

BOARD OF DIRECTORS' MEETING

March 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. Approve Minutes of February 19, 2026
9:10 a.m.	3. Matters from the Public
9:20 a.m.	4. Response to Public Comment
9:30 a.m.	5. Consent Agenda
	a. Monthly Financial Reports
	b. Monthly Capital Improvement Program (CIP) Report
	c. Monthly Maintenance Update
	d. IT Monthly Update
	e. Rivanna Water and Sewer Authority (RWSA) Monthly Update
	f. ACSA Board Policy Issues Agenda 2026
	g. Fix-a-Leak Week Conservation Event
9:45 a.m.	6. Proposed FY 2027 Capital Improvement Program (CIP) Presentation
10:10 a.m.	7. Items Not on the Agenda
10:15 a.m.	8. Adjourn



ALBEMARLE COUNTY SERVICE AUTHORITY

STATEMENT OF CHAIR TO OPEN MARCH 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.

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 February 19, 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. McKeel; Ms. Lizbeth
6 Palmer; Mr. John Parcels; Mr. Clarence Roberts; Ms. Kimberly Swanson.

7 **Members Absent:** None.

8 **Staff Present:** Charles Da Costa; Mike Derdeyn; Quin Lunsford; Jeremy
9 Lynn; Alex Morrison; Sabrina Seay; Danielle Trent.

10 **Staff Absent:** Emily Roach; April Walker.

11 **Public Present:** Michael Maker, NewGen Strategies; Connor Drucis,
12 NewGen Strategies.

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

15 Mr. Armstrong called the meeting to order. He stated that he first
16 wanted to welcome the ACSA's newest Board member, Diantha McKeel. He
17 mentioned that they now have a full team now. He then read the opening
18 Board Chair statement (Attached as Page _____), and a quorum was
19 established.

20
21 2. Recognitions – Charles DaCosta, 25 Years of Service

22 Mr. Lynn stated that this morning, they have the opportunity to
23 recognize Mr. Charles DaCosta for 25 years of service at the ACSA. He
24 stated that Charles came to the ACSA in 2001, following an 18-year career
25 with Faulconer Construction. He mentioned that during his time in the
26 maintenance department at the ACSA, Mr. DaCosta served as a utility
27 worker and equipment operator, before transitioning to the engineering
28 department as a utility location technician in 2017. He noted that after six
29 years as a locator, Charles was promoted to construction inspector, which is
30 the role he currently serves in.

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1 He stated that Mr. DaCosta continues to be a dedicated employee
 2 and works well with everyone he encounters. He stated that his personality,
 3 friendly demeanor, and wealth of experience have served him well. He
 4 stated that Charles is a strong communicator and keeps his team updated
 5 on construction activities related to his projects. He added that Charles also
 6 regularly supports the locating group given his previous experience in that
 7 role. He stated that Charles was the first employee to be assigned an electric
 8 vehicle and still drives the Ford Lightning to this day. He added that Charles
 9 will very soon be transitioning from developer projects to CIP projects and
 10 will be the inspector for the Barracks West Water Main Replacement project.
 11 He stated that on behalf of the ACSA Board and staff, he extends his sincere
 12 appreciation for Mr. DaCosta's 25 years of service to the organization and
 13 its customers. The Chair then read the recognition resolution (Attached as
 14 Page_____).

15 ***Ms. Palmer moved to approve the resolution recognizing***
 16 ***Charles DaCosta for 25 years of service; seconded by Mr. Parcels. The***
 17 ***Chair asked for a roll-call vote: Ms. McKeel, aye; Mr. Parcels, aye; Ms.***
 18 ***Palmer, aye; Mr. Armstrong, aye; Mr. Roberts, aye; Ms. Swanson, aye.***

19 Ms. Palmer stated that she has such respect for the inspectors. She
 20 stated that she heard a story yesterday about the importance of inspectors
 21 on construction projects, so it was really on her mind today. She thanked Mr.
 22 DaCosta for doing such a great job.

23
 24 3. Approve Minutes of January 15, 2026

25 Mr. Parcels said he had one small correction on page of the packet,
 26 or page 3 of the minutes, line 30, the second "one" should be "won."

27 ***Ms. Palmer moved to approve the minutes of January 15, 2026;***
 28 ***seconded by Mr. Roberts. Ms. McKeel stated that she would abstain***
 29 ***from voting, as she was not on the Board in January. All other members***
 30 ***voted aye.***

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4. Matters from the Public

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There were no matters from the public.

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5. Response to Public Comment

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There was no response to public comment.

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6. Consent Agenda

9

a. Monthly Financial Reports –

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b. Monthly Capital Improvement Program (CIP) Report – Ms. Swanson

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asked if the staff has identified a location for a public meeting for the

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Townwood Water Main Replacement project. Mr. Lynn replied that he

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received an invite late yesterday afternoon and the scheduled meeting with

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the Townwood community and HOA is Wednesday, March 25th at 6pm. He

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stated that it will be held at the Unity Church on Hydraulic Road. He stated

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that he would send Ms. Swanson an invite. Ms. McKeel stated that she

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would like an invite for the meeting as well.

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c. Monthly Maintenance Update –

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d. IT Monthly Update – Mr. Parcels stated that he would send Ms. Walker

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an email since she was not present at the meeting to respond, but he had

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questions about two of the remarks in the update that were the same as last

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month. He stated that for the SCADA system assessment at the Camelot

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Pump Station, the update states that “preparations for implementation are

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in progress,” which is a repeat from the prior month. He mentioned that he

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was curious about what that meant and would like an update. He stated that

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secondly, under the Avon Operations Center, it states that the ACSA Lead

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Team will convene to discuss the intended utilization. He stated that he was

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curious if the Board would receive an update on how that will be set up and

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allocated.

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Mr. Lunsford stated that they can certainly provide an update on

31

those two items. He stated that in terms of the Avon Operations Center, the

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1 Lead Team is currently working to ensure they can be as flexible as they
2 need to be in some of the spaces and provide connectivity in the right
3 places.

4 Mr. Morrison added that the IT team will be conducting work onsite,
5 alongside the contractor, in the coming weeks to ensure they have identified
6 any deficiencies in conduit as well as to install some of the backbone wiring
7 for the security system.

8 ***e. Condemnation Request – Airport Industrial Develop. Complex –***

9 ***f. Rivanna Water and Sewer Authority (RWSA) Monthly Update –*** Ms.
10 Palmer stated that last month, Mr. Parcels asked a question about the dam
11 improvements last month, and she wanted to follow-up to make sure she
12 understands as well. She asked, in reference to the Beaver Creek Dam
13 spillway enhancements, if RWSA is replacing the labyrinth spillway but not
14 the earthen dam. Mr. Lynn replied that the labyrinth spillway will be
15 constructed in the middle of the existing earthen dam. He stated that they
16 will have to lower the pool level and construct the spillway in the middle of
17 the dam. He mentioned that over that spillway, there will be a bridge that
18 allows the road to traverse the dam once construction is complete. She
19 asked if they would have to interrupt or dig into the earthen dam. Mr. Lynn
20 stated that they will remove sections from the top portion of the earthen dam
21 where they will cut into for the spillway. He stated that this is why they have
22 to lower the pool level. He stated that the first part of that project will be to
23 construct the new raw water pump station because the spillway is going to
24 go where the existing raw water pump station sits currently.

25 ***g. ACSA Board Policy Future Issues Agenda 2026***

26 ***h. ACSA Staffing Amendment –***

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

29

30

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Albemarle County Service Authority Board of Directors1 7. FY 2027 Rate Study Update

2 Mr. Lunsford stated that following last month's presentation by
3 NewGen, Michael Maker was joining them today to give another
4 presentation (Attached as Pages_____) with additional recommendations
5 and an update on the model buildout. Mr. Maker stated that he would present
6 the first half, and Connor Drucis would present the second half.

7 Mr. Maker stated that he would begin the presentation with some
8 high-level assumptions and growth-related capital charges. He stated that
9 he would then turn the presentation over to Connor, who would talk about
10 some of the capital funding scenarios, the results of those scenarios, and bill
11 comparisons.

12 Mr. Maker moved to the first slide outlining business fundamentals.
13 He stated that a business should have revenue sufficiency meaning
14 revenues should match or exceed expenses. He stated that one of the core
15 policy goals of the ACSA is that growth pays for growth, thus new customers
16 should pay for the cost they incur. He mentioned that there should also be
17 maintained reserves for a rainy day, and the ACSA has a robust reserve
18 policy. He stated, lastly, that there should be reinvestment in the system.

19 Mr. Maker stated that the second slide highlighted some of the
20 factors affecting ACSA's rates and charges. He stated that the first is the
21 operating and maintenance expenses such as salaries and materials,
22 however, the largest of these is the purchase of water and sewage treatment
23 from RWSA. He noted that over the next five years or so, the average
24 increase from RWSA is a little over 12% per year for water and almost 11%
25 per year for sewer. He stated that for labor expenses are expected to
26 increase 5.5% per year, with other expenses around 0%-3% per year.

27 Mr. Parcels stated that he thought RWSA projected a higher
28 increase per year, across the five-year span. Mr. Lunsford replied that it is
29 subject to change. He stated that when they began conversation earlier this
30 fall with RWSA, they presented a five-year CIP that was over \$700 million.
31 He stated that since then, it has decreased to about \$600 million but that

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1 certainly could change. Mr. Maker noted that the 12% was an average
2 across the five years, so some years could be higher or lower. Mr. Parcels
3 stated that 12% seems low and asked if they were undershooting. Mr.
4 Lunsford replied that he feels it is reasonable for the purposes of the model.
5 He mentioned that they will need to evaluate it each year to ensure what the
6 ACSA is proposing is adequate. Ms. Palmer added that the ACSA staff did
7 mention that they would notify the ACSA Board of which RWSA CIP projects
8 will be extended or put off.

9 Ms. Palmer stated that at the last meeting, NewGen mentioned that
10 the increase in customers was about 2% each year, looking back about 10
11 years. She stated that during her first stint on the Board, the number was
12 1.5% in terms of increase in the number of customers. She asked where the
13 increase took place or why. Mr. Lunsford replied that they have that historical
14 information in the Annual Comprehensive Financial Report (ACFR). He
15 asked Ms. Palmer to allow staff to perform that analysis, and they would
16 include it in next month's agenda. Ms. Palmer noted that usage is showing
17 to only increase 1.5%, which she assumes is based on several factors. She
18 stated that she would think it would be more in line with the increase in
19 customers. Mr. Maker added that with customers, they are not just using a
20 fixed percentage but rather the number of additional equivalent residential
21 connections (ERC's) that they are seeing. He stated that it is about 550 per
22 year and when you add that number to a larger number each year, it
23 becomes a smaller and smaller percentage. He added that people across
24 the country are using less water per capita, on average. He stated that they
25 may be adding a handful of costumers, but they are using less on average
26 because of conservation, low-flow fixtures, and smaller household sizes.

27 Mr. Maker stated that in terms of miscellaneous revenue charges,
28 they are being conservative and holding those flat. He stated that there may
29 be a little bit of growth, but they do not want to be aggressive. He stated that
30 the last factor affecting rates and charges is the reserve targets. He stated

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1 that the ACSA has three reserves and the goal is to maintain 270 days of
2 expenses between the three.

3 Mr. Maker stated that the next slide shows the growth-related capital
4 charges. He stated that these are the charges that new customers pay and
5 help offset the capital costs of backbone capacity in the system such as
6 transmission mains and treatment facilities. He stated that for the ACSA,
7 these charges are split into system development and capacity charges. He
8 stated that the industry standard term that the American Water Works
9 Association (AWWA) uses is system development charge. He noted that
10 there is an entire manual coming out just on system development charges.
11 He stated that in Virginia, they are sometimes referred to as availability fees.
12 He stated that the ACSA is using the term system development charge and
13 referring to the RWSA charge as the capacity charge. He noted that user
14 rates can recover operating and capital costs, whereas system development
15 charges can only recover capital costs. He mentioned that user rates are
16 based on annual expense needs, whereas system development charges are
17 tied to the cost to provide capacity. He added that user rates are paid on a
18 recurring basis through monthly bills, while the system development charge
19 is a one-time fee. He noted that there must be a reasonable relationship
20 between the charge and the cost of providing capacity.

21 Mr. Maker stated that the next slide was a graphical representation
22 of what he just discussed. He reiterated that operating expenses are paid
23 through user rates. He stated that when it comes to capital expenses, they
24 can be system maintenance (non-growth) related, or system expansion
25 (growth) related. He noted that non-growth-related costs can be cash or debt
26 funded through user rates. He stated that system expansion can be cash or
27 debt funded, which ideally should be paid for through system development
28 or capacity charges. He noted that if system development and capacity
29 charges are set at less than cost or anticipated growth does not occur, then
30 existing customers will have to make up the difference through higher user
31 rates.

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1 Mr. Maker stated that there are three main methods for calculating
2 growth-related charges, listed on the next slide. He stated that the first is the
3 system buy-in method. He stated that this method looks at historical costs,
4 as well as the fixed assets and replacement costs of those less depreciation,
5 to determine what it would cost for someone to buy into the existing
6 infrastructure that existing customers have already been paying for. He
7 stated that the second method is the incremental method. He stated that this
8 method looks at the future capital plan and the cost of that capacity for new
9 projects and is usually a higher cost. He stated that the third method is the
10 hybrid method, which is sort of a weighted average of the first two, taking
11 into account historical and future capital costs.

12 Mr. Maker stated that the bar graph on the next slide is a snapshot
13 of the ACSA's growth-related charge in comparison to some of its peers. He
14 stated that they tried to use the surrounding counties, so the comparison was
15 more "apples to apples," but everyone's system is different. He mentioned
16 that some provide their own treatment and some counties are more spread
17 out. He noted that the ACSA falls right in the middle of the graph, with blue
18 representing water and green representing sewer. He stated that the two
19 combined give the total charge. He stated that the average for the chart is
20 \$14,712, and the ACSA falls just beyond that.

21 Ms. Swanson asked which counties use special rate districts. Mr.
22 Maker replied that Rapidan Service Authority, which includes both Madison
23 County and Orange County, has different districts but they charge the same
24 availability fee for every district. Mr. Maker asked if Ms. Swanson meant
25 counties that charge separate rates by district. Ms. Swanson replied yes,
26 meaning they charge more for areas that have the most infrastructure
27 investment. Mr. Maker stated that there has been a trend of going to more
28 universal rates, but he can certainly look and see what areas have special
29 rate districts. Ms. Palmer stated that the ACSA implemented a partial special
30 rate district years ago for North Fork.

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1 Mr. Maker moved to the next slide, showing the ACSA's system
2 development charges, which he stated do not include RWSA's treatment
3 facilities. He stated that this calculation is based off of the hybrid method. He
4 stated that the ACSA has both historical costs built up and future costs
5 coming, so it made the most sense to use the hybrid methodology. He noted
6 that currently, the ACSA charges \$2,100 per ERC which would be for a 5/8
7 inch or ¾ inch meter. He stated that for sewer, the cost is \$3,300 per ERC,
8 which varies for larger meter sizes because there are more ERCs. He
9 mentioned that for special customers, they recommend determining costs on
10 a case-by-case basis. He stated that currently, they are proposing a 10%
11 increase in system development charges each year, over the next five years.

12 Ms. Palmer asked if the hybrid method is what the ACSA has
13 historically used. Mr. Maker replied that he can double check, but it is the
14 best method because they want to recognize both past and future
15 investments. Mr. Lunsford added that the ACSA has historically used the
16 hybrid methodology.

17 Ms. McKeel asked what Mr. Maker meant by "special customers."
18 Mr. Maker replied that when there is a very large user joining the system that
19 does not fit the normal profile, the ACSA should look at their demand profile
20 to try to determine their expected usage. He stated that the engineers would
21 sit down with them and figure that out. Ms. McKeel asked for an example.
22 Mr. Lunsford stated that the ACSA has identified reasonably common
23 connection types and have assigned ERCs to those. He stated that a hotel,
24 for example, would be charged 0.5 ERCs per room. He stated that
25 apartments, assisted living facilities, and nursing homes are examples of
26 users that all have an ERC calculation that is applied. He stated that for a
27 mega water user, the ACSA Rules and Regulations states that engineering
28 data will be used to calculate what the connection charges will be based on
29 their capacity profile.

30 Ms. McKeel stated that she knows there have been private, mega
31 water users. She asked if Mr. Lunsford is referring to just businesses or if

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1 the user could be just an individual using a significant amount of water. Ms.
2 Palmer asked if she was referring to irrigation. Ms. McKeel stated that she is
3 aware of a couple of individual mega water users. Mr. Lunsford stated that
4 on the residential side, there is a tiered rate structure. Ms. McKeel stated
5 that she was aware of the tiered rate structure. Mr. Lunsford stated that those
6 individual mega water users would be billed according to that tiered structure
7 and are paying at that higher rate.

8 Mr. Maker stated that the next slide highlighted RWSA's capacity
9 charges, which are similar in structure to the ACSA's system development
10 charges. He stated that the RWSA's capacity charge covers their backbone
11 capacity, which the ACSA has to pass down to its customers. He stated that
12 the hybrid methodology is used for these charges as well. He noted that they
13 are proposing a 10% increase per year over the next five years as well. He
14 stated that he would now turn the presentation over to Connor Drucis.

15 Mr. Drucis stated that he would go more into the rate side of things,
16 which covers non-growth expenses unless the growth rates cannot cover the
17 growth-related expenses. He stated that the next slide lists three different
18 CIP funding scenarios. He mentioned that currently the ACSA's CIP is
19 averaging about \$17.8 million for both water and sewer for the next five
20 years. He mentioned that scenario 1 assumes a fully cash-funded CIP every
21 year, which means no debt issuances. He stated that the entire CIP would
22 be paid for by cash from user rates. He stated that over the five-year period,
23 this would include rate increases on the water side at 25% for the first three
24 years, and a 3% increase for the last two years of the five-year period. He
25 noted that on the sewer side, the user rate would increase 11% for the first
26 three years and 3% for the last two years.

27 Mr. Drucis stated that the second scenario would debt fund roughly
28 2/3 of the CIP, with debt issuances occurring every other year beginning in
29 FY 2027. Mr. Parcels asked if Mr. Maker meant 2/3 of the CIP would be debt
30 funded for that year. Mr. Maker replied that it is 2/3, on average, each year
31 in the five-year period. He stated that if the CIP is \$100 million, for example,

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1 about \$65 million would be debt-funded over the five-year period. He stated
2 that the only difference between scenario 2A and 2B is how the rate
3 increases are implemented. He mentioned that scenario 2A includes more
4 aggressive rate increases on the water side for the first three years, at 17%
5 each year and 3% for the remaining two years. He stated that the user rate
6 increases on the sewer side are 3% each year for both scenarios. He noted
7 that this is because most of the CIP sewer projects are growth-related, which
8 would be paid through system development charges, capacity fees, or
9 reserves from those fees. He stated that the rate increases for water are
10 smoother with scenario B, at 14% every year for the five-year planning
11 period.

12 Mr. Drucis stated that the next few slides illustrate the three
13 scenarios in graphical form for water and sewer. He stated that as a
14 refresher, the graph on the left shows the revenue requirement for each year.
15 He noted that the light blue line represents the ACSA's current revenue,
16 assuming no changes. He noted that it is slightly going up because of the
17 ACSA's assumed customer growth rates and usage growth rates. He noted
18 that the dark blue line is the proposed revenue, with a higher slope for the
19 first three years, reflecting the proposed 25% increase for water rates. He
20 noted that the purple stacks representing cash funded capital projects are
21 rather large, so aggressive increases in rates during the first three years are
22 necessary to catch up to the costs. He noted that the light blue stacks at the
23 top represent any system development charge shortfall, which are any
24 growth-related fees that cannot be covered by the system development
25 charges or the reserves are too low to cover them. He added that the chart
26 on the right shows the combined total cash balance, which is made up of the
27 three cash balances they discussed last meeting. He stated that they are the
28 operating reserves, the system development fee reserves, and the
29 infrastructure reserve. He stated that the goal of the rate study is to make
30 these reserves met the target cash on hand, which is 270 days. He noted
31 that scenario 1 does accomplish that goal by the end of the five-year period.

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1 Mr. Parcels asked if the current debt service, represented by light
2 green on the chart, was insignificant. Mr. Drucis replied yes, it was
3 insignificant for the water service. He stated that there is no debt service
4 issued by the ACSA on the water side, but there is on the RWSA side.

5 Ms. Palmer asked, in terms of assumptions, what the percentage
6 was for increase in CIP construction costs. Mr. Drucis replied that they are
7 using the CIP as it is for the purposes of the model. He stated that he
8 assumes, hopefully, that escalation in construction costs is included in the
9 CIP, however, they can put a contingency in the CIP if not. Mr. Lynn stated
10 that there are typically contingencies built into the CIP estimates. He stated
11 that depending on how far out the project is, that contingency could be
12 greater. He mentioned that if a project is within the 1–2-year range, that
13 contingency gets homed in, giving them a better idea of what the
14 construction costs will be.

15 Mr. Drucis stated that the next slide shows scenario 1 on the sewer
16 side. He stated that sewer costs are not escalating as high, and cash funded
17 capital projects are not reflected here because a majority of that growth is
18 growth-related, which would be funded from system development charges.
19 He stated that currently, the balance is healthy and they do assume growth.
20 He mentioned, however, that the balance will be depleted over the five-year
21 period to a point where there would be a system development charge
22 shortfall in year five. He stated that this is why they are proposing 11%
23 increases for the first three years to catch up to that cost in the outer years,
24 while also using some cash to mitigate larger rate increases in the fifth year.
25 He noted that looking at the graph on the right, the cash balances do meet
26 the target cash on hand in year five.

27 Mr. Parcels asked why would there not be cash funded capital
28 projects showing in FY 2029 or FY 2030. Mr. Drucis stated that there are
29 cash-funded capital projects, but they are on the growth-related side. He
30 stated that this graph shows revenue requirements for non-growth costs. He
31 stated that the growth-related costs are going to be funded by the system

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1 development charges. Mr. Lunsford asked, to clarify, if the dark blue stack
2 representing proposed revenue was only related to water and sewer charges
3 to customers. Mr. Drucis replied yes. He stated that last presentation, the
4 pro forma for the growth-related fees showed the revenues and costs on the
5 growth-related side. He stated that those costs should be covered by the
6 assumed revenue from those fees or cash balances.

7 Mr. Drucis stated that the next slide showed scenario 2A for water,
8 which proposes that 2/3 of the CIP each year, on average, is debt-funded.
9 He noted that the graph on the left side shows that the cash funded capital
10 projects stack has gotten smaller because those would now be going to debt
11 issuances. He stated that the light blue stack above it shows the new debt
12 service coming on as a cost. He mentioned that the system development
13 charge shortfall has been shaved down as well. He stated that this scenario
14 proposes 17% increases for the first three years, and 3% increases for the
15 remaining two years. He noted that the graph on the right shows that the
16 cash balance does meet the target by the end of the fifth year.

17 Mr. Parcels asked what the assumption is with regard to debt service
18 for those couple of years. Mr. Drucis replied that it is \$20 million in FY 2027,
19 \$20 million in FY 2029. He stated that he can check on the amount, but the
20 debt service issuance goes down in FY 2031. He stated that these
21 recommendations follow Davenport's recommendations in the last analysis,
22 based on the current costs of the system. Mr. Parcels asked what rate is
23 being assumed on this kind of debt. Mr. Lunsford replied that the assumption
24 was 5%. Mr. Parcels asked if it would be 20 years at 5%. Mr. Drucis replied
25 that he would double-check the numbers. Ms. Palmer asked how much
26 RWSA is getting percentage wise. Mr. Lunsford replied that he does not
27 know if it has reached 5% yet, but he will check their last issuance and follow
28 up.

29 Mr. Parcels asked if the 20 years at 5% was for a bond issuance.
30 Mr. Drucis replied yes. Mr. Parcels asked what the rate would be if the ACSA
31 had a line of credit. Mr. Lunsford replied that he does not know if a line of

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1 credit would be appropriate for capital-related expenditures. He stated the
2 useful life for the assets the ACSA proposes to finance is 20-30 or even 60
3 years. He stated that the ability to spread those costs over time makes
4 sense. He mentioned that the ACSA has been in an incredibly fortunate
5 position to be able to cash fund its capital program for so long. He stated that
6 this is new to the ACSA, with the exception of debt service issuance in 2010
7 for a large project. He noted that there are very few utilities that NewGen has
8 worked with, that have been able to cash fund as long as the ACSA has. Mr.
9 Drucis stated that it is very rare to see a utility with no current debt.

10 Ms. Swanson asked if Virginia has an authority that helps entities
11 with getting a good rate on these types of large capital investments. Mr.
12 Lunsford replied that the Virginia Resource Authority (VRA) has programs
13 where authorities, cities, counties, or towns, can borrow through their
14 issuances. He noted that in 2021, the VRA helped the ACSA refinance the
15 Build America Bond that was issued in 2010 to lower the interest rate on the
16 outstanding debt. He mentioned that in conversations with Davenport, VRA
17 is going to be an avenue that the ACSA explores if given direction from the
18 Board. He added that Davenport will also evaluate issuing in the public
19 market where the ACSA will be rated and issue debt, similar to RWSA and
20 the County.

21 Ms. Palmer stated that the ACSA does not really deal with any of the
22 large infrastructure like most other authorities in the state. She stated that
23 this particular period, the ACSA is building the new Avon Operations Center,
24 which is a very large project. She asked if the ACSA anticipated going back
25 to having smaller CIPs like they used to, or if there were other large projects
26 on the horizon that she is not thinking about. Mr. Lunsford replied that the
27 10-year CIP is large. Mr. Lynn stated that they are beginning to see projects
28 that are much larger than previous projects. He stated that the Airport Trunk
29 Sewer project, which is a full capacity growth-related project, is an example.
30 He stated that it is also very expensive to extend sewer into existing
31 neighborhoods like Buckingham Circle and Bellair. He mentioned that it is

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1 easy to see an \$8-\$10 million project, which is probably four times the size
2 of some of the projects five years ago. He stated that he does not know if
3 they will be able to go back to those smaller CIPs each year. Mr. Drucis
4 added that the only control the ACSA has over debt funding is with its own
5 CIP. He noted RWSA's debt service on the chart and the purchase of water,
6 which makes up a large portion of the ACSA's cost and cannot be debt
7 funded.

8 Mr. Drucis moved on to scenario 2A for the sewer side. He stated
9 that with this scenario, again, 2/3 of the CIP is assumed to be debt funded.
10 He stated that not much changes on the sewer side because most of the
11 sewer capital projects are on the growth side. He stated that any expenses
12 incurred are assumed to be covered by growth-related fees or reserves. He
13 noted that if they are not, there will be a system development charge
14 represented by the light blue line. He noted the light blue line did disappear
15 in the fifth year with this scenario because there is more debt funding for the
16 CIP and those expenses are smoothed over a 20-year period. He stated that
17 there is a 3% increase for the five-year planning period to meet the target
18 cash on hand by the fifth year.

19 Mr. Drucis stated that he would now move to scenario 2B shown on
20 the next couple of slides. He stated that it is the same CIP funding scenario
21 as 2A, but the rate increases are smoothed out. He stated that on the water
22 side, they are assuming a 14% increase each year for the five-year planning
23 period. He noted that there are some deficits in the beginning but by the end
24 of the fifth year there is a surplus, and they are able to get the cash balance
25 back to the target cash on hand. He mentioned that this scenario does allow
26 for less of a rate shock in the beginning.

27 Mr. Parcels asked how the proposed revenue line for this scenario
28 exceeds that of the 2A scenario. Mr. Drucis stated that the proposed revenue
29 line in scenario 2B gets higher because the 14% is compounding on itself. He
30 stated that by having a smooth rate increase for five years, it will be slightly
31 higher but there are some bigger deficits in the beginning. Mr. Parcels noted

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1 that the slide on the next table that breaks down the scenarios in actual costs
2 shows that the 2B scenario is lower. Mr. Drucis replied that this is because
3 the table only shows the first year, FY 2027. He stated that scenario 2B
4 assumes a 14% increase in the first year, while scenario 2A assumes a 17%
5 increase in the first year.

6 Mr. Drucis stated that scenario 2B for sewer is the same as scenario
7 2A for sewer, because most of the capital costs are growth-related. He stated
8 that this scenario assumes a 3% increase each year for the five-year
9 planning period, with cash balances meeting the target cash on hand in year
10 five.

11 Mr. Drucis stated that the next slide shows the monthly bill impact of
12 each scenario for year one. He stated that the chart shows three different
13 users – small users, which are the 25th percentile for residential customers,
14 median users, and large users, which are the 50th and 75th percentile
15 respectively. He noted that with scenario 1, the median customer would see
16 about a \$12 bill increase, a \$6.55 bill increase for scenario 2A, and a \$5.61
17 increase with scenario 2B. Ms. Swanson asked if the three users
18 represented in the graph correspond to the ACSA's current tiered rate
19 structure. Mr. Drucis replied yes.

20 Mr. Drucis moved to the next slide showing the FY 2027 combined
21 monthly bill comparison. He noted that they used mostly counties local to the
22 area or similar demographics for the comparison. He stated that the ACSA,
23 at the current rate structure, falls towards the lower part of the graph. He
24 mentioned that with the two debt funded CIP scenarios, the ACSA would
25 move closer to the middle. He added that with the cash funded CIP scenario,
26 the ACSA would be on the upper end of the graph. Ms. Palmer asked if they
27 could add Greene County to the comparison in the future. Mr. Drucis replied
28 yes.

29 Mr. Drucis stated that in terms of next steps, they will be refining the
30 revenue requirements and the cash vs. debt funding recommendations
31 before the next presentation. He stated that they will also be developing

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1 more user rate and growth-related capital charges recommendations bases
2 on any changes that may occur.

3 Ms. Swanson asked if it is possible to get a monthly bill impact
4 scenario for multi-family homes. Mr. Drucis stated that they can include that
5 in their next presentation. Mr. Lunsford asked Ms. Swanson if she was
6 referring to how these rate changes impact apartment complexes. Ms.
7 Swanson replied yes.

8 Mr. Parcels stated there were several more pages in the
9 presentation after the conclusion that illustrate projected water and sewer
10 rates scenarios for the five-year period. Mr. Drucis replied that they are
11 supplemental, but they should just reflect the percentages. Mr. Parcels
12 stated that this is where his question comes in. He stated that the 2B
13 scenario shows a lower rate, even after the end of the five years. He stated
14 that, in his mind, this contradicts the scenario 2B graph from earlier. Mr.
15 Drucis stated that he would double-check the numbers.

16
17 8. Facilities Condition Assessment Update

18 Mr. Lynn stated that he wanted to highlight that this presentation
19 (Attached as Pages_____) was a collaborative effort between the
20 maintenance and IT staff. He stated that he would speak to the purpose of
21 the assessment, followed by the approach that they took, recommendations
22 for each facility, and then next steps.

23 Mr. Lynn stated that in January 2024, ACSA learned of the flooding
24 at the Rivanna Pump Station. He stated that the Rivanna Pump Station
25 serves about 60% of the ACSA's public utility customers and average daily
26 flows are about 5 million gallons per day (MGD). He stated that the ACSA
27 decided to figure out how to avoid this from happening at one of its facilities,
28 which led to the facilities condition assessment. He mentioned that the focus
29 of the project was to identify any deficiencies or issues at critical pump
30 stations and have the consultant issue recommendations to improve those
31 sites and provide associated costs and prioritizations.

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1 Mr. Lynn stated that the ACSA maintenance and IT staff, along with
2 the consultant, made site visits to eight of the ACSA's facilities – five sewer
3 pump stations and three water pump stations. He stated that during those
4 site visits, they interviewed ACSA staff that operate and troubleshoot these
5 facilities on a daily basis. He mentioned that those interviews gave them an
6 idea of what issues are experienced and the problems that are evident at
7 each site. He stated that the consultant also reviewed the SCADA data to
8 look at pump run times, flows into the facilities, and any capacity-related
9 challenges. He noted that PLC (programmable logic controller) programming
10 was reviewed and evaluated to ensure they were operating as intended. He
11 added that as part of this process, the consultant also performed life cycle
12 evaluations of existing pumps, VFDs (variable frequency drive), and
13 generators.

14 Mr. Lynn stated that he would now go through each of the eight
15 facilities, beginning with the North Fork Regional Pump Station (NFRPS). He
16 stated that the NFRPS was constructed in 2012 and has a capacity of 5.3
17 MGD. He stated that the big issue identified at this pump station was the
18 need to replace the existing VFDs. He mentioned that the pump station has
19 four pumps, and each pump has a VFD. Mr. Parcels asked if a VFD has a
20 useful life of only 10-12 years. Mr. Lynn replied that he believes it is around
21 10-15 years. He noted that they are also having problems finding
22 replacement parts for the VFDs. He stated that in addition to the VFDs, some
23 of the instrumentation will need to be replaced as well. He stated that this
24 would include items like the pump float controls, level transmitters, and flow
25 meter. He added that NFRPS is by far the largest and most critical facility
26 that the ACSA has, thus it is critical to do everything they can to prevent a
27 negative occurrence. He stated that out of the four pumps at the station,
28 pump four was rebuilt in 2024, pump two is scheduled for service this fiscal
29 year, and pumps one and two are recommended for rebuilds.

30 Ms. Swanson stated that she recalls RWSA's pump station failure
31 was related to a transducer issue. She stated that she did not know if the

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1 ACSA had anything like that in its facilities and asked if that was similar to
2 the pump float control. Mr. Lynn replied that they want to ensure the float
3 controls and level transmitters are operating correctly because that is the
4 information that relays to the PLC and tells the pumps when to turn on, ramp
5 up, ramp down, and turn off. He stated that the last recommendation for this
6 site is to remove and service the grinder. He stated that the grinder is
7 immediately upstream of the wet well and every bit of flow that goes into the
8 pump station passes through the grinder, which provides protection for the
9 pumps. Mr. Morrison added that the transducer at RWSA's facility was an
10 ultrasonic transducer. He noted that all of ACSA's stations use submersible
11 transducers and a backup system. He noted that the backup system works
12 on an air pressure differential.

13 Mr. Lynn stated that the next facility is the Camelot Wastewater
14 Pump Station. He stated that this station was also built in 2012 as part of the
15 North Fork project. He stated that it has a smaller capacity of 3.4 MGD. He
16 mentioned that one of the challenges they faced with this site from the
17 beginning was drainage down the access road that leads to the pump
18 station. He stated that pump two has already been serviced and rebuilt, so
19 pumps one and three are recommended for rebuild as well. He mentioned
20 that they also have a recommendation to replace the PLC and OIT. He
21 stated that OIT stands for operator interface terminal, which is the
22 touchscreen on the panel at the pump station. He added that some of these
23 items will be handled as a CIP project, which he will mention later on in the
24 presentation, but a lot of them will be handled in-house by the IT and
25 maintenance staff.

26 Mr. Lynn moved to the third facility- the Georgetown Green
27 Wastewater Pump Station. He stated that this site is located between the
28 Georgetown Green neighborhood and Albemarle High School (AHS). He
29 mentioned that the pump station was constructed in 2005 and has a pretty
30 small capacity of about 0.2 MGD. He stated that they identified the need for
31 PLC and OIT replacement at this facility. He noted that more importantly,

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1 and more related to RWSA's issue, is that the pumps are below grade at this
2 facility. He stated that there is one sump pump below grade and the
3 recommendation was to install a redundant sump pump. He stated that in
4 addition to the redundant pump, there is also a recommendation to get the
5 lower-level sump pump and the grinder connected to the SCADA system.

6 Mr. Parcels stated that there is no mention of generators and asked
7 if everything is good with those in terms of maintenance or issues. Mr. Lynn
8 replied that there were no issues found during the assessment with regard
9 to generators. Ms. Swanson stated that this is the pump station that has
10 historically had issues with the flushable wipes. Mr. Lynn replied yes. He
11 mentioned that the pump station has a grinder that was installed a number
12 of years ago, but that grinder status is not in the SCADA system. Ms.
13 Swanson asked if communication efforts about the wipes have been
14 productive. Mr. Morrison stated that he has not heard of any recent issues.
15 He stated that the communitors project helped to address the wipes issue
16 before they reach the pumps. Mr. Lynn added that the grinder takes care of
17 any and all things. Ms. Swanson stated that this is lovely but asked if it is
18 possible to continue to remind people not to flush the wipes. Ms. Palmer
19 stated that perhaps they can put a message on the bills. Mr. Lunsford added
20 that they will promote it on social media.

21 Mr. Lynn stated that the fourth sewer pump station is the Peter
22 Jefferson Place Wastewater Pump Station. He stated that the only
23 recommendation at this site was to address some settlement that has
24 occurred adjacent to an electrical transformer within the fence line. He
25 mentioned that they are looking at coordinating with Dominion Energy to
26 resolve that issue. He noted that the pumps at this station were upgraded in
27 2020, so they will look at scheduling a rebuild of those in the 2028-2030
28 timeframe. Ms. Swanson stated that, as she recalls, the pumps were made
29 smaller because they did not see the growth. Mr. Lynn stated that when the
30 pump station was constructed in the early 2000s, it was oversized with the
31 expectation of significant growth. He noted that the growth did not and still

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1 has not happened. He stated that when the upgrades were done in 2020,
2 the infrastructure footprint remained the same, but they were able to go down
3 in pump size. He added that they do have the ability to increase the pump
4 size if necessary. Ms. Swanson asked if they would keep what had already
5 been installed. Mr. Lynn replied that it had already reached the end of its
6 useful life. He noted that the third recommendation was to perform a wet well
7 drawdown to determine how the pumps are performing from an efficiency
8 standpoint.

9 Mr. Parcels stated that there is no mention of a VFD issue at the
10 Georgetown Green pump station. Mr. Lynn replied that there is no VFD at
11 that station. He stated that the bigger stations have VFDs to allow the pumps
12 to ramp up and down. He stated that the pumps at a lot of the smaller stations
13 just turn on or off.

14 Mr. Lynn stated that the last of the sewer pump stations is the
15 Glenmore Wastewater Pump Station. He stated that the pumps at this
16 station are below grade, so the big recommendation is to install redundant
17 sump pumps and integrating those pumps and the grinder into the SCADA
18 system.

19 Mr. Parcels stated that overall, the cost for all of the pumps at the
20 various facilities is not quite \$1million, but there is about \$1.1 million
21 allocated in the 10-year CIP. He asked if these expenses were already
22 anticipated or were they new compared to what was forecasted. Mr. Lynn
23 replied that a lot of this was anticipated. He stated that they had developed
24 a 10-year pump station facility program and had an idea of when they would
25 need to rebuild pumps. Mr. Parcels stated that they have done a great job
26 forecasting. Mr. Morrison added that a lot of this information is being added
27 to the ACSA's asset management program, CMMS. He stated that through
28 this study, they have been made aware of a lot of manufacturer
29 recommendations regarding rebuilding and replacement schedules. He
30 stated that the assessment solidified what the staff has already been able to
31 project over the 10-year period.

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1 Mr. Parcels stated that he wonders if stuff builds up on the
2 submersible transducers over time and reduces their sensitivity. Mr.
3 Morrison stated that it can happen, but they are able to removed and
4 cleaned. He stated that often times, they are in stilling wells which keeps the
5 solids from impacting the sensor.

6 Mr. Lynn stated that he would now move on to the three water pump
7 stations, all of which are located in the Ashcroft neighborhood. He stated that
8 Ashcroft 1 Water Pump Station is located at the same site as the Pantops
9 tank that is seen in the background of the photo. He noted that the pump
10 station was replaced in 2015 and has a capacity of 0.5 MGD. He stated that
11 the common theme with the Ashcroft pump stations is to ensure the pump
12 rebuilds and motor services are scheduled and upgrading the OIT. He noted
13 that Ashcroft Pump Station 2 and 3 work in series to get the water up the
14 mountain to the Ashcroft upper tank. He noted both pump stations were
15 upgraded in 2022.

16 Mr. Lynn stated that most of the small ticket items will be handled in-
17 house, and a lot of them have already been included in future CIP or
18 operating budgets. He stated, however, that the major items mentioned
19 related to North Fork and Camelot are complex enough that they need to be
20 packaged for a CIP project. He stated that at the March meeting when the
21 FY 2027 CIP budget is proposed, there will be a new line item for North Fork
22 and Camelot pump station improvements at about \$450,000.

23
24 9. Resolution of Official Intent to Reimburse Expenditures with
25 Proceeds of a Borrowing

26 Mr. Lunsford stated that this item is being presented in conjunction with the
27 rate study that was just provided, as well as the financial analysis that was
28 done last summer. He stated that within the packet, there is a resolution of
29 official intent to reimburse expenditures with proceeds of a borrowing. He
30 stated that if the Board chooses to adopt this, it does not obligate the ACSA
31 to authorize debit in the future. He mentioned that what it does is, it allows

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1 the ACSA to capture costs that are being incurred now until the debt
2 issuance, to reimburse the ACSA for those costs. He noted that the Board
3 has mentioned the Avon Operations Center a number of times, which is an
4 \$18 million dollar project. He stated that they have already spent \$10 million
5 and expect to spend the remaining \$8 million over the next 6-8 months. He
6 noted that if the Board authorizes the resolution and debt is issued in the
7 future, the reserves can be reimbursed through that debt borrowing. He
8 added that they worked with Davenport to craft the resolution and Mike
9 Derdeyn, ACSA attorney, has reviewed it as well.

10 Mr. Parcels asked if there would be any value to consolidating,
11 meaning paying off the initial bond that the ACSA has. Mr. Lunsford stated
12 that they will analyze that. He noted that it ends in 2030, so there is very
13 little interest left to be paid on that issuance as it is mostly principal. Ms.
14 McKeel stated that this process is the same one used for the Albemarle-
15 Charlottesville Regional Jail (ACRJ).

16 ***Ms. Parcels moved to approve the resolution of official intent***
17 ***to reimburse expenditures with proceeds of a borrowing; seconded by***
18 ***Ms. McKeel. The Chair asked for a roll-call vote: Ms. McKeel, aye; Mr.***
19 ***Parcels, aye; Ms. Palmer, aye; Mr. Armstrong, aye; Mr. Roberts, aye;***
20 ***Ms. Swanson, aye.***

21
22 10. Items Not on the Agenda

23 Ms. Palmer stated that she had one comment in response to Ms.
24 Swanson's suggestion earlier about getting the word out about flushable
25 wipes. She stated that she wonders if Tim Brown, or whoever on the staff
26 may handle this, to write something up about flushable wipes, and ask the
27 County to include it in their social media postings quarterly or every six
28 months or so. She stated that those downstream of us that are taking water
29 out do not have the wonderful GAC system. She stated that to be kind to
30 our neighbors and the environment, it would be helpful to have short
31 statement and work with the County to push that out. Mr. Roberts asked if

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1 that would include facial tissues as well. Ms. Palmer replied that she
 2 believes so. She stated that she never looked those up, but she does know
 3 about the flushable wipes. Mr. Lunsford stated that they will look for ways
 4 to amplify that message and asked the Board if they would be ok with the
 5 ACSA using witty, funny messaging. Ms. Palmer and Ms. McKeel both
 6 agreed that they would be ok with it. Ms. McKeel added that it will get
 7 people's attention. Ms. Swanson stated that she also feels the messaging
 8 should be around the public's investment in the infrastructure and making
 9 that more apparent to them.

10 Ms. McKeel stated that Albemarle High School students are very
 11 environmentally focused and have several committees around that. She
 12 stated that she would reach out not only to the County but Albemarle County
 13 Public Schools as well, to perhaps get some attention through the
 14 Albemarle High School. She added that the Jack Jouett district also has the
 15 Hydraulic Citizens Advisory Committee that meets every month and has a
 16 representative from Georgetown Green, so perhaps some of this
 17 information can flow through that committee.

18 Ms. Swanson stated that, to piggy-back on Ms. McKeel's suggestion,
 19 there is an AHS student that is amazing at covering the building process for
 20 Center II. He stated that he does a weekly report and he is on Instagram.
 21 Ms. McKeel stated that it is an energized population that is very
 22 environmentally conscious and the ACSA should tap into that demographic.

23

24 11. Executive Session – Executive Director's Mid-Year Review

25 The Chair read a Resolution to enter into Executive Session
 26 pursuant to Virginia Code §2.2-3711 A (1) to discuss a personnel matter
 27 (Attached as Page _____).

28 ***Ms. Palmer moved to approve the resolution as presented***
 29 ***to the Board; seconded by Mr. Parcels. The Chair asked for a roll-call***
 30 ***vote: Ms. McKeel, aye; Mr. Parcels, aye; Ms. Palmer, aye; Mr.***
 31 ***Armstrong, aye; Mr. Roberts, aye; Ms. Swanson, aye.***

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: March 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 February are attached for your review.

DISCUSSION:

- Water consumption for the month of January decreased 3.0% compared to December. Water consumption for the month of January 2026 compared to January 2025 increased 2.6%.
- RWSA's invoice of \$3,005,162 for the month of January was paid on February 10, 2026.
- Unearned water and sewer connection charges totaled \$2,299,332 at month end.
- System connection charge revenue is exceeding budgeted expectations with \$294,590 recognized in February.
- Water and Wastewater revenues for FY 2026 are above budgeted expectations by 1.7%. Please see the water/wastewater trend analysis included illustrating that when adjustment for expected variations in seasonal consumption is considered, revenues are 0.1% more than budgeted expectations.
- Investment update: LGIP's effective monthly yield stands at 3.9%, while PFM's yield to maturity at market is 3.6%, reflecting current market conditions and portfolio performance.
- To fund ongoing ACSA capital projects, ACSA staff directed PFM to liquidate \$5M. \$3M was transferred to the ACSA's operating account with the remaining \$2M transferred to the ACSA's LGIP account.
- Customer Information System (CIS) Update: The ACSA CIS project team was introduced to the SpryPoint project manager and other team members. Both groups are compiling information and establishing the initial build for a formal project kickoff March 31st. This modern CIS provides the framework to enhance our customer and employee experience and aligns with the ACSA's strategic plan.
- In last month's meeting, the ACSA's rate consultant noted that over the last 10 years, the ACSA has seen an approximate increase in the number of customers of about 2% each year. The number of ACSA customers by fiscal year is presented in the ACSA's Annual Comprehensive Financial Report (Table 12, Statistical Section) and reflect changes over the last ten years from 18,764 customers in FY 2016 to 23,064 customers in FY 2025.

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

BUDGET IMPACT: Informational only.

RECOMMENDATIONS: None

BOARD ACTION REQUESTED: None; informational item only.

ATTACHMENTS:

1. Statement of Net Position
2. Year-to-Date Budget to Actual Comparison/Commentary
3. Investment Summary
4. Capacity/System Development Reserves
5. Connection Charges/ERC Analysis
6. Monthly Water and Sewer Charges from the RWSA
7. Monthly Water Consumption
8. Water and Sewer Report; Customer Class Report
9. Major Customer Analysis
10. Water/Wastewater Revenue Trend Analysis
11. Aged Receivables Analysis
12. Check Register

ALBEMARLE COUNTY SERVICE AUTHORITY

STATEMENT OF NET POSITION

February 28, 2026

ASSETS

Cash and cash equivalents	\$ 6,060,721
Accounts receivable	5,822,533
Investments	45,345,303
Capital assets: (net of accumulated depreciation)	208,115,043
Inventory	665,568
Prepays	228,604
Cash and cash equivalents, restricted	<u>568,409</u>
 Total assets	 <u>266,806,181</u>

DEFERRED OUTFLOWS OF RESOURCES

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

Accounts payable	4,134,856
Accrued liabilities	384,724
Compensated absences	2,035,404
Net pension liability	4,150,155
Other post-employment benefits	1,251,493
Unearned connection fees	2,299,332
Long-term debt	<u>3,129,413</u>
 Total liabilities	 <u>17,385,377</u>

DEFERRED INFLOWS OF RESOURCES

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

250,749,918

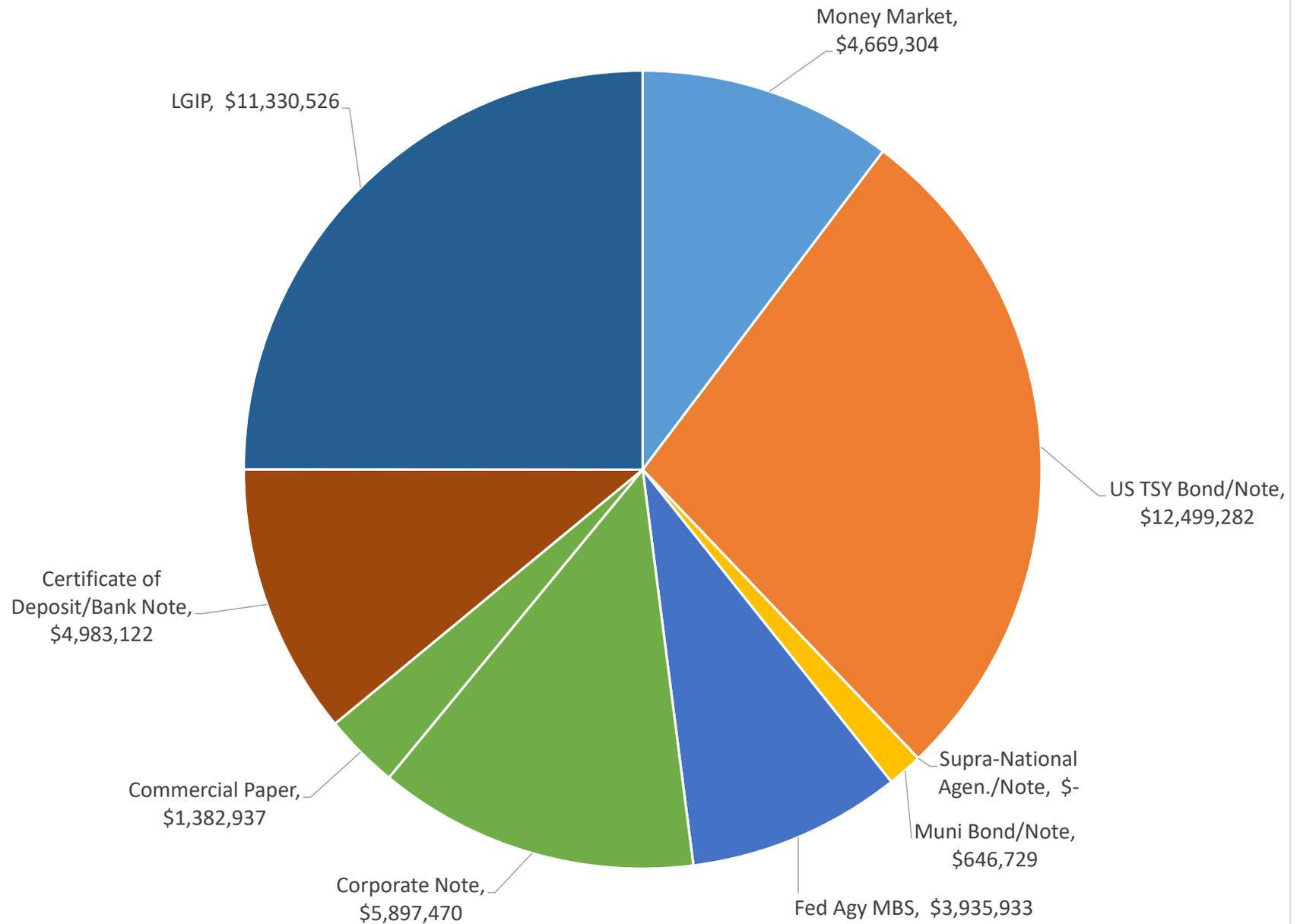
ALBEMARLE COUNTY SERVICE AUTHORITY
For the One Month Ending February 28, 2026

	Budget FY 2026	Budget Year-to-Date 2026	February Actual Year-to-Date	Actual vs. Budget	Variance Percentage
Revenues					
Water Sales	25,260,000	16,840,000	17,127,084	287,084	1.70%
Sewer Service	19,600,000	13,066,667	13,300,258	233,591	1.79%
Total operating revenues	44,860,000	29,906,667	30,427,342	520,675	1.74% A
Operating Expenses					
Purchase of bulk water	(22,697,500)	(15,131,667)	(15,022,796)	108,871	(0.72%) B
Purchase of sewer treatment	(15,256,000)	(10,170,667)	(9,521,612)	649,055	(6.38%) B
Administration	(1,601,400)	(1,067,600)	(969,333)	98,267	(9.20%) C
Finance	(3,436,700)	(2,291,133)	(2,076,276)	214,857	(9.38%) C
Information Technology	(2,259,300)	(1,506,200)	(1,288,366)	217,834	(14.46%) C
Engineering	(2,823,000)	(1,882,000)	(1,694,069)	187,931	(9.99%) C
Maintenance	(5,639,900)	(3,759,933)	(2,962,669)	797,264	(21.20%) C
Total operating expenses	(53,713,800)	(35,809,200)	(33,535,121)	2,274,079	(6.35%)
Operating gain(loss)	(8,853,800)	(5,902,533)	(3,107,779)	2,794,754	(47.35%)
Nonoperating Revenues					
System connection charges	9,400,000	6,266,667	7,563,430	1,296,763	20.69% D
Investment/Interest Income	2,000,000	1,333,333	1,511,232	177,899	13.34% E
Rental income	16,000	10,667	9,724	(943)	(8.84%)
Miscellaneous revenues	726,000	484,000	614,269	130,269	26.92% F
Total nonoperating revenues (expenses)	12,142,000	8,094,667	9,698,655	1,603,988	19.82%
Nonoperating Expenses					
Miscellaneous expenses	(1,337,200)	(891,467)	(23,290)	868,177	(97.39%) G
Bond interest charges	(183,859)	(122,573)	(76,786)	45,787	(37.35%) H
Depreciation	-	-	(3,277,297)	(3,277,297)	0.00% I
Total nonoperating revenues (expenses)	(1,521,059)	(1,014,039)	(3,377,373)	(2,363,334)	233.06%
Capital contributions	-	-	5,198,555	5,198,555	
Change in Net Position	1,767,141	1,178,094	8,412,058	7,233,964	614.04%

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

- A.** Water and sewer revenues were more than budgeted amounts by 1.7%. Consumption through February (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 3.0%. 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 charge revenue is higher than the budgeted amount. Connection charge revenue is 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

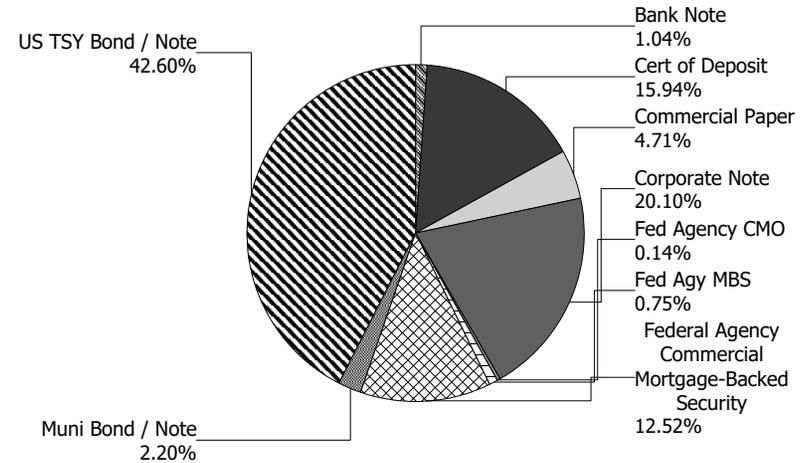
For the Month Ending **February 28, 2026**

ACSA OPERATING FUNDS - 03100100

Account Summary

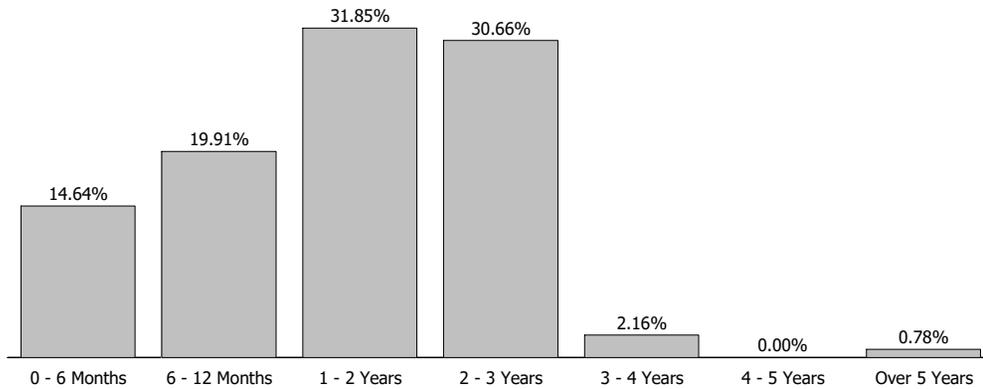
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	12,400,000.00	12,499,281.78	42.60
Municipal Bond / Note	640,000.00	646,728.64	2.20
Federal Agency Mortgage-Backed Security	223,645.72	219,038.71	0.75
Federal Agency Commercial Mortgage-Backed Security	3,706,804.19	3,674,594.39	12.52
Federal Agency Collateralized Mortgage Obligation	45,364.82	42,300.47	0.14
Corporate Note	5,850,000.00	5,897,469.99	20.10
Commercial Paper	1,400,000.00	1,382,936.80	4.71
Certificate of Deposit	4,675,000.00	4,677,740.36	15.94
Bank Note	300,000.00	305,382.00	1.04
Managed Account Sub-Total	29,240,814.73	29,345,473.14	100.00%
Accrued Interest		252,755.17	
Total Portfolio	29,240,814.73	29,598,228.31	

Sector Allocation



Unsettled Trades **460,000.00** **459,973.32**

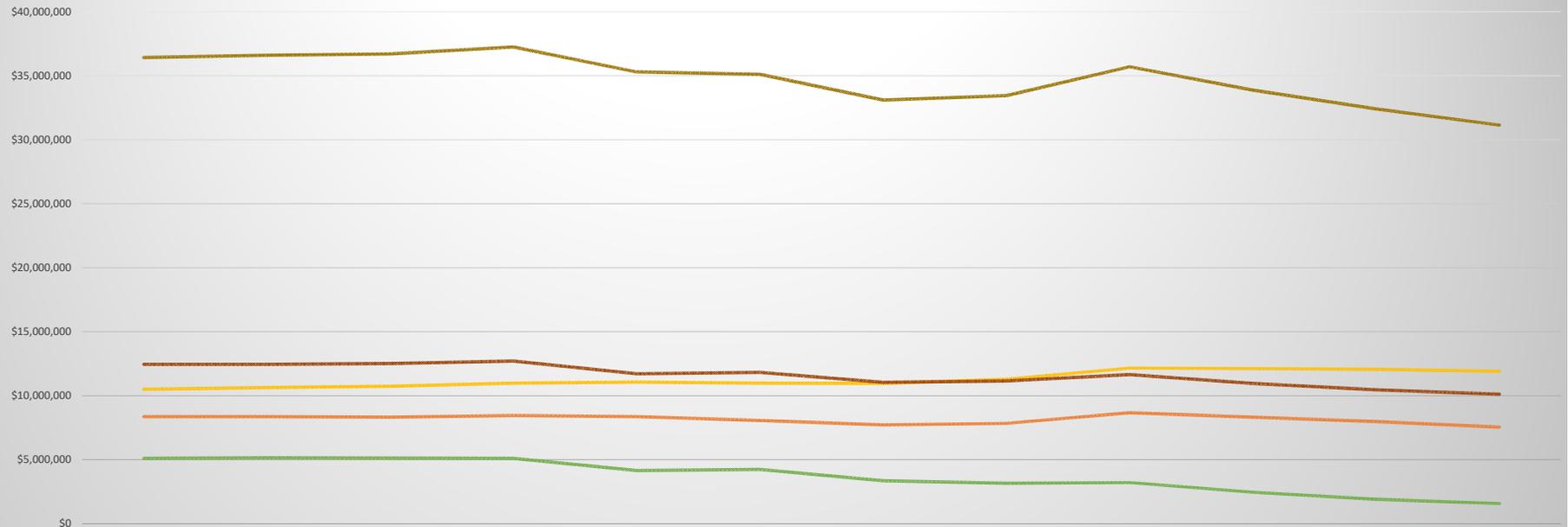
Maturity Distribution



Characteristics

Yield to Maturity at Cost	4.12%
Yield to Maturity at Market	3.61%
Weighted Average Days to Maturity	577

Capacity/System Development Reserves



	3/1/2025	4/1/2025	5/1/2025	6/1/2025	7/1/2025	8/1/2025	9/1/2025	10/1/2025	11/1/2025	12/1/2025	1/1/2026	2/1/2026
RWSA Cap. Chg. Water	8,369,261	8,362,050	8,317,868	8,454,912	8,366,445	8,053,701	7,724,099	7,840,450	8,672,779	8,331,518	7,973,228	7,547,826
RWSA Cap. Chg. WW	10,498,292	10,642,446	10,737,588	10,989,680	11,056,862	10,990,912	10,967,078	11,283,082	12,154,938	12,114,876	12,045,981	11,898,168
ACSA Dev Chg. Water	5,102,615	5,143,116	5,133,949	5,107,291	4,149,925	4,233,830	3,361,126	3,151,901	3,211,138	2,463,390	1,920,531	1,573,303
ACSA Dev Chg. WW	12,452,566	12,452,566	12,510,515	12,696,983	11,714,268	11,825,312	11,043,026	11,163,630	11,661,364	10,960,328	10,464,929	10,124,159
Total	36,422,734	36,600,178	36,699,920	37,248,866	35,287,500	35,103,754	33,095,329	33,439,064	35,700,218	33,870,113	32,404,668	31,143,456

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
January 2026**

Area	January 2026 Monthly Connection Fees	January 2025 Monthly Connection Fees	\$ Change	% Change
Crozet	\$ 60,000	\$ 79,450	\$ (19,450)	-24%
Urban	138,130	232,590	(94,460)	-41%
Scottsville	-	-	-	-
Total Connection fees	\$ 198,130	\$ 312,040	\$ (113,910)	-37%
Through January				
Area	YTD FY 2026 Connection Fees	YTD FY 2025 Connection Fees	\$ Change	% Change
Crozet	\$ 1,173,520	\$ 1,140,140	\$ 33,380	3%
Urban	6,080,890	\$ 3,340,930	\$ 2,739,960	82%
Scottsville	14,430	-	14,430	-
Total Connection fees	\$ 7,268,840	\$ 4,481,070	\$ 2,787,770	62%

Area	January 2026 ERC's	January 2025 ERC's	Change	% Change
Crozet	4	6	(2)	-33%
Urban	9	16	(7)	-44%
Scottsville	-	-	-	-
Total ERC's	13	22	(9)	-41%
Through January				
Area	YTD FY 2026 ERC's	YTD FY 2025 ERC's	Change	% Change
Crozet	79	79	-	0%
Urban	406	230	176	77%
Scottsville	1	-	1	-
Total ERC's - YTD	486	309	177	57%

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
January 2026**

Area	January 2026 ERC's	January 2025 ERC's	January 2024 ERC's
Crozet	4	6	18
Urban	9	16	16
Scottsville	-	-	-
Total ERC's	13	22	34

Through December			
Area	YTD 2026 ERC's	YTD 2025 ERC's	YTD 2024 ERC's
Crozet	79	79	124
Urban	406	230	214
Scottsville	1	-	-
Total ERC's - YTD	486	309	338

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	139,142,866	135,634,117	2.59%	2.63	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	1,107,258,812	1,105,435,313	0.16%	18.34	32.46

Note: Consumption through January 2026 is 0.2% more 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 RWSA Charges	FY 2025 RWSA Charges	Increase (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	3,005,162	2,576,967	\$ 428,195	16.62%
February		2,638,650		
March		2,569,796		
April		2,547,552		
May		2,665,003		
June		2,596,414		
YTD	\$ 21,513,160	\$ 18,351,137	\$ 3,162,023	17.23%

Note: The charges noted above from the RWSA include operating and debt service charges.



Water and Sewer Report

(Volumes in Gallons)

January 2026

Metered by Area:

	Water	Sewer
Crozet	16,391,294	15,138,875
Scottsville	1,052,016	820,590
Urban	121,667,414	108,316,084
Red Hill	32,142	0
Total	139,142,866	124,275,549

Wastewater Flows by Sewer Plant:

Total Urban and Crozet	123,454,959
less Glenmore WRRF	(3,822,734)
Moore's Creek AWRRF	119,632,225
Scottsville WRRF	820,590
Total	120,452,815

Number of Installed Meters:

Urban	7
Crozet	7
Scottsville	0
Total	14

Hydrant Meter Consumption (billed by invoice):

Urban	491,000
Crozet	48,022
Scottsville	0
Total	539,022

Number of Septic-to-Sewer Connections:

Urban	0
Crozet	0
Scottsville	0
Total	0

Estimated Water Loss:

2421 Huntington Rd.-1/03/26	Urban	10,000
1877 Pine Cone Cir.-1/16/26	Urban	60,000
2020 Avon Ct.-1/21/26	Urban	50,000
Total	Total	120,000

Billed Consumption for Selected Customers

	Water	Sewer	Water	Sewer
Virginia Land Holding	172,370	172,370	Boar's Head Inn	550,369
Southwood Mobile Homes	1,307,360	1,870,000	Farmington Inc.	609,182
Turtle Creek Apartments	1,559,125	1,548,982	Westgate Apartments	1,128,291
Blue Ridge Crossing Owner LLC	1,117,688	1,117,688	PR Charger C'ville Holdings-	
Monroe Health & Rehab.	591,538	591,538	Cobalt Ridge Apartments	2,296,165
Sunrise Senior "Colonnades"	830,038	751,074	Four Seasons Apts and Condos	1,958,860
ACRJ	919,710	918,710	Ch'ville/Alb Airport	92,937
Westminster Canterbury	1,390,960	1,390,960	State Farm Insurance-Pantops	24,770
SEMF Charleston -			Hyatt Place at Stonefield	304,105
Commonwealth/Peyton Dr.	1,669,216	1,669,216	Doubletree by Hilton Hotel	518,585
Martha Jefferson Hospital	1,669,988	1,468,363	Arden Place Apartments	589,498
Crozet Mobile Home Village	228,811	228,811	Hilton Garden Inn	202,745
The Home Depot	106,468	106,468	The Blake at Charlottesville	154,767
County of Albemarle	817,501	773,068	The Lodge at Old Trail	222,494
University of Virginia	2,207,830	2,202,287	Gov't-Defense Complex	435,799
Wegmans	326,239	326,239	Harris Teeter Stores (2)	106,808



January 2026

WATER

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	16,711	4,191	196	21,098
Multi-Family Residential	602	56	3	661
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	18,682	4,381	274	23,337
Plus Multiple Units	14,487	854	89	15,430
Total Water Units	33,169	5,235	363	38,767

SEWER

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	14,397	3,923	158	18,478
Multi-Family Residential	571	54	4	629
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	16,047	4,071	224	20,342
Plus Multiple Units	14,062	850	56	14,968
Total Sewer Units	30,109	4,921	280	35,310

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	77,995	12,613	713	91,320
Total Sewer Customers	71,148	11,933	535	83,615

**Albemarle County Service Authority
Major Customer Analysis
January 2026 and December 2025**

	January 2026		December 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
Blue Ridge Crossing Owner LLC	1,117,688	1,117,688	1,013,392	1,013,392	10.29%	10.29%
SEMF Charleston	1,669,216	1,669,216	1,541,462	1,541,462	8.29%	8.29%
Westmisnster Canterbury	1,390,960	1,390,960	1,385,680	1,359,680	0.38%	2.30%
Four Seasons Apts.	1,958,860	1,958,860	1,971,519	1,971,519	-0.64%	-0.64%
ACRJ	919,710	918,710	927,760	617,760	-0.87%	48.72%
PR Charger C'ville Holdings	2,296,165	2,296,165	2,318,935	2,318,935	-0.98%	-0.98%
Southwood Mobile Homes	1,307,360	1,870,000	1,360,970	1,650,000	-3.94%	13.33%
Martha Jefferson Hospital	1,669,988	1,468,363	1,834,287	1,403,771	-8.96%	4.60%
Westgate Apts.	1,128,291	1,128,291	1,242,965	1,242,964	-9.23%	-9.23%
County of Albemarle	817,501	773,068	961,407	894,343	-14.97%	-13.56%
Turtle Creek Apts.	1,559,125	1,548,982	1,835,941	1,827,017	-15.08%	-15.22%
University of Virginia	2,207,830	2,202,287	2,788,727	2,779,622	-20.83%	-20.77%
State Farm	24,770	24,770	102,070	84,686	-75.73%	-70.75%

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
January 2026 and January 2025**

	January 2026		January 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
University of Virginia	2,207,830	2,202,287	1,551,449	1,545,375	42.31%	42.51%
Westminster Canterbury	1,390,960	1,390,960	1,026,250	1,026,250	35.54%	35.54%
SEMF Charleston	1,669,216	1,669,216	1,343,145	1,343,145	24.28%	24.28%
Four Seasons Apts.	1,958,860	1,958,860	1,696,737	1,696,737	15.45%	15.45%
County of Albemarle	817,501	773,068	720,723	622,987	13.43%	24.09%
ACRJ	919,710	918,710	822,160	805,160	11.87%	14.10%
PR Charger C'ville Holdings	2,296,165	2,296,165	2,073,494	2,073,494	10.74%	10.74%
Martha Jefferson Hospital	1,669,988	1,468,363	1,667,072	1,410,833	0.17%	4.08%
Westgate Apts.	1,128,291	1,128,291	1,249,602	1,249,602	-9.71%	-9.71%
Turtle Creek Apts.	1,559,125	1,548,982	1,970,438	1,965,712	-20.87%	-21.20%
Blue Ridge Crossing Owner LLC	1,117,688	1,117,688	1,598,588	1,598,588	-30.08%	-30.08%
Southwood Mobile Homes	1,307,360	1,870,000	1,892,090	1,870,000	-30.90%	0.00%
State Farm	24,770	24,770	46,950	46,523	-47.24%	-46.76%

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 -- January

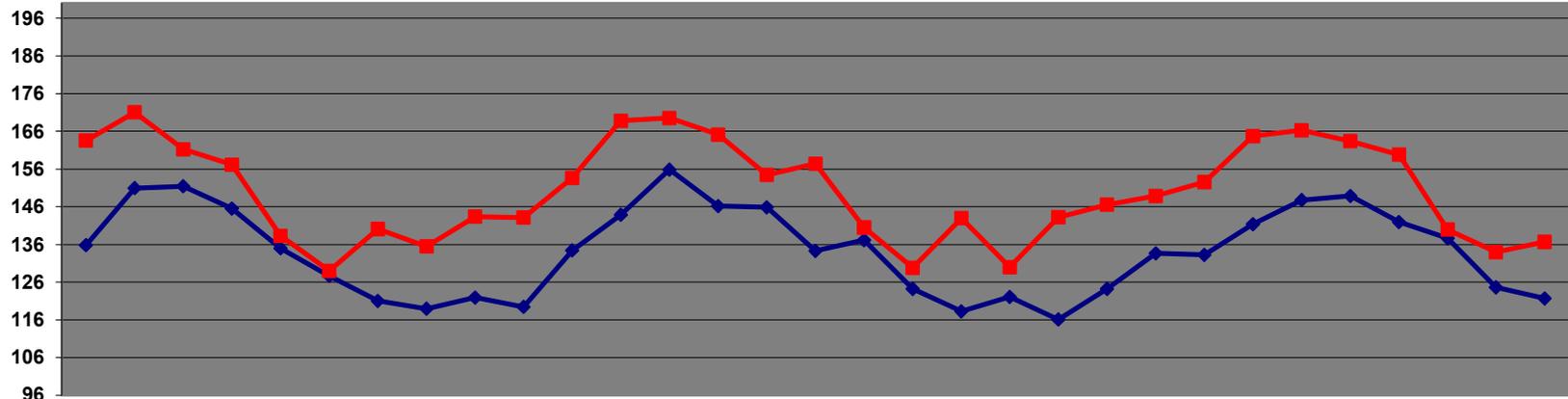
	YTD FY 2026		YTD FY 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
University of Virginia	20,170,543	20,054,440	16,471,196	16,421,812	22.46%	22.12%
Four Seasons Apts.	13,400,413	13,400,413	11,111,496	11,111,496	20.60%	20.60%
SEMF Charleston	11,840,334	11,840,334	9,988,338	9,988,338	18.54%	18.54%
PR Charger C'ville Holdings	16,624,277	16,624,277	14,566,875	14,566,875	14.12%	14.12%
Westmisnster Canterbury	12,197,200	11,375,200	10,876,920	10,256,920	12.14%	10.90%
Martha Jefferson Hospital	17,149,184	10,004,188	16,534,707	9,665,087	3.72%	3.51%
ACRJ	7,291,470	6,158,470	7,032,430	6,098,430	3.68%	0.98%
County of Albemarle	13,772,877	7,405,078	13,413,795	7,366,501	2.68%	0.52%
Westgate Apts.	8,330,573	8,324,969	8,413,482	8,405,882	-0.99%	-0.96%
State Farm	2,922,190	1,974,261	3,189,930	2,309,680	-8.39%	-14.52%
Turtle Creek Apts.	9,700,108	9,537,381	11,205,708	11,172,846	-13.44%	-14.64%
Southwood Mobile Homes	10,672,030	12,239,800	12,334,820	13,660,000	-13.48%	-10.40%
Blue Ridge Crossing Owner LLC	6,801,594	6,801,594	10,607,042	10,507,042	-35.88%	-35.27%

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

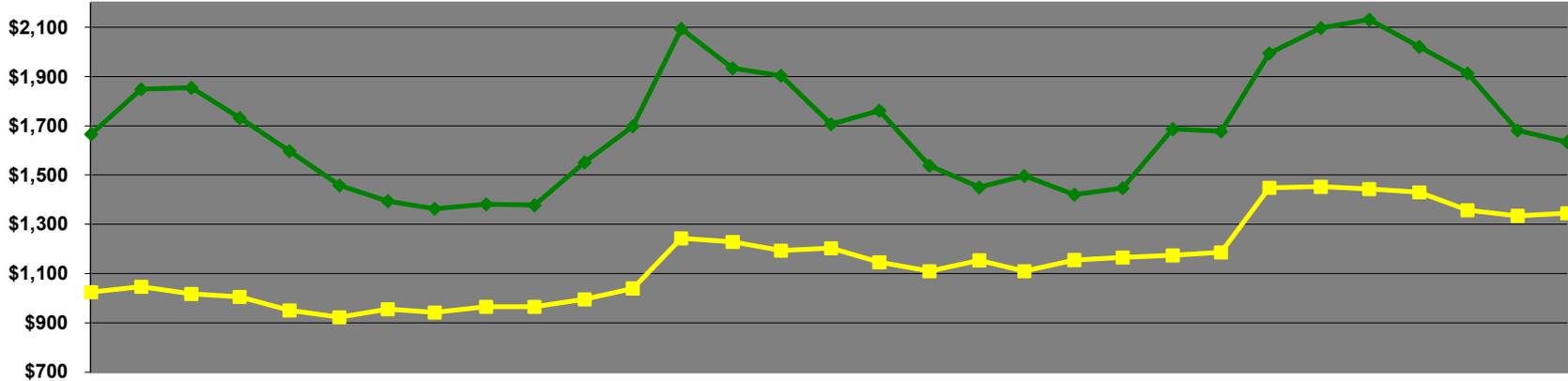
Flows & Usage (in Millions of Gallons)



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26
ACSA Usage	136	151	151	146	135	128	121	119	122	119	134	144	156	146	146	134	137	124	118	122	116	124	134	133	141	148	149	142	138	125	122
RWSA Flows	164	171	161	157	138	129	140	135	143	143	154	169	170	165	154	157	140	130	143	130	143	147	149	153	165	166	163	160	140	134	137
Variance	20%	13%	6%	8%	2%	1%	16%	14%	18%	20%	14%	17%	9%	13%	6%	17%	2%	4%	21%	6%	23%	18%	11%	14%	17%	13%	10%	13%	2%	7%	12%

Charges and Revenues (in Thousands of Dollars)

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

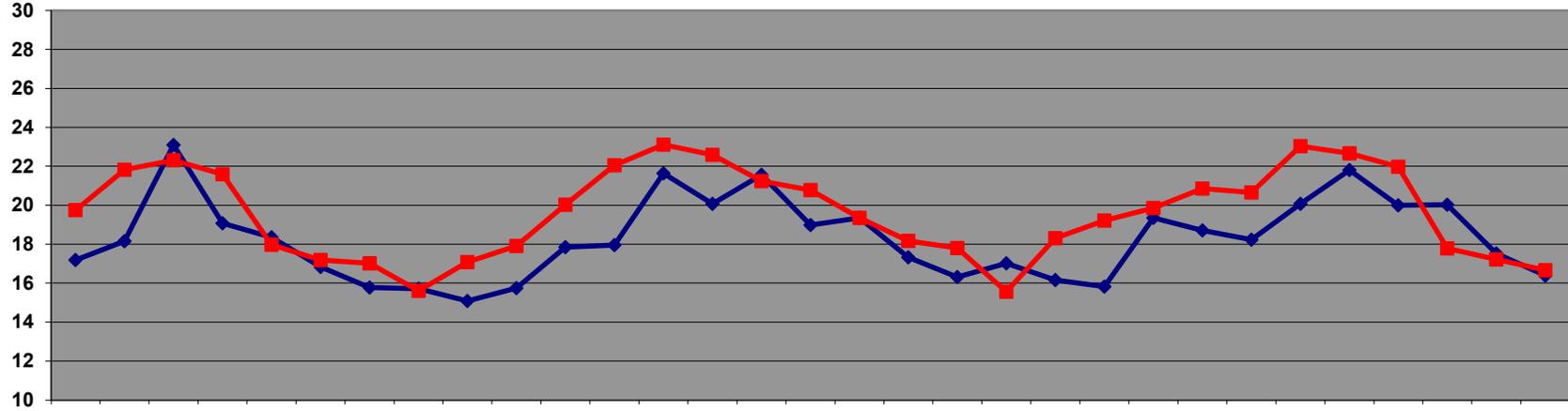


	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26
ACSA Revenue	\$1,66	\$1,84	\$1,85	\$1,73	\$1,59	\$1,45	\$1,39	\$1,36	\$1,38	\$1,37	\$1,55	\$1,69	\$2,09	\$1,93	\$1,90	\$1,70	\$1,76	\$1,53	\$1,45	\$1,49	\$1,42	\$1,44	\$1,68	\$1,67	\$1,99	\$2,09	\$2,13	\$2,02	\$1,91	\$1,68	\$1,63
RWSA Charges	\$1,02	\$1,04	\$1,01	\$1,00	\$950	\$923	\$956	\$942	\$965	\$964	\$995	\$1,04	\$1,24	\$1,22	\$1,19	\$1,20	\$1,14	\$1,11	\$1,15	\$1,11	\$1,15	\$1,16	\$1,17	\$1,18	\$1,44	\$1,45	\$1,44	\$1,43	\$1,35	\$1,33	\$1,34
Difference	\$642	\$803	\$836	\$726	\$648	\$536	\$438	\$421	\$416	\$413	\$556	\$658	\$850	\$705	\$711	\$505	\$616	\$429	\$297	\$387	\$266	\$280	\$513	\$491	\$547	\$644	\$689	\$591	\$556	\$345	\$289
Fiscal YTD Difference	\$0.64	\$1.44	\$2.28	\$3.01	\$3.65	\$4.19	\$4.63	\$5.05	\$5.47	\$5.88	\$6.44	\$7.09	\$0.85	\$1.56	\$2.27	\$2.77	\$3.39	\$3.82	\$4.11	\$4.50	\$4.76	\$5.04	\$5.56	\$6.05	\$0.55	\$1.19	\$1.88	\$2.47	\$3.03	\$3.37	\$3.66

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

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

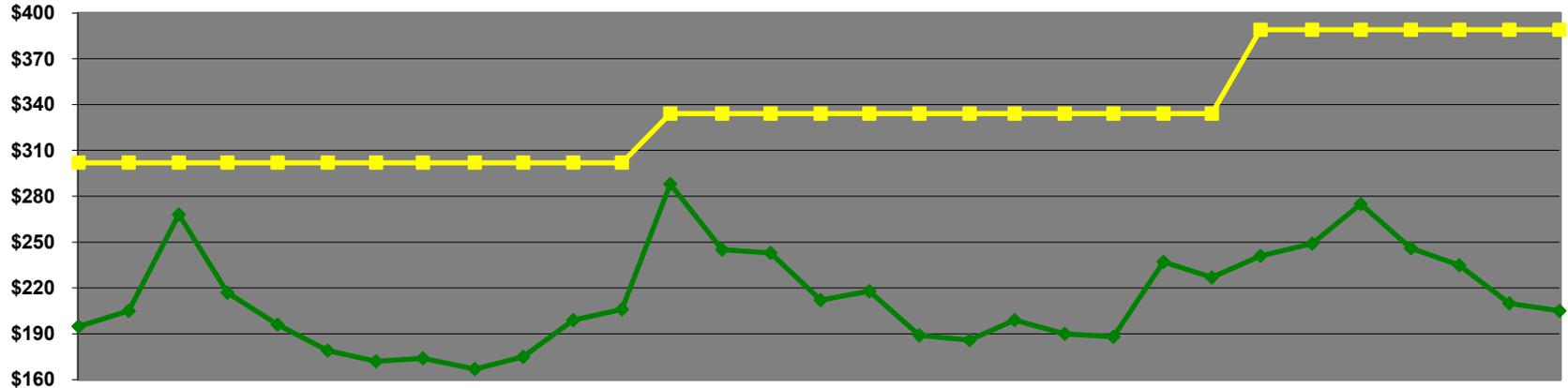
Flows & Usage (in Millions of Gallons)



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26
ACSA Usage	17	18	23	19	18	17	16	16	15	16	18	18	22	20	22	19	19	17	16	17	16	16	19	19	18	20	22	20	20	18	16
RWSA Flows	20	22	22	22	18	17	17	16	17	18	20	22	23	23	21	21	19	18	18	16	18	19	20	21	21	23	23	22	18	17	17
Variance	15%	20%	-3%	13%	-2%	2%	8%	-1%	13%	14%	12%	23%	7%	13%	-1%	9%	0%	5%	9%	-9%	13%	22%	3%	12%	13%	15%	4%	10%	-11%	-2%	2%

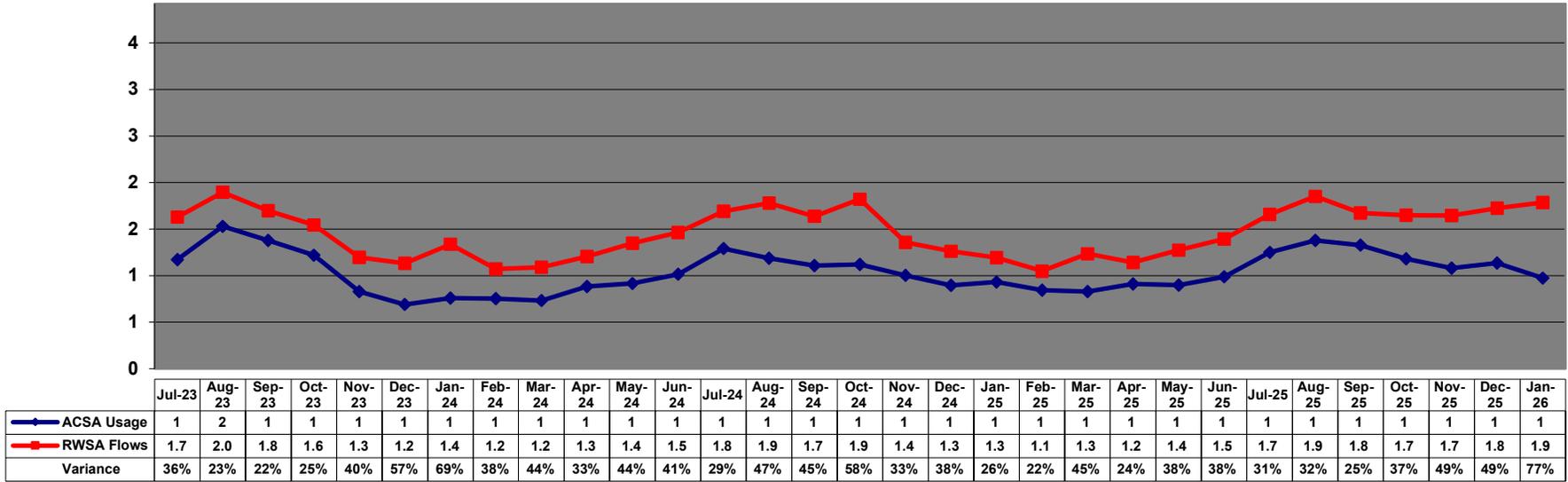
FY 2024, 2025, and 2026 Crozet Water Comparison RWSA Billed Water Charges & ACSA Billed Water Revenues

Charges and Revenues (in Thousands of Dollars)



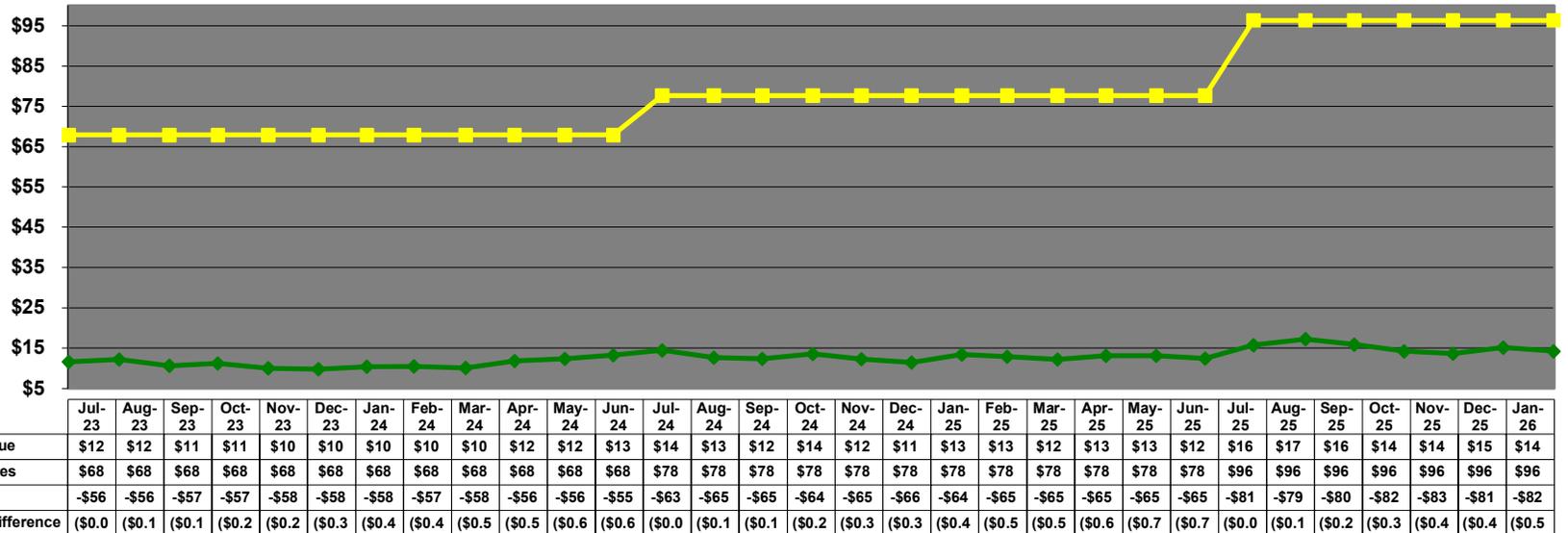
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26
ACSA Revenue	\$195	\$205	\$268	\$217	\$196	\$179	\$172	\$174	\$167	\$175	\$199	\$206	\$288	\$245	\$243	\$212	\$218	\$189	\$186	\$199	\$190	\$188	\$237	\$227	\$241	\$249	\$275	\$246	\$235	\$210	\$205
RWSA Charges	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$302	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$389	\$389	\$389	\$389	\$389	\$389	\$389
Difference	(\$107)	(\$97)	(\$34)	(\$85)	(\$106)	(\$123)	(\$130)	(\$128)	(\$135)	(\$127)	(\$103)	(\$96)	(\$46)	(\$89)	(\$91)	(\$122)	(\$116)	(\$145)	(\$148)	(\$135)	(\$144)	(\$146)	(\$97)	(\$107)	(\$148)	(\$140)	(\$114)	(\$143)	(\$154)	(\$179)	(\$184)
Fiscal YTD Difference	(\$0.1)	(\$0.2)	(\$0.2)	(\$0.3)	(\$0.4)	(\$0.5)	(\$0.6)	(\$0.8)	(\$0.9)	(\$1.0)	(\$1.1)	(\$1.2)	(\$0.0)	(\$0.1)	(\$0.2)	(\$0.3)	(\$0.4)	(\$0.6)	(\$0.7)	(\$0.8)	(\$1.0)	(\$1.1)	(\$1.2)	(\$1.3)	(\$0.1)	(\$0.2)	(\$0.4)	(\$0.5)	(\$0.7)	(\$0.8)	(\$1.0)

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



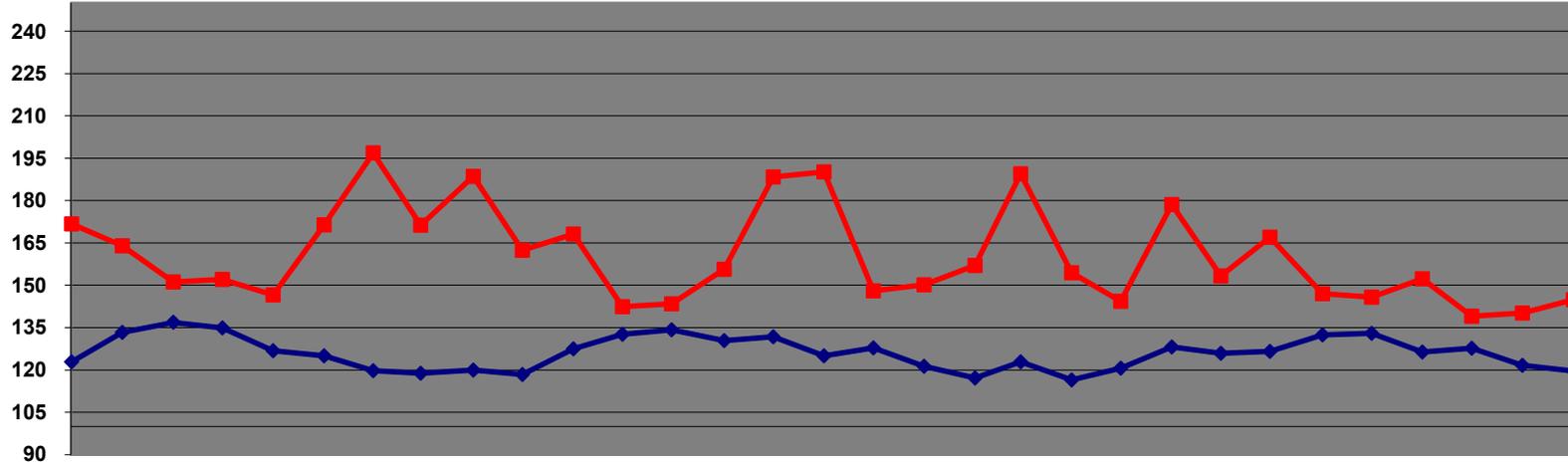
FY 2024, 2025, and 2026 Scottsville Water Comparison
RWSA Billed Water Charges & ACSA Billed Water Revenues

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)



	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	Jan-26
ACSA Usage	123	133	137	135	127	125	120	119	120	118	127	133	134	130	132	125	128	121	117	123	116	121	128	126	127	132	133	126	128	122	120
RWSA Flows	172	164	151	152	147	171	197	171	189	162	168	142	143	156	188	190	148	150	157	189	154	144	179	153	167	147	146	152	139	140	145
Variance	40%	23%	10%	13%	16%	37%	64%	44%	57%	37%	32%	7%	7%	19%	43%	52%	16%	24%	34%	54%	33%	20%	39%	22%	32%	11%	10%	21%	9%	15%	21%

**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)

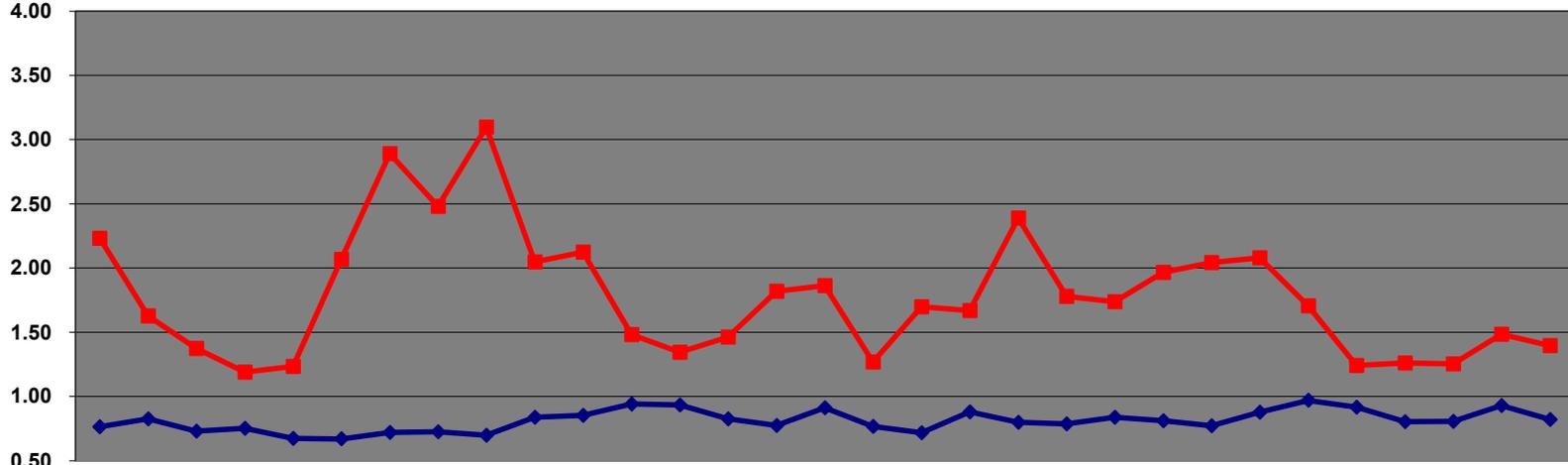


	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26
ACSA Revenue	\$1,39	\$1,51	\$1,54	\$1,48	\$1,43	\$1,41	\$1,35	\$1,34	\$1,35	\$1,36	\$1,43	\$1,50	\$1,64	\$1,58	\$1,58	\$1,50	\$1,54	\$1,47	\$1,42	\$1,48	\$1,40	\$1,46	\$1,55	\$1,50	\$1,65	\$1,73	\$1,73	\$1,66	\$1,66	\$1,58	\$1,57
RWSA Charges	\$925	\$903	\$865	\$868	\$852	\$923	\$998	\$924	\$974	\$898	\$915	\$840	\$931	\$971	\$1,07	\$1,08	\$946	\$952	\$974	\$1,08	\$966	\$933	\$1,04	\$962	\$1,21	\$1,13	\$1,13	\$1,15	\$1,10	\$1,11	\$1,12
Difference	\$473	\$612	\$684	\$620	\$588	\$487	\$358	\$417	\$380	\$463	\$517	\$667	\$713	\$614	\$510	\$425	\$604	\$520	\$449	\$403	\$435	\$532	\$514	\$543	\$440	\$594	\$606	\$505	\$558	\$478	\$443
Fiscal YTD Difference	\$0.47	\$1.09	\$1.77	\$2.39	\$2.98	\$3.46	\$3.82	\$4.24	\$4.62	\$5.08	\$5.60	\$6.26	\$0.71	\$1.33	\$1.84	\$2.26	\$2.87	\$3.39	\$3.83	\$4.24	\$4.67	\$5.20	\$5.72	\$6.26	\$0.44	\$1.03	\$1.64	\$2.15	\$2.70	\$3.18	\$3.62

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

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

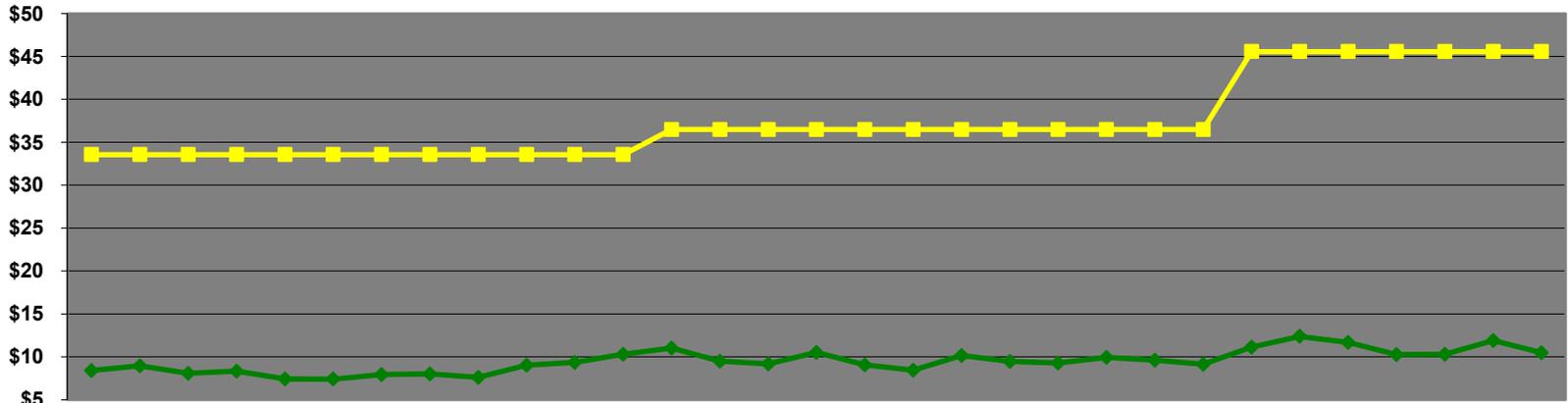
Usage & Flows (in Millions of Gallons)



	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	Jan-26
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	0.82
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	1.40
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%	70%

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	Jan-26
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	\$10.4
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	\$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	-\$35
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	-\$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

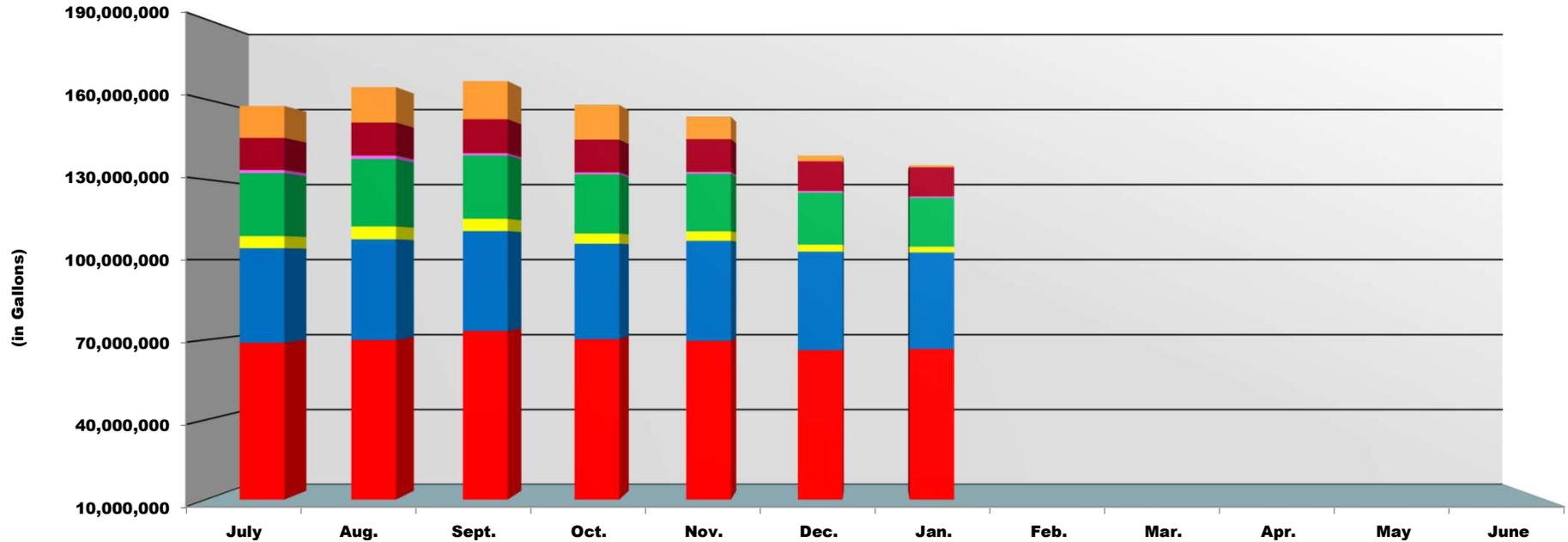
FY 2026												
	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	47,852,952	48,182,425	48,900,560	48,339,047	48,565,752	47,920,052	47,808,680					
Level 2 (3,001 - 6,000 gallons)	16,125,752	16,549,206	17,925,898	16,398,842	16,303,999	14,431,454	14,768,307					
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	2,696,119					
Level 4 (over 9,000 gallons)	4,721,394	5,211,824	6,832,376	6,480,023	4,147,055	1,361,585	1,272,907					
Total	73,017,841	74,539,331	78,929,090	75,877,502	73,205,575	66,446,555	66,546,013	-	-	-	-	-

System-Wide Irrigation Water Usage

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

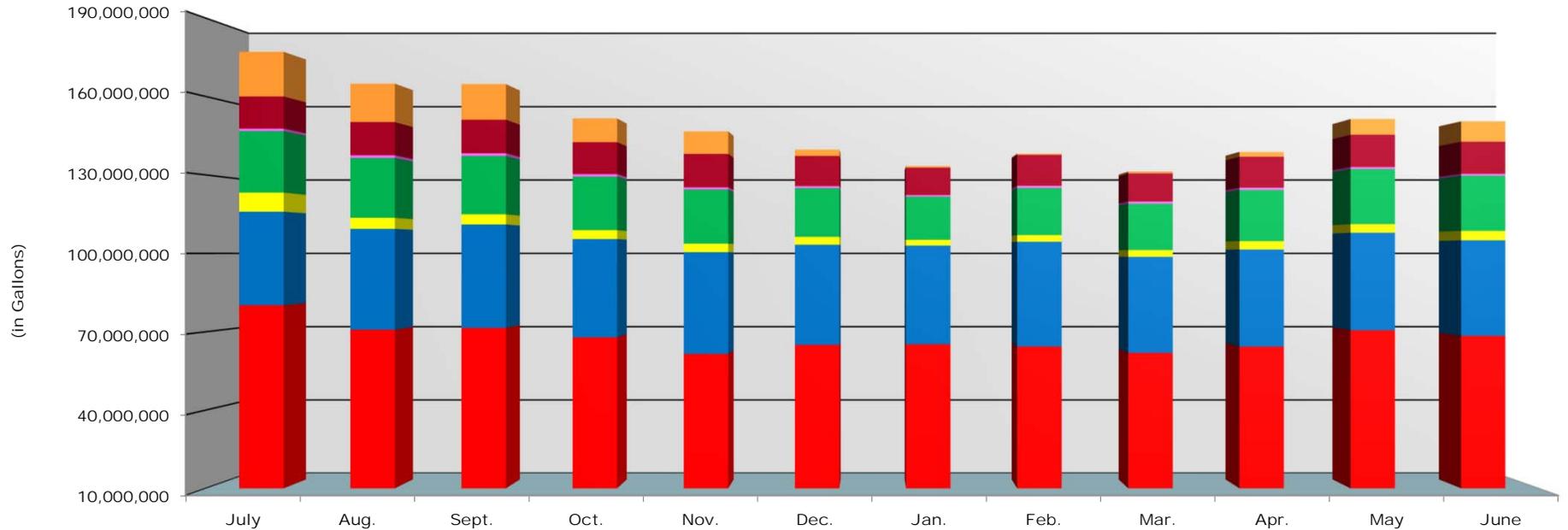
FY 2026	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	107,034	46,597	122,813	128,544	78,074	13,472	1,154					
Level 2 (3,001 - 6,000 gallons)	587,461	221,646	672,477	684,190	477,981	67,227	2,434					
Level 3 (6,001 - 9,000 gallons)	846,814	348,418	976,797	962,180	696,232	86,334	3,308					
Level 4 (over 9,000 gallons)	10,450,496	12,677,741	12,541,506	11,276,491	7,189,571	2,005,905	733,317					
Total	11,991,805	13,294,403	14,313,593	13,051,405	8,441,858	2,172,939	740,213	-	-	-	-	-

Monthly Water Consumption Fiscal Year 2026

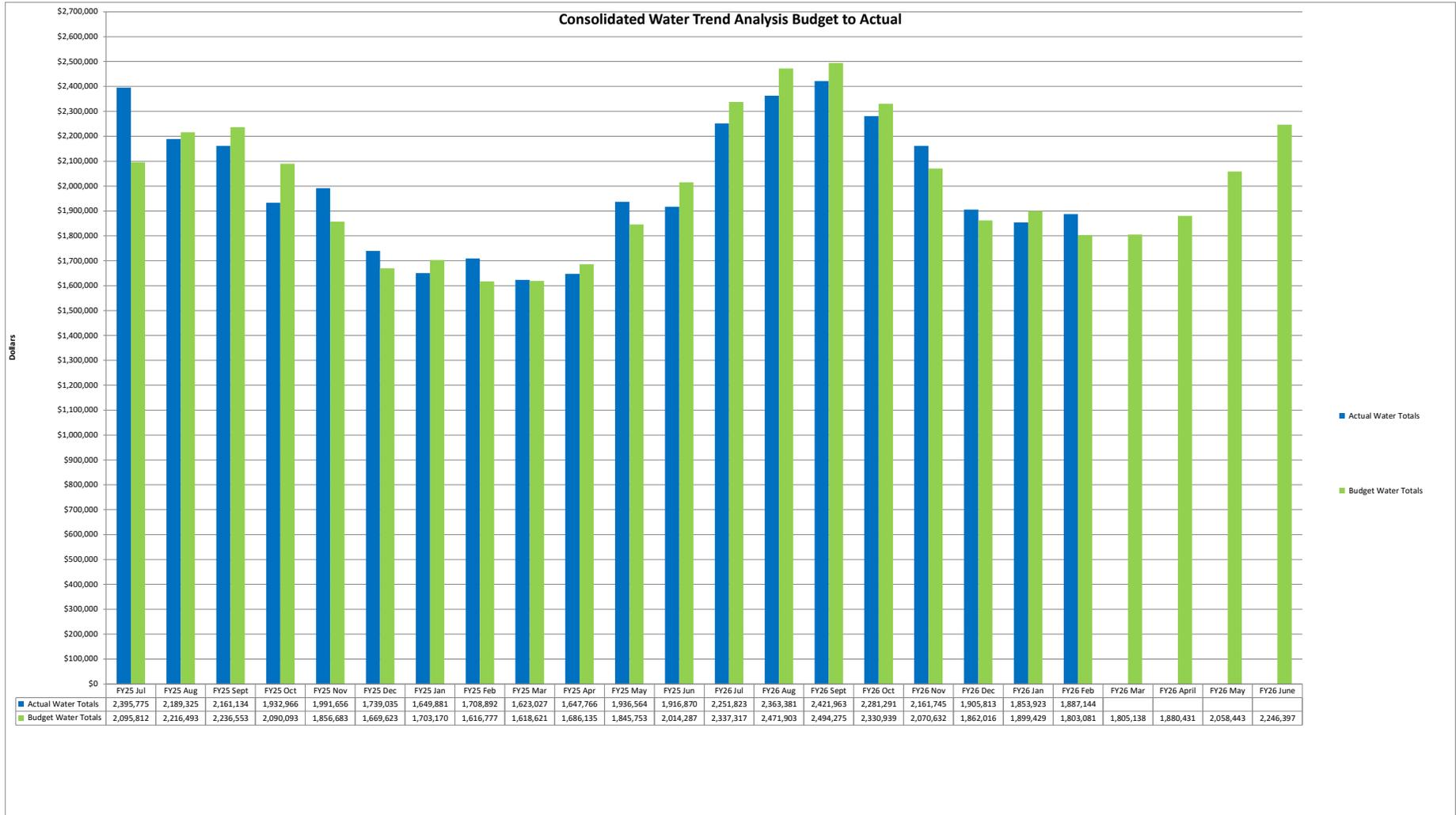


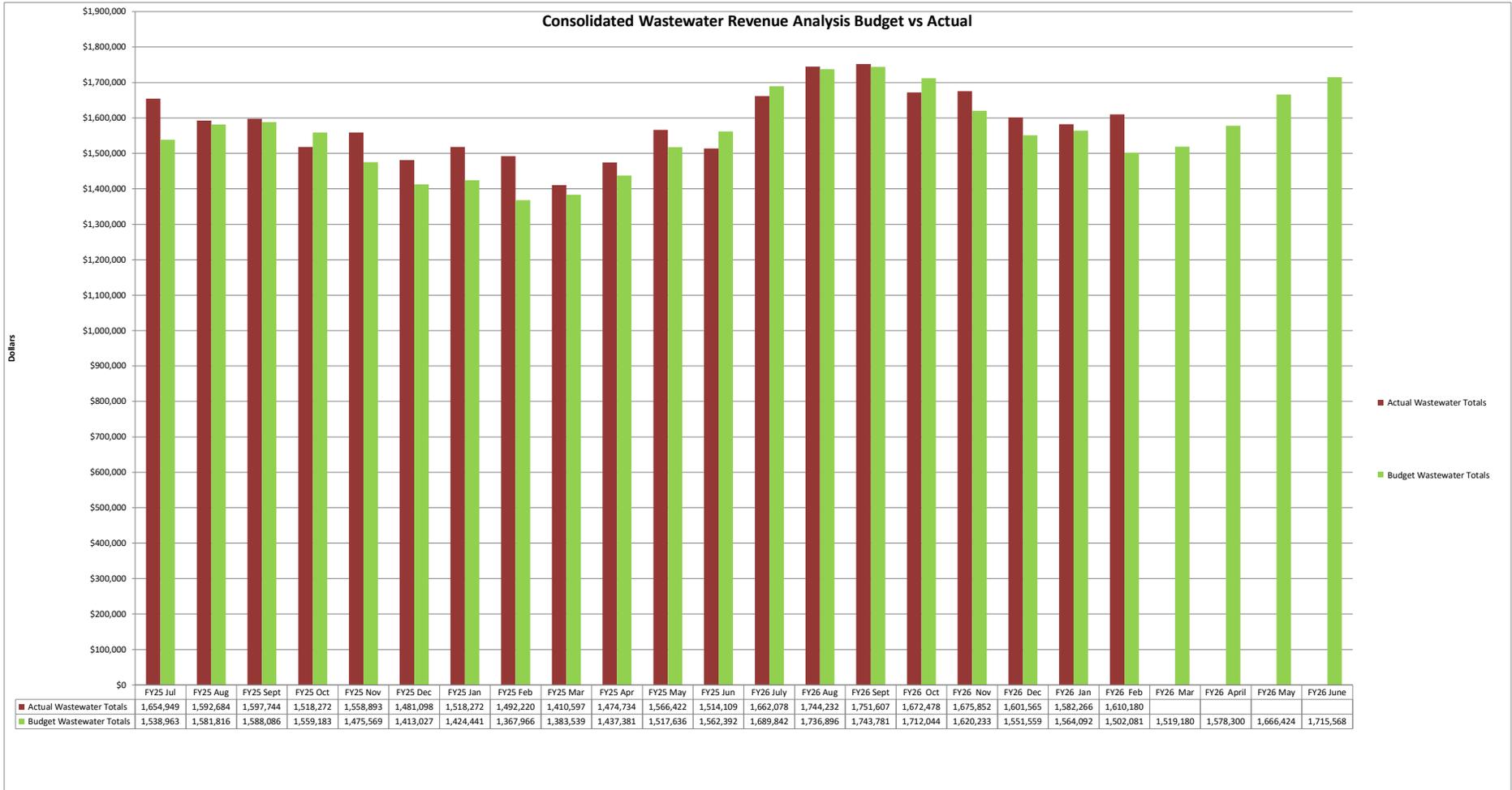
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June
% Irrigation to total	7.61%	8.08%	8.58%	8.26%	5.50%	1.56%	0.55%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Irrigation	11,991,805	13,294,403	14,313,593	13,051,405	8,441,858	2,172,939	740,213	0	0	0	0	0
Institutional - Domestic Consumption	11,998,763	12,363,541	12,757,079	12,250,646	12,287,057	11,116,683	10,948,963					
Industrial - Domestic/Processing less Exclusion	1,150,878	1,228,612	805,432	710,838	685,662	610,393	494,880					
Comm. (Other) - Domestic Consumption	23,606,046	25,290,928	23,724,464	22,164,502	21,574,711	19,479,689	18,302,540					
Offices - Domestic Consumption	4,517,166	4,802,634	4,592,742	3,815,261	3,506,028	2,637,452	2,168,459					
MFR - Domestic Consumption	35,425,568	37,740,832	37,408,623	35,784,274	37,481,920	36,914,974	36,157,326					
SFR - Domestic Consumption	68,864,020	69,898,309	73,304,708	70,200,066	69,592,671	66,077,861	66,533,527					

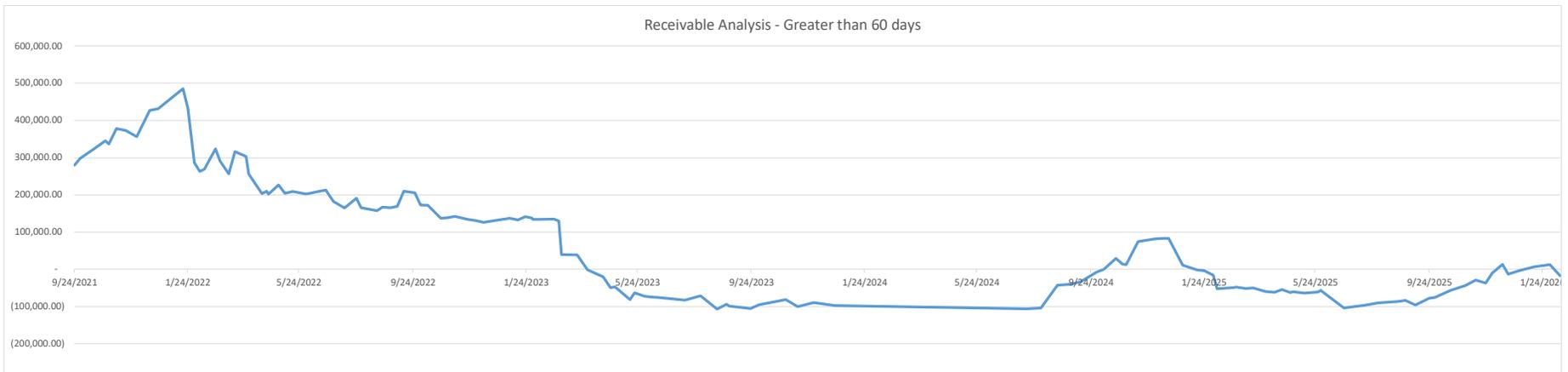
Monthly Water Consumption Fiscal Year 2025



	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
February 2026 Payments

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT	DESCRIPTION OVER \$5,000
703344275	02/10/2026	Rivanna Water & Sewer Authority	3,005,162.01	Water & Sewer Treatment
705256398	02/13/2026	Daniel & Company Incorporated	742,133.53	Avon Operations
ACH	02/13/2026	Payroll	195,733.84	Net Pay
ACH	02/27/2026	Payroll	187,263.70	Net Pay
73360	02/13/2026	SpryPoint Services Inc.	155,300.00	Customer Information System
705255982	02/13/2026	Haymes Brothers Inc	122,342.25	Briarwood Water Main
703344282	02/13/2026	IRS - Federal Tax Deposit	71,420.99	Payroll
705256406	02/27/2026	County of Albemarle	68,612.36	Payroll
705256407	02/27/2026	IRS - Federal Tax Deposit	67,369.97	Payroll
703344281	02/27/2026	County of Albemarle	63,529.96	Payroll
73344	02/13/2026	Michael Baker International Incorporated	49,067.39	Airport Trunk Sewer
706763246	02/25/2026	The Bank of New York Mellon	47,987.92	Debt Service
73334	02/13/2026	Launch! Consulting Incorporated	45,457.00	ERP Update
703344278	02/27/2026	Virginia Retirement System	43,905.98	Payroll
705256403	02/27/2026	Virginia Retirement System	43,905.98	Payroll
73425	02/27/2026	Paymentus Corporation	38,681.66	Transaction Fees
73308	02/13/2026	Dewberry Engineers Incorporated	17,127.56	Avon Operations Center
73354	02/13/2026	RingCentral Inc	16,160.10	Ring Central Annual Fee
73367	02/13/2026	Townwood Property Owners Association	15,400.00	Water Easements
73439	02/27/2026	Zoho Corporation	14,696.00	ManageEngine Renewal
73345	02/13/2026	NewGen Strategies & Solutions	14,475.00	Rate Study
703344283	02/13/2026	Virginia Dept of Taxation	12,623.01	Payroll
73437	02/27/2026	Valley Contracting LLC	11,920.00	Edge Mill and Overlap
705256408	02/27/2026	Virginia Dept of Taxation	11,877.26	Payroll
73408	02/27/2026	JBAK Consulting LLC	11,690.40	Madison Park PS Security
73298	02/13/2026	Bank of America	11,066.75	Supplies & Memberships
73428	02/27/2026	Prism Contractors	10,805.53	Sewer Rehabilitation
73299	02/13/2026	Bentley Systems Incorporated	10,090.93	Software Subscription
73395	02/27/2026	Dewberry Engineers Incorporated	9,367.50	Townwood WM Easement
73311	02/13/2026	Dominion Energy Virginia	9,335.02	Energy
73403	02/27/2026	Fortiline Incorporated	9,163.43	Inventory
73337	02/13/2026	Letterpress Communications LLC	9,110.81	Communications Services
73373	02/13/2026	Verizon Wireless Services LLC	8,568.04	Cellular Service
73343	02/13/2026	Mansfield Oil Company of Gainesville Inc	8,136.61	Fuel
703344280	02/13/2026	VALIC	8,015.06	Payroll
705256405	02/27/2026	VALIC	8,015.06	Payroll
73321	02/13/2026	Fortiline Incorporated	7,036.24	Inventory
73436	02/27/2026	Validos LLC	6,970.00	CIS Services
703344286	02/13/2026	Voya Financial	5,900.19	Payroll
705256411	02/27/2026	Voya Financial	5,843.33	Payroll
73352	02/13/2026	Ramboll Americas Engineering	5,527.00	Crozet Phase 3
73410	02/27/2026	Kaseya US LLC	5,460.10	Backup w/Cloud Subscription
73357	02/13/2026	RSG Landscaping LLC	5,390.55	Landscaping
73314	02/13/2026	EWT Holdings III Corporation	5,113.94	Bioxide
73377	02/13/2026	Zachary D. Zimet	5,100.00	Temporary Easement
73365	02/13/2026	Todd Thorpe	4,950.00	

703344277	02/13/2026	Nationwide	4,896.50
705256402	02/27/2026	Nationwide	4,896.50
73333	02/13/2026	Kimley-Horn & Associates Inc	4,850.00
73368	02/13/2026	TruGrit Traction Inc	4,406.98
73320	02/13/2026	Flora Pettit PC	4,120.00
73312	02/13/2026	Ed's Floor Care Services LLC	3,703.33
73370	02/13/2026	UniFirst Corporation	3,338.29
73427	02/27/2026	PFM Asset Management LLC	3,290.85
73348	02/13/2026	PFM Asset Management LLC	3,282.50
73376	02/13/2026	Whitman, Requardt & Assoc LLP	3,123.23
73309	02/13/2026	Tech Data Corporation	3,086.50
73396	02/27/2026	Tech Data Corporation	3,086.50
73325	02/13/2026	Granicus LLC	2,940.10
73407	02/27/2026	Home Depot Credit Services	2,881.09
73371	02/13/2026	United Rentals (North	2,694.52
73338	02/13/2026	Lowe's	2,569.92
73380	02/27/2026	Amazon Capital Services	2,430.95
73316	02/13/2026	Ferguson Waterworks #7575	2,280.00
73328	02/13/2026	Heritage Crystal Clean LLC	2,162.91
73397	02/27/2026	Dominion Energy Virginia	2,109.19
73416	02/27/2026	Mansfield Oil Company of Gainesville Inc	2,053.32
73307	02/13/2026	Cues Incorporated	1,968.36
73358	02/13/2026	Schnabel Incorporated	1,967.70
703344285	02/13/2026	ACSA Flexible Spending	1,938.72
705256410	02/27/2026	ACSA Flexible Spending	1,938.72
73429	02/27/2026	Rappahannock Electric Cooperative	1,853.57
73444	02/27/2026	Minnesota Life Insurance Co	1,815.92
73366	02/13/2026	Ting Fiber	1,814.31
73375	02/13/2026	Protocol SSD Corporation	1,812.26
703344284	02/13/2026	Flexible Benefit	1,757.00
705256409	02/27/2026	Flexible Benefit	1,757.00
73434	02/27/2026	UniFirst Corporation	1,568.04
73409	02/27/2026	New Virginia Tractor LLC	1,532.89
73347	02/13/2026	Performance Plumbing, Inc.	1,491.86
73442	02/27/2026	Guardian	1,438.32
73293	02/13/2026	Advance Stores Company Inc	1,430.90
73374	02/13/2026	Virginia Utility Protection	1,404.00
73340	02/13/2026	Mailing Services of Virginia	1,391.76
73389	02/27/2026	Comcast	1,303.00
73438	02/27/2026	Whitman, Requardt & Assoc LLP	1,281.25
73304	02/13/2026	City of Charlottesville	1,245.77
705256400	02/09/2026	Energy Earth LLC	1,200.00
73313	02/13/2026	English Construction Company	1,148.69
73356	02/13/2026	Rivanna Water & Sewer Authority	1,066.91
73355	02/13/2026	Rivanna Solid Waste Authority	1,024.00
73386	02/27/2026	Chick-Fil-A	970.21
73372	02/13/2026	University Tire & Auto	936.95
73411	02/27/2026	Leonard Holdings Incorporated	889.98
73330	02/13/2026	Ireland Electric Co.	847.46

73295	02/13/2026	Amazon Capital Services	843.48
703344279	02/27/2026	AFLAC	791.98
705256404	02/27/2026	AFLAC	791.98
73335	02/13/2026	LB Technology Incorporated	737.50
73384	02/27/2026	Indpdnt Bttry Retailers of America	687.62
73327	02/13/2026	Hathaway Solutions LLC	686.91
73393	02/27/2026	J & D Partnership	685.00
73402	02/27/2026	Fisher Auto Parts Incorporated	631.44
73332	02/13/2026	Michael Juers	607.30
703344276	02/27/2026	ACAC	589.00
705256401	02/27/2026	ACAC	589.00
73392	02/27/2026	Crown Communication LLC	579.63
73413	02/27/2026	Mailing Services of Virginia	578.88
73322	02/13/2026	Genuine Parts Company Incorporated	563.46
73361	02/13/2026	Stanley Martin	517.87
73435	02/27/2026	University Tire & Auto	475.88
73415	02/27/2026	Malloy Ford	447.86
73419	02/27/2026	McClung Printing Incorporated	441.00
73423	02/27/2026	ODP Business Solutions LLC	430.40
73301	02/13/2026	Brink's Incorporated	426.39
73339	02/13/2026	Luck Stone Corporation	418.04
73346	02/13/2026	Sherly Philip Babu	400.00
73421	02/27/2026	Eric Minor	397.79
73323	02/13/2026	Gingerich Outdoor Power Spec	374.24
73315	02/13/2026	FedEx	358.48
73369	02/13/2026	U. S. Bank	311.17
73353	02/13/2026	Republic Services #410	308.19
73317	02/13/2026	Ferguson Enterprises LLC #1300	306.71
73433	02/27/2026	Macro Retailing LLC	296.98
73404	02/27/2026	Generator Service Company Inc	290.00
73363	02/13/2026	Charles M Thomas	285.00
73364	02/13/2026	P Jason Thomas	285.00
73400	02/27/2026	Ferguson Waterworks #7575	253.34
73388	02/27/2026	Comcast	252.10
73391	02/27/2026	County of Albemarle	241.20
73318	02/13/2026	Fisher Auto Parts Incorporated	237.68
73303	02/13/2026	Charlottesville SHRM	230.00
73294	02/13/2026	Albemarle Lock & Safe Company	228.00
73342	02/13/2026	Malloy Ford	208.22
73420	02/27/2026	Mariana Miller	207.84
73383	02/27/2026	MWP Supply Incorporated	199.54
73418	02/27/2026	US Electrical Services Incorporated	187.58
73324	02/13/2026	W W Grainger Incorporated	186.60
73398	02/27/2026	Dr. Hinkle & Associates	175.00
73445	02/27/2026	Snap Fitness	164.84
73417	02/27/2026	Martin Hardware Company Inc	162.36
73341	02/13/2026	Malloy Chevrolet Charlottesville LLC	160.00
73440	02/27/2026	Anytime Fitness-Pantops	160.00
73305	02/13/2026	Core & Main LP	151.60

73319	02/13/2026	Flexible Benefit Administrators Inc	142.35
73350	02/13/2026	Quality Welding Inc.	138.92
73443	02/27/2026	Herbert Beskin Trustee	135.00
73296	02/13/2026	American Pest Incorporated	134.52
73432	02/27/2026	Stanley Martin	128.35
73329	02/13/2026	Deanna Himelright	125.84
73424	02/27/2026	Roy Brewer	123.21
73297	02/13/2026	API Service Center	122.92
73300	02/13/2026	Blue Sky Property Management	117.42
73382	02/27/2026	Beverage Tractor & Equipment LLC	104.64
73359	02/13/2026	Southern Photo Print of VA	103.34
73336	02/13/2026	Christina Leiby	97.35
73405	02/27/2026	Gingerich Outdoor Power Spec	85.02
73399	02/27/2026	EGGC LLC	80.10
73390	02/27/2026	Core & Main LP	78.96
73310	02/13/2026	Document Destruction of	69.95
73412	02/27/2026	Amy MacCall	61.48
73406	02/27/2026	Guzman, Raquel	50.03
73351	02/13/2026	Russell Quandt	44.03
73331	02/13/2026	Shawn W Johnson	40.81
73385	02/27/2026	Central Virginia Electric Cooperative	40.32
73441	02/27/2026	Anytime Fitness-Ruckersville	40.00
73302	02/13/2026	Central Virginia	38.92
73379	02/27/2026	Advance Stores Company Inc	38.90
73362	02/13/2026	Jill Covell Stone	34.21
73426	02/27/2026	Peak Builders	33.57
73387	02/27/2026	City of Charlottesville	33.08
73378	02/27/2026	5th Street Place	31.40
73306	02/13/2026	County of Albemarle	29.00
73430	02/27/2026	Roses Store #444	27.80
73381	02/27/2026	Appalachian Power	27.13
73431	02/27/2026	Southern Property	24.78
73414	02/27/2026	Malloy Chevrolet Charlottesville LLC	20.00
73394	02/27/2026	Jeannette Deavers	13.24
73401	02/27/2026	Ferguson Enterprises LLC #1300	11.65
73349	02/13/2026	Piedmont Power	8.79
73422	02/27/2026	O'Reilly Automotive Stores Inc	4.99
73326	02/13/2026	Niki Grimsley	4.39
			5,363,795.18

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: FY 2026 Capital Improvement Program (CIP) Report</p> <p>STAFF CONTACT(S)/PREPARER: Jeremy M. Lynn, P.E., Director of Engineering</p>	<p>AGENDA DATE: March 19, 2026</p> <p>CONSENT AGENDA:</p> <p>ACTION: ■ INFORMATION: ■</p> <p>ATTACHMENTS: YES</p>
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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
March 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:	\$561,572.50

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.

3/10/2026: Two additional easements were acquired over the past month, bringing our total to 14 of 30 easements needed for this project. On February 18, 2026, ACSA and VDOT teams met to discuss expediting a portion of this project in the downtown area to get ahead of VDOT's repaving schedule in 2027.

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.

3/10/2026: Thalle has begun excavating for the launching and receiving pits on each side of the bypass. Once these pits are excavated, they will begin the bore of the 54-inch casing pipe for the raw water pipe. Following completion of the larger bore, they will transition to the 24-inch casing pipe for ACSA's water main.

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:	\$528,801.29

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:	85%
Contractor:	Haymes Brothers Inc. (Haymes)
Construction Start:	June 2025
Completion:	April 2026
Total Budget:	\$4,100,000
Spent to Date:	\$3,075,797.26

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.

3/10/2026: Haymes has completed all the water service switchovers along Briarwood Drive and are currently installing new services along Austin Drive. They also need to install the replacement water main that was added to their contract along Austin Drive.



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:	March 2026
Completion:	October 2026
Total Budget:	\$3,500,000
Spent to Date:	\$226,040.22

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.

3/10/2026: The Notice to Proceed date of March 9, 2026, has been established and Commonwealth has begun mobilizing equipment to the site. They are scheduled to begin milling asphalt later this week.

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:	\$198,183.50

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.

3/10/2026: The easement from the Townwood HOA has been executed and ACSA staff are working with County staff on the necessary easement along Townwood Drive. The County anticipates our easement being on their Consent Agenda within the next two months and the target public hearing would then take place in June 2026. A community meeting has been scheduled for Wednesday, March 25, 2026, at 6:00 pm at Unity Church.

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.

3/10/2026: Easement acquisition efforts have begun with five of the 10 offer letters having been mailed to property owners.

8. Galaxie Farm Water Connection (Account Code 1702)

Consultant:	Timmons Group
Project Status:	Construction
Percent Complete:	100%
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.

3/10/2026: The new water interconnect has been installed and placed in service. The County's contractor is working on a few punch-list items and will be submitting an as-built drawing. This project will be removed from the CIP Monthly Report.

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:	\$395,649.57

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:	\$84,962.22

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:	\$529,723.80

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.

3/10/2026: All 24 easements for this project have been successfully acquired. A final review of the Design Documents is underway with a small group of our construction inspectors ahead of project advertisement.

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:	75%
Construction Start:	January 2025
Completion:	June 2026
Total Budget:	\$400,000
Spent to Date:	\$164,452.91

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.

3/10/2026: ACSA Maintenance staff are currently working to address items on the smoke testing defect list. CCTV inspections have been completed and that information has been provided to Ramboll for evaluation. A draft report is expected before the end of April 2026.

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:	\$91,570.98

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:	45%
Contractor:	ACSA Facilities Group and Blue Whale EV
Construction Start:	July 2023
Completion:	May 2026
Total Budget:	\$390,000
Spent to Date:	\$361,078.80

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.

3/10/2026: The County has approved the revised Letter of Revision, and the electrical permit has been issued for the vehicle charging stations here at the ACSA Operations Center. ACSA staff are wrapping up some of the work to be completed in-house, including the setting of the transformer pad and preparation of the main disconnect panel location. We are working to establish a schedule with Blue Whale EV on installation of the charging stations.

18. Avon Operations Center (Account Code 1622):

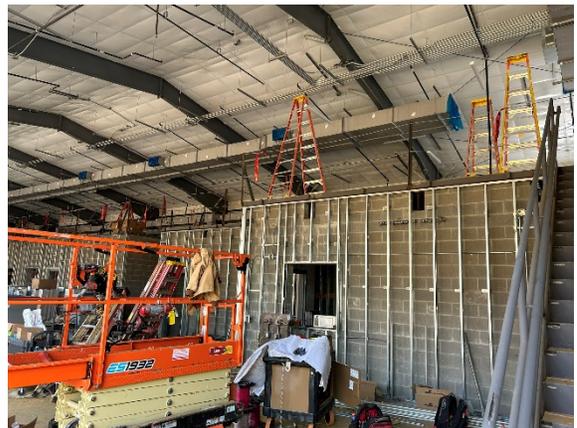
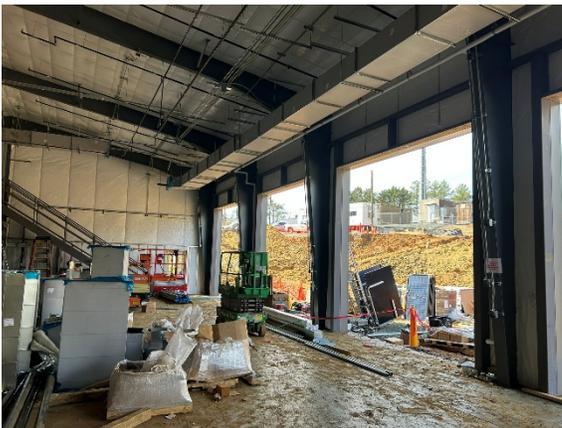
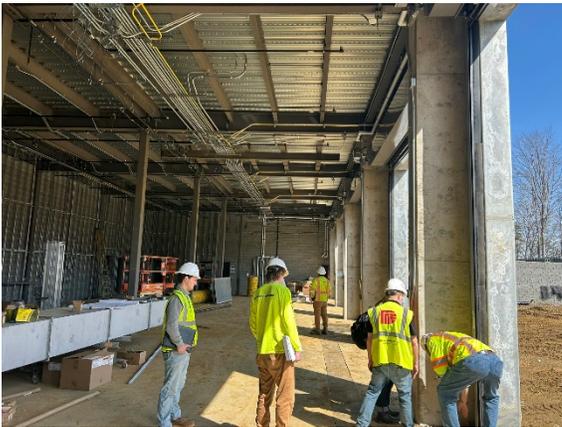
Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	60%
Contractor:	Daniel & Company, Inc. (DCI)
Construction Start:	January 2025
Completion:	November 2026
Total Budget:	\$18,000,000
Spent to Date:	\$11,184,894.26

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.

3/10/2026: DCI has completed a majority of interior electrical conduit runs, plumbing, drywall framing, and HVAC ductwork. The fire suppression system is substantially complete, and DCI is working on the installation of the overhead doors. The solar panels have been placed on the roof and installation of the new water main across the site is underway. A coordination and on-site safety meeting was held today between DCI and ACSA IT staff allowing installation of owner-provided surveillance and security items to begin.





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

Consultant:	Launch! Consulting (Launch!)
Project Status:	Study
Percent Complete:	75%
Construction Start:	October 2025
Completion:	May 2026
Total Budget:	\$80,000
Spent to Date:	\$45,457

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.

3/10/2026: ACSA staff are finalizing SOPs and supporting documents that will be linked digitally to the plan and hosted on our secure SharePoint site. The next progress meeting with Launch! is scheduled for March 30, 2026.

Albemarle County Service Authority (ACSA)
Active Private Development Projects
March 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. **Biscuit Run Park Athletic Fields (Scottsville)**: **Water meter to serve grass athletic fields at the Biscuit Run Park, located along Scottsville Road just south of Avon Street Extended.**
11. 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.
12. 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.

13. 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.
14. Hampton Inn (Rivanna): Water main extension to serve a 109-room hotel along State Farm Boulevard.
15. 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.
16. Maplewood (Rivanna): Water and sewer main extensions to serve 70 multi-family residential units at the intersection of Proffit Road and Worth Crossing.
17. 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.
18. 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.
19. 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.
20. Southern Feeder Pattern Elementary School (Scottsville): Water main extension to serve the new school facility, located south of Monticello Fire and Rescue.
21. 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.
22. Woodbrook Apartments (Rio): Water main extensions to serve 244 multi-family residential units along Woodburn Road, north of Agnor Elementary School.
23. 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.

JML/jl

0506 Active Private Development Projects 03192026

ALBEMARLE COUNTY SERVICE AUTHORITY

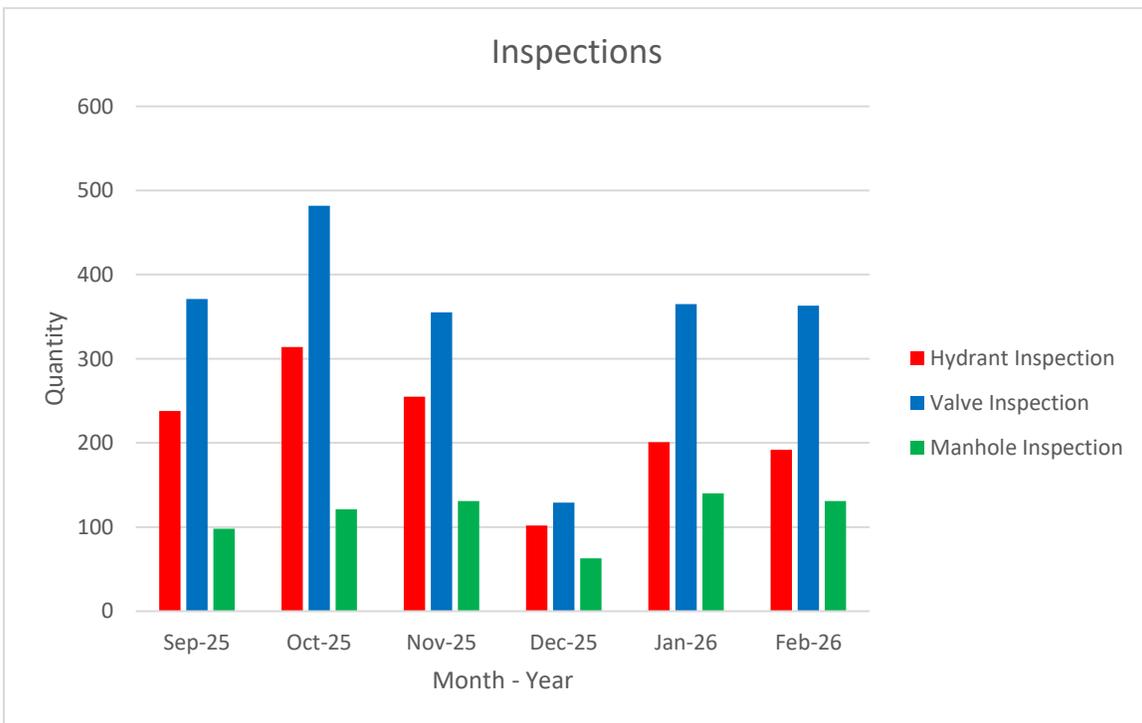
AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: FY 2026 Monthly Maintenance Update Report</p>	<p>AGENDA DATE: March 19, 2026</p>
<p>STAFF CONTACT(S)/PREPARER: Alexander J. Morrison, P.E., Director of Operations</p>	<p>CONSENT AGENDA: ACTION: ■ INFORMATION: ■ ATTACHMENTS: Yes</p>

BACKGROUND:

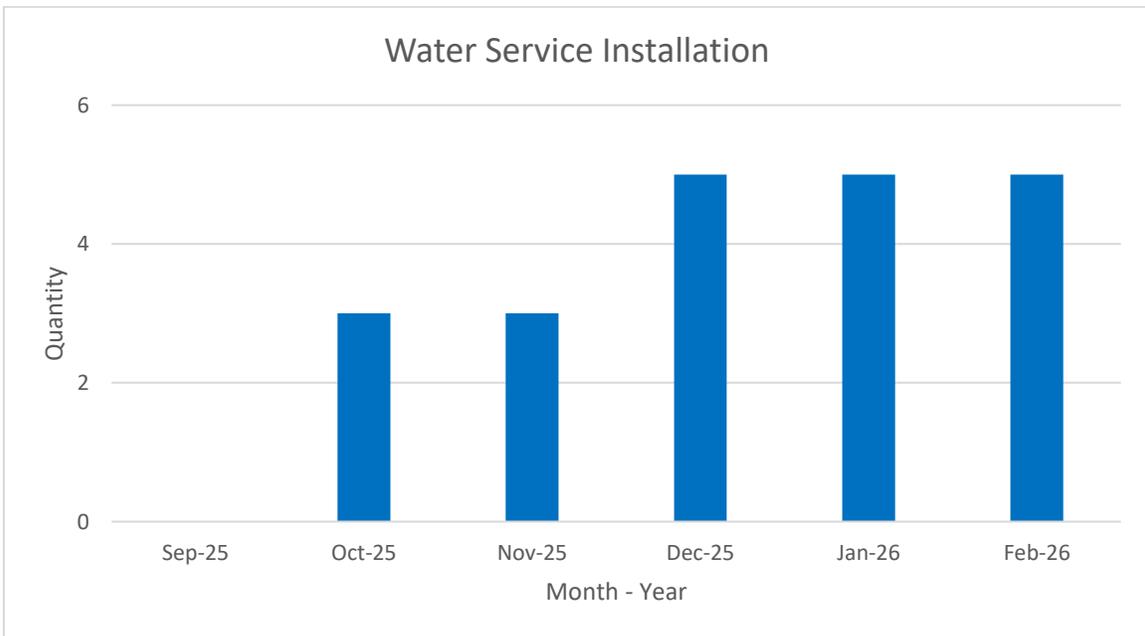
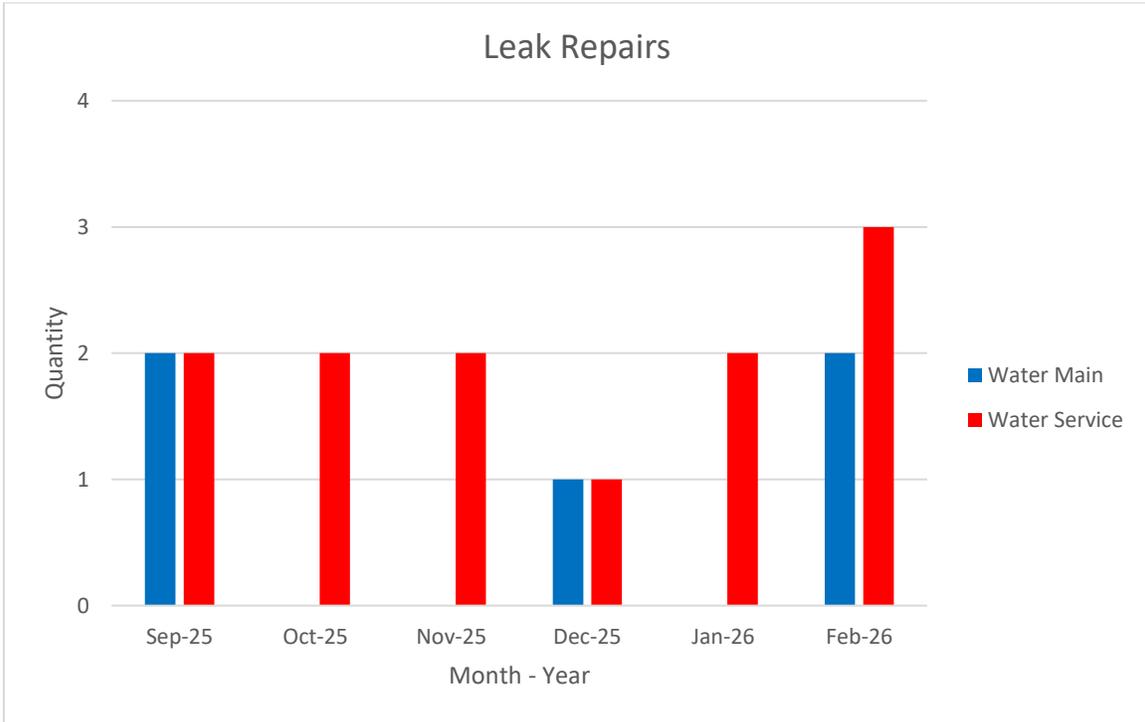
Current total years of service in the Maintenance Department: 341.7 years
 Current average years of service in the Maintenance Department: 10.7 years
 Current number of employees in the Maintenance Department: 32

Below are 5 graphs depicting various monthly routine Maintenance Department activities for the previous 6-month period, based on completed Cityworks work orders and inspections.



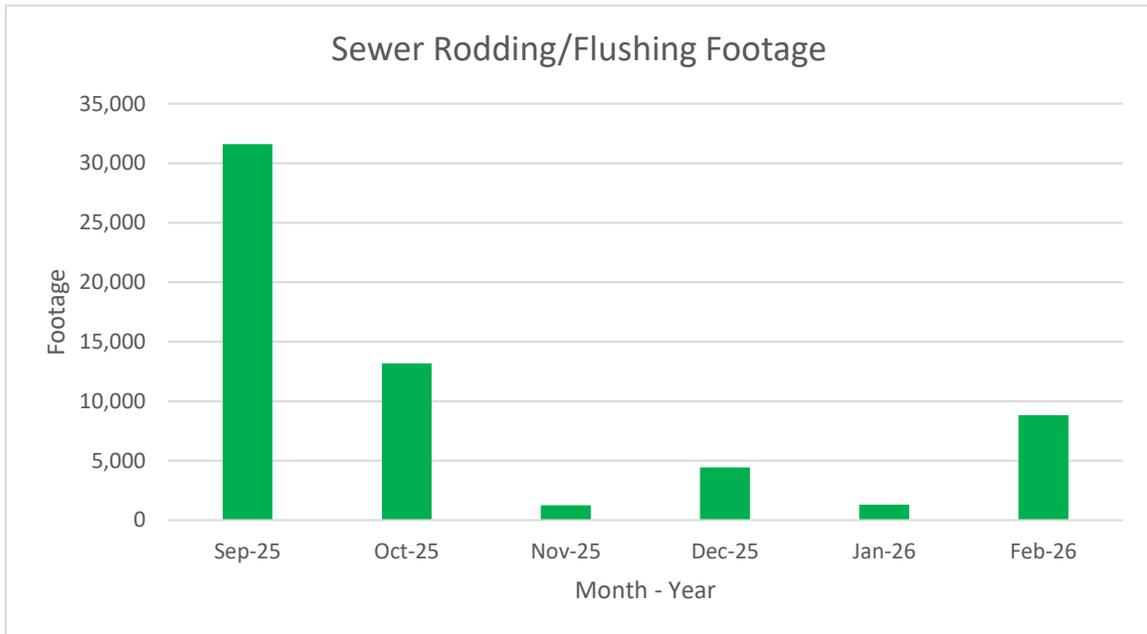
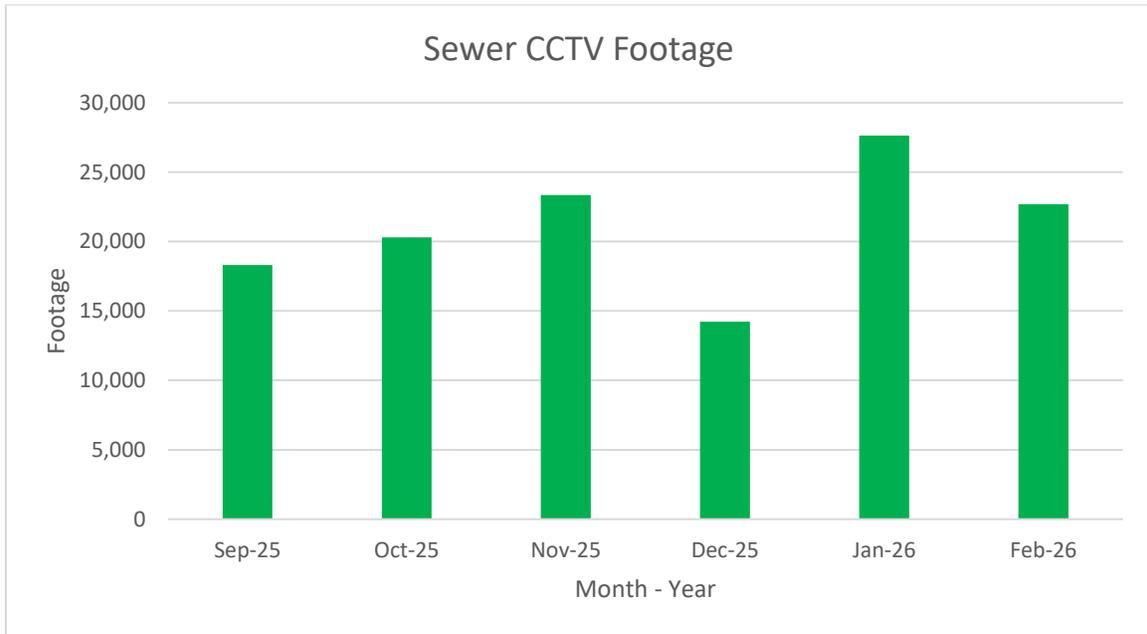
ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

DISCUSSION:

- Routine Monthly Maintenance Activities
 - Inspections: Valve, hydrant, and manhole inspections remained relatively consistent in February. Totals continued to be somewhat lower than typical months due to ongoing winter weather impacts in the field. Beginning with future reports, we will also include repair and replacement activities for valves, valve boxes, fire hydrants, and manhole frames and covers. This additional reporting will help illustrate the balance between routine inspections and repair work as part of our overall monthly maintenance activities.
 - Leak Repairs: Three water service line leaks and two water main leaks were repaired in February. The first service line leak occurred on Eastbrook Court and involved a leak at the setter (Attachment 1). The second occurred on Dover Court and involved a leaking galvanized nipple associated with a double tap service (Attachment 2). The third service line leak occurred in the Townwood neighborhood and was the result of a failed saddle (Attachment 3). One water main leak occurred on a ductile iron water main in the ACSA maintenance yard where a hole developed in the line (Attachment 4). The second water main leak occurred on a galvanized water main in the Wakefield area (Attachment 5).
 - Water Service Installation: Five new water service installations were completed in February, remaining consistent with January totals.
 - Sewer CCTV Footage: CCTV activity continued at a steady pace during February.
 - Sewer Rodding/Flushing Footage: A total of 8,831 feet of sewer main was rodded or flushed in February. This activity is typically lower during the winter months and will trend upward as warmer weather approaches. This activity is now depicted with a graph showing the previous six months.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

- Facilities Inspections: In February, completed inspections included:
 - **107 Generator Inspections**
 - **251 Pump Inspections**
 - **67 Sewer PS Inspections**
 - **50 Water PS Inspections**
 - **6 Fire System Inspections**
- Miscellaneous Maintenance Activities
 - Staff Update: In February, Stephen Peery was promoted to Utility Worker II in recognition of his continued development, performance, and growing experience within the Maintenance Department. This promotion reflects Stephen's expanding skill set and his ability to perform a broader range of operational and maintenance activities in support of the water distribution and wastewater collection systems. We appreciate Stephen's contributions to the team and look forward to his continued growth in this role.

BUDGET IMPACT: None.

RECOMMENDATIONS: None.

BOARD ACTION REQUESTED: Approval of the Consent Agenda.

ATTACHMENTS: Yes

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

ATTACHMENT 1: Eastbrook Court Water Service



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

ATTACHMENT 2: Dover Court Water Service



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

ATTACHMENT 3: Townwood Water Service



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

ATTACHMENT 4: ACSA Maintenance Yard Water Main



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

ATTACHMENT 5: Wakefield Water Main



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: March 19, 2026</p> <p>ACTION: <input type="checkbox"/> INFORMATION: <input checked="" type="checkbox"/></p> <p>ATTACHMENTS: None</p>
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Information Technology

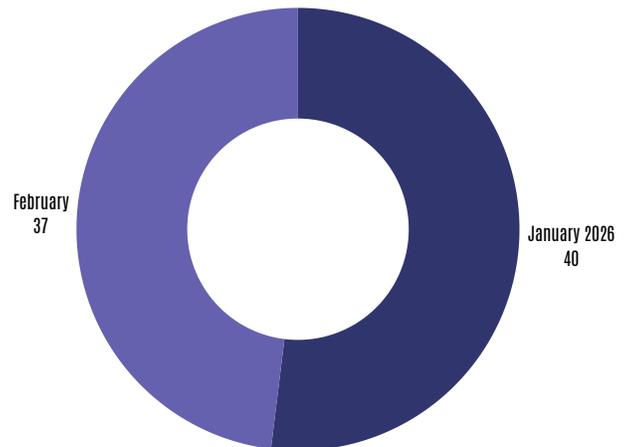
Background:

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 **37** Help Desk tickets
- Deployed **1** new computer
- Deployed **3** new phones
- Deployed **0** new tablets
- Onboarded **0** new employees

2026 HELP DESK TICKET COMPARISON



I.T. DEPARTMENT'S MONTHLY ROUTINES

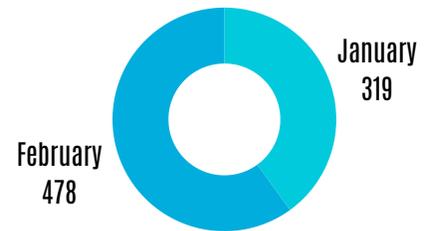
Digital & Physical Security

Background:

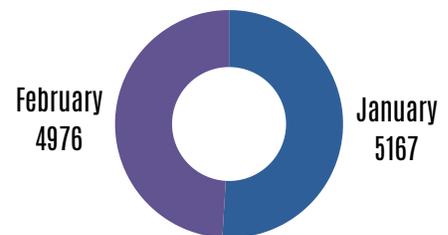
Our ISO/Systems Engineer handles all of our digital security and our Information Technology Technician handles all of our physical security. Last month, they:

- Investigated **478** physical security alerts at the Operations Center
- Investigated **4976** physical security alerts at water storage tanks and pump stations.
- Investigated **256** modem alerts.
- Implemented **97** firewall pattern updates

OPERATIONS CENTER ALERTS 2026



PUMP STATIONS & TANKS ALERTS 2026

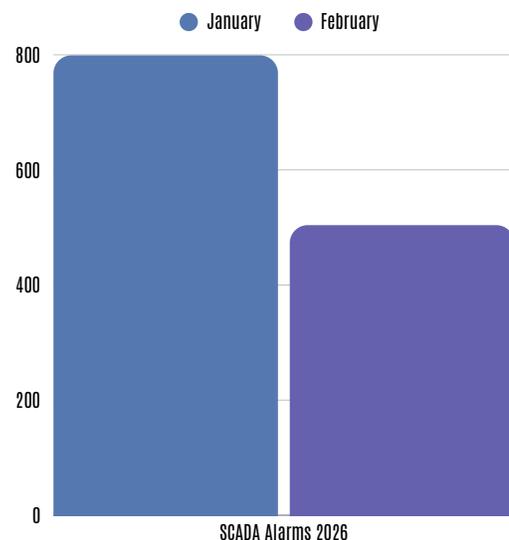


SCADA & AMI

Background:

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

- Investigated **504** SCADA alarms
 - The majority of these were communication failures.



I.T. DEPARTMENT'S MONTHLY ROUTINES

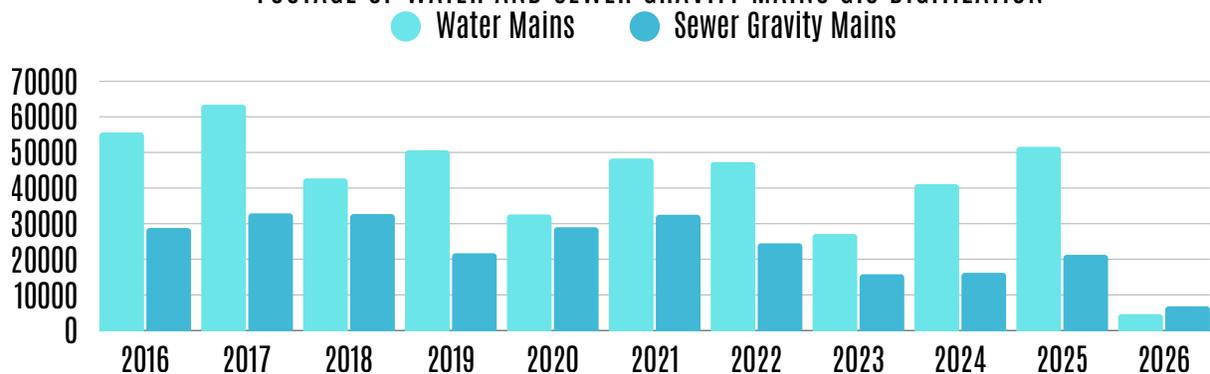
Geographic Information Systems (GIS)

Background:

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

- Digitized **1,232.9 ft** sewer lateral lines (Total 20,855)
- Digitized **705.6 ft** sewer force mains (Total 35,589.9 ft)
- Digitized **1,607 ft** sewer gravity mains (Total 1,746,425.3 ft)
- Digitized **3,141.7 ft** water mains (Total 2,060,754.2 ft)
- Digitized **1,126.1 ft** water service lines (Total 510,935.2 ft)
- Fulfilled **1** external map requests
- Completed **3** Update GIS work orders
- Completed **1** UAS Flight
- GPS located **1** asset

FOOTAGE OF WATER AND SEWER GRAVITY MAINS GIS DIGITIZATION



UAS FLIGHT OF AVON OPERATIONS CENTER PROPERTY- MARCH 9, 2026



ALBEMARLE COUNTY SERVICE AUTHORITY

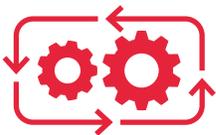
AGENDA ITEM EXECUTIVE SUMMARY

I.T. DEPARTMENT'S LARGE PROJECT PARTICIPATION



AZURE MIGRATION

IN PROGRESS: A draft Request for Proposal (RFP) has been prepared and distributed to IT staff for review. The RFP includes ArcGIS Utility Network implementation, migration from Trimble Unity, and migration to Microsoft Azure. Additional funding is being requested in the FY2027 budget to fully incorporate the Azure migration within the project scope. The RFP will be finalized prior to budget approval to maintain project momentum.



SCADA SYSTEM ASSESSMENT

IN PROGRESS: Rewiring of the programmable logic controllers (PLCs) and machine interface terminals at the Camelot Pump Station is underway and the installation phase is still in process, including system components and associated wiring. We have a meeting scheduled with our support vendor this month.



AVON OPERATIONS CENTER- NETWORKING & SECURITY

IN PROGRESS: IT staff recently completed review of the wiring conduit plans and have conducted two onsite visits. Contractors will begin installing insulation soon. The ACSA team will meet later this month to go over the next steps for the Avon Operations Center.



REPORTING

IN PROGRESS: This month, staff updated and performed validation and troubleshooting on Water Loss Reports for each pressure zone. Automated email notifications were implemented to alert the Finance team when new "Receive" transactions are entered without an associated Work Order. Fleet data was reviewed and compared against inspection records to ensure annual state vehicle inspections are completed within the appropriate month. Staff also continues to monitor reports converted to Cityworks version 23.13 and are addressing troubleshooting items as needed.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



SCADA COMMUNICATIONS

IN PROGRESS: We are currently working diligently with our cell phone carrier on the project. We have recently received the SIM cards and will begin installing them in the modems soon.



CUSTOMER INFORMATION SYSTEM (CIS)

IN PROGRESS: Project kickoff is currently projected for late April to accommodate scheduling coordination between SpryPoint and Albemarle County Service Authority personnel. We are very excited to start this project!



SECURITY SYSTEM UPGRADES- PUMP STATIONS

IN PROGRESS: We are pleased to announce that the Madison Park Pump Station and Camelot Pump Station have been completed. We are currently working on the installation of access control at the Briarwood Pump Station. That work is 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

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Rivanna Water & Sewer Authority (RWSA) Monthly Update	AGENDA DATE: March 19, 2026
STAFF CONTACT(S)/PREPARER: Quin Lunsford, Executive Director	CONSENT AGENDA: Informational
	ATTACHMENTS: No

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 February 24th Board packet.

- **Capital Improvements Program Proposed:** Introduced the FY 27-31 CIP:
 - 74 projects for a five-year total of \$604 million
 - \$185 M: Community Water Supply Projects
 - \$86.4 M: Water Distribution Projects
 - \$83.5 M: Wastewater Treatment Plant Repairs and Improvements
 - \$78.6 M: Dam Repairs and Improvements
 - \$61.9 M: Northern Area Projects
 - \$27.0 M: Water Treatment Plant Repairs and Improvements
 - \$81.6 M: I.T./Asset Management/Other Projects
 - Projects related to the Community Water Supply have been awarded and are underway.
 - Other key projects included in this program:
 - Central Water Line
 - South Rivanna River Crossing
 - Moores Creek Structural and Concrete Rehabilitation
 - Moores Creek Administration Building Renovation & Addition
 - Crozet Pump Stations Rehabilitation
 - Granular Activated Carbon Expansion – Crozet WTP
 - Glenmore WWTP Upgrade Phase 1
 - Beaver Creek Dam, Pump Station, and Piping Modifications
 - Northern Area Water and Sewer Improvement Projects
 - ACSA Share of wholesale rate increase is approximately 15.5% for FY 27;
 - Capital Improvements Program includes \$31.3M in Federal/State grants;
 - Adoption of the CIP will be considered at the May 26th RWSA Board meeting.

AGENDA ITEM EXECUTIVE SUMMARY

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	July 2027
MC Administration Building Renovation & Addition	April 2025	December 2027
SRWTP – PAC Upgrades	June 2026	June 2027
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, Pump Station & Intake	April 2026	December 2030
Glenmore WRRF, Phase 1	June 2026	August 2027
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	January 2029	June 2031
Beaver Creek Raw Water Pump Station, Intake, and Piping	September 2026	June 2029
Upper Schenks Branch Interceptor, Phase II	2027	2029

AGENDA ITEM EXECUTIVE SUMMARY

Dam Concrete & Steel Repairs	August 2026	November 2027
SVWRRF Permit Modification Upgrades	May 2026	May 2027

- **Central Water Line, Phase 1**

Design Engineer:	Michael Baker International (Baker)
Construction Contractor:	Sagres Construction Corp. (Alexandria, VA)
Construction Start:	October 2025
Percent Complete:	8%
Completion:	December 2029
Budget:	\$58,000,000

Current Status:

Contractor has installed approximately 1,228 linear feet of 30-inch water line on Hereford Drive, Stadium Road, Price Avenue, and Lewis Street, in addition to 130 linear feet of 2-inch water line for City Utilities on Lewis Street through the end of January 2026 as part of Stage 1. An in-person meeting was held on Feb. 11th at 7 p.m. with the Fry’s Spring neighborhood to provide an update on the work beginning on JPA for Stage 2 in late February.

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:	22%
Completion:	June 2027
Budget:	\$2,050,000

AGENDA ITEM EXECUTIVE SUMMARY

Current Status:

Construction of the new Chemical Storage and GAC building continues.

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 had equipment problems when completing the final reaming pass for the 1,200 LF directional drill. He may have to provide additional drilling 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
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AGENDA ITEM EXECUTIVE SUMMARY

Design Contractor:	Thalle Construction (Hillsborough, NC)
Construction Start:	February 2025
Percent Complete:	20%
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 foundation, walls, and electrical conduits under the pump station slab, is underway.

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:	19%
Completion:	May 2027
Current Project Estimate:	\$11,800,000

Current Status:

Contractor completed improvements to the Duty Station and Operations personnel have relocated to this temporary office and storage space. The Contractor has begun demolition of the Blower Building. Foundation work for the new office space under the

AGENDA ITEM EXECUTIVE SUMMARY

Vehicle Maintenance Shop canopy and test 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:	19%
Completion:	May 2027
Current Project Estimate:	\$15,500,000

Current Status:

Roofing and gutter installation on the North Maintenance Shed is anticipated this month. Concrete repairs are ongoing in the equalization basins as weather permits, and work will begin in one primary clarifier this month.

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:	July 2027
Budget:	\$12,350,000

Current Status:

AGENDA ITEM EXECUTIVE SUMMARY

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

History:

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

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

Design Engineer:	SEH
Construction Contractor:	Martin Horn (Charlottesville, VA)
Construction Start:	August 2025
Percent Complete:	17%
Completion:	December 2027
Budget:	\$27,600,000

Current Status:

Site and foundation work for the addition and demolition of the interior of the interior of the existing building continue. An issue identified with the brick façade of the existing building is being evaluated.

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

AGENDA ITEM EXECUTIVE SUMMARY

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.

- **Ragged Mountain Reservoir Pool Raise**

Design Engineer:	Schnabel Engineering
Construction Contractor:	Faulconer Construction (Charlottesville, VA)
Construction Start:	September 2025
Percent Complete:	35%
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. Work has also started on the lower parking lot expansion efforts along Reservoir Road, and for the new boat ramp at the reservoir.

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

Design Engineer:	CHA Consulting, Inc.
Construction Contractor:	Vortex Services, LLC (Chesapeake, VA)
Construction Start:	December 2025
Percent Complete:	15%
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%

AGENDA ITEM EXECUTIVE SUMMARY

Completion: May 2028
 Budget: \$12,165,000

Current Status:

Notice to Proceed is anticipated in February 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.

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. An updated cost proposal has been received from the Contractor, and is under review by Staff. Notice to Proceed is anticipated to be issued by the end of the month. Approximately \$50,000 previously awarded to RWSA by FEMA for the 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)
 Construction Start: April 2026
 Percent Completed: 1%

AGENDA ITEM EXECUTIVE SUMMARY

Completion: December 2030
 Budget: \$107,000,000

Current Status:

The Notice to Proceed was issued on February 2nd, and an informational meeting for adjacent residents and the public was held on February 4th at the Albemarle County Office Building. The Contractor is working with Albemarle County to obtain its Land Disturbance Permit, and once the permit has been obtained, will begin clearing efforts.

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)
 Construction Start: June 2026
 Percent Complete: 0%
 Completion: August 2027
 Budget: \$1,800,000

Current Status:

The Notice to Proceed was issued on January 30th. Contractor is working through submittals.

- **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

AGENDA ITEM EXECUTIVE SUMMARY

Budget: \$293,000

Current 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:	October 2026
Completion:	March 2029
Budget:	\$21,000,000

Current Status:

Engineers completed 90% design drawings and site plan permit applications for stakeholder review. Site plan will be submitted to the City this month. 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

AGENDA ITEM EXECUTIVE SUMMARY

Construction Start:	October 2026
Completion:	May 2028
Budget:	\$10,200,000

Current Status:

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

History:

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:	January 2029
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:	90% Design
Construction Start:	September 2026
Completion:	June 2029
Budget:	\$39,000,000

Current Status:

90% Plans and Specifications are under review by staff. 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:	2027
Completion:	2029
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 eastern 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:	August 2026
Completion:	November 2027

AGENDA ITEM EXECUTIVE SUMMARY

Budget: \$2,820,000

Current Status:

Preliminary Design Drawings for the project have been completed and are under review by staff. Some additional field assessment work is needed to finalize repair needs.

- **SVWRRF Permit Modification Upgrades**

Design Engineer:	Short Elliot Hendrickson (SEH)
Project Start:	July 2025
Project Status:	100% 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 documents have been 100% completed and the project was advertised for bids on Monday, February 9th. The Pre-Bid Meeting for the project will be held on Thursday, February 12th with the Bid Opening taking place on March 4th.

Planning and Studies

- **MCAWRRF Biogas Upgrades**

Design Engineer:	SEH
Project Start:	October 2021
Project Status:	Preliminary Engineering Study (100%)
Completion:	December 2026
Budget:	\$7,800,000

Current Status:

After further review, RWSA and the City determined that now was not the right time to proceed with a renewable natural gas (RNG) system. As such, staff has closed out preliminary engineering efforts with SEH. Staff will continue to explore additional options for the beneficial reuse of biogas in the interim.

- **Flood Protection Resiliency Study**

Design Engineer:	Hazen
Project Start:	August 2024
Project Status:	Preliminary Engineering Study

AGENDA ITEM EXECUTIVE SUMMARY

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 with site visits and data collection. A meeting to discuss initial findings and the next steps has been scheduled for Wednesday, February 25th.

- **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

Current Status:

Developing scope of work to replace this sewer pipe.

- **Airport Road Water Storage Tanks 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.

- **North Rivanna 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

AGENDA ITEM EXECUTIVE SUMMARY

Current Status:

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

- **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

- **RWSA Finished Water ARV Repairs:** RWSA Engineering staff recently met with Maintenance staff to identify a list of Air Release Valves (ARVs) that need to be repaired, replaced, or abandoned. Several of these locations will require assistance from RWSA On-Call Maintenance Contractors, due to the complexity of the sites (proximity to roadways, depth, etc.). The initial round will include seven (7) sites, all along the South Rivanna Waterline. Three replacements have been completed at this time, with a fourth site in progress. This in progress site included abandonment of an existing manual ARV located in the middle of the Route 29-Hydraulic intersection, which has been completed, and was a major coordination effort with VDOT, as they intend to pave this area in the coming weeks. The Contractor is working with VDOT on permits for the final sites. The remaining replacements will be scheduled pending Contractor availability.
- **Rivanna Interceptor Stream Crossing Repairs:** In Spring 2025, during annual inspections performed by the RWSA Maintenance Department, erosion was identified at two stream crossings along the Rivanna Interceptor to the North of the Dunlora subdivision. RWSA On-Call Maintenance Contractor, Digs, temporarily stabilized the worst of the two stream crossing sites with sandbags,

AGENDA ITEM EXECUTIVE SUMMARY

to protect the pipe as the design of the repair is finalized. RWSA will be utilizing Design Engineer, SEH, for assistance with plans and USACOE permitting.

- **Security Enhancements**

Design Engineer:	Hazen & Sawyer
Construction Contractor:	Security 101 (Richmond, VA)
Construction Start:	March 2020
Percent Complete:	99% (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.

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ACSA Board Future Policy Issues Agendas 2026

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Regular 3rd Thursday Monthly Meetings

	Apr. '26	May '26	June '26	July '26	August '26	Sept. '26	Oct. '26	Nov. '26	Dec. '26	Pending Issues
	April 16th	May 21st	June 18th	July 16th	August 20th	September 17th	October 15th	November 19th	December 17th	ACSA Customer Communications
	Recognitions	Recognitions	Recognitions	Recognitions	Doug Herr 30 years	Recognitions	Recognitions	Recognitions	Recognitions	CIS - Customer Information Systems - Billing, Website, Phone
	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Climate Change and Sustainability
	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Customer Experience (CX)
	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>)			Annual Investments Report (<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>)						FY '28 Budget Guidelines and Schedule (<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 -						ACSA Board of Directors Meeting Schedule - 2027 (<i>Annual Item</i>)	Federal/State Water Quality Regulations PFAS; Emerging Contaminants
	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>)						Holiday Schedule - 2027 (<i>Annual Item</i>)	Operational Presentation - Sewer Rehabilitation Relining
	National Drinking Water Week (<i>Annual Item</i>)									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: Fix a Leak Week- March 16th – 22nd</p> <p>STAFF CONTACT(S)/PREPARER: Emily Roach, Director of Human Resources & Administration</p>	<p>AGENDA DATE: March 19, 2026</p> <p>ATTACHMENTS: Yes</p>
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BACKGROUND: Household leaks such as dripping faucets and running toilets can collectively add up to nearly 1 trillion gallons of wasted water per year nationwide. The U.S. Environmental Protection Agency (EPA) WaterSense program sponsors a national campaign annually, Fix a Leak Week, to help educate the public on how to identify and fix those leaks. Family fun runs, leak detection contests, and other events are held across the country to promote the campaign and bring awareness to this issue.

DISCUSSION: This year's Fix a Leak Week campaign will be held March 16th – 22nd. The ACSA, City of Charlottesville, and the Rivanna Water & Sewer Authority (RWSA), are hosting a home scavenger hunt to encourage customers to find and fix leaks. Scavenger hunt forms are due by April 13th and can be submitted electronically, by mail, or in person. All participants will be entered to win a \$50 gift card from a local gardening business. The event was promoted through social media and radio interviews, and there was a tabling event at Home Depot on March 17th to promote conservation and the ACSA's updated toilet rebate program.

BOARD ACTION REQUESTED: None; Informational.

ATTACHMENTS: Fix a Leak Home Scavenger Hunt Sheet



Fix-A-Leak SCAVENGER HUNT

Help us find the leaks!



Scan me
and complete the
hunt online!

Turn in your completed
scavenger hunt and you could
win a \$50 gift card!

Instructions: Put on your detective hat and circle your answer next to each question.

Kitchen

Does your sink's faucet drip? Yes No

Do you run your dishwasher
partially full? Yes No

Do you see any pooling water around
the dishwasher or refrigerator (with an
ice maker)? Yes No

Outdoor

Do you see any dripping
water around your garden
hose hookup? Yes No

If you have a lawn sprinkler
system, does it leak in
places it shouldn't? Yes No

Utility Room, Crawlspace, or Basement

Is your water heater
leaking? Yes No

Bathroom

Before we inspect the
bathroom, we'll need to
grab some food coloring
from the kitchen. Squirt
a few drops in the upper
tank of your toilet and
wait 10 minutes.



Take the 10-Minute Leak Challenge

Drop food coloring in
the tank and replace
the flapper if color
shows in the bowl.

DRAWING ENTRY

Submit your scavenger hunt by **April 13,
2026** to be eligible for the prize drawing.
Entries can be submitted with your utility
payment or by mail at Water Conservation,
P.O. Box 911, Charlottesville, VA 22902

Did the water in the main toilet bowl change colors? Yes No

Do you notice any water leaking from the
showerhead, tub spout, or handles? Yes No

Does your sink's faucet drip? Yes No

Laundry

Have you noticed any
pooling water around your
washing machine? Yes No

Sponsored By



Name

Email

Phone

Place of residence?
(Circle One)

City

County

How did you do?

Tally up the number of times you circled “yes”.



Got a Water Leak?

Some leaks are a simple fix - a worn toilet flapper, loose pipe connection, or showerhead with a stray spray. But you may want to consult a licensed plumber to stop your running toilet, broken sprinkler, water heater drips, or malfunctioning water supply lines. Don't wait to fix your leak!

Water Saving Reminders



When replacing water fixtures, remember to look for the **WaterSense label**.

For existing plumbing, you can pick up WaterSense labeled faucet aerators

and showerheads in the **FREE water conservation kits** from your water utility.

If your toilet is running, consider replacing it with a new WaterSense labeled toilet and check out the **UPDATED City of Charlottesville & ACSA \$150 toilet rebate!**

Skip watering when it rains and catch that rain with a rain barrel to use later. Check out the City of Charlottesville and ACSA **\$30 rain barrel rebate!**

Learn More!

For additional information, visit:
www.Charlottesville.gov/FixALeak
www.Charlottesville.gov/Water Conservation

Learn more about your utility provider:



www.charlottesville.gov/Utilities



www.serviceauthority.org/

If you want more help walking through your home looking for leaks, check out the Arizona Municipal Water Users Association Smart Home Water Guide:
www.smarthomewaterguide.org

Also, City of Charlottesville residents can request a **Practical Plumbing Handbook!**

Check Your Utility Bill

Get to know your utility bill to help identify a potential water leak. Check out your water usage from January or February as a good gauge of a “typical” month of water usage for your home. Also look for a huge increase in water usage compared to your previous month's usage. (An average customer in Charlottesville uses about 400 cubic feet or 3,000 gallons of water per month).

If you do not receive a water bill or do not have access to this information, you can still get an estimation on your water usage by using the Home Water Works Calculator (www.home-water-works.org).

Learn about our reservoirs:



www.rivanna.org

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Proposed FY 2027 Capital Improvement Program (CIP)</p> <p>STAFF CONTACT(S)/PREPARER: Jeremy M. Lynn, P.E., Director of Engineering</p>	<p>AGENDA DATE: March 19, 2026</p> <p>ACTION: ■ INFORMATION: ■</p> <p>ATTACHMENTS: YES</p>
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BACKGROUND: ACSA staff have prepared the proposed FY 2027 Capital Improvement Program (CIP) Budget consisting of 23 projects totaling \$18,745,000. The water projects primarily address infrastructure replacement and upgrades. The wastewater projects address capacity upgrades, infrastructure rehabilitation and replacement, and extension of public sewer to existing subdivisions. The six non-utility projects address operational improvements, such as: IT and Finance system improvements; development of the Avon Operations Center; and updates to our ArcFlash Hazard Assessment.

DISCUSSION:

- Water projects: \$4,040,000 (22%); Wastewater projects: \$13,775,000 (73%); Non-Utility and Facility projects: \$930,000 (5%).
- Existing projects (91%); New projects (9%).
- Most projects include funding information broken down into Previous Budgets, FY 2027 Budget, and Total Project Budget amounts.
- Construction funds for the following water main replacement projects are included in the FY 2027 Rate Model: Scottsville Phase 4, Ragged Mountain Phase 1, Northfields, Townwood, and Annual Water Repair and Rehabilitation.
- The Barracks West Water Main Replacement Project does not contribute to the FY 2027 Rate Model because funding for construction has already been incorporated.
- The Raintree and Fieldbrook PVC Water Main Replacement does not contribute to the FY 2027 Rate Model because the design budget amount was already incorporated, and construction is not anticipated to begin until FY 2028.
- The Albemarle High School AC Water Main Replacement does not contribute to the FY 2027 Rate Model because funding for construction has already been incorporated.
- Funding to address recommendations from the Risk and Resiliency Assessment is included in the FY 2027 Rate Model.
- Construction funds for the following wastewater projects are included in the FY 2027 Rate Model: Airport Trunk Sewer, Buckingham Circle, Bellair – Liberty Hills, 5th Street Aerial Sewer Replacement, and Miscellaneous Sewer Rehabilitation.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

- The Northfields Phase 5 Sewer Project does not contribute to the FY 2027 Rate Model because the design budget amount has been previously incorporated into the Rate Model and construction is not anticipated to begin until FY 2028-FY 2029.
- Customer Information System (CIS) Replacement funding is incorporated in the FY 2027 Rate Model for the procurement and implementation of a new billing system.
- Cloud Migration and ArcGIS Utility Network Implementation is an expanded project from the IT Department and is included in the FY 2027 Rate Model.
- Avon Operations Center does not contribute to the FY 2027 Rate Model because funding for construction has already been incorporated.
- ArcFlash Hazard Assessment funding is included in the FY 2027 Rate Model, split equally between water and wastewater.
- Questions about proposed CIP Projects.

BUDGET IMPACT: The FY 2027 CIP Budget will be used to establish user rates and connection charges.

RECOMMENDATIONS: Authorize ACSA staff to proceed with a public hearing on the FY 2027 CIP Budget.

BOARD ACTION REQUESTED: Authorize the advertisement for a public hearing to address the FY 2027 CIP at the April Board meeting on April 16, 2026.

ATTACHMENTS:

- Detailed memo summarizing the proposed FY 2027 CIP Projects and their anticipated funding.
- Powerpoint Presentation – Capital Improvement Program FY 2027 Introduction



MEMORANDUM

To: Board of Directors
From: Jeremy M. Lynn, P.E., Director of Engineering
Date: March 19, 2026
Re: FY 2027 Capital Improvement Program (CIP)
cc: Michael E. Derdeyn

Projects included in the Albemarle County Service Authority's (ACSA) 10-year Capital Improvement Program (CIP) from FY 2027 to FY 2036 will appear in the Proposed FY 2027 Budget document. The estimates developed for these projects have been entered into *Schedule 6: Capital Improvement Projects* of the Rate Model. The following is a summary of the estimated project costs to be undertaken in FY 2027:

Water Projects:	\$ 4,040,000
Wastewater Projects:	\$ 13,775,000
Non-Utility and Facility Projects:	\$ <u>930,000</u>
Total:	\$ 18,745,000

Overall, nearly 63% of the funds budgeted for FY 2027 will be directed towards three sewer projects (Airport Trunk Sewer Upgrade, Buckingham Circle Sewer, and Bellair-Liberty Hills Sewer). Construction of the Avon Operations Center is underway, and completion is anticipated in late 2026, but no additional funding is anticipated in FY 2027. Of the total \$18,745,000 budgeted, existing projects account for \$17,130,000 or 91%, while new projects are estimated at \$1,615,000.

The new projects identified in the upcoming FY 2027 CIP include recommendations from the Risk and Resiliency Assessment, replacement of an aerial sewer crossing along 5th Street Extended, and improvements at the North Fork and Camelot Sewer Pump Stations as a result of the recently completed Facility Condition Assessment. A summary of the proposed CIP projects with their anticipated funding in FY 2027 follows:

WATER SYSTEM IMPROVEMENTS

1. **Scottsville Phase 4 Water Main Replacement:** This project continues our systematic program to replace undersized and deteriorating asbestos-cement and cast-iron water mains throughout our water systems. The water mains along James River Road, Warren Street, and several streets in Downtown Scottsville will be upgraded. Design efforts are nearing completion and easement acquisition efforts are underway. The amount budgeted will allow construction activities to begin in late FY 2027 with additional funds required in future fiscal years.
 - **Previous Budgets - \$1,554,900**
 - **FY 2027 Budget - \$1,000,000**
 - **Total Project Budget - \$8,554,900**

2. **Ragged Mountain Phase 1 Water Main Replacement:** This project will replace the oldest active water main in our system. This cast iron pipe is over 90 years old and is severely tuberculated, which greatly reduces the flow capacity in this section. This project has been split into three sections, with the first two currently under construction. RWSA's contractor for the Ragged Mountain Reservoir to Observatory WTP 36" Raw WL Project will be installing a new water main under the Route 29/250 Bypass and temporarily connecting back into the existing water main behind Keys Academy. 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. The third section along Fontaine Avenue Extended will either be advertised for construction or completed by ACSA Maintenance in FY 2027.
 - **Previous Budgets - \$1,876,400**
 - **FY 2027 Budget - \$950,000**
 - **Total Project Budget - \$2,826,400**

3. **Northfields Water Main Replacement:** This project continues our systematic program to replace undersized and deteriorating asbestos-cement water mains. These existing water mains were installed in the 1960's as a private well system and have reached the end of their useful life. The project is currently under design with funds previously budgeted and easement acquisition efforts are underway. It is anticipated that construction will occur in the FY 2027 – FY 2029 timeframe. Additional funding will be required based on ultimate construction schedule.
 - **Previous Budgets - \$530,000**
 - **FY 2027 Budget - \$1,200,000**
 - **Total Project Budget - \$10,330,000**

4. **Barracks West Water Main Replacement:** 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 also provides an opportunity to improve fire protection for these multi-family apartments. Construction activities are underway and will carry over into FY 2027 with funds previously budgeted.

- **Previous Budgets - \$3,500,000**
- **FY 2027 Budget - \$0**
- **Total Project Budget - \$3,500,000**

5. **Townwood Water Main Replacement:** 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. The design phase is nearing completion and easement acquisition is underway. Construction is expected to take place in FY 2027.

- **Previous Budgets - \$3,200,000**
- **FY 2027 Budget - \$300,000**
- **Total Project Budget - \$3,500,000**

6. **Raintree and Fieldbrook PVC Water Main Replacement:** This project continues our systematic program to replace the PVC water mains that have been in service since the 1980's. The design phase is nearing completion and easement acquisition is underway. Construction is expected to take place in the FY 2028 - FY 2029 timeframe with additional funding required.

- **Previous Budgets - \$432,300**
- **FY 2027 Budget - \$0**
- **Total Project Budget - \$8,032,300**

7. **Albemarle High School AC Water Main Replacement:** This project will replace the remaining asbestos cement water mains at Albemarle High School, in conjunction with the County's AHS Center II construction project. Construction is expected to take place in FY 2027 with the funds previously budgeted.

- **Previous Budgets - \$200,000**
- **FY 2027 Budget - \$0**
- **Total Project Budget - \$200,000**

8. **Exclusion Meters Replacement:** 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 for irrigation purposes. Private meters were installed behind their ACSA domestic meter to record this volume of water to "exclude" it from the calculation of their sewer charges and these became known as exclusion meters. In 2006 the ACSA Rules and Regulations were modified to no longer allow private exclusion meters to serve new irrigation systems. This project is a multi-year replacement program with work performed by a combination of ACSA Maintenance

staff and private irrigation contractors to upgrade existing private exclusions meters to ACSA-owned meters.

- **Previous Budgets - \$527,500**
- **FY 2027 Budget - \$0**
- **Total Project Budget - \$527,500**

9. Risk and Resiliency Assessment Recommendations (New): To comply with the America's Water Infrastructure Act (AWIA) of 2018, ACSA is required to complete a revised Risk and Resilience Assessment every five years. The most recent assessment was carried out in late 2025 and this project includes recommendations for surge relief valves in several strategic locations, additional security cameras, and protective measures on several panels at various pump stations. Implementation of these recommendations is expected to occur in FY 2027.

- **FY 2027 Budget - \$140,000**
- **Total Project Budget - \$140,000**

10. Annual Water Repair and Replacement: Funds under this line item will either be utilized by ACSA Maintenance or by our on-call contractor to make improvements and interconnections in our water distribution system. Prior examples of work successfully completed include Myrtle Street Water Main Replacement and Old Lynchburg Road Water Interconnect projects.

- **FY 2027 Budget - \$350,000 (Annually)**

SEWER SYSTEM IMPROVEMENTS

11. Airport Trunk Sewer Upgrade: With the continued growth in the Hollymead Town Center area, the existing sewer collector serving the airport and the area west of Route 29 needs upgrading 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. Design is nearing completion and advertisement for construction is expected this spring. It is anticipated that construction will begin in FY 2027 and carryover into FY 2028, with additional funding required.

- **Previous Budgets - \$483,800**
- **FY 2027 Budget - \$7,200,000**
- **Total Project Budget - \$9,683,800**

12. Northfields Phase 5 Sewer: 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 existing neighborhood properties currently served by private septic fields. The project is currently under design with funds previously

budgeted and easement acquisition efforts are underway. It is anticipated that construction will occur in the FY 2027 – FY 2029 timeframe. Additional funding will be required based on ultimate construction schedule.

- **Previous Budgets - \$70,000**
- **FY 2027 Budget - \$0**
- **Total Project Budget - \$1,270,000**

13. Buckingham Circle Sewer: This project extends public sewer into the Buckingham Circle neighborhood as residents are currently served by private septic fields. Design efforts are underway with funds previously appropriated and easement acquisition is expected to begin in late FY 2026. It is anticipated that construction could begin in late FY 2027, with additional funding required in FY 2028.

- **Previous Budgets - \$700,000**
- **FY 2027 Budget - \$2,600,000**
- **Total Project Budget - \$4,000,000**

14. 5th Street Aerial Sewer Replacement (New): During FY 2026, an evaluation of this existing aerial sewer crossing along 5th Street Extended was performed and recommendations were made on reinforcing or replacing the existing gravity sewer pipe over Moores Creek. It is anticipated that construction will take place in FY 2027.

- **FY 2027 Budget - \$1,000,000**
- **Total Project Budget - \$1,000,000**

15. Bellair – Liberty Hills Sewer: This project extends public sewer into the Bellair and Liberty Hills neighborhoods as most residents are currently served by private septic fields. Design efforts are underway with funds previously appropriated and easement acquisition is expected to begin in late FY 2026. It is anticipated that construction could begin in late FY 2027, with additional funding required in FY 2028.

- **Previous Budgets - \$1,393,715**
- **FY 2027 Budget - \$2,000,000**
- **Total Project Budget - \$8,593,715**

16. North Fork and Camelot Pump Station Improvements (New): In response to the January 2024 flooding of RWSA's Rivanna Pump Station, the ACSA undertook the Facility Condition Assessment of various critical water and sewer facilities. This assessment included recommendations at the North Fork and Camelot Pump Stations that will be bundled into this project. Those recommendations include the replacement of variable frequency drives (VFDs), the rebuilding of several pumps, replacement of float controls and flow meters, among other items. These improvements will be packaged into a bid set and advertised for construction in FY 2027.

- **FY 2027 Budget - \$450,000**
- **Total Project Budget - \$450,000**

17. Miscellaneous Sewer Rehabilitation: This project continues our “find and fix” program of sanitary sewer rehabilitation to reduce I&I in our system. These efforts will utilize publicly bid miscellaneous sewer rehabilitation contracts to make repairs and rehabilitate defects in our system found with systematic CCTV inspection by ACSA crews and the subcontractor.

- **FY 2027 Budget - \$400,000 (Annually)**

NON-UTILITY AND FACILITY IMPROVEMENTS

18. Pump Stations – Rehabilitation: ACSA staff have identified numerous rehabilitation projects directly related to our pump station facilities, including pump and motor upgrades, replacement of generators and transfer switches, control panels, and grinders. The amount budgeted will cover replacement transfer switches and pump rebuilds at two pump stations. Additional funding in future years is expected to meet other rehabilitation needs mentioned above. These funds are proportionally split between water and wastewater projects.

- **FY 2027 Budget - \$200,000**

19. Customer Information System (CIS) Replacement: This project includes the updating of our website, replacement of the existing telephone system and implementation of a new Customer Information System. These initiatives fall under the Customer Experience pillar of ACSA’s Strategic Plan. ACSA’s website and new phone system were completed in previous fiscal years. ACSA recently signed a contract for the new CIS, which will include a mobile solution to support our Meter Operations Team, a customer self-service portal, and a new backflow management solution. This phase of the project will begin in March 2026 and is expected to go-live before the end of FY 2027. These funds are divided equally between water and wastewater projects.

- **Previous Budgets - \$2,000,000**
- **FY 2027 Budget - \$600,000**
- **Total Project Budget - \$2,600,000**

20. Cloud Migration and ArcGIS Utility Network Implementation: This multi-phase project consists of consulting services to develop a plan and fully implement a cloud migration of on-premises Information Technology resources, as well as implementing both the ArcGIS Utility Network and Trimble Unity. The Azure migration component involves migrating file servers, SQL Server, and ArcGIS Enterprise to the cloud. The SQL Server portion will migrate databases for the GIS as well as other production software suites including but not limited to Cityworks and GraniteNet. A consultant has completed an assessment of the GIS’s current state in preparation for the Utility Network and corrections have been largely completed. Implementation of Trimble Unity consists of

migrating the on-premises Cityworks 23.x application, reporting, and integrations to the new platform. These funds are divided equally between water and wastewater projects.

- **Previous Budgets - \$425,000**
- **FY 2027 Budget - \$150,000**
- **Total Project Budget - \$575,000**

21. Avon Operations Center: The Avon Street Extended property has long been held as a future location to build additional facilities as the ACSA continues to grow. The current Maintenance Yard at our Spotnap Road location has become overcrowded, and our leased space at the Crozet Water Treatment Facility has been eliminated with the Granular Activated Carbon (GAC) Expansion. This project will develop the Avon Street property into a larger vehicle and materials storage facility, including a training area for our equipment operators. This project is currently under construction with completion expected this fall. No additional funding is anticipated for this project.

- **Previous Budgets - \$18,000,000**
- **FY 2027 Budget - \$0**
- **Total Project Budget - \$18,000,000**

22. ArcFlash Hazard Assessment Update: This ArcFlash Hazard Assessment will evaluate the electrical hazards and ensure appropriate safety measures are in place. Industry standards, including NFPA guidelines, recommend updates to these studies every five years or when system changes occur. This project will bring our previous assessments up to date, reflecting any modifications in our electrical systems and ensuring compliance with the latest safety standards. Regular updates enhance worker safety, reduce liability risks, and provide accurate data for maintaining a safe operating environment. These funds are divided equally between water and wastewater projects.

- **Previous Budgets - \$80,000**
- **FY 2027 Budget - \$80,000**
- **Total Project Budget - \$160,000**

23. Developer Participation: Each year funds are set aside to participate in oversizing utilities constructed to serve new development. The Rate Model includes \$100,000 divided equally between water and wastewater projects as a contingency to ensure new pipes are sized to meet ACSA's long-range needs.

- **FY 2027 Budget - \$100,000 (Annually)**

We propose to schedule a Public Hearing to present the FY 2027 CIP at the April meeting of the ACSA Board of Directors.

Board Action

We request that the Board of Directors authorize the advertisement for a Public Hearing to address the FY 2027 CIP at 9:00 a.m. on Thursday, April 16, 2026.

CAPITAL IMPROVEMENT PROGRAM

PROPOSED FY 2027 BUDGET INTRODUCTION

ACSA Board Meeting – March 19, 2026



Presentation Outline



Highlights



New Projects



Major
Construction in FY
2027



Questions and
Next Steps



Mission and Strategic Plan

With pride and dedication we serve our customers by providing clean, safe water; exemplary wastewater services; and fire protection infrastructure. Together with our community partners we maintain and improve our utility system in a timely, cooperative, and financially responsible manner.

2023
through
2027

THE ALBEMARLE COUNTY SERVICE AUTHORITY

STRATEGIC FIVE-YEAR PLAN



Data Optimization

Conduct a comprehensive review of all data and their sources to ensure proper access, classification, and utilization.



Business Resilience

Ensure the current and future operations continue to function to serve our customers and meet environmental and climate action goals.



Customer Experience

Provide best-in-class service ensuring the needs of our customers are exceeded.



Employee Experience

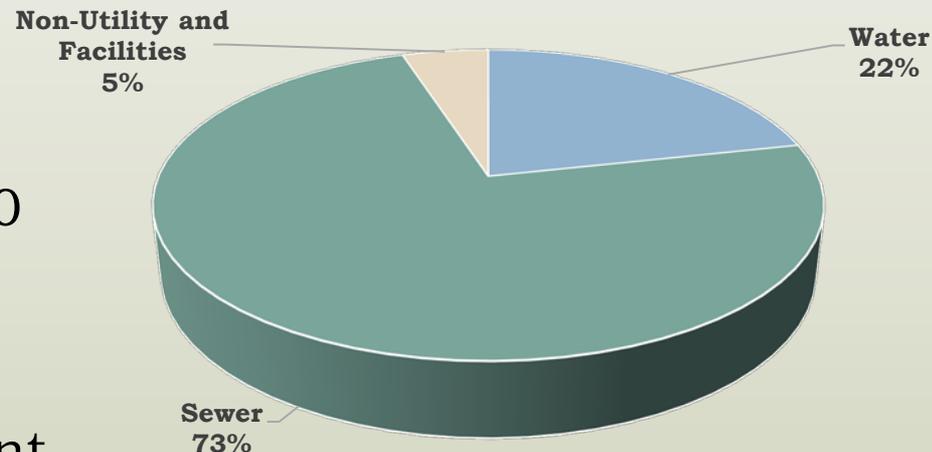
Retain and recruit a highly-skilled workforce and provide employees with resources and opportunities for professional growth.



Highlights – Proposed FY 2027 CIP Budget

- Total FY 2027 CIP Budget - \$18,745,000
 - Water - \$4,040,000
 - Sewer - \$13,775,000
 - Non-Utility/Facility - \$930,000
- New Projects - \$1,615,000 (Approx. 9%)
 - Risk and Resiliency Assessment Recommendations
 - 5th Street Aerial Sewer Replacement
 - North Fork and Camelot Pump Station Improvements

Percentage Breakdown



Risk and Resiliency¹³¹ Assessment (RRA) Recommendations

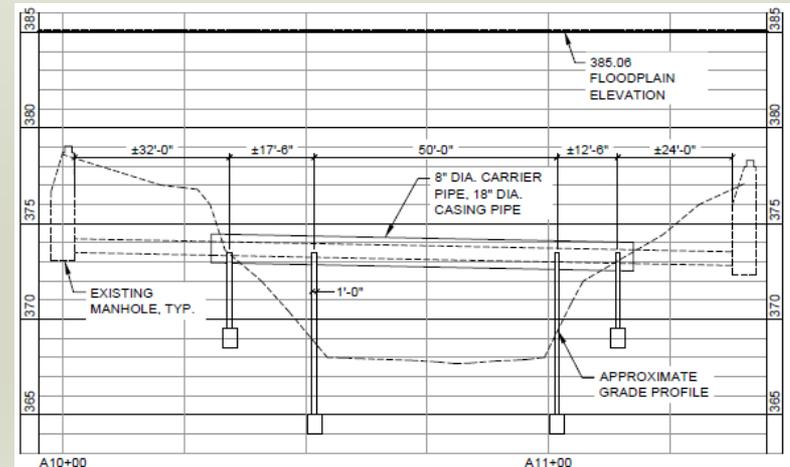


- Strategic Plan – Business Resilience
- Strategically install surge relief valves
- Additional security cameras
- Protective measures for panels at several pump stations (ventilation and sun exposure)
- FY 2027 \$140,000
- Total Budget \$140,000



5th Street Aerial Sewer Replacement

- Sewer installed in early 1970's to serve Holiday Inn
- Need for additional structural support
- Construction in FY 2027
- FY 2027 \$1,000,000
- Total Budget \$1,000,000



North Fork and Camelot Pump Station³

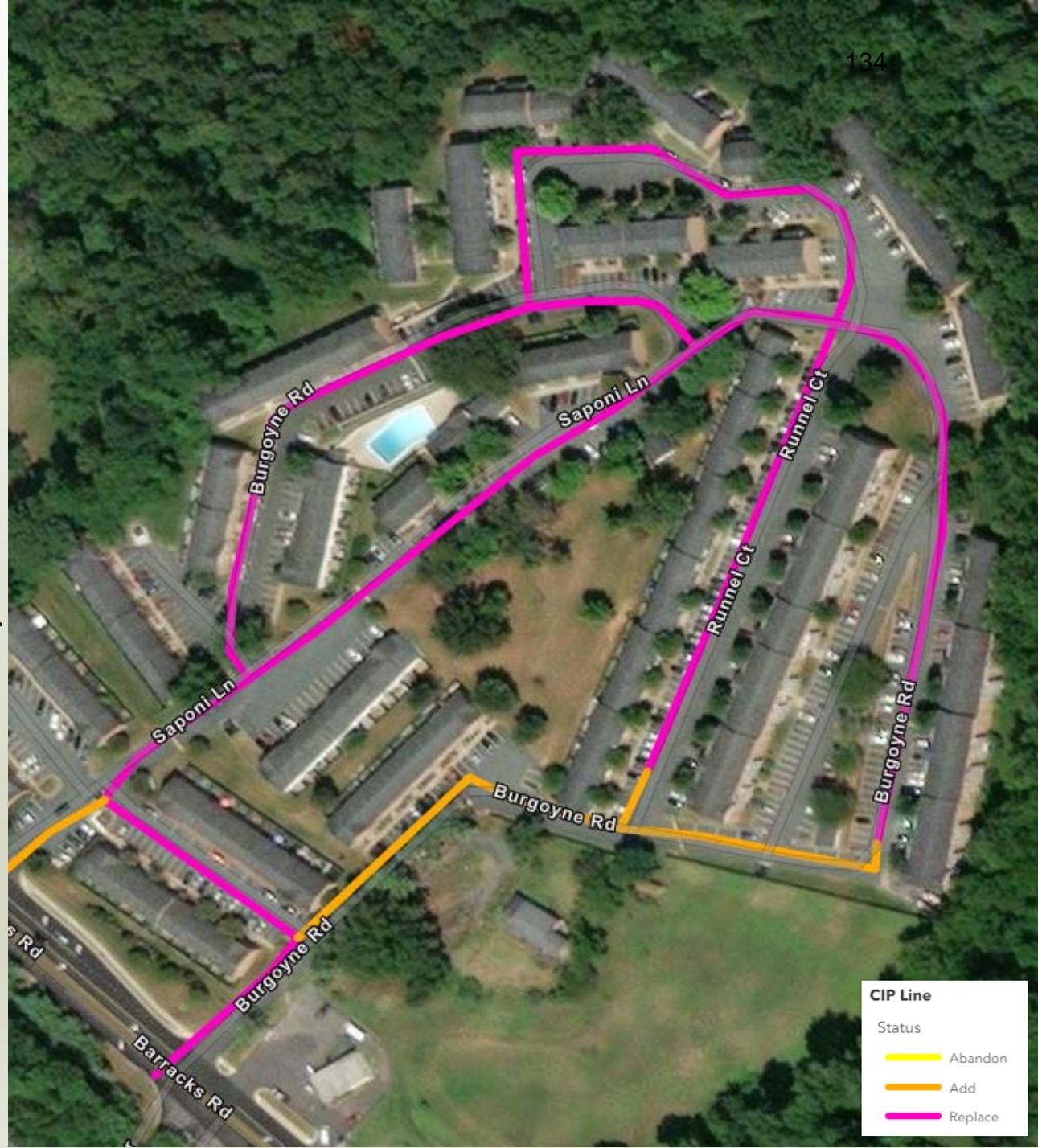
Improvements

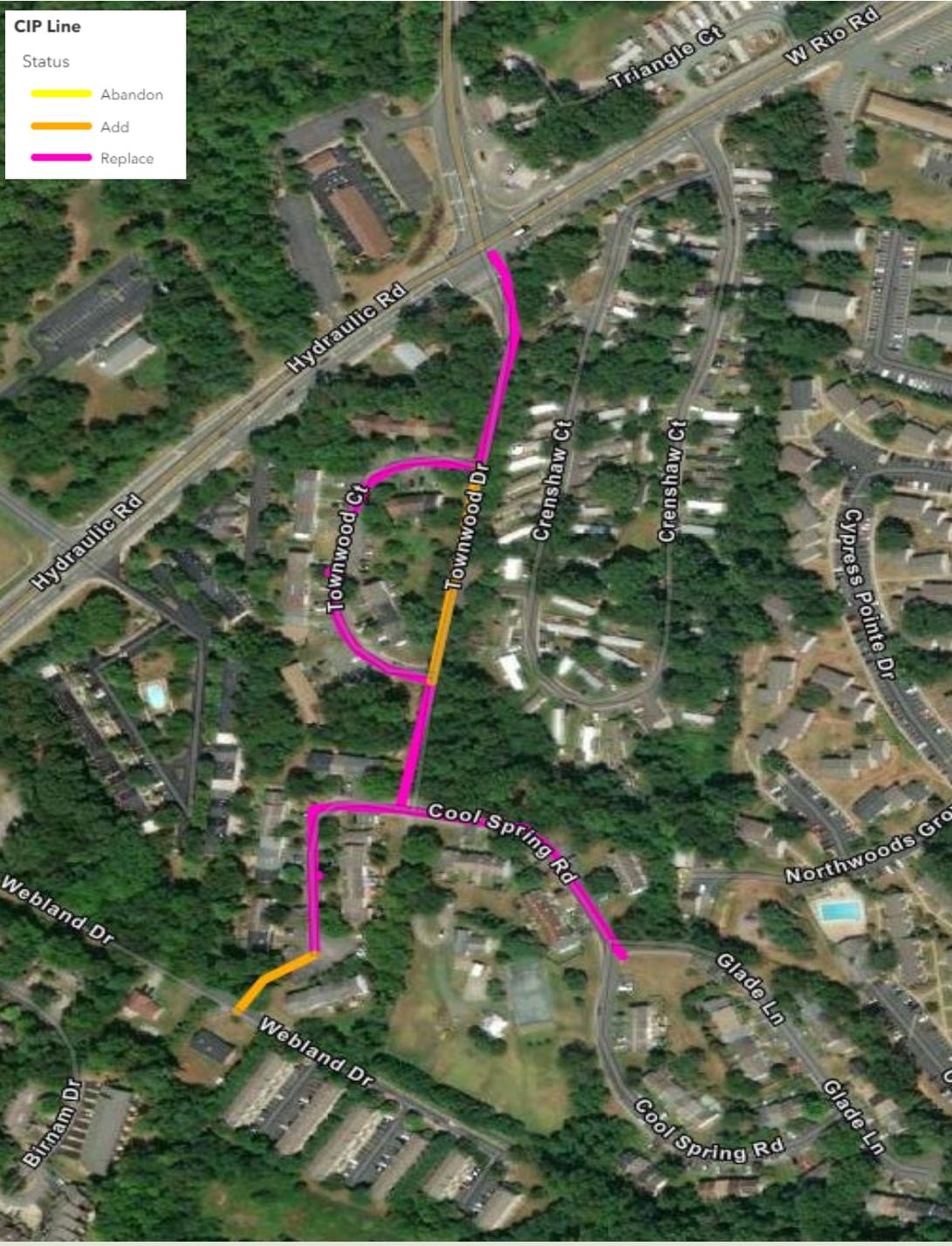
- Recommendations from the Facility Condition Assessment
- Construction in FY 2027
- FY 2027 \$475,000
- Total Budget \$475,000



Barracks West Water Main Replacement

- Strategic Plan – Business Resilience and Customer Experience
- Replaces Cast Iron and Galvanized water mains
- Improve fire coverage
- Construction underway
- FY 2027 \$0
- Total Budget \$3,500,000





Townwood Water Main Replacement

- Strategic Plan – Business Resilience and Customer Experience
- Replaces older PVC water mains
- Easement acquisition underway, advertisement this fall
- FY 2027 \$300,000
- Total Budget \$3,500,000



Airport Trunk Sewer Upgrade



- Increase sewer capacity to handle Places29 Comprehensive Plan
- All 24 easements acquired
- Advertisement for Construction spring 2027
- Construction FY 2027-2028
- FY 2027 \$7,200,000
- Total Budget \$9,683,800



Avon Operations Center

- Strategic Plan – Business Resilience
- Additional Maintenance and Storage Facilities to accommodate continued growth
- Training area for equipment operators
- Construction to conclude in late 2026
- FY 2027 \$0
- Total Budget \$18,000,000



Questions and Next Steps

- ❑ Board Action Today - Authorize Advertisement for a Public Hearing to address the FY 2027 CIP
- ❑ April 16, 2026 – Public Hearing on Proposed FY 2027 CIP, which will include a presentation on all CIP Projects
- ❑ May 21, 2026 – Proposed FY 2027 Budget and Rates Workshop
- ❑ June 18, 2026 – Public Hearing and Adoption of FY 2027 Budget, Rates, and CIP

