



BOARD OF DIRECTORS' MEETING

**April 16, 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 March 16, 2026
9:10 a.m.	3. Matters from the Public
9:20 a.m.	4. Response to Public Comment
9:25 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. National Drinking Water Week
9:35 a.m.	6. Proposed FY 2027 Capital Improvement Program (CIP) Presentation & Public Hearing
10:05 a.m.	7. Proposed FY 2027 Budget and Rates Overview Presentation
10:25 a.m.	8. Resolution scheduling Budget and Rates Public Hearing for June 18, 2026
10:30 a.m.	9. Items Not on the Agenda
	10. Adjourn



ALBEMARLE COUNTY SERVICE AUTHORITY

STATEMENT OF CHAIR TO OPEN APRIL 16, 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 March 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:** Ms. McKeel; Ms. Lizbeth Palmer; Mr. John Parcels; Mr.
6 Clarence Roberts; Ms. Kimberly Swanson.

7 **Members Absent:** Mr. Richard Armstrong.

8 **Staff Present:** Mike Derdeyn; Jason Harlow; Quin Lunsford; Jeremy Lynn;
9 Alex Morrison; Danielle Trent; April Walker.

10 **Staff Absent:** Emily Roach.

11 **Public Present:** None.

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

14 Ms. Palmer called the meeting to order. She then read the opening
15 Board Chair statement (Attached as Page _____), and a quorum was
16 established.

17
18 2. Approve Minutes of February 19, 2026

19 Mr. Parcels said he had one small correction on page 13 of the
20 packet, or page 11 of the minutes, line 30, the word “met” should be “meet.”
21 Ms. Palmer stated that she had one question about the Peter Jefferson
22 Pump Station. She stated that last meeting, Mr. Lynn mentioned that the
23 pump was replaced with a smaller pump that was originally thought to be
24 needed. She asked what development did not occur and if that area is still
25 expected to be developed in the future.

26 Mr. Lynn stated that the Peter Jefferson Pump Station was
27 constructed around 2000 and was intended to serve the entire area,
28 including the hospital and an apartment complex on the southeast side. He
29 mentioned that the hospital, however, was able to be constructed by gravity
30 which meant there was no flow being contributed to the pump station. He
31 stated that with the extension of the gravity line that served the hospital, the

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1 apartment complex was able to take advantage of that gravity sewer as well.
2 He stated that the design of the pump station was about 370,000 gallons a
3 day. He noted that the pump station is seeing about 10% of that currently.
4 He stated that the pumps were way oversized, so the decision was made to
5 reduce the size of the pumps but retain flexibility through changing out
6 impellers to go back up in size if needed. He added that there may be one
7 or two spots at Peter Jefferson Place to add another building. He stated that
8 there is also development across Route 250, where Hansen's Mountain
9 Road comes down. He noted that there is a 30-plus acre property that is
10 undeveloped. He noted that those are the only remaining developable areas
11 that the ACSA is aware of.

12 ***Mr. Roberts moved to approve the minutes of February 19, 2026,***
13 ***as amended; seconded by Ms. McKeel. All other members voted aye.***

14
15 3. Matters from the Public

16 There were no matters from the public.

17
18 4. Response to Public Comment

19 There was no response to public comment.

20
21 5. Consent Agenda

22 ***a. Monthly Financial Reports*** – Mr. Parcels stated that on page 41, there
23 is a table that shows estimated water loss and the associated leaks,
24 totaling 120,000 gallons. He stated, however, that there are four or five
25 leaks discussed in the monthly maintenance update that appear to be
26 different leaks. He asked how those losses are accounted for and stated
27 that he wanted to understand better. Mr. Lunsford stated that it is a timing
28 issue. He noted that the report on page 41 is for the month of January,
29 which is a month behind the information in the maintenance report. Mr.
30 Parcels asked if the leaks were discussed in the February report. Mr.
31 Morrison replied that they would have been included in the January report

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1 with his maintenance update. Mr. Parcels stated, related to that, there is a
2 water loss report that IT is developing. He asked how the reports work
3 together. Mr. Lynn replied that they are generating water loss reports that
4 go into the water auditing that the ACSA is working with the City and RWSA
5 on. He mentioned that this gives an assessment of how the ACSA's system
6 is performing relative to other utilities. He stated that they look at what is
7 produced, what is put into the system, and what is billed. He noted that
8 some of the gap there is intentional use of water through things like auto
9 flushers or other maintenance activities. He stated that the other part of
10 that gap is non-revenue water due to leaks. Mr. Parcels asked how Mr.
11 Lynn would rate the accuracy in doing so. Mr. Lynn replied that it is easier
12 in the smaller systems like Red Hill and Crozet ,as there is just one water
13 provider- the ACSA. He noted that it is more challenging in the Urban
14 system, which includes the City of Charlottesville. Mr. Parcels asked if Mr.
15 Lynn would consider the 120,000 gallons of water loss not that visible. Mr.
16 Lynn replied that he would have to look closer at that, as he is not familiar
17 with the 120,000 gallons that was reported. Mr. Parcels asked if the City
18 is doing the same thing. Mr. Lynn replied that RWSA is heading up the
19 effort, and the City and the ACSA are providing them with the data. Mr.
20 Lynn added that because the ACSA's system is so spread out, there are
21 areas that they intentionally flush. He added that this is water that the
22 ACSA is not making money off of, but it is necessary to effectively operate
23 the system.

24 Ms. Swanson stated that when they have discussed this topic in the
25 past, there was a question about how the fire department is able to help
26 tackle that issue, if at all. She asked if the ACSA partners with the fire
27 department. Mr. Lynn replied that there are a few fire stations that have
28 separate meters that are used to refill fire trucks after a fire. He stated that
29 they are not billed for that water, but the ACSA does account for it. He
30 mentioned that they also have systems set up with them for reporting
31 training exercises. He noted that the ACSA tracks that water use in its

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1 auditing spreadsheets. It is non-revenue water, but the ACSA is aware of
2 the use. He stated that Cityworks has been a great tool because all of the
3 maintenance activities that use water, such as jetting, flushing, repairs, and
4 fire hydrant inspections, are documented and the water use is recorded as
5 well.

6 Mr. Parcels stated that overall, the ACSA is measuring and
7 projecting water use for budgeting purposes so, in a sense, they are
8 charging for that water. Mr. Lynn stated that they are taking those costs
9 into consideration when developing the budget. He stated that they are
10 incurring those costs from RWSA, but they are not recouping the revenue
11 from customers. He added that it is an operating expense.

12 Ms. Palmer stated that she does not know the quantity of water that
13 goes into a fire truck and asked how much it would help with flushing, as it
14 seems flushing uses more water. Mr. Lynn replied that flushing uses
15 significantly more water than using a fire hydrant. He stated that it takes
16 about 3,000-4,000 gallons to fill a fire truck.

17 Ms. Swanson stated that she had a question about one of the bullet
18 points on page 29 of the report cover memo. She stated that the ACSA
19 directed PFM to liquidate \$5 million and make a transfer to the operating
20 account and the LGIP. She stated that on page 34, however, the pie chart
21 showing the allocation of investments by type does not show the \$2 million
22 that was transferred to the LGIP. Mr. Lunsford replied that PFM sold
23 holdings that the ACSA had, and those funds went to the money market
24 account. He stated that after month end, the \$2 million was transferred to
25 LGIP and the remaining \$3 million was transferred to the ACSA's checking
26 account.

27 ***b. Monthly Capital Improvement Program (CIP) Report*** – Ms. Swanson
28 stated that under the Avon Operations Center update, it mentions
29 installation of “owner-provided surveillance” and asked what that referred
30 to. Ms. Walker replied that the ACSA currently has a security system at the
31 Spotnap Road facility and, in order for it to integrate at Avon, they have to

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1 install the same system or one that is capable of integrating. She mentioned
2 that they have already purchased the devices and are waiting for the ok to
3 install them. Ms. Swanson asked about the orientation of the building on
4 Avon Street and if the solar panels were in a position to get the most out of
5 them. Mr. Morrison replied that the building is oriented north-south, but the
6 roof is fairly flat so there is really good exposure for the solar panels,
7 ensuring optimal performance.

c. Monthly Maintenance Update –

8
9 ***d. IT Monthly Update –*** Mr. Parcels asked about the SCADA alarms at the
10 various pump stations that the staff responds to. He asked if responding
11 meant they had to physically go to the pump station. He stated that when
12 he visited the Camelot and North Fork stations, he only saw cameras. He
13 asked what other alarms would cause them to go out and physically check
14 the pump stations. Ms. Walker replied that they are working on access
15 control at those stations. She stated that they have motion detection setup,
16 which will send an alarm off hours if there is motion detected on the cameras
17 at the pump station. She stated that four or five other stations actually have
18 access control also, so if there is an alarm that a door was forced or held
19 open, they do have to respond to those. She added that access control is
20 not installed at every station yet. Mr. Parcels asked if the cameras show
21 when there is animal motion detected. Ms. Walker replied yes, they do. She
22 stated that they verify those to determine if they need to respond or not.

23 ***e. Rivanna Water and Sewer Authority (RWSA) Monthly Update –*** Ms.
24 Palmer stated that for many years, Schenks Branch Interceptor Phase II
25 project has been on RWSA's ongoing project list. She asked if they are any
26 closer to resolving the negotiations between the City, County, and RWSA
27 on the placement of the interceptor. She also asked if it is actually an ACSA
28 issue. Mr. Lunsford replied that it is not an ACSA issue. He stated that it is
29 his understanding that RWSA, the City, and the County are continuing to
30 work through negotiations.

31

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1 ***f. ACSA Board Policy Future Issues Agenda 2026 –***

2 ***g. Fix-a-Leak Conservation Event –***

3 ***Mr. Parcels moved to approve the consent agenda, seconded***
4 ***by Ms. Swanson. All members voted aye.***

5

6 6. Proposed FY 2027 Capital Improvement Program (CIP) Presentation

7 Mr. Lynn stated, for Ms. McKeel's information since she was a new
8 Board member, that they provide a high-level overview of the proposed CIP
9 budget in March and introduce the Board to the new projects. He stated that
10 with this presentation (Attached as Pages _____), he has also included a
11 few projects that will be actively under construction in FY 2027. He stated
12 that before he began, he wanted to thank the ACSA's CIP team – Justin
13 Weiler, John Anderson, Keane Rucker, Alex Morrison, Roland Bega, Robert
14 Lawson, and Quin Lunsford. He stated that they have worked diligently over
15 the last three months or so, to present a budget that they believe continues
16 the high quality of service that ACSA customers have come to expect.

17 Mr. Lynn stated that he would begin with highlights of the budget,
18 followed by the three new projects that they have identified for FY 2027 and
19 four projects that will be actively under construction. He stated that he would
20 close with next steps. He mentioned that he also wanted to remind the Board
21 about the ACSA's mission and strategic plan and read the ACSA's mission
22 statement. He noted that the four pillars of the plan are data optimization,
23 business resilience, customer experience, and employee experience. He
24 added that as he goes through the projects, the Board will see references to
25 those pillars, particularly business resilience and customer experience.

26 Mr. Lynn stated that the next slide showed some of the highlights of
27 the proposed FY 2027 CIP budget. He stated that the proposed budget is
28 \$18,745,000, which has been broken down into three buckets. He stated that
29 the water portion is \$4,040,000, sewer is the largest at \$13,775,000, and the
30 non-utility/facility portion is \$930,000. He mentioned that in past years, the
31 water portion has been the largest because the focus has been mostly water

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1 main replacement projects. He stated that last year, the non-utility/facility
2 was the largest component of the budget because of the Avon Operations
3 Center. He noted that this year, however, the sewer portion is the largest
4 component of the CIP budget due to the Airport Trunk, Buckingham Circle,
5 and Bellair-Liberty Hills sewer projects. He stated that the three new projects
6 that have been identified for FY 2027 total \$1,615,000, which is about 9% of
7 the total CIP budget. He mentioned that these projects are recommendations
8 from the ACSA's recently completed Risk and Resiliency Assessment, the
9 replacement of an aerial sewer crossing on 5th Street, and improvements at
10 the North Fork and Camelot Pump Stations. He noted that the proposed FY
11 2027 budget amount is \$100,000 less than what was projected last year for
12 FY 2027.

13 Mr. Lynn stated that the first new project is the Risk and Resiliency
14 Assessment (RRA) Recommendations. He stated that in late 2025, in
15 accordance with America's Water Infrastructure Act (AWIA), the ACSA
16 completed a Risk and Resiliency Assessment update. He mentioned that
17 this falls under the business resilience pillar of the ACSA's Strategic Plan.
18 He stated that out of this assessment, they came up with three areas of focus
19 that they grouped together to create this CIP project. He stated that the first
20 area was to strategically install a couple of surge relief valves in the water
21 distribution system. He stated that they will be installed in areas where there
22 is the risk of over-pressurizing the system. He stated that when high pressure
23 comes through the PRV, there is no way to relieve it so the surge relief valves
24 should take care of that issue.

25 Mr. Parcels stated that in his experience, PRVs are typically
26 associated with gas pressure which you can bleed. He asked how they would
27 bleed water. Mr. Lynn replied that they will have to discharge it or circulate it
28 back to the high-pressure zone. Mr. Parcels stated that it would not be
29 cheap. Mr. Lynn replied that the installations would be handled in-house or
30 by the ACSA's on-call contractor.

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1 Mr. Lynn stated that the second area of focus is installing additional
2 security cameras at a few pump stations and tank sites. He stated that the
3 ACSA's IT staff would handle those installations. He stated that the third area
4 of focus was protective measures for panels at several pump stations, to
5 improve ventilation and protect from sun exposure. He noted that this would
6 also be handled in-house. He added that the total proposed budget for FY
7 2027 for this project is \$140,000.

8 Ms. Palmer asked if the AWIA Act that prompted the RRA
9 recommendations was passed several years ago. Mr. Lynn replied that the
10 act was passed in 2018 but, because of the utility size, the ACSA was given
11 until the end of 2025 to complete the update. He stated that the ACSA
12 completed the update in late 2025, and these are the recommendations from
13 the assessment.

14 Mr. Lynn stated that the second new project for FY 2027 is the 5th
15 Street Aerial Sewer Replacement. He stated that this pipe was installed in
16 the early 1970s to serve the Holiday Inn on 5th Street Ext. He mentioned that
17 over time, they have identified the need for additional structural support, as
18 there is about 80 feet of pipe exposed. He stated that they have performed
19 an evaluation and have a couple of alternatives that they are working with
20 the contractor to get costs for. He added that there is \$1 million proposed in
21 the FY 2027 CIP budget for this project. Mr. Parcels stated that the cost
22 seems high for some piers and casing pipe. Mr. Lynn replied that the
23 engineer's estimates were actually higher. He stated that they are confident
24 they can come in at a lower price if they work with the contractor on a couple
25 of ideas. He noted that the three options they were given ranged from \$1.3
26 million to \$1.5 million. Mr. Parcels asked about the encasing pipe as part of
27 the support structure. Mr. Lynn replied that the casing pipe shown in the
28 photo allows them to increase the span of the concrete piers. He stated that
29 if they were to just use piers, the piers would probably fall into the stream
30 bed which can cause more risk to the structural support of the aerial
31 crossing. Mr. Parcels stated that they saw in another case where the

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1 structural support had shifted. Mr. Lynn replied yes. He stated that there
2 were stainless steel supports, which the pipe sat on, and they fell off. He
3 stated that this is probably the first project like this where they will take a
4 different approach, as opposed to the stainless steel supports.

5 Ms. Palmer stated that there appear to be trails throughout this area.
6 Mr. Lynn replied that there are trails from the new development to the south,
7 that lead down to the creek. Ms. Palmer stated that she mentioned it because
8 there are a lot of people that will use the trail, including kids that may climb
9 on the structure.

10 Mr. Lynn stated that the third new project included in the proposed
11 FY 2027 CIP budget is the North Fork and Camelot Pump Station
12 Improvements. He stated that in 2024, RWSA's Rivanna Pump Station
13 flooded. He stated that the ACSA wanted to learn from that incident and try
14 to ensure nothing like that happens at any of its facilities. He stated that they
15 performed an assessment which resulted in some recommendations. He
16 stated that they assessed eight stations and most of the recommendations
17 will be handled in-house. He mentioned that they wanted, however, to
18 package the two biggest pump stations, Camelot and North Fork, into a CIP
19 project and this is the proposed project.

20 Mr. Parcels stated that one of the things he learned is that North
21 Fork Pump Station is just like the Peter Jefferson Pump Station in that it was
22 sized for certain growth expectations but has yet to see that. He stated that
23 it is struggling because of the low flows. He asked if there was any thought
24 to sizing down to make it more efficient. Mr. Lynn stated that with the
25 development they are hearing about in the northern area, such as
26 AstraZeneca, and continued rezoning and redevelopment at North Fork,
27 they expect that those flows will increase significantly in the near term. He
28 stated that he believes they would be sizing down only to size back up.

29 Ms. Palmer assumes that it was the Great Recession that slowed
30 down the development, as the pump station was built right before that. Mr.
31 Lynn replied that the stations came online in 2012. He stated that North

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1 Pointe was on the horizon then, and it is still not fully developed. He stated
2 that UVA Research Park is most likely on the cusp of some major
3 development. Mr. Morrison added that the ACSA installed VFDs (variable
4 frequency drives) at the North Fork Pump Station which allows operational
5 flexibility. He stated that they can slow the pumps down based on flows.

6 Mr. Lynn moved to the next slide outlining the Barracks West Water
7 Main Replacement project. He stated that this project addresses the ACSA's
8 Strategic Plan pillars of business resilience and customer experience. He
9 stated that this development was constructed in the 1960s, and the plan is
10 to replace the cast-iron and galvanized water mains. He mentioned that they
11 will also be adding some fire protection and fire hydrants. He noted that
12 construction is underway, and the work they began this week will carry over
13 into FY 2027. He added that there is a total project budget of \$3,500,000,
14 and there are no budgetary impacts in FY 2027.

15 Mr. Lynn stated that the next project, Townwood Water Main
16 Replacement, also addresses the Strategic Plan pillars of business
17 resilience and customer experience. He stated that this area experienced a
18 leak last month that impacted the entire neighborhood. He stated that this
19 project will replace PVC water mains that were installed in the early 1980s.
20 He mentioned that they will also be creating a connection over to Webland
21 Drive, which will provide a secondary feed into the community. He stated
22 that they need three easements for this project – one from the County, which
23 is on its way, one from the HOA that has already been acquired, and a third
24 on Webland Drive. He noted that the third easement may prove challenging
25 to get, as they have not been able to find the owner. Mr. Derdeyn stated that
26 they have, in fact, identified the owner. Mr. Lynn stated that this is an update
27 since Tuesday but was great news. Mr. Lynn stated that they will advertise
28 this project in the fall, as the Barracks West project wraps up. He added that
29 there is \$300,000 proposed for FY 2027, with a total budget amount of \$3.5
30 million. He noted that there is also a public meeting next Wednesday, which
31 will be held at Unity Church.

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1 Mr. Lynn stated that the third project they expect to be under
2 construction in FY 2027 is the Airport Trunk Sewer Upgrade project. He
3 stated that this project is designed to increase the sewer capacity for portions
4 of the development and growth area west of Route 29. He stated that they
5 have successfully acquired all 24 easements, which is a testament to the
6 resilience and determination of ACSA staff. He mentioned that they are
7 doing a final review of the bid documents and will set up a bid schedule soon
8 for this year.

9 Ms. Swanson asked about the private property owner with the large
10 amount of trees and how that situation played out. Mr. Lynn replied that the
11 property actually changed ownership, and the new owner granted the
12 easement. Ms. Swanson asked if the ACSA can now move forward with the
13 tree removal in the way they envisioned. Mr. Lynn replied yes.

14 Mr. Parcels asked about the builder on the further slope across from
15 the river who was having issues getting an easement from the UVA
16 Foundation. Mr. Lynn replied that it was not related to this project. Mr.
17 Parcels stated that he was aware it was not related but was pointing it out
18 as another easement issue. Mr. Lynn stated that, as a quick update, the two
19 parties involved are Six Star Associates and UVA Foundation. He stated that
20 Six Star Associates needs an easement across the UVA Foundation
21 property for some light industrial development off of Airport Road. He stated
22 that the ACSA staff will be meeting with both parties this afternoon at 4pm to
23 see if they can come to an agreement. He noted that if they cannot reach an
24 agreement, Six Star will most likely ask the Board to authorize the ACSA to
25 condemn the easement. Ms. McKeel stated that she assumes they have
26 been working on this for a while. Mr. Lynn replied that they have gone back
27 and forth with letters and emails. Ms. McKeel asked if they have met in
28 person. Mr. Lynn replied that the ACSA has met with both entities in person,
29 separately, but he does not think they have met with each other in person.
30 Mr. Lynn stated that they anticipate construction for the Airport Trunk Sewer
31 project to occur in FY 2027 and FY 2028. He added that \$7.2 million has

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1 been included in the FY 2027 budget, with a total project budget of about
2 \$9.7 million.

3 Mr. Parcels asked since the project is an upgrade, if that meant they
4 would be replacing the sewer in kind. Mr. Lynn replied that in some sections,
5 they will be working parallel and, in other sections, they will be replacing in
6 place. Mr. Parcels asked how they do that with constant flow. Mr. Lynn
7 replied that they will set up bypass pumps. He stated that there will be a
8 collection point, typically from a manhole. He mentioned that there will be
9 pumps and hoses ran above ground, which will discharge down and around
10 the work zone. He stated that this is a significant project and probably one
11 of the most impactful to the community. Mr. Roberts asked how close it will
12 be to the lake, which is used by the community. Mr. Lynn replied that the use
13 of the lake was one of the concerns brought up at the public meeting. He
14 stated that they will have to work on where the work zone will be and which
15 portions of the path will remain open and which ones will need to close. Mr.
16 Roberts asked if they would have to go through the dam. Mr. Lynn replied
17 that they will be boring across the northern side of the dam. Mr. Parcels
18 asked Mr. Lynn to remind him of the size change. Mr. Lynn replied they
19 would be going from 10 to 16, and 18 inches in diameter. Ms. Palmer asked
20 how deep they would be going when boring. Mr. Lynn replied that they would
21 be going about 20 or more feet deep. He stated that they would not be
22 excavating across the entire road but rather setting up a pit on either side
23 and then boring underneath it. Mr. Parcels asked how soon they expect the
24 boring to begin. Mr. Lynn replied that it will be late summer into fall. Mr.
25 Parcels stated that he would love to visit the site.

26 Mr. Lynn stated that the last project is the Avon Operations Center,
27 which speaks to business resilience and the employee experience. He
28 stated that the facility is under construction now, which will provide additional
29 maintenance and storage space to accommodate continued system growth.
30 He mentioned that they have completely moved out of the Crozet facility,
31 where RWSA is doing its GAC expansion. He noted that the new Avon facility

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1 will also provide some training opportunities for confined space and
2 coordination with the Monticello Fire Department next door. He noted that
3 construction will wrap up in late 2026 and there will probably be some sort
4 of ribbon-cutting ceremony. He added that there is no additional funding
5 proposed in the FY 2027 budget for this project, and the total project budget
6 is \$18,000,000.

7 Ms. Swanson asked if working with the contractor on this project has
8 been a good partnership. Mr. Lynn replied that the contractor, Daniel & Co.,
9 out of Richmond, Va, has done a good job. He mentioned that their site
10 superintendent has worked on Nationals Park and the Washington
11 Commanders stadium in Maryland, so the Avon facility is like a shed to him
12 in terms of project scale. He stated that they have done very high-quality
13 work. Ms. Swanson asked if the contractor hires locally. Mr. Morrison replied
14 that some of their subcontractors are out of Charlottesville. He noted that the
15 main subcontractor for the site work is Flores, which is a local contractor.

16 Mr. Lynn stated that in terms of next steps, they do need the Board
17 to take action today and authorize advertisement for a public hearing to
18 address the proposed FY 2027 CIP. He stated that at the April meeting, they
19 will hold a public hearing and present all 23 CIP projects. He mentioned that
20 in May, there will be a budget and rates workshop to present the overall
21 budget, operating and CIP.

22 Ms. McKeel asked what the ACSA's process is for additional funds
23 for contingencies. Mr. Lynn replied that they do account for contingencies as
24 they get closer to construction. He stated that if it is within the adopted
25 budget, they do not come back before the Board for every authorization. He
26 stated that if they ever run into a situation where a project is going to come
27 in over budget, the staff will bring a CIP authorization to the Board for
28 permission to exceed the adopted budget. He added that all of the projects
29 have some level of contingency built in. Ms. McKeel asked if there is a certain
30 percentage of the project budget that is built in for contingencies. Mr. Lynn
31 replied that it is more based on experience and knowledge. He noted that for

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1 projects that are out of the ordinary, there is a larger amount included for
2 contingencies as there is likely to be more of an unknown factor. He stated
3 that for Avon, the team felt comfortable with the \$18,000,000, so they did not
4 ask for any more funds.

5 Mr. Roberts asked, in terms of the dam, if the Army Corps of
6 Engineers or any agency require the ACSA to obtain permits or approval to
7 bore through the dam. Mr. Lynn replied that they got County approval
8 because they own the dam. He stated that they will also obtain VDOT
9 approval and a permit to work in the right-of-way, and they will also go
10 through permitting with the Army Corps of Engineers.

11 ***Mr. Parcels moved to authorize the advertisement for a Public***
12 ***Hearing to address the FY 2027 CIP, seconded by Mr. Roberts. All***
13 ***members voted aye.***

14
15 7. Items Not on the Agenda

16 Mr. Parcels asked how the recruitment process was going for the
17 Director of Finance position. Mr. Lunsford replied that the ACSA Lead Team
18 will be meeting soon to discuss next steps. Ms. Palmer confirmed that this
19 meant the position has not been advertised yet. Mr. Lunsford replied no, not
20 yet.

21
22 8. Adjourn

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

26
27 _____
Quin Lunsford, Secretary-Treasurer

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Monthly Financial Reports</p> <p>STAFF CONTACT/PREPARER: Emily Roach, Interim Director of Finance; Quin Lunsford, Executive Director</p>	<p>AGENDA DATE: April 16, 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 March are attached for your review.

DISCUSSION:

- Water consumption for the month of February increased 1.7% compared to January. Water consumption for the month of February 2026 compared to February 2025 increased 1.0%.
- RWSA's invoice of \$3,032,315 for the month of February was paid on March 10, 2026.
- Unearned water and sewer connection charges totaled \$2,177,501 at month end.
- System connection charge revenue is exceeding budgeted expectations with \$510,500 recognized in March.
- Water and Wastewater revenues for FY 2026 are above budgeted expectations by 0.6%. Please see the water/wastewater trend analysis included illustrating that when adjustment for expected variations in seasonal consumption is considered, revenues are 0.4% more than budgeted expectations.
- Investment update: LGIP's effective monthly yield stands at 3.8%, while PFM's yield to maturity at market is 4.0%, reflecting current market conditions and portfolio performance.
- Customer Information System (CIS) Update: The ACSA CIS project team participated in the formal project kickoff April 1st – April 3rd. This modern CIS provides the framework to enhance our customer and employee experience and aligns with the ACSA's strategic plan.

BUDGET IMPACT: Informational only.

RECOMMENDATIONS: None

BOARD ACTION REQUESTED: None; informational item only.

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

March 31, 2026

ASSETS

Cash and cash equivalents	\$ 7,467,379
Accounts receivable	5,524,578
Investments	42,339,058
Capital assets: (net of accumulated depreciation)	210,289,576
Inventory	724,267
Prepays	346,442
Cash and cash equivalents, restricted	<u>631,927</u>
 Total assets	 <u>267,323,227</u>

DEFERRED OUTFLOWS OF RESOURCES

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

LIABILITIES

Accounts payable	3,839,393
Accrued liabilities	396,319
Compensated absences	2,035,404
Net pension liability	4,150,155
Other post-employment benefits	1,251,493
Unearned connection fees	2,177,501
Long-term debt	<u>3,129,413</u>
 Total liabilities	 <u>16,979,678</u>

DEFERRED INFLOWS OF RESOURCES

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

251,672,663

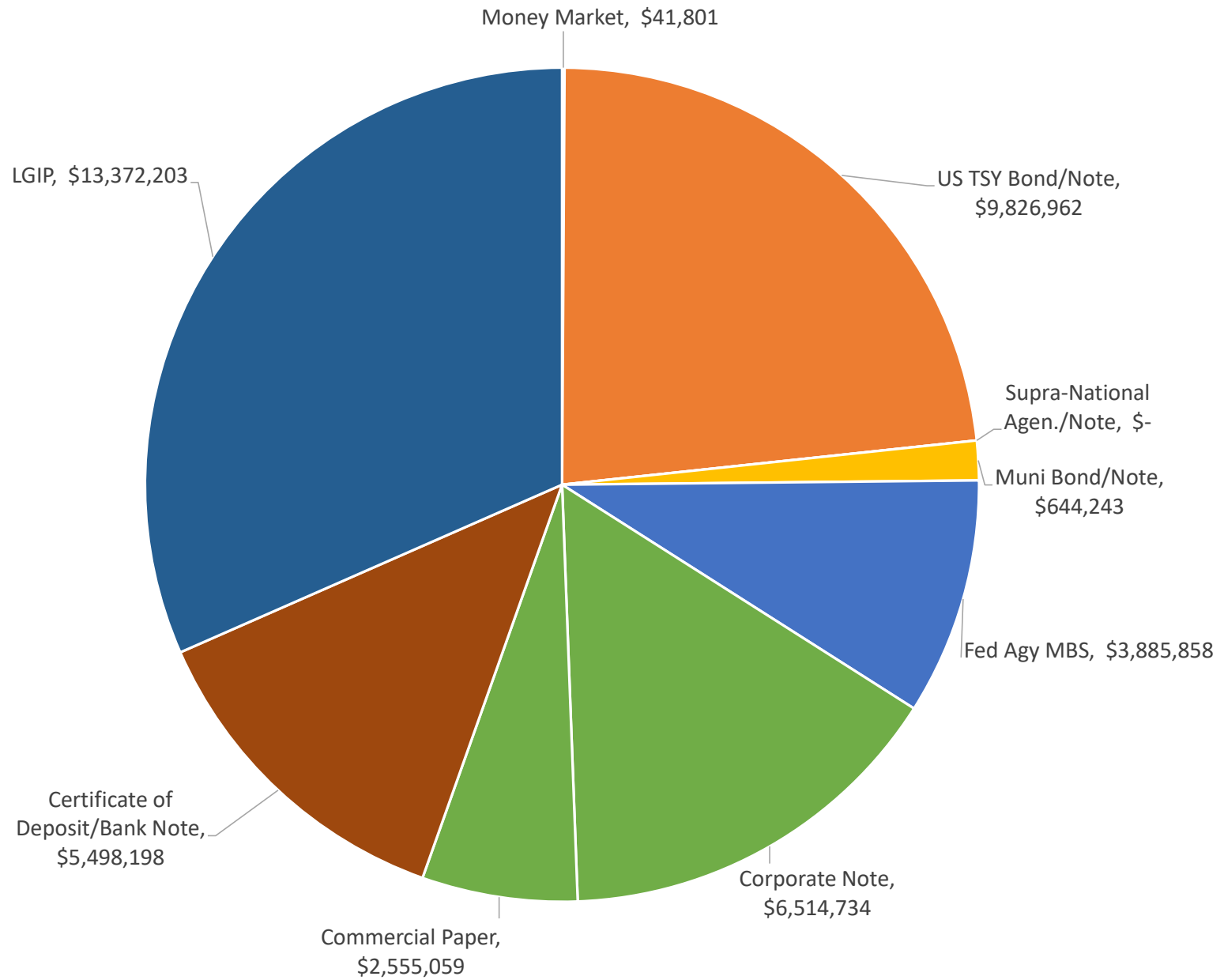
ALBEMARLE COUNTY SERVICE AUTHORITY
For the One Month Ending March 31, 2026

	Budget FY 2026	Budget Year-to-Date 2026	March Actual Year-to-Date	Actual vs. Budget	Variance Percentage
Revenues					
Water Sales	25,260,000	18,945,000	18,972,117	27,117	0.14%
Sewer Service	19,600,000	14,700,000	14,884,966	184,966	1.26%
Total operating revenues	44,860,000	33,645,000	33,857,083	212,083	0.63% A
Operating Expenses					
Purchase of bulk water	(22,697,500)	(17,023,125)	(16,878,516)	144,609	(0.85%) B
Purchase of sewer treatment	(15,256,000)	(11,442,000)	(10,730,850)	711,150	(6.22%) B
Administration	(1,601,400)	(1,201,050)	(1,072,624)	128,426	(10.69%) C
Finance	(3,436,700)	(2,577,525)	(2,310,987)	266,538	(10.34%) C
Information Technology	(2,259,300)	(1,694,475)	(1,467,960)	226,515	(13.37%) C
Engineering	(2,823,000)	(2,117,250)	(1,903,229)	214,021	(10.11%) C
Maintenance	(5,639,900)	(4,229,925)	(3,359,954)	869,971	(20.57%) C
Total operating expenses	(53,713,800)	(40,285,350)	(37,724,120)	2,561,230	(6.36%)
Operating gain(loss)	(8,853,800)	(6,640,350)	(3,867,037)	2,773,313	(41.76%)
Nonoperating Revenues					
System connection charges	9,400,000	7,050,000	8,073,930	1,023,930	14.52% D
Investment/Interest Income	2,000,000	1,500,000	1,499,599	(401)	(0.03%) E
Rental income	16,000	12,000	15,347	3,347	27.89%
Miscellaneous revenues	726,000	544,500	690,272	145,772	26.77% F
Total nonoperating revenues (expenses)	12,142,000	9,106,500	10,279,148	1,172,648	12.88%
Nonoperating Expenses					
Miscellaneous expenses	(1,337,200)	(1,002,900)	(21,018)	981,882	(97.90%) G
Bond interest charges	(183,859)	(137,894)	(76,840)	61,054	(44.28%) H
Depreciation	-	-	(3,695,014)	(3,695,014)	0.00% I
Total nonoperating revenues (expenses)	(1,521,059)	(1,140,794)	(3,792,872)	(2,652,078)	232.48%
Capital contributions	-	-	6,715,564	6,715,564	
Change in Net Position	1,767,141	1,325,356	9,334,803	8,009,447	604.32%

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

- A.** Water and sewer revenues were more than budgeted amounts by 0.6%. Consumption through March (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 slightly behind 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

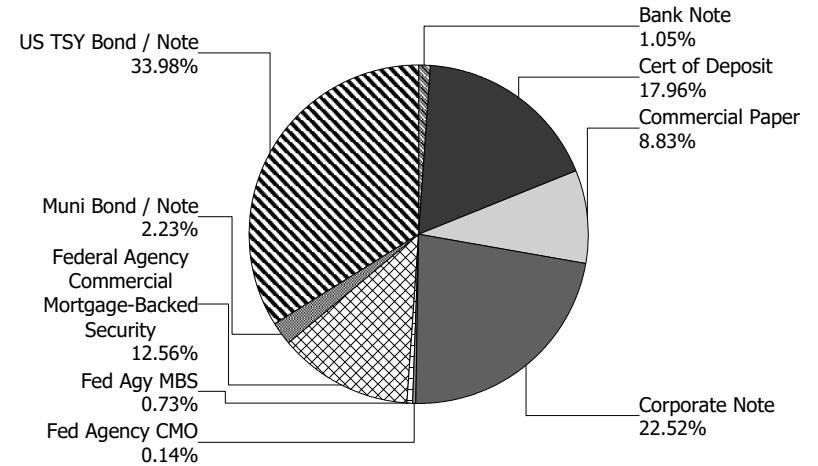
For the Month Ending **March 31, 2026**

ACSA OPERATING FUNDS - 03100100

Account Summary

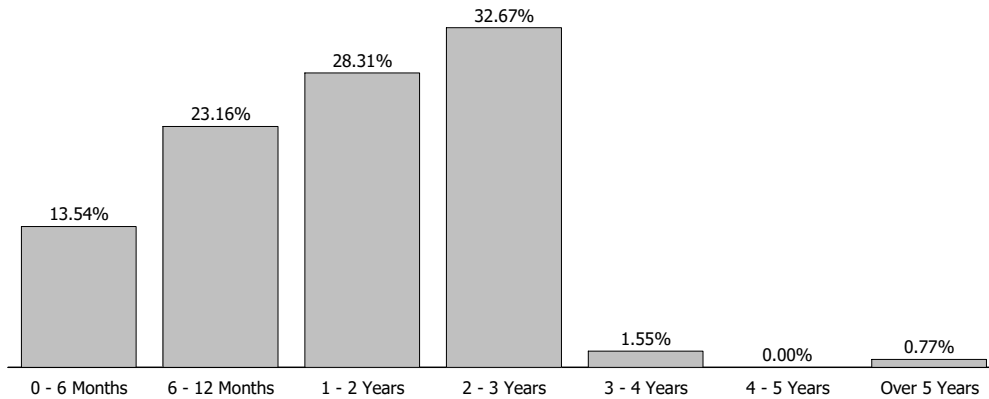
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	9,825,000.00	9,826,962.35	33.98
Municipal Bond / Note	640,000.00	644,242.70	2.23
Federal Agency Mortgage-Backed Security	218,020.54	211,310.84	0.73
Federal Agency Commercial Mortgage-Backed Security	3,674,143.73	3,633,922.31	12.56
Federal Agency Collateralized Mortgage Obligation	44,021.86	40,624.48	0.14
Corporate Note	6,520,000.00	6,514,734.21	22.52
Commercial Paper	2,600,000.00	2,555,059.10	8.83
Certificate of Deposit	5,200,000.00	5,194,786.27	17.96
Bank Note	300,000.00	303,411.90	1.05
Managed Account Sub-Total	29,021,186.14	28,925,054.16	100.00%
Accrued Interest		240,285.14	
Total Portfolio	29,021,186.14	29,165,339.30	

Sector Allocation



Unsettled Trades **275,000.00** **275,697.40**

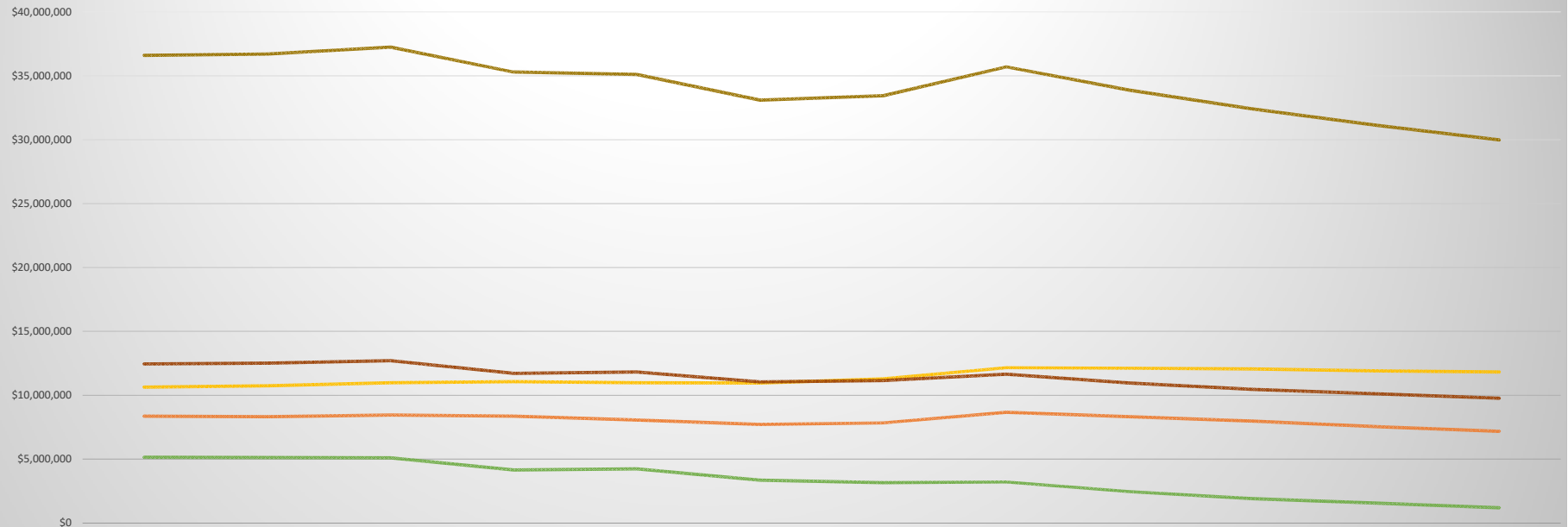
Maturity Distribution



Characteristics

Yield to Maturity at Cost	4.08%
Yield to Maturity at Market	3.96%
Weighted Average Days to Maturity	579

Capacity/System Development Reserves



	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	3/1/2026
RWSA Cap. Chg. Water	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	7,185,418
RWSA Cap. Chg. WW	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	11,830,776
ACSA Dev Chg. Water	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	1,203,106
ACSA Dev Chg. WW	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	9,762,330
Total	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	29,981,630

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
February 2026**

Area	February 2026 Monthly Connection Fees	February 2025 Monthly Connection Fees	\$ Change	% Change
Crozet	\$ 73,290	\$ -	\$ 73,290	-
Urban	221,300	181,230	40,070	22%
Scottsville	-	-	-	-
Total Connection fees	\$ 294,590	\$ 181,230	\$ 113,360	63%
Through February				
Area	YTD FY 2026 Connection Fees	YTD FY 2025 Connection Fees	\$ Change	% Change
Crozet	\$ 1,246,810	\$ 1,140,140	\$ 106,670	9%
Urban	6,302,190	\$ 3,522,160	\$ 2,780,030	79%
Scottsville	14,430	-	14,430	-
Total Connection fees	\$ 7,563,430	\$ 4,662,300	\$ 2,901,130	62%

Area	February 2026 ERC's	February 2025 ERC's	Change	% Change
Crozet	5	-	5	-
Urban	15	13	2	15%
Scottsville	-	-	-	-
Total ERC's	20	13	7	54%
Through February				
Area	YTD FY 2026 ERC's	YTD FY 2025 ERC's	Change	% Change
Crozet	83	79	4	5%
Urban	420	242	178	74%
Scottsville	1	-	1	-
Total ERC's - YTD	504	321	183	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
February 2026**

Area	February 2026 ERC's	February 2025 ERC's	February 2024 ERC's
Crozet	5	-	21
Urban	15	13	31
Scottsville	-	-	-
Total ERC's	20	13	52

Through February			
Area	YTD 2026 ERC's	YTD 2025 ERC's	YTD 2024 ERC's
Crozet	83	79	145
Urban	420	242	245
Scottsville	1	-	-
Total ERC's - YTD	504	321	390

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	141,527,610	140,077,622	1.04%	2.14	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	1,248,786,422	1,245,512,935	0.26%	20.48	36.97

Note: Consumption through February 2026 is 0.3% 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	3,032,315	2,638,650	\$ 393,665	14.92%
March		2,569,796		
April		2,547,552		
May		2,665,003		
June		2,596,414		
YTD	\$ 24,545,475	\$ 20,989,787	\$ 3,555,688	16.94%

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



Water and Sewer Report

(Volumes in Gallons)

February 2026

Metered by Area:		Water	Sewer	Wastewater Flows by Sewer Plant:	
Crozet		17,057,496	16,093,560	Total Urban and Crozet	126,784,134
Scottsville		1,034,949	835,239	less Glenmore WRRF	-3,459,277
Urban		123,398,753	110,690,574	Moore's Creek AWRRF	123,324,857
Red Hill		36,412	0	Scottsville WRRF	835,239
Total		141,527,610	127,619,373	Total	124,160,096

Number of Installed Meters:	
Urban	20
Crozet	3
Scottsville	0
Total	23

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

Hydrant Meter Consumption (billed by invoice):	
Urban	508,400
Crozet	38,069
Scottsville	0
Total	546,469

Estimated Water Loss:			
Wakefield Ct.-2/09/26	Urban		20,000
300 Westminster Rd.-2/12/26	Urban		6,120
1634 Townwood Ct.-2/20/26	Urban		20,000
104 Eastbrook Ct.-2/25/26	Urban		2,000
Total			48,120

Billed Consumption for Selected Customers					
	Water	Sewer		Water	Sewer
Virginia Land Holding	221,944	221,944	Boar's Head Inn	388,422	279,221
Southwood Mobile Homes	1,383,080	1,570,000	Farmington Inc.	453,486	328,584
Turtle Creek Apartments	1,574,877	1,564,353	Westgate Apartments	1,135,180	1,135,180
Blue Ridge Crossing Owner LLC	1,149,606	1,149,606	PR Charger C'ville Holdings-		
Monroe Health & Rehab.	588,915	588,915	Cobalt Ridge Apartments	2,250,120	2,250,120
Sunrise Senior "Colonnades"	805,109	690,109	Four Seasons Apts and Condos	2,329,930	2,329,930
ACRJ	1,059,120	1,059,120	Ch'ville/Alb Airport	87,845	88,966
Westminster Canterbury	1,286,810	1,286,810	State Farm Insurance-Pantops	26,290	23,238
SEMF Charleston -			Hyatt Place at Stonefield	297,126	297,126
Commonwealth/Peyton Dr.	1,625,859	1,625,859	Doubletree by Hilton Hotel	503,591	503,591
Martha Jefferson Hospital	1,756,235	1,587,735	Arden Place Apartments	534,635	534,635
Crozet Mobile Home Village	250,393	250,393	Hilton Garden Inn	181,763	181,763
The Home Depot	161,399	161,399	The Blake at Charlottesville	168,293	168,293
County of Albemarle	1,015,133	955,229	The Lodge at Old Trail	247,377	247,377
University of Virginia	2,602,938	2,598,403	Gov't-Defense Complex	578,231	578,231
Wegmans	334,264	334,264	Harris Teeter Stores (2)	97,022	97,022



February 2026

WATER

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	16,731	4,197	195	21,123
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	176	32	12	220
Total Water Connections	18,703	4,386	273	23,362
Plus Multiple Units	14,490	854	89	15,433
Total Water Units	33,193	5,240	362	38,795

SEWER

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	14,417	3,929	157	18,503
Multi-Family Residential	571	54	4	629
Commercial (Offices)	186	12	5	203
Commercial (Other)	740	52	44	836
Industrial	17	5	1	23
Institutional	138	25	10	173
Total Sewer Connections	16,069	4,077	221	20,367
Plus Multiple Units	14,065	850	56	14,971
Total Sewer Units	30,134	4,927	277	35,338

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	78,053	12,628	710	91,390
Total Sewer Customers	71,205	11,948	533	83,685

**Albemarle County Service Authority
Major Customer Analysis
February 2026 and January 2026**

	February 2026		January 2026		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
County of Albemarle	1,015,133	955,229	817,501	773,068	24.18%	23.56%
Four Seasons Apts.	2,329,930	2,329,930	1,958,860	1,958,860	18.94%	18.94%
University of Virginia	2,602,938	2,598,403	2,207,830	2,202,287	17.90%	17.99%
ACRJ	1,059,120	1,059,120	919,710	918,710	15.16%	15.28%
State Farm	26,290	23,238	24,770	24,770	6.14%	-6.18%
Southwood Mobile Homes	1,383,080	1,570,000	1,307,360	1,870,000	5.79%	-16.04%
Martha Jefferson Hospital	1,756,235	1,587,735	1,669,988	1,468,363	5.16%	8.13%
Blue Ridge Crossing Owner LLC	1,149,606	1,149,606	1,117,688	1,117,688	2.86%	2.86%
Turtle Creek Apts.	1,574,877	1,564,353	1,559,125	1,548,982	1.01%	0.99%
Westgate Apts.	1,135,180	1,135,180	1,128,291	1,128,291	0.61%	0.61%
PR Charger C'ville Holdings	2,250,120	2,250,120	2,296,165	2,296,165	-2.01%	-2.01%
SEMF Charleston	1,625,859	1,625,859	1,669,216	1,669,216	-2.60%	-2.60%
Westminster Canterbury	1,286,810	1,286,810	1,390,960	1,390,960	-7.49%	-7.49%

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
February 2026 and February 2025**

	February 2026		February 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
University of Virginia	2,602,938	2,598,403	1,308,657	1,303,687	98.90%	99.31%
ACRJ	1,059,120	1,059,120	832,330	832,330	27.25%	27.25%
Four Seasons Apts.	2,329,930	2,329,930	2,081,699	2,081,699	11.92%	11.92%
Westminster Canterbury	1,286,810	1,286,810	1,172,910	1,172,910	9.71%	9.71%
SEMF Charleston	1,625,859	1,625,859	1,483,864	1,483,864	9.57%	9.57%
Martha Jefferson Hospital	1,756,235	1,587,735	1,686,686	1,537,417	4.12%	3.27%
PR Charger C'ville Holdings	2,250,120	2,250,120	2,278,064	2,278,064	-1.23%	-1.23%
Westgate Apts.	1,135,180	1,135,180	1,171,856	1,171,856	-3.13%	-3.13%
Turtle Creek Apts.	1,574,877	1,564,353	1,639,839	1,633,864	-3.96%	-4.25%
County of Albemarle	1,015,133	955,229	1,099,445	980,763	-7.67%	-2.60%
State Farm	26,290	23,238	39,020	39,020	-32.62%	-40.45%
Southwood Mobile Homes	1,383,080	1,570,000	2,100,770	1,840,000	-34.16%	-14.67%
Blue Ridge Crossing Owner LLC	1,149,606	1,149,606	1,785,849	1,785,849	-35.63%	-35.63%

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

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

Albemarle County Service Authority

Major Customer Analysis

Year-to-date Comparison: Current Year/Prior Year -- February

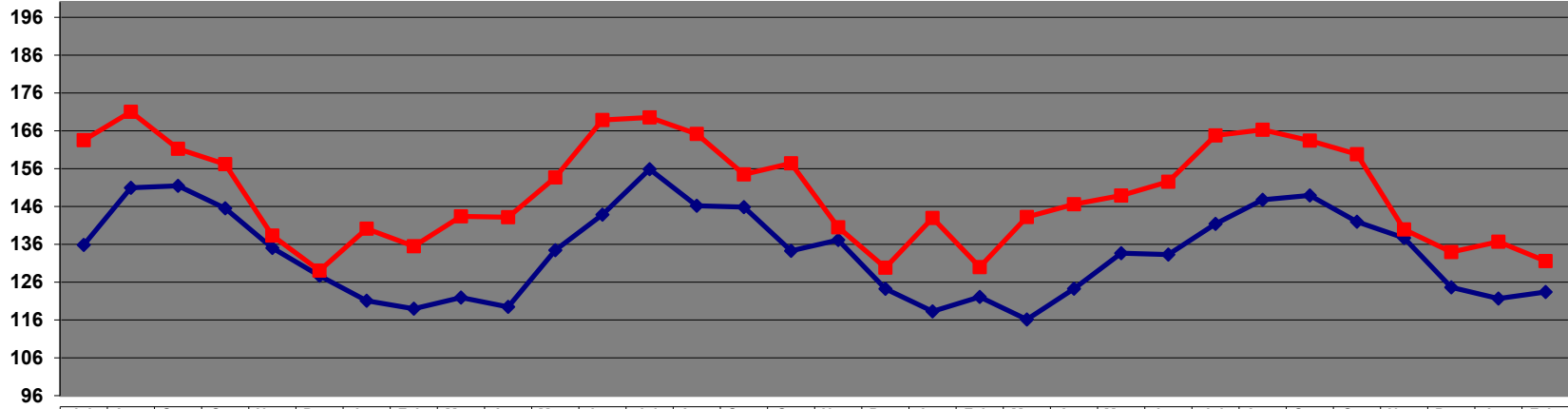
	YTD FY 2026		YTD FY 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
University of Virginia	22,773,481	22,652,843	17,779,853	17,725,499	28.09%	27.80%
Four Seasons Apts.	15,730,343	15,730,343	13,193,195	13,193,195	19.23%	19.23%
SEMF Charleston	13,466,193	13,466,193	11,472,202	11,472,202	17.38%	17.38%
PR Charger C'ville Holdings	18,874,397	18,874,397	16,844,939	16,844,939	12.05%	12.05%
Westmisnster Canterbury	13,484,010	12,662,010	12,049,830	11,429,830	11.90%	10.78%
ACRJ	8,350,590	7,217,590	7,864,760	6,930,760	6.18%	4.14%
Martha Jefferson Hospital	18,905,419	11,591,923	18,221,393	11,202,504	3.75%	3.48%
County of Albemarle	14,788,010	8,360,307	14,513,240	8,347,264	1.89%	0.16%
Westgate Apts.	9,465,753	9,460,149	9,585,338	9,577,738	-1.25%	-1.23%
State Farm	2,948,480	1,997,499	3,228,950	2,348,700	-8.69%	-14.95%
Turtle Creek Apts.	11,274,985	11,101,734	12,845,547	12,806,710	-12.23%	-13.31%
Southwood Mobile Homes	12,055,110	13,809,800	14,435,590	15,500,000	-16.49%	-10.90%
Blue Ridge Crossing Owner LLC	7,951,200	7,951,200	12,392,891	12,292,891	-35.84%	-35.32%

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

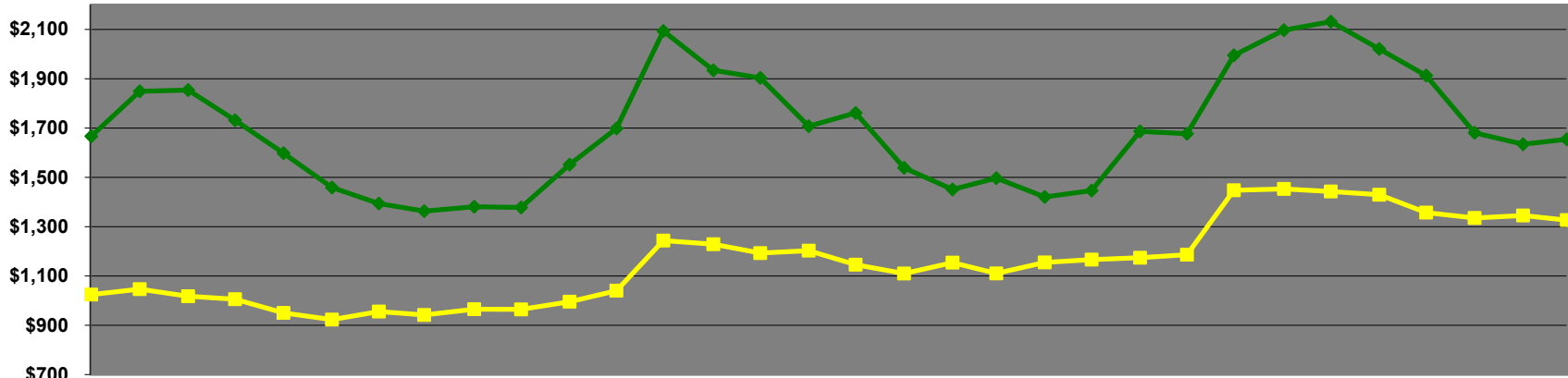
Flows & Usage (in Millions of Gallons)



	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	Feb-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	123
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	132
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%	7%

Charges and Revenues (in Thousands of Dollars)

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

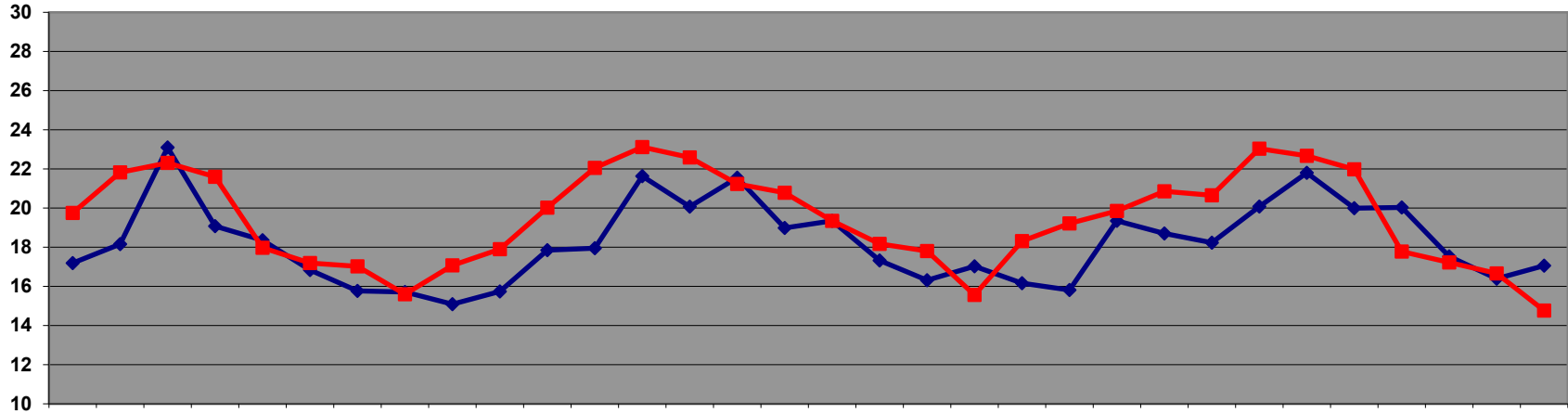


	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26
ACSA Revenue	\$1,66	\$1,84	\$1,85	\$1,73	\$1,59	\$1,45	\$1,39	\$1,36	\$1,38	\$1,37	\$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	\$1,65
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	\$1,32
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	\$328
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	\$8.85	\$1.56	\$2.27	\$2.77	\$3.39	\$3.82	\$4.11	\$4.50	\$4.76	\$5.04	\$5.56	\$6.05	\$6.55	\$1.19	\$1.88	\$2.47	\$3.03	\$3.37	\$3.66	\$3.99

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

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

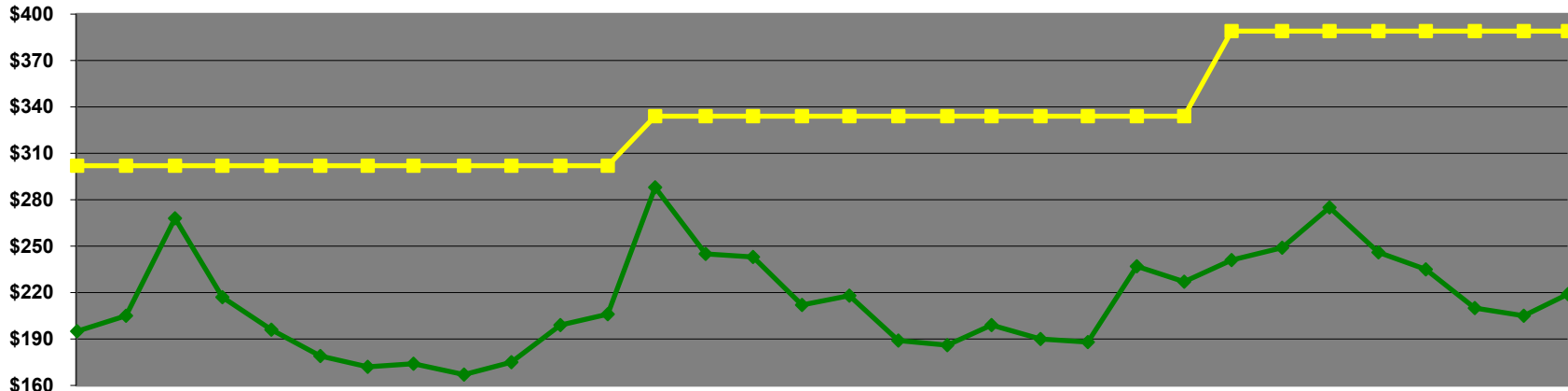
Flows & Usage (in Millions of Gallons)



	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	Feb-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	17
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	15
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%	-13%

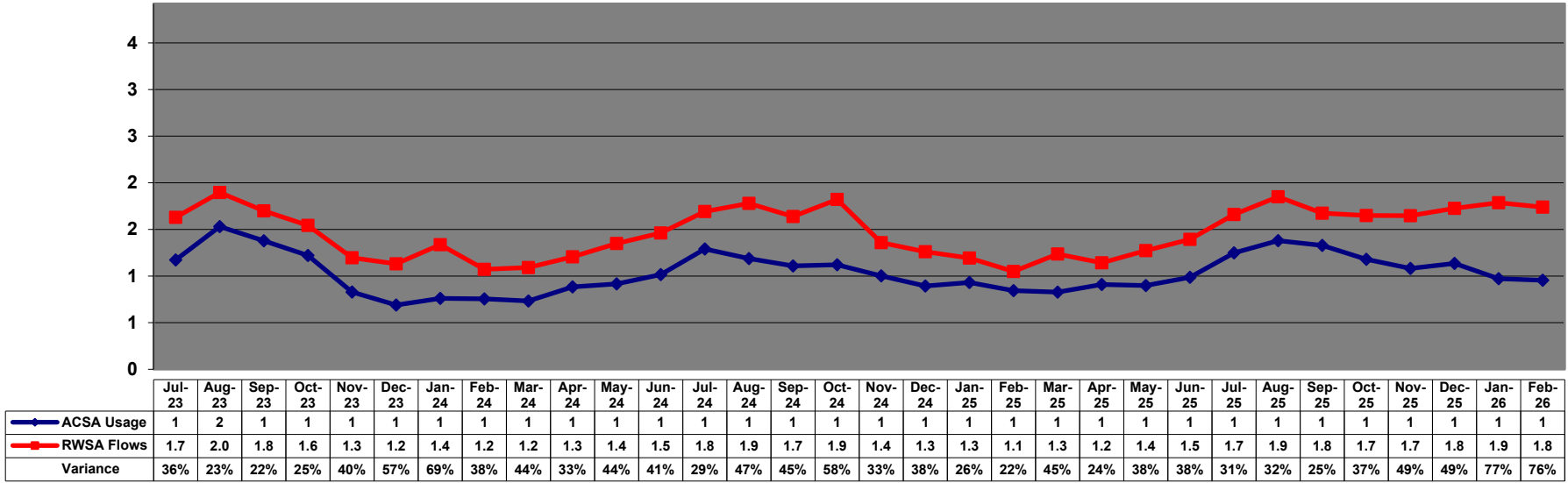
FY 2024, 2025, and 2026 Crozet Water Comparison RWSA Billed Water Charges & ACSA Billed Water Revenues

Charges and Revenues (in Thousands of Dollars)



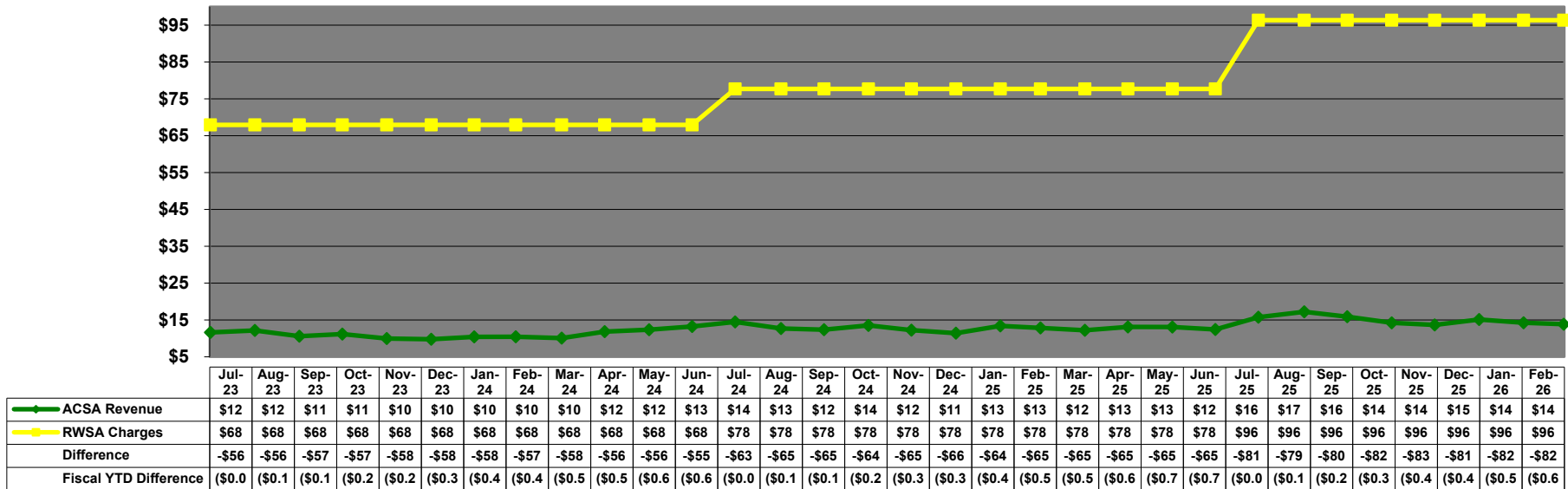
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26
ACSA Revenue	\$195	\$205	\$268	\$217	\$196	\$179	\$172	\$174	\$167	\$175	\$199	\$206	\$288	\$245	\$243	\$212	\$218	\$189	\$186	\$199	\$190	\$188	\$237	\$227	\$241	\$249	\$275	\$246	\$235	\$210	\$205	\$219
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	\$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)	(\$170)
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)	(\$1.2)

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



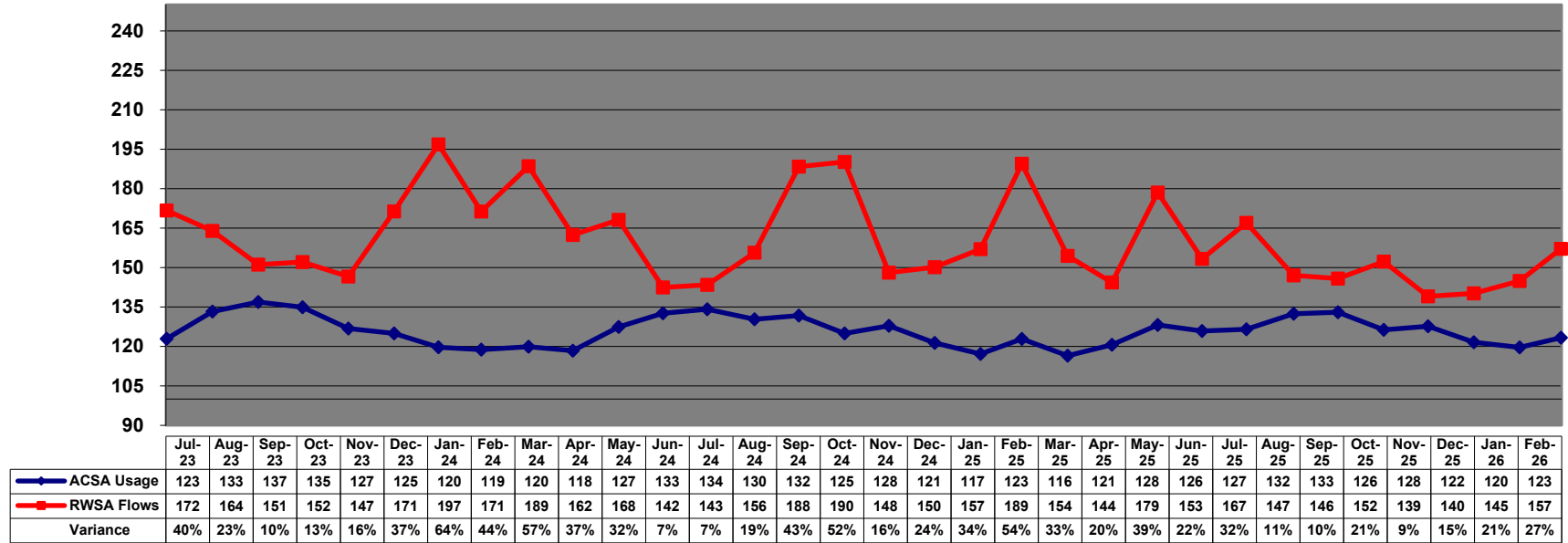
FY 2024, 2025, and 2026 Scottsville Water Comparison
RWSA Billed Water Charges & ACSA Billed Water Revenues

Charges and Revenues (in Thousands of Dollars)



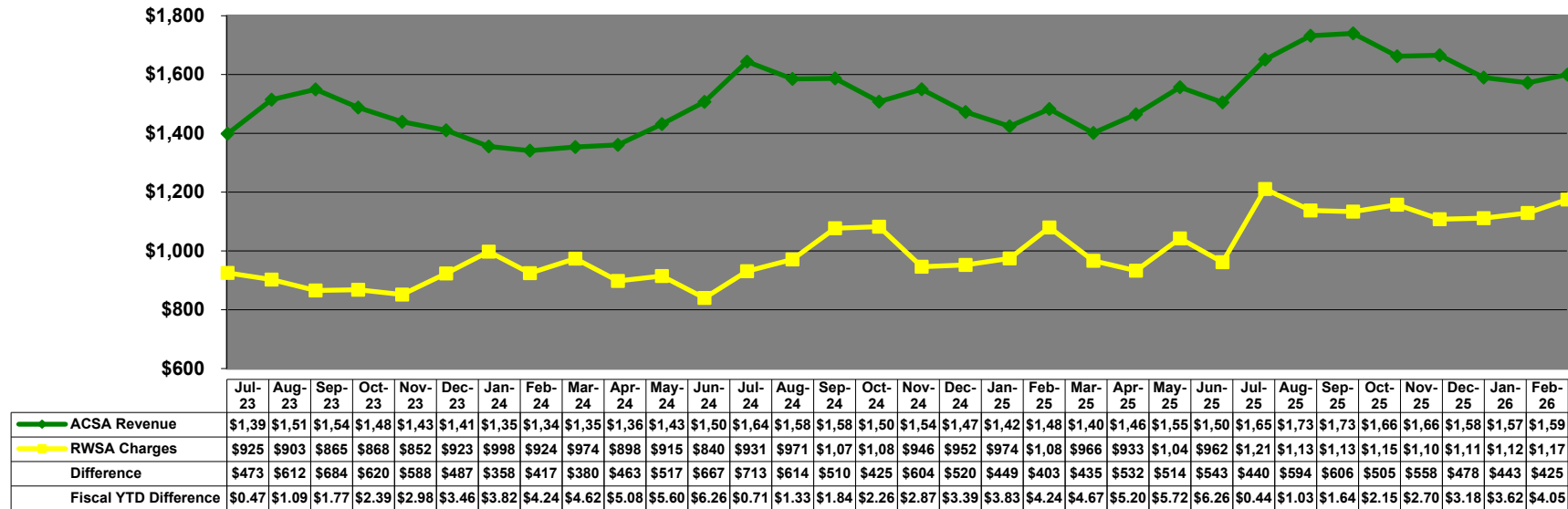
**FY 2024, 2025, and 2026 Urban (including Glenmore) & Crozet Sewer Comparison
ACSA Customer Usage & RWSA Flows**

Usage & Flows (in Millions of Gallons)



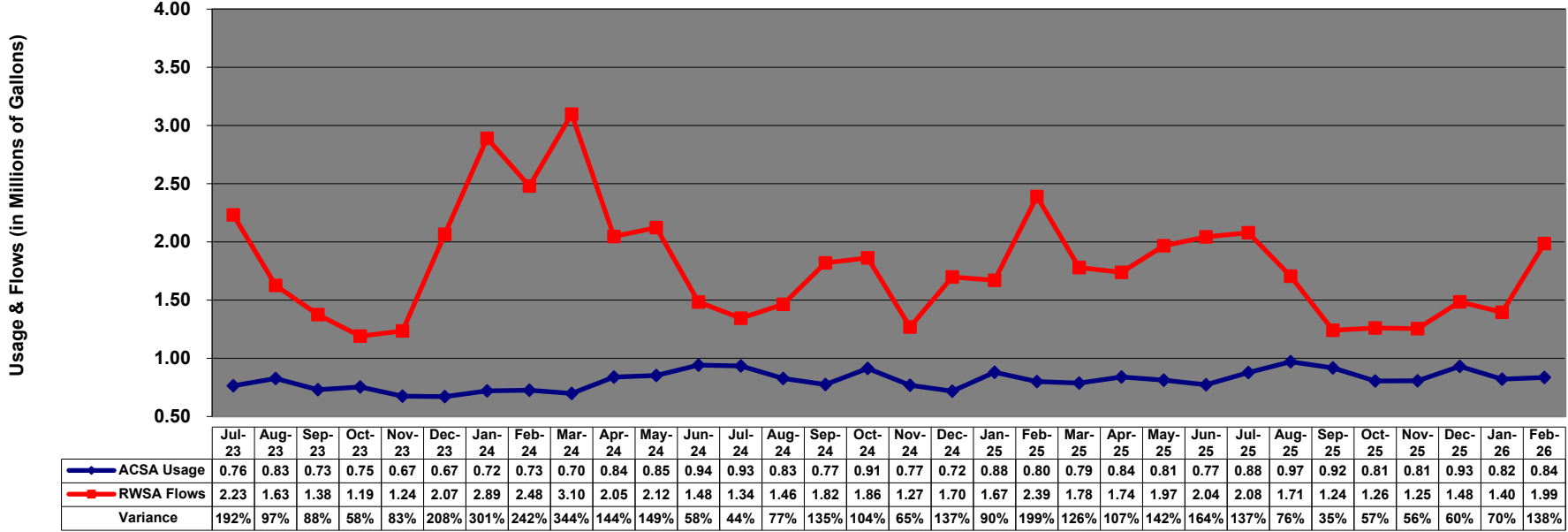
**FY 2024, 2025, and 2026 Urban (including Glenmore) & Crozet Sewer Comparison
ACSA Billed Sewer Usage & RWSA Billed Sewer Charges**

Charges & Revenues (in Thousands of Dollars)

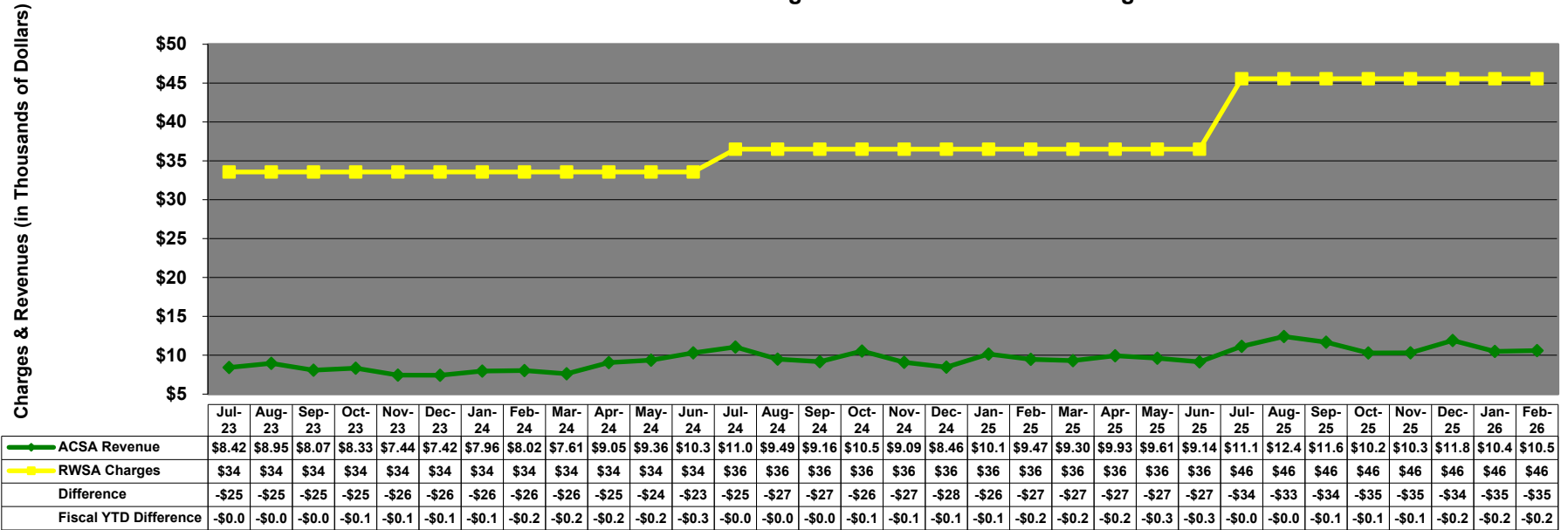


Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

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



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



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

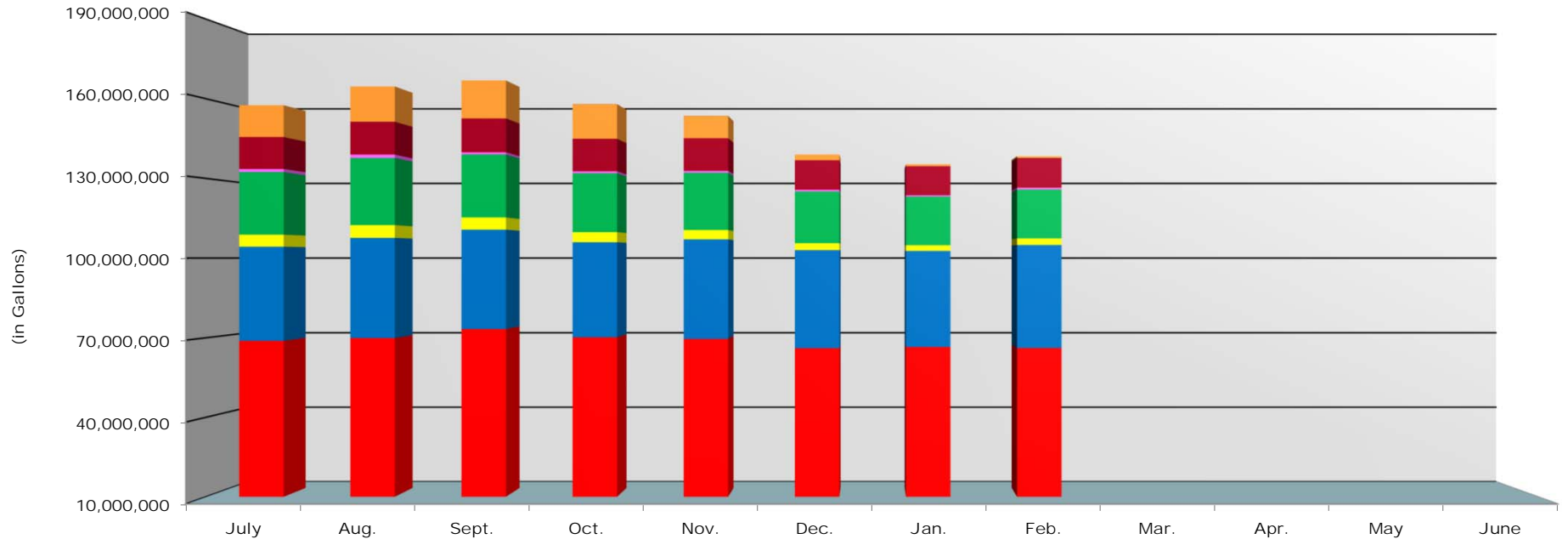
FY 2026												
	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	47,852,952	48,182,425	48,900,560	48,339,047	48,565,752	47,920,052	47,808,680	47,712,263				
Level 2 (3,001 - 6,000 gallons)	16,125,752	16,549,206	17,925,898	16,398,842	16,303,999	14,431,454	14,768,307	14,485,743				
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	2,645,250				
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	1,308,156				
Total	73,017,841	74,539,331	78,929,090	75,877,502	73,205,575	66,446,555	66,546,013	66,151,413	-	-	-	-

System-Wide Irrigation Water Usage

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

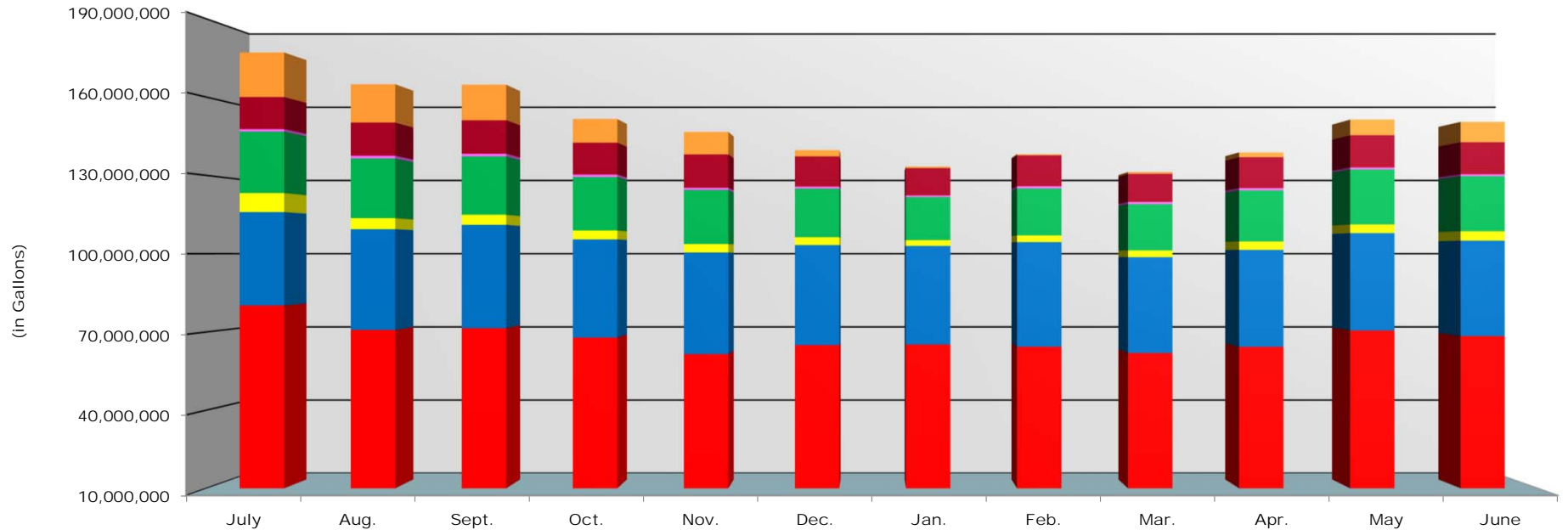
FY 2026	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	107,034	46,597	122,813	128,544	78,074	13,472	1,154	195				
Level 2 (3,001 - 6,000 gallons)	587,461	221,646	672,477	684,190	477,981	67,227	2,434	798				
Level 3 (6,001 - 9,000 gallons)	846,814	348,418	976,797	962,180	696,232	86,334	3,308	1,571				
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	647,386				
Total	11,991,805	13,294,403	14,313,593	13,051,405	8,441,858	2,172,939	740,213	649,950	-	-	-	-

Monthly Water Consumption Fiscal Year 2026

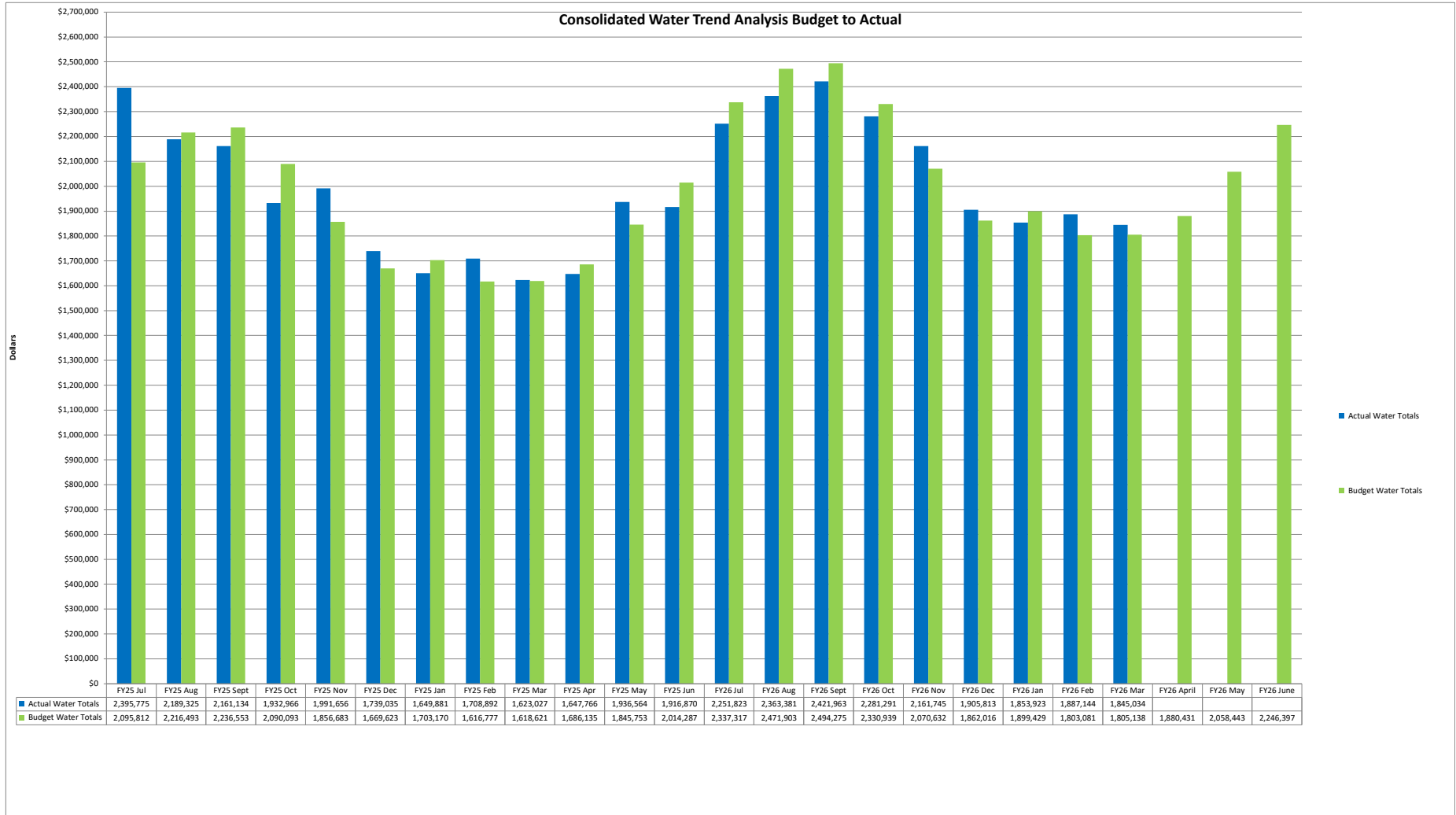


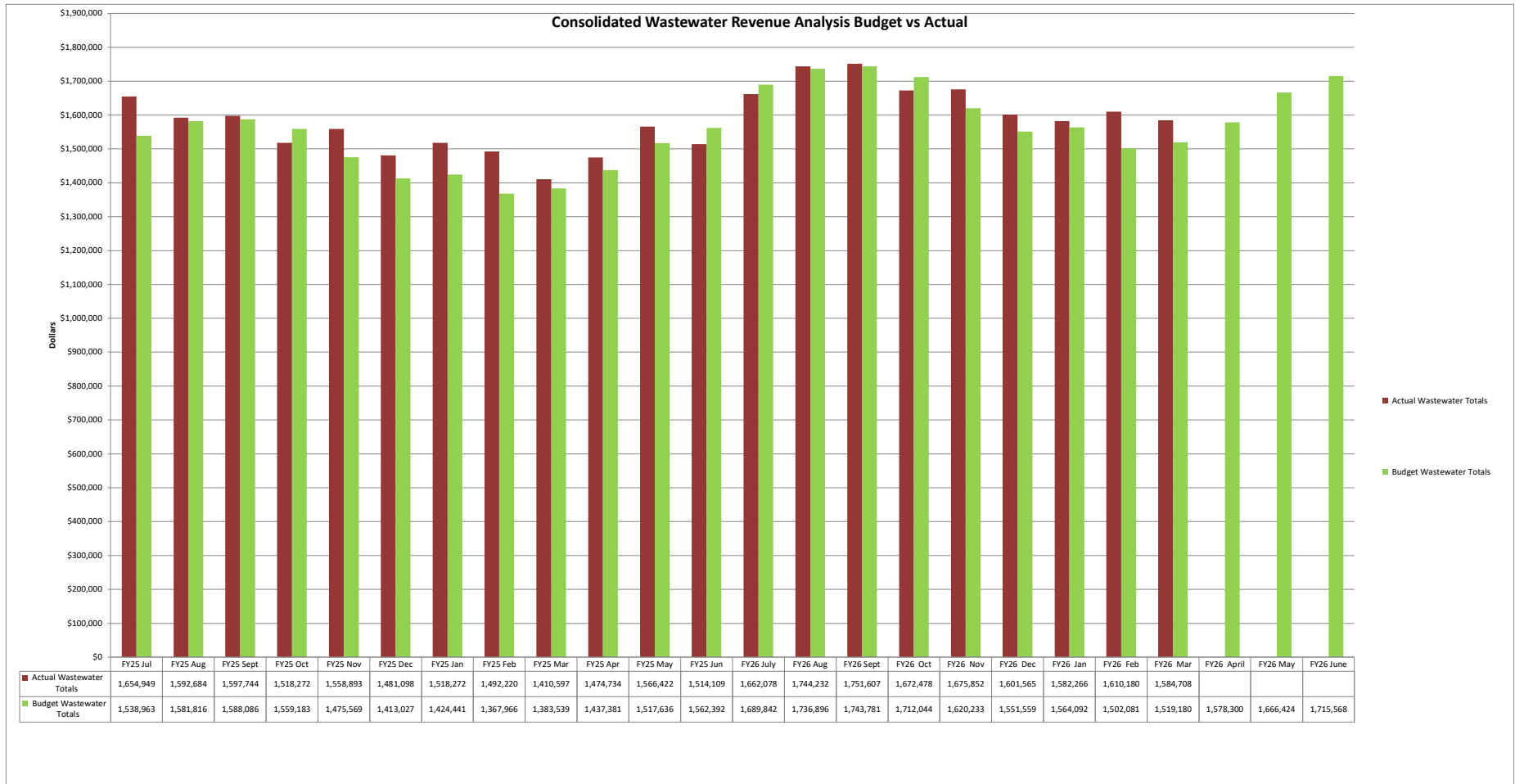
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June
% Irrigation to total	7.61%	8.08%	8.58%	8.26%	5.50%	1.56%	0.55%	0.47%	0.00%	0.00%	0.00%	0.00%
Total Irrigation	11,991,805	13,294,403	14,313,593	13,051,405	8,441,858	2,172,939	740,213	649,950	0	0	0	0
Institutional - Domestic Consumption	11,998,763	12,363,541	12,757,079	12,250,646	12,287,057	11,116,683	10,948,963	11,226,113				
Industrial - Domestic/Processing less Exclusion	1,150,878	1,228,612	805,432	710,838	685,662	610,393	494,880	683,692				
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	18,406,142				
Offices - Domestic Consumption	4,517,166	4,802,634	4,592,742	3,815,261	3,506,028	2,637,452	2,168,459	2,458,810				
MFR - Domestic Consumption	35,425,568	37,740,832	37,408,623	35,784,274	37,481,920	36,914,974	36,157,326	38,795,023				
SFR - Domestic Consumption	68,864,020	69,898,309	73,304,708	70,200,066	69,592,671	66,077,861	66,533,527	66,155,710				

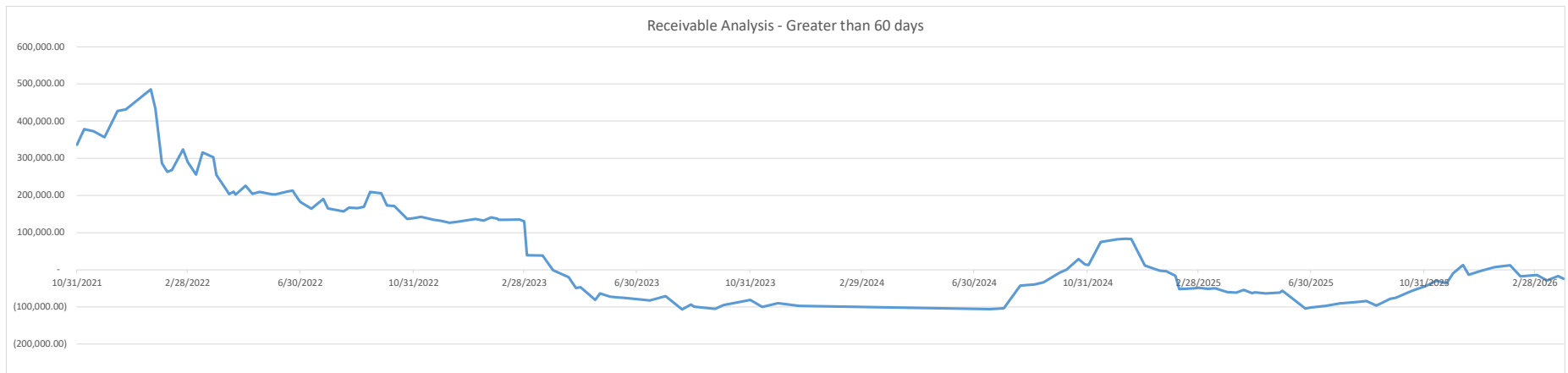
Monthly Water Consumption Fiscal Year 2025



	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
March 2026 Payments

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT	DESCRIPTION OVER \$5,000
728791672	03/10/2026	Rivanna Water & Sewer Authority	3,032,314.84	Water & Sewer Treatment
732282055	03/13/2026	Daniel & Company Incorporated	607,524.32	Avon Operations
73601	03/31/2026	Valley Contracting LLC	322,562.93	Crozet Ph 4 WM Retainage
732281767	03/13/2026	Haymes Brothers Inc	195,968.92	Briarwood Water Main
ACH	03/31/2026	Payroll	190,746.59	Net Pay
ACH	03/13/2026	Payroll	187,753.76	Net Pay
73587	03/31/2026	Rocktown Excavating	85,775.48	FY26 On Call Water Services
73510	03/13/2026	Tyler Technologies Incorporated	81,733.05	Munis Renewal
73460	03/13/2026	HTM/MTE Associates Inc	70,908.47	F-350-Valve Truck Replace
732903359	03/31/2026	County of Albemarle	69,429.14	Payroll
732903360	03/31/2026	IRS - Federal Tax Deposit	68,508.77	Payroll
728791679	03/13/2026	IRS - Federal Tax Deposit	66,890.89	Payroll
728791678	03/31/2026	County of Albemarle	65,642.32	Payroll
73535	03/31/2026	Commonwealth Excavating	51,629.46	Broadway St Retainage Final
732903352	03/25/2026	The Bank of New York Mellon	47,987.92	Debt Service
732903356	03/31/2026	Virginia Retirement System	44,963.89	Payroll
728791675	03/31/2026	Virginia Retirement System	43,936.84	Payroll
73546	03/31/2026	Ferguson Waterworks #7575	37,935.00	Meter Purchase
73471	03/13/2026	Ferguson Enterprises LLC#1300	35,000.00	Meter Purchase
73581	03/31/2026	Paymentus Corporation	33,956.68	Transaction Fees
73543	03/31/2026	Environmental Systems Research Institute	31,050.00	ESRI Enterprise Renewal
73559	03/31/2026	JBAK Consulting LLC	26,537.90	Verkada Access Control
73453	03/13/2026	Bank of America	21,946.50	Supplies & Memberships
73464	03/13/2026	Dewberry Engineers Incorporated	20,570.00	Avon Operations Center B&C
73538	03/31/2026	Cues Incorporated	19,392.51	Repairs of the CPR
73550	03/31/2026	Fortiline Incorporated	19,202.83	Inventory
73515	03/13/2026	Cellco Partnership	14,514.48	Cellular Service
73562	03/31/2026	Launch! Consulting Incorporated	13,806.80	ERP Update
73492	03/13/2026	NewGen Strategies & Solutions	12,267.10	FY 2027 Rate Study
732903361	03/31/2026	Virginia Dept of Taxation	12,035.07	Payroll
728791680	03/13/2026	Virginia Dept of Taxation	11,856.38	Payroll
73583	03/31/2026	Provantage LLC	9,620.00	Computer Upgrades
73542	03/31/2026	Electrical Equipment Company	9,503.55	Rockwell Automation Renew
728791677	03/13/2026	VALIC	8,015.06	Payroll
732903358	03/31/2026	VALIC	8,015.06	Payroll
73557	03/31/2026	Patrick Huyghe	8,000.00	Easements
73565	03/31/2026	Leonard Holdings Incorporated	7,399.00	7-Ton Trailer
73466	03/13/2026	Dominion Energy Virginia	7,322.54	Energy
73482	03/13/2026	Letterpress Communications LLC	7,135.60	Communications Services
73463	03/13/2026	Sandra DeVos	6,868.00	Refund to Customer
732903364	03/31/2026	Voya Financial	6,020.89	Payroll
728791683	03/13/2026	Voya Financial	5,906.37	Payroll
73506	03/13/2026	The EI Group Incorporated	5,800.00	2026 Asbestos Training
73544	03/31/2026	Evoqua Water Technologies LLC	5,494.06	Bioxide
73592	03/31/2026	Tencarva Machinery Company	5,397.15	Old Forge Rotating Assembly
73528	03/31/2026	Atlas Copco USA Holdings Inc	5,393.38	North Fork PS Air Compressor

73502	03/13/2026	RSG Landscaping LLC	5,390.55	Landscaping
73487	03/13/2026	Mansfield Oil Company of Gainesville Inc	5,307.37	Fuel
73504	03/13/2026	SwiftComply US Opco Incorporated	5,166.00	SwiftComply Renewal
73469	03/13/2026	Electrical Equipment Company	4,940.00	
728791674	03/13/2026	Nationwide	4,896.50	
732903355	03/31/2026	Nationwide	4,896.50	
73584	03/31/2026	Ramboll Americas Engineering	4,311.00	
73461	03/13/2026	Consolidated Pipe & Supply	4,300.00	
73462	03/13/2026	Cues Incorporated	4,184.19	
73475	03/13/2026	Flora Pettit PC	4,040.00	
73468	03/13/2026	Ed's Floor Care Services LLC	3,703.33	
73541	03/31/2026	Dominion Energy Virginia	3,191.00	
73600	03/31/2026	VA Water & Waste Auth Assn	3,000.00	
73582	03/31/2026	PFM Asset Management LLC	2,828.32	
73572	03/31/2026	Mansfield Oil Company of Gainesville Inc	2,623.76	
73476	03/13/2026	Fortiline Incorporated	2,000.70	
73586	03/31/2026	Rivanna Conservation Alliance	2,000.00	
73448	03/13/2026	Allison Partners	1,980.00	
73514	03/13/2026	Validos LLC	1,955.00	
728791682	03/13/2026	ACSA Flexible Spending	1,938.72	
732903363	03/31/2026	ACSA Flexible Spending	1,938.72	
73567	03/31/2026	Luck Stone Corporation	1,844.50	
73518	03/13/2026	Whitman, Requardt & Assoc LLP	1,827.08	
73508	03/13/2026	Ting Fiber	1,814.31	
728791681	03/13/2026	Flexible Benefit	1,757.00	
732903362	03/31/2026	Flexible Benefit	1,757.00	
73598	03/31/2026	UniFirst Corporation	1,702.92	
73568	03/31/2026	Mailing Services of Virginia	1,668.00	
73516	03/13/2026	VA Utility Protection Service Inc	1,646.40	
73585	03/31/2026	Rappahannock Electric Cooperative	1,630.80	
73511	03/13/2026	UniFirst Corporation	1,589.88	
73560	03/31/2026	New Virginia Tractor LLC	1,532.89	
73467	03/13/2026	BSC Acquisition Sub LLC	1,469.16	
73593	03/31/2026	JLK Endeavors, LLC	1,395.46	
73534	03/31/2026	Comcast	1,303.18	
73564	03/31/2026	L/B Water Service Incorporated	1,294.84	
73456	03/13/2026	Faith N. Campbell	1,254.60	
732903353	03/31/2026	VACORP	1,174.03	
73527	03/31/2026	Atlantic Machinery Incorporated	1,162.50	
73459	03/13/2026	City of Charlottesville	1,114.35	
73501	03/13/2026	Rivanna Water & Sewer Authority	1,066.91	
73607	03/31/2026	Minnesota Life Insurance Co	1,033.82	
73602	03/31/2026	Whitman, Requardt & Assoc LLP	989.40	
73479	03/13/2026	JBAK Consulting LLC	973.20	
73552	03/31/2026	Generator Service Company Inc	961.75	
73613	03/31/2026	Minnesota Life Insurance Co	907.94	
73454	03/13/2026	Beverage Tractor & Equipment LLC	884.40	
73548	03/31/2026	Fisher Auto Parts Incorporated	854.21	
73489	03/13/2026	David & Lisa Maupin	800.00	

728791676	03/31/2026	AFLAC	791.98
732903357	03/31/2026	AFLAC	791.98
73588	03/31/2026	S L Williamson Company Inc	775.24
73481	03/13/2026	LB Technology Incorporated	750.00
73485	03/13/2026	Mailing Services of Virginia	731.04
73605	03/31/2026	Guardian	719.21
73611	03/31/2026	Guardian	719.11
732903354	03/31/2026	ACAC	707.00
73556	03/31/2026	Home Depot Credit Services	694.54
73524	03/31/2026	Amazon Capital Services	691.07
73566	03/31/2026	Jennifer Lobato	675.10
73505	03/13/2026	Tencarva Machinery Company	641.55
73450	03/13/2026	Amazon Capital Services	623.18
728791673	03/31/2026	ACAC	589.00
73537	03/31/2026	Crown Communication LLC	579.63
73555	03/31/2026	Heritage Crystal Clean LLC	553.32
73446	03/13/2026	A1 Towing & Truck Repair	550.00
73570	03/31/2026	Malloy Chevrolet Charlottesville LLC	505.56
73517	03/13/2026	Protocol SSD Corporation	443.32
73558	03/31/2026	James M Cox Company Inc	429.34
73455	03/13/2026	Brink's Incorporated	428.16
73521	03/31/2026	Aireco Supply Incorporated	427.65
73547	03/31/2026	Ferguson Enterprises LLC #1300	408.38
73536	03/31/2026	County of Albemarle	400.00
73523	03/31/2026	David A Payne	397.10
73578	03/31/2026	ODP Business Solutions LLC	386.33
73500	03/13/2026	Rivanna Solid Waste Authority	367.00
73473	03/13/2026	Fisher Auto Parts Incorporated	347.01
73573	03/31/2026	Martin Marietta Materials Incorporated	346.19
73597	03/31/2026	U. S. Bank	335.49
73599	03/31/2026	HD Supply Facilities Maint LTD	333.68
73574	03/31/2026	US Electrical Services Incorporated	330.05
73499	03/13/2026	Republic Services	308.19
73484	03/13/2026	Luck Stone Corporation	303.02
73496	03/13/2026	James Darin	300.00
73580	03/31/2026	Geoffrey Springer	300.00
73503	03/13/2026	S L Williamson Company Inc	289.18
73533	03/31/2026	Comcast	252.10
73576	03/31/2026	David Musselman	244.71
73483	03/13/2026	Lowe's	227.76
733042359	03/31/2026	Energy Earth LLC	225.00
73571	03/31/2026	Malloy Ford	203.78
73513	03/13/2026	HD Supply Facilities Maint LTD	199.67
73577	03/31/2026	O'Reilly Automotive Stores Inc	195.69
73472	03/13/2026	Ferguson Enterprises LLC #1300	192.50
73594	03/31/2026	Traffic Safety Supplies LLC	191.50
73480	03/13/2026	Kaseya US LLC	187.00
73474	03/13/2026	Flexible Benefit Administrators Inc	154.35
73495	03/13/2026	Dorothy Dabney	150.00

73497	03/13/2026	Julie Bibb	150.00
73579	03/31/2026	Bryan Shipley	150.00
73569	03/31/2026	Ariana Maki	137.12
73520	03/31/2026	Advance Stores Company Inc	136.59
73451	03/13/2026	American Pest Incorporated	134.52
73553	03/31/2026	Genuine Parts Company Incorporated	123.52
73470	03/13/2026	FedEx	121.83
73549	03/31/2026	Flexible Benefit Administrators Inc	112.00
73452	03/13/2026	API Service Center	111.50
73595	03/31/2026	Commonwealth of Virginia DPOR	110.00
73554	03/31/2026	Veronica Gregg	105.55
73493	03/13/2026	O'Reilly Automotive Stores Inc	104.82
73591	03/31/2026	Stanley Martin	102.95
73457	03/13/2026	MWP Supply Incorporated	100.67
733042360	03/24/2026	Energy Earth LLC	100.00
73589	03/31/2026	Safelite Fulfillment Inc	92.00
73545	03/31/2026	FedEx	91.53
73477	03/13/2026	Hathaway Solutions LLC	88.44
73608	03/31/2026	Snap Fitness	82.42
73614	03/31/2026	Snap Fitness	82.42
73478	03/13/2026	Home Depot Credit Services	82.32
73603	03/31/2026	Anytime Fitness-Pantops	80.00
73609	03/31/2026	Anytime Fitness-Pantops	80.00
73447	03/13/2026	Advance Stores Company Inc	79.72
73590	03/31/2026	Marvin Smalling	75.66
73488	03/13/2026	Martin Hardware Company Inc	72.27
73465	03/13/2026	Document Destruction of	69.95
73540	03/31/2026	Document Destruction of	69.95
73606	03/31/2026	Herbert Beskin Trustee	67.50
73612	03/31/2026	Herbert Beskin Trustee	67.50
73596	03/31/2026	Troy's Auto & Diesel LLC	53.99
73522	03/31/2026	Albemarle County	50.00
73490	03/13/2026	US Electrical Services Incorporated	45.18
73519	03/31/2026	Jenna Achenbach	44.60
73512	03/13/2026	University Tire & Auto	40.00
73530	03/31/2026	Central Virginia Electric Cooperative	38.08
73449	03/13/2026	BPB Holding Corporation	36.21
73509	03/13/2026	Troy's Auto & Diesel LLC	32.95
73507	03/13/2026	TSRC Incorporated	29.20
73532	03/31/2026	City of Charlottesville	29.11
73526	03/31/2026	Appalachian Power	29.04
73561	03/31/2026	Charles Keith	24.48
73539	03/31/2026	Chris & Emma Davenport	24.17
73563	03/31/2026	Sarah Lawrence Estate	21.50
73486	03/13/2026	Malloy Chevrolet Charlottesville LLC	20.00
73525	03/31/2026	API Service Center	20.00
73604	03/31/2026	Anytime Fitness-Ruckersville	20.00
73610	03/31/2026	Anytime Fitness-Ruckersville	20.00
73551	03/31/2026	Frederick Circle LLC	15.46

73494	03/13/2026	ODP Business Solutions LLC	12.89
73458	03/13/2026	Indpdnt Bttry Retailers of America	9.47
73529	03/31/2026	Indpdnt Bttry Retailers of America	9.47
73491	03/13/2026	Mariana Miller	8.62
73575	03/31/2026	Bonnie Milligan	8.34
73498	03/13/2026	Piedmont Power	6.23
73531	03/31/2026	Charlottesville Sanitary	4.95
			5,787,271.04

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: April 16, 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
April 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:	\$8,554,900 <i>(increased from \$7,654,900 as adopted with FY 2026 Budget)</i>
Spent to Date:	\$565,454.18

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:	\$2,826,400 <i>(increased from \$2,576,400 as adopted with FY 2026 Budget)</i>
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.

4/7/2026: Thalle has begun their bore of RWSA's 54-inch casing pipe under the bypass. 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:	\$10,330,000 Water and \$1,270,000 Sewer <i>(increased from \$7,930,000 Water and \$1,000,000 Sewer as adopted with FY 2026 Budget)</i>
Spent to Date:	\$528,902.29

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:	90%
Contractor:	Haymes Brothers Inc. (Haymes)
Construction Start:	June 2025
Completion:	April 2026
Total Budget:	\$4,100,000
Spent to Date:	\$3,283,475.79

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.

4/7/2026: Haymes has completed all the main water replacement work and has successfully completed the reconnections to the existing distribution system. Preparations are underway in advance of pavement restoration along the neighborhood streets, which is scheduled to take place the week of April 13, 2026.



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

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	10%
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.

4/7/2026: Commonwealth has installed most of the water main along Saponi Lane and are currently working along Burgoyne Road.



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:	\$3,500,000 <i>(increased from \$3,200,000 as adopted with FY 2026 Budget)</i>
Spent to Date:	\$198,475.30

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.

4/7/2026: A well-attended public meeting was held on March 25, 2026, at Unity Church. The easement required from the County of Albemarle is scheduled for their Board of Supervisors Consent Agenda on April 15, 2026, and the Public Hearing is set for May 20, 2026. The third required easement has been sent to the Webland Condo Association for their consideration.



Construction Challenges

- Maintain existing water service and fire protection.
- Maintain access to every property; ACSA will work with community via email updates on upcoming project activity.
- Daily impacts will be coordinated by the ACSA inspector. We have ways to provide access over water main street cuts.
- Limit impact to lawns where meter switch-overs will occur.
- Minimize street impact to maintain traffic access.

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.

4/7/2026: All easement offers letters have been issued and the first of 10 easements have been executed. Two additional verbal agreements have been received.

8. 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:	\$419,849.57

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.

4/7/2026: Field activities are expected to resume the week of April 6, 2026, to begin addressing the 94 private exclusion irrigation meters that remain in our system.

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

Consultant:	ACSA Engineering
Project Status:	Construction
Percent Complete:	100%
Contractor:	ACSA Maintenance
Construction Start:	November 2025
Completion:	February 2026
Total Budget:	\$175,000
Spent to Date:	\$100,639.95

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.

4/7/2026: All testing and restoration efforts have been completed, and this interconnect has been placed in service. This project will be removed from the CIP Monthly Report.

Sewer System CIP Projects

10. 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:	\$9,683,800 (<i>increased from \$8,983,800 as adopted with FY 2026 Budget</i>)
Spent to Date:	\$537,723.80

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.

4/7/2026: The permit has been issued by the U.S. Army Corps of Engineers and comments from our internal constructability review have been provided to Baker.

11. 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:	\$4,000,000 <i>(increased from \$3,100,000 as adopted with FY 2026 Budget)</i>
Spent to Date:	\$156,226.70

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.

4/7/2026: ACSA will be proceeding with a “No Rise” application for floodplain permitting related to the aerial sewer crossing over Morey Creek. ACSA staff are wrapping up their review of the 90% Design Drawings, which requires coordination with RWSA on a connection to their Morey Creek Interceptor.

12. 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:	\$8,593,715 <i>(increased from \$8,493,715 as adopted with FY 2026 Budget)</i>
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.

4/7/2026: ACSA staff is working to return comments on the updated 50% Design Documents by April 10, 2026.

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

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Study
Percent Complete:	80%
Construction Start:	January 2025
Completion:	June 2026
Total Budget:	\$400,000
Spent to Date:	\$168,662.91

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.

4/7/2026: ACSA Maintenance staff have completed all items identified during the smoke testing efforts. A draft report is expected before the end of April 2026.

14. 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:	\$520,680.63

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.

15. 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.

4/7/2026: ACSA Engineering and Finance teams are working with Vortex Services to utilize their OMNIA Partners contract.

Non-Utility and Facility CIP Projects

16. 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:	\$361,359.32

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.

4/7/2026: Blue Whale EV has mobilized to the site and begun installation of four EV chargers. Once they are finished with their work, Dominion Energy will need to energize the new service.

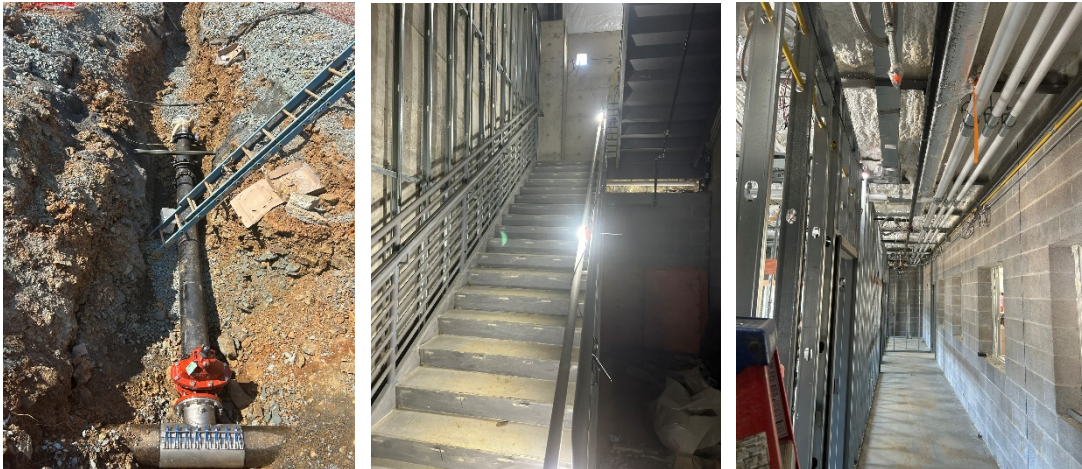


17. Avon Operations Center (Account Code 1622):

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	70%
Contractor:	Daniel & Company, Inc. (DCI)
Construction Start:	January 2025
Completion:	November 2026
Total Budget:	\$18,000,000
Spent to Date:	\$11,840,923.54

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.

4/7/2026: All overhead doors have been installed, and concrete has been poured for the interior stairwell. Insulation foam has been installed on the lower level and DCI has been working on the material storage bins on the east side of the building. The water main has been installed, and DCI is working to complete the remaining retaining walls and concrete pad for the permanent generator. Once the building is closed in and conditioned, installation of ceiling tiles will begin.





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

Consultant:	Launch! Consulting (Launch!)
Project Status:	Study
Percent Complete:	85%
Construction Start:	October 2025
Completion:	May 2026
Total Budget:	\$80,000
Spent to Date:	\$59,263.80

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.

4/7/2026: ACSA staff continue finalizing the remaining SOPs and supporting documents that will be linked digitally to the plan and hosted on our secure SharePoint site. A meeting was held March 30, 2026, and we are working with Launch! on a plan to familiarize ACSA staff with the updated plan.

Albemarle County Service Authority (ACSA)
Active Private Development Projects
April 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 4C (Rio): Water and sewer main extensions to serve 79 residential units at the northern end of Belvedere Boulevard.
8. 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.
9. 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.
10. Breezy Hill Subdivision (Scottsville): Water and sewer main extensions to serve 80 single family homes near the intersection of Richmond Road and Running Deer Drive.
11. Brookhill Block 18 (Rivanna): Water and sewer main extensions to serve 194 single family homes in the Brookhill subdivision, located along the eastern side of Halsey Avenue and north of the Montgomery Ridge Subdivision.

12. **Fifth Street Landing Self-Storage (Scottsville)**: Water main extension to serve 4-story self-storage building at the northeast corner of Interstate 64 and 5th Street Extended interchange.
13. Hampton Inn (Rivanna): Water main extension to serve a 109-room hotel along State Farm Boulevard.
14. Holly Hills Development Phase I (Rivanna): Water and sewer main extensions to serve 318 multi-family residential units. This site is located along Seminole Trail, just south of Hollymead Drive.
15. **Holly Hills Development Phases II & III (Rivanna)**: Water and sewer main extensions to serve 72 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. Southwood Redevelopment Village 3 (Scottsville): Water and sewer main extensions to serve 127 single family units and 10 condominium units. This project is located along the eastern side of Horizon Road, south of Hickory Street.
21. Woodbrook Apartments (Rio): Water main extensions to serve 244 multi-family residential units along Woodburn Road, north of Agnor Elementary School.

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

JML/jl

0506 Active Private Development Projects 04162026

ALBEMARLE COUNTY SERVICE AUTHORITY

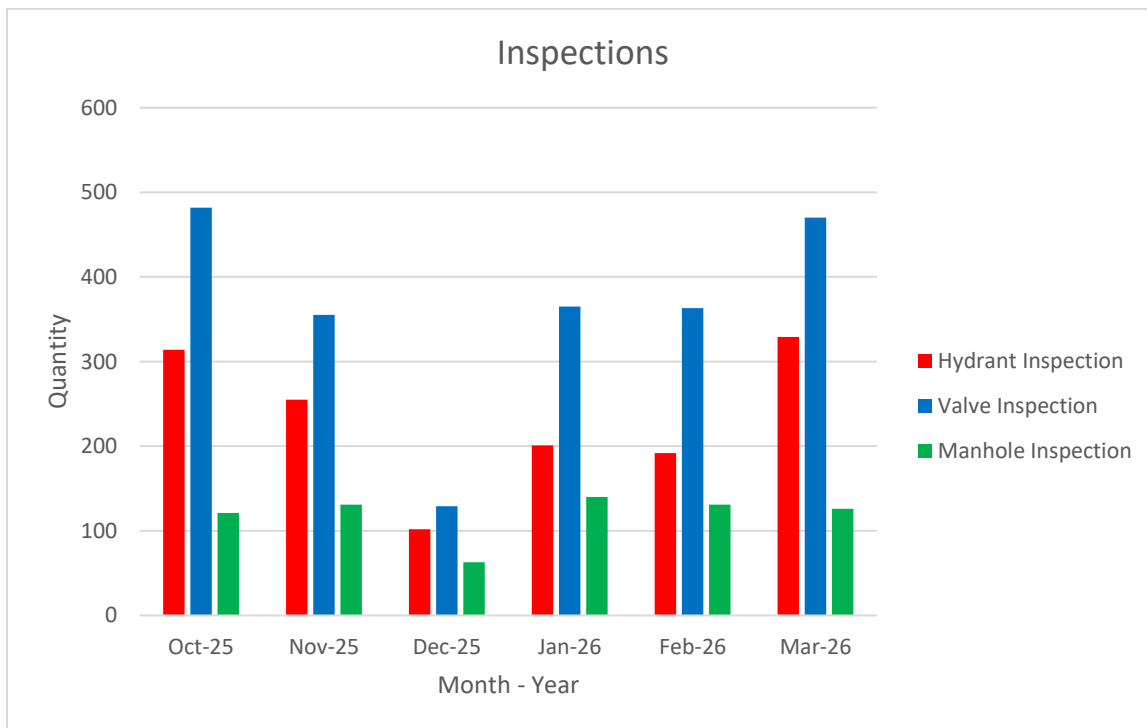
AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: FY 2026 Monthly Maintenance Update Report</p>	<p>AGENDA DATE: April 16, 2026</p>
<p>STAFF CONTACT(S)/PREPARER: Alexander J. Morrison, P.E., Director of Operations</p>	<p>CONSENT AGENDA: ACTION: ■ INFORMATION: ■ ATTACHMENTS: No</p>

BACKGROUND:

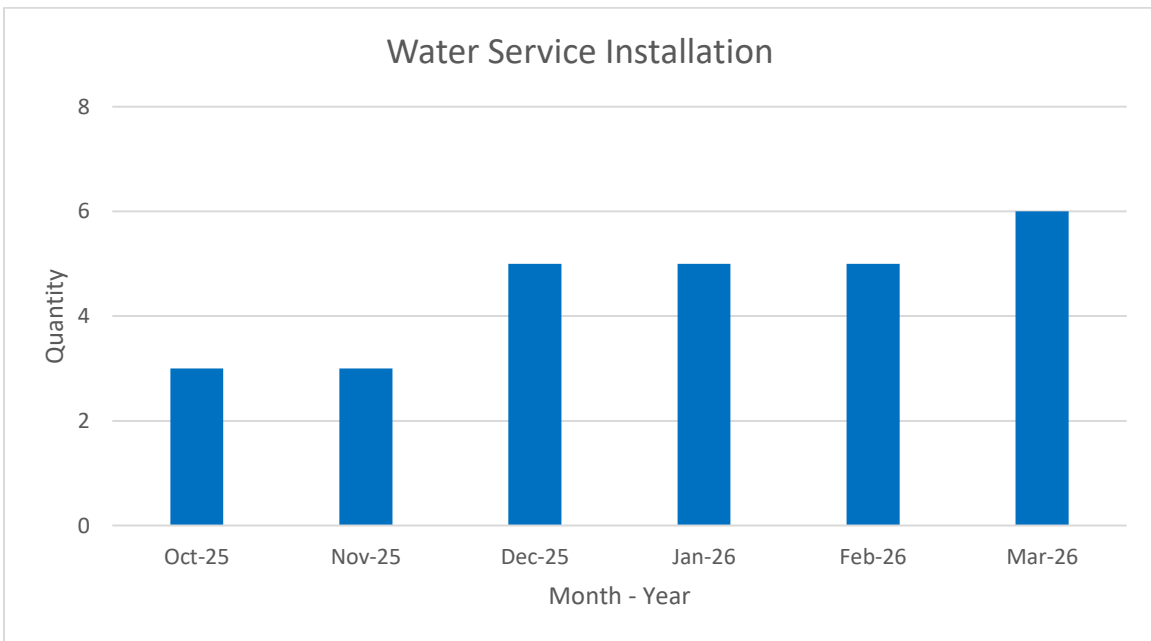
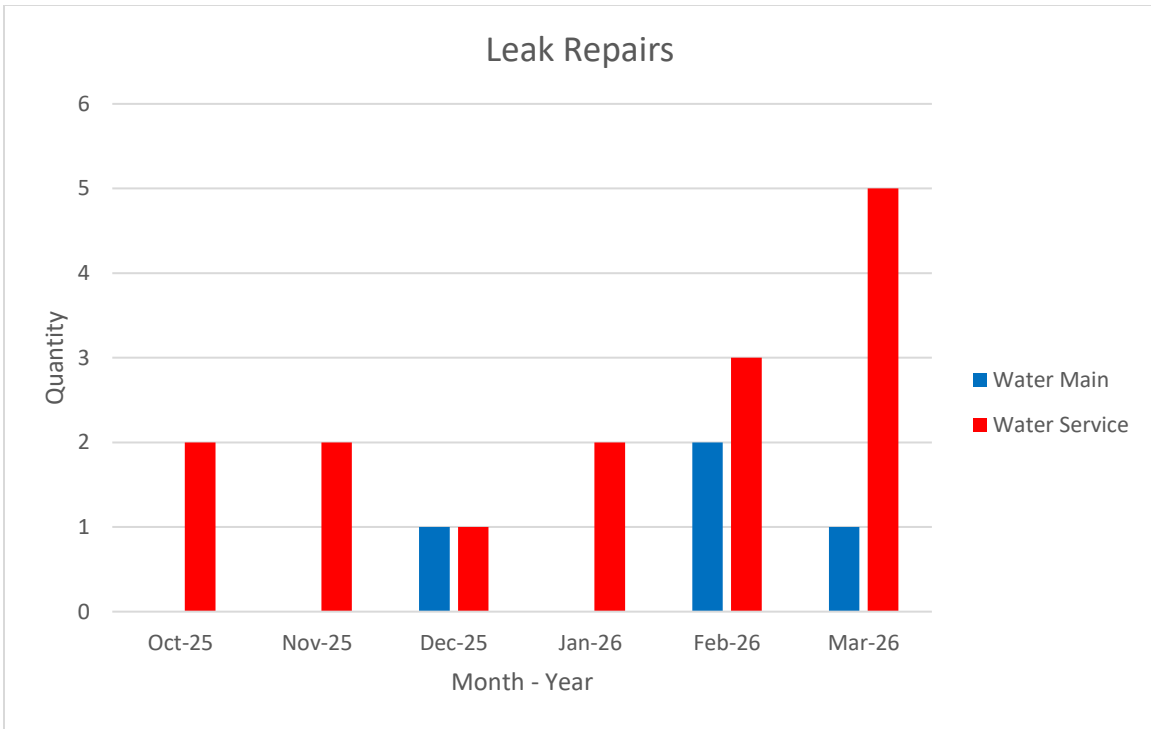
Current total years of service in the Maintenance Department: 343.8 years
 Current average years of service in the Maintenance Department: 10.4 years
 Current number of employees in the Maintenance Department: 33

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.



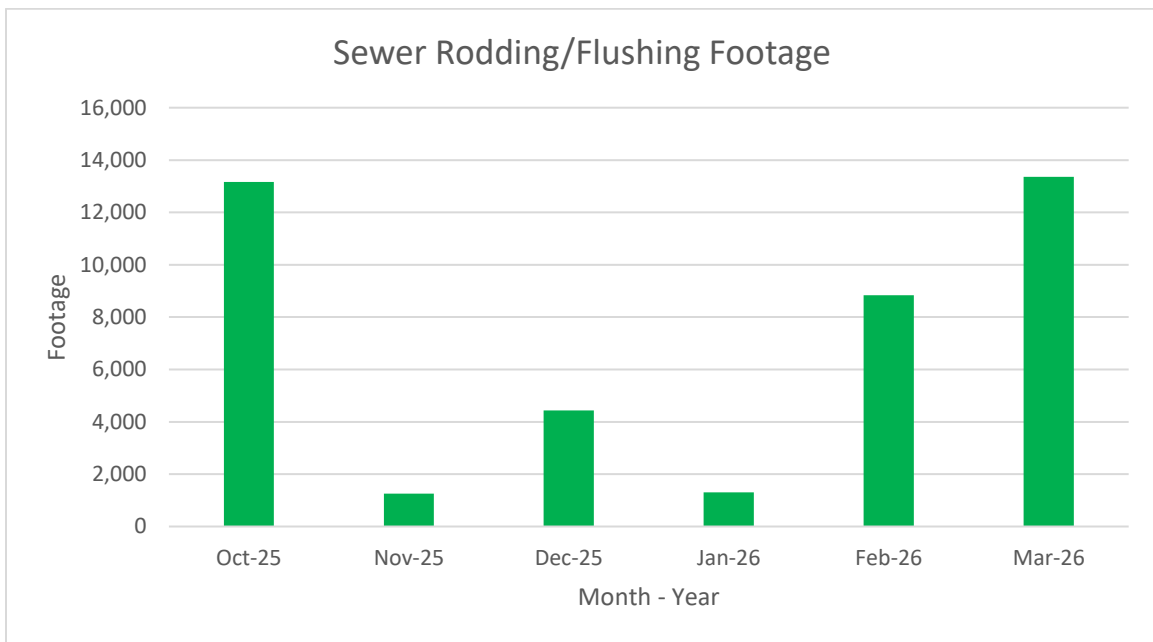
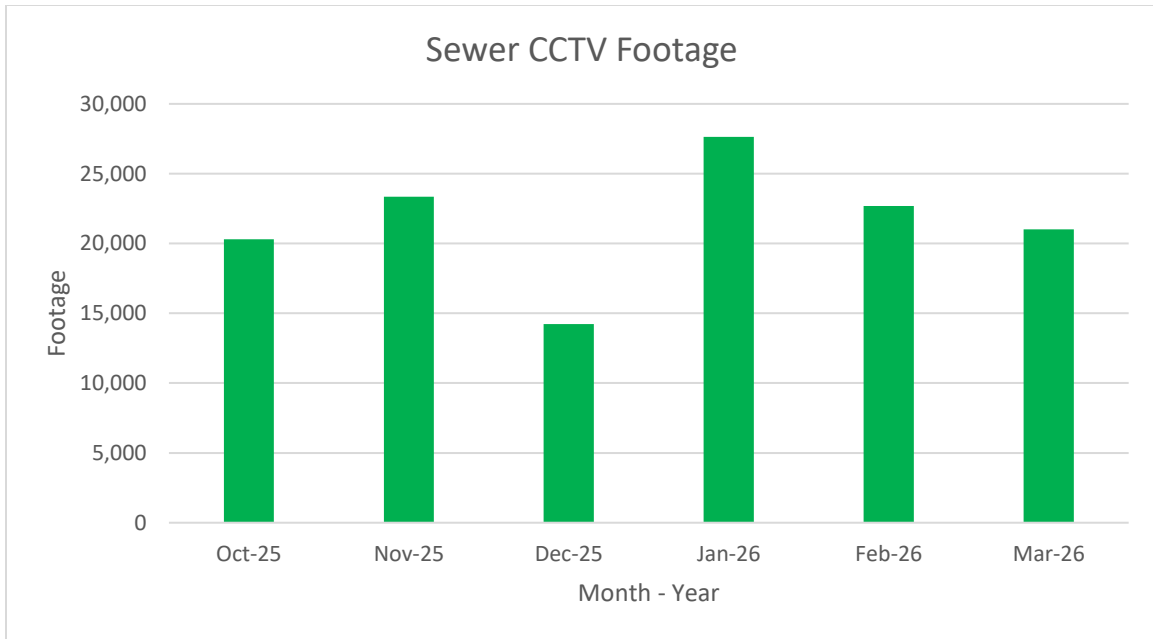
ALBEMARLE COUNTY SERVICE AUTHORITY

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 increased in March as more consistent favorable weather conditions and improved staff availability allowed for greater productivity 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: Five water service line leaks and one water main leak were repaired in March. Three of the service line repairs were the result of contractor damage and were completed by ACSA at the contractor's expense. One service line repair resulted from a leak that developed at the water meter setter connection during a contractor's connection of a private service line. The final service line repair addressed a pinhole leak. The water main repair occurred on an 8-inch PVC water main on State Farm Boulevard and was due to a contractor's failed wet tap. This repair was completed by ACSA at the contractor's expense.
 - Water Service Installation: Six new water service installations were completed in March, reflecting a slight increase as we approach the irrigation season and demand for auxiliary meters begins to rise.
 - Sewer CCTV Footage: CCTV activity continued at a steady pace during March.
 - Sewer Rodding/Flushing Footage: A total of 13,358 feet of sewer main was rodded or flushed in March. Monthly totals are trending upward as we move away from freezing weather conditions, which typically limit these activities during the winter months.
 - Facilities Inspections: In March, completed inspections included:
 - **121 Generator Inspections**
 - **278 Pump Inspections**
 - **70 Sewer PS Inspections**
 - **56 Water PS Inspections**
 - **8 Fire System Inspections**
 - **3 UST Inspections**

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

BUDGET IMPACT: None.

RECOMMENDATIONS: None.

BOARD ACTION REQUESTED: Approval of the Consent Agenda.

ATTACHMENTS: No

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: April 16, 2026</p> <p>ACTION: <input type="checkbox"/> INFORMATION: <input checked="" type="checkbox"/></p> <p>ATTACHMENTS: None</p>
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Information Technology

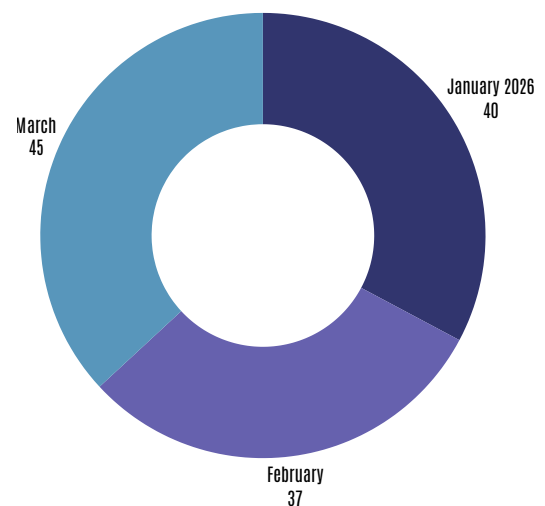
Background:

Our Systems Engineer, Jason Harlow, joined the team in early March. He and our Systems Analyst, Sabrina Seay, oversee all Information Technology operations. Their responsibilities include managing Help Desk tickets, coordinating employee onboarding and offboarding, and administering the intranet, website, servers, and software systems.

Last month, they:

- Resolved **45** Help Desk tickets
- Upgraded **5** computers
- Upgraded **9** phones
- Upgraded **5** tablets
- Onboarded **2** new employees
- Began developing **1** new intranet site

2026 HELP DESK TICKET COMPARISON



I.T. DEPARTMENT'S MONTHLY ROUTINES

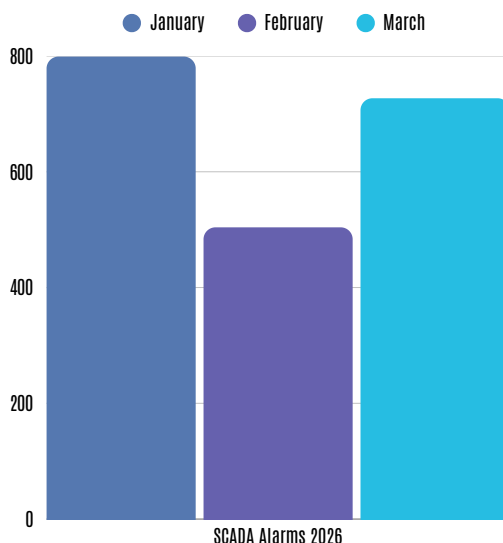
Digital & Physical Security

Background:

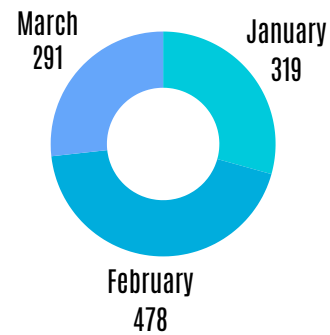
Our ISO/Systems Engineer, Solomon Wondimu, oversees all digital security, while our Information Technology Technician, Tron Henson, is responsible for physical security.

Last month, they:

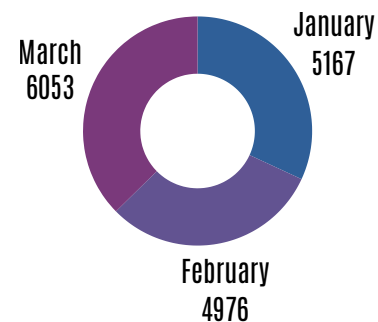
- Investigated **291** physical security alerts at the Operations Center
 - As we continue to refine the alerts, this number should continue to decrease.
- Investigated **6053** physical security alerts at water storage tanks and pump stations.
 - The increase is largely due to the addition of access control to four more Pump Stations.
- Investigated **407** modem alerts.
- Implemented **137** 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, Eddie Glass.

Last month, he:

- Investigated **727** SCADA alarms
- Investigated **2** AMI modem alerts
 - These were due to power outages

I.T. DEPARTMENT'S MONTHLY ROUTINES

Geographic Information Systems (GIS)

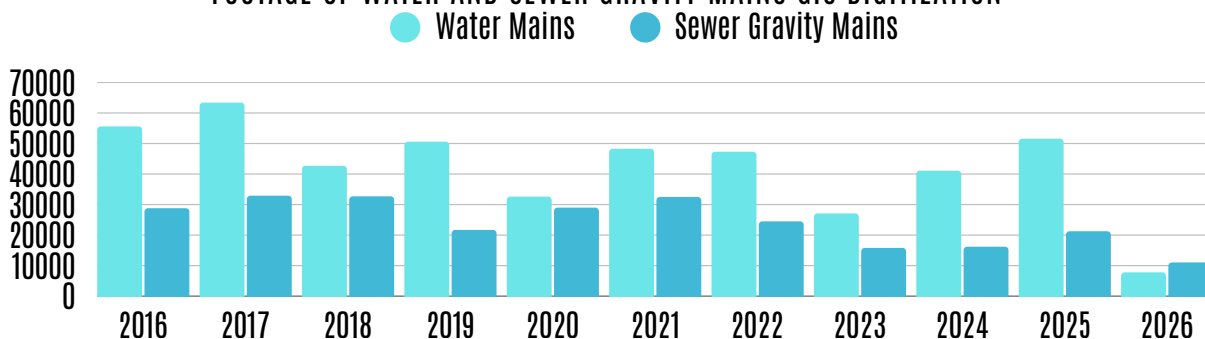
Background:

Our GIS operations are managed by GIS & CMMS Coordinator Justin Ray and GIS Technician Elise Kiewra. XY locates are handled primarily by IT Technician Tron Henson.

Last month, they:

- Digitized **1,049.7 ft** sewer lateral lines (Total 20,897)
- Digitized **1,607 ft** sewer gravity mains (Total 1,750,285 ft)
- Digitized **3,139.5 ft** water mains (Total 2,064,201.9 ft)
- Digitized **1,206.3 ft** water service lines (Total 511,752 ft)
- Fulfilled **6** external map requests
- Completed **4** Update GIS work orders
- Completed **1** UAS Flight
- GPS located **23** assets

FOOTAGE OF WATER AND SEWER GRAVITY MAINS GIS DIGITIZATION



Custom Reporting

Background:

Our Utility Data Analyst, Phillip Neill, is responsible for developing and maintaining custom reports that transform complex operational and customer data into clear, actionable insights.

Last month, he:

- Began developing a report on inspections of AMI collector sites.
- Began developing a report that creates a .csv file when the Outage Map is populated.

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 staff review from multiple departments is expected to be wrapped up later this month.



SCADA SYSTEM ASSESSMENT

IN PROGRESS: Rewiring of the programmable logic controllers (PLCs) and machine interface terminals at the Camelot Pump Station is nearing completion. IT staff and members of the Facilities Group met to test the new programming and wiring which was successful. The project is expected to be completed later this month. Work at the next station, North Fork Regional Pump Station, is expected to begin in mid-May.



AVON OPERATIONS CENTER- NETWORKING & SECURITY

IN PROGRESS: The project continues to progress smoothly. IT staff have contacted both internet service providers serving the area to initiate fiber installation to the site. Once that work is complete, we will meet with the contractor to develop a more accurate timeline for beginning network cable installation.



SCADA COMMUNICATIONS

IN PROGRESS: We met with one of our SCADA vendors to better understand the support and services they can provide, and to begin developing a strategy for migrating to a redundant communications system and upgrading of some of our existing infrastructure. Due to competing project workloads, we were not able to make additional progress on this initiative last month, but we are positioned to move forward with a clearer plan.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



CUSTOMER INFORMATION SYSTEM (CIS)

IN PROGRESS: Last month, we partnered with SpryPoint to configure their portals, giving our staff a dedicated environment for testing and evaluation. The CIS project kickoff has since been completed, including in-person meetings and training sessions. Discovery sessions are scheduled to take place onsite in late April as the project continues to move forward.



SECURITY SYSTEM UPGRADES- PUMP STATIONS

IN PROGRESS: Over the past month, we installed access control at four additional pump stations, bringing the total to seven completed, with 11 remaining. We are awaiting additional material before we schedule to begin the next installation.



QUARTERLY DEVICE AUDITS

IN PROGRESS: Quarterly, we conduct a comprehensive physical audit of all ACSA devices to ensure accuracy, security, and optimal performance. The purpose of these audits, beyond inventory verification, is to confirm device condition and lifecycle status, validate software licensing and installation counts, and ensure compliance with internal policies and external regulatory requirements. Audits also help identify outdated or underperforming equipment, uncover potential security risks, and verify that systems are properly configured and patched.

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

BOARD ACTION REQUESTED: Informational

ATTACHMENTS: None

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Rivanna Water & Sewer Authority (RWSA) Monthly Update</p>	<p>AGENDA DATE: April 16, 2026</p>
<p>STAFF CONTACT(S)/PREPARER: Quin Lunsford, Executive Director</p>	<p>CONSENT AGENDA: Informational</p>
	<p>ATTACHMENTS: No</p>

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 March 24th Board packet.

- RWSA’s FY 2027 Budget was presented to the Board and totals \$72.1 million.
 - Operating Expenses -- \$33M or 46% and
 - Debt Service -- \$39.1M or 54%
 - \$8.1 million increase over the FY 2026 or 12.6%
 - Debt service (inc. \$5.7 M) and personnel/benefits (inc. \$1.2 M) were the two main drivers in the FY 27 increases.
- The RWSA Board authorized the advertisement of the preliminary rate schedule for a public hearing which will be held during the regular meeting on May 26th.

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	August 2025	December 2027
SVWRRF Permit Modification Upgrades	May 2026	May 2027

AGENDA ITEM EXECUTIVE SUMMARY

RMR Pool Raise	September 2025	December 2026
Sewer and Manhole Repairs, Phase 2	December 2025	June 2027
Crozet WTP GAC Expansion – Phase I	March 2026	May 2028
SVWRRF Generator	April 2026	June 2027
SRR to RMR Pipeline, Pump Station & Intake	March 2026	December 2030
Glenmore WRRF Upgrade, Phase 1	June 2026	August 2027
SRWTP – PAC Upgrades	June 2026	June 2026
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 2	2027	2029
Dam Concrete & Steel Repairs	September 2026	December 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:	10%
Completion:	December 2029
Budget:	\$58,000,000

Current Status:

Contractor has installed approximately 400 linear feet of 30-inch water line installation remaining on Piedmont Avenue North as part of Stage 1. The new 2-inch water line constructed for the City on Lewis Street will be tested, disinfected, and placed into service and then work will begin on JPA for Stage 2 in late March.

History:

The hydraulic connectivity in the Urban System is less than desired, creating operational challenges and reduced system flexibility and redundancy. Recent efforts

AGENDA ITEM EXECUTIVE SUMMARY

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:	25%
Completion:	June 2027
Budget:	\$2,050,000

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 (HDD) subcontractor terminated the recovery efforts to retrieve a stuck component of the drilling process located within the drilled alignment.

AGENDA ITEM EXECUTIVE SUMMARY

They are working on a plan for a partial parallel HDD tunnel (interceptor tunnel) before the HDPE pipe can be pulled into the hole. A portion of Old Rio Mills Road will be closed for several more months during construction of the new 24" water line.

History:

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

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

Design Engineer:	Kimley-Horn
Design Contractor:	Thalle Construction (Hillsborough, NC)
Construction Start:	February 2025
Percent Complete:	25%
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 pump station foundation, walls, and electrical conduits under the pump station slab continues. Contractor has begun the jack and bore process under Route 29 near the Fontaine Research Park for both the new 36-inch raw water line and a new 12-inch water line to be completed for ACSA.

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.

AGENDA ITEM EXECUTIVE SUMMARY

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:	22%
Completion:	May 2027
Current Project Estimate:	\$11,800,000

Current Status:

Contractor has made progress on demolition in the Blower Building. The concrete floor was poured for the new office space under the Vehicle Maintenance Shop canopy.

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:	22%
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 and painting in the equalization basins are generally complete, and blasting and painting work began in one of the primary clarifiers.

AGENDA ITEM EXECUTIVE SUMMARY

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:

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.

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

Design Engineer:	SEH
Construction Contractor:	Martin Horn (Charlottesville, VA)
Construction Start:	August 2025
Percent Complete:	25%
Completion:	December 2027
Budget:	\$27,600,000

Current Status:

Site and foundation work for the addition and demolition of the interior of the existing building continue. A structural issue identified with the brick façade of the existing building continues to be evaluated.

AGENDA ITEM EXECUTIVE SUMMARY

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.

- **SVWRRF Permit Modification Upgrades**

Design Engineer:	Short Elliot Hendrickson (SEH)
Project Start:	July 2025
Project Status:	Award
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. Construction bids were opened on March 4th and a recommendation of award will be provided to the Board in April.

- **Ragged Mountain Reservoir Pool Raise**

Design Engineer:	Schnabel Engineering
Construction Contractor:	Faulconer Construction (Charlottesville, VA)
Construction Start:	September 2025
Percent Complete:	40%
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. Clean-up efforts for the fallen trees will continue through the spring. Work has also started on the lower parking lot expansion along Reservoir Road, and the new boat ramp at the reservoir. Contractor will start the new blanket drain system at the dam in April.

AGENDA ITEM EXECUTIVE SUMMARY

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

Design Engineer:	CHA Consulting, Inc.
Construction Contractor:	Vortex Services, LLC (Chesapeake, VA)
Construction Start:	December 2025
Percent Complete:	20%
Completion:	June 2027
Budget:	\$2,185,000

Current Status:

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

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

Design Engineer:	SEH
Construction Contractor:	English Construction Company (Lynchburg, VA)
Construction Start:	March 2026
Percent Complete:	2%
Completion:	May 2028
Budget:	\$12,165,000

Current Status:

Work onsite has begun. 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 Replacement**

Design Engineer:	Wiley Wilson
Construction Contractor:	Carrick Contracting Corporation (Williamsburg, VA)
Construction Start:	April 2026
Percent Complete:	2%
Completion:	June 2027

AGENDA ITEM EXECUTIVE SUMMARY

Budget: \$1,360,000

Current Status:

The scope of this project was modified from installing the generator on a steel platform to a concrete pad due to the FEMA funding no longer being available.

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

Design Engineer:	Kimley Horn
Construction Contractor:	Garney Construction (Fairfax, VA)
Construction Start:	March 2026
Percent Completed:	2%
Completion:	December 2030
Budget:	\$107,000,000

Current Status:

The Contractor obtained a Land Disturbance Permit from Albemarle County and started clearing trees on March 6th. Like other Water Supply Plan Projects, tree felling can only take place between November 15th and March 31st due to restrictions associated with the Northern Long Eared Bat. The Contractor anticipates beginning pipeline installation in April in private easements adjacent to Woodburn Road near the South Rivanna WTP.

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%

AGENDA ITEM EXECUTIVE SUMMARY

Completion: August 2027
 Budget: \$1,800,000

Current Status:

The contractor is working on shop drawing submittals and ordering materials.

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

Design Engineer: SEH
 Construction Contractor: Waco, Inc. (Sandston, VA)
 Project Start: June 2026
 Percent Complete: 5%
 Completion: June 2027
 Current Project Estimate: \$1,820,000

Current Status:

Submittals for the powdered activated carbon tank are being processed and materials are being ordered. Based on the anticipated lead time for the PAC system, onsite mobilization is anticipated in June 2026.

- **Sodium Hypochlorite Tank Replacement, OBWTP**

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

Project includes the replacement of two existing hypochlorite tanks. Tanks have been ordered with delivery expected by September.

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

AGENDA ITEM EXECUTIVE SUMMARY

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. 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:	100% Design
Construction Start:	October 2026
Completion:	May 2028
Budget:	\$10,200,000

Current Status:

100% design documents were submitted for review. Acquisition of a small parcel outside the MC 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.

AGENDA ITEM EXECUTIVE SUMMARY

- **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.

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

Design Engineer:	Hazen & Sawyer
Project Start:	February 2018
Project Status:	95% Design
Construction Start:	September 2026
Completion:	June 2029
Budget:	\$39,000,000

Current Status:

Hazen is preparing final Plans and Specifications for bid advertisement this spring. Discussions with the County are underway regarding a lease for the Pump Station property. Easement negotiations for the new raw water main to convey raw water from the pump station to the WTP continue with residents adjacent to the alignment.

AGENDA ITEM EXECUTIVE SUMMARY

- **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:	September 2026
Completion:	December 2027
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.

Planning and Studies

- **Flood Protection Resiliency Study**

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

AGENDA ITEM EXECUTIVE SUMMARY

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 next steps was held on Wednesday, February 25th. As a result, Hazen is performing additional evaluations on the feasibility of a flood wall and an emergency entry path to the Moores Creek facility off of Route 64.

- **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. Meetings have been held with County staff to review land use maps and the resulting impacts on the demand projection process.

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,

AGENDA ITEM EXECUTIVE SUMMARY

temporarily stabilized the worst of the two stream crossing sites with sandbags, to protect the pipe as the design of the repair is finalized. RWSA will be utilizing Design Engineer, SEH, for assistance with plans and USACOE permitting.

- **Security Enhancements**

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

ACSA Board Future Policy Issues Agendas 2026

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Regular 3rd Thursday Monthly Meetings

	May '26	June '26	July '26	August '26	Sept. '26	Oct. '26	Nov. '26	Dec. '26	Jan. '27	Pending Issues
	May 21st	June 18th	July 16th	August 20th	September 17th	October 15th	November 19th	December 17th	January 21st	ACSA Customer Communications
	Recognitions	Recognitions	Recognitions	Doug Herr 30 years	Recognitions	Recognitions	Recognitions	Recognitions	Recognitions	CIS - Customer Information Systems - Billing, Website, Phone
	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Climate Change and Sustainability
	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Customer Experience (CX)
	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>	Board Organizational Meeting - Election of Officers <i>(Annual Item)</i>	Data Management and Management Dashboards
		FY '27 Budget, Rates and CIP Approval <i>(Annual Item)</i>						FY '28 Budget Guidelines and Schedule <i>(Annual Item)</i>	Annual Water Conservation Report <i>(Annual Item)</i>	Emergency Preparedness
		Amendments to Rules and Regulations, and Personnel Management -						ACSA Board of Directors Meeting Schedule - 2027 <i>(Annual Item)</i>	2026 Annual Report - Accomplishments and Challenges <i>(Annual Item)</i>	Federal/State Water Quality Regulations PFAS; Emerging Contaminants
		Water & Wastewater Professionals Appreciation Day Recognition <i>(Annual Item)</i>						Holiday Schedule - 2027 <i>(Annual Item)</i>		Operational Presentation - Sewer Rehabilitation Relining
										Purchasing Policy Manual
										RWSA CIP Central Water Line - Reservoirs Pipeline North Rivanna System Wastewater Projects
										Water Audit
										Water Supply Plan Project Status Reports

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Proclaiming Drinking Water Week May 3-9, 2026</p> <p>STAFF CONTACT(S)/PREPARER: Emily Roach, Director of Human Resources and Administration</p>	<p>AGENDA DATE: April 16, 2026</p> <p>ACTION: <input checked="" type="checkbox"/></p> <p>ATTACHMENTS: YES</p>
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BACKGROUND: For more than four decades, the American Water Works Association has used Drinking Water Week as an opportunity for water professionals and the communities they serve to recognize the vital role water plays in our daily lives. The Albemarle County Service Authority, along with its community partners, encourages its customers and the public to learn more about the importance of safe water and its role in protecting public health and the environment, as well as the infrastructure that ensures access to that water. This year's Drinking Water Week will take place May 3-9, 2026.

More information on Drinking Water Week and surrounding events can be found on our website and social media accounts.

BOARD ACTION REQUESTED: Approval of Resolution

ATTACHMENTS: Resolution Proclaiming Drinking Water Week

Drinking Water Week Proclamation

WHEREAS, water is our most valuable natural resource; and

WHEREAS, drinking water serves a vital role in daily life, serving an essential purpose to health, hydration and hygiene needs for our citizens; and

WHEREAS, tap water delivers public health protection, fire protection, and support for our economy and the quality of life we enjoy; and

WHEREAS, the hard work performed by the entire water sector ensures the transport of safe and quality drinking water from its source to consumers' taps; and

WHEREAS, we are all stewards of the water infrastructure upon which current and future generations depend;

NOW, THEREFORE, be it resolved that by virtue of the authority vested in the Albemarle County Service Authority, we do hereby proclaim May 3-9, 2026, as Drinking Water Week.

Chair, ACSA Board of Directors

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: April 16, 2026</p> <p>ACTION: <input type="checkbox"/> INFORMATION: <input checked="" type="checkbox"/></p> <p>ATTACHMENTS: YES</p>
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BACKGROUND: The Engineering Department will review the proposed FY 2027 Capital Improvement Program (CIP) Budget using a PowerPoint presentation of slides representing the various projects. In addition to the attached PowerPoint presentation, we have developed an interactive experience on the ACSA's website at <https://bit.ly/acsacip27> to share the FY 2027 CIP. For easier access, please refer to the QR code at the end of this memo.

DISCUSSION:

- Total proposed FY 2027 CIP Budget: \$18,745,000
- 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%).
- Six (6) of the 23 projects do not contribute to the FY 2027 Rate Model because funding was incorporated into previous fiscal year Rate Models, including:
 - Barracks West Water Main Replacement
 - Raintree and Fieldbrook PVC Water Main Replacement
 - Albemarle High School AC Water Main Replacement
 - Exclusion Meters Replacement
 - Northfields Phase 5 Sewer
 - Avon Operations Center
- 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.
- 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.
- Customer Information System (CIS) Replacement funding has been incorporated in the FY 2027 Rate Model for the 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.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

- ArcFlash Hazard Assessment funding is included in the FY 2027 Rate Model, split equally between water and wastewater.
- Three new products are included in the FY 2027 Rate Model: Risk and Resiliency Assessment Recommendations, 5th Street Aerial Sewer Replacement, and North Fork and Camelot Pump Station Improvements.
- Questions about proposed CIP Projects.

BUDGET IMPACT: This list of CIP Projects and their estimated costs will be incorporated into the ACSA Budget for FY 2027 and will help determine connection charges and user rates.

RECOMMENDATIONS: None

BOARD ACTION REQUESTED: No Board action required.

ATTACHMENTS:

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





MEMORANDUM

To: Board of Directors
From: Jeremy M. Lynn, P.E., Director of Engineering
Date: April 16, 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 ACE Academy – Lambs Lane Campus 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 to 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 early FY 2027. 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 - \$475,000**
- **Total Project Budget - \$475,000**

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. 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)**

Board Action

No Board Action is required at this time.



CAPITAL IMPROVEMENT PROGRAM PROPOSED FY 2027 BUDGET ACSA Board Meeting – April 16, 2026



Presentation Outline



Highlights



Water
Projects



Sewer
Projects



Non-Utility
and Facility
Projects



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

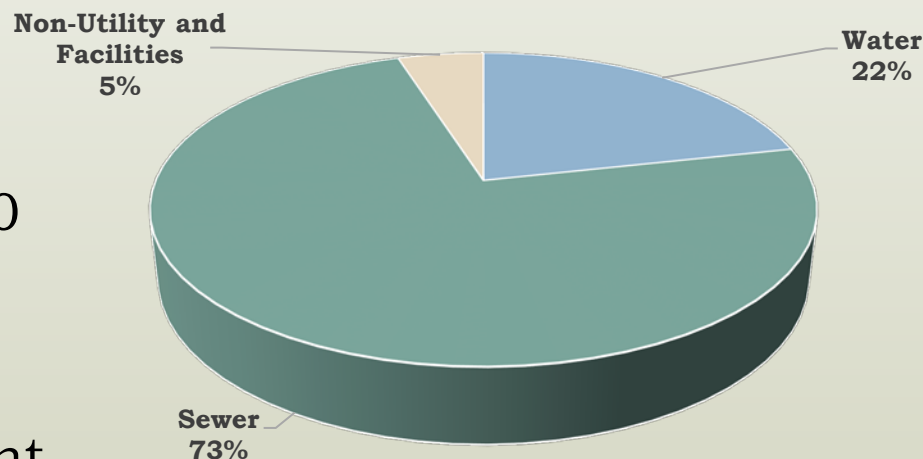
Retain and recruit a highly-skilled workforce and provide employees with resources and opportunities for professional growth.



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

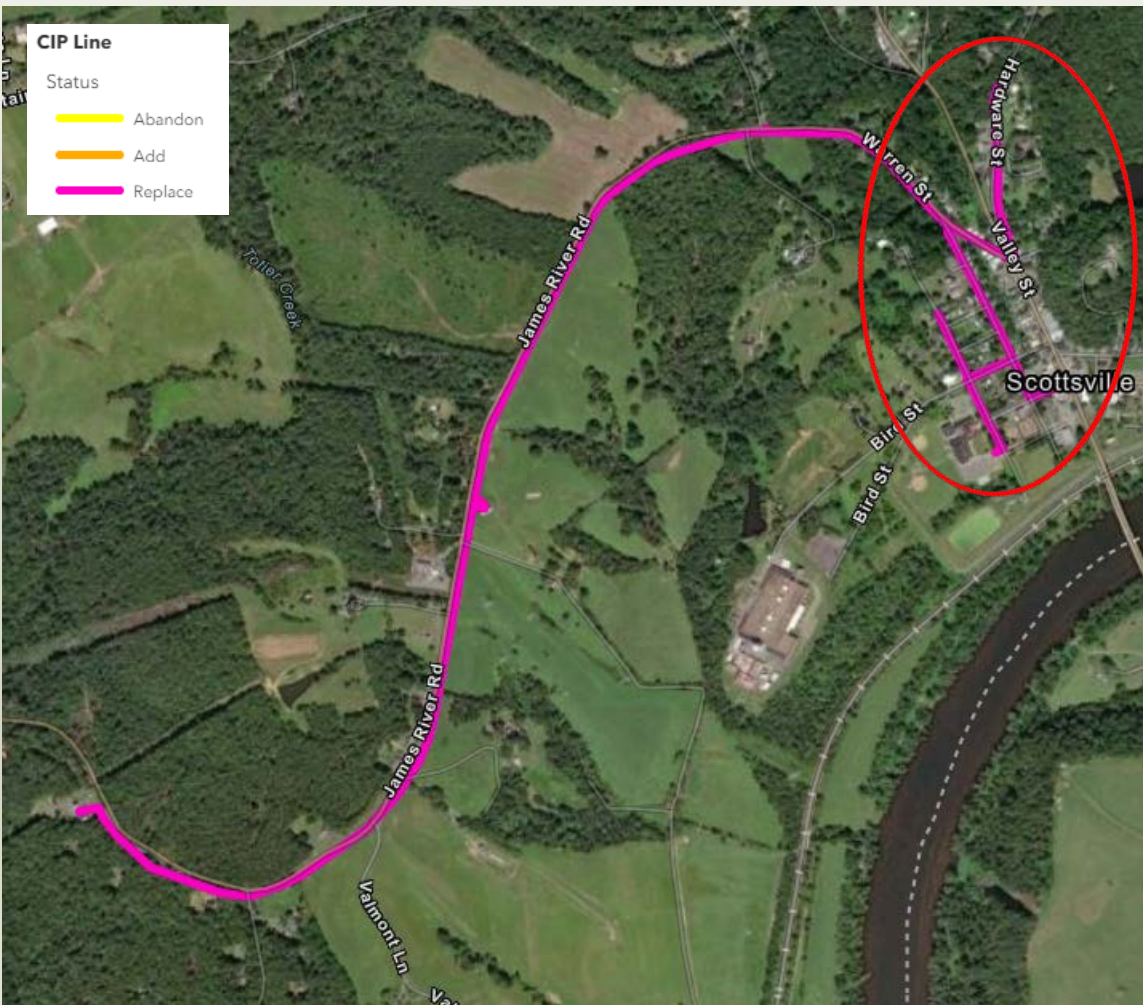
Percentage Breakdown



CIP 10-Year Rate Model Projections



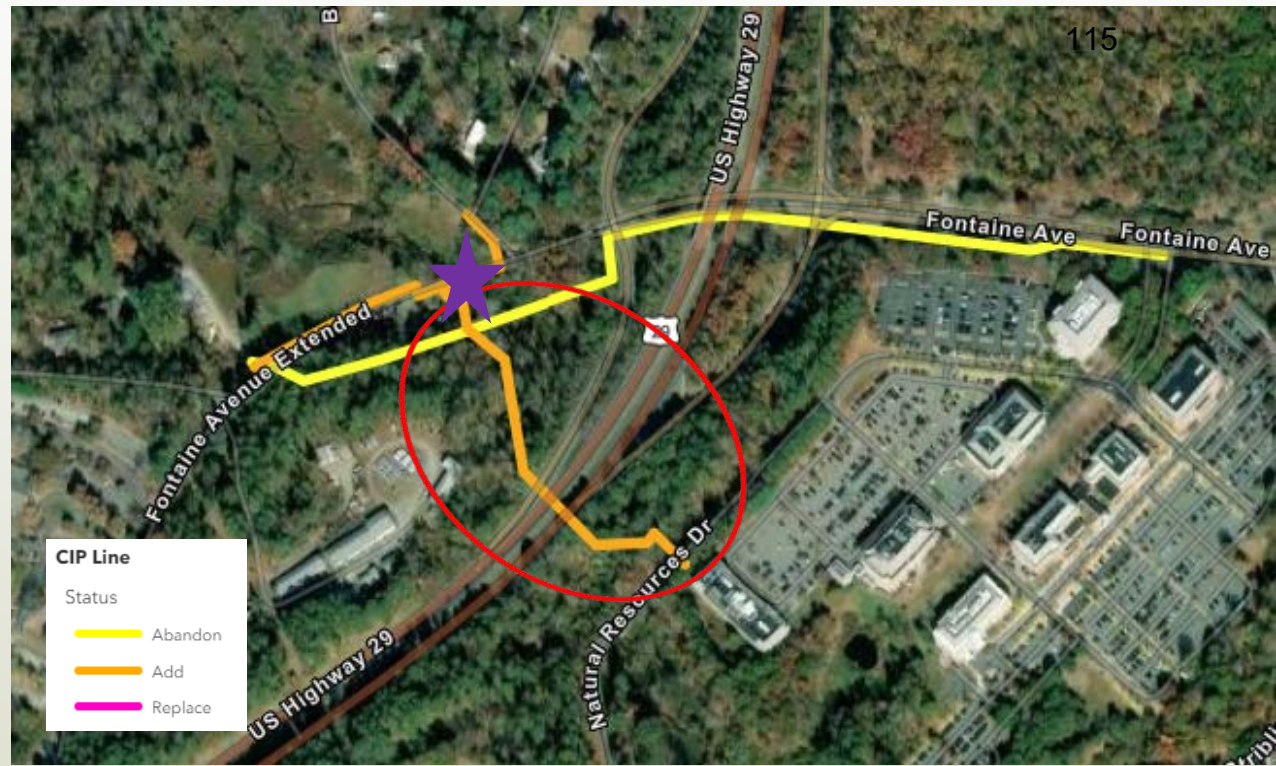
Scottsville Phase 4 Water Main Replacement



- Replace Cast Iron and Asbestos Cement water mains
- Coordination with RWSA and VDOT
- Easement acquisition underway, may break into phases
- Construction FY 2027-2029
- FY 2027 \$1,000,000
- Total Budget \$8,554,900



Ragged Mountain Phase 1 Water Main Replacement

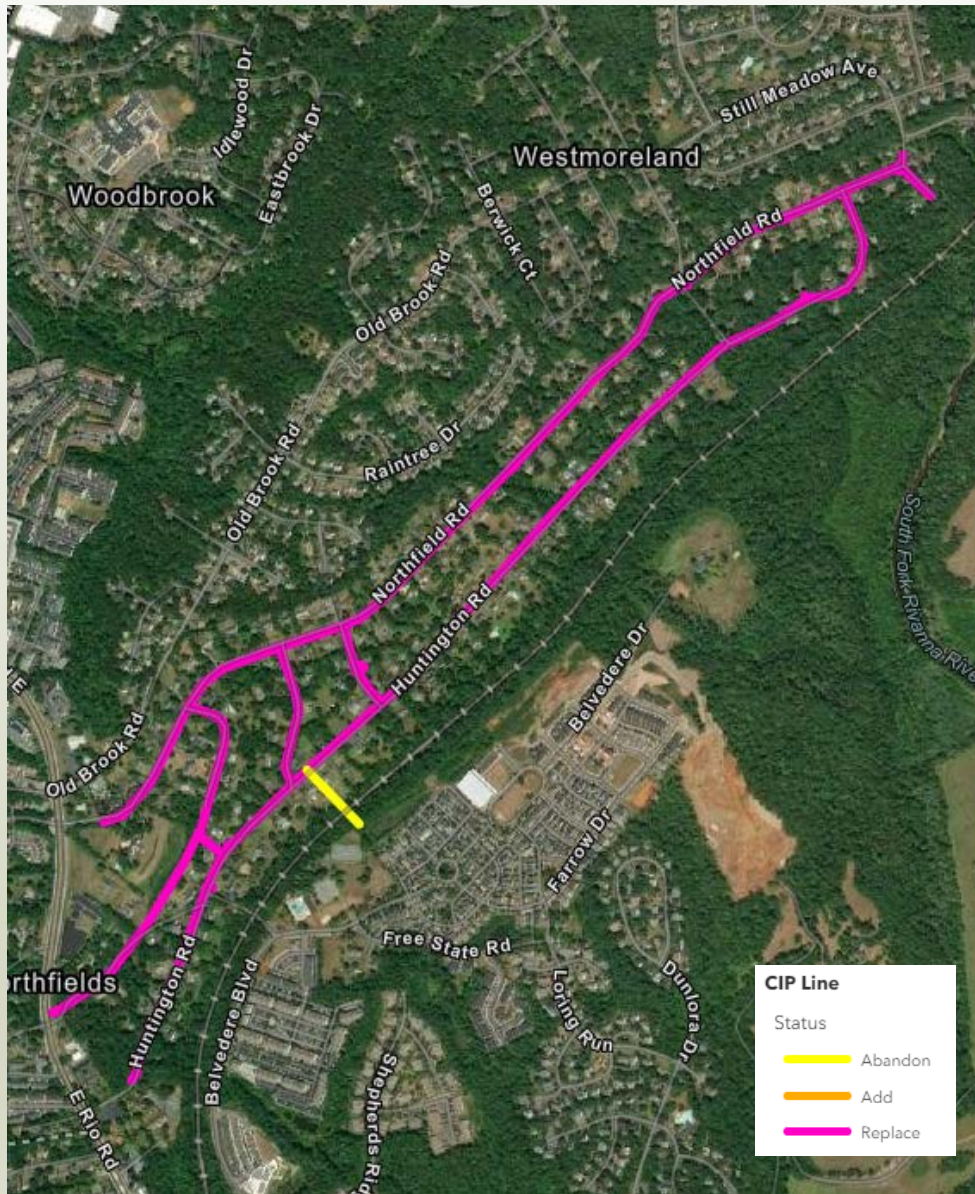


- Replaces 90+ Year-Old Cast Iron water main
- Coordination with RWSA's Ragged Mountain Reservoir to Observatory WTP 36" Raw WL
- 2 different sections currently under construction
- Lays groundwork for redundant feed to Fontaine Research Park
- Construction FY 2026-2027
- FY 2027 \$950,000
- Total Budget \$2,826,400



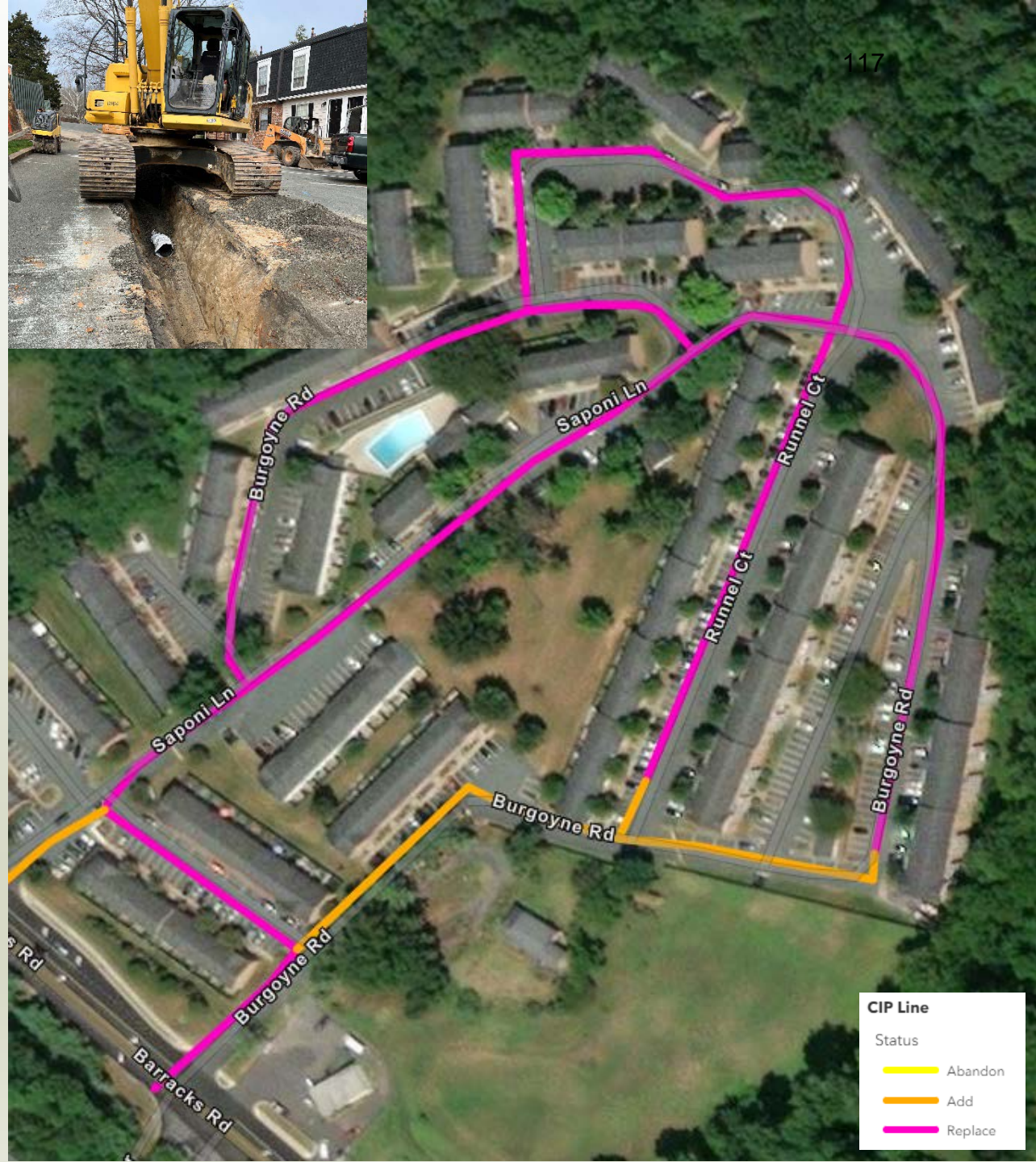
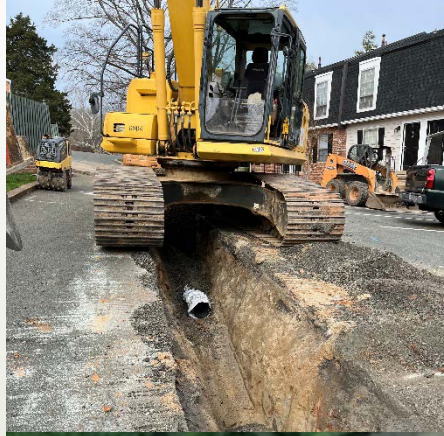
Northfields Water Main Replacement

- Replaces Asbestos Cement water mains (former well system from the 1960's)
- Easement acquisition underway
- Construction FY 2027-2029
- FY 2027 \$1,200,000
- Total Budget \$10,330,000

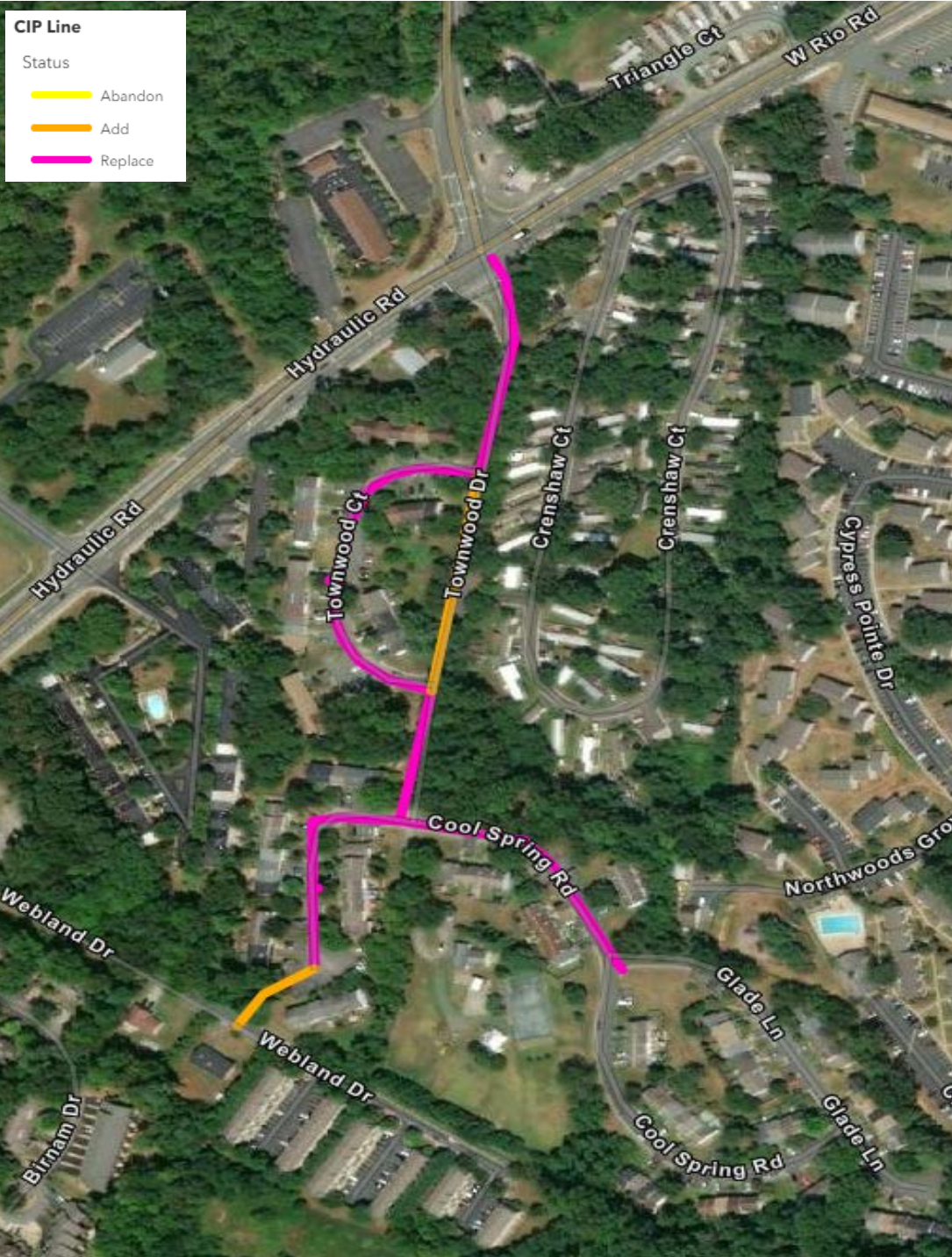


Barracks West Water Main Replacement

- Replaces Cast Iron and Galv. water mains from the 1960's
- Improves fire hydrant coverage and adds redundancy
- Construction underway, completion expected this fall
- FY 2027 \$0
- Total Budget \$3,500,000



CIP Line	
Status	
Abandon	Yellow line
Add	Orange line
Replace	Pink line



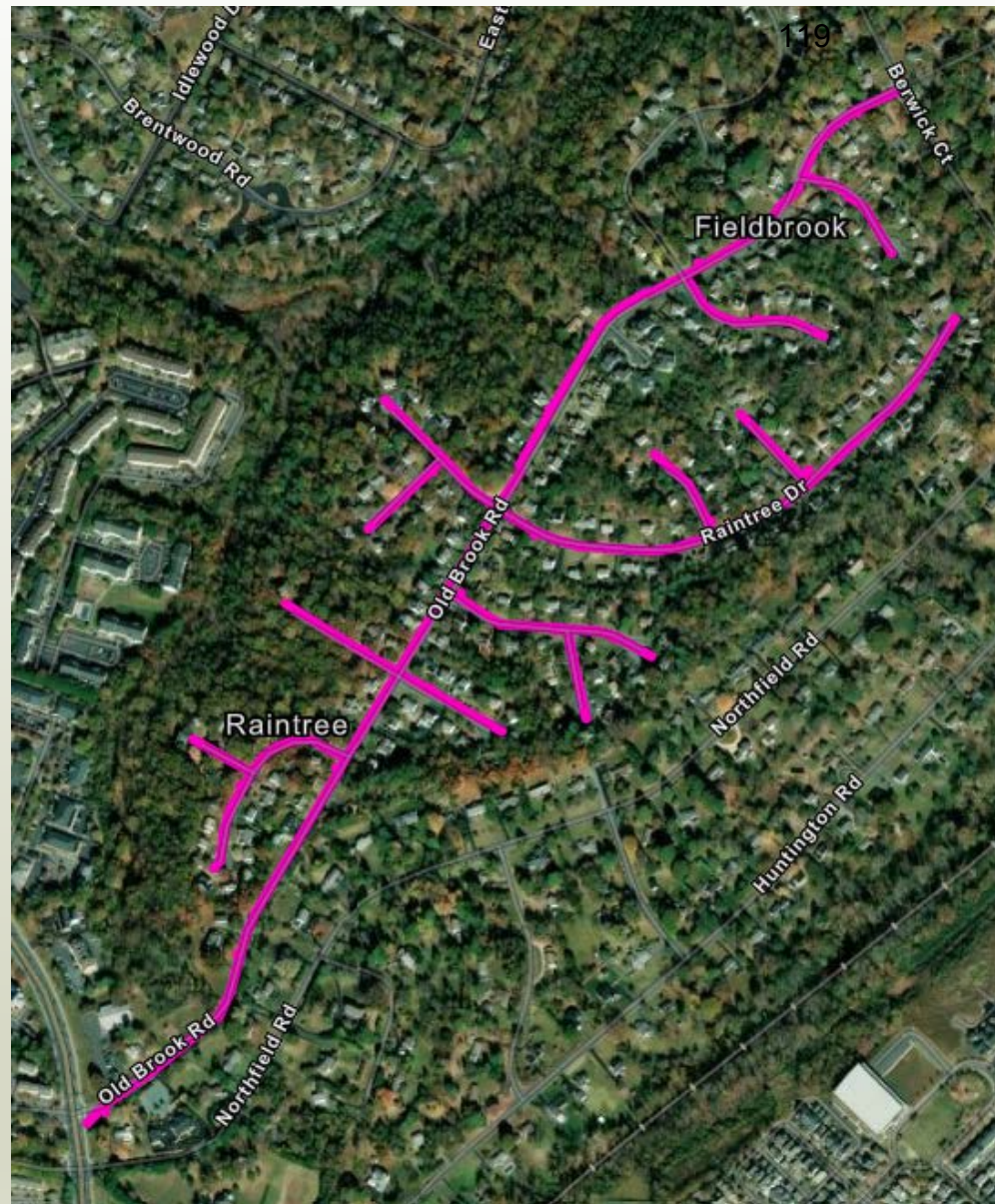
Townwood Water Main Replacement 118

- Replaces older PVC water mains from the 1980's
- Easement acquisition underway, advertisement this fall
- Establish secondary connection with Webland Drive
- FY 2027 \$300,000
- Total Budget \$3,500,000

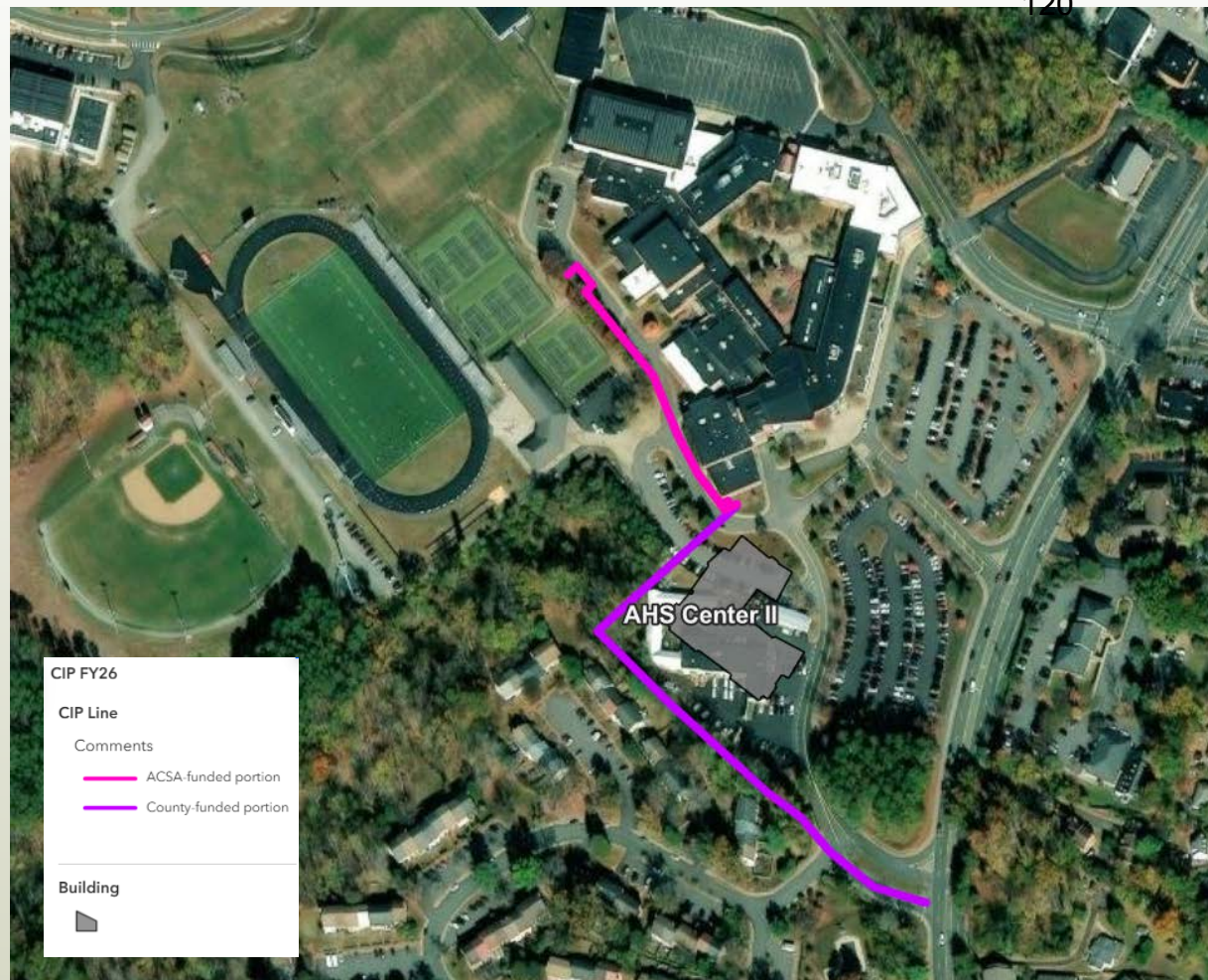


Raintree and Fieldbrook PVC Water Main Replacement

- Replaces older PVC water mains installed in the early 1980's
- Easement acquisition underway, 10 required
- Construction FY 2028-2029
- FY 2027 \$0
- Total Budget \$8,032,300

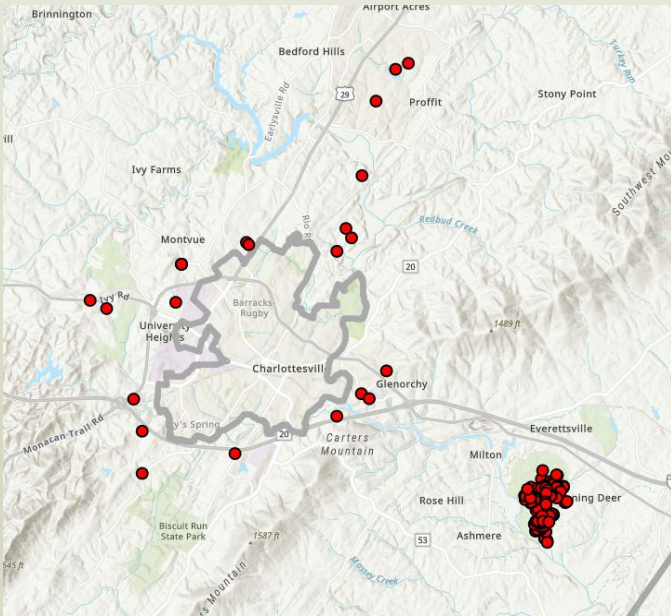


- Coordination with AHS ACE Academy construction
- Joint effort replaces 1,300 feet of AC water mains
- Construction of ACSA portion in FY 2027
- FY 2027 \$0
- Total Budget \$200,000



Albemarle High School AC Water Main Replacement





- Private Exclusion Meters introduced in the mid 1990's
- Program Goal – Eliminate all remaining private Exclusion Meters (approx. 95 remain)
- FY 2027 \$0
- Total Budget \$527,500



Exclusion Meters Replacement

Risk and Resiliency¹²² Assessment (RRA) Recommendations



- 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



Annual Water¹²³ Repair and Replacement

- Annual Services Contract to support Maintenance
- Improvements and interconnections
- Recent projects
 - Myrtle Street Water Replacement
 - Old Lynchburg Road Water Interconnect
 - Rothwell Lane Water Interconnect
- Addresses smaller projects less conducive to Design-Bid-Build process
- FY 2027 \$350,000



Airport Trunk Sewer Upgrade



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





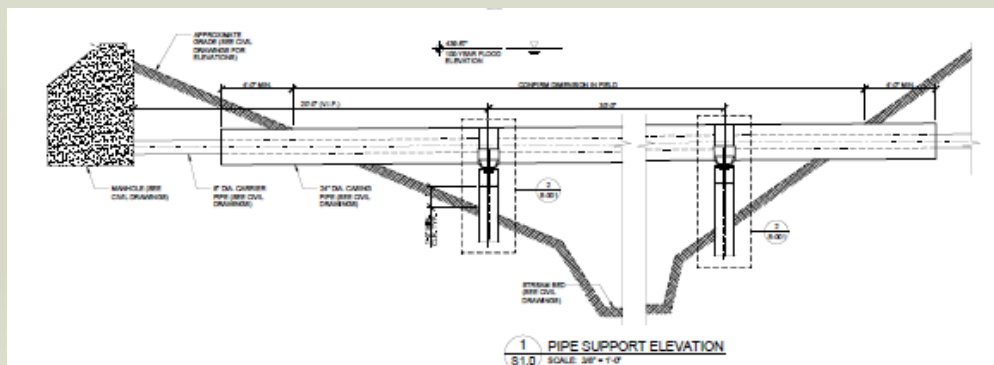
- Areas identified during Northfields Water Main Replacement design
- Provides public sewer service to properties currently served by private drainfields
- Easement acquisition underway
- Construction FY 2027-2029
- FY 2027 \$0
- Total Budget \$1,270,000

Northfields Phase 5 Sewer



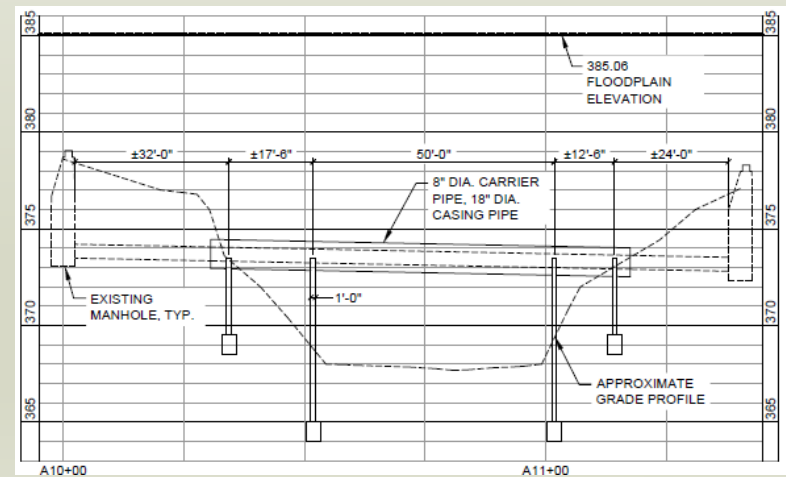
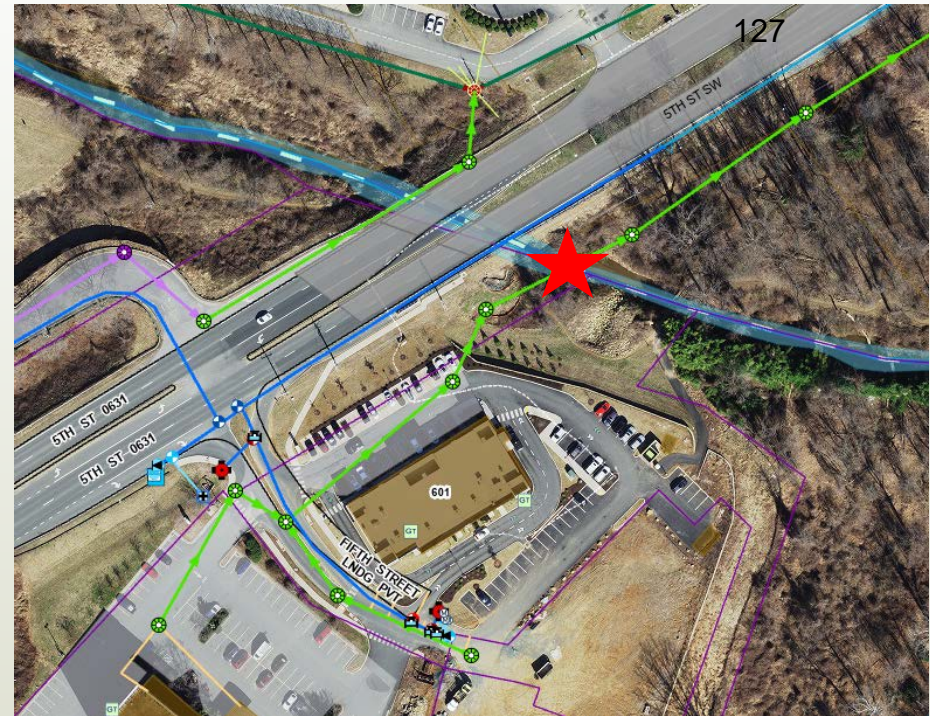
Buckingham Circle Sewer

- Sewer to 50+ properties currently on private drainfields
- Design phase underway, easement acquisition to begin late Summer 2026
- FY 2027 \$2,600,000
- Total Budget \$4,000,000



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



Bellair – Liberty Hills Sewer¹²⁸

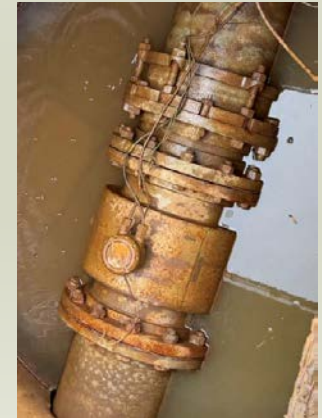


- Community interest in public sewer based on survey feedback
- Design efforts underway
- Construction FY 2027-2028
- FY 2027 \$1,000,000
- Total Budget \$8,493,715



North Fork and Camelot Pump Station⁹ Improvements

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





- Annual Services Contract
- Sanitary sewer issues discovered by ACSA staff during routine inspections
- Work Orders issued to Rehabilitation Contractor
- FY 2027 \$400,000



Miscellaneous Sewer Rehab.



Pump Stations - Rehabilitation



- Replacement of 2 automatic transfer switches (Mosby Mountain and Glenmore Sewer)
- Rebuild of 2 pumps
- FY 2027
\$200,000



Customer Information System (CIS)



- ✓ Website upgrade
- ✓ Phone system replacement
- Includes Billing System Replacement
- Integration with AMI and ERP
- CIS implementation underway
- Discovery Phase is next
- FY 2027 \$600,000
- Total Budget \$2,600,000

SpryPoint

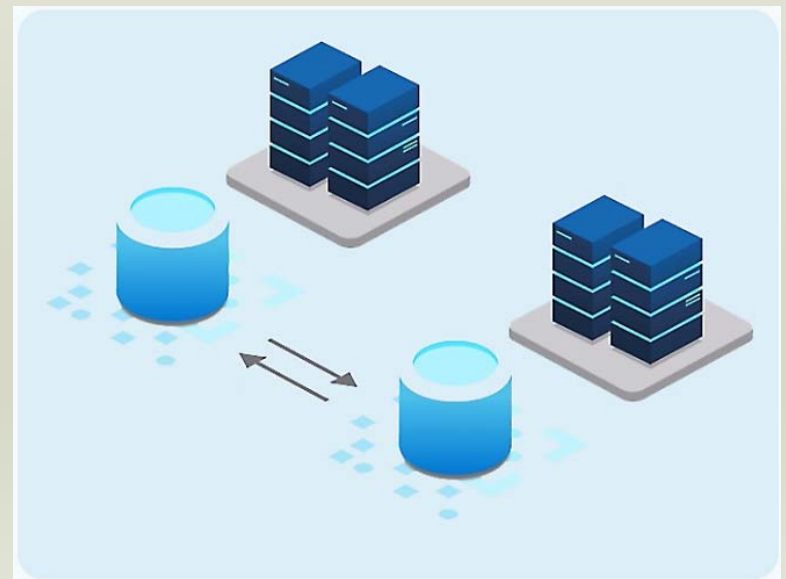
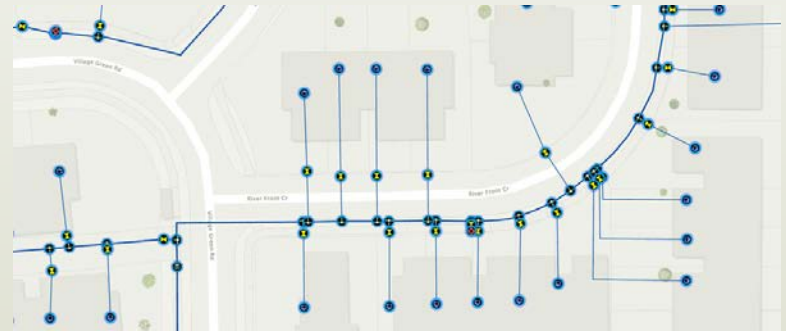
VALIDOS



Cloud Migration and ArcGIS Utility Network Implementation



- Full implementation of
 - Cloud migration of ArcGIS Enterprise, SQL Server, and file shares
 - ArcGIS Utility Network
- Assessment and data correction is complete
- Ensure higher quality data entry and automated Quality Assurance
- Identify valves to close to isolate breaks and customers impacted
- FY 2027 \$150,000
- Total Budget \$575,000



Avon Operations Center







- 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



ArcFlash Hazard Assessment Update

- Evaluate electrical hazards at ACSA Facilities (8 water stations and 9 sewer stations)
- Study will provide arc flash protection boundaries and incident energy levels to determine the correct work procedures, PPE, and labeling requirements.
- FY 2027 - \$80,000
- Total Budget - \$160,000

PPE CATEGORY 1	PPE CATEGORY 2	PPE CATEGORY 3	PPE CATEGORY 4
<p>Minimum Arc Rating of 4 cal/cm²</p> <p>Arc Rated Clothing:</p> <ul style="list-style-type: none"> • AR long-sleeve shirt and pants, or AR coverall • AR face shield, or AR flash suit hood • AR jacket, parka, rainwear, or hard hat liner (as needed) 	<p>Minimum Arc Rating of 8 cal/cm²</p> <p>Arc Rated Clothing:</p> <ul style="list-style-type: none"> • AR long-sleeve shirt and pants, or AR coverall • AR flash suit hood, or AR face shield and AR balaclava • AR jacket, parka, rainwear, or hard hat liner (as needed) 	<p>Minimum Arc Rating of 25 cal/cm²</p> <p>Arc Rated Clothing:</p> <ul style="list-style-type: none"> • As required: AR long-sleeve shirt, AR pants, AR coverall, AR flash suit jacket, and/or AR flash suit pants • AR flash suit hood • AR gloves • AR jacket, parka, rainwear, or hard hat liner (as needed) 	<p>Minimum Arc Rating of 40 cal/cm²</p> <p>Arc Rated Clothing:</p> <ul style="list-style-type: none"> • As required: AR long-sleeve shirt, AR pants, AR coverall, AR flash suit jacket, and/or AR flash suit pants • AR flash suit hood • AR gloves • AR jacket, parka, rainwear, or hard hat liner (as needed) 

Source: Skanwear website



Questions and Next Steps

Questions?

May 21, 2026 –
Proposed FY 2027
Budget and Rates
Workshop

June 18, 2026 –
Public Hearing
and Adoption of
FY 2027 Budget,
Rates and CIP



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Proposed Fiscal Year 2027 Budget and Rates</p> <p>STAFF CONTACT/PREPARER: Emily Roach, Interim Director of Finance; Quin Lunsford, Executive Director</p>	<p>AGENDA DATE: April 16, 2026</p> <p>ACTION: Informational</p> <p>ATTACHMENTS: Yes</p>
--	--

BACKGROUND: The Proposed Fiscal Year 2027 Budget and Rates are included below. This budget follows five months of analysis, a formal rate study, and preparation by many throughout the ACSA. The overall operating budget is increasing 14.5% and is driven by increases in charges from the RWSA for water and wastewater treatment to the ACSA and departmental needs. The budget schedule calls for an in-depth presentation, discussion, and Public Hearing on the Capital Improvements proposal at today's meeting. We have prepared a presentation summarizing major items in the proposed operating budget and will present those today. Additionally, we have a detailed and thorough presentation and workshop scheduled for the May 21st Board meeting on the Proposed Operating Budget. The budget is considered for adoption at the June 18th Board meeting, following a Public Hearing.

Please also note the ACSA Rules and Regulations, Appendix B attachment. We are proposing changes related to service charges, water/sewer rates, and other charges/fees based on increases in the costs of those services. These changes will require public notice in conjunction with the budgetary process.

BOARD ACTION REQUESTED: Informational; if there are specific areas or questions you would like addressed in detail at the May budget workshop, please let us know.

ATTACHMENTS:

1. Proposed FY 2027 Budget and Rates
2. FY 2027 Budget and Rates Overview
3. ACSA Rules and Regulations, Appendix B proposed rate changes

Proposed Fiscal Year 2027 Budget and Rate Overview




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Agenda


- Strategic Focus of the FY 27 and future budgets
- Operating Budget Overview
- Proposed Rates
- Capital Improvement Program (CIP)
- May 21st – Budget Workshop - Areas of Focus
- Next Steps

Strategic Focus of the FY 27 and Future Budgets

 Alignment and support for the RWSA to improve water/wastewater infrastructure to meet current and future regulations, redundancy, resiliency, and capacity needs

 Providing “best-in-class” service to exceed customer expectations. Momentum with completion of the telephony system, upgrades to modern CIS, and communication systems

 Retaining our highly-skilled, purpose-driven, and motivated workforce and recruiting highly qualified candidates to ensure our service continues to align with our customer’s values

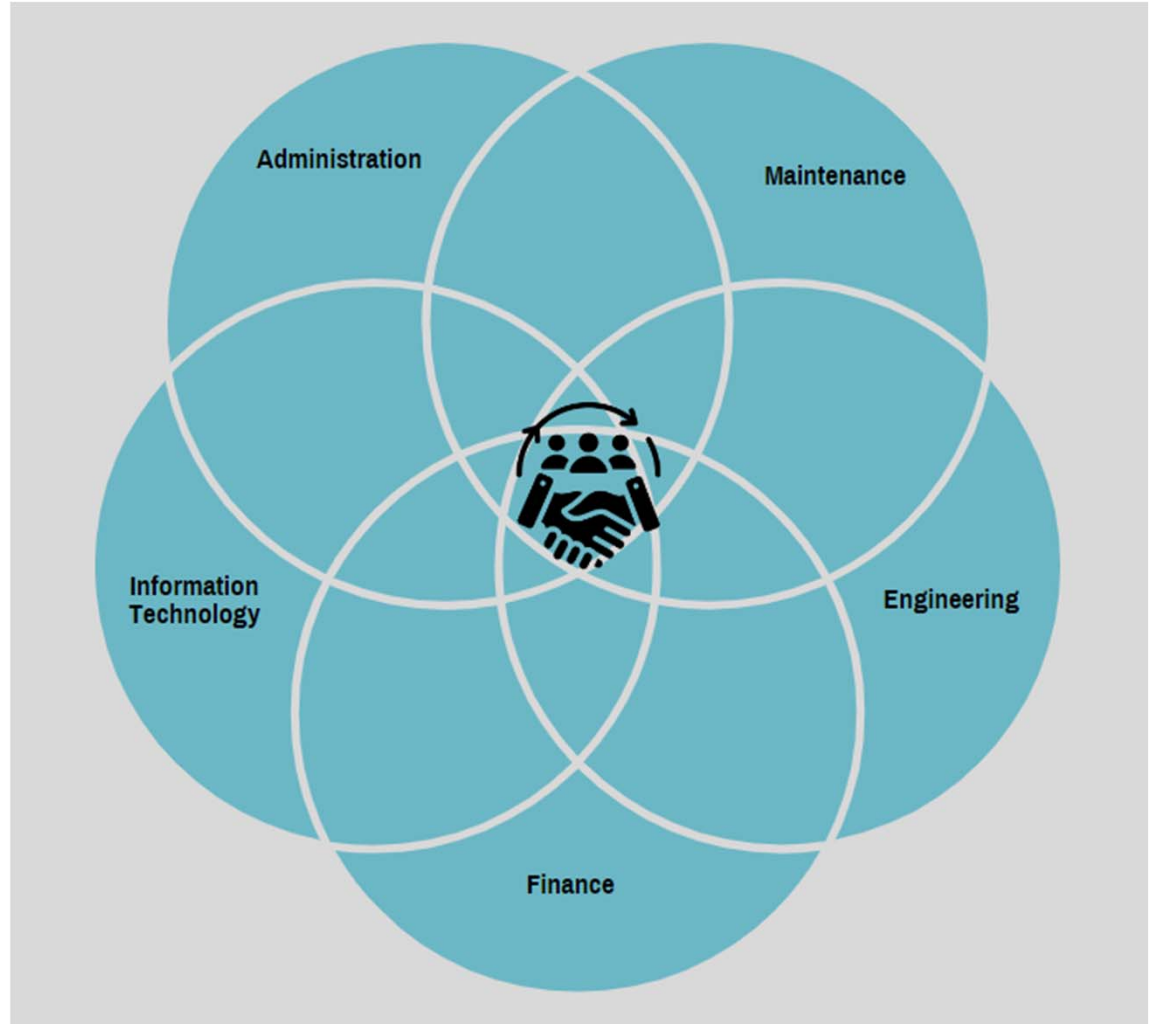
 Continue providing clean, safe, reliable and affordable water/wastewater services to all within our service area



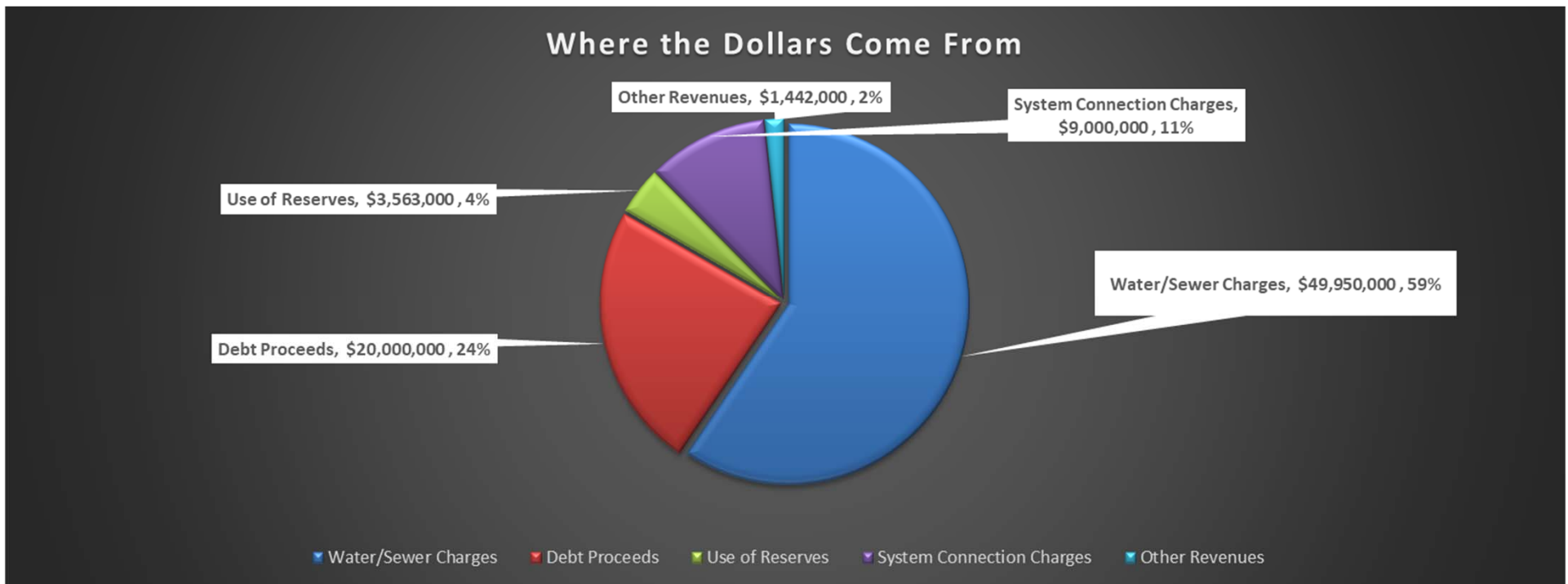
2023 through 2027 THE ALBEMARLE COUNTY SERVICE AUTHORITY
STRATEGIC FIVE-YEAR PLAN

Data Optimization	Business Resilience	Customer Experience	Employee Experience
Conduct a comprehensive review of all data and their sources to ensure proper access, classification, and utilization.	Ensure the current and future operations continue to function to serve our customers and meet environmental and climate action goals.	Provide best-in-class service ensuring the needs of our customers are exceeded.	Retain and recruit a highly-skilled workforce and provide employees with resources and opportunities for professional growth.
COMPREHENSIVE REVIEW OF SYSTEMS Conduct a thorough data mapping and analysis of all existing software and integrations to determine opportunities for improved efficiency.	BUSINESS CONTINUITY PLANNING Develop a Business Continuity plan to ensure the continual operations during unplanned events.	CUSTOMER EXPERIENCE VISION Perform a comprehensive analysis of services and interactions as experienced through the eyes of our customers.	RECRUITMENT AND RETENTION Explore strategies to ensure that we are attracting highly qualified candidates and ensure our workforce remains motivated and satisfied.
DOCUMENT MANAGEMENT SYSTEM Perform classification of data to ensure proper management, and the procurement and implementation of a new Document Management System.	ENVIRONMENTAL SUSTAINABILITY Enhance environmentally friendly practices and policies to reduce our carbon footprint and support global efforts to combat climate change.	CUSTOMER INFORMATION SYSTEMS (CIS) Develop a modern and integrated CIS platform that provides clear, concise information to customers.	EMPLOYEE ENGAGEMENT OPPORTUNITIES Perform a comprehensive analysis of current practices and create new opportunities to ensure the ACSA is a great place to work.
SYSTEM MONITORING AND REPORTING Review, maintain, and secure the data that we collect and share with users through dashboards or other reporting methods.	OPTIMIZATION OF RESOURCES Perform an audit of current space, assess staffing levels, and explore opportunities to leverage consulting services in support of staff.	CUSTOMER ENGAGEMENT OPPORTUNITIES Enhance customer outreach to include community events, new customer orientations, and other important information through a variety of communication tools.	TRAINING AND EDUCATION PROGRAM Review current learning opportunities to ensure quality, cost-effective training that increases employee and organizational productivity and enrichment.

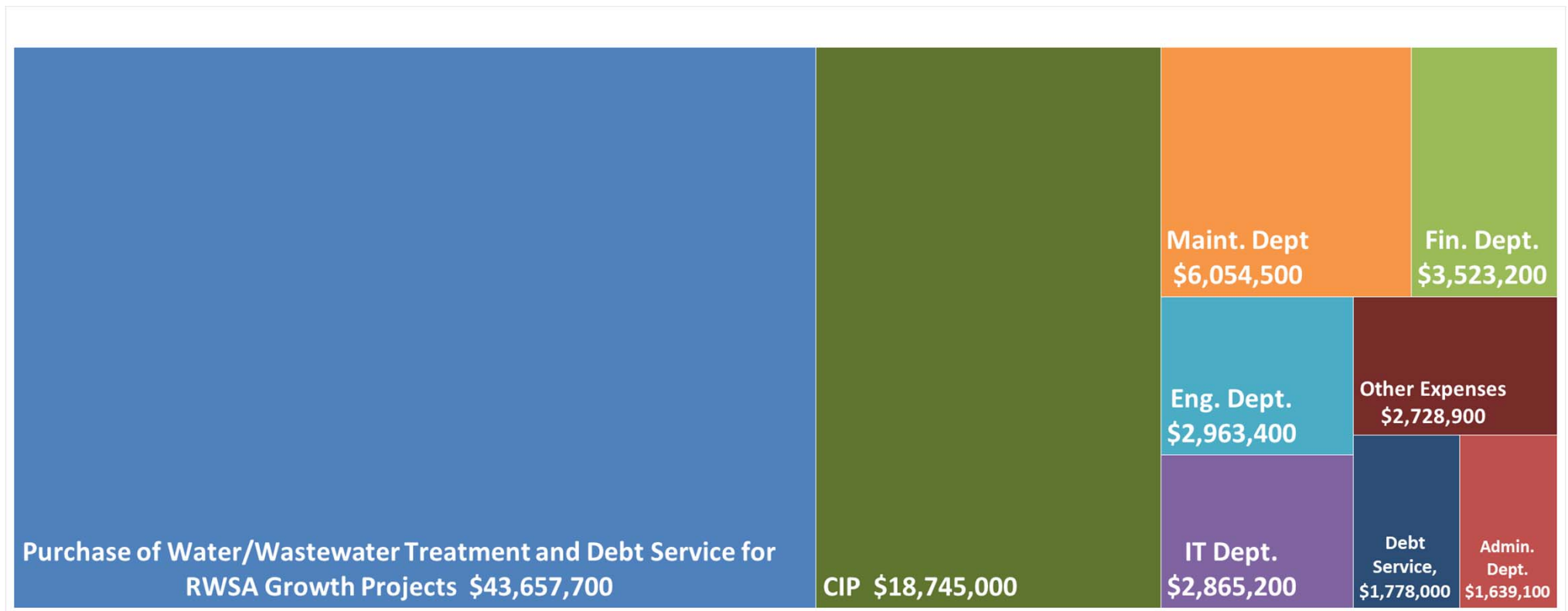
Strategic Focus of the FY 26 and Future Budgets



Budgeted Revenues, Debt Proceeds and Use of Reserves



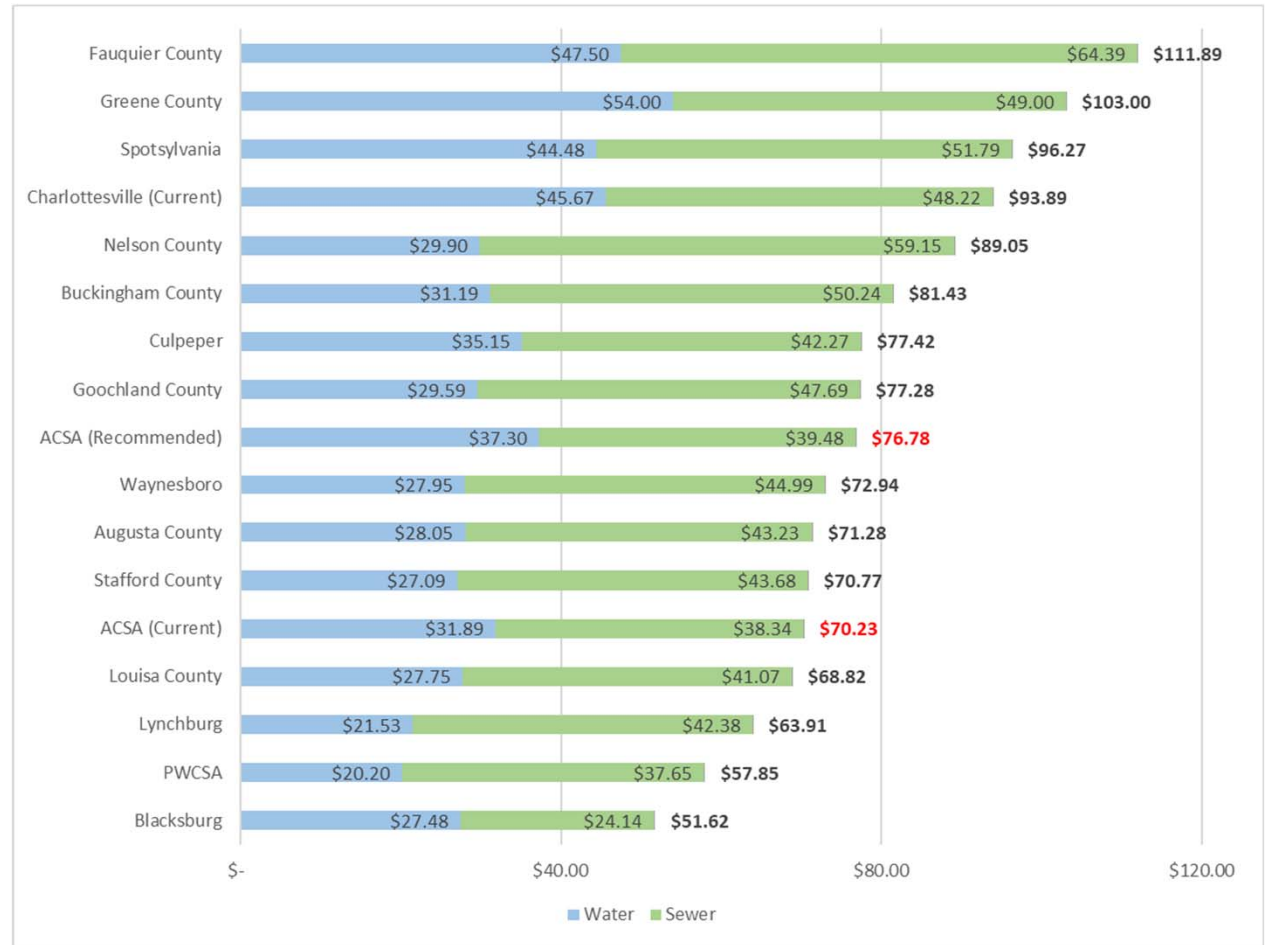
Budgeted Expenses and Capital Costs



Proposed FY 27 – Water and Sewer Rates

	FY 2026	FY 2027
Service Charge	\$ 12.24	\$ 14.32
Volume Charge - Single-Family Residential (per 1,000 gallons)		
Level 1 (0-3,000 gallons)	\$ 6.55	\$ 7.66
Level 2 (3,001-6,000 gallons)	\$13.12	\$15.35
Level 3 (6,001-9,000 gallons)	\$19.67	\$23.01
Level 4 (over 9,000 gallons)	\$26.25	\$30.71
Multi-Family/Non-Residential	\$13.12	\$15.35
Sewer/All Users (per 1,000 gallons)	\$12.78	\$13.16

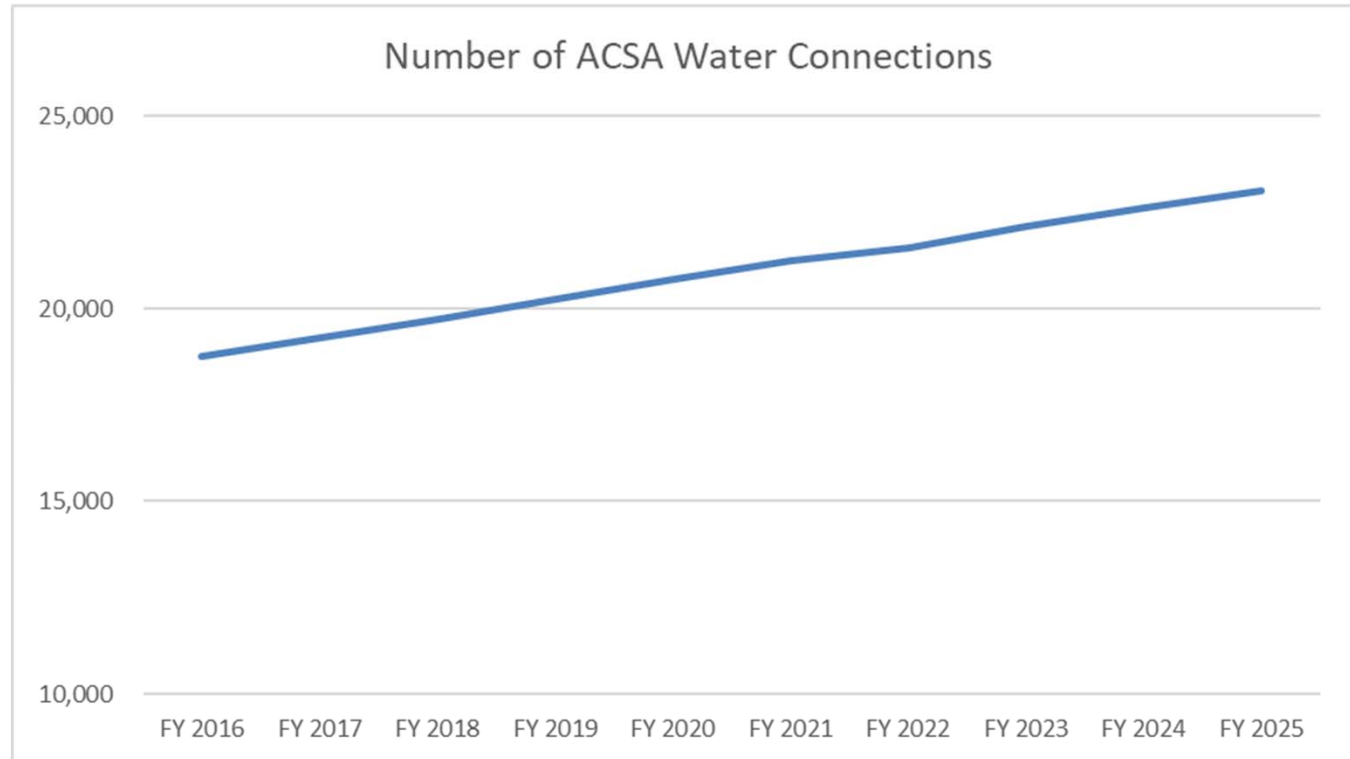
Combined
(Water/Sewer)
Monthly Bill
Comparison –
Single Family
Residential



Combined
(Water/Sewer)
Monthly Bill
Comparison –
MF/Commercial
Comparison
(500,000
gallons/month)



Water Connections by Fiscal Year



Proposed FY 27 – Changes in System Connection Charges

		FY 2026	FY 2027
ACSA System Development Charge	Water	\$2,100*	\$2,300*
	Wastewater	\$3,300*	\$3,600*
RWSA Capacity Charge	Water	\$5,300*	\$5,900*
	Wastewater	\$4,300*	\$4,700*
	Total	\$15,000*	\$16,500*
*per ERC (equivalent residential connection)			

Proposed FY
2027 CIP
Program

Project Type	Proposed Cost
Water Projects	\$ 4,040,000
Wastewater Projects	13,775,000
Facility and Non- Utility Projects	930,000
Total	\$ 18,745,000

Budget
Workshop –
May 21, 2026
Board
Meeting

- Areas of Focus include:
 - ACSA Strategic Plan and alignment of resources through the FY 2027 Budget
 - Revenue and Expense Expectations
 - Proposed Rate Changes
 - Comprehensive evaluation of charges from the Rivanna Water and Sewer Authority for:
 - Increases in rates/charges for Water/Wastewater Treatment
 - RWSA Capital Program and increases in debt service allocated to ACSA
 - Strategic use of growth reserves and debt financing for ACSA Capital Projects
 - ACSA Departmental Initiatives and Priorities

Next Steps

- Budget and Rate Workshop – May 21, 2026
- 2nd Budget and Rate Workshop/Public Hearing – June 18, 2026
- Budget Adoption – June 18, 2026
- Rate Adoption – June 18, 2026, effective July 1, 2026

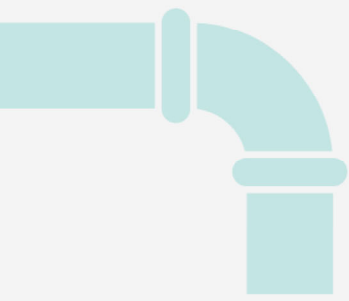
Proposed Annual Operating and Capital Improvement Budget



Fiscal
Year
2027



July 1, 2026
through
June 30, 2027



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April 16, 2026

Board of Directors
Albemarle County Service Authority
Charlottesville, Virginia

Dear Board Members:

The Albemarle County Service Authority (ACSA) mission continues to focus on serving our customers by providing safe, clean, and reliable Albemarle water while maintaining fiscal responsibility and environmental stewardship. We remain committed to working with our community partners as we continue to improve our utility system in a timely, cooperative, and financially responsible manner. The proposed Fiscal Year 2027 Budget totals \$83,955,000 and reflects our continuing commitment.

To achieve this goal, the ACSA follows an annual budget development process that aligns with its strategic plan and long-term capital improvement programs. The process considers the needs and priorities of the Rivanna Water and Sewer Authority (RWSA), which operates and maintains the water supply and treatment facilities for the region. The process also considers the local economic and development trends that affect water demand and revenue generation. The ACSA uses historical and projected water consumption data, existing financial commitments, and its own financial policies to develop a recommended budget that responsibly invests available revenues in strategic priorities such as infrastructure maintenance, system expansion, customer service, and regulatory compliance.

The recommended budget for the next fiscal year reflects the long-term planning and vision of our organization. We recognize that capital projects, strategic priorities, and service delivery are not limited to a single year but require ongoing investment and commitment. Therefore, our budget incorporates the costs and benefits of previous long-term decisions, such as the construction of the Avon Operations Center, additional staffing needs in Information Technology and Maintenance, and efforts to improve our customer's experience with design and deployment of a modernized Customer Information System (CIS). Moreover, our budget anticipates the financial challenges and opportunities that lie ahead in future fiscal years. We aim to balance fiscal responsibility with innovation and excellence in serving our community.

The 2023 - 2027 Strategic plan is a roadmap for the ACSA's success in the upcoming years. It outlines our vision, mission, values, and goals across four main strategic themes: **Data Optimization**, **Business Resilience**, **Customer Experience**, and **Employee Experience**.



Data Optimization is about harnessing the power of data to inform our decisions, improve our processes, and enhance our outcomes. We are conducting a comprehensive review of all data and their sources to ensure proper access, classification, and utilization. We will also implement best practices for data governance, quality, security, and privacy.

Business Resilience is about ensuring the ability to operate effectively and efficiently in the event of disaster or business disruption with minimal interruption of service. We will develop and test contingency plans for various scenarios and risks. We will also adopt environmentally friendly practices and policies to reduce our carbon footprint and support global efforts to combat climate change.

The **Customer Experience** is about providing "best-in-class" service ensuring the needs of our customers are exceeded. We are listening to their feedback, understanding their expectations, and designing systems to deliver solutions that meet or surpass them. We are also leveraging technology and innovation to create seamless and personalized interactions with our customers.

The **Employee Experience** is about retaining and recruiting a highly skilled workforce and providing employees with resources and opportunities for professional growth. We will align as an organization with our values of honesty, trust, integrity, mutual respect, open communication, and employee empowerment. We are also investing in training, development, wellness, and engagement programs for our employees.

These four themes are interrelated and mutually reinforcing. They reflect our commitment to excellence in everything we do. By following this strategic plan, we will achieve our vision of being a leading organization in the utility space that creates value for our customers.

As part of our budget process, we have conducted a comprehensive review of our operating expenses and capital improvement program. We have identified several key projects that will further enhance our services and ensure compliance with regulatory standards. These include replacing aging water mains, expanding our wastewater collection system, and implementing new technologies to improve efficiency and service to our customers. These projects are essential to maintaining the quality and reliability of the ACSA system that our customers expect and deserve.

Over the past ten years, the ACSA has invested over \$75.4 million in capital improvements to ensure system reliability, redundancy, and high-quality water and sewer systems. In Fiscal Year 2027, the ACSA proposes a budget of \$18.7 on ACSA capital improvements to further enhance safe drinking water delivery, the collection of wastewater for treatment and modernization of critical infrastructure and processes.



Additionally, our regional partner, the Rivanna Water and Sewer Authority (RWSA), is also continuing needed investment and upgrades in the water and wastewater systems over the next five years. These projects strategically address the water supply, drinking water and wastewater treatment facilities required to meet the requirements of State and Federal regulations, as well as the reliability, capacity, and quality expectations of our community. During this five-year period, the RWSA CIP will significantly strengthen the drinking water systems with expenditures of \$456M for essential projects and include:

- **Community Water Supply Plan Components:** South Fork Rivanna Reservoir to Ragged Mountain Reservoir Pipeline, Intake, and Facilities; the Ragged Mountain to Observatory Water Line and Pumping Project; and Raising the Normal Pool at Ragged Mountain Reservoir.
- **Urban Water Treatment Plants and Reservoirs:** Dam Public Safety Enhancements; Dedicated Backwash Line at South Rivanna Water Treatment Plant, GAC Building Dehumidification; and the Decommissioning of the North Rivanna Water Treatment Plant.
- **Critical Finished Water Transmission Projects:** Central Water Line; Additional Crossings of the South and North Fork Rivanna River; Northern Area Pressure Zone Improvements; and Water Tank and Pump Station Improvements.
- **Crozet Water System Projects:** Drinking Water Infrastructure Plan Update; Water Treatment Plant-Disinfection Upgrades; Finished Water Greyrock Pump Station; Full GAC Treatment; Beaver Creek New Raw Water Pump Station & Intake; Bever Creek Dam Alteration; and AC Pipe Replacement.
- **Scottsville and Red Hill Water System Projects:** Scottsville Water Treatment Plant Upgrade and GAC Building Dehumidification; AC Pipe Replacement; Red Hill Water Treatment Plant Upgrade and GAC Addition.

The RWSA will also work to complete significant improvements to the wastewater treatment and collection facilities to ensure regulatory compliance and environmental protection. The five-year CIP includes \$143M for essential wastewater projects and include:

- **Urban Wastewater Interceptors and Pumping Stations:** Berkley, Crozet, and Rivanna Pump Station Upgrades and Rehabilitation; Interceptor and manhole repair/upgrades, including Powell Creek; and replacement of the Maury Hill Branch Sewer Replacement.
- **Scottsville Wastewater System:** Scottsville WRRF Whole Plant Generator and ATS, Vertical Asset Renewal, and WRRF Permit Modification Upgrade.
- **Glenmore and Stone Robinson Elementary School Wastewater Systems:** Upgrading the Glenmore WRRF and Stone Robinson WRRF
- **Moore's Creek Advanced Water Resource Recovery Facility:** Blower Building Ventilation Improvements; MCPS Slide Gates, Valves and Bypass & Septage Receiving Upgrades; Structural and Concrete Rehabilitation; Yard Piping Upgrades; UV System Upgrade, Building Upfits and Gravity Thickener Improvements; and Engineering and Administration Building.

Additionally, the RWSA is implementing security enhancements and IT infrastructure upgrades. Combined, these critical projects listed above and others throughout the system carry an expected cost over the five-year period of over \$604M, and as one of the RWSA's two customers, the ACSA is responsible for more than 65% of RWSA's annual debt service and operating charges. Charges from the RWSA make up more than 67% of the ACSA's total operating budget, thus when these costs increase, it dramatically impacts our budget and customer rates.

The ACSA and RWSA continuously collaborate to ensure our customers are well served, and that the rate increases that we must pass along to our customers are fair, provide good value, and adhere to strategic priorities. Staff from both the ACSA and RWSA work closely to ensure critical projects are completed in a timely and financially responsible manner.

The Fiscal Year 2027 Budget considers the need for continued investment in our water and wastewater systems. We anticipate issuing debt and leveraging growth reserves strategically in conjunction with an increase in customer rates at a time of rising costs. These rate increases are explained in greater detail throughout this document and necessary as we responsibly plan for the future. We expect capital project needs of both the ACSA and RWSA to continue and costs related to these projects will continue to increase. These projects are an investment in the present and the future to ensure the highest quality water and reliable delivery and collection.

We are pleased to present the ACSA's Proposed Operating and Capital Improvement Program (CIP) for Fiscal Year 2027 (July 1, 2026, to June 30, 2027). The FY 2027 budget continues to address long-term strategic initiatives that benefit our customers, while being especially mindful of economic restraints. After a comprehensive review, ACSA departmental and capital needs and RWSA costs for water and wastewater treatment, we project an increase of \$5.7M or 15.0% for water/wastewater treatment and debt service. We will continue to invest in improving our water and sewer infrastructure through this proposed budget.

Water and wastewater treatment are essential services that protect public health and the environment. However, they also come with significant costs that affect you, the customer. As a residential water and sewer customer using 3,200 gallons of water per month, you will see a monthly increase of \$7.07 or \$0.24 per day, in your bill. This increase supports initiatives to ensure and improve reliability, quality, and sustainability of our area's environmental resources by adding redundancy in systems to ensure reliable service, increasing the capacity to provide water and wastewater services to our growing community, proactively identifying leaks and implementing energy efficiency measures that reduce operational costs and greenhouse gas emissions.

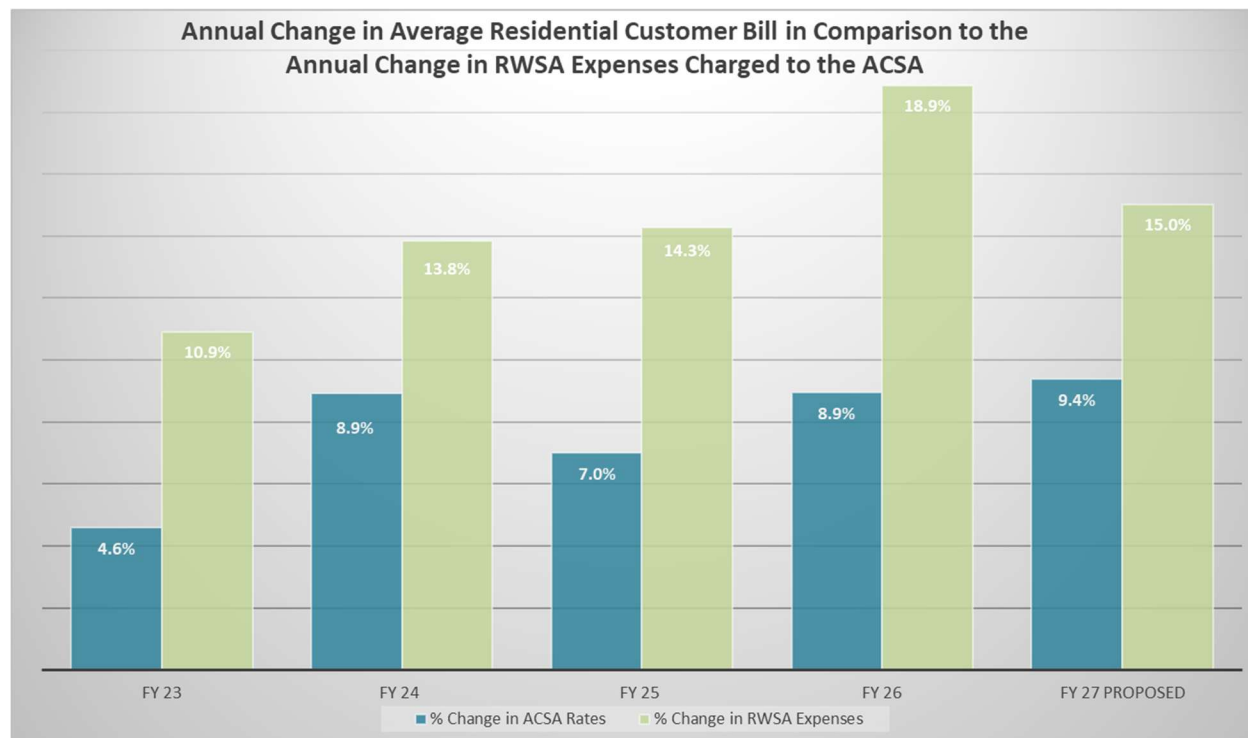
Some of these sustainability initiatives include installing solar panels on our new Avon Operations Center, a program using electric vehicles, and continuing our recycling program. These initiatives look forward to ensuring future generations have clean, safe, and reliable water supplies now and well into the future.

ACSA Water and Sewer Monthly User Rates

	FY 2026	FY 2027
Service Charge (3/4" meter)	\$ 12.24	\$ 14.32
Volume Charge - Single-Family Residential (per 1,000 gallons)		
Level 1 (0-3,000 gallons)	\$ 6.55	\$ 7.66
Level 2 (3,001-6,000 gallons)	\$ 13.12	\$ 15.35
Level 3 (6,001-9,000 gallons)	\$ 19.67	\$ 23.01
Level 4 (over 9,000 gallons)	\$ 26.25	\$ 30.71
Multi-Family/Non-Residential (per 1,000 gallons)	\$ 13.12	\$ 15.35
Sewer/All Users (per 1,000 gallons)	\$ 12.78	\$ 13.16

Even with the rate increase, one penny continues to buy nearly one and a half gallons of water, which is a very good value for the ACSA's reliable, high quality, and safe drinking water.

In each of the last five years, ACSA customers have seen changes in the monthly user rates. This budget, beginning July 1, 2026, proposes increases to ensure strategic investments continue throughout the ACSA's service area and to offset cost increases in water and wastewater treatment. The average increase over the prior five years is 7.8%.



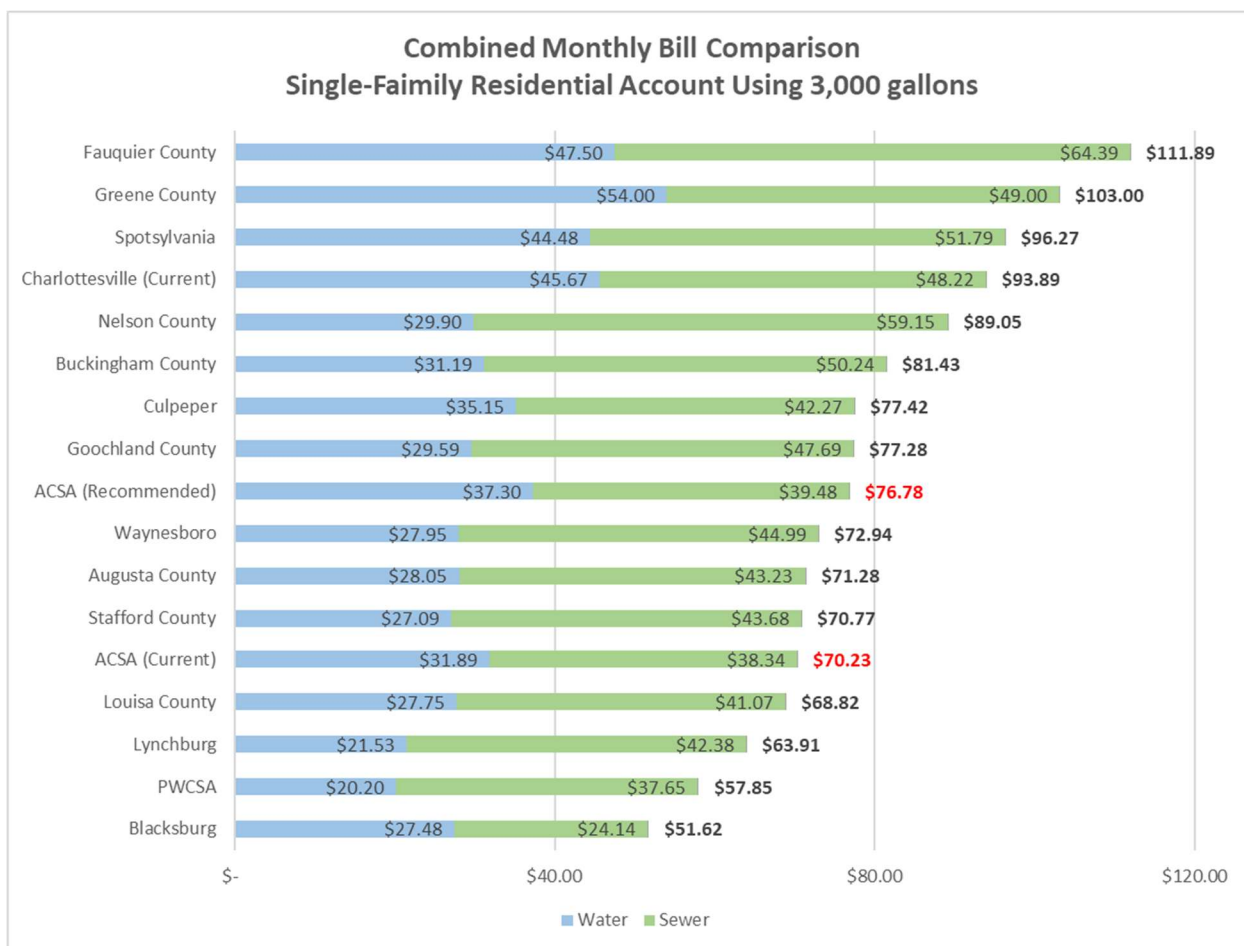
Following a formal rate study, we propose that the monthly service charge be increased. The service charge for a 3/4" meter will increase to \$14.32 per month, a \$2.08 increase over the prior year. This update reflects the actual base cost of services provided.

Rate Design – Monthly Service Charges

Meter Size (inches)	Approx. # of Water Customer Accounts by Size	Current	Recommended
		FY 2026	FY 2027
¾	21,882	\$12.24	\$14.32
1	728	\$ 30.59	\$ 35.79
1 ½	479	\$ 61.18	\$ 71.58
2	169	\$ 97.88	\$ 114.52
3	53	\$ 195.76	\$ 229.03
4	17	\$ 305.88	\$ 357.86
6	0	\$ 611.74	\$ 715.70

The service charge covers the cost to appropriately allocate ACSA revenue requirements among users of the entire system based on the cost of providing service. This includes the costs for distribution, metering and administration which are shared among the customer classes. Service charges for meters ranging in size from 1"-6" align with American Water Works Association (AWWA) standard meter size equivalents. These charges mirror the ACSA's Equivalent Residential Connection (ERC) calculation for new connections and provide a consistent basis application of the service charge.

The ACSA average customer bill compares favorably to other Virginia utilities and is less than the City of Charlottesville’s current comparable residential bill by approximately 18%.



The Proposed ACSA Fiscal Year 2027 Operating Expenses total \$51,358,100, as compared to \$44,850,800 for the current budget year (FY 2026). This represents an increase of \$6,507,300, or 14.5% over the previous year. Our Capital Improvement Program (CIP) as proposed is \$18,745,000, as compared to the current budget of \$18,477,500, and includes a continuation of major capital investment in our system, with an emphasis on needed water/wastewater main replacements, and extension of public sewer to existing subdivisions. Additionally, the ACSA has proposed a number of “non-utility” projects to address operational improvements, such as: mitigation of risk to increase resiliency of critical water and wastewater assets; Geographic Information System (GIS) for Information Technology (IT) system improvements; recommendations from the IT Security Assessment; analysis and deployment of a customer information system; increased energy conservation throughout all our operations; and development of a satellite operations center and maintenance yard.

Balancing the delivery of quality water and wastewater treatment, investing in the ACSA's water and sewer system infrastructure, improving service delivery, and providing an elevated level of service to our customers in an era of increasing inflation are some of the most important challenges facing the ACSA. To manage these challenges, these budgets are built on a solid foundation of over 60 years of water and sewer utility service to our customers in the Albemarle, Crozet, and Scottsville communities.

We would like to express our sincere gratitude to the ACSA Leadership Team of Alexander Morrison, April Walker, and Jeremy Lynn for their valuable contributions to the FY 2027 budget development process. They have demonstrated a high level of professionalism, dedication, and expertise in preparing a realistic and sustainable budget that aligns with our strategic goals and priorities. We would also like to thank Justin Weiler, John Anderson, Keane Rucker, Roland Bega, and Robbie Lawson, for their hard work in developing the Capital Improvement Program (CIP). They have done a remarkable job in identifying and prioritizing the critical infrastructure needs and projects for our organization. Additionally, we are grateful for Tonya Foster, Jennifer Bryant, Theresa Whiting, and Lisa Gordon for their contributions in compiling and reviewing information related to the budget process. Their efforts, along with those from other departments, ensure that we provide safe, clean, and reliable water and wastewater services for all of our customers.

We appreciate your understanding and cooperation as we work together to provide high-quality water and wastewater services for our community. If you have any questions or concerns about this budget or our initiatives, please contact us at (434)-977-4511 or accounting@serviceauthority.org. Thank you for being a valued customer.

Sincerely,



Quin Lunsford
Executive Director



Emily Roach
Interim Director of Finance

History:

In 1964, the Albemarle County Service Authority (ACSA) was created by action of the Albemarle County Board of Supervisors. Beginning in Crozet and growing into the Urban Areas of Albemarle County and the Town of Scottsville, the ACSA is Albemarle County's water and sewer retail provider. The ACSA celebrates its 62nd year of water and sewer service to the Albemarle Community.

Employees:

Over 90 dedicated employees work within five different operating departments within the ACSA: Administration, Engineering, Finance, Information Technology, and Maintenance. Our employees are the backbone of the quality services that the ACSA provides to its customers.

Drinking Water Quality:

With a strong emphasis on water quality, the ACSA maintains the water system, provides ongoing system upgrades, and provides water quality testing to meet and exceed all regulatory requirements. The ACSA ensures high quality drinking water to all our customers by performing over 400,000 tests annually. Additional testing information can be found in our annual drinking water quality report at www.serviceauthority.org.

Age of Pipes:

The ACSA water system has a variety of ages, types and conditions of pipes and facilities. We have an ongoing assessment to be sure our water mains deliver reliable water service. We have been active in water main replacement and our annual capital program investment meets our replacement needs. A recent analysis indicated that 49% of our water and sewer mains are less than 25 years old.

Water Distribution System:

ACSA delivers water through 380 miles of interconnected pipes, 8 water pumping stations, 7 water storage tanks, and 3,199 fire hydrants.

Sewer Collection System:

Over 321 miles of sanitary sewer mains and 10 sewer pumping stations comprise the ACSA sewer collection systems for businesses and residences in our service area.

Cost for Gallon of Water:

ACSA water is an excellent value, with over 1.30 gallons of ACSA water costing one cent.

ACSA Service Area:

The ACSA provides service to over 91,000 residents, with more than 23,000 retail accounts in six magisterial districts: Rio, Jack Jouett, Rivanna, Scottsville, Samuel Miller, and White Hall.

Financial Performance:

The ACSA's financial performance remains very strong and sustainable. Historically, the ACSA has funded most capital projects through strategic use of reserves and connection charges. The ACSA anticipates a debt issuance in FY 27 to finance long-term capital improvements over time, mitigating large rate increases.

Financial Performance (cont.):

The ACSA's Annual Comprehensive Financial Report for the year ended June 30, 2025, from which the information within the Budget Appendices/Supplemental Section (Section VI) has been drawn, has been submitted to the Government Finance Officers Association of the United States and Canada (GFOA) for award consideration for the Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition for excellence in state and local government financial reporting. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles (GAAP) and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the Albemarle County Service Authority, Virginia for its Annual Budget for the fiscal year beginning July 1, 2025. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device. This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

Customer Service:

ACSA communicates valuable customer related information through bill inserts, quarterly newsletters, the website www.serviceauthority.org, X, Facebook, and Instagram. An after-hours emergency phone service receives and routes calls to alert staff of emergencies or other matters that require immediate attention. We can be contacted at (434) 977-4511 or www.serviceauthority.org by selecting "Service Request."

Governance:

ACSA's Board of Directors establishes policies and guides the overall strategic direction of our organization. The Board is composed of six members representing the six magisterial districts of Albemarle County. The ACSA Board members also set rates, charges, and fees, and approve the budget for the ACSA. The Executive Director reports to the Board and manages the day-to-day operations and performance of the ACSA.

ACSA Financial Information:

- FY 2027 Total Op./Non-Op. Budget: \$65,210,000
- FY 2027 Capital Improvements Budget: \$18,745,000



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
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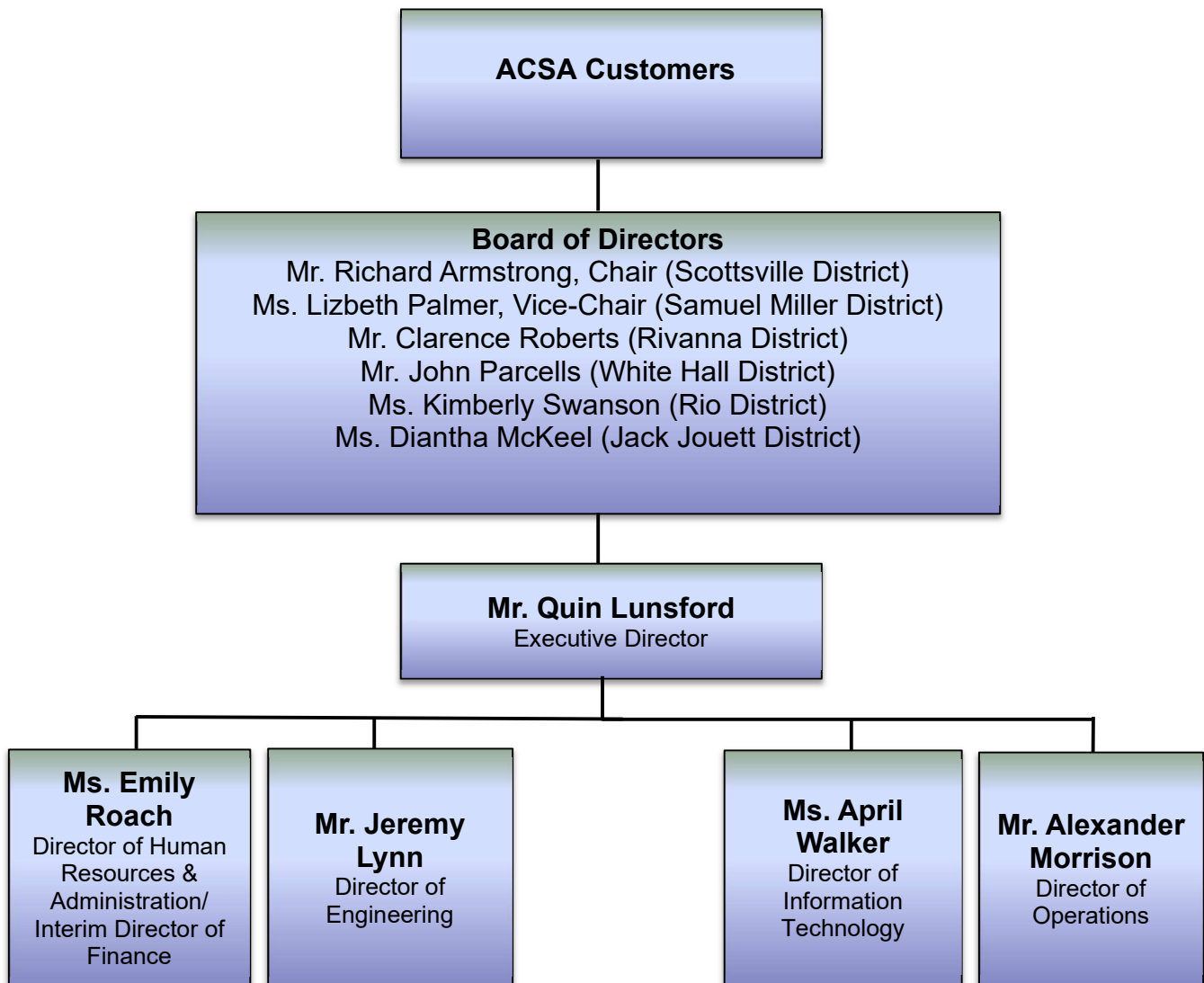
**Albemarle County Service Authority
Virginia**

For the Fiscal Year Beginning

July 01, 2025

Christopher P. Morill

Executive Director





Strategic Goals and Strategies

The ACSA was created by the Albemarle County (County) Board of Supervisors in 1964 with the Crozet community as its sole customer. In the 1960s, the South Rivanna Dam was constructed, and several subdivisions were developed through the County, such as Carrsbrook, Woodbrook, Westmoreland, Northfields, Berkeley, Hessian Hills, Montvue, Colthurst, Flordon and West Leigh. In the late 1960s and early 1970s, these systems were acquired by the County for the ACSA, and the County purchased water from the City of Charlottesville supply to provide all these areas with public water and eliminate their well systems. In 1972, the Rivanna Water and Sewer Authority (RWSA) was formed and became the wholesale provider of water and wastewater treatment for the City and ACSA.

The ACSA, now 62 years later, provides water distribution and wastewater collection services to more than 23,000 accounts with over 380 miles of water mains and over 321 miles of sanitary sewer mains within our service area, including the urban areas of Albemarle County, and nearby communities of Scottsville and Crozet. Our customers enjoy water drawn from a protected watershed contained almost entirely within the County's borders. The ACSA is governed by a six-member Board of Directors, each appointed by the Board of Supervisors of Albemarle County. We distribute treated water, and collect wastewater for treatment, while maintaining, expanding, and replacing the infrastructure within the service area.

The ACSA's five-year Strategic Plan for 2023-2027 outlines the ACSA's vision, mission, and guiding principles. The plan helps chart our future as we look to our next 50 years and establishes clear strategic actions that will be taken. We believe the Strategic Plan reflects the ACSA's vision to "serve and conserve" and assists with establishment of goals for years to come. The ACSA is proud to provide services that positively touch the lives of all our customers, every day. We continue to strengthen the ACSA's role in water leadership in our community, and with the Strategic Plan we identify and communicate our intentions for the future.

The ACSA's Strategic Plan sets forth four major themes, which include: Data Optimization, Business Resilience, Customer Experience, and Employee Experience. These four themes provide a roadmap for the next two years to ensure strategic objectives are prioritized. Summaries of the four strategic themes are listed below:

- **Data Optimization:** The ACSA aims to leverage data and analytics to improve decision making, enhance performance, and create value for external and internal customers. The ACSA will invest in data infrastructure, governance, quality, security, and accessibility to support data-driven initiatives across the organization.
- **Business Resilience:** The ACSA is committed to ensuring the continuity of its operations and services in the face of disruptions and emergencies. The ACSA will also adopt environmentally sustainable practices and policies to reduce its environmental impact and contribute to global efforts to combat climate change.
- **Customer Experience:** The ACSA strives to deliver "best-in-class" customer service and satisfaction to its diverse customer base. The ACSA will focus on understanding customer needs and expectations, improving customer communication and engagement, enhancing service quality and delivery, and fostering community relationships.
- **Employee Experience:** The ACSA values its employees as its most important asset. The ACSA will cultivate a positive work environment that promotes employee well-being, development, recognition, diversity, inclusion, and collaboration. The ACSA will also attract, retain, and develop talent that aligns with its vision, mission, values, and goals.

Additional information related to these themes and the full 5-year Strategic Plan can be found on our website at:

[Strategic Plan 2023-2027](#)



Fund Descriptions and Fund Structure

The ACSA operates and reports as a single enterprise fund, meaning that all departments are included in a single accounting and reporting entity. An enterprise fund is a proprietary type of fund used to account for operations that are financed and operated in a manner similar to private business enterprises. The ACSA's intent is that the costs of providing goods or services to customers on a continuing basis be financed or recovered primarily through user charges. Periodic determination of revenues earned, expenses incurred, and/or changes in net position is appropriate for capital maintenance, public policy, and management control and accountability.

Basis of Accounting and Budgeting

The ACSA follows the accrual basis of accounting. Under this basis of accounting, revenue is recognized when earned and expenses are recorded when incurred. Operating revenues and expenses consist of those revenues and expenses that result from ongoing principal operations of the ACSA. Operating revenues consist primarily of charges for water consumption and wastewater collection. Operating expenses consist of bulk water purchases, wastewater treatment, and administrative expenses. Non-operating revenues and expenses consist of those revenues and expenses that are related to financing and investing type activities and result from non-exchange transactions or ancillary services.

Basis of Budgeting

The ACSA's annual budget is based on the accrual method of accounting and is structured to reflect the same formats as the ACSA's audited financial statements. Both the "basis of accounting" and the "basis of budgeting" are on an accrual basis which recognizes revenues when earned and expenses when incurred.

Financial Policies

The ACSA has developed and adopted Comprehensive Financial Management Policies (Policies) to ensure that the ACSA is financially capable of meeting its immediate and long-term objectives. A financial management policy that is adopted, adhered to, and regularly reviewed is recognized as the foundation of sound financial management. An effective financial management policy:

- Contributes to the ACSA's ability to prepare for and insulate itself from fiscal crisis by being able to better manage stressful internal and external financial events.
- Enhances the ability to realize the most favorable rates in the event the ACSA deems debt financing necessary.
- Promotes long-term financial stability by establishing clear and consistent guidelines.
- Directs attention to the total financial picture of the ACSA rather than single issue areas.
- Promotes the view of linking long-term financial planning with day-to-day operations.

The adopted Policies specifically related to the budget process are as follows:

Operating Budget Policies

- The ACSA will budget for all current operating expenditures to be paid for with operating revenues.
- The ACSA will maintain operating reserves, as defined in the Reserve policy below, to help offset reductions in revenues related to low flow periods. This policy helps maintain the operations and maintenance functions that would otherwise have to be deferred or require sporadic rate increases, however:
- Management and staff should, not only during the preparation of the budget but in budget execution, use due care and promote cost savings and operating efficiencies at all times, especially during period of revenue shortfall.

Operating Budget Policies (cont.)

- In preparing the annual budget, the ACSA will base its revenue and expenditure projections on historic performance while also taking into consideration operational needs, current trends, events, and developments in regulatory requirements, local markets, building developments and environmental activities.
- System development charges, RWSA capacity charges or other special revenues will not regularly be used to finance continuing ACSA operations but instead will be used for funding specific one-time projects, servicing capacity related debt, expansion and replacement of system infrastructure or adding to ACSA reserves.

Capital Budget Policies

- The ACSA will prepare and update annually for adoption of a Capital Improvement Plan (CIP) that is developed for a ten-year planning period.
- The first year of the adopted ten-year CIP will become the most current capital budget for the ACSA and will serve as authorization for project execution by the Board.
- The ACSA will maintain all capital assets at a level adequate to protect the ACSA's capital investment, meet permitted regulatory requirements, and to minimize future maintenance and replacement costs.

Reserve Policies

- The ACSA has implemented "best management practices" which dictate that cash/investment reserves be accumulated to provide for contingencies and planned/unplanned major expenses. The ACSA has established three types of reserves for its water and wastewater systems:
 - Operating and Maintenance Reserve (O&M): The O&M reserve serves as working capital and is important to provide funds for the potential lag between operating revenues and operating expenditures, as well as unplanned minor repairs or fluctuations in the operating budget. This type of reserve is also valuable during unusually wet years, which can result in reduced revenue due to lower than anticipated water usage. This reserve combined with the Repair, Renewal, and Replacement Reserve, Capacity and Growth Reserves, and unrestricted cash and investments are to maintain a Days Cash on Hand floor of 270 days. Water and wastewater rates will be set accordingly to replenish these reserves if cash/investment levels dip below the Days Cash on Hand floor.
 - Repair, Renewal, and Replacement Reserve (3R): The 3R reserve provides funds to pay for unexpected major repairs and planned replacement or rehabilitation of system assets. This reserve may be used to pay for capital costs to avoid or minimize the amount that would otherwise be recovered through user fees. Typically, the annual 3R reserve contribution is calculated based on the estimated useful life and replacement cost of equipment held by the ACSA.
 - Capacity and Growth Reserves: The Capacity and Growth Reserves are established to fund capacity or growth-related costs or charges. These reserves are funded by the ACSA System Development Charge and the RWSA Capacity Charge.

Revenue and Expenditure Policies

- A diversified and stable revenue system will be maintained to shelter services from short-run fluctuations.
- Rate studies are to be conducted every five years to ensure that the rates will continue to support direct and indirect costs of operations, administration, maintenance, debt service, depreciation/amortization of capital assets, and system development. Annually, staff will analyze projections performed by the consultant and adjust as necessary during the budgetary and rate development process.

Revenue and Expenditure Policies (continued)

- Costs related to the expansion of system capacity (i.e., growth-related) should be funded via new/future customers who cause the need for such additional capacity through connection fees. “Growth pays for growth.”
- Water and Wastewater rates and charges shall be kept as low as possible over time without sacrificing continual maintenance of infrastructure already in service.
- The ACSA’s operating expenditures are to be funded with on-going operating revenues to the extent possible.

Debt Policies

- The ACSA will utilize a balanced approach to capital funding utilizing debt financing. CIP planned current-year revenues (pay-as-you-go) and planned capital reserve fund transfers from ACSA reserves.
- The ACSA will analyze all sources of debt financing when it has been determined that there is a need for debt.
- When the ACSA finances capital improvements or other projects by issuing bonds or entering capital leases, it will repay the debt within a period not to exceed the expected average useful life of the project(s) and equipment being financed.
- When assessing capital project funding approaches and the issuance of debt, the ACSA will conduct a series of financial analyses to demonstrate its financial ability to incur such debt under its current rate structure, and to determine if, when and to what degree rate structures need to be adjusted in the event that the current rate structure is not able to accommodate new additional debt.
- The ACSA will review its current debt structure periodically as interest rates fluctuate and optional bond redemption dates arise for refunding or advance refunding opportunities.
- The ACSA will remain in compliance with all debt covenants as they are provided. The ACSA shall maintain net revenues, excluding connection fees, such that they are equal to 1.20x of annual debt service. Regular analyses of covenants will be performed by staff in conjunction with other periodic duties.
- The ACSA is not subject to legal debt limitations and has issued no debt which is overlapping with other jurisdictions during the last ten fiscal years.

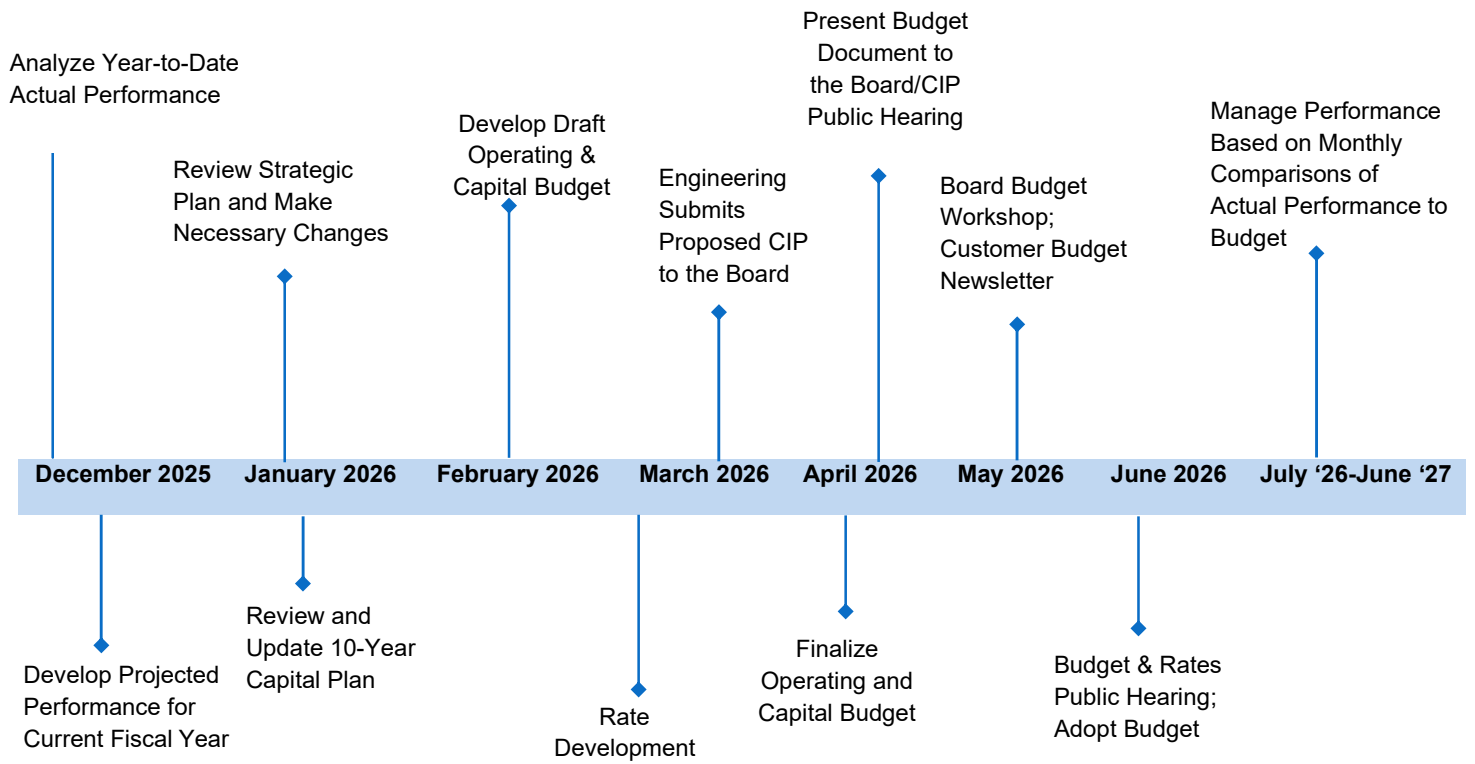
Budget Process

The ACSA must adopt its budget prior to July 1st of each year. Development of the budget is driven by the strategic plan, organization goals and objectives, external factors such as growth, development, and water consumption trends. The Board, ACSA staff, and the public participate in the development of the budget. A public workshop is held to review the draft budget and receive public input prior to the public hearing to adopt the budget.

The Engineering Department develops the Capital Improvement Program (CIP) budget using the strategic plan and organizational goals as well as any new development that may impact infrastructure needs. Project costs are estimated based on our asset management assumptions at the time of budget development. Any necessary adjustments are presented as amendments to the Board when those circumstances arise. Once the CIP is completed, it is presented to the Board in April of each fiscal year. The CIP budget determines the budget requirements for our 3R reserve, operating budget, and Capacity and Growth Reserves for capital projects, as well as influencing decisions regarding any existing or future debt requirements for infrastructure or projects.

During this same time, the Finance Department is developing the overall operating budget for the ACSA. The team meets with each individual department to develop operating expenses using trend, usage data, and inflation factors to determine any increase/decrease in expenses. Along with this, discussions of any new personnel requirements are developed to ensure appropriate budgetary coverage. For purposes of revenue development, the team reviews historical and current year trend analysis, such as customer growth, consumption analysis, and the rate study recommendations to develop the revenue budget. Statistical information and performance metrics are also reviewed and updated.

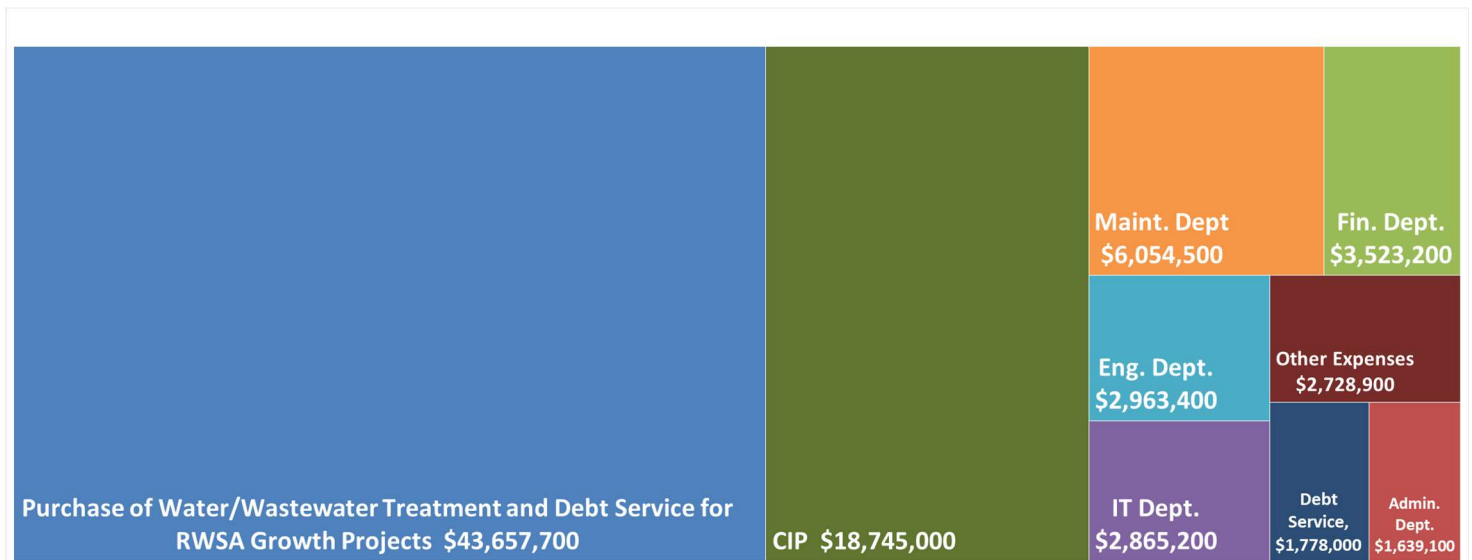
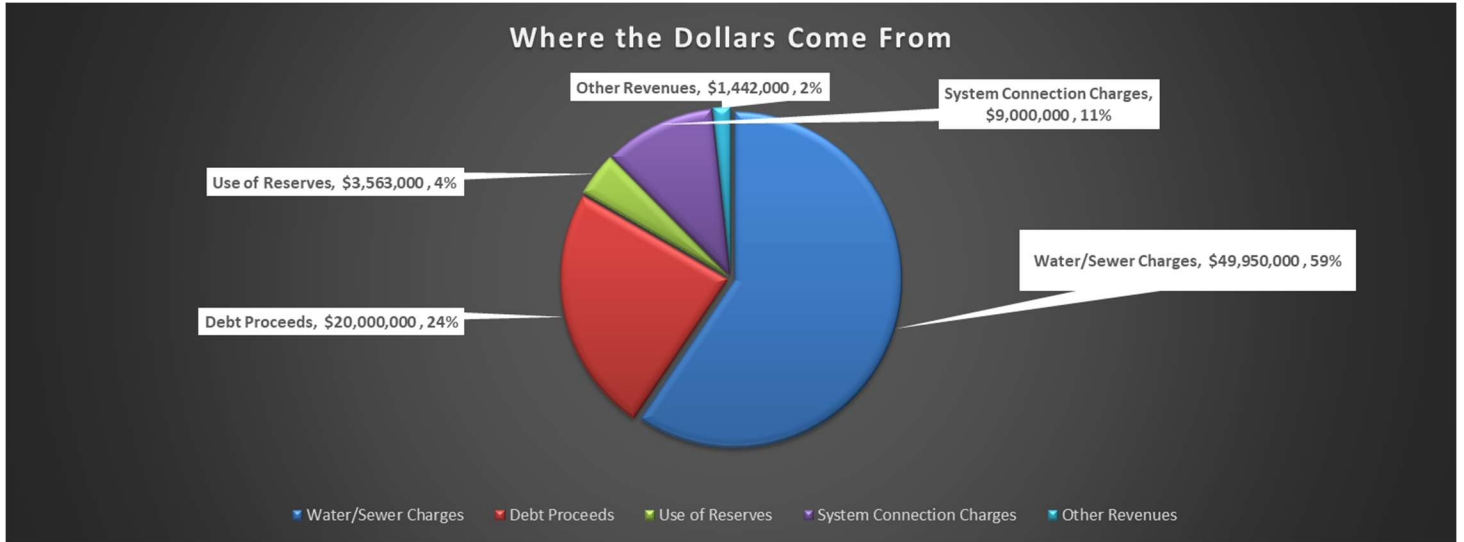
The CIP, revenue, and expense budgets are then combined and presented to the Board in April each year. Public comment and budget workshops are held for discussion in May and amendments before the final budget is adopted in June. A timeline of our budget process is included on the next page to further illustrate the budget process at the ACSA.



Pictured above: Beaver Creek Reservoir

OVERVIEW

The ACSA's Fiscal Year 2027 Total Operating and Non-Operating Budget is 83,955,000:



Operating Expenses:

- Proposed FY 2027 Operating Budget Expenses total \$51,358,100
- Approved FY 2026 Operating Budget Expenses total \$44,850,800

Purchased Water/Wastewater treatment from Rivanna Water & Sewer Authority (RWSA):

- Proposed FY 2027 totaled \$34,312,700 or 66.8% of the Operating Budget
- Approved FY 2026 total \$29,090,500
- Increase of \$5,222,200

Departmental Operating Budgets:

- Proposed FY 2027 - \$17,045,400
- Approved FY 2026 - \$15,760,300
- Increase of \$1,285,100

Debt Service (Principal and Interest) Expense:

- Proposed FY 2027 - \$1,778,000
- Approved FY 2026 - \$577,000

Top Budget Priorities:

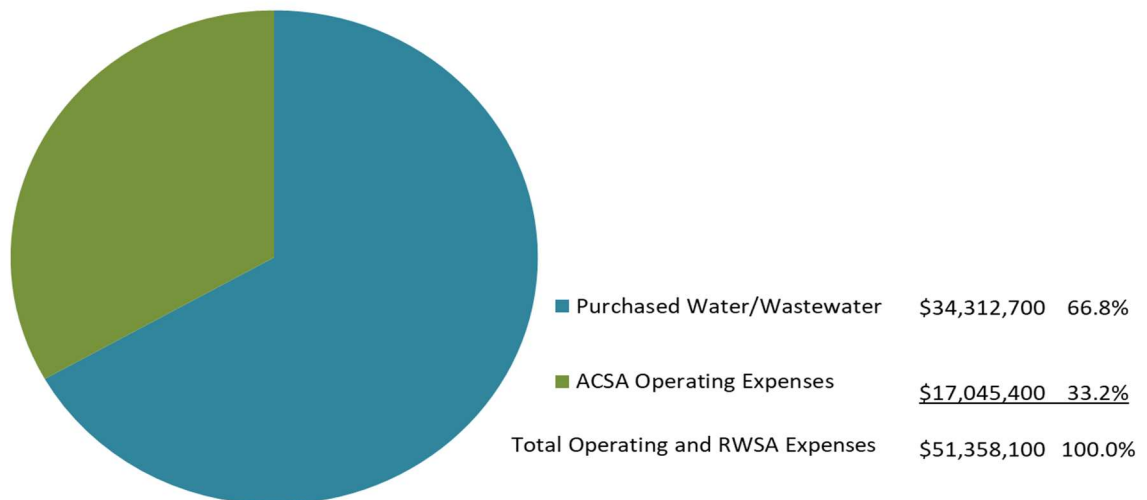
- High quality water delivered to our customers
- Maintain current ACSA programs and services
- Meet financial obligations and financial sustainability, through debt issuance in FY 27
- Enhance the customer experience
- Investment in our infrastructure

Top Operating Initiatives:

- Continue high level of emergency response times
- Emergency planning
- Continue enhancements to water quality:
 - Regulatory compliance
 - Water system maintenance and replacement
 - Advanced water filtering process (GAC)
- Meet all wastewater standards:
 - Continue sewer system rehabilitations
 - Regulatory compliance

Other ACSA Initiatives:

- Continued implementation of the 2023 - 2027 Strategic Plan
- Succession planning for continuity of operations
- Advanced metering infrastructure (AMI) optimization
- Computerized maintenance management system (CMMS) – workorder management, customer requests, asset management and inventory
- Customer Information System (CIS) design and deployment
- Three new positions to support our growing system and infrastructure –Pipeline Condition Technician, Mechanic Assistant, and an Information Technology Supervisor



Water and Sewer Rates – Fiscal Year 2027 Proposed:

The proposed monthly user water and sewer rate increase is driven by the following factors:

- The cost of purchased water from the RWSA is expected to increase 18% or \$4.1 million.
- The cost of wastewater treatment from the RWSA is expected to increase 10% or \$1.6 million.
- ACSA departmental budget increase of 8.2%
- Capital Improvement Program of \$18.7 million.

ACSA Water and Sewer Monthly User Rates

	FY 2026	FY 2027
Service Charge	\$ 12.24	\$ 14.32
Volume Charge - Single-Family Residential (per 1,000 gallons)		
Level 1 (0-3,000 gallons)	\$ 6.55	\$ 7.66
Level 2 (3,001-6,000 gallons)	\$13.12	\$15.35
Level 3 (6,001-9,000 gallons)	\$19.67	\$23.01
Level 4 (over 9,000 gallons)	\$26.25	\$30.71
Multi-Family/Non-Residential	\$13.12	\$15.35
Sewer/All Users (per 1,000 gallons)	\$12.78	\$13.16

Based on usage noted below, customers will see moderate increases in their monthly bill.

Sample Monthly Combined (Water and Sewer) Bills

Combined Water and Sewer	Meter Size	Monthly Usage (gallons)	Current Bill	Recommended FY 2027 Bill	Monthly \$ Change	Daily \$ Change
Single-Family						
Minimal User	3/4"	1,200	\$ 35.44	\$ 39.30	\$ 3.86	\$ 0.13
Small User	3/4"	2,500	\$ 60.57	\$ 66.37	\$ 5.80	\$ 0.19
Average User	3/4"	3,200	\$ 75.41	\$ 82.48	\$ 7.07	\$ 0.24
Large User	3/4"	6,200	\$ 154.42	\$ 169.54	\$ 15.12	\$ 0.50
Excessive User	3/4"	7,700	\$ 203.10	\$ 223.80	\$ 20.70	\$ 0.69
Multi-Family/Non-Residential						
Multi-Family	1"	33,700	\$ 903.42	\$ 996.58	\$ 93.16	\$ 3.11
Com. (Offices)	1"	6,300	\$ 193.76	\$ 215.40	\$ 21.64	\$ 0.72
Com. (Other)	3/4"	4,700	\$ 133.97	\$ 148.32	\$ 14.35	\$ 0.48
Industrial	1 1/2"	16,500	\$ 488.53	\$ 542.00	\$ 53.47	\$ 1.78
Institutional	3/4"	13,000	\$ 348.94	\$ 384.95	\$ 36.01	\$ 1.20



Water and Sewer Rates - Frequently Asked Questions FY 2027 Proposed Budget and Rates

Why does the ACSA need a rate increase?

While the ACSA has been able to maintain its high level of service, costs associated with providing these services have increased and must be supported by sustainable rate increases. The RWSA is our single largest cost, and we anticipate an increase in charges of approximately 15%. This increase supports continued improvements to the quality, reliability, and efficiency of the water and wastewater system. Additionally, the ACSA's cost of doing business, which include operating costs, proactive maintenance and improvements to system infrastructure have increased, especially during these inflationary times, as related to changes in supplies, services, salaries, and maintenance costs.

Why are Water and Wastewater treatment costs increasing?

The ACSA purchases treated water and distributes that water to our customers. Costs related to these purchases from the RWSA are expected to increase by 18.1%. The cost increase of purchased water is due to a variety of factors but water treatment plant expansions in the Urban and Crozet systems, the central water line and reservoir pipeline projects, as well as water treatments costs contribute to this increase. The ACSA also returns all collected wastewater to the RWSA for treatment. Costs associated with the treatment of wastewater is expected to increase by 10.4%. The increase in expected treatment expenses is due to a variety of factors but continued investment in infrastructure and increases in chemical and energy costs are the main drivers.

How much will my bill increase?

The average residential ACSA customer will see an increase in their monthly bill or \$7.07 or approximately \$0.24 per day.

Why doesn't the ACSA just cut costs rather than increase the rate?

We review spending very carefully throughout the year and during the budget process, but as a growing utility, adding 1-2% or 500 new customers annually, our costs to provide service continue to increase each year. Purchased water and wastewater treatment comprises more than 67% of our costs, which our customers must bear that major increasing expense.

For Small Water Users, does the ACSA have a special rate?

The ACSA has four levels of residential water rates to encourage water conservation. This is an incentive for our customers to conserve water as the greater the use, the higher the rate.

How do the ACSA's water and sewer rates compare to other utilities?

On the average residential bill, ACSA rates compare favorably to other Virginia utilities and are less than a comparable bill for customers within the City of Charlottesville.

Why is the ACSA spending over \$18 million this year on Capital Projects?

Many parts of the ACSA's system are aging with some components more than 50-60 years old. As part of our capital planning, we continue to make improvements through rehabilitation and replacement. Additionally, our system continues to grow, and infrastructure is being added to support increasing demand, enhance performance, and ensure scalability for future expansion.

Why is the ACSA proposing a debt issuance in FY 2027?

Debt is often issued to finance long-term capital projects because the costs, benefits, and useful life of water and sewer related infrastructure spans decades. Debt financing aligns those factors in a financially and economically rational way.

Who pays for growth?

The ACSA has a philosophy that "growth pays for growth." New development water and sewer systems are installed to ACSA standards and specifications by developers at their cost. To fund additional water and sewer capacity in the system, new development pays a "connection charge" per unit that equates to a single water and sewer residential connection at the proposed FY 2027 charges or \$16,500.

FY 2027 Revenue and Expense Summary

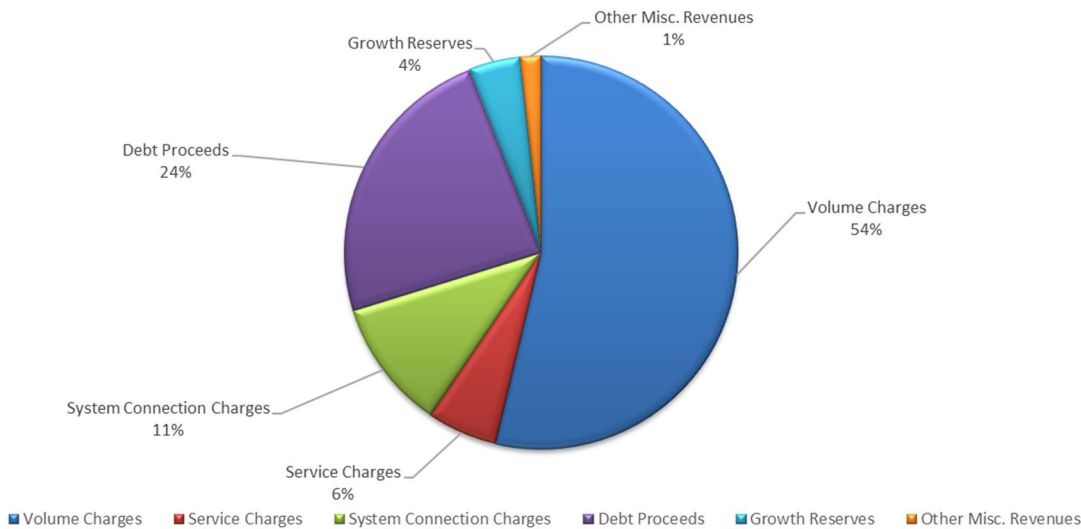
	FY 2026 Approved Budget	FY 2027 Proposed Budget	Proposed as % of FY 2026
OPERATING REVENUES			
Total Volume Charges	\$ 40,700,000	45,100,000	110.8%
Total Service Charges	4,160,000	4,850,000	116.6%
Rate Stabilization Reserves	7,278,500	-	-
Total Operating Revenues	52,138,500	49,950,000	95.8%
NON-OPERATING REVENUES/DEBT PROCEEDS			
Debt Proceeds	-	20,000,000	-
System Connection Charges	9,400,000	9,000,000	95.7%
Use of Growth Reserves	10,213,000	3,563,000	34.9%
Investment Income	2,000,000	750,000	37.5%
Misc. Utility Charges	600,000	600,000	100.0%
Inspection Fees	100,000	50,000	50.0%
Plan Review & FOG Permit Fees	26,000	26,000	100.0%
Rental Income	16,000	16,000	100.0%
Total Non-Operating Revenues	22,355,000	34,005,000	152.1%
Total Operating & Non-Operating Revenues	74,493,500	83,955,000	112.7%
OPERATING EXPENSES			
Purchase of Water/Wastewater	29,090,500	34,312,700	118.0%
Maintenance Department	5,639,900	6,054,500	107.4%
Finance Department	3,436,700	3,523,200	102.5%
Engineering Department	2,823,000	2,963,400	105.0%
Information Technology Department	2,259,300	2,865,200	126.8%
Administration Department	1,601,400	1,639,100	102.4%
Total Operating Expenses	44,850,800	51,358,100	114.5%
NON-OPERATING EXPENSES			
Transfer for Capital Expenses - CIP	18,477,500	18,745,000	101.4%
Debt Service for RWSA Growth Projects – Water/WW	8,863,000	9,345,000	105.4%
Debt Service and Amortization	577,000	1,778,000	308.2%
Growth and 3R Reserve Contribution	388,000	974,000	251.0%
Planned Equipment Replacement	1,131,000	1,244,100	110.0%
Capital Equipment Acquisition	206,200	510,800	247.7%
Total Non-Operating Expenses	29,642,700	32,596,900	110.0%
Total Operating & Non-Operating Expenses	\$ 74,493,500	83,955,000	112.7%
CAPITAL IMPROVEMENTS FUNDING			
Transfer from Operating Revenues	\$ 3,831,300	6,248,000	163.1%
Transfer from 3R Reserves/Debt Proceeds	7,278,500	12,497,000	171.7%
Transfer from Growth Reserves	7,367,700	-	-
Total Capital Improvements Funding	18,477,500	18,745,000	101.4%
CAPITAL IMPROVEMENTS EXPENSES			
Water - Capital Improvement Projects	7,967,500	4,040,000	50.7%
Wastewater - Capital Improvement Projects	1,925,000	13,775,000	715.6%
Non-Utility and Facility Capital Projects	8,585,000	930,000	10.8%
Total Capital Improvements Expenses	\$ 18,477,500	18,745,000	101.4%



FY 2027 Budget Revenues

	FY 2026 Approved Budget	FY 2027 Proposed Budget	Proposed as % of FY 2026
OPERATING REVENUES			
Total Volume Charges	\$ 40,700,000	45,100,000	110.8%
Total Service Charges	4,160,000	4,850,000	116.6%
Rate Stabilization Reserves	7,278,500	-	-
Total Operating Revenues	52,138,500	49,950,000	95.8%
NON-OPERATING REVENUES			
Debt Proceeds	-	20,000,000	-
System Connection Charges	9,400,000	9,000,000	95.7%
Use of Growth Reserves	10,213,000	3,563,000	34.9%
Interest Income	2,000,000	750,000	37.5%
Misc. Utility Charges	600,000	600,000	100.0%
Inspection Fees	100,000	50,000	50.0%
Plan Review & FOG Permit Fees	26,000	26,000	100.0%
Rental Income	16,000	16,000	100.0%
Total Non-Operating Revenues	22,355,000	34,005,000	152.1%
Total Operating & Non-Operating Revenues	74,493,500	83,955,000	112.7%
CAPITAL IMPROVEMENTS FUNDING			
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Transfer from Growth Reserves	7,367,700	-	-
Total Capital Improvements Funding	18,477,500	18,745,000	101.4%

Operating and Non-Operating Budgeted Revenues/Debt Proceeds





Revenue Highlights – FY 2027

	FY 2026	FY 2027
Total Volume Charges (monthly user rates)	\$40,700,000	\$45,100,000
Total Service Charges (cost of service)	\$4,160,000	\$4,850,000
System Connection Charges (new development fees)	\$9,400,000	\$9,000,000
Debt Proceeds/Growth Reserves	\$17,491,500	\$23,563,000
Other Revenues	\$2,742,000	\$1,442,000
Total Revenues/Debt Proceeds/Use of Reserves	\$74,493,500	\$83,955,000

Total Volume Charges - \$45,100,000; water and sewer usage billed to ACSA customer monthly; proposed rate increases primarily driven by increased costs of water and wastewater treatment and departmental initiatives.

Total Service Charges - \$4,850,000; monthly service charge to reflect actual costs for metering, billing, and customer service; the budget proposes to increase the monthly service charge from \$12.24 to \$14.32 for our average customer (service charge dependent upon meter size).

System Connection Charges - \$9,000,000; budgeted revenues are expected to slightly decrease in comparison to those in FY 2026, based on proposed development within the service area, and engineering estimates.

ACSA System Development Charges offset the capital costs of backbone capacity in the ACSA water and sewer system mains, pumping stations, water tanks, and facilities.

RWSA Capacity Charges offset the capital costs of backbone capacity in the RWSA's (wholesale water and wastewater treatment provider) water and sewer systems for which the ACSA is responsible for covering the costs per agreements.

		FY 2026	FY 2027
ACSA System Development Charge	Water	\$2,100*	\$2,300*
	Wastewater	\$3,300*	\$3,600*
RWSA Capacity Charge	Water	\$5,300*	\$5,900*
	Wastewater	\$4,300*	\$4,700*
	Total	\$15,000*	\$16,500*
*per ERC (equivalent residential connection)			



FY 2027 Changes in Net Position

	FY 2025 <u>Actual</u>	FY 2026 <u>Estimated</u>	FY 2027 <u>Proposed</u>
Beginning Net Position	\$ 236,709,539	242,337,860	248,837,860
Change in Net Position	5,628,321	6,500,000	8,000,000
Ending Net Position	\$ 242,337,860	248,837,860	256,837,860
Net investment in capital assets	\$ 187,525,026	202,255,860	210,255,860
Restricted for debt service	337,603	330,000	1,320,000
Unrestricted	54,475,231	46,252,000	45,262,000
Ending Net Position	\$ 242,337,860	248,837,860	256,837,860

Note: The schedule above reflects audited FY 2025 changes in net position and estimates changes for FY 2026 and FY 2027. Net position is dependent upon a variety of factors and is contingent upon contributed capital or capital assets from developers and customers. These contributions can be significant, and estimates related to the timing of the formal dedication of these assets can vary. Please see "Changes in Net Position" in the Budget Appendix for a schedule of historical audited data.

Long-range Financial Plans

The ACSA uses the following guiding principles in its evaluation of current and future financial sustainability:

- Water and sewer rates and charges shall be kept as low as possible over time. It is possible to keep rates low for a period of time by not investing sufficiently in the maintenance of the water and sewer systems, but eventually the systems will deteriorate and require substantial investments leading to the need for significant and immediate rate increases, poor service to our customers and lowered water quality. The assumption that the ACSA will continually reinvest in the water and sewer systems to replace assets as they reach the end of their useful lives is built into our analysis to allow for timely and predictable rate increases.
- “Growth pays for growth” – that is, costs related to the expansion of system capacity (i.e., growth related) should be funded via new/future customers who cause the need for such additional capacity. However, if anticipated growth does not occur as expected, existing customers would have to make up the difference via higher user rates.
- The ACSA should maintain reserves to provide for contingencies and unplanned expenses and to ensure that funds are generated to allow for appropriate future system replacement.

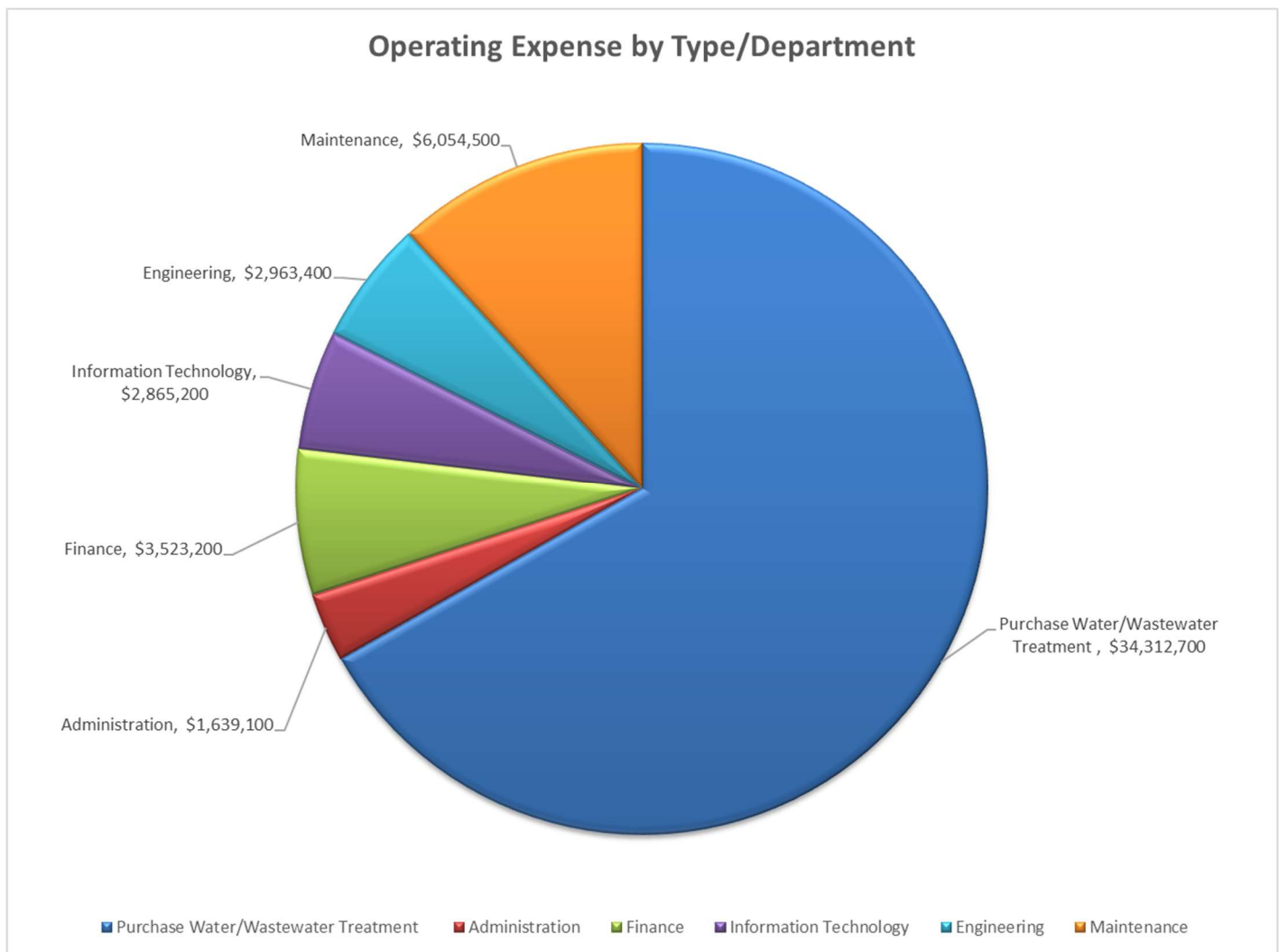
The proposed FY 2027 budget supports the above noted principles by:

- The ACSA comprehensively evaluated both operating revenues (service and volume charges for water and sewer services) and non-operating revenues (system connection/development charges) through a formal rate study and analysis. This analysis utilizes long range projections of ACSA assets, expected expenses, and development and rehabilitation of the system to aid in a rate design that keeps rates/charges as low as possible over time without sacrificing regular planned reinvestment in ACSA infrastructure.
- Contributing to the ACSA’s 3R reserve in accordance with our adopted Financial Policies. This contribution to the reserve also assists the ACSA in achieving goals related to three themes in the ACSA’s Strategic Plan:
 - Asset Management – assist with planning for long-term sustainability of utility assets used in maintaining water and wastewater resources.
 - Finance – ensure that the ACSA is financially self-sustaining and fiscally strong.
 - Finance – The operating budget has been designed so that operating revenues cover operating expenses and contributes to established reserves when revenues exceed expenses. The reserves established in prior years and current year non-operating revenue financially support nonrecurring capital expenditures as those identified in the formal capital improvement program.
- The formal Capital Improvement Program (CIP) outlines estimated project costs for FY 2027 and the nine years following. These projects consist of both water, wastewater, and non-utility/facility projects and include but are not limited to replacement of existing water mains, creating redundancy in the water system, identifying infiltration and inflow in our sanitary sewer system, and construction of a satellite facility. This program helps the ACSA achieve its goals related to the following themes:
 - Asset management – assists with collaborative planning to provide future community infrastructure needs. This program also allows for long-term sustainability of utility assets by maintaining water and wastewater resources.
 - Operations – assists in managing and maintaining existing infrastructure to ensure reliable service to our customers by assessing, on an annual basis, current and future needs. This program also improves emergency preparedness and ensures we maintain or exceed industry standards for water and wastewater quality and operations. The program assists in the elimination of asbestos-cement pipe, continued sewer system rehabilitation, program to replace exclusion meters, and water pipe “saddle” connection replacement.

ACSA Operating Budget

The ACSA Operating Budget as proposed for next year is \$51,358,100 or a 15% increase. The largest single cost of the Operating Budget is purchased water and wastewater treatment from the RWSA at \$34,312,700 or 67% of the Operating Budget.

The following pages will outline in more detail the Operating Budget proposals for FY 2027. Beyond the RWSA expenses, are the projected expenses for each of the ACSA Operating Departments including Administration at \$1,639,100, Finance at \$3,523,200, Engineering at \$2,963,400, Maintenance at \$6,054,500, and Information Technology at \$2,865,200. Included with each Operating Budget is an explanation of the departmental functions and key initiatives for FY 2027:





Rivanna Water and Sewer Authority Expenses

Purchased Water and Wastewater Treatment Costs from the Rivanna Water and Sewer Authority (RWSA)

The ACSA purchases wholesale water and wastewater treatment from the RWSA. The RWSA oversees the regional water supply at area reservoirs, operates the water treatment plants, and provides water to the ACSA through large water transmission lines. The ACSA is responsible for the retail water distribution system that serves our more than 23,300 accounts.

The RWSA operates the regional wastewater treatment plants and charges the ACSA at a wholesale rate. The ACSA operates the sewer collection system for our retail sewer customers. Approximately 87% of our customers have both water and sewer service, while approximately 13% of our customers have water service only. While the RWSA charges the ACSA a “wholesale” rate for each service area, the ACSA operates with a single system-wide retail rate for our customers.

The chart below shows the RWSA charges for water and wastewater treatment, with increases in purchased water/wastewater treatment costs for next year due, in part, to an increase in RWSA operating expenses and costs associated with long deferred maintenance projects and continued enhancement in the system.

				<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027 Proposed</u>	<u>FY 2027 as % of FY 2026</u>
RWSA EXPENSES							
Purchase of Bulk Water				19,095,000	22,697,500	26,814,100	118.1%
Sewer Treatment Expense				12,835,000	15,256,000	16,843,600	110.4%
Subtotal:				\$ 31,930,000	37,953,500	43,657,700	115.0%
RWSA EXPENSES BY SERVICE AREA							
WATER	Rates	Rates	Rates				
	FY 2025	FY 2026	FY 2027				
Urban	\$3.363/TG and \$673,264/mo.	\$3.642/TG and \$847,462/mo.	\$3.942/TG and \$1,046,862/mo.	\$ 14,151,588	16,875,252	19,901,752	117.9%
Crozet	\$334,251/mo.	\$388,848/mo.	\$454,191/mo.	4,011,012	4,666,180	5,450,292	116.8%
Scottsville	\$77,700/mo.	\$96,339/mo.	\$121,838/mo.	932,400	1,156,068	1,462,056	126.5%
Total				\$ 19,095,000	22,697,500	26,814,100	118.1%
WASTEWATER							
Urban	\$3.247/TG and \$422,158/mo.	\$3.719/TG and \$529,679/mo.	\$3.921/TG and \$594,370/mo.	\$ 11,797,332	13,891,048	15,151,192	109.1%
Scottsville	\$36,498/mo.	\$45,563/mo.	\$55,361/mo.	437,976	546,756	664,332	121.5%
Stone-Robinson School	\$17,800/annual	-	-	17,800	-	-	-
Glenmore	\$48,491/mo.	\$68,183/mo.	\$85,673/mo.	581,892	818,196	1,028,076	125.7%
Total				\$ 12,835,000	15,256,000	16,843,600	110.4%

The Operating Budgets for the ACSA are divided into the five departments: Administration (which includes Human Resources), Finance, Engineering, Maintenance, and Information Technology. Purchased water and wastewater treatment is budgeted within the “Operating Budget.” These expenses are recurring costs to provide water and sewer services to our customers.

The ACSA operates with a set of budget categories: Personal Services, Operating Supplies, Repair and Maintenance Supplies, Professional and Contractual Services, Repairs and Maintenance, Other Services and Charges, and Capital Outlay. Within each of these departmental budgets, detailed line items for the proposed expenditures for FY 2027 are presented.

Personal Services

- Includes salary, benefits, payroll taxes, and other related expenses
- Salaries – a 3.0% performance pay salary pool is proposed to recognize individual performance. These are performance-based pay increases, with individual performance evaluations for every employee. Additionally, a market rate adjustment of 2.5% is proposed to remain competitive within the increasing marketplace. Furthermore, the ACSA conducted a formal compensation and classification study for the FY 26 budget and these recommendations align with employee retention strategies.
- Retirement – the employer contribution to the Virginia Retirement System is a percentage of payroll based on an actuarial study; the rate for Fiscal Year 2027 decreases to 9.12% compared to Fiscal Year 2026 rate of 9.76%.
- Health Care and Benefit Dollars – the ACSA, through a contract with Albemarle County, provides a Health Care Program for our employees. The ACSA contributes on behalf of all employees. These contributions vary by employee plan type. Also included in this item are the actuarially determined costs for Other Post-Employment Benefits (OPEB).
- Worker’s Compensation is a rated policy, with the cost allocated to each department for position types.
- Projected overtime and standby (emergency) duty pay is budgeted here.
- Three new positions recommended: Pipeline Condition Technician, Mechanic Assistant, and an Information Technology Supervisor.

Operating Supplies

- General supplies for both field and office operations
- Gasoline, oil, and grease are the largest items in this category, and are allocated by vehicle to each departmental budget. Fuel is purchased through a competitive contract.
- Safety equipment and personal protection equipment (PPE)
- Heating fuel for buildings

Repair and Maintenance Supplies

- This category consists of expenses related to field operations for material purchases such as piping, valves, hydrants, pump stations repair supplies, small tools, vault upgrades, various maintenance repair supplies, tires, batteries, CCTV, sewer odor control, hydrant replacement program, etc.

Professional and Contractual Services

- Uniforms through a rental contract for field employees
- Postage – a large item, mostly utility billing related
- Building cleaning contract, and landscaping services contracts
- Legal and audit expenses
- Communication charges – telephone, cell phone, radio
- Strategic Plan Emergency Preparedness items – federally required Risk and Resiliency Assessment, and development of an Emergency Response Plan
- Pump stations – grease removal by contract
- Easement clearing



Proposed FY 2027 Operating Budget – Detail (cont.)

Repairs and Maintenance

- Equipment and vehicle repairs of a wide variety for approximately 150 pieces of rolling stock and equipment

Other Services and Charges

- Dues and memberships in professional organizations
- Education and professional development travel
- Major expense for electricity, particularly at pump stations
- Advertising and Water Conservation Program
- Permit from State Office of Drinking Water
- Software, software maintenance, publication resources
- General liability insurance

Capital Outlays

- Office equipment and furniture
- Replacement of IT technology (computers, servers, tablets, etc.)
- Major machinery and equipment funded through the Repair, Replacement, and Rehabilitation Fund (3R) as well as machinery and equipment not funded through the 3R Fund (equipment new to the ACSA). These items can be noted on the “Planned Equipment Purchase Summary.”



Administration

The Administration Department operates with several major functions: organizational management under the Executive Director, administrative functions, customer communications, human resource functions, safety functions, and Clerk for the Board of Directors.

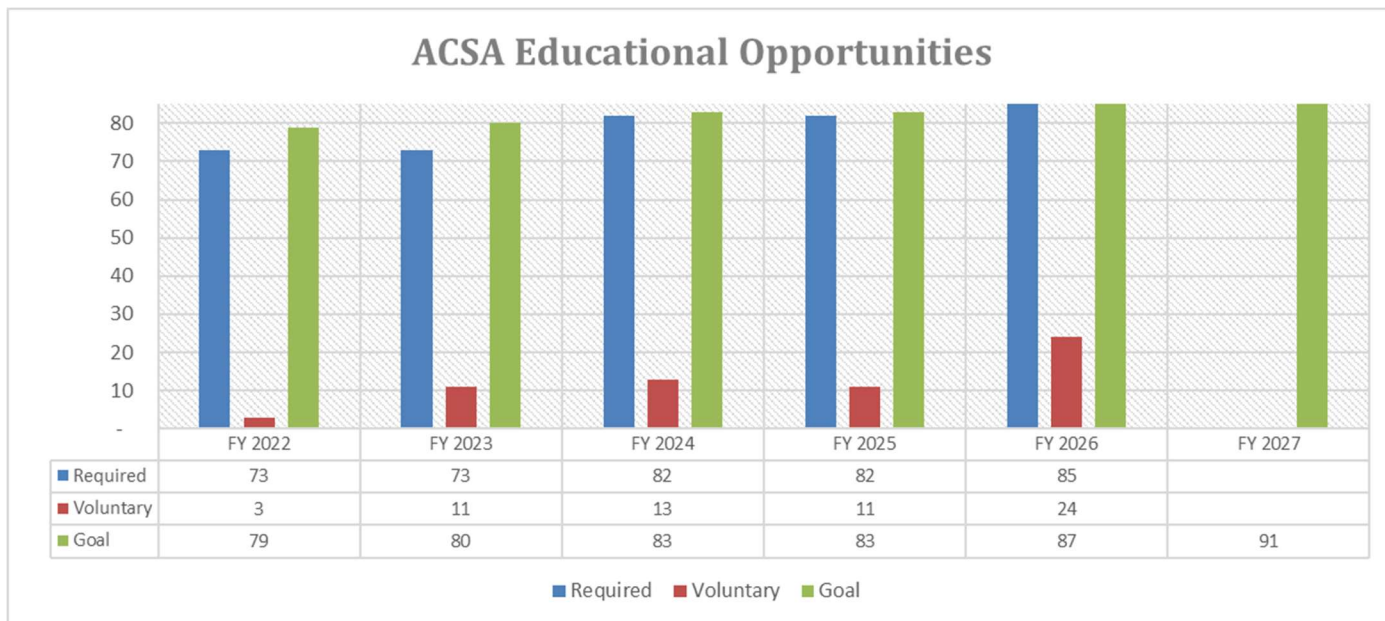
Administration/Human Resources: Provides organizational administrative support; oversees the Risk Management Program (claims, liability insurance, worker's compensation, etc.); serves as Clerk to the Board of Directors (monthly meetings, board correspondence, minutes, dissemination of board packets); provides organizational documents and database management services; leads the Water Conservation Program and initiatives (events, advertising, community relations, and partnership with the City of Charlottesville and the RWSA); administers and maintains benefit administration and employee record management; coordinates with the ACSA communication consultant on various projects and quarterly customer newsletter; ensures employee/employer legal compliances (FMLA, ADA, OSHA); oversees the ACSA's safety programs including training, site inspections, records management; oversees recruitment, succession planning, new hire orientation, retirement planning, employee relations, trainings, and other human resource services. Additionally, the team provides administrative support to the Executive Director of the ACSA.

Key initiatives and changes for FY 2027:

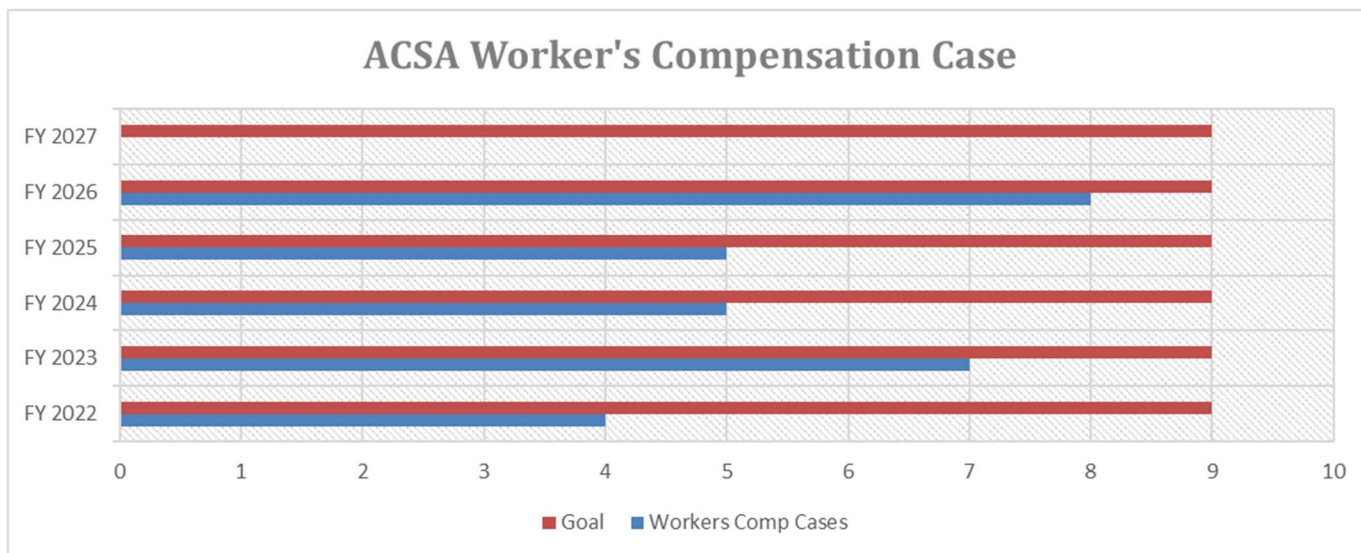
- Participate in the Virginia Department of Labor and Industry Virginia Challenge Program **(2023-2027 Strategic Plan)**
- Develop an emerging Leadership Development Training Program **(2023-2027 Strategic Plan)**
- Continue quarterly Leadership Development Training Program for supervisors **(2023-2027 Strategic Plan)**
- Continue customer communications **(2023-2027 Strategic Plan)** through a variety of media, customer education and outreach by working with a communications consultant:
 - Including a comprehensive customer education program on the value and quality of water, especially considering future increased investment in major regional water projects, performed in coordination with our regional water partners (RWSA and the City of Charlottesville).
- Continue to actively promote water conservation and environmental sustainability **(2023-2027 Strategic Plan)**
- Continue to provide training and professional development opportunities for Employees as part of the ACSA's Succession Plan **(2023-2027 Strategic Plan)**
- Continue to provide safety training and initiatives for ACSA Employees **(2023-2027 Strategic Plan)**
- Continue to enhance the Customer Experience **(2023-2027 Strategic Plan)**
- Support the Board of Directors in policy making

Performance Metrics:

Staff Education and Retention – The ACSA strongly believes in retaining our qualified staff members. As such, we offer many training opportunities for employees to participate in each year. The training opportunities can be required for specific job types, such as safety training for maintenance workers or voluntary training events for all employees. The ACSA’s goal is for all employees to attend training sessions offered.



Worker’s Compensation Cases – The ACSA provides safety training classes each year to reduce workplace accidents. Our goal is to maintain no more than 9 worker’s compensation cases each fiscal year through training management.



Administration Department

Description	FY 2025 Expended	FY 2026	FY 2026	FY 2026 Budget	FY 2027	FY 2027	FY 2027
		Actual Expenses To-Date(Feb)	Anticipated Expenses To-EOFY 2026		Base Budget	Total Proposed	as % of FY 2026
<i>PERSONAL SERVICES</i>							
Compensation of Board Members	\$ 13,011	8,548	12,822	18,400	18,400	18,400	100.0%
Salaries & Wages	581,483	446,354	669,531	681,000	740,000	740,000	108.7%
Overtime	-	-	-	3,000	3,000	3,000	100.0%
Social Security	42,848	32,924	49,386	53,800	58,300	58,300	108.4%
Retirement	100,448	52,201	78,302	75,200	82,800	82,800	110.1%
Health & Benefit Dollars	85,787	56,857	85,286	134,500	103,500	103,500	77.0%
Life Insurance	4,903	5,124	7,686	9,000	8,000	8,000	88.9%
Workers' Compensation	212	222	333	500	500	500	100.0%
Meals	490	210	315	600	600	600	100.0%
Safety Incentive Program	727	1,407	2,111	2,000	2,000	2,000	100.0%
Employee Incentives	39,648	27,736	41,604	45,800	46,000	46,000	100.4%
Subtotal:	869,557	631,583	947,376	1,023,800	1,063,100	1,063,100	103.8%
<i>OPERATING SUPPLIES</i>							
Office Supplies	5,743	3,884	5,826	6,000	6,000	6,000	100.0%
Copier Supplies	287	64	96	1,900	1,900	1,900	100.0%
Janitorial Supplies	4,571	2,704	4,056	4,200	4,200	4,200	100.0%
Fuel, Oil, and Grease	165	567	851	1,000	1,000	1,000	100.0%
Small Tools & Equipment	345	225	338	4,300	4,300	4,300	100.0%
EMS Program	297	5,472	8,208	2,500	2,500	2,500	100.0%
Subtotal:	11,408	12,916	19,375	19,900	19,900	19,900	100.0%
<i>REPAIRS AND MAINTENANCE</i>							
Vehicle Repair and Maintenance	621	-	-	2,200	1,700	1,700	77.3%
Subtotal:	621	-	-	2,200	1,700	1,700	77.3%

Administration Department

Description	FY 2025	FY 2026	FY 2026	FY 2026	FY 2027	FY 2027	FY 2027
	<u>Expended</u>	<u>Actual Expenses To-Date(Feb)</u>	<u>Anticipated Expenses To-EOFY 2026</u>		<u>Budget</u>	<u>Base Budget</u>	<u>Total Proposed</u>
<i>PROFESSIONAL & CONTRACTUAL SERVICES</i>							
Legal	33,794	18,872	28,308	60,000	60,000	60,000	100.0%
Uniforms	-	-	-	1,100	500	500	45.5%
Consultants' Fees	123,860	62,331	93,497	116,500	116,500	116,500	100.0%
Printing and Duplicating	4,985	2,268	3,402	17,700	17,700	17,700	100.0%
Other Contractual Services	10,114	7,148	10,722	15,000	15,000	15,000	100.0%
Subtotal:	172,753	90,619	135,929	210,300	209,700	209,700	99.7%
<i>OTHER SERVICES AND CHARGES</i>							
Insurance	76,888	85,650	90,000	90,000	100,000	100,000	111.1%
Dues and Memberships	16,788	16,079	24,119	17,100	17,100	17,100	100.0%
Books and Periodicals	57	87	131	1,500	1,500	1,500	100.0%
Education and Training	18,821	41,597	62,396	66,500	56,000	56,000	84.2%
Board Member Education and Training	26	-	-	5,000	5,000	5,000	100.0%
Travel	560	397	596	10,000	10,000	10,000	100.0%
Advertising	11,452	5,671	8,507	33,100	33,100	33,100	100.0%
Conservation	54,504	15,509	23,264	50,000	50,000	50,000	100.0%
Permits	67,950	69,222	103,833	72,000	72,000	72,000	100.0%
Subtotal:	247,046	234,212	312,846	345,200	344,700	344,700	99.9%
TOTAL ADMINISTRATION \$	1,301,385	969,330	1,415,526	1,601,400	1,639,100	1,639,100	102.4%
<i>NEW EQUIPMENT ACQUISITION</i>							
New Equipment Acquisition	\$ -	-	-	46,500	-	-	-
Total \$	-	-	-	46,500	-	-	-

Finance

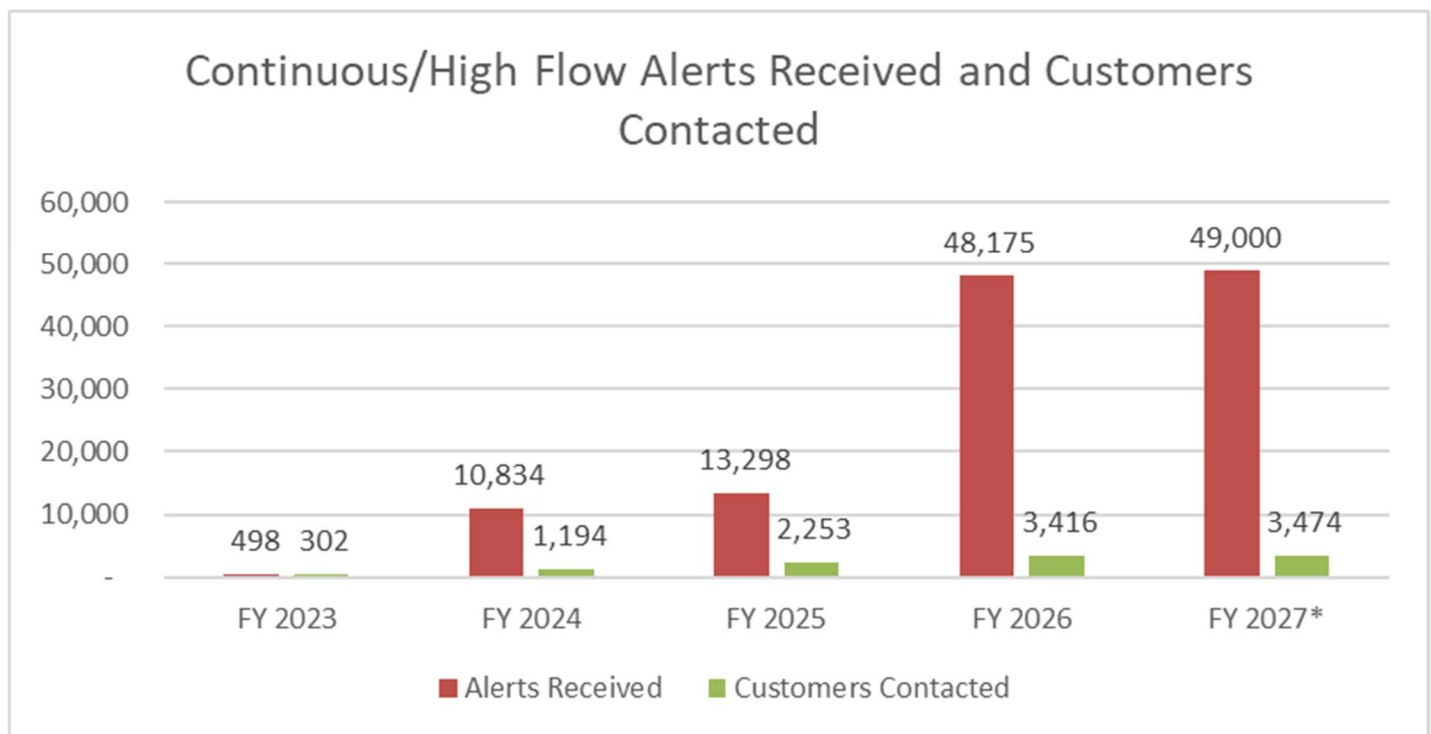
The ACSA Finance Department is responsible for all financial matters at the ACSA including accounting, financial reporting, utility billing and collection, customer service, meter reading, purchasing, budget preparation, internal control, payroll, auditing, debt financing, investment management, and revenue and expenditure forecasting which includes rate modeling. The development of the Annual Comprehensive Financial Report (ACFR), interim financial statements, consumption reports, and preparation of the annual budget are coordinated by Finance.

Key initiatives and changes for FY 2027:

- Design and implementation of the current and future Budget and Rates
- Annual Comprehensive Financial Report preparation
- Focused training for staff and data analysis, including AMI, ERP and CMMS [\(2023-2027 Strategic Plan\)](#)
- Training directed toward improving workforce skills and succession planning [\(2023-2027 Strategic Plan\)](#)
- Continuation of strategic investment management
- Customer Information System (CIS) development, including billing system and integration with phone system and website [\(2023-2027 Strategic Plan\)](#)
- Implementation of customer experience vision statement and analysis of customer engagement opportunities [\(2023-2027 Strategic Plan\)](#)
- Review and documentation of business continuity from an operational and financial perspective [\(2023-2027 Strategic Plan\)](#)

Performance Metrics:

Advanced Metering Infrastructure (AMI)- Leak Notifications – The ACSA’s prior strategic plan included installation of an AMI system to automate meter reading and provide critical data for review, oversight, and analysis. Additionally, the system provides automated alerts to staff when a customer’s meter registers continuous water flow for a defined period of time. Staff reviews these alerts daily to identify potential leaks/unintended water use on the customer’s side of the meter. The ACSA’s goal is to review all continuous flow alerts within 24 hours of receipt. The information presented below illustrates alerts received/analyzed and the number of customers contacted as having potential leaks. Analyzation of the alerts is important because there are user types that regularly and appropriately use water continuously (ex. Hospitals, apartment complexes, etc.) The ACSA currently has over 23,000 AMI meters installed. The continuous flow alerts have provided an opportunity to be proactive in our notification and have been well received by customers. These alerts assist in conservation of resources and limit financial impacts to customers who otherwise would have received high bills due to unknown leaks. We have estimated information for FY 2027 based on historical information and future expectations. (* - Estimates for FY 2027)



Finance Department

Description	FY 2025 Expended	FY 2026 Actual Expenses To-Date(Feb)	FY 2026 Anticipated Expenses To-EOFY 2026	FY 2026 Budget	FY 2027 Base Budget	FY 2027 Total Proposed	FY 2027 as % of FY 2026
<i>PERSONAL SERVICES</i>							
Salaries & Wages	\$ 1,349,895	876,235	1,314,353	1,432,600	1,519,900	1,519,900	106.1%
Overtime Pay	10,093	9,515	14,273	30,000	30,000	30,000	100.0%
Social Security	100,635	66,296	99,444	112,100	119,100	119,100	106.2%
Retirement	225,394	95,324	142,986	156,400	161,300	161,300	103.1%
Health & Benefit Dollars	239,097	160,998	241,497	317,700	351,600	351,600	110.7%
Life Insurance	11,845	10,003	15,005	18,900	15,800	15,800	83.6%
Workers' Compensation	2,419	5,874	8,811	6,900	10,700	10,700	155.1%
Meals	-	-	-	500	1,200	1,200	240.0%
Subtotal:	1,939,378	1,224,245	1,836,369	2,075,100	2,209,600	2,209,600	106.5%
<i>OPERATING SUPPLIES</i>							
Office Supplies	10,331	8,737	13,106	21,300	31,300	31,300	146.9%
Personal Protective Equipment	1,276	466	699	1,300	1,700	1,700	130.8%
Fuel, Oil & Grease	9,543	4,594	6,891	15,000	10,200	10,200	68.0%
Small Tools & Equipment	679	949	1,424	8,200	3,400	3,400	41.5%
Subtotal:	21,829	14,746	22,120	45,800	46,600	46,600	101.7%
<i>REPAIR & MAINTENANCE</i>							
Hydrant Meter Program	6,320	28,859	43,289	15,200	31,700	31,700	208.6%
Materials - Water	162,092	184,251	276,377	346,100	367,500	367,500	106.2%
Subtotal:	168,412	213,110	319,666	361,300	399,200	399,200	110.5%
<i>PROFESSIONAL & CONTRACTUAL SERVICES</i>							
Audit	39,900	48,850	40,085	45,400	45,000	45,000	99.1%
Bank and Fiscal Charges	43,051	24,054	36,081	47,900	48,400	48,400	101.0%
Uniform Rental	5,690	6,362	9,543	5,800	5,800	5,800	100.0%
Consultants' Fees	42,503	95,334	143,001	122,400	47,200	47,200	38.6%
Service Contracts	400,133	328,221	492,332	463,100	439,500	439,500	94.9%
Postage	84,993	87,632	131,448	172,300	177,300	177,300	102.9%
Printing and Duplicating	1,753	3,503	5,255	21,000	22,600	22,600	107.6%
Other Contractual Services	4	3	5	100	100	100	100.0%
Subtotal:	618,027	593,959	857,750	878,000	785,900	785,900	89.5%

Finance Department

Description	FY 2025 Expended	FY 2026 Actual Expenses To-Date(Feb)	FY 2026 Anticipated Expenses To-EOFY 2026	FY 2026 Budget	FY 2027 Base Budget	FY 2027 Total Proposed	FY 2027 as % of FY 2026
REPAIRS AND MAINTENANCE							
Equipment Repair and Maintenance	2,233	-	-	5,600	6,100	6,100	108.9%
Vehicle Repair and Maintenance	5,429	2,023	3,035	7,000	6,800	6,800	97.1%
Subtotal:	7,662	2,023	3,035	12,600	12,900	12,900	102.4%
OTHER SERVICES AND CHARGES							
Rental of Equipment	-	15,431	23,147	16,300	33,100	33,100	203.1%
Software	10,179	8,869	13,304	10,500	-	-	0.0%
Dues and Memberships	1,667	430	645	1,700	1,300	1,300	76.5%
Books and Periodicals	339	350	525	500	500	500	100.0%
Education and Training	7,266	3,094	4,641	12,900	8,800	8,800	68.2%
Travel	7,870	17	26	22,000	25,300	25,300	115.0%
Subtotal:	27,321	28,191	42,288	63,900	69,000	69,000	108.0%
TOTAL FINANCE	\$ 2,782,629	2,076,274	3,081,228	3,436,700	3,523,200	3,523,200	102.5%
PLANNED EQUIPMENT REPLACEMENT							
Planned Equipment Replacement	\$ -	-	-	3,000	-	-	-
Total	\$ -	-	-	3,000	-	-	-

Engineering

The Engineering Department is responsible for planning, managing, and protecting our existing water and wastewater utility system, as well as the expansion of this system. We use tools such as our Geographic Information System (GIS), computer hydraulic models, and a variety of flow/pressure recording instruments to verify system capacity, and plan for necessary capital improvements. Our staff plans and manages projects in our Capital Improvement Program (CIP) and provides oversight of private development that expands our water and wastewater networks. We utilize on-site construction inspection to ensure the quality of facilities installed for both CIP and private development projects. Engineering staff are responsible for locating our existing buried assets (such as water and sewer lines, valves, etc.) and the review of building permits, sign permits and demolition permits, to ensure our water and wastewater facilities are protected and their integrity is maintained. We operate an aggressive Backflow and Cross-Connection Prevention Program that protects the quality of water delivered to our customers. We also manage a proactive Fats, Oils and Grease (FOG) Reduction Program to minimize the buildup of these substances in the wastewater collection system that can reduce the capacity in our pipes and result in blockages, causing sanitary sewer overflows (SSO's). The Engineering Department is also tasked with monitoring changes to Federal, State and Local regulations pertaining to water quality, to comply with all the necessary requirements to ensure the high quality of the water we deliver and the service we provide.

Key initiatives for FY 2027:

Capital Improvement Budget:

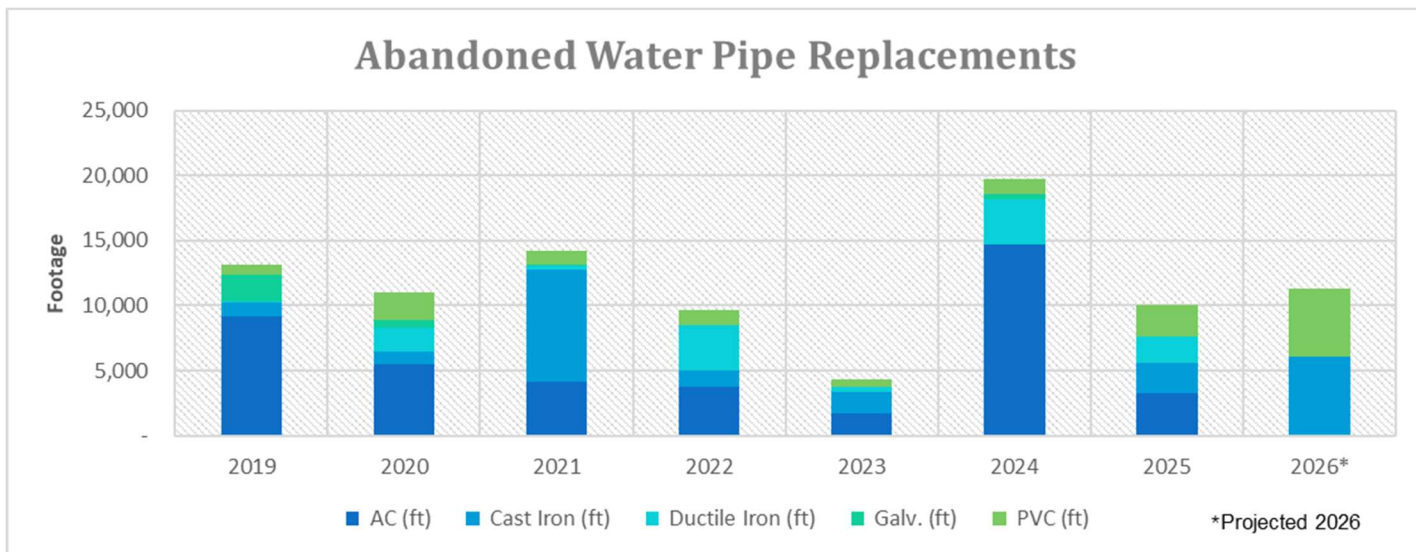
- Replacement of aging, deteriorating and under-sized water mains [\(2023-2027 Strategic Plan\)](#)
- Elimination of asbestos-cement, cast iron and older PVC water mains
- Improve fire protection and increase water system redundancy and reliability [\(2023-2027 Strategic Plan\)](#)
- Increase wastewater capacity to accommodate continued growth in the development area [\(2023-2027 Strategic Plan\)](#)
- Extension of public sanitary sewer service to existing neighborhoods currently served by private septic systems
- Customer Information System (CIS) development, including billing system and integration with the recently deployed phone system and website redesign [\(2023-2027 Strategic Plan\)](#)
- Complete construction of the Avon Operations Center [\(2023-2027 Strategic Plan\)](#)
- Improvements to the North Fork Regional Pump Station and Camelot Pump Station as recommended by the recently completed Facility Condition Assessment
- Implementation of recommendations from the recently completed Risk and Resiliency Assessment
- Emergency Response Plan (ERP) and ArcFlash Hazard Assessment Updates [\(2023-2027 Strategic Plan\)](#)

Operating Budget:

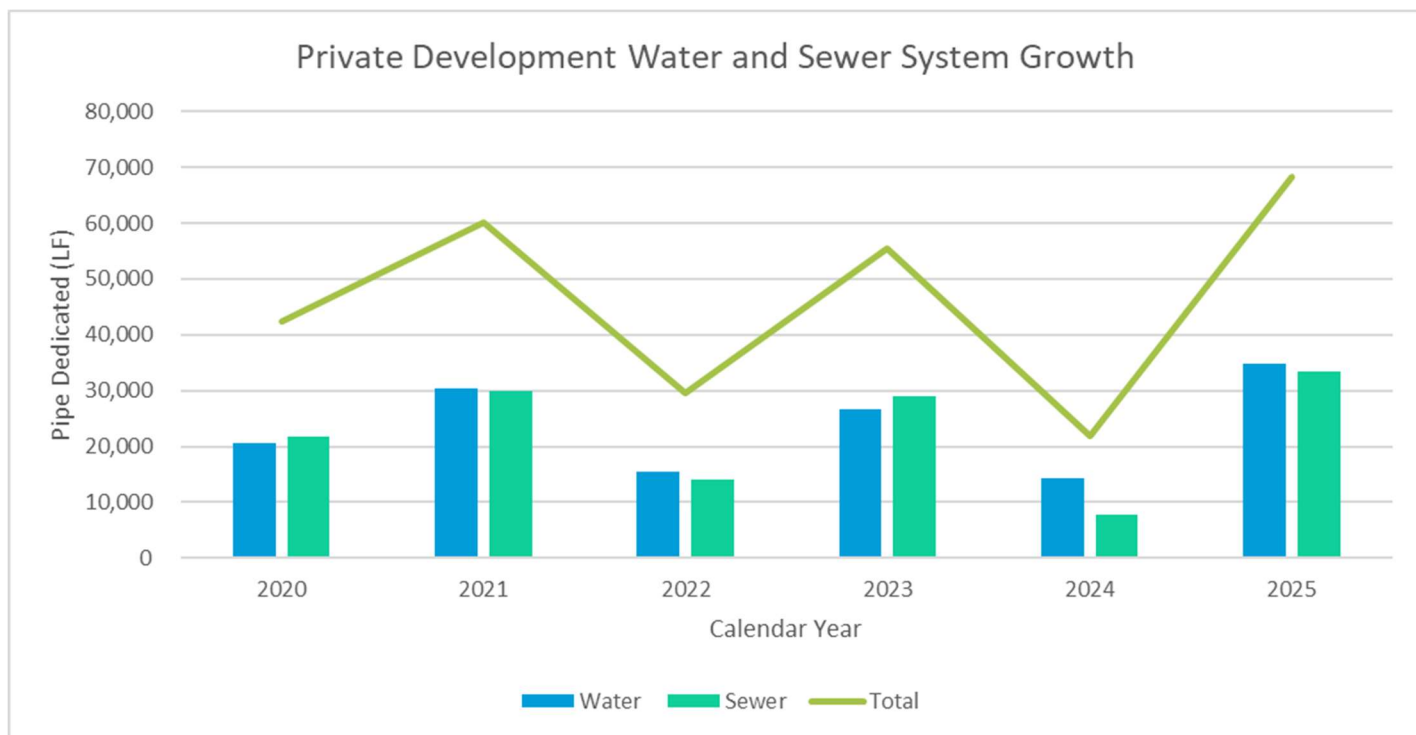
- Continue Hydraulic Modeling assistance from consultants to support Engineering Department staff [\(2023-2027 Strategic Plan\)](#)
- Scheduled replacement of aging equipment used to conduct pressure monitoring within the distribution system
- Training directed toward improving workforce skills and succession planning [\(2023-2027 Strategic Plan\)](#)

Performance Metrics:

Water Distribution System Replacement Program – The ACSA has a goal to replace aging, undersized, and inferior pipe within our water distribution system over a period of years to meet updated standards. The illustration below indicates the amount and type of abandoned water pipe that has been replaced over recent years. Current amount of pipe requiring replacement is approximately 214,000 linear feet.



Water and Sewer Dedication – The ACSA works closely with the development community to review, approve, and inspect water and sewer utilities that are dedicated to the ACSA for future operation and maintenance. The graph below shows pipe footage of water and sewer mains that were dedicated to the ACSA during the past five calendar years.



Engineering Department

Description	FY 2025 Expended	FY 2026 Actual Expenses To-Date(Feb)	FY 2026 Anticipated Expenses To-EOFY 2026	FY 2026 Budget	FY 2027 Base Budget	FY 2027 Total Proposed	FY 2027 as % of FY 2026
<i>PERSONAL SERVICES</i>							
Salaries & Wages	\$ 1,726,987	1,198,111	1,797,167	1,874,000	1,965,000	1,965,000	104.9%
Overtime Pay	17,822	22,666	33,999	20,000	20,000	20,000	100.0%
Social Security	136,175	92,054	138,081	145,000	151,900	151,900	104.8%
Retirement	316,592	121,936	182,904	192,800	198,400	198,400	102.9%
Health & Benefit Dollars	244,079	174,850	262,275	368,400	406,700	406,700	110.4%
Life Insurance	15,789	13,723	20,585	24,800	20,600	20,600	83.1%
Workers' Compensation	10,834	12,273	18,410	16,300	13,600	13,600	83.4%
Meals	-	-	-	800	800	800	100.0%
Subtotal:	2,468,278	1,635,613	2,453,421	2,642,100	2,777,000	2,777,000	105.1%
<i>OPERATING SUPPLIES</i>							
Personal Protective Equipment	965	1,320	1,980	5,300	6,300	6,300	118.9%
Office Supplies	340	-	-	-	-	-	-
Fuel, Oil & Grease	14,121	8,930	13,395	19,500	19,200	19,200	98.5%
Small Tools & Equipment	9,507	9,281	13,922	30,100	26,000	26,000	86.4%
Subtotal:	24,933	19,531	29,297	54,900	51,500	51,500	93.8%
<i>PROFESSIONAL & CONTRACTUAL SERVICES</i>							
Uniform Rental	3,254	1,616	2,424	6,200	7,300	7,300	117.7%
Postage	173	35	53	800	800	800	100.0%
Service Center	29,298	14,267	21,401	54,500	64,000	64,000	117.4%
Printing & Duplicating	-	18	27	-	-	-	-
Subtotal:	32,725	15,936	23,905	61,500	72,100	72,100	117.2%

Engineering Department

Description	FY 2025 Expended	FY 2026 Actual Expenses To-Date(Feb)	FY 2026 Anticipated Expenses To-EOFY 2026	FY 2026 Budget	FY 2027 Base Budget	FY 2027 Total Proposed	FY 2027 as % of FY 2026
<i>REPAIRS AND MAINTENANCE</i>							
Equipment Repair and Maintenance	-	-	-	4,700	4,200	4,200	89.4%
Vehicle Repair and Maintenance	7,084	3,002	4,503	16,800	14,300	14,300	85.1%
Subtotal:	7,084	3,002	4,503	21,500	18,500	18,500	86.0%
<i>OTHER SERVICES AND CHARGES</i>							
Dues and Memberships	1,297	827	1,241	1,800	2,600	2,600	144.4%
Books and Periodicals	80	40	60	700	700	700	100.0%
Education and Training	5,464	17,945	26,918	20,500	22,000	22,000	107.3%
Travel	3,855	585	878	20,000	19,000	19,000	95.0%
Subtotal:	10,696	19,397	29,097	43,000	44,300	44,300	103.0%
TOTAL ENGINEERING	\$ 2,543,716	1,693,479	2,540,223	2,823,000	2,963,400	2,963,400	105.0%
<i>NEW EQUIPMENT ACQUISITION</i>							
New Equipment Acquisition	\$ -	-	-	-	50,000	50,000	-
Total	\$ -	-	-	-	50,000	50,000	-
<i>PLANNED EQUIPMENT REPLACEMENT</i>							
Planned Equip. Replacement	\$ 2,113	591	887	6,000	-	-	-
Total	\$ 2,113	591	887	6,000	-	-	0.0%

Information Technology

The Information Technology (IT) Department is responsible for the governance, security, and overall functionality of ACSA's technological systems. This includes the configuration, deployment, and maintenance of business applications, services, and infrastructure. As operational needs evolve, the department continuously assesses, updates, and enhances existing systems to improve efficiency and effectiveness.

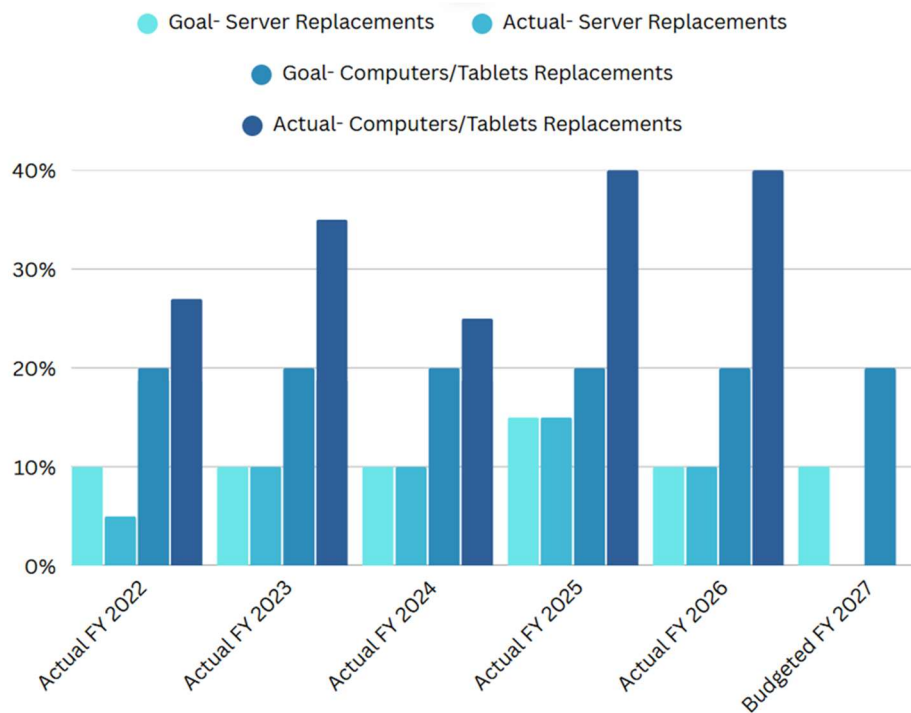
These initiatives reflect IT's commitment to supporting ACSA's strategic goals, ensuring system reliability, and strengthening the organization's technological capabilities.

Key initiatives and changes for FY 2027:

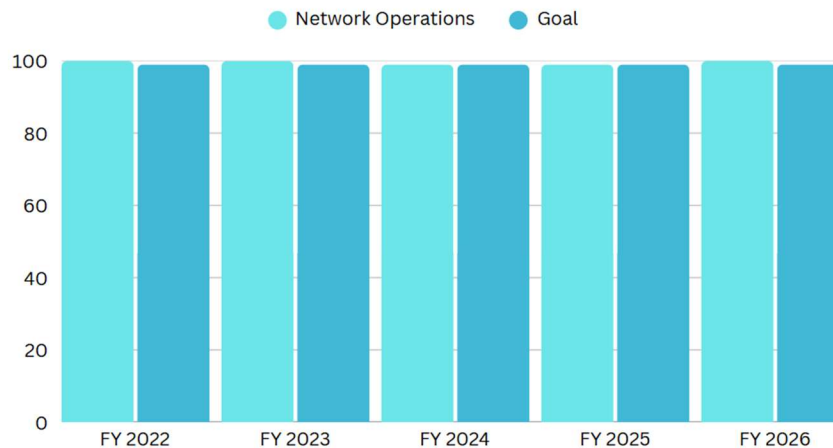
- Provide ongoing IT support to ACSA staff and facilitate the implementation of various projects.
- Strengthen data security and monitoring in alignment **(2023-2027 Strategic Plan)**.
- Complete the rehabilitation items identified in the Federally mandated Vulnerability (Risk) Assessment.
- Advance the development of the Customer Information System (CIS) as part of the **2023-2027 Strategic Plan**.
- Continuously evaluate, enhance, and optimize IT infrastructure to support organizational needs **(2023-2027 Strategic Plan)**.
- Replace aging servers, PCs, field tablets, and mobile devices in accordance with the formalized replacement cycle. **(2023-2027 Strategic Plan)**.
- Improve business continuity and operational resilience by beginning the migration of servers and software applications to the cloud **(2023-2027 Strategic Plan)**.
- Install the necessary wiring and network infrastructure to establish security and data networks at the Avon Operations Center **(2023-2027 Strategic Plan)**.

Performance Metrics:

Information Technology Hardware/Software Replacement Program –The ACSA IT Department has adopted a replacement plan for technological requirements with a goal of replacing 13 computers and 4 servers this fiscal year:



Network Operations – The IT Department has an adopted goal of network activity being operational 99% of the workday to ensure operational efficiency and access to internal customers. The chart below illustrates network operations historically and future goals:



Information Technology

Description	FY 2025 <u>Expended</u>	FY 2026 Actual Expenses <u>To-Date(Feb)</u>	FY 2026 Anticipated Expenses <u>To-EOFY 2026</u>	FY 2026 <u>Budget</u>	FY 2027 Base <u>Budget</u>	FY 2027 Total <u>Proposed</u>	FY 2027 as % of <u>FY 2026</u>
<i>PERSONAL SERVICES</i>							
Salaries & Wages	\$ 784,929	541,262	811,893	862,000	1,017,000	1,017,000	118.0%
Overtime	5,044	2,357	3,536	10,000	10,000	10,000	100.0%
Social Security	57,477	39,969	59,954	67,500	79,000	79,000	117.0%
Retirement	127,151	58,321	87,482	92,100	107,500	107,500	116.7%
Health & Benefit Dollars	115,457	87,176	130,764	173,000	195,900	195,900	113.2%
Life Insurance	6,966	6,366	9,549	11,300	10,700	10,700	94.7%
Workers' Compensation	286	4,769	7,154	600	10,500	10,500	1750.0%
Meals	-	148	222	1,000	1,000	1,000	100.0%
Subtotal:	1,097,310	740,368	1,110,554	1,217,500	1,431,600	1,431,600	117.6%
<i>OPERATING SUPPLIES</i>							
Office Supplies	8,325	2,580	3,870	7,500	9,000	9,000	120.0%
Copier Supplies	-	-	-	500	400	400	80.0%
Personal Protective Equipment	-	297	446	1,300	2,100	2,100	161.5%
Fuel, Oil & Grease	930	237	356	1,200	900	900	75.0%
Small Tools & Equipment	26,455	19,692	29,538	116,900	97,400	97,400	83.3%
Subtotal:	35,710	22,806	34,210	127,400	109,800	109,800	86.2%
<i>PROFESSIONAL & CONTRACTUAL SERVICES</i>							
Consulting Services	15,398	4,236	6,354	90,000	105,000	105,000	116.7%
Service Contracts	296,289	371,746	557,619	580,700	844,800	844,800	145.5%
Telephone/Communications	162,274	82,690	124,035	212,100	318,100	318,100	150.0%
Printing and Duplicating	85	-	-	-	-	-	-
Subtotal:	474,046	458,672	688,008	882,800	1,267,900	1,267,900	143.6%

Information Technology

Description	FY 2025 <u>Expended</u>	FY 2026 Actual Expenses <u>To-Date(Feb)</u>	FY 2026 Anticipated Expenses <u>To-EOFY 2026</u>	FY 2026 <u>Budget</u>	FY 2027 Base <u>Budget</u>	FY 2027 Total <u>Proposed</u>	FY 2027 as % of FY 2026
<i>REPAIRS AND MAINTENANCE</i>							
Vehicle Repair and Maintenance	1,066	-	-	2,300	3,600	3,600	156.5%
Subtotal:	1,066	-	-	2,300	3,600	3,600	156.5%
<i>OTHER SERVICES AND CHARGES</i>							
Software	40,715	-	-	-	-	-	-
Dues and Memberships	500	300	450	500	1,300	1,300	260.0%
Books and Periodicals	-	98	147	300	300	300	100.0%
Education and Training	14,416	6,800	10,200	20,000	37,200	37,200	186.0%
Travel	3,197	5,389	8,084	8,500	13,500	13,500	158.8%
Subtotal:	58,828	12,587	18,881	29,300	52,300	52,300	178.5%
TOTAL INFORMATION TECHNOLOGY \$	1,666,960	1,234,433	1,851,653	2,259,300	2,865,200	2,865,200	126.8%
<i>NEW EQUIPMENT ACQUISITION</i>							
New Equipment Acquisition	\$ 8,175	11,800	17,700	29,700	24,800	24,800	83.5%
Total	\$ 8,175	11,800	17,700	29,700	24,800	24,800	83.5%
<i>PLANNED EQUIPMENT REPLACEMENT</i>							
Planned Equipment Replacement	\$ 143,779	42,133	63,200	155,000	539,100	539,100	347.8%
Total	\$ 143,779	42,133	63,200	155,000	539,100	539,100	347.8%



Maintenance Department Operating Budget FY 2027

Maintenance

The Maintenance Department operates with two primary goals: **(1)** to upgrade and maintain our water distribution system to provide safe, clean drinking water with minimal service disruptions at a reasonable cost, and **(2)** to upgrade and maintain our sanitary sewer collection system to ensure reliable service with minimal impacts while protecting the environment.

To achieve these goals, the department oversees **18 pump stations** (10 sewer and 8 water), **7 water storage tanks**, and **16 pressure-reducing valve stations**—all critical components of our system. We perform continuous preventive maintenance to ensure their reliability. Additionally, the department is responsible for operating and maintaining:

- **321 miles** of gravity sanitary sewer
- **5.15 miles** of sanitary sewer force mains
- **10,050** sanitary sewer manholes
- **20,800** sanitary sewer lateral connections
- **380 miles** of water distribution mains
- **10,820** water system valves
- **3,199** fire hydrants
- **23,715** water service connections
- **1.45 million gallons** of water storage

As ACSA's largest department, Maintenance reflects the organization's commitment to keeping our water and sewer infrastructure in **optimal condition with a high level of resiliency**. With our system expanding each year, the scope of our maintenance responsibilities continues to grow.

Key initiatives for FY 2027:

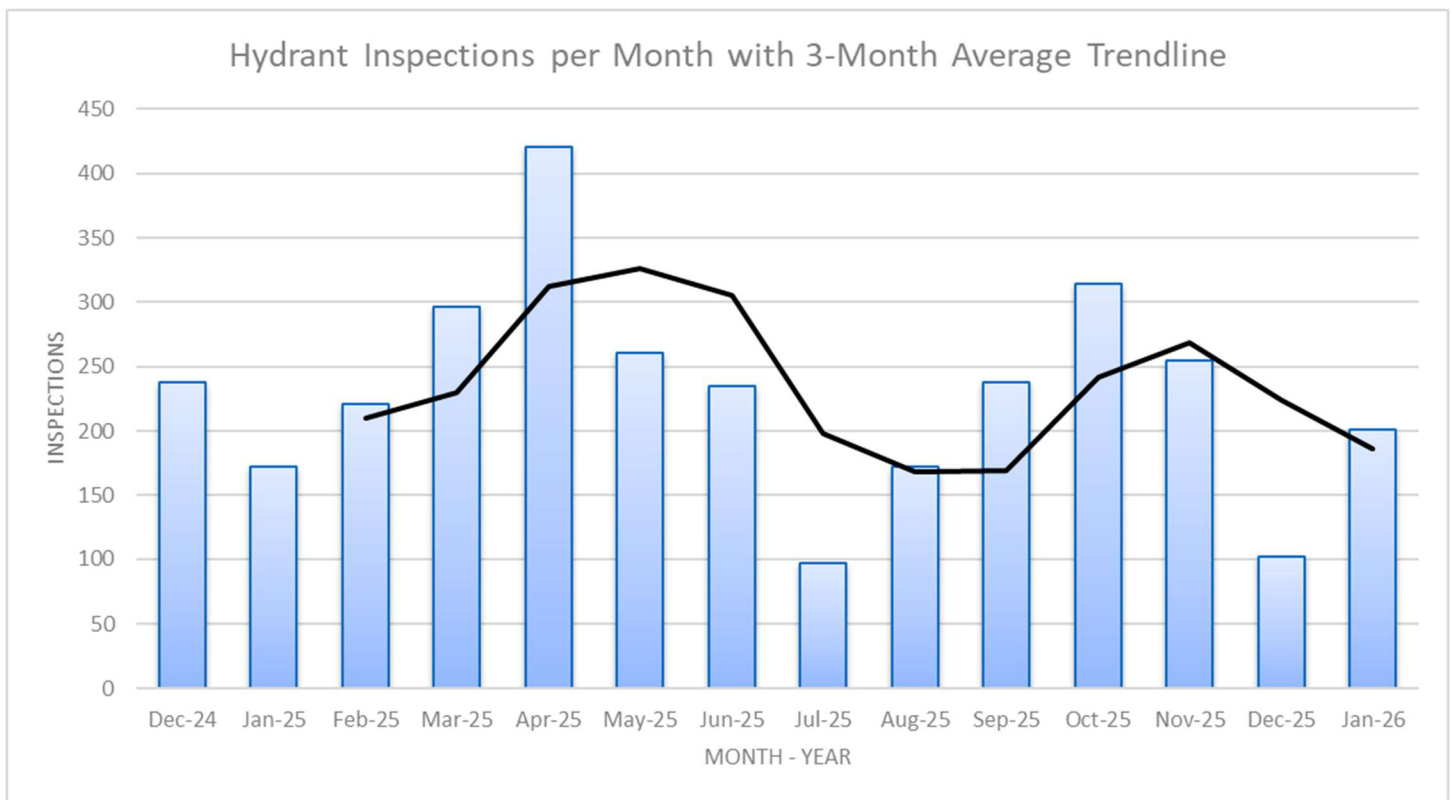
- Creation and build-out of a Pipeline Condition Technician position to establish a formal condition-based assessment program that supports operational decision-making and provides data-driven input for risk-based capital improvement planning **(2023-2027 Strategic Plan)**
- Reduction in reliance on rented lift equipment through the purchase of a boom lift to improve scheduling flexibility, support timely completion of work across departments, and expand inspection and maintenance capabilities for elevated and hard-to-access assets
- Promote optimization of resources through continued development of a resource use plan for Avon Operations Center in anticipation of calendar year Q1 opening **(2023-2027 Strategic Plan)**
- Continue increased emphasis on training and education programs for leadership, safety, equipment, job required, advancement, and operational flexibility **(2023-2027 Strategic Plan)**
- Continued build-out of in-house fleet and equipment maintenance with the existing Inventory and Equipment Technician and proposed Mechanic Assistant for effective and efficient utilization of this group in anticipation of the Avon Operations Center resource
- Use of Operational Insights within the Cityworks work order system to leverage this tool for preventative maintenance planning. **(2023-2027 Strategic Plan)**
- Continued succession plan training for senior maintenance staff. **(2023-2027 Strategic Plan)**
- Continued focus on remaining exclusion meter conversions throughout the service area.
- Continued support, as needed, of CIS platform implementation **(2023-2027 Strategic Plan)**

Performance Metrics

The ACSA utilizes a variety of performance metrics to track and evaluate progress on strategic plan initiatives, system reliability, and overall performance. Instead of focusing solely on yearly totals for comparison, we are shifting to a **monthly tracking approach with a running three-month average** for key activities. This method allows us to set and adjust targets dynamically, ensuring we can proactively address performance goals throughout the year. Our Cityworks CMMS system, implemented in FY 21, remains a critical tool for capturing and analyzing these metrics to drive data-informed decisions. The metrics below illustrate this refined approach, providing a more responsive and actionable performance assessment.

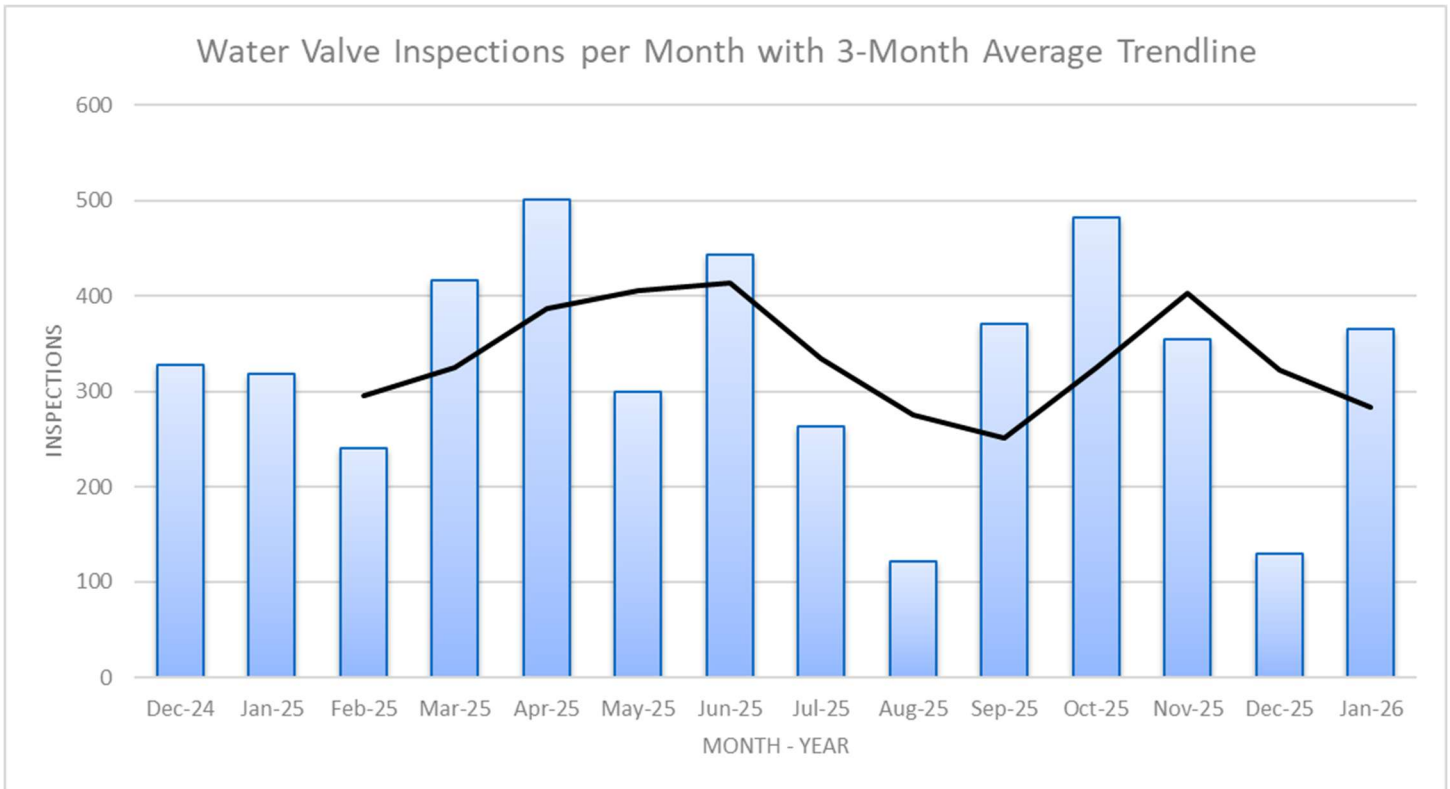
Fire Hydrant Inspection Plan -- The ACSA continually strives to maintain water safety by implementing a comprehensive Fire Hydrant Inspection Plan in accordance with AWWA standards (e.g., AWWA C502). Our performance graph, covering the most recent 14 months, shows monthly inspection data with a three-month moving average trendline. Moving forward, as each new month's data becomes available, we will update the graph so we can continuously assess our performance and make operational adjustments as needed.

Target Average (3-Month Moving Average): 275 inspections/month



Water Valve Inspection Plan -- Our Water Valve Inspection Plan is designed to maintain and improve the reliability of our water distribution system. We now monitor monthly valve inspections, and our graph—depicting the past 14 months—features a three-month moving average trendline. As new monthly data is added, we will update this graph to review our current performance, enabling us to adjust our operations and, eventually, refine our targets. Note that this metric supports our efforts, including the anticipated additional Valve Tech position, and will help us track both inspections and repairs.

Target Average (3-Month Moving Average): 400 inspections/month



Maintenance Department

Description	FY 2025 <u>Expended</u>	FY 2026	FY 2026	FY 2026 <u>Budget</u>	FY 2027	FY 2027	FY 2027
		<u>Actual</u> Expenses <u>To-Date(Feb)</u>	<u>Anticipated</u> Expenses <u>To-EOFY 2026</u>		<u>Base</u> <u>Budget</u>	<u>Total</u> <u>Proposed</u>	as % of <u>FY 2026</u>
<i>PERSONAL SERVICES</i>							
Salaries & Wages	\$ 2,319,980	1,570,982	2,356,473	2,660,000	2,928,500	2,928,500	110.1%
Overtime/Standby Pay	68,967	71,104	106,656	85,000	105,000	105,000	123.5%
Social Security	179,357	124,004	186,006	209,400	232,100	232,100	110.8%
Retirement	394,162	174,966	262,449	295,100	313,300	313,300	106.2%
Health & Benefit Dollars	348,861	255,410	383,115	544,400	637,000	637,000	117.0%
Life Insurance	20,390	18,162	27,243	35,000	30,700	30,700	87.7%
Workers' Compensation	41,470	41,312	61,968	72,700	71,000	71,000	97.7%
Meals	1,497	938	1,407	5,000	5,000	5,000	100.0%
Subtotal:	3,374,684	2,256,878	3,385,317	3,906,600	4,322,600	4,322,600	110.6%
<i>OPERATING SUPPLIES</i>							
Office Supplies	153	529	794	4,100	4,000	4,000	97.6%
Shop Supplies	4,362	3,068	4,602	39,900	48,300	48,300	121.1%
Personal Protective Equipment	61,689	15,753	23,630	45,500	70,600	70,600	155.2%
Fuel, Oil & Grease	70,569	39,668	59,502	88,500	76,600	76,600	86.6%
Heating Fuel	2,010	5,009	7,514	10,500	7,200	7,200	68.6%
Small Tools & Equipment	99,901	59,645	89,468	134,000	187,000	187,000	139.6%
Subtotal:	238,684	123,672	185,510	322,500	393,700	393,700	122.1%
<i>REPAIR & MAINTENANCE SUPPLIES</i>							
Materials - Water	163,018	121,505	182,258	242,100	164,000	164,000	67.7%
Materials - Hydrants	41,374	11,155	16,733	56,500	80,000	80,000	141.6%
Materials - Sewer	28,164	24,551	36,827	22,000	40,000	40,000	181.8%
Building & Grounds Supplies	10,313	4,986	7,479	19,800	18,500	18,500	93.4%
Water Pump Station Supplies	59,720	17,803	26,705	43,200	41,800	41,800	96.8%
Sewer Pump Station Supplies	93,194	65,062	97,593	128,800	139,200	139,200	108.1%
Subtotal:	395,783	245,062	367,595	512,400	483,500	483,500	94.4%
<i>PROFESSIONAL & CONTRACTUAL SERVICES</i>							
Labor - Outside Contract	65,310	39,690	59,535	133,300	132,100	132,100	99.1%
Uniform Rental	26,097	17,999	26,999	47,100	46,500	46,500	98.7%
Building & Grounds Services	138,453	82,125	123,188	124,200	143,100	143,100	115.2%
Postage	577	562	843	6,000	4,500	4,500	75.0%
Service Center	5,568	-	-	18,000	22,700	22,700	126.1%
Other Contractual Services	3,672	2,143	3,215	1,500	3,800	3,800	253.3%
Subtotal:	239,677	142,519	213,780	330,100	352,700	352,700	106.8%

Maintenance Department

Description	FY 2025 Expended	FY 2026 Actual Expenses To-Date(Feb)	FY 2026 Anticipated Expenses To-EOFY 2026	FY 2026 Budget	FY 2027 Base Budget	FY 2027 Total Proposed	FY 2027 as % of FY 2026
<i>REPAIRS AND MAINTENANCE</i>							
Equipment Repair and Maintenance	46,319	24,726	37,089	189,100	131,900	131,900	69.8%
Building & Grounds Repair and Maintenance	13,015	17,954	26,931	8,100	59,000	59,000	728.4%
Vehicle Repair and Maintenance	65,891	37,081	55,622	74,400	67,900	67,900	91.3%
Subtotal:	125,225	79,761	119,642	271,600	258,800	258,800	95.3%
<i>OTHER SERVICES AND CHARGES</i>							
Rental of Equipment	2,296	1,370	2,055	5,000	3,500	3,500	70.0%
Dues and Memberships	1,015	600	900	700	700	700	100.0%
Books and Periodicals	-	-	-	500	500	500	100.0%
Education and Training	34,550	22,289	33,434	44,200	45,000	45,000	101.8%
Travel	13,422	6,522	9,783	25,800	24,600	24,600	95.3%
Electricity - Water Pump Station	41,579	27,878	41,817	80,900	60,000	60,000	74.2%
Electricity - Sewer Pump Station	38,430	25,714	38,571	61,900	48,800	48,800	78.8%
Electricity - Shop & Office	52,259	30,155	45,233	75,300	57,900	57,900	76.9%
Permits	360	250	375	2,400	2,200	2,200	91.7%
Subtotal:	183,911	114,778	172,168	296,700	243,200	243,200	82.0%
TOTAL MAINTENANCE	\$ 4,557,964	2,962,670	4,444,012	5,639,900	6,054,500	6,054,500	107.4%
<i>NEW EQUIPMENT ACQUISITION</i>							
New Equipment Acquisition	\$ 4,721	21,945	32,918	130,000	436,000	436,000	335.4%
Total	\$ 4,721	21,945	32,918	130,000	436,000	436,000	335.4%
<i>PLANNED EQUIPMENT REPLACEMENT</i>							
Planned Equipment Replacement	\$ -	515	773	967,000	705,000	705,000	72.9%
Total	\$ -	515	773	967,000	705,000	705,000	72.9%



Debt Financing – FY 2027

The ACSA anticipates a debt issuance to fund ongoing and future capital projects in FY 2027. Currently, the ACSA has one outstanding issuance, the refunded the Build America Bond (BAB) revenue bond on July 21, 2021, through the Virginia Resources ACSA (VRA) and its 2021B Pooled Bond issuance. Below is a summary of the ACSA's current debt service requirements along with the effect to future budget years.

Debt Type	Balance July 1, 2025	Additions	Reductions	Balance June 30, 2026	Amounts Due Within One Year
Refunding bond	\$ 2,975,000	\$ -	\$ (435,000)	\$ 2,540,000	\$ 670,000

A single revenue bond for \$10,357,000 was issued as a Build American Bond (BAB) on November 1, 2010. Proceeds from the sale were used to (1) provide funding for the North Fork Regional Pump Station project and to (2) pay the cost of issuance. On July 21, 2021, the ACSA refunded this bond through an issuance by the Virginia Resources Authority (VRA). The refunding resulted in a net budgetary savings of \$1,242,262 or a net present value percent savings of 9.68%.

We anticipate a debt issuance totaling approximately \$20,000,000 in FY 2027 and have conservatively estimated a borrowing rate of 4.75%. The revenue bond and estimated debt service requirements to maturity are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total Annual Debt Service for the next five years
2027	670,000	1,108,000	1,778,000
2028	795,000	1,063,000	1,858,000
2029	835,000	1,023,059	1,858,059
2030	877,000	984,409	1,861,409
2031	914,000	944,350	1,858,350
	\$ 4,091,000	\$ 5,122,818	\$ 9,213,818

Capital Equipment Purchases

The ACSA purchases capital equipment on an ongoing basis as new or unique needs arise or during planned replacement periods. For budgeting purposes, there is a differentiation between equipment that is being replaced and equipment that is being purchased for the first time. Please see summaries of equipment purchased below:

Equipment – Newly acquired - \$510,800

Engineering – Vehicle and utility locating equipment for Utility Location Technician position approved in February 2025. (Budget Impact: \$44,000 and \$6,000, respectively)

Information Technology – Information Technology has identified the need for additional IT equipment to be used by multiple departments throughout the ACSA. This equipment includes additional iPads (4), GPS Units (4), cell phones (4), computers (4), and office furniture (1) (Budget Impact: \$9,200, \$400, \$2,000, \$9,200, and \$4,000, respectively).

Maintenance – Scheduled replacement of fleet vehicle (1), correlator replacement, patroller and logger replacement, reconditioning of Unit 63, boom lift, automated flagger assistance device, mulching attachment for mini-excavator, 2 vehicle equipment lifts, forklift, ultrasonic wall thickness inspection device, and pipe video inspection equipment. (Budget impact: \$78,000, \$33,000, \$24,000, \$6,000, \$75,000, \$28,000, \$25,000, \$47,000, \$40,000, \$5,000, and \$75,000 respectively)

Equipment- Replacement - \$1,244,100

Information Technology – Replacement of iPads/cell phones (12), computers (15), servers (2), SCADA PLCs, cell modems (115), server rack switches, improvements recommended through the facility condition assessment at the North Fork Regional Pump Station, Camelot Pump Station, Georgetown Green Pump Station, Glenmore Pump Station, and Ashcroft Pump Stations, upgrades to access controls at all pump stations, and board room furniture replacement. (Budget impact: \$27,600, \$34,500, \$20,000, \$14,000, \$120,000, \$12,000, \$128,500, \$172,500 and \$10,000 respectively).

Maintenance – Scheduled replacement of large dump truck (1), mini-excavator, spin doctor, and trailer mounted chipper. (Budget impact: \$275,000, \$270,000, \$100,000, and \$60,000 respectively)

Capital Equipment Purchases

Description	FY 2027 Proposed <u>Budget</u>
<i>NEW EQUIPMENT ACQUISITION</i>	
Engineering	\$ 50,000
Information Technology	24,800
Maintenance	436,000
Total:	\$ <u>510,800</u>
 <i>PLANNED EQUIPMENT REPLACEMENT</i>	
Information Technology	\$ 539,100
Maintenance	705,000
Total:	\$ <u>1,244,100</u>

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

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 a 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 remaining 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 water line 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 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 the ACSA's Maintenance Department 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 the 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 funds 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 exclusion 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.
 - **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 the 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. It is anticipated that construction will occur in the FY 2027 – FY 2029 timeframe with additional funding required.
- **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 - \$475,000**
 - **Total Project Budget - \$475,000**
- 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 the 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-serve 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-premise 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 will be 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 anticipated in FY 2027. These funds are divided equally between water and wastewater projects. 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 (New):** 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 the ACSA's long-range needs.
- **FY 2027 Budget - \$100,000 (Annually)**

Albemarle County Service Authority Water & Sewer Rate Model
 SCHEDULE 6 - CAPITAL IMPROVEMENT PROJECTS

WATER SYSTEM CIP IMPROVEMENTS															
LINE NO.	SYSTEM	PROJECT	TOTAL PREV. BUDGETS	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST	2031 FORECAST	2032 FORECAST	2033 FORECAST	2034 FORECAST	2035 FORECAST	2036 FORECAST	2037 FORECAST	TOTAL 10-YR FORECAST
1	Crozet	Crozet Phase 5 Water Main Replacement	\$ -				\$ 900,000		\$ 2,000,000	\$ 5,100,000					\$ 8,000,000
2	Crozet	Parkview Drive Water Connection	\$ 300,000												\$ 300,000
3	Scottsville	Scottsville Phase 4 Water Main Replacement	\$ 1,554,900	\$ 1,000,000	\$ 3,000,000	\$ 3,000,000									\$ 8,554,900
4	Scottsville	Stony Point Water Main Replacement	\$ 175,000				\$ 350,000								\$ 525,000
5	Urban	Ragged Mountain Phase 1 Water Main Replacement	\$ 1,876,400	\$ 950,000											\$ 2,826,400
6	Urban	Northfields Water Main Replacement	\$ 530,000	\$ 1,200,000	\$ 4,000,000	\$ 4,600,000									\$ 10,330,000
7	Urban	Wakefield Water Main Replacement	\$ -			\$ 250,000	\$ 1,300,000								\$ 1,550,000
8	Urban	Carrsbrook Water Main Replacement	\$ -			\$ 550,000	\$ 550,000	\$ 3,900,000	\$ 3,900,000						\$ 8,900,000
9	Urban	Rt 785 Water Main Replacement	\$ -			\$ 70,000	\$ 350,000								\$ 420,000
10	Urban	Old Forge Water Main Replacement	\$ -					\$ 300,000	\$ 800,000	\$ 1,200,000					\$ 2,300,000
11	Urban	Barracks West Water Main Replacement	\$ 3,500,000	\$ -											\$ 3,500,000
12	Urban	Townwood Water Main Replacement	\$ 3,200,000	\$ 300,000											\$ 3,500,000
13	Urban	Raintree and Fieldbrook PVC Water Main Replacement	\$ 432,300	\$ -	\$ 2,000,000	\$ 5,600,000									\$ 8,032,300
14	Urban	Albemarle High School AC Water Main Replacement	\$ 200,000	\$ -											\$ 200,000
15	Urban	Southern Rivanna River Crossing Upgrade	\$ -			\$ 350,000	\$ 2,150,000								\$ 2,500,000
16	Urban	Airport Acres Water System	\$ -									\$ 400,000	\$ 3,200,000	\$ 1,300,000	\$ 3,600,000
17	Urban	Glenorchy - Viewmont Court Water Extension	\$ -								\$ 200,000				\$ 200,000
18	Urban	Ashcroft Water Main Replacement	\$ -						\$ 700,000	\$ 2,000,000	\$ 2,000,000				\$ 4,700,000
19	Urban	Riverrun Water Main Replacement	\$ -		\$ 300,000	\$ -	\$ 3,100,000								\$ 3,400,000
20	Urban	North Pines Water Main Replacement	\$ -									\$ 550,000	\$ 4,300,000	\$ 3,300,000	\$ 4,850,000
21	Urban	Lewis Hill Water Main Replacement	\$ -							\$ 500,000	\$ 2,000,000	\$ 1,000,000			\$ 3,500,000
22	Urban	Ivy Oaks Water Main Replacement	\$ -						\$ 450,000	\$ 1,000,000	\$ 1,750,000				\$ 3,200,000
23	Urban	Hollymead Phase 2 Water Main Replacement	\$ -							\$ 300,000		\$ 1,800,000			\$ 2,100,000
24	Urban	Canterbury Hills Phase 2 Water Main Replacement	\$ -					\$ 600,000	\$ -	\$ 1,000,000	\$ 3,000,000				\$ 4,600,000
25	Urban	Mosby Mountain Pressure Zone - Additional Storage	\$ -			\$ 150,000	\$ 1,500,000								\$ 1,650,000
26	Urban	Branchlands PVC Water Main Replacement	\$ -					\$ 600,000	\$ -	\$ 2,200,000	\$ 2,000,000				\$ 4,800,000
27	Urban	Old Ballard Road Water Connection	\$ -								\$ 700,000	\$ 2,300,000	\$ 2,300,000	\$ 2,250,000	\$ 5,300,000
28	Urban	Ivy Road Water Main Replacement (Under Route 29/250 Bypass)	\$ -			\$ 500,000	\$ 3,500,000								\$ 4,000,000
29	All	Exclusion Meters Replacement Program	\$ 527,500	\$ -											\$ 527,500
30	All	Pipe Saddles Replacement	\$ 100,000	\$ -	\$ -	\$ 50,000									\$ 150,000
31	All	Water Main Condition Assessment	\$ -	\$ -	\$ 500,000										\$ 500,000
32	All	Water Pump Stations - Rehabilitation	\$ 95,000	\$ 100,000	\$ 35,000						\$ 275,000				\$ 505,000
33	Urban	Risk and Resiliency Assessment Recommendations	\$ -	\$ 140,000											\$ 140,000
34	All	Annual Water Repair and Replacement	Ongoing	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 3,500,000
Total Water Capital Projects				\$ 4,040,000	\$ 10,185,000	\$ 15,470,000	\$ 14,050,000	\$ 5,750,000	\$ 7,500,000	\$ 12,350,000	\$ 12,275,000	\$ 8,400,000	\$ 10,150,000	\$ 7,200,000	\$ 112,661,100

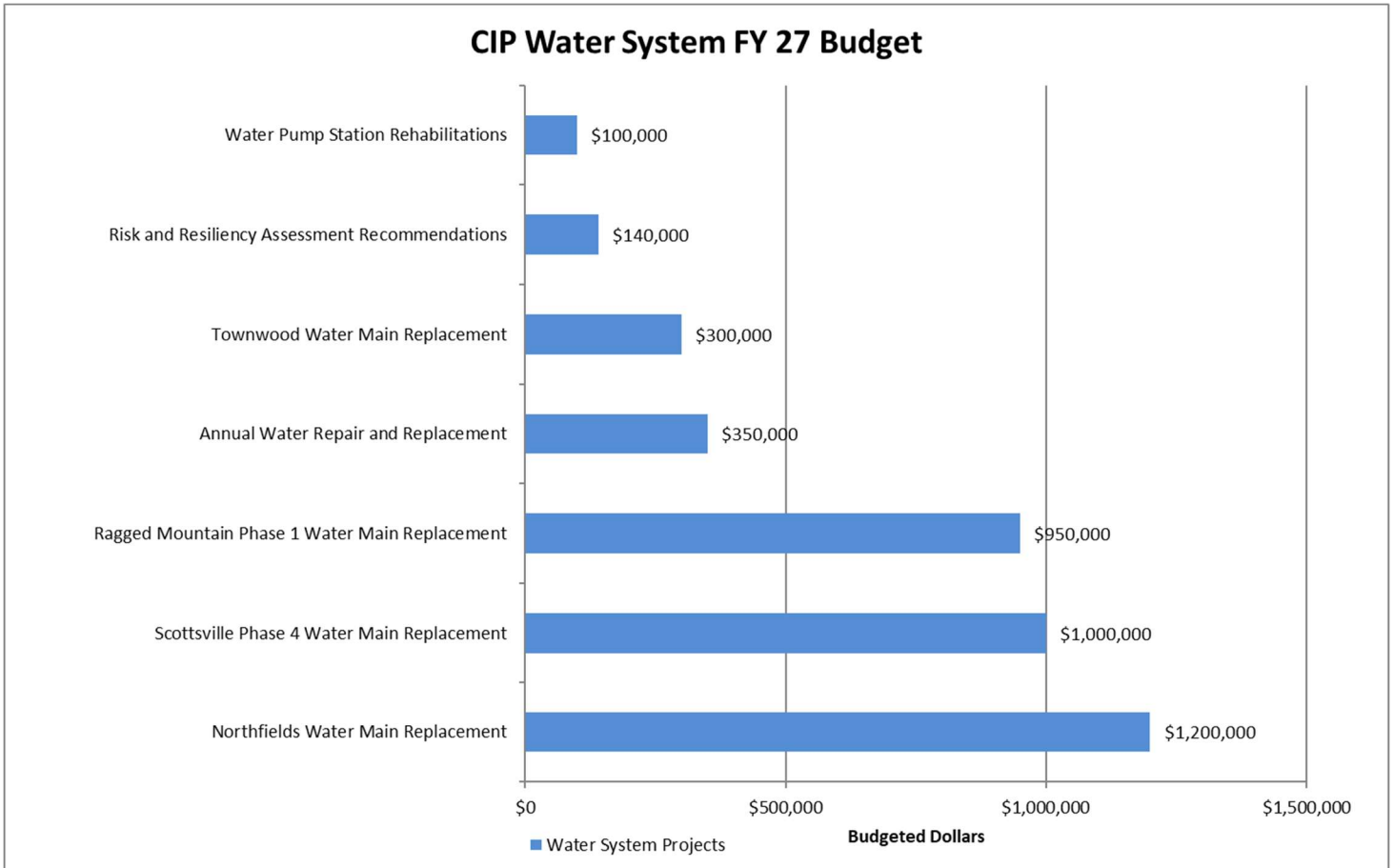
SEWER SYSTEM CIP IMPROVEMENTS															
LINE NO.	SYSTEM	PROJECT	TOTAL PREV. BUDGETS	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST	2031 FORECAST	2032 FORECAST	2033 FORECAST	2034 FORECAST	2035 FORECAST	2036 FORECAST	2037 FORECAST	TOTAL 10-YR FORECAST
35	Crozet	Brookwood Road Sewer Extension	\$ -				\$ 25,000								\$ 25,000
36	Crozet	Buck Road Sewer Extension	\$ -				\$ 50,000								\$ 50,000
37	Crozet	Park Road Sewer Extension	\$ -				\$ 100,000								\$ 100,000
38	Urban	Airport Trunk Sewer Upgrade	\$ 483,800	\$ 7,200,000	\$ 2,000,000										\$ 9,683,800
39	Urban	Northfields Phase 5 Sewer	\$ 70,000	\$ -	\$ 600,000	\$ 600,000									\$ 1,270,000
40	Urban	Northfields Sewer (Future Phases)	\$ -							\$ 1,000,000	\$ 900,000				\$ 1,900,000
41	Urban	Buckingham Circle Sewer	\$ 700,000	\$ 2,600,000	\$ 700,000										\$ 4,000,000
42	Urban	5th Street Aerial Sewer Replacement	\$ -	\$ 1,000,000											\$ 1,000,000
43	Urban	Carrsbrook Collection System	\$ -			\$ 900,000	\$ 900,000	\$ 5,000,000	\$ 3,000,000						\$ 9,800,000
44	Urban	Hessian Hills Sewer Phase III	\$ -				\$ 150,000								\$ 150,000
45	Urban	Ednam Forest Sewer	\$ -			\$ 600,000	\$ -	\$ 5,000,000	\$ 6,000,000						\$ 11,600,000
46	Urban	Airport Acres Off-site Sewer	\$ -							\$ 250,000	\$ -	\$ 1,500,000			\$ 1,750,000
47	Urban	Airport Acres Sewer	\$ -							\$ 550,000	\$ -	\$ 3,000,000			\$ 3,550,000
48	Urban	Bellair-Liberty Hills Sewer	\$ 1,393,715	\$ 2,000,000	\$ 5,200,000										\$ 8,593,715
49	All	North Fork and Camelot Pump Station Improvements	\$ -	\$ 475,000											\$ 475,000
50	All	Sewer Pump Stations - Rehabilitation	\$ 230,000	\$ 100,000	\$ 500,000			\$ 210,000	\$ 100,000		\$ 200,000				\$ 1,340,000
51	All	Miscellaneous Sewer Rehabilitation	Ongoing	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 4,000,000
Total Sewer Capital Projects				\$ 13,775,000	\$ 9,400,000	\$ 2,500,000	\$ 1,625,000	\$ 10,610,000	\$ 9,500,000	\$ 2,200,000	\$ 1,500,000	\$ 4,900,000	\$ 400,000	\$ 400,000	\$ 59,287,515

NON-UTILITY AND FACILITY CIP IMPROVEMENTS															
LINE NO.	SYSTEM	PROJECT	TOTAL PREV. BUDGETS	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST	2031 FORECAST	2032 FORECAST	2033 FORECAST	2034 FORECAST	2035 FORECAST	2036 FORECAST	2037 FORECAST	TOTAL 10-YR FORECAST
52	All	Customer Information System (CIS) Replacement	\$ 2,000,000	\$ 600,000											\$ 2,600,000
53	All	Cloud Migration and ArcGIS Utility Network Implementation	\$ 425,000	\$ 150,000											\$ 575,000
54	All	Avon Operations Center	\$ 18,000,000	\$ -											\$ 18,000,000
55	All	Records Management Project	\$ 390,000	\$ -	\$ 50,000										\$ 440,000
56	All	ArcFlash Hazard Assessment Update	\$ 80,000	\$ 80,000											\$ 160,000
57	All	Facility Master Plan	\$ -		\$ 200,000										\$ 200,000
58	All	Developer Participation	Ongoing	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
Total Non-Utility and Facility Capital Projects				\$ 930,000	\$ 350,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 22,975,000

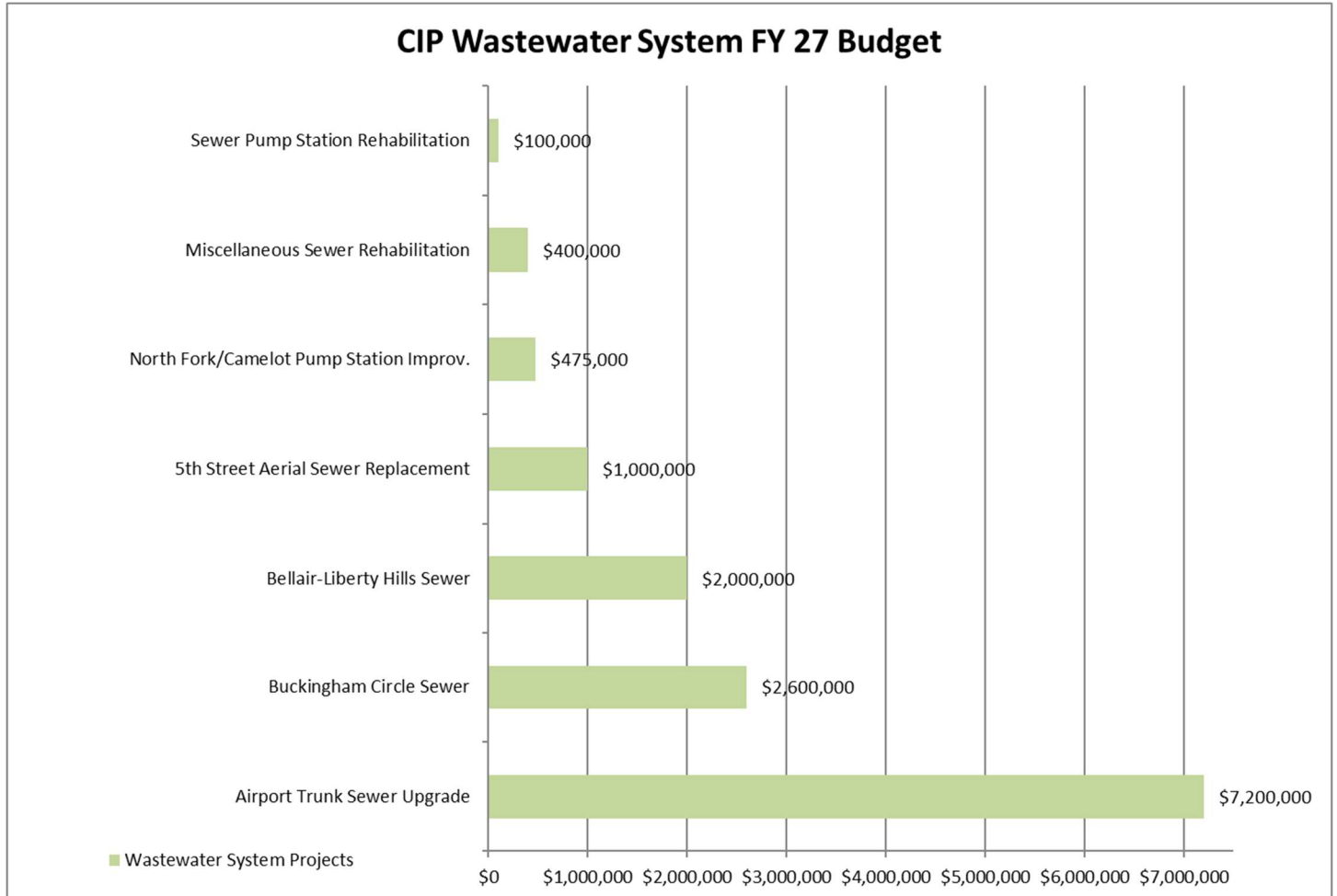
*New Projects highlighted in gray

TOTAL CAPITAL IMPROVEMENT PROJECTS	\$ 36,263,615	\$ 18,745,000	\$ 19,935,000	\$ 18,070,000	\$ 15,775,000	\$ 16,460,000	\$ 17,100,000	\$ 14,650,000	\$ 13,875,000	\$ 13,400,000	\$ 10,650,000	\$ 7,700,000	\$ 194,923,615
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The following is an illustration of estimated water system project costs to be undertaken in FY 2027:



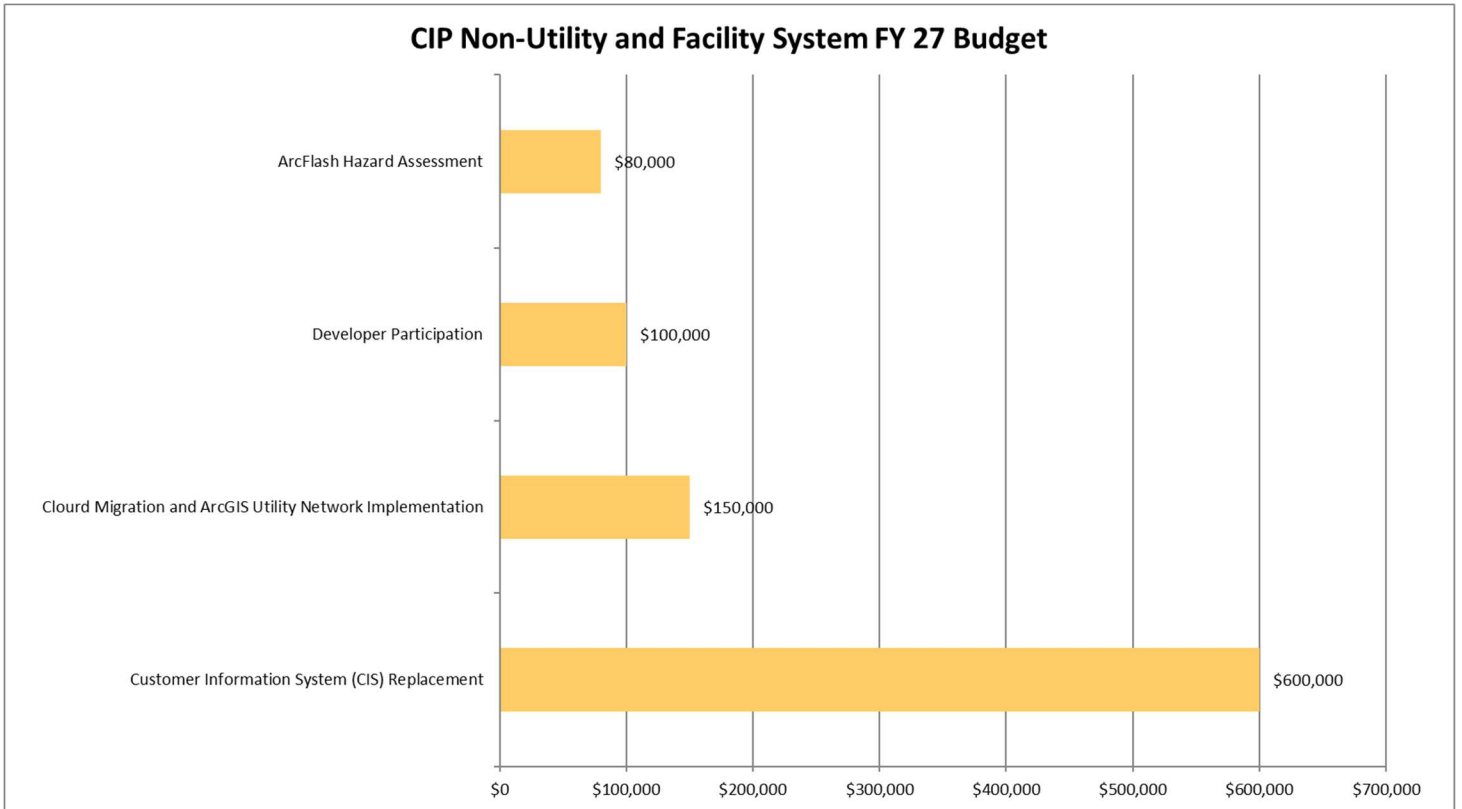
The following is an illustration of estimated wastewater system project costs to be undertaken in FY 2027:



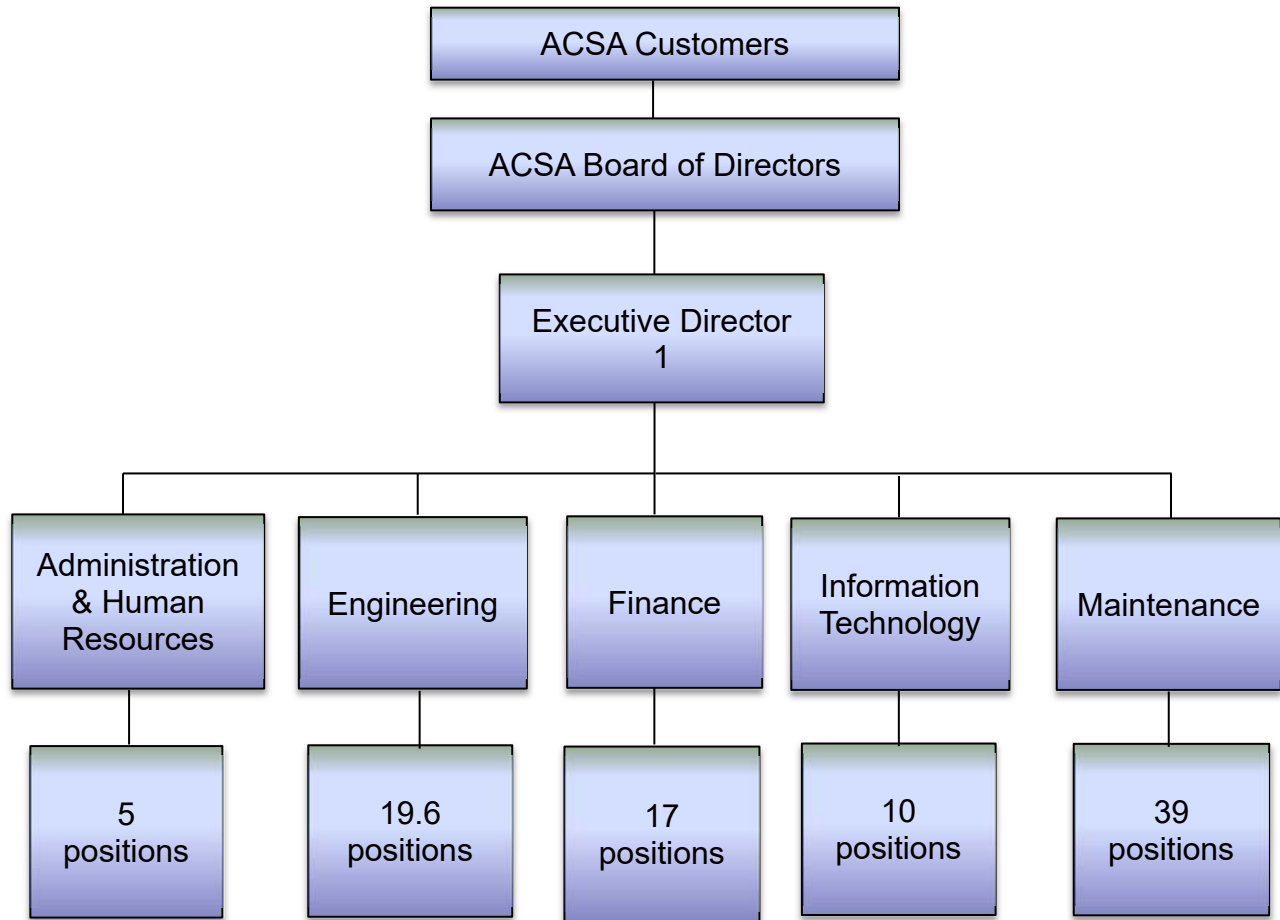


CIP—FY 2027 Graphical Capital Budget – Non-Utility and Facility

The following is an illustration of estimated non-utility and facility project costs to be undertaken in FY 2027:



ACSA Organizational & Personnel Chart



Note: Three new positions proposed in Fiscal Year 2027 and can be noted on the following page by the “*”.

ACSA Departmental Staffing – FY 2027

		FY 2025 Positions	FY 2026 Positions	FY 2027 Positions
ADMINISTRATION	Executive Director	1	1	1
	Director of Human Resources & Admin.	1	1	1
	Administrative Office Assoc.	1	1	1
	Executive Assistant	1	1	1
	Human Resources Tech.	1	1	1
	Safety Supervisor	-	1	1
INFO. TECH.	Director of Information Technology	1	1	1
	ISO Systems Engineer	1	1	1
	Systems Analyst	1	1	1
	Enterprise Applications Supervisor	1	1	1
	Information Technology Supervisor	-	-	1*
	GIS Technician	1	1	1
	SCADA Technician	1	1	1
	Systems Engineer	1	1	1
	Utility Data Analyst	1	1	1
IT Technician	1	1	1	
FINANCE	Director of Finance	1	1	1
	Accounting Supervisor	1	1	1
	Meter Operations Supervisor	1	1	1
	Customer Service Supervisor	1	1	1
	Sr. Customer Service Rep.	1	1	1
	Sr. Meter Technician	1	1	1
	Procurement and Fin. Specialist	1	1	1
	Payroll and Rev. Specialist	1	1	1
	Accounting Clerk	1	1	1
	Customer Service Rep. I/II	5	5	5
	Meter Technician I/II	4	3	3
	ENGINEERING	Director of Engineering	1	1
Civil/Sr. Civil Engineer		4	4	4
Environmental Compliance Supervisor		1	1	1
Reg. Compliance Specialist		1	1	1
Construction Inspector		6	6	6
Utility Location Tech/Sr. Utility Loc. Tech.		3	4	4
Engineering Tech.		2	2	2
P.T. Engineering Intern		0.6	0.6	0.6
MAINTENANCE	Director of Operations	1	1	1
	Operations Supervisor	2	2	2
	Facilities Supervisor	1	1	1
	Facilities Maintenance Technician	1	1	1
	Electrician Technician	1	1	1
	Pump Technician	1	1	1
	CCTV Technician	2	2	2
	Crew Leader I/II	5	5	5
	Utility Worker I/II	17	17	17
	Pipeline Condition Technician	-	-	1*
	Mechanic Assistant	-	-	1*
	Inventory & Equipment Technician	-	1	1
	Jetting Technician	-	1	1
	Valve Technician	1	2	2
	Hydrant Technician	1	1	1
	Maintenance Admin Assistant	1	1	1
TOTAL		84.6	88.6	91.6

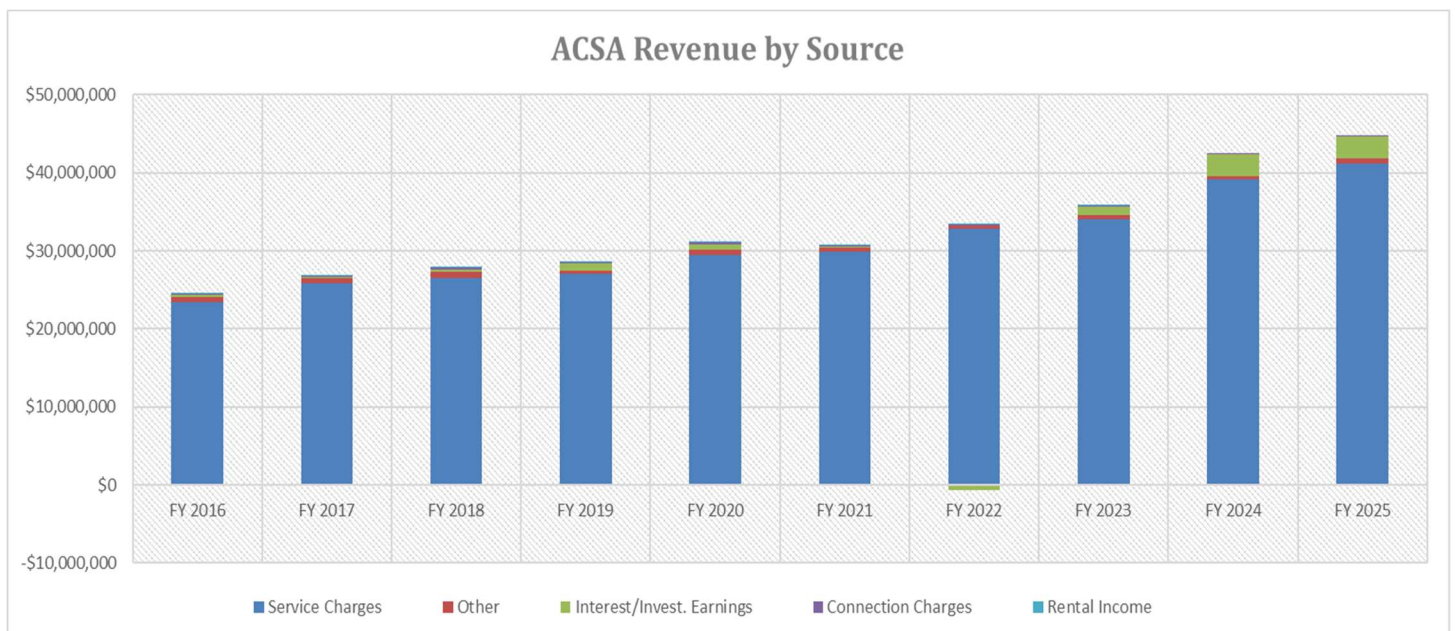


Supplemental Information

Revenue by Source

Fiscal Year	Service Charges	Connection Charges	Rental Income	Interest/Invest. Earnings (Loss)	Other	Total
2016	23,460,681	117,728	27,645	215,035	675,878	24,496,967
2017	25,786,007	138,553	17,213	59,576	738,948	26,740,297
2018	26,453,332	140,451	16,603	348,572	843,004	27,801,962
2019	27,053,948	135,007	16,603	946,599	364,584	28,516,741
2020	29,502,041	147,876	16,603	733,385	639,080	31,038,985
2021	29,883,684	141,043	15,539	82,900	532,947	30,656,113
2022	32,825,048	131,415	18,357	(631,795)	363,569	32,706,594
2023	34,052,322	178,642	270	1,084,854	461,806	35,777,894
2024	39,119,362	178,849	-	2,810,568	441,025	42,549,804
2025	41,239,038	175,477	-	2,880,166	562,665	44,857,346

Source: ACSA Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025.

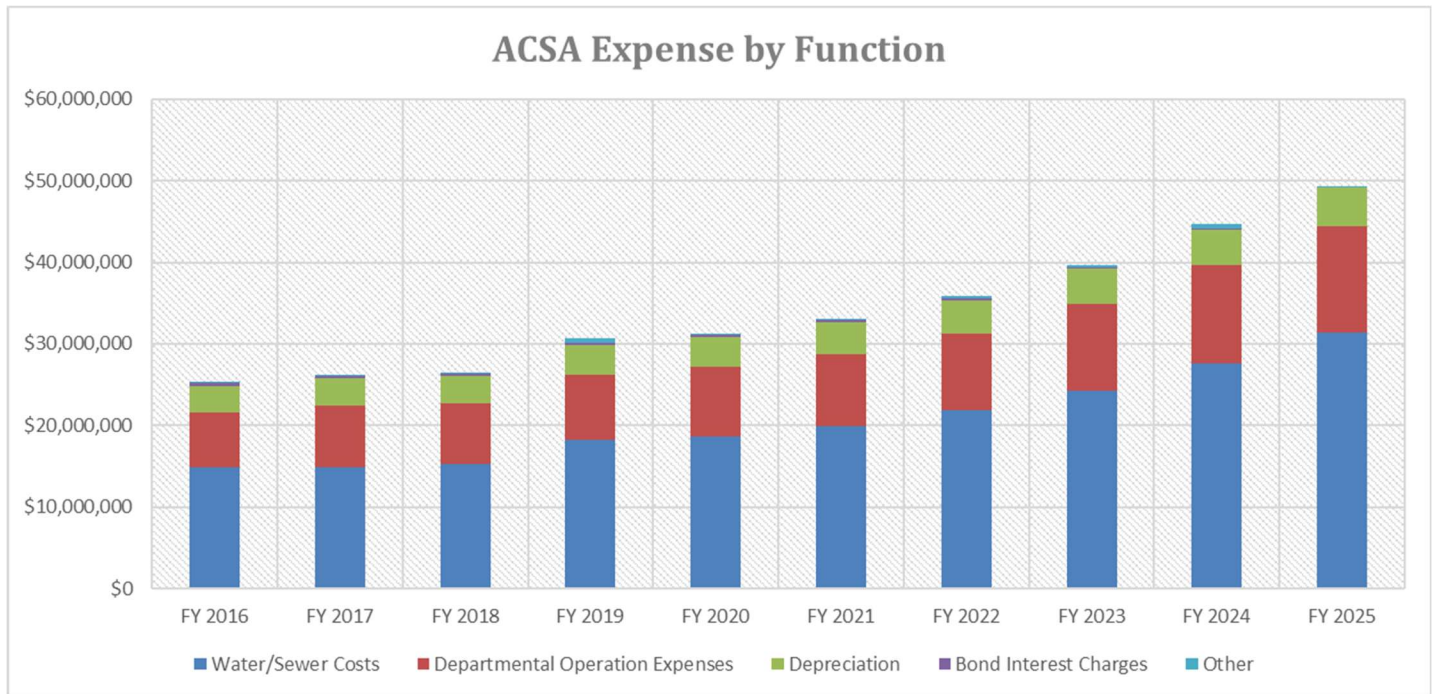




Expense by Function

Fiscal Year	Water/Sewer Costs	Departmental Operating Expenses	Bond Interest Charges	Depreciation	Other	Total
2016	14,795,643	6,843,659	395,056	3,158,144	22,163	25,214,665
2017	14,928,569	7,501,581	374,726	3,302,779	4,761	26,112,416
2018	15,289,280	7,404,479	353,776	3,336,765	55,201	26,439,501
2019	18,154,657	8,076,009	332,183	3,625,254	438,731	30,626,834
2020	18,694,581	8,441,727	309,946	3,669,899	7,553	31,123,706
2021	19,858,509	8,845,385	287,044	3,898,244	161,972	33,051,154
2022	21,923,767	9,271,273	235,937	4,114,076	325,933	35,870,986
2023	24,189,739	10,775,280	102,153	4,305,016	219,564	39,591,752
2024	27,585,689	12,051,902	82,250	4,354,813	681,357	44,756,011
2025	31,368,550	13,011,442	74,029	4,792,018	73,515	49,319,554

Source: ACSA Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025.

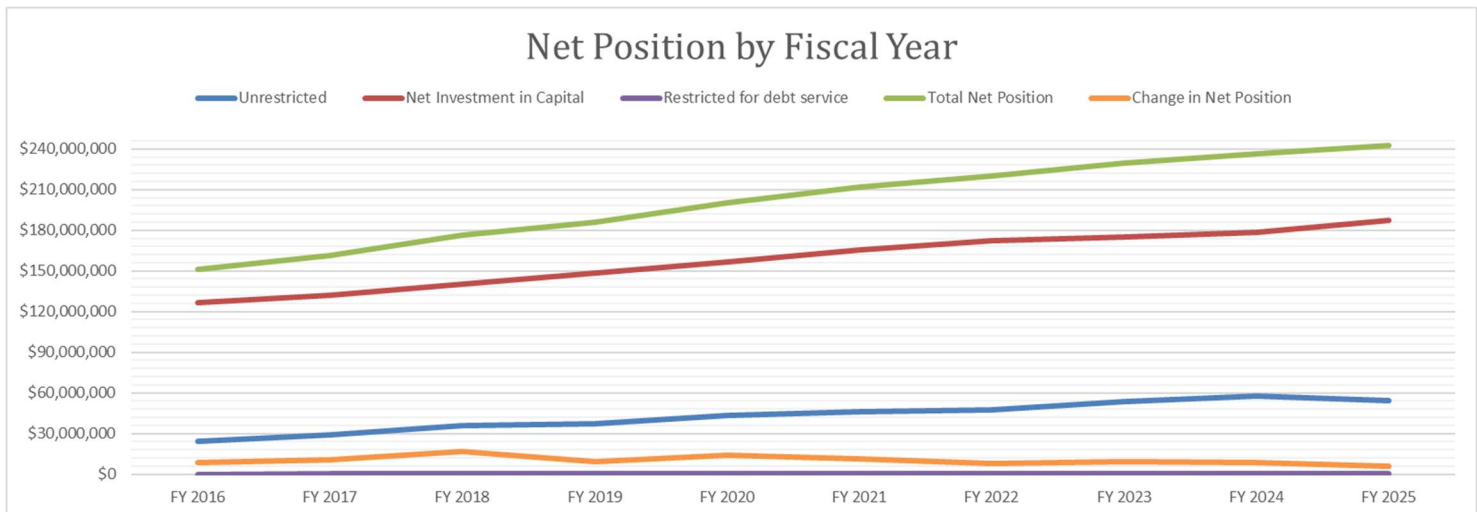




Changes in Net Position

Fiscal Year	Beginning Net Position	Net Investment in Capital Assets	Restricted for debt service	Unrestricted	Ending Net Position	Change in Net Position
2016	142,225,250	126,311,674	240,591	24,423,916	150,976,181	8,750,931
2017	150,976,181	131,997,020	247,015	29,077,339	161,321,374	10,345,193
2018*	159,966,301	140,238,885	255,835	36,007,519	176,502,239	16,535,938
2019	176,502,239	148,180,254	264,343	37,580,516	186,025,113	9,522,874
2020	186,025,113	156,610,823	269,790	43,394,497	200,275,110	14,249,997
2021	200,275,110	165,640,741	272,895	46,047,071	211,960,707	11,685,597
2022	211,960,707	172,031,606	314,718	47,742,895	220,089,219	8,128,512
2023	220,089,219	175,247,805	331,531	53,942,334	229,521,670	9,432,451
2024*	228,316,799	178,591,470	331,089	57,786,980	236,709,539	8,392,740
2025	236,709,539	187,525,026	337,603	54,475,231	242,337,860	5,628,321

Source: ACSA records, * -- Beginning net position restated, in accordance with GASB Statements/other.



County Demographic and Economic Statistics

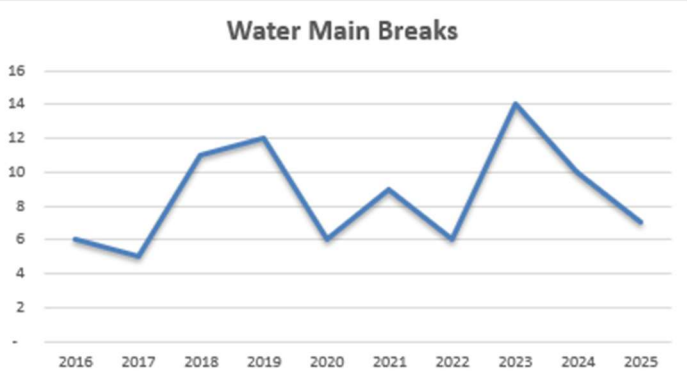
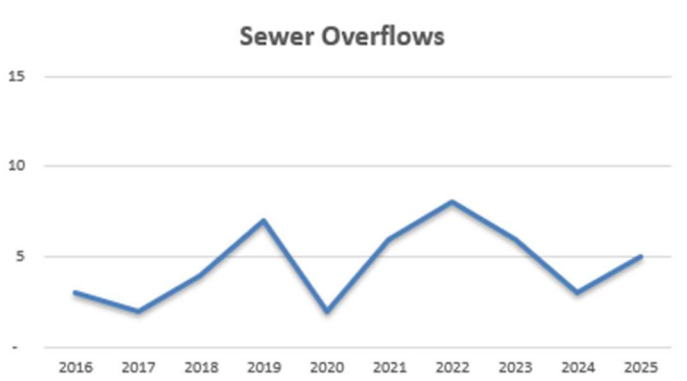
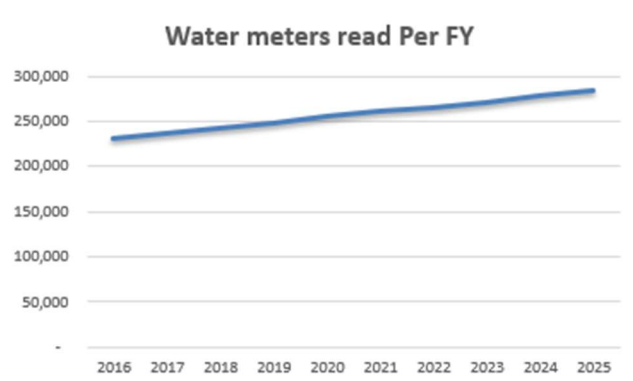
Calendar Year	Population	Personal Income (\$)	Per Capita Income (\$)	Per Capita Income as a Percent (%) of U.S. Average	School Enrollment	Unemployment Rate (%)
2015	105,703	8,795,194,000	58,603	127	13,737	3.7
2016	106,878	9,182,721,000	60,294	125	13,792	3.5
2017	107,702	9,375,633,000	60,964	124	13,910	3.3
2018	108,718	10,531,351,000	67,630	131	14,013	2.7
2019	109,330	11,702,008,000	74,613	137	14,435	2.5
2020	112,395	12,160,701,000	77,657	138	13,532	5.4
2021	113,535	12,230,910,000	77,606	130	13,749	3.2
2022	114,534	13,670,666,000	85,867	134	13,970	2.7
2023	115,676	14,583,689,000	91,201	132	13,821	2.6
2024	117,313	16,545,814,000	102,987	140	14,173	3.7

Source: ACSA Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025.



For the Year Ended June 30, 2025

Year Created	1964
Size of Service Area:	
Miles of water lines	380.10
Miles of sewer lines	321.10
Fire hydrants	3,199
Water pumping stations	8
Sewer Pumping stations	10
Water storage tanks	7



Source: ACSA Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025.

ACCRUAL BASIS OF ACCOUNTING – A basis of accounting under which increases and decreases in economic resources are recognized as soon as the underlying event or transaction occurs. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of related cash flows.

ALBEMARLE COUNTY SERVICE AUTHORITY – ACSA – Established in 1964 to provide water and wastewater to residents in the County of Albemarle Virginia.

ANNUAL COMPREHENSIVE FINANCIAL REPORT -- ACFR – A set of financial statements that comply with the accounting requirements promulgated by the Governmental Accounting Standards Board.

AMERICAN WATER WORKS ASSOCIATION – AWWA – Established in 1881, AWWA is the largest nonprofit, scientific and educational association dedicated to managing and treating water. AWWA develops standards that represent a consensus of the water industry.

AMERICAN WITH DISABILITIES ACT – ADA – government regulations regarding discrimination based on disabilities.

ADVANCED METERING INFRASTRUCTURE – AMI – enhanced meter reading technology.

ASBESTOS CEMENT (AC) PIPE – A concrete pipe made of a mixture of Portland cement and asbestos fiber and highly resistant to corrosion.

AUTHORITY – A public agency which performs a specified range of services that are usually financed from fees or service charges.

BUDGET – A specific financial plan for the fiscal year that states the expenditures required to meet that plan of operations and identifies the revenue necessary to finance the plan.

CAPITAL CONTRIBUTIONS – Capital contributions are recorded for the receipt of funds, property, lines and improvements by developers, customers, or other governments.

CAPITAL IMPROVEMENT BUDGET – The budgetary expenditures as it relates to the Capital Improvement Program.

CAPITAL IMPROVEMENT PROGRAM (CIP) – The 10-year plan of capital projects which includes replacement or improvement to the service area water and sewer infrastructure as well as A.C.S.A. facilities improvements.

CLOSED CIRCUIT TELEVISION – CCTV – closed circuit television equipment used to monitor the inside of water and wastewater lines with the system infrastructure to detect blockages or leaks.

COMPUTERIZED MAINTENANCE MANAGEMENT SYSTEM – CMMS – A software system that maintains a computer database of information about an organizations maintenance operation, inventory, workorders, asset management, and customer requests.

ENTERPRISE FUND – An enterprise fund is a proprietary type of fund used to account for operations that are financed and operated in a manner similar to private business enterprises. The ACSA's intent is that the costs of providing goods or services to customers on a continuing basis be financed or recovered primarily through user charges.

EQUIVALENT RESIDENTIAL CONNECTION – ERC – costs associated with a new development connection.

FAMILY MEDICAL AND LEAVE ACT – FMLA – government regulatory agency regarding employee leave related to health issues.

FISCAL YEAR – FY -- A 12-month period designated as the operating year for accounting and budgetary purposes. The ACSA's fiscal year runs from July 1 through June 30.

GENERALLY ACCEPTED ACCOUNTING PRINCIPLES – GAAP – accounting guidelines used to report financial information in a relevant and reliable manner.

GEOGRAPHIC INFORMATION SYSTEM – GIS – information system used to geographically locate areas within the ACSA service area.

GOVERNMENT FINANCE OFFICERS ASSOCIATION – GFOA – association that represents public finance officials throughout the United States and Canada. The GFOA's mission is to promote excellence in state and local government financial management.

GRANULAR ACTIVATED CARBON – GAC—An advanced water filtration system to provide fresh, clean water to residents.

HEATING, VENTILATION, AIR CONDITIONING – HVAC – system designed to provide heat, air, and appropriate ventilation within the ACSA operating facilities.

INFLOW AND INFILTRATION – (I&I) – groundwater and stormwater that enter a sewer system.

INFORMATION TECHNOLOGY – IT – a department within the organization responsible for all technological operating aspects of the ACSA.

LONG-TERM DEBT – Debt with a maturity of more than one year after the date of issuance.

NET POSITION – The difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. Net investment in capital assets represents capital assets, less accumulated depreciation, less any outstanding debt related to the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the ACSA or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION – OSHA – government regulatory agency regarding health and safety issues in the workplace.

OPERATING AND MAINTENANCE RESERVES – O&M RESERVES – serves as working capital to cover the time delay between operating revenues and expenditures.

OPERATING BUDGET – A financial plan for future operations based on estimated revenues and expenditures for a specific period.

OPERATING EXPENDITURES – Expenses which are directly related to the organization's primary activities.

OPERATING REVENUES – Revenues directly related to the ACSA’s primary service activities and derived from user charges for services.

OTHER POST-EMPLOYEMENT BENEFITS – OPEB – Refers to benefits, other than pensions, that ACSA employees receive as part of his/her retirement benefits.

POLYVINYL CHLORIDE – PVC – a synthetic resin used to make piping that is used in the ACSA water and wastewater infrastructure.

PROPERTY, PLANT, AND EQUIPMENT – a category that defines fixed assets of the ACSA.

PUMP STATION – Structure containing pumps, controls, valves, piping and electrical equipment for pumping water or wastewater from one place to another. In the water industry, a pump is used to pump water from the source to the customer or to a storage tank, a sewer pump station is used to pump sewage from a wet well or manhole to another manhole at a higher elevation.

REPAIR, REPLACEMENT, AND REHABILITATION FUND – 3R – a fund established to support the unexpected repair, replace and rehabilitation of ACSA water system infrastructure.

RESERVE – Cash and investments accumulated to provide for contingencies and planned/unplanned major expenses.

RIVANNA WATER AND SEWER AUTHORITY – RWSA – wholesale provider of water and wastewater treatment for the ACSA.

SANITARY SEWER EVALUATION SURVEY – SSES – a systematic evaluation of a sanitary sewer system or portion that identifies the condition of sewers, manholes, pump stations and identifies I & I sources, locations, and associated extraneous flow rates.

SANITARY SEWER OVERFLOWS – SSO – overflows of the sewer system caused by the buildup of products within the wastewater pipes.

SUPERVISORY CONTROL AND DATA ACQUISITION – SCADA – A control system that uses computers, networked data communications and graphical user interfaces for high-level process supervisory management but uses other peripheral devices such as programmable logic controllers to interface to the pump stations, water tanks, or pressure reducing valves instruments.

T.G. – Rate used to define water per Thousand Gallons.

A lign

Values

We align ourselves with our core values of honesty, trust, integrity, mutual respect, open communication, and employee empowerment.

C ommit

Community

We commit to provide responsive customer service, to collaborate fully with our community partners, and to promote conservation and environmental stewardship.

S trive

Internal Focus

We strive for professional excellence by maintaining consistent and fair policies across the organization, and encouraging and recognizing pride and dedication to ensure a healthy working environment.

A spire

Future

We aspire to practice strategic foresight and fiscal responsibility while embracing innovation.

Vision

*Serve and conserve today,
 sustain for tomorrow, and
 protect our resources forever.*

Mission

*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.*

Section 10-03. Meter Testing Charge

3/4" - 1"	\$220.00
1 1/2" - 2"	\$275.00
3" - larger	\$ Actual Cost+25%

Section 11-05 Deposits For Temporary Meters

<u>Meter Size</u>	<u>Deposit</u>
3/4" & 1"	\$330.00
1 1/2"	\$440.00
2"	\$550.00

Section 11-06. Deposits For Fire Hydrant Meters

<u>Meter Size</u>	<u>Deposit</u>
1"	\$600 (\$100 non-refundable)
1 1/2"	\$1,300 (\$150 non-refundable)
3"	\$2,000 (\$200 non-refundable)

Section 12-02. Water and Sewer Rates

VOLUME CHARGES

In addition to the fixed monthly service charge (Section 12-03), a volume charge based upon monthly metered water use will be assessed as follows:

Water

Metered Consumption

Residential and All Irrigation Water Rates:

Level 1 (0-3,000 gallons per month)	___ \$6.55 <u>\$7.66</u> per thousand gallons
Level 2 (3,001-6,000 gallons per month)	___ \$13.12 <u>\$15.35</u> per thousand gallons
Level 3 (6,001-9,000 gallons per month)	___ \$19.67 <u>\$23.01</u> per thousand gallons
Level 4 (over 9,000 gallons per month)	___ \$26.25 <u>\$30.71</u> per thousand gallons

Non-Residential and Multi-Family Residential Water Rate (except irrigation water):
\$13.12 \$15.35 per thousand gallons

For customers having both a primary and auxiliary meter, the four rate levels will be applied to the sum of the consumption on both meters, not to each individual meter.

Wastewater

Metered Consumption \$12.78 \$13.16 per thousand gallons

Section 12-03. Monthly Service Charge

The fixed monthly service charge will be assessed based on meter size as follows:

<u>Meter Size</u>	<u>Service Charge</u>
3/4"	\$12.24 <u>14.32</u>
1"	\$30.59 <u>35.79</u>
1 1/2"	\$61.18 <u>71.58</u>
2"	\$97.88 <u>114.52</u>
3"	\$195.76 <u>229.03</u>
4"	\$305.88 <u>357.86</u>
6"	\$611.74 <u>715.70</u>

Section 12-04. Connection Charges

ERC Determination

Connection Charges for metered services larger than 3/4" shall be equated to equivalent residential connections (ERC) according to the following ratios:

3/4" meter	=	1 ERC	3" meter	=	16 ERCs
1" meter	=	2.5 ERCs	4" meter	=	25 ERCs
1 1/2" meter	=	5 ERCs	6" meter	=	50 ERCs
2" meter	=	8 ERCs			

Connection Charges for multi-family, hotels, hospitals, assisted living facilities, nursing care facilities, master-metered single-family units, and master-metered mobile home parks shall be determined based upon the higher fee of either the meter size or the calculated number of ERCs based on the following factors:

Multi-family	1 unit	=	0.50	ERC
Hotels	1 room	=	0.50	ERC
Mobile Home Park	1 mobile home	=	1.00	ERC
Hospitals	1 bed	=	1.00	ERC
Assisted Living Facility	1 bed	=	0.40	ERC
Nursing Care Facility	1 bed	=	0.75	ERC
Master-Metered Single-Family	1 unit	=	1.00	ERC

For large or unusual new connections, where either high demand may be anticipated or new connections serve both residential and non-residential customers, the Authority reserves the right to calculate Connection Charges based on engineering data specific to that customer rather than using the ERC factors above.

12-04. A. Installation Charges(a) WaterPrimary Meters

3/4" - meter and connection	\$ 1,228 <u>2,000</u>
1" - meter and connection	\$ 1,300 <u>2,300</u>
Over 1" - meter and connection	Actual Cost

3/4" - meter only	\$ 220 <u>400</u>
1" - meter only	\$ 330 <u>500</u>
<u>1 1/2" - meter only</u>	<u>\$2,700</u>
<u>2" - meter only</u>	<u>\$2,900</u>
Over <u>4</u> 2" - meter only	Actual Cost

Auxiliary Meters ————— Actual Cost

(b) Wastewater

All Taps Actual Cost

12-04. B. System Development Charges

Water	\$ 2,100 <u>2,300</u> per ERC
Wastewater	\$ 3,300 <u>3,600</u> per ERC*

*Except certain Glenmore parcels as defined by Glenmore WWTP Agreement dated June 15, 1995

12-04. C. RWSA Capacity Charges

Water	\$ 5,300 <u>5,900</u> per ERC
Wastewater	\$ 4,300 <u>4,700</u> per ERC*

*Except certain Glenmore parcels as defined by Glenmore WWTP Agreement dated June 15, 1995

12-04. D. NFRPS Special Rate District Charges

North Zone	\$2,275 per ERC
South Zone	\$1,389 per ERC

Section 12-05. Installation Charges for Irrigation Meters

A. Auxiliary Meters

Actual cost of installation

3/4" meter and connection¹ \$1,800

3/4" meter and connection² Actual Cost

¹ When the new service can be established without crossing more than 2 lanes of traffic.

² When more than 2 lanes of traffic must be crossed to establish the new service.

Over 3/4" meter and connection Actual Cost

3/4" meter only \$ 400

1" meter only \$ 500

1 1/2" meter only \$2,700

A-B. Primary Meters

Actual cost of installation

Section 12-06. Line Tapping Fee

Where the ACSA provides water main taps to accommodate line extensions, fire sprinkler systems and similar uses, a tapping fee will be assessed to the customer in accordance with the following schedule:

TAPPING

<u>MACHINE</u>	<u>TAP SIZE</u>	<u>LINE SIZE</u>	<u>PRICE</u>
E-4	3/4" – 1"	1 1/4" – 3"	\$190.00 <u>200.00</u>
B-100	3/4" – 1"	4" – 24"	\$190.00 <u>200.00</u>
A-2	1 1/2" – 2"	6" – 24"	\$275.00 <u>300.00</u>
CL-12	4" – 12"	4" – 24"	\$110/inch

Section 13. Miscellaneous Charges

13-02. Account Charge	\$13.00 <u>15.00</u> per each new account
13-03. Delinquent Cut Off/On Fee	\$40.00/trip during normal work hours
13-04. Reconnection Fee	\$90.00 after work hours & weekends
3/4" - 1 1/2" meter	\$40.00
2" - 4" meter	\$55.00
Larger than 4" meter	Actual Cost
13-05. Special Service Fee	\$40.00/trip during normal work hours \$90.00 <u>/trip</u> after work hours & weekends
13-06. Meter Size Change Fee All Meters	Actual Cost
13-07. Exceptional Payment Processing Fee	\$35.00 (Payable by Cash only)
13-08. Delinquent Payment Penalty Late Payment Charge	10% On Outstanding balance 1 1/2% per month
13-09. Meter Re-read Fee	\$40.00

13-10. Plan Review & Construction Inspection Fees:

Water and/or Sewer lines (Minimum \$500/project charge)	\$ 1.75 <u>2.00</u> /linear foot
Re-inspection Fee of New Water/Sewer Lines	\$45.00/hour <u>Actual Cost</u>
Inspection of New Pumping Stations	Actual Cost

~~13-11. Failure to Report Hydrant Meter — \$55.00 Reading~~

~~13-12. Irrigation System Application Processing Fees:~~

a. Plan Review and Meter Sizing	\$ 35.00
Cost — Estimate — preparation	
— \$140.00	

13-~~13~~11. Meter Tampering Fee \$300.00

Section 16. Emergency Water Restrictions

VOLUME CHARGES DURING EMERGENCY WATER RESTRICTIONS

Water

Beginning with the first billing cycle following adoption of Emergency Water Restrictions, in addition to the fixed monthly service charge, a volume charge based upon monthly metered water use will be assessed as follows:

Single-Family Residential	Per 1,000 gallons
Level 1 (0-3,000 gallons per month)	Normal Rate x 1.25
Level 2 (3,001-6,000 gallons per month)	Normal Rate x 1.50
Level 3 (6,001-9,000 gallons per month)	Normal Rate x 2.00
Level 4 (over 9,000 gallons per month)	Normal Rate x 2.00
Non-Single Family Residential	Per 1,000 gallons
All usage	Normal Rate x 1.50

16-06. PENALTIES.

First offense	\$ 500.00
Second offense	\$1,000.00

In addition to the penalty charge, the ACSA may terminate ~~of~~ water service for the duration of the emergency.

Section 18. Carwash Certification Program

~~18-04. FEES.~~

GCP Application Fee	\$100.00
GCP Annual Renewal Fee	\$100.00

~~18-05. INSPECTION.~~

GCP Re-application Fee	\$100.00
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Section 19. Fats, Oils, and Grease (FOG)

19-22. COSTS AND CHARGES.

Item #	Cost/Charge	Description/Infraction
1	\$300/3 years	FOG Waste Discharge Permit
2	\$1,000/month *	NOV- failure of an FSE to install or repair grease control device
3	\$1,000/month *	NOV- repeated failure of an FSE to properly maintain grease control device, and repeated excessive FOG discharge from an FSE
4	\$500	NOV - failure of an FSE to keep grease control maintenance records on site and available to the ACSA
5	\$500	NOV- falsification by an FSE of grease control device maintenance records
6	\$500/month *	NOV- failure of an FSE to submit a FOG Waste Discharge Permit application or pay a permit fee
7	Assessed amount	An FSE whose operations allow grease accumulation - all costs to clean and repair the ACSA facilities
8	Assessed amount	An FSE whose operations allow grease accumulation that results in a sanitary sewer overflow - all costs to clean and repair the ACSA facilities
9	Assessed amount	An FSE whose operations allow grease accumulation that results in a sanitary sewer overflow- all fines levied by the state or federal government
10	Up to \$10,000/occurrence	Commercial waste hauler or individual – illegal discharge of grease wastes to the ACSA system

*Until the violation is corrected to the satisfaction of the ACSA.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Budget and Rate Public Hearing Scheduling - June 18, 2026</p>	<p>AGENDA DATE: April 16, 2026</p>
<p>STAFF CONTACT(S)/PREPARER: Quin Lunsford, Executive Director</p>	<p>ACTION: <input checked="" type="checkbox"/></p> <p>ATTACHMENTS: Yes</p>

BACKGROUND: State law requires a formal, advertised Public Hearing on the Budget and Rates.

RECOMMENDATION: The Board needs to formally schedule the Public Hearing for the June 18, 2026, Board meeting at 9:00 a.m. at the ACSA Office at 168 Spotnap Road, Charlottesville, VA 22911 and online via Zoom to meet the advertising requirements.

BOARD ACTION REQUESTED: Adopt a resolution that sets June 18, 2026, as the date for a Public Hearing on the proposed Budget, and the preliminary schedule fixing and classifying such rates, fees, and charges for the Albemarle County Service Authority for Fiscal Year 2027 and authorizing the advertising of the Public Hearing.

ATTACHMENTS:

Resolution Scheduling Budget and Rates Public Hearing
Proposed Water and Sewer Rate Schedule for FY 2027

**RESOLUTION SCHEDULING BUDGET AND RATES
PUBLIC HEARING- JUNE 18, 2026**

BE IT HEREBY RESOLVED that the Board of Directors of the Albemarle County Service Authority sets forth the Preliminary schedule or schedules fixing and classifying such rates, fees, and charges for Fiscal Year (FY) 2027 as attached hereto, and further approves the scheduling and advertising of the Preliminary schedule or schedules for a June 18, 2026 Public Hearing on said FY 2027 budget, rates, fees, and charges.

Certified to be a true copy of a Resolution adopted by the Albemarle County Service Authority Board of Directors at a regularly scheduled meeting on April 16, 2026 by a vote of ___ to ___.

Quin G Lunsford, Secretary-Treasurer

THE ALBEMARLE COUNTY SERVICE AUTHORITY
PUBLIC HEARING ON PROPOSED BUDGET AND
WATER/WASTEWATER RATE CHANGES FOR FY 2027

The Albemarle County Service Authority will hold a public hearing on Thursday, June 18, 2026, at 9:00 a.m. at the ACSA Office at 168 Spotnap Road, Charlottesville, Virginia 22911 and via Zoom, please visit www.serviceauthority.org for additional information. The public hearing will address the Proposed FY 2027 Budget and the following changes to the water and wastewater rates and other charges/fees:

Hydrant	<u>FY 2026</u>	<u>Proposed FY 2027</u>
3" hydrant meter	\$2,000 (\$200 non-refundable)	\$2,200 (\$250 non-refundable)
Failure to submit meter reading	\$55.00	\$75.00
 Water		
Service Charge by Meter Size		
3/4"	\$12.24	\$14.32
1"	\$30.59	\$35.79
1 1/2"	\$61.18	\$71.58
2"	\$97.88	\$114.52
3"	\$195.76	\$229.03
4"	\$305.88	\$357.86
6"	\$611.74	\$715.70
 System Development Charges		
Water	\$2,100	\$2,300 per ERC
Wastewater	\$3,300	\$3,600 per ERC
 RWSA Capacity Charges		
Water	\$5,300	\$5,900 per ERC
Wastewater	\$4,300	\$4,700 per ERC
 Volume Charge – Single-Family Residential (per 1,000 gallons)		
Level 1 (0-3,000 gallons)	\$6.55	\$7.66
Level 2 (3,001-6,000 gallons)	\$13.12	\$15.35
Level 3 (6,001-9,000 gallons)	\$19.67	\$23.01
Level 4 (over 9,000 gallons)	\$26.25	\$30.71
Multi-Family/Non-Residential	\$13.12	\$15.35
 Wastewater		
Sewer/All Users (per 1,000 gallons)	\$12.78	\$13.16

	<u>FY 2026</u>	<u>Proposed FY 2027</u>	
Irrigation System Application Processing Fees			
Plan Review and Meter Sizing	\$35.00	\$0.00	
Cost Estimate Preparation	\$140.00	\$0.00	
Installation Charges			
Primary Meters			
¾" – Meter and connection	\$1,228	\$2,000	
1" – Meter and connection	\$1,300	\$2,300	
¾" – Meter only	\$220.00	\$400.00	
1" – Meter only	\$330.00	\$500.00	
1 ½" – Meter only	Actual Cost	\$2,700	
2" – Meter only	Actual Cost	\$2,900	
Installation Charges for Irrigation Meters			
Auxiliary Meters			
¾" Meter and connection ¹	Actual Cost	\$1,800	
¾" Meter only	Actual Cost	\$400.00	
1" Meter only	Actual Cost	\$500.00	
1 ½" Meter only	Actual Cost	\$2,700	
Line Tapping Fee			
<u>Machine</u>	<u>Line Size</u>	<u>FY 2026</u>	<u>Proposed FY 2027</u>
E-4	1 ¼" – 3"	\$190.00	\$200.00
B-100	4" – 24"	\$190.00	\$200.00
A-2	6" – 24"	\$275.00	\$300.00
Miscellaneous Charges			
Account Charge	\$13.00	\$15.00	
Plan Review & Construction Inspection Fees			
Water and/or Sewer Lines	\$1.75 per linear foot	\$2.00 per linear foot	
Re-inspection of New Water and/or Sewer Lines	\$45.00/ hour	Actual Cost	

¹ When the new service can be established without crossing more than two (2) lanes of traffic.

	<u>FY 2026</u>	<u>Proposed FY 2027</u>
Carwash Certification Program		
CCP Application Fee	\$100.00	\$0.00
CCP Annual Renewal Fee	\$100.00	\$0.00
CCP Re-Application Fee	\$100.00	\$0.00

All other charges remain unchanged. A copy of the full text is on file in the Office of the Clerk of the Albemarle County Board.

Further information may be obtained from the ACSA website at www.serviceauthority.org or the office of the Executive Director, or by calling the ACSA office at 434-977-4511 ext. 3.

Quin Lunsford
Executive Director