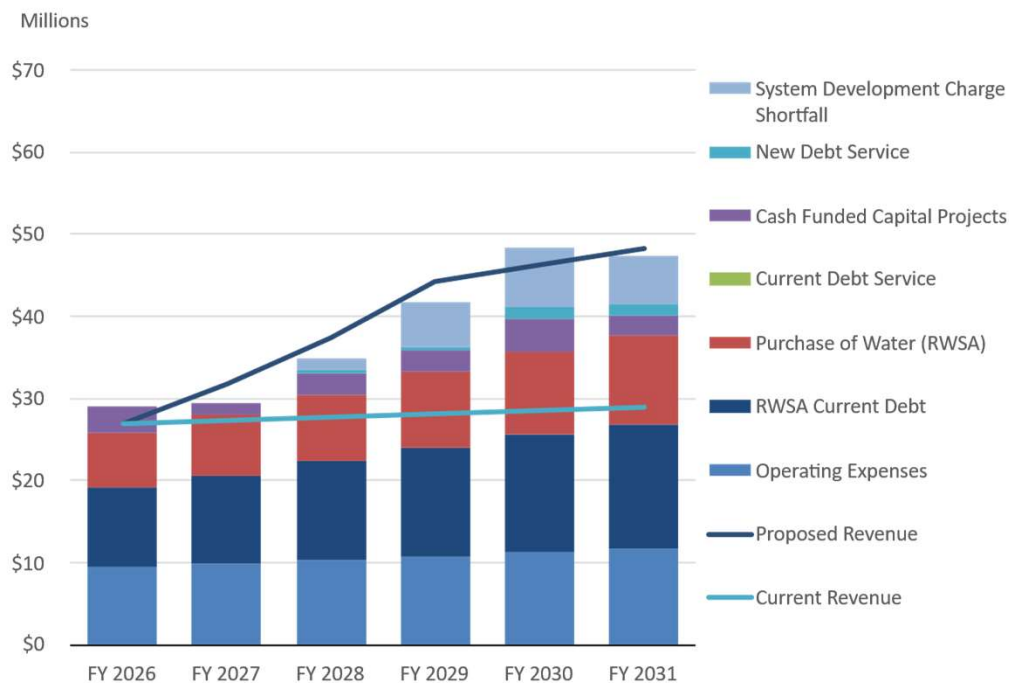
Proposed Revenue reflects:

- 11% increase for FY 2027, FY 2028, and FY2029
- 3% increase for FY 2030 and FY 2031



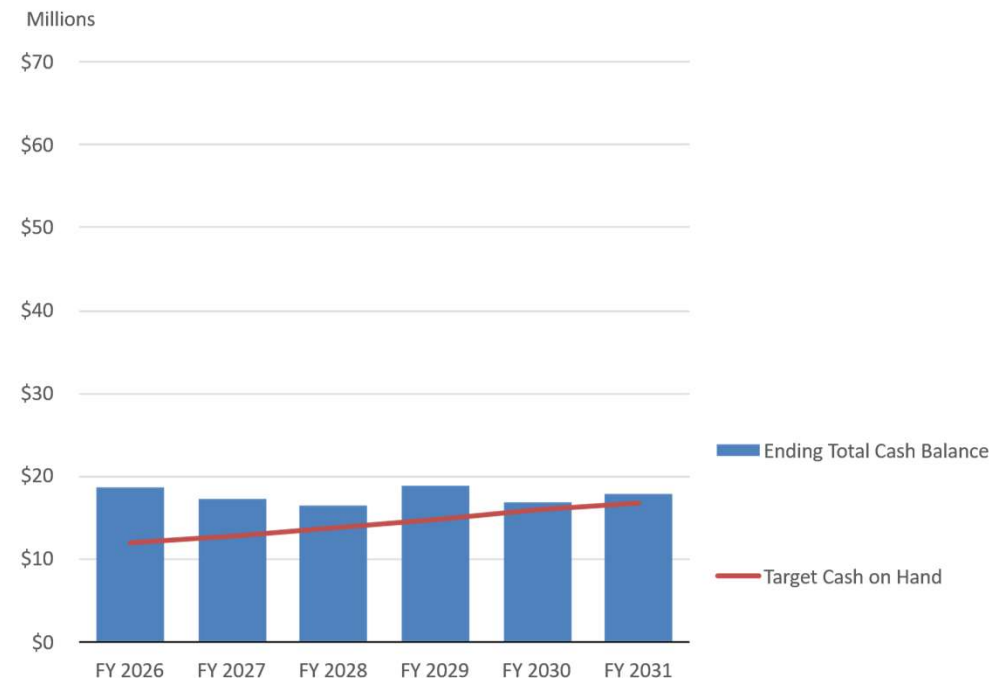
The red line represents target equal to operating fund balance of 270 days of the three reserves and unrestricted cash and investments

Expenses/Revenues and Cash Balance – Scenario 2A Water



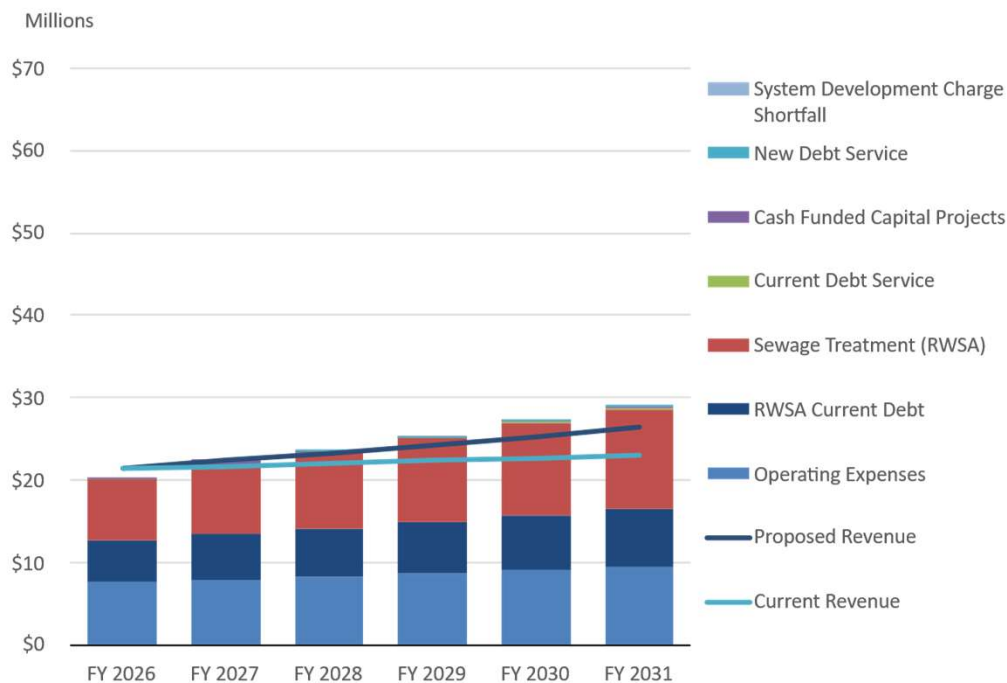
Proposed Revenue reflects:

- 17% increase for FY 2027, FY 2028, and FY2029
- 3% increase for FY 2030 and FY 2031



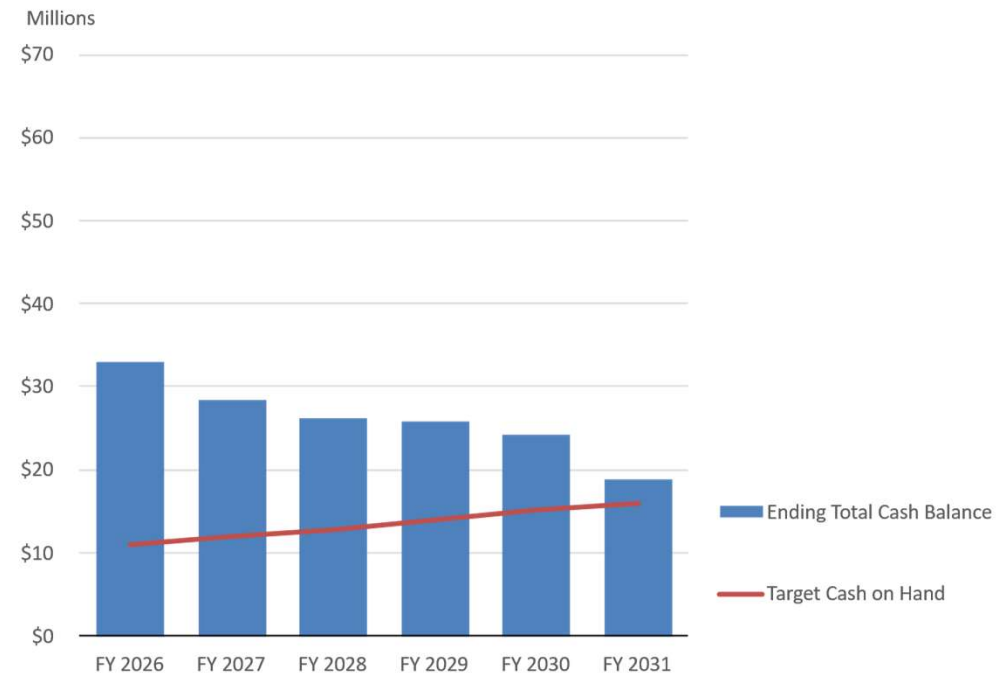
The red line represents target equal to operating fund balance of 270 days of the three reserves and unrestricted cash and investments

Expenses/Revenues and Cash Balance – Scenario 2A Sewer



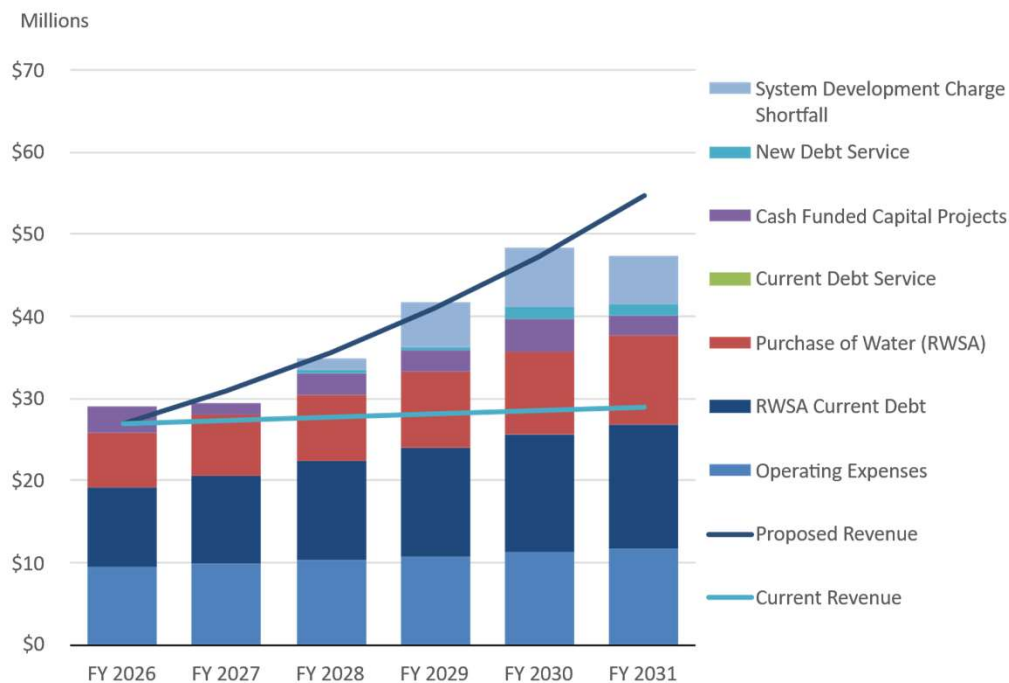
Proposed Revenue reflects:

- 3% increase each year for FY 2027 through FY 2031



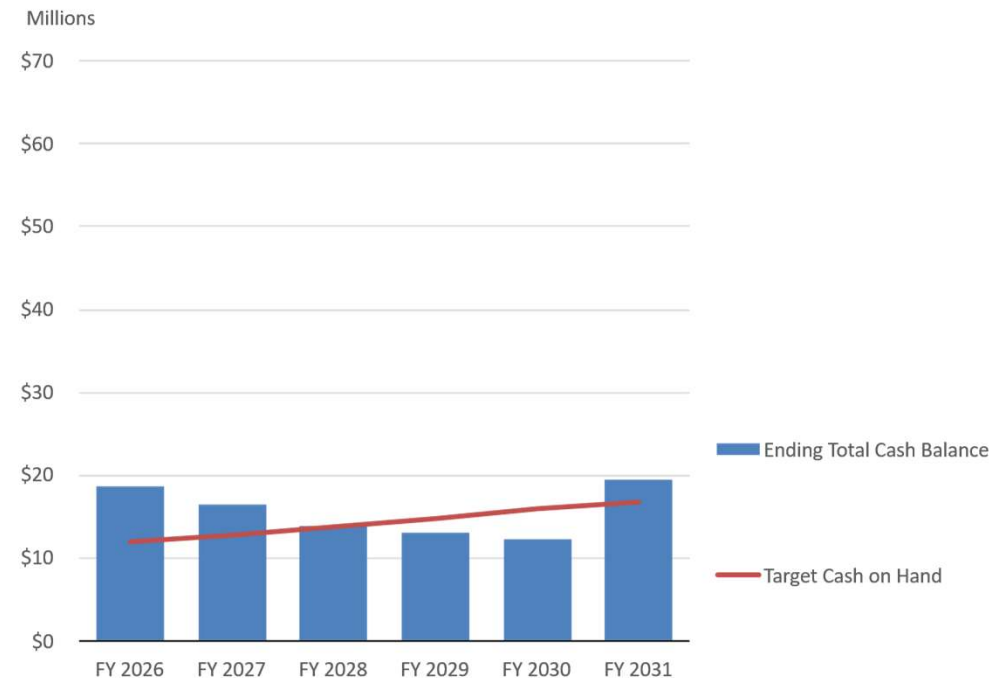
The red line represents target equal to operating fund balance of 270 days of the three reserves and unrestricted cash and investments

Expenses/Revenues and Cash Balance – Scenario 2B Water



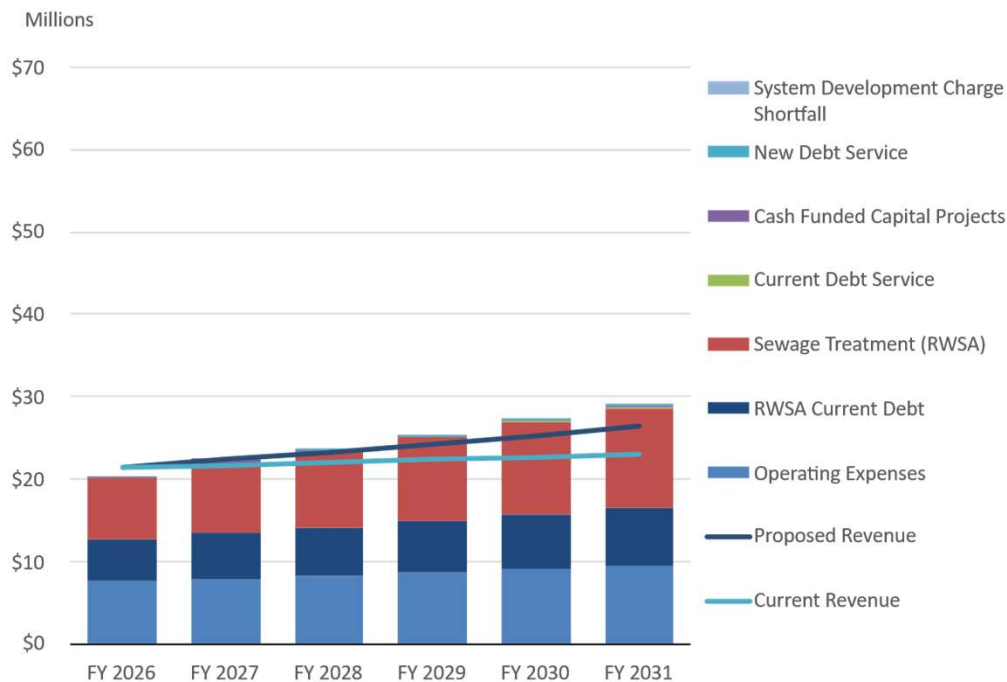
Proposed Revenue reflects:

- 14% increase each year for FY 2027 through FY 2031



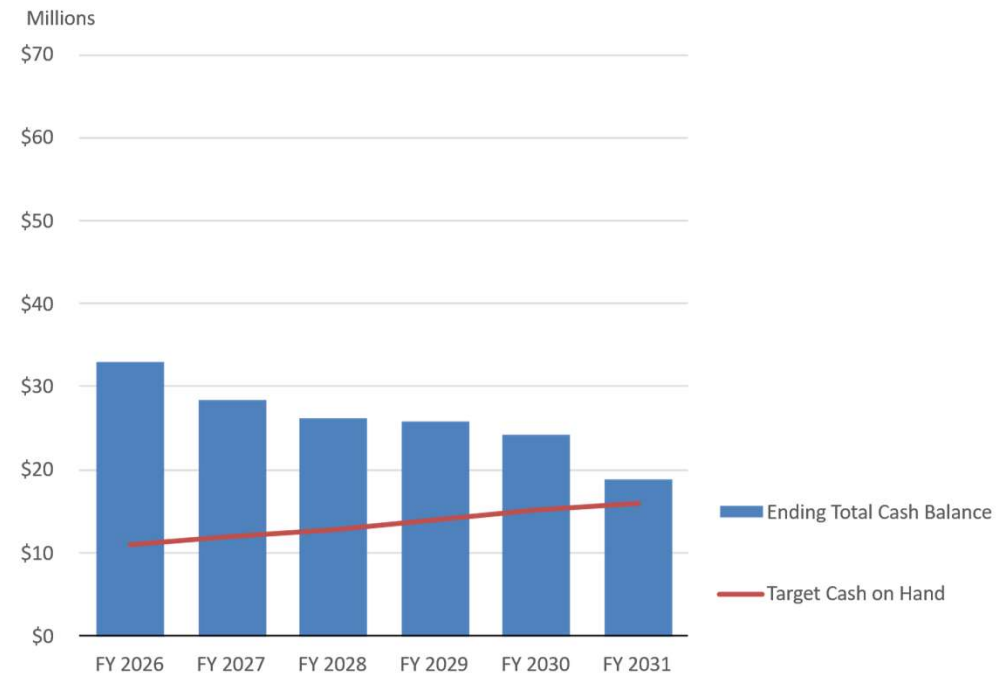
The red line represents target equal to operating fund balance of 270 days of the three reserves and unrestricted cash and investments.

Expenses/Revenues and Cash Balance – Scenario 2B Sewer



Proposed Revenue reflects:

- 3% increase each year for FY 2027 through FY 2031



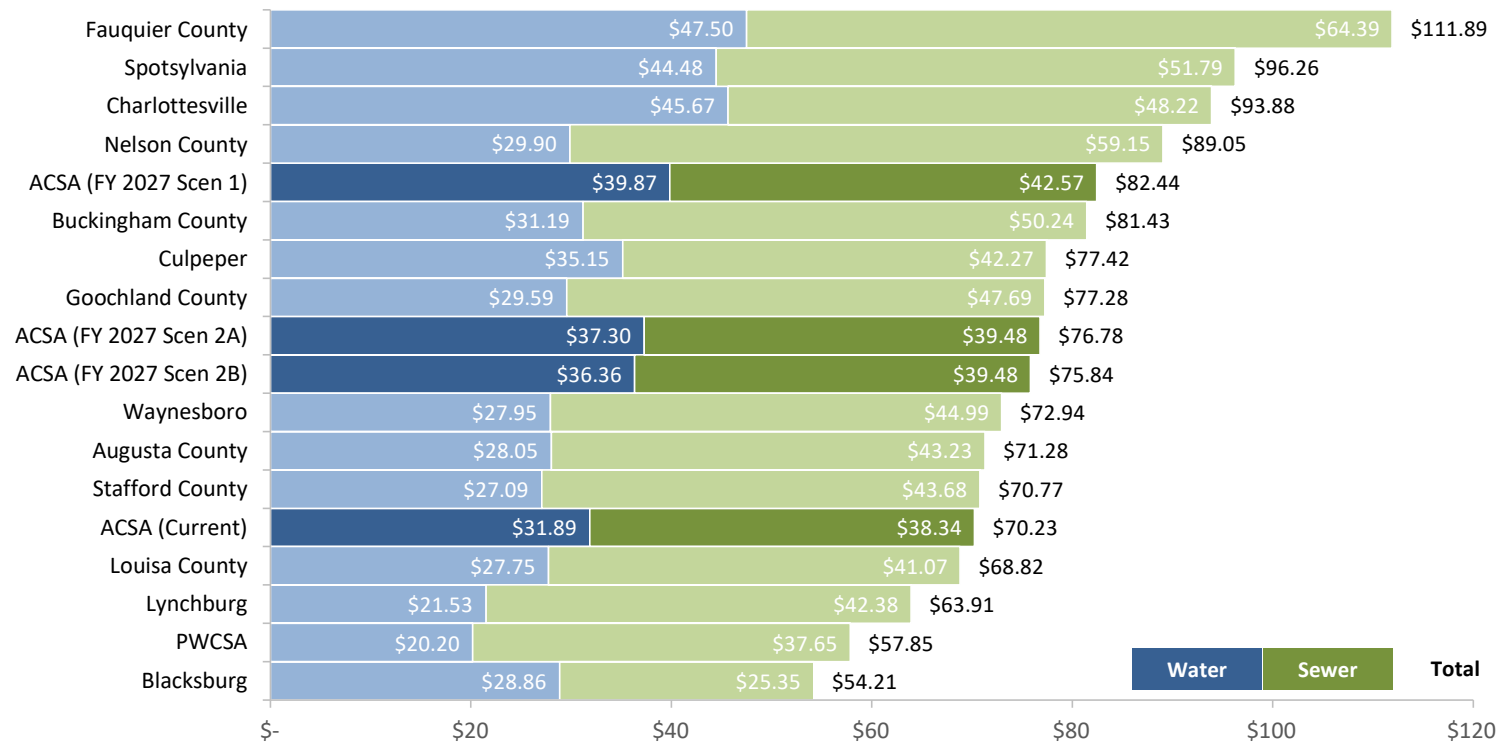
The red line represents target equal to operating fund balance of 270 days of the three reserves and unrestricted cash and investments.

FY 2027 Monthly Bill Impact

User (Percentile)	Monthly Usage (gallons)	Current Bill	Scenario 1 FY 2027 Bill	Scenario 1 FY 2027 Bill Inc.	Scenario 2A FY 2027 Bill	Scenario 2A FY 2027 Bill Inc.	Scenario 2B FY 2027 Bill	Scenario 2B FY 2027 Bill Inc.
Small User (25th)								
Water Bill	1,800	\$24.03	\$30.04	\$6.01	\$28.11	\$4.08	\$27.40	\$3.37
Sewer Bill		\$23.00	\$25.54	\$2.54	\$23.69	\$0.68	\$23.69	\$0.68
Combined Bill		\$47.03	\$55.58	\$8.55	\$51.80	\$4.76	\$51.08	\$4.05
Median User (50th)								
Water Bill	3,000	\$31.89	\$39.87	\$49.85	\$37.30	\$43.63	\$36.36	\$41.46
Sewer Bill		\$38.34	\$42.57	\$4.23	\$39.48	\$1.14	\$39.48	\$1.14
Combined Bill		\$70.23	\$82.44	\$12.21	\$76.78	\$6.55	\$75.84	\$5.61
Large User (75th)								
Water Bill	4,400	\$50.26	\$62.84	\$78.57	\$58.78	\$68.76	\$57.31	\$65.35
Sewer Bill		\$56.23	\$62.44	\$6.20	\$57.90	\$1.67	\$57.90	\$1.67
Combined Bill		\$106.49	\$125.27	\$18.78	\$116.68	\$10.19	\$115.21	\$8.72

Single-Family Residential customers with 3/4 inch meters

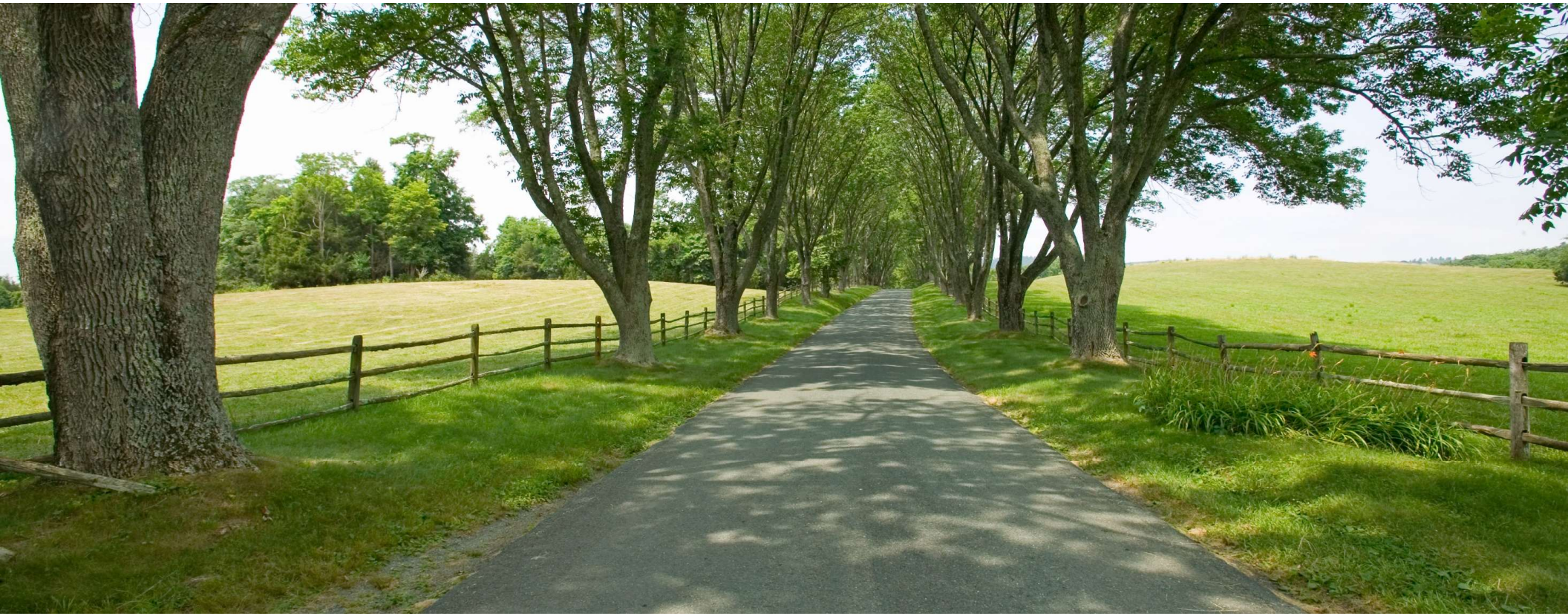
FY 2027 Combined Monthly Bill Comparison



Smallest meter size and 3,000 gallons of usage (average for ACSA customers)

Next Steps

- Refine Revenue Requirements and Cash vs. Debt Funding Recommendations
- Develop User Rate and Growth Related Capital Charges Recommendations



QUESTIONS?

NEWGEN STRATEGIES AND SOLUTIONS, LLC
900 BESTGATE ROAD
ANNAPOLIS, MD 21401

MIKE MAKER, DEPUTY DIRECTOR,
WATER/WASTEWATER PRACTICE
443-951-0355
MMAKER@NEWGENSTRATEGIES.NET

Projected Water and Sewer Rates – Scenario 1

	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Monthly Service Charge (by meter size)						
3/4	\$12.24	\$15.30	\$19.13	\$23.91	\$24.63	\$25.37
1	\$30.59	\$38.24	\$47.81	\$59.76	\$61.56	\$63.41
1 1/2	\$61.18	\$76.48	\$95.62	\$119.52	\$123.11	\$126.81
2	\$97.88	\$122.35	\$152.98	\$191.21	\$196.96	\$202.88
3	\$195.76	\$244.70	\$305.96	\$382.41	\$393.92	\$405.76
4	\$305.88	\$382.35	\$478.07	\$597.52	\$615.51	\$634.01
6	\$611.74	\$764.68	\$956.10	\$1,195.00	\$1,230.98	\$1,267.97
Water Volume Charges (per 1,000 gallons)						
Tier 1 (0 - 3,000 gallons)	\$6.55	\$8.19	\$10.24	\$12.80	\$13.18	\$13.58
Tier 2 (3,001 - 6,000 gallons)	\$13.12	\$16.41	\$20.51	\$25.64	\$26.40	\$27.20
Tier 3 (6,001 - 9,000 gallons)	\$19.67	\$24.60	\$30.75	\$38.44	\$39.58	\$40.78
Tier 4 (Over 9,000 gallons)	\$26.25	\$32.82	\$41.04	\$51.30	\$52.82	\$54.42
Non-Single Family Residential	\$13.12	\$16.40	\$20.50	\$25.63	\$26.40	\$27.19
Sewer Volume Charge (per 1,000 gallons)						
All Usage	\$12.78	\$14.19	\$15.75	\$17.48	\$18.00	\$18.54

Projected Water and Sewer Rates – Scenario 2A

	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Monthly Service Charge (by meter size)						
3/4	\$12.24	\$14.32	\$16.75	\$19.60	\$20.19	\$20.80
1	\$30.59	\$35.79	\$41.87	\$48.99	\$50.46	\$51.99
1 1/2	\$61.18	\$71.58	\$83.73	\$97.97	\$100.92	\$103.97
2	\$97.88	\$114.52	\$133.95	\$156.74	\$161.46	\$166.34
3	\$195.76	\$229.03	\$267.90	\$313.48	\$322.91	\$332.67
4	\$305.88	\$357.86	\$418.59	\$489.81	\$504.56	\$519.80
6	\$611.74	\$715.70	\$837.15	\$979.59	\$1,009.08	\$1,039.56
Water Volume Charges (per 1,000 gallons)						
Tier 1 (0 - 3,000 gallons)	\$6.55	\$7.66	\$8.96	\$10.48	\$10.79	\$11.11
Tier 2 (3,001 - 6,000 gallons)	\$13.12	\$15.34	\$17.95	\$20.99	\$21.61	\$22.25
Tier 3 (6,001 - 9,000 gallons)	\$19.67	\$23.00	\$26.91	\$31.47	\$32.40	\$33.36
Tier 4 (Over 9,000 gallons)	\$26.25	\$30.70	\$35.91	\$42.00	\$43.24	\$44.52
Non-Single Family Residential	\$13.12	\$15.35	\$17.96	\$21.01	\$21.64	\$22.29
Sewer Volume Charge (per 1,000 gallons)						
All Usage	\$12.78	\$13.16	\$13.55	\$13.96	\$14.38	\$14.81

Projected Water and Sewer Rates – Scenario 2B

	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Monthly Service Charge (by meter size)						
3/4	\$12.24	\$13.95	\$15.90	\$18.13	\$20.67	\$23.56
1	\$30.59	\$34.87	\$39.74	\$45.32	\$51.66	\$58.89
1 1/2	\$61.18	\$69.73	\$79.48	\$90.63	\$103.32	\$117.77
2	\$97.88	\$111.56	\$127.15	\$144.99	\$165.30	\$188.41
3	\$195.76	\$223.11	\$254.30	\$289.97	\$330.59	\$376.81
4	\$305.88	\$348.62	\$397.35	\$453.08	\$516.55	\$588.77
6	\$611.74	\$697.21	\$794.67	\$906.12	\$1,033.07	\$1,177.50
Water Volume Charges (per 1,000 gallons)						
Tier 1 (0 - 3,000 gallons)	\$6.55	\$7.47	\$8.52	\$9.71	\$11.07	\$12.62
Tier 2 (3,001 - 6,000 gallons)	\$13.12	\$14.96	\$17.07	\$19.45	\$22.17	\$25.28
Tier 3 (6,001 - 9,000 gallons)	\$19.67	\$22.43	\$25.59	\$29.16	\$33.24	\$37.90
Tier 4 (Over 9,000 gallons)	\$26.25	\$29.94	\$34.15	\$38.91	\$44.36	\$50.58
Non-Single Family Residential	\$13.12	\$14.96	\$17.05	\$19.44	\$22.16	\$25.26
Sewer Volume Charge (per 1,000 gallons)						
All Usage	\$12.78	\$13.16	\$13.55	\$13.96	\$14.38	\$14.81

ACSA Reserves

- Operating and Maintenance Reserve (O&M)
 - Serves as working capital for the potential lag between operating revenues and operating expenditures, as well as unplanned minor repairs or fluctuations in the operating budget
 - Recommendation: maintain minimum O&M Reserve balance equal to 90 days of operating expenses (25% of O&M)**
- Repair, Renewal, and Replacement Reserve (3R)
 - Fund unexpected major repairs and planned replacement or rehabilitation of system assets based on estimated useful life and replacement cost of equipment
 - Recommendation: maintain minimum 3R Reserve balance equal to 2% (50-year useful life) of system value**
- Capacity and Growth Reserves
 - Fund capacity or growth-related costs via ACSA System Development Charge and the RWSA Capacity Charge revenues
 - Recommendation: maintain minimum percentage of RWSA urban debt service**
- Combined Reserves Goal: Maintain a minimum Days Cash on Hand of 270 days within the total of the three reserves and unrestricted cash and investments
 - Recommendation: maintain the reserve specific targets above**

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Facility Condition Assessment Update STAFF CONTACT(S)/PREPARER: Jeremy M. Lynn, P.E., Director of Engineering	AGENDA DATE: February 19, 2026 ACTION: <input type="checkbox"/> INFORMATION: <input checked="" type="checkbox"/> CONSENT AGENDA: ACTION: <input type="checkbox"/> INFORMATION: <input type="checkbox"/> ATTACHMENTS: YES
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BACKGROUND: In January 2024, Rivanna Water and Sewer Authority experienced a submergence of their Rivanna Pump Station, resulting in overflows, flooding of the station's dry well, and significant damage. The event was the apparent result of level and pump control malfunctions, coupled with peak, wet weather influent flows overwhelming the station. Subsequent to this event, the Albemarle County Service Authority (ACSA) desired to perform condition assessments on various water and sewer facilities within the water distribution and sewer collection systems.

DISCUSSION: A presentation has been prepared that outlines the Facility Condition Assessment process and the recommendations identified by ACSA's consultant.

BUDGET IMPACT: Recommendations from the Facility Condition Assessment will be incorporated into upcoming Operating and CIP Budgets.

RECOMMENDATIONS: None.

BOARD ACTION REQUESTED: No Board action is required – information only.

ATTACHMENTS: PowerPoint presentation – Facility Condition Assessment Update

Facility Condition Assessment Update



ACSA Board of Directors
February 19, 2026

Agenda

- Purpose
- Approach
- Recommendations
- Next Steps

Purpose

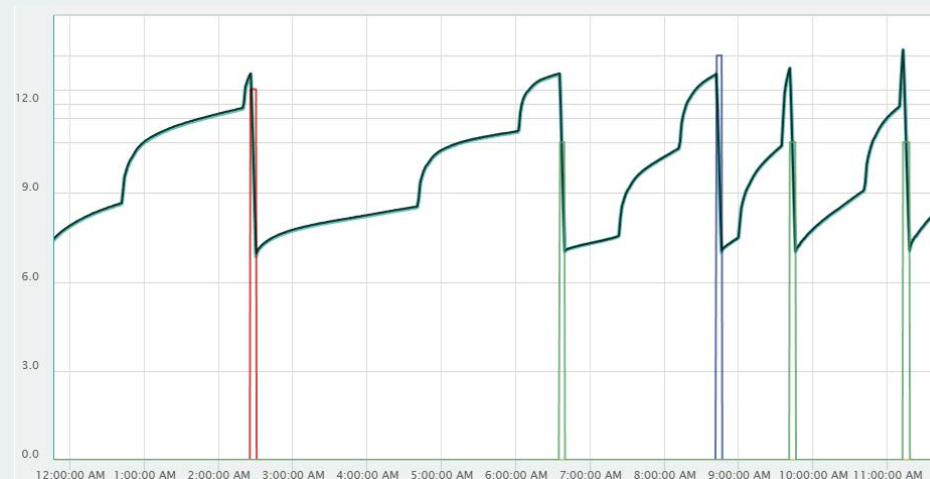
- Response to RWSA's submergence of their Rivanna Pump Station in January 2024
- Identify deficiencies at various ACSA pump stations
- Recommend repairs and improvements
- Provide associated costs and prioritizations



*Photos from RWSA

Assessment Approach

- Field Review and Assessment of Facilities (5 sewer, 3 water)
- Interview ACSA Maintenance staff to understand historical operational and maintenance issues and problems
- Review SCADA data and trends to identify operational and capacity deficiencies
- Review PLC programming logic in accordance with existing operational control functions
- Perform life cycle evaluation of existing pumps, VFD's and generators



North Fork Regional Pump Station

Constructed in 2012, capacity of 5.3 MGD

Recommendation	Estimated Cost
Replace Pump VFDs	\$178,000 - \$232,000
Replace pump float controls, level transmitters and flow meter	\$34,000 - \$44,000
Schedule rebuilds of pumps 1 and 3 and motors	\$52,000 - \$68,000
Remove and service influent grinder	\$48,000 - \$63,000



Camelot Wastewater Pump Station

Constructed in 2012, capacity of 3.4 MGD

Recommendation	Estimated Cost
Improve offsite drainage at facility entrance	\$50,000 - \$65,000
Replace flow sensor and transmitter, permanent dewatering	\$36,000 - \$46,000
Schedule rebuilds of pumps 1 and 3 and motors	\$15,000 - \$20,000
Replace PLC and OIT, update program	\$17,000 - \$22,000



Georgetown Green Wastewater Pump Station

Constructed in 2005, capacity of 0.2 MGD

Recommendation	Estimated Cost
Replace level controller, PLC8 and OIT	\$15,000 - \$20,000
Install redundant sump pump on pump room floor	\$5,800 - \$7,500
Integrate lower-level sump pump into SCADA system	\$2,300 - \$3,000
Place grinder status on SCADA	\$1,100 - \$1,400



Peter Jefferson Place Wastewater Pump Station

Constructed early 2000's, upgrades in 2020 to a capacity of 1.3 MGD

Recommendation	Estimated Cost
Repair support slab, subgrade for adjacent electrical transformer	\$25,000 - \$33,000
Schedule rebuild of pumps and motors (2028-2030 timeframe)	\$19,000 - \$25,000
Perform wet well drawdown test to confirm station capacity, pumping rates during peak flow period	No Capital Cost



Glenmore Wastewater Pump Station

Constructed in 1996, capacity of 0.53 MGD

Recommendation	Estimated Cost
Schedule rebuild of pumps and motors	\$9,600 - \$12,500
Install redundant sump pump on pump room floor	\$5,800 - \$7,500
Integrate lower-level sump pump into SCADA system	\$2,300 - \$3,000
Place grinder status on SCADA	\$1,100 - \$1,400



Ashcroft 1 Water Pump Station

Replaced in 2015, capacity of 0.5 MGD

Recommendation	Estimated Cost
Schedule rebuild of pumps and motors (2028-2030 timeframe)	\$26,000 - \$34,000
Upgrade OIT	\$6,200 - \$8,000
Provide backup level transducer	\$5,800 - \$7,600



Ashcroft 2 Water Pump Station

Constructed in 1999, upgrades in 2022 to a capacity of 0.38 MGD

Recommendation	Estimated Cost
Schedule rebuild of pumps and motors (2032-2035 timeframe)	\$26,000 - \$34,000
Upgrade OIT	\$6,200 - \$8,000



Ashcroft 3 Water Pump Station

Constructed in 1999, upgrades in 2022 to capacity of 0.42 MGD

Recommendation	Estimated Cost
Schedule rebuild of pumps and motors (2032-2035 timeframe)	\$26,000 - \$34,000
Upgrade OIT	\$6,200 - \$8,000



Next Steps

- Most items will be handled in-house between Maintenance and IT staffs
- Major items at North Fork and Camelot will be packaged into a CIP Project, proposed in FY 2027 CIP Budget
- North Fork and Camelot Pump Station Improvements - Proposed \$450,000 Budget



Questions?

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing</p> <p>STAFF CONTACT/PREPARER: Emily Roach, Interim Director of Finance; Quin Lunsford, Executive Director</p>	<p>AGENDA DATE: February 19, 2026</p> <p>ACTION: Yes</p> <p>ATTACHMENTS: Yes</p>
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BACKGROUND: In conjunction with the ongoing rate study and long-term financial planning of the ACSA, we are evaluating opportunities to debt finance long-term capital improvement projects.

DISCUSSION: The ACSA conducted a comprehensive financial review and plan of finance and presented findings to the Board on July 17th, 2025. The report outlined the ACSA's current financial position and potential borrowing capacity. This information, which is being incorporated into the ongoing rate study, illustrates that a future debt issuance may be necessary.

We ask the Board to consider the attached resolution to preserve the ACSA's ability to use proceeds from a future tax-exempt bond financing to reimburse the project related costs that the ACSA is currently paying, most notably the construction of the Avon Operations Center and future projects related to sewer installations and water main replacements.

Importantly, the reimbursement resolution does not obligate the ACSA to issue debt and this resolution is not itself an authorization to issue debt. Should the ACSA deem debt financing necessary in the future, the ACSA Board will need to consider a second resolution later this year.

BUDGET IMPACT: None

RECOMMENDATIONS: Approve as recommended.

BOARD ACTION REQUESTED: Adopt the Resolution of Official Intent to Reimburse Expenditures of Proceeds of a Borrowing

ATTACHMENTS:

1. Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing

**RESOLUTION OF OFFICIAL INTENT TO REIMBURSE
EXPENDITURES WITH PROCEEDS OF A BORROWING**

WHEREAS, the Albemarle County Service Authority (the “Authority”), desires to undertake various capital improvements for its water and sewer systems, including (without limitation) Avon Operations Center, Airport Trunk Sewer, Buckingham Circle Sewer, Bellair-Liberty Hills Sewer, Scottsville Phase 4 Water Main Replacement, Northfields Water Main Replacement, Barracks West Water Main Replacement Projects (collectively, the “Projects”);

WHEREAS, the Authority intends to commence work on the Projects and to advance its own funds to pay the related costs (the “Expenditures”); and

WHEREAS, the Authority intends to reimburse such Expenditures using proceeds from the issuance of tax-exempt obligations, taxable obligations, or a combination thereof (collectively, the “Debt”);

NOW, THEREFORE, BE IT RESOLVED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY:

1. The Authority administration is authorized to commence work on the Projects and to advance Authority funds to pay Expenditures.

2. The Authority confirms its intent to issue the Debt in an estimated principal amount of \$20,000,000 and use all or a portion of the proceeds thereof to reimburse Expenditures paid on or after the date of this Resolution (and including, as allowed under federal tax law, any Expenditures originally paid up to 60 days prior to the date of this Resolution).

3. Each Expenditure was or will be, unless otherwise approved by bond counsel, either (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Debt, (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a party that is not related to or an agent of the Authority so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Authority.

4. The Authority intends to make a written reimbursement allocation that evidences the Authority’s use of Debt proceeds to reimburse any Expenditure, no later than 18 months after the *later of* the date on which the Expenditure is paid or the Projects are placed in service or abandoned, but in no event more than three (3) years after the date on which the Expenditure is originally paid. Notwithstanding such time limitation, the Authority recognizes that exceptions are also available under federal tax law that allow reimbursements for certain “preliminary expenditures,” costs of issuance, certain de minimis amounts, expenditures by “small issuers” (based on the year of issuance and not the year of expenditure) and expenditures for certain construction projects of at least five (5) years.

5. The Authority intends that the adoption of this Resolution confirms its “official intent” within the meaning of Treasury Regulations Section 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended.

6. This Resolution shall take effect immediately upon its passage.

Adopted February 19, 2026

Secretary,
Albemarle County Service Authority

MOTION:

MEETING DATE: February 19, 2026

SECOND:

RESOLUTION

BE IT RESOLVED by the Board of Directors of the Albemarle County Service Authority that the Board needs to enter into a second Executive Session to consider the following matter:

1. Pursuant to Va. Code §2.2-3711 A (1) to discuss a personnel matter concerning the Executive Director's Mid-Year Performance Review.

VOTE:

AYES:

NAYS:

(For each nay vote, the substance of the departure from the requirements of the Act should be described).

ABSENT DURING VOTE:

ABSENT DURING EXECUTIVE MEETING:

Quin Lunsford, Secretary-Treasurer

MOTION:

MEETING DATE: February 19, 2026

SECOND:

CERTIFICATION OF EXECUTIVE MEETING

WHEREAS, the Board of Directors of the Albemarle County Service Authority has convened a second executive meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, §2.2-3711 A (1) of the Code of Virginia requires a certification by this Board that such executive meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the executive meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the executive meeting were heard, discussed or considered by the Board.

VOTE:

AYES:

NAYS:

(For each nay vote, the substance of the departure from the requirements of the Act should be described).

ABSENT DURING VOTE:

ABSENT DURING EXECUTIVE MEETING:

Quin Lunsford, Secretary-Treasurer