



BOARD OF DIRECTORS' MEETING

**May 21, 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 April 16, 2026
9:10 a.m.	3. Matters from the Public
9:15 a.m.	4. Response to Public Comment
9:20 a.m.	5. Consent Agenda
	a. Monthly Financial Reports
	b. Monthly Capital Improvement Program (CIP) Report
	c. Montclair Subdivision – Oversizing Agreement
	d. Monthly Maintenance Update
	e. IT Monthly Update
	f. Rivanna Water and Sewer Authority (RWSA) Monthly Update
	g. ACSA Board Policy Issues Agenda 2026
	h. Annual Water Quality Report
9:35 a.m.	6. Proposed FY 2027 Capital Improvement Program (CIP) Public Hearing
9:40 a.m.	7. Proposed FY 2027 Budget and Rates Workshop
10:10 a.m.	8. Plan of Finance and Financing Schedule Presentation
10:30 a.m.	9. Items Not on the Agenda
	10. Adjourn



ALBEMARLE COUNTY SERVICE AUTHORITY

STATEMENT OF CHAIR TO OPEN MAY 21, 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 April 16, 2026, at 9:00 a.m. at the Administration
3 and Operations Center at 168 Spotnap Road in Charlottesville, Virginia.

4 **Members Present:** Mr. Armstrong; Ms. McKeel; Ms. Lizbeth Palmer; Mr.
5 John Parcels; Mr. Clarence Roberts; Ms. Kimberly Swanson (remote
6 participation).

7 **Members Absent:** None.

8 **Staff Present:** Tim Brown; Quin Lunsford; Jeremy Lynn; Alex Morrison;
9 Danielle Trent; April Walker.

10 **Staff Absent:** Mike Derdeyn; Emily Roach.

11 **Public Present:** Neil Williamson, Free Enterprise Forum (virtual); Hunter
12 Wood, United Land Corp.(virtual); Matt Wimmer, Hazen and Sawyer
13 (virtual).

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

16 Mr. Armstrong called the meeting to order. He then read the opening
17 Board Chair statement (Attached as Page _____), and a quorum was
18 established. He stated that, pursuant to State law and the ACSA's policy,
19 Ms. Swanson is participating in the meeting remotely. Ms. Swanson stated
20 that she was attending the meeting remotely from her home in Albemarle
21 County due to a temporary medical condition.

22 ***Mr. Parcels moved to approve Ms. Swanson's remote***
23 ***participation in the April 16, 2026, ACSA Board of Directors meeting;***
24 ***seconded by Ms. Palmer. All members voted aye.***

25
26 2. Approve Minutes of March 19, 2026

27 There were no additions or corrections to the minutes of March 19,
28 2026.

29 ***Mr. Parcels moved to approve the minutes of March 19, 2026;***
30 ***seconded by Ms. Palmer. All other members voted aye.***

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1 3. Matters from the Public

2 There were no matters from the public.

3 4. Response to Public Comment

4 There was no response to public comment.

5
6 5. Consent Agenda

7 **a. Monthly Financial Reports** – Ms. McKeel stated that on page 27, the
8 monthly precipitation year to date seems to be decreasing. She stated that
9 she would love to know how the reservoirs are doing. She mentioned that
10 normally, the area would see rain from the hurricanes during the fall and
11 spring, but they have not seen that over the last year or two. She stated
12 that she was also thinking about how to better inform the public. Ms. Palmer
13 stated that Ms. McKeel can get on RWSA’s mailing list and they will send
14 daily updates about the reservoirs. Mr. Lunsford stated that the good news
15 is that the reservoirs are full. He stated that precipitation and stream flow,
16 however, are in an emergency stage. He noted that the groundwater is in
17 a watch stage, which is a bit better than the precipitation and streamflow.
18 He noted that this is a change from the March 16th DEQ report that showed
19 the reservoirs and streamflow as normal, precipitation in a warning stage,
20 and the groundwater in a watch stage. He mentioned that there is a
21 regional drought committee led by RWSA, with the City of Charlottesville
22 and Albemarle County. He stated that when certain things happen,
23 different actions are taken and one of the first triggers is when the South
24 Rivanna Reservoir level drops a foot below normal pool. He noted that
25 there are multiple phases in the ACSA’s drought response plan – including
26 a watch stage, warning stage, and an emergency stage. He mentioned that
27 the last time the ACSA approached a warning stage was 2017. He added
28 that there are things that can and cannot be done during those different
29 phases. He noted that from an outreach perspective, he feels the ACSA
30 needs to be communicative but also reserved in how they do that when the
31 reservoir levels are full. He stated that the availability of water is critical for

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1 everything that happens in society, but it is also important to the ACSA's
2 budget and the rates, that some level of irrigation does happen. He noted
3 that it helps keep some of the tier 1 rates low and is helpful to the system
4 as a whole. Ms. McKeel stated that it is so dry and a lot of people are
5 watering, not just through irrigation systems but with hoses and things like
6 that as well. She stated that she follows the fire department's responses
7 pretty closely, and they are responding to lots of calls for brush fires, which
8 is very concerning.

9 Ms. Swanson stated that she had a question about the Crozet water
10 flows comparison on page 35. She asked if Mr. Lunsford could help her
11 understand, again, the comparison between the RWSA flows and the
12 ACSA flows. Mr. Lunsford asked, to frame his response properly, if Ms.
13 Swanson was referring to the ACSA usage being higher than what RWSA
14 shows to have produced. Ms. Swanson replied that was correct. Mr.
15 Lunsford replied that this happens on occasion, throughout the year. He
16 stated that there is a timing difference between when ACSA gets its
17 readings for the month and when RWSA pulls their readings from their flow
18 meter. He stated that this most recent difference in usage was large
19 enough that the ACSA reached out to RWSA to ensure their meter was
20 reflecting what it should have. He stated that RWSA analyzed the data and
21 felt their daily readings look reasonable, so they believe it to be a timing
22 issue again. Ms. Swanson stated that it goes all the way back to November,
23 which feels like a trend. Mr. Lunsford replied that the ACSA has 3,000
24 meters in that area and RWSA has one, and that it could be a possible
25 calibration issue. He noted that the ACSA does not pay RWSA based on
26 what they produce in Crozet. He stated that it is a fixed monthly charge, so
27 there is not a financial concern with that anomaly, but it is something they
28 are paying attention to.

29 ***b. Monthly Capital Improvement Program (CIP) Report*** – Mr. Parcels
30 stated that he had a question about the Old Lynchburg Road Water
31 Interconnect project on page 57. He stated that the project shows to be

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1 completed with a budget of \$175,000 but only \$100,639.95 spent to date.
2 He asked if this meant that they were \$75,000 under budget. Mr. Lynn
3 replied that there may be a few more items remaining to complete. He
4 stated that they had to do some repaving of an entrance to a private
5 building. He stated that in the next couple of months, as part of the CIP
6 close-outs, they will account for all the costs for the project and present it to
7 the Board. He added that they will, however, be under budget.

8 Mr. Parcels stated that he had a question about the FY 2026
9 Miscellaneous Sewer Rehab project on pages 59-60. He stated that the
10 most recent update states that the ACSA is working with Vortex Services to
11 utilize their OMNIA Partners contract and asked what that meant. Mr. Lynn
12 replied that OMNIA Partners is a procurement public service that utilities
13 and other local government entities can use. He stated that they have all
14 sorts of contracts, one of which is for sewer rehabilitation work. He
15 mentioned that Vortex Services is the company that the ACSA currently
16 uses. He stated that Vortex has bought out Prism and Tri-State, who have
17 been the ACSA's predominant sewer relining contractors for the past
18 decade or more. He stated that Vortex is their parent company now, and
19 they have the OMNIA Partners contract. He stated that the ACSA has
20 recently received their pricing, which has been reviewed, and they are
21 getting ready to enter into a contract with Vortex.

22 Mr. Lunsford stated that the State code provides the opportunity for
23 utilities and localities under its purview to procure cooperatively. He stated
24 that certain cooperative language within an RFP and contract that allows
25 other entities to use the contract as part of the competitive process. He
26 stated that groups like this will issue RFPs and the lowest cost provider wins
27 the contract. He noted that other entities are then able to procure through
28 that contract.

29 Mr. Parcels asked if Vortex is the primary and OMNIA is a
30 subsidiary of theirs. Mr. Lynn replied no. He stated that Vortex is the
31 contractor that the ACSA will be working with. Mr. Lunsford added that

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1 OMNIA is a procurement group. Ms. Palmer stated that in many different
2 industries, large companies are buying out smaller companies. She stated
3 that sometimes they are franchised and sometimes they become part of the
4 whole. She asked if this is something that the ACSA staff is seeing and if
5 so, have they encountered any difficulty interacting with the various groups.
6 Mr. Lynn stated that they have had a contract with Prism for a number of
7 years and the City has had a contract with Tri-State for a number of years.
8 He stated that when Vortex bought both of those companies out, the ACSA
9 continued to have a contract with Prism, but they needed work done that
10 they could not get to. He mentioned that they used Tri-State's crews to
11 perform the work on Broadway Street. He noted that they have seen some
12 value to having everything under the Vortex umbrella.

13 Ms. Palmer stated that she had a question about the ACSA's oldest
14 water line on Reservoir Road that is being replaced. She stated that she
15 assumes the ACSA will have to flush a lot less but asked if it would still just
16 go down and stop. Mr. Lynn replied that for now, it will just go down and
17 stop. He stated that with the development coming at the Seig site, there
18 may be an opportunity to pull water under the interstate from the end of
19 Fontaine Avenue Ext. Ms. Palmer stated that the school is there now, which
20 is using a lot more water and she assumes that has reduced the flushing.
21 Mr. Lynn stated that they do not have a flusher in that area currently. He
22 noted that there have been some sediment issues in Bellair. He stated that
23 once the Ragged Mountain Phase 1 project is complete, there will be an
24 interconnect between Buckingham Circle and this new pipe with a PRV. Ms.
25 Palmer stated that she remembered in years past, the ACSA had to go out
26 periodically and flush the long water line along Reservoir Road. Mr. Lynn
27 replied that they did when they were dealing with some issues at Camp
28 Holiday Trails.

29 ***c. Monthly Maintenance Update*** – Mr. Parcels stated that there is a
30 discussion about water service installations and irrigation. He stated that
31 the summary notes that the demand for auxiliary meters is on the rise as

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1 irrigation season approaches. He asked, since this is handled in-house,
2 how the maintenance staff would manage the workload with other in-house
3 projects. Mr. Morrison replied that it is fairly easy to manage, as an auxiliary
4 meter installation only takes one crew about half a workday. He stated that
5 this does not have a huge impact on their other duties. He mentioned that
6 this is always anticipated work as they approach irrigation season each
7 year. Mr. Parcels asked if these were new or existing meters. Mr. Morrison
8 replied that they are new auxiliary meters. Mr. Parcels stated that even
9 though there are 94 meters left in the exclusion meter project, this work will
10 add more. Mr. Morrison replied that these meters will be new auxiliary
11 meters, and the exclusion meter project will convert the old exclusion
12 meters to auxiliary meters.

13 Mr. Parcels asked if they could forecast what irrigation will look like
14 for the year. He stated that he is aware weather is a factor but asked if it
15 was increasing in terms of overall numbers and relative to historical use.
16 Mr. Lynn asked if Mr. Parcels was speaking from a demand standpoint or
17 the number of irrigation customers. Mr. Parcels stated that he meant in
18 terms of demand. Mr. Lunsford stated that some of that information is
19 included in the Board packet. Ms. Palmer stated that there is a bar graph
20 in the packet that shows how the irrigation numbers are changing over
21 time. Mr. Lunsford noted that the two graphs that are included in the Board
22 packet are the prior fiscal year by month and the current fiscal year to date.
23 Mr. Parcels stated that March was a dry month and April is turning out to
24 be really dry, so there is the fear of a drought and what that means in terms
25 of water use. Ms. Palmer stated that she recalls Mr. Lynn pointing out that
26 irrigation meters were put at all the single-family homes in North Pointe
27 when they were built. Mr. Lynn replied that they have the ability to hook up
28 an irrigation meter. Mr. Parcels stated that he recalls there is language in
29 the ACSA's policy that allows them to restrict irrigation in the event of a
30 drought emergency, and there are certain fines associated with that. Mr.
31 Lynn stated that the AMI system will help tremendously if, and when, they

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1 go into a drought. He stated that they will be able to put alarms and alerts
2 on any irrigation meter and will know right away if it is registering water.

3 ***d. IT Monthly Update*** – Mr. Parcels stated that with the new pump stations,
4 there were more security alerts and there are 11 more pump stations to
5 monitor, which means there will be more alerts. He stated that he assumes
6 with this type of security, they are able to resolve the alarms remotely
7 without having to physically visit the pump stations. He asked if the IT staff
8 were worried, with the increasing numbers, about the amount of attention it
9 will require. Ms. Walker replied no. She stated that they are able to modify
10 the alerts by changing the area of focus. She noted that, for example, the
11 fire truck will set off the alarm at the Peter Jefferson pump station. She
12 stated that they adjusted the area of focus to only alert to those things within
13 the fence line. She stated that with a little more data and time, they will be
14 able to modify the alerts at the new pump stations as well.

15 ***e. ACSA Board Policy Future Issues Agenda 2026 –***

16 ***f. National Drinking Water Week –***

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

19
20 6. **Proposed FY 2027 Capital Improvement Program (CIP) Presentation**
21 **and Public Hearing**

22 Mr. Lynn stated that last month, he gave a high-level introduction to
23 the ACSA's proposed FY 2027 CIP budget. He stated that he primarily
24 discussed a couple of new projects, as well as some that will be under
25 construction in the coming fiscal year. He mentioned that today's
26 presentation (Attached as Pages_____) will cover all of the projects. He
27 stated that before he begins the presentation, he wanted to reiterate his
28 appreciation for the ACSA's CIP team. He stated that a lot of hard work goes
29 into putting the numbers together, as well as managing the projects and
30 keeping them moving forward.

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1 Mr. Lynn stated that in terms of the presentation outline, he would
2 discuss some highlights of the proposed budget, followed by water projects,
3 sewer projects, the non-utility and facility projects, and next steps. He noted
4 the ACSA's mission and strategic plan outlined on the next slide. He
5 mentioned that there are tokens on each CIP project slide that reflect the
6 various pillars of the strategic plan, which are data optimization, business
7 resilience, customer experience, and employee experience.

8 Mr. Lynn moved to the next slide outlining highlights of the proposed
9 FY 2027 CIP budget. He stated that the total budget is \$18,745,000. He
10 noted that a little over \$4 million of that budget is for water projects, while the
11 sewer projects are approaching \$14 million, and almost \$1 million for the
12 non-utility/facility projects. He mentioned that three of the sewer projects –
13 Airport Trunk, Buckingham Circle, and Bellair comprise about 63% of the
14 total CIP budget this year. He stated that as he shared last month, there are
15 three new projects that have been added to the proposed CIP budget for FY
16 2027. He stated that those are recommendations from the Risk and
17 Resiliency Assessment, the 5th Street aerial sewer replacement, and
18 improvements at the North Fork and Camelot pump stations.

19 Mr. Lynn stated that the next slide shows the CIP rate model
20 projections for the next 10 years. He stated that what is important to note is
21 that for the next six years, the CIP will remain above \$15 million per year.
22 He added that this is why some of the bonding will be an important part of
23 the conversation, to ensure they can fund some of the projects that have
24 been identified as needs. Ms. Swanson noted that the slide shows a 10-year
25 CIP rate model projection and asked if the rate study was for five years. Mr.
26 Lunsford replied yes. He stated that there is enough uncertainty in years 6-
27 10 with regard to projects that they focus on a shorter timeframe for rate
28 study purposes. Ms. Palmer stated that the 10-year CIP projections are just
29 for the ACSA, while the rate study includes RWSA's CIP budget.

30 Mr. Lynn stated that the first project on the water side is the
31 Scottsville Phase 4 Water Main Replacement project. He stated that they are

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1 planning to replace about 14,000 linear feet of cast iron and asbestos-
2 cement (AC) water mains. He mentioned that this project requires close
3 coordination with RWSA and VDOT. He stated that easement acquisition
4 efforts are underway, which has proved to be very challenging. He noted that
5 they have only been able to acquire 14 of the 30 easements that they have
6 identified. He stated that VDOT will be repaving some of the streets
7 downtown, thus the ACSA may need to expedite some of the work in the
8 downtown area.

9 Ms. Palmer asked what the history was of having a water line in a
10 rural area such as this one and if that is why they are having trouble getting
11 easements. Mr. Lynn stated that the map shows the area all the way back to
12 RWSA's treatment plant. He mentioned that the ACSA will be replacing
13 RWSA's transite water line as part of its CIP project. Ms. Palmer asked if the
14 houses were connected. Mr. Lynn replied that there are a handful, but most
15 of the area is open, rural space. He stated that the challenge is that most of
16 the people own the property out to the middle of the road. He mentioned that
17 even though they will be working along the road in a lot of areas, they still
18 need to acquire easements. He stated that they have added \$1 million to the
19 FY 2027 budget for this project, with a total budget amount of about \$8.5
20 million.

21 Mr. Lynn moved to the next slide outlining the Ragged Mountain
22 Phase 1 Water Main Replacement project. He stated that this project
23 replaces the ACSA's oldest active water line. He stated that the area shown
24 in the red circle will be constructed in conjunction with RWSA's raw water
25 line project. He stated that the purple star indicates a VDOT bridge
26 replacement project. He stated that there will be a casing pipe installed
27 above the new box culvert, which will allow the ACSA to finish the project
28 with an on-call contractor or in-house crews.

29 Mr. Parcels stated that the picture on the slide is several years old.
30 He asked if it was possible to get an updated picture that shows where all
31 the new buildings are and what kind of interference there might be. Mr. Lynn

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1 replied yes. He stated that if there is new aerial photography, he can update
2 the photo. He added that \$950,000 has been included in the FY 2027 budget,
3 for a total project budget of \$2.8 million.

4 Mr. Parcels asked if they had begun the boring and what the
5 allowance would be if they encounter rock. Mr. Lynn replied that they have
6 started boring and have encountered issues. He mentioned that they have a
7 meeting this afternoon with RWSA. He stated that they have encountered fill
8 material which has been challenging because the road was built up in that
9 area. Ms. Palmer asked if a lot of that part of the road was in the flood plain.
10 Mr. Lynn replied that there is a box culvert that runs through that area, but
11 he does not know that there is flood plain in that specific area. He noted that
12 the box culvert is parallel to the orange line on the map. He stated that there
13 may be some wetlands above where the purple star is on the map, which is
14 where the UVA Foundation property is located.

15 Mr. Lynn stated that the next project was the Northfields Water Main
16 Replacement project. He stated that it is an original well system comprised
17 of AC pipe that is in need of replacement. He stated that they are currently
18 acquiring easements, with construction anticipated to occur in the 2027-2029
19 timeframe. He noted that there is \$1.2 million included in the FY 2027 budget
20 for the project. Mr. Parcels stated that the projections show about \$4 million
21 in the budget per year, for the next two years. He asked if the construction
22 beginning in FY 2027 was small enough effort that they only need \$1 million
23 for that year. Mr. Lynn replied that this will be a long project that will span
24 over the course of three fiscal years, beginning at the end of FY 2027,
25 spanning the full 2028 fiscal year, and spilling over into FY 2029. He noted
26 that there is a lot of work that happens at the end of projects, such as
27 pavement and restoration, thus there will be more funding needed at the end.
28 Mr. Parcels asked why they don't need more money at the beginning of
29 construction. Mr. Lynn replied that they will not get to much of the
30 construction in FY 2027.

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1 Ms. Palmer asked when Northfields connected to the ACSA's
2 system. She stated that it has been on the ACSA's service for a long time.
3 Mr. Lynn replied that he does not know when that connection happened. Mr.
4 Morrison stated that it was the mid-1980s when a lot of the well systems
5 were required to connect to the public water system.

6 Mr. Lynn moved to the next slide, outlining the Barracks West Water
7 Main Replacement project. He stated that this project will replace cast iron
8 and galvanized water mains from the 1960s. He stated that they have also
9 taken the opportunity to improve fire hydrant coverage in the apartment
10 community. He noted that the orange lines on the map represent new pipes,
11 which allows more redundancy and interconnection in the community.

12 Mr. Parcels asked about the valves when doing this type of
13 interconnectivity. Mr. Lynn replied that there will be clusters of valves at all
14 the intersections of pipes. He stated that they will allow water to be brought
15 from different directions and isolate smaller sections of the community if
16 there were a need for a shutdown. He added that construction for this project
17 is underway, and they do not anticipate the need for any additional funding.
18 He noted that the project will carry over into FY 2027, but the project budget
19 of \$3.5 million is adequate. Mr. Parcels stated that it is a bit of a picky point,
20 but Barracks West is now called Blue Ridge Crossing. Mr. Lynn replied that
21 he saw that sign when he left the community a couple of weeks ago. He
22 stated that with some projects, it is difficult to keep up with the community
23 name changes.

24 Mr. Lynn stated that the next project was the Townwood Water Main
25 Replacement. He stated that this project will replace older PVC water mains
26 that have started to fail at an increasing rate. He mentioned that they need
27 three easements, one of which they have. He stated that the second one will
28 be from the County and the third is a private entity. He noted that the third
29 easement is the one needed to connect to Webland Drive. He stated that the
30 project is aimed at replacing the water mains and also creating a second
31 connection into the neighborhood, which will be beneficial to Webland Drive

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1 as well. He stated that they had a great public meeting, with about 20 or so
2 residents in attendance. He stated that they posed a lot of good questions
3 and gave the ACSA some things to think about from a construction
4 standpoint. He stated that they anticipate construction to occur in FY 2027,
5 with \$300,000 included in that fiscal year's budget. He added that the total
6 project cost is \$3.5 million.

7 Ms. McKeel stated that she was not able to make the public meeting
8 and asked what the main concern was from the Townwood residents. Mr.
9 Lynn replied that it was parking and the maintenance of traffic. He noted that
10 there are a couple of areas in the neighborhood that are pretty tight,
11 particularly on Cool Springs Road. He stated that they were also concerned
12 with what the roads would look like after construction. He stated that they
13 discussed the ACSA's plan to repave the roads that it disturbs. He added
14 that this will be a project that Townwood will not have to take on, resulting in
15 some pretty significant cost savings. He added that the newer roads in the
16 back of Townwood will be repaved with their funds, in conjunction with the
17 ACSA's project.

18 Ms. Swanson asked if the Einstein property is served by public water.
19 Mr. Lynn replied that it may be served by sewer only, but he would have to
20 look it up. Mr. Parcels asked where the Einstein property is located. Mr. Lynn
21 stated that it is located right below the word "Cool Spring" on the map where
22 the open space and tennis court are shown. Ms. McKeel asked if it was
23 referred to the Einstein property. Mr. Lynn replied that it is a private school
24 called The Einstein School. Mr. Morrison added that the property is listed as
25 a water and sewer property.

26 Mr. Lynn stated that the next project, the Raintree and Fieldbrook
27 PVC Water Main Replacement, is another project that will replace PVC pipe
28 from the early 1980s. He stated that it is a pretty big project, including 12,000
29 linear feet of pipe. He mentioned that easement acquisition is underway, and
30 he believes they have three so far and two verbal. He noted that construction

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1 is anticipated to occur in the FY 2028-FY2029 time frame, thus no funding
2 has been included for construction in FY 2027.

3 Mr. Parcels asked if the \$400,000 that has already been allocated
4 for the project is going towards the easement acquisition process. Mr. Lynn
5 replied that it is going towards design and easement acquisition. He noted
6 that most of the easements are hydrant easements, so they are not spending
7 a lot of money, but they do have to review plats and negotiate smaller dollar
8 amounts for those easements.

9 Mr. Lynn moved to the next slide, outlining the Albemarle High
10 School AC Water Main Replacement project. He stated that they have the
11 opportunity, with the construction of the Albemarle High School (AHS) ACE
12 Academy, to replace 1,300 feet of AC water main. He mentioned that the
13 purple portion on the map has already been constructed and placed in
14 service as part of the school's project. He stated that they will have the
15 school's contractor install the magenta portion this summer. He noted that
16 the \$200,00 that has already been budgeted for the project is enough to
17 cover the ACSA's portion of the project, thus there is no additional funding
18 anticipated for the project.

19 Mr. Lynn stated that the Exclusion Meters Replacement program
20 shown on the next slide is an ongoing effort by the ACSA's maintenance
21 department, with assistance from some private irrigation contractors. He
22 stated that they began with 495 exclusion meters and, as of this morning,
23 they are down to 91. He noted that there is no funding included for this
24 project in FY 2027, and they will continue to operate with the previously
25 budgeted funds for this project.

26 Mr. Lynn stated that the Board may recall that last month, they were
27 introduced to the Risk and Resiliency Assessment (RRA) Recommendations
28 project, outlined on the next slide. He stated that in response to the AWIA
29 Infrastructure Act of 2018, the ACSA has performed an RRA. He mentioned
30 that out of those recommendations, there are three primary items – the
31 installation of some surge relief valves, additional security cameras at some

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1 of the pump stations, and some protective measures for panels at several
2 pump stations. He mentioned that all of this work is expected to be done in-
3 house with the maintenance and IT departments. He added that there is
4 \$140,000 budgeted in FY 2027 for this project.

5 Mr. Lynn moved to the next slide outlining the Annual Water Repair
6 and Replacement project. He stated that this is typically an annual services
7 contract to support the maintenance department, but they have also been
8 using these funds to tackle some projects using the ACSA's in-house
9 construction crews. He mentioned that this allows them to be agile in
10 identifying and implementing projects. He stated that Myrtle Street is a good
11 example. He stated that VDOT was going to repave the roads and the ACSA
12 was able to use in-house crews to replace an old water line in conjunction
13 with VDOT's work. He stated that the Old Lynchburg Road interconnection
14 is another example. He stated that this was another VDOT project. He stated
15 that they are constructing a roundabout at Old Lynchburg Road. There was
16 an interconnect identified and ACSA crews worked overnight to complete
17 that work. He stated that the Rothwell Lane interconnect is a third example.
18 He stated that this was a project that was envisioned after some private
19 development work that happened at Old Trail. He noted that the funds allow
20 the ACSA to address smaller projects that are less conducive to the design-
21 bid-build process. He added that funding has been increased in FY 2027
22 from \$300,000 to \$350,000, allowing for more opportunity to complete some
23 of these types of projects.

24 Mr. Lunsford asked if Mr. Lynn could speak to any of the ancillary
25 benefits of doing these projects in-house, perhaps from a training
26 perspective. Mr. Lynn replied that it does give the ACSA's crews an
27 opportunity to not just fix things but actually install them. He stated that they
28 get to see what goes into scheduling, coordinating, and working with private
29 property owners. He mentioned that the Old Lynchburg Road project was an
30 opportunity to not only do night work but also partner with the on-call
31 contractor who provided labor necessary for traffic control. Mr. Morrison

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1 added that it gives the ACSA's crews buy-in on a lot of these projects and
2 they see the benefits from the redundant feeds. He noted that with Old
3 Lynchburg Road, they also installed a crossing to Stagecoach Road. He
4 stated that this tees up a project to provide fire protection and domestic
5 services on that road, which is currently sewer only.

6 Mr. Parcels stated that he was out at Blue Ridge Crossing and he
7 was crossing the area where ACSA crews were digging a trench. He stated
8 that the employees were very friendly and polite, and he wanted to pass that
9 on. Mr. Lynn stated that they have had some compliments from folks out at
10 Briarwood as well. He stated that it is frustrating for the residents to live in
11 those construction zones, but the goal is when the crews leave, for the
12 residents not to be able to tell they were ever there. Mr. Parcels stated that
13 he can see where the work has been done at Blue Ridge Crossing. He asked
14 if the ACSA is going to go back and repave that whole road. Mr. Lynn replied
15 that they have agreed, as part of the easement discussions, to pave the
16 travel ways as well as the ditch.

17 Mr. Lynn stated that he would now move on to the sewer projects.
18 He stated that the first one is the Airport Trunk Sewer Upgrade project. He
19 stated that due to the buildout of the Places29 Comprehensive Plan, the
20 sewer needs to be upgraded. He stated that they are going from a 10-inch
21 diameter pipe to a combination of 16- and 18-inch diameter pipe. He
22 mentioned as he shared last month, all 24 easements were successfully
23 acquired and they anticipate advertising later this spring, with construction
24 occurring in FY 2027 and FY 2028. He noted that this is by far the largest
25 project in the budget, with \$7.2 million included in the FY 2027 budget. He
26 added that they do anticipate needing additional funding in FY 2028 but will
27 know more about that once the bids are in.

28 Mr. Lynn stated that the next project is the Northfields Phase 5 Sewer
29 project. He stated that as they were doing the design of the water main
30 replacement project, a couple of areas were identified where sanitary sewer
31 pipes could be constructed in close proximity to, or along, the road. He stated

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1 that this project will be constructed in conjunction with the water main
2 replacement project. He mentioned that they are working on acquiring
3 easements, but the easements for the sewer project have been more difficult
4 to obtain. He noted that the easements are larger and more impactful to the
5 property owners. He mentioned that he does not think they will spend any of
6 the sewer money in FY 2027, so there will be funds in FY 2028 to cover
7 sewer construction.

8 Mr. Lynn moved on to the Buckingham Circle Sewer project outlined
9 on the next slide. He stated that this community is on private drain fields, and
10 there was a lot of interest from the residents in extending public sewer
11 service. He stated that this project will provide public sewer service to about
12 50 homes and it is currently under design. He mentioned that easement
13 acquisition will begin later this summer, and they believe they will only have
14 a handful to acquire. He noted that one of them will be from the UVA
15 Foundation. He noted that they do anticipate an aerial sewer crossing to get
16 over Morey Creek. He stated that RWSA's interceptor is on the west side of
17 the creek and it is not deep enough to allow the sewer to go under the
18 stream.

19 Ms. Palmer asked if all 50 homes have said that they are going to
20 connect to the sewer. Mr. Lynn replied that they do not have all 50 homes,
21 but the ACSA is going to make the service available to all 50. Mr. Parcels
22 asked if their sewer connection fees would be the same as what shows in
23 the Rules and Regulations for developers. Mr. Lynn replied that even though
24 the ACSA is paying for the construction of the project, the residents will pay
25 the same connection charges as a home in Old Trail or Glenmore. He stated
26 that it is around \$7,600. He noted that they are only providing a connection
27 point. He stated that in addition to the connection charge that the customers
28 will pay, they will also have to hire a plumber or contractor to run the sewer
29 line from their house to the ACSA's stub out.

30 Ms. Palmer stated that there was one customer that bought their
31 house and did not know that the septic system had been pumped out. She

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1 stated that they had to get the septic tank drained. Mr. Lynn stated that if
2 they get enough interest, they will proceed with the CIP project. He stated
3 that they have \$2.6 million in the FY 2027 budget to allow construction to
4 begin.

5 Mr. Lynn stated that the next project is another aerial sewer crossing
6 – the 5th Street Aerial Sewer Replacement. He stated that this is a new
7 project to replace, or strengthen, the aerial sewer on 5th street. He mentioned
8 that the sewer was put in during the 1970s without any pipe support. He
9 noted that there is \$1 million in the proposed budget to account for
10 construction involved in reinforcing or replacing the aerial sewer crossing.

11 Mr. Lynn stated that not far from Buckingham Circle is the Bellair-
12 Liberty Hills neighborhood, which is the location of the next sewer project.
13 He stated that this is another project that will extend public sewer into the
14 neighborhood. He stated that they have had a public meeting, and there is a
15 lot of interest in this project. He mentioned that design efforts are underway.
16 He stated that this project does present some challenges with water
17 features, terrain, and rock. He stated that there is a meeting next week with
18 the ACSA's design consultants to begin identifying where they will do the
19 geotechnical borings to get a better idea of what rock the contractor may
20 encounter during construction.

21 Mr. Parcels asked if this project is bigger than Buckingham Circle.
22 Mr. Lynn replied that this is a bigger project, with more homes and more
23 pipe. He stated that \$1 million in the FY 2027 budget will allow construction
24 to begin in late 2027, depending on their success in acquiring easements.
25 He noted that they will have to obtain a number of easements in this
26 neighborhood.

27 Mr. Parcels asked, in terms of community interest, what percentage
28 of people is needed to do the project. Mr. Lynn replied that they like to see
29 more than 50% interest. He stated that they do not want to go into a
30 neighborhood and spend a lot of money, when only 10-20% of the people
31 are interested. He stated that in both neighborhoods, Buckingham Circle and

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1 Bellair, they have more than 50% of the residents that have expressed a
2 strong desire to connect to the public sewer. He noted that it is not a legal
3 contract, but they have indicated that they are going to connect. Ms. McKeel
4 asked if they are aware of the cost. Mr. Lynn replied yes, they are aware. He
5 stated that a big part of the community meetings is sharing the anticipated
6 costs. Mr. Roberts added that it is still cheaper than installing a septic
7 system, which is a focal point in selling the project. Mr. Lynn stated that it is
8 better to have the ability to connect to the sewer than not. He stated, for
9 example, the resident in Buckingham Circle that Ms. Pamer alluded to
10 earlier. He stated that they did not have another option. He stated that after
11 they finish this project, they will have another option. He stated that they may
12 not connect right away, but if they have issues with their septic in the future,
13 they will have the option to connect.

14 Ms. Swanson stated that she had a question regarding the longer-
15 term operating budget for this particular project. She asked if it was going to
16 have grinder pumps or what would be different about this project. Mr. Lynn
17 replied that both Buckingham Circle and Bellair have low-pressure sewer
18 systems, so some of the homes will have grinder pumps to get their sewer
19 into the publicly owned sewer system. He mentioned that the ACSA will own
20 all of the infrastructure along the road, even the force mains, but the pumps
21 at each home will be the responsibility of the property owners.

22 Ms. Swanson stated that she thought there was also something that
23 the ACSA needed to do, a newer approach, to move the sewer along in
24 Bellair. Mr. Lynn replied that this is the newer approach. He stated that the
25 ACSA has only allowed this type of system in one spot, which is the very
26 new section of North Pointe. He stated that the alternative would have been
27 to build a pump station, so this system was a more cost-effective approach
28 from a construction and long-term operations standpoint. He stated that the
29 ACSA will own the shared force main that runs along the road in portions of
30 both communities, but the pumps that are on each property convey the
31 wastewater to the gravity system. Ms. Swanson asked what exactly is the

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1 system that the ACSA is putting in. Mr. Lynn replied that it is similar to an
2 E/One sewer system. He stated that there are a lot of educational videos
3 online about how those systems work. He mentioned that this type of system
4 is found a lot in coastal communities where depth and groundwater issues,
5 as it negates the potential effects of I&I, but they are also found in places
6 with hilly terrain such as Wintergreen and Massanutten. He stated that he
7 can get more information for her or sit down and discuss these types of
8 sewer systems.

9 Mr. Morrison added that with these systems and the ACSA owning
10 the force main, a majority of them are HDPE pipe. He stated that in-house,
11 the ACSA has an electrofusion machine and alpha fittings. He stated that if
12 there is a break along that force main, the ACSA crews can splice a piece
13 of HDPE pipe in there with the fittings on both sides, hook the machine to it
14 and fuse that connection for a quick repair. Ms. Swanson stated that this is
15 what she was getting at and wondered if long-term, it would be something
16 that the ACSA can manage in-house. Mr. Morrison replied yes. He stated
17 that they have the equipment and the certifications to do so. Mr. Lynn added
18 that they weighed the cost of maintenance when making the decision on
19 what system to use. He noted that the cost of construction for these projects
20 would be larger if they were using full gravity systems for both. He noted that
21 they would also need more easements, they would be putting sewer lines
22 through back yards, and the costs for that would far exceed the budget
23 numbers that they have currently identified.

24 Ms. Palmer stated that there is one development in Crozet that has
25 a grinder pump. Mr. Lynn stated that Emerson Commons has a private pump
26 station and collects everything at one facility. He stated that Bellair will have
27 individual pumps that will pump the sewer to a common force main that runs
28 along the road.

29 Mr. Parcels asked if the HDPE was for this sewer system or for
30 sewer replacement in general. Mr. Lynn replied that it is for the force mains.

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1 He stated that for the gravity systems, they will still be using PVC and ductile
2 iron pipe.

3 Mr. Lynn stated that the last new project this year is the North Fork
4 and Camelot Pump Station Improvements. He stated that two months ago,
5 he discussed the Facilities Conditions Assessment, and last month he
6 introduced this project to the Board. He stated that this project will replace
7 four variable frequency drives (VFDs) at North Fork, as well as some float
8 control instrumentation. He stated that there will be some work at Camelot,
9 including creating an interconnect between the two wet wells. He stated that
10 \$475,000 has been included in the FY 2027 budget for this project.

11 Mr. Lynn stated that the last sewer project is the Miscellaneous
12 Sewer Rehab. He stated that the ACSA's crews are able to identify issues
13 during regular maintenance and CCTV inspections. He stated that those
14 work orders are issued to the ACSA's on-call contractor who then makes the
15 repairs. He mentioned that they will continue with the budget of \$400,000 for
16 FY 2027, as they have for the last couple of years.

17 Mr. Lynn moved to the next slide outlining the Pump Stations
18 Rehabilitation project. He stated that similar to the annual water contract,
19 they have a sewer contract to handle some issues that have been identified
20 at various pump stations. He mentioned that in FY 2027, there is a budget
21 of \$200,000 to cover the replacement of two automatic transfer switches,
22 one at a water pump station and one at a sewer pump station, and to rebuild
23 a couple of pumps. He noted that all of this work will be done by in-house
24 ACSA crews.

25 Mr. Lynn stated that the next project is the Customer Information
26 System (CIS) project. He stated that they have already finished the website
27 upgrade and replaced the phone system. He stated that the next phase in
28 the project is the replacement of the billing system, which is more than 30
29 years old. He mentioned that this project will allow the new system to
30 integrate with AMI and the ACSA's financial system. He stated that they are
31 beginning implementation and have some discovery workshops scheduled

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1 over the next couple of weeks. He stated that the ACSA has partnered with
2 SpryPoint after evaluating a number of really good products. He noted that
3 the ACSA has also partnered with Validos, who has been the consultant
4 guiding the staff through the process. He stated that Validos has done three
5 SpryPoint implementations. He added that two of those were clients that
6 switched from BillMaster, which is the ACSA's current billing system, to
7 SpryPoint.

8 Mr. Parcels asked if BillMaster was the current system that was
9 being replaced. Mr. Lynn replied that BillMaster is the current system that
10 will go away, and SpryPoint is the new billing system. He stated that there is
11 \$600,000 in the FY 2027 budget, with a total budget of \$2.6 million. He added
12 that those funds are divided equally between water and sewer.

13 Mr. Parcels asked how long it will take to get the new billing system
14 in place. Mr. Lynn replied that the go live date is May 2027. Mr. Parcels
15 stated that it is still so far away. Mr. Lunsford stated that it is an incredible
16 amount of work. He stated that there are many situations that need to be built
17 into the system and tested to ensure they operate as intended. Mr. Parcels
18 stated that Mr. Tolbert was frequently annoyed with the old system. He
19 stated that it turns out his wife finds it frustrating to have to login to pay for
20 something. Mr. Lunsford stated that the ACSA staff will work with the Board
21 to find an appropriate way to memorialize Mr. Tolbert's encouragement of a
22 more modernized billing system.

23 Ms. McKeel asked about other localities that are using SpryPoint. Mr.
24 Lunsford replied that James City Service Authority uses SpryPoint.

25 Mr. Lynn stated that the next project was the Cloud Migration and
26 ArcGIS Utility Network Implementation. He stated that this will be a cloud
27 migration of a couple of the ACSA's services and a full deployment of the
28 utility network. He stated that an RFP is currently being developed and
29 should be issued in the near future. He mentioned that \$150,000 has been
30 included in the FY 2027 budget, with a total budget amount of \$575,000.

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1 Mr. Lynn stated that up next was the Avon Operations Center project.
2 He stated that as the Board can see from the photos, construction is well
3 underway. He stated that this project will provide the ACSA with additional
4 storage and meet maintenance needs. He mentioned that the ACSA lost its
5 storage space in Crozet, as the GAC expansion has taken over that property.
6 He stated that there is also a training area at the new Avon site for excavation
7 and confined space. He stated that construction should conclude towards
8 the end of 2026. He added that there were no additional funds added in FY
9 2028, and they are doing everything they can to remain within the project
10 budget of \$18 million.

11 Mr. Parcels asked how much of the \$18 million has been used thus
12 far. Mr. Lynn replied that he believes they have expended about \$11-\$12
13 million but is in the monthly CIP report.

14 Mr. Lynn moved to the next slide outlining the ArcFlash Hazard
15 Assessment Update project. He stated that this project will look at 17 of the
16 ACSA's facilities, studying the arc flash incidents and identify safe work
17 procedures and proper PPE. He stated that \$80,000 has been included in
18 the FY 2027 budget, for a total budget of \$160,000.

19 Mr. Parcels stated that at Merck there was an incident with a contractor
20 that was not properly outfitted, and he had to be airlifted for treatment. He
21 stated that he is glad that there has never been an arc flash incident with
22 any ACSA workers, and he hopes there will never be one. He stated that he
23 appreciates that the ACSA is ensuring proper and updated PPE. Mr. Roberts
24 stated that he has had a flash before and it is terrible. Ms. Walker added that
25 they do currently have PPE but, as equipment has changed over the years,
26 they want to re-evaluate and ensure that what they are using is adequate.

27 Ms. Swanson asked, in addition to the equipment, what training
28 opportunities will come along with the assessment. Mr. Lynn replied that the
29 ACSA's facilities staff will likely go along with the consultants to perform the
30 evaluations and get a sense for some of the concerns. He stated that they
31 will identify which PPE category is required for each station, and that will tell

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1 them what the appropriate level of PPE is required. He mentioned that the
2 consultants should also be able to give tips on reducing those incidents when
3 they are onsite. Mr. Morrison stated that in terms of training ,there is the
4 standard lockout/tagout training, as well as traditional electrical safety
5 training. He mentioned that the new safety supervisor will also be able to
6 conduct some of the training that was historically done during BizLibrary. He
7 stated that the safety supervisor is also onsite when crews are performing
8 activities outside of the normal tasks.

9 Mr. Lynn stated that in preparing this morning, he realized that he
10 failed to include a slide on developer participation. He stated that each year,
11 there is \$100,000 included in the budget to potentially oversize water and
12 sewer mains that will be constructed as part of a private development. He
13 stated that this allows the ACSA to look ahead and save significant dollars
14 by paying for the oversizing.

15 Mr. Lynn stated that in terms of next steps, the proposed FY 2027
16 budget and rates workshop will take place at next month's Board meeting,
17 followed by a public hearing for the budget and rates at the June Board
18 meeting.

19 Mr. Armstrong asked how much the ACSA is integrating AI in terms
20 of planning for the future. Mr. Lynn stated that in the past, there was so much
21 institutional knowledge that they could rely solely on staff. He stated that with
22 new employees and people retiring, they have had to start using more data
23 analytics. He mentioned that as the CMMS continues to evolve, they will be
24 able to use that data to predict the likelihood and consequence of failure. He
25 stated that hopefully, that will guide staff in making future CIP budget
26 decisions.

27 Ms. Palmer stated that at some point, she would like to hear some
28 words about how the civil engineer jobs will change with AI. She stated that
29 she has a couple of sons that are engineering professors and they are
30 hearing from a lot of people that AI will take over their jobs. She stated that

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1 she does not see that at the ACSA, but she is curious. Mr. Lynn replied that
2 it still takes humans to do the work.

3 Mr. Morrison stated that, going back to Mr. Armstrong's question, the
4 new Pipeline Condition Assessment Technician position that is being
5 proposed for maintenance will allow them to gain additional insight into the
6 ACSA's buried assets, and that data will tie into Cityworks.

7 Mr. Parcels stated that it indicates in the Board packet that 218,000
8 linear feet of pipe is in the future of CIP work, but it did not indicate the
9 timeframe that the pipe would be replaced. He stated that looking back over
10 the past eight years, there have only been 91,000 feet, or about 17 miles, of
11 pipe replaced. He stated that 218,000 feet is 49 miles and there are 380 odd
12 miles of pipe in the system. He asked if, at some point, the Board could be
13 given a characterization of where they are in that 380 miles in terms of what
14 has been done and what is going to be done. He added that part of that
15 would also be what has already been replaced, and when the current
16 replacements will age out. Mr. Lynn replied that it is a good question and a
17 good exercise for staff to go through.

18
19 7. Proposed FY 2027 Budget and Rates Overview Presentation

20 Mr. Lunsford stated that next month there will be an in-depth
21 presentation on some of the specifics in the budget, but today's presentation
22 would be more of an overview of the proposed budget (Attached as
23 Pages_____).

24 Mr. Lunsford stated that most of the initiatives in the FY 2027
25 proposed budget relate back to the ACSA's Strategic Plan. He stated that
26 this budget also supports the RWSA and their improvement of water and
27 wastewater infrastructure to meet both current and future needs and
28 regulations and provide additional redundancy and resiliency. He stated this
29 budget incorporates the ACSA's commitment to be best in class in the
30 service provided to its customers. He mentioned that the CIS project is a
31 wonderful example of that, among others. He noted that the proposed

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1 budget also incorporates items related to retaining the highly skilled group of
2 ACSA employees. He stated that he would venture to guess that the
3 comment Mr. Parcels made earlier about how friendly the employees were
4 on the job site would be true for every ACSA job site. He stated that they
5 have a very solid group of individuals at the ACSA, and the goal is to keep
6 them engaged and ensure the next round of leaders are able to grow and
7 continue moving the ACSA forward. He added that at the end of the day, the
8 ACSA must also continue to provide clean, safe, reliable water.

9 Mr. Lunsford stated that the next slide illustrates the collaboration
10 required by all departments at the ACSA, to build a budget as they have
11 done.

12 Mr. Lunsford moved to the next slide illustrating the budgeted
13 revenues, debt proceeds, and use of reserves. He stated that the majority of
14 the ACSA's revenues will come from water and sewer charges, which are
15 projected to total \$50 million in FY 2027. He stated that this budget does
16 include a request of the Board to authorize a debt issuance estimated at \$20
17 million, to fund current and future capital projects. He mentioned that this
18 budget includes the use of growth reserves of about \$3.5 million to offset
19 some of the growth-related debt service charges from RWSA, which is the
20 purpose of those reserves. He stated that system connection charges have
21 been conservatively estimated at about \$9 million. He noted that other
22 revenues, compared to last year, are slightly less. He stated that with the
23 spending of some of the reserves and the general uncertainty on investment
24 returns, they have reduced what is expected in other revenues.

25 Mr. Lunsford stated that the next slide illustrates all of the ACSA's
26 budgeted expenses and capital costs. He noted that the main takeaway is
27 that the bulk of ACSA'S costs are related to RWSA's water treatment, sewer
28 treatment, or their capital projects, and the ACSA's capital improvement
29 program.

30 Mr. Parcels stated that he was confused by the amount shown for
31 the purchase of water/wastewater treatment and debt service for RWSA

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1 growth projects. He stated that it shows \$43 million, but later on it will show
2 that the purchase is only \$34 million. Mr. Lunsford stated that he will go
3 through the exercise next month, but there are operating costs from RWSA
4 and costs that have been identified as growth-related debt service charges.
5 He stated that those two have been broken out in the budget summary that
6 he believes Mr. Parcels is referring to. He mentioned that a number of years
7 ago, the ACSA worked closely with RWSA to identify RWSA debt service
8 that is related to growth and capacity projects. He noted that they did that
9 purposefully to allow the ACSA to use reserves collected from connection
10 charges to pay for those. He added that this slide shows the two cost
11 components in the budget combined, for a total of \$43.7 million.

12 Ms. Palmer stated that for years and years, the debt service from
13 RWSA was incorporated into the flow. She stated that it took about 10-12
14 years to change that, so they could see the debt service separately. Mr.
15 Lunsford replied that it was in the 2015 time frame. Mr. Lunsford stated that
16 having the debt service included in the variable charge was problematic for
17 the ACSA and RWSA. He stated that it took a lot of effort from a lot of
18 different people to change it.

19 Mr. Lunsford moved to the next slide highlighting the proposed FY
20 2027 water and sewer rates. He stated that these numbers were shared
21 during the rate study presentation earlier this year, and he would go into
22 more depth next month. He stated that they had a comprehensive study, and
23 the rate consultants have provided these recommendations for Board
24 consideration. He stated that these rate increases reflect about a 17%
25 increase in the service charge and water charges, and a 3% increase in
26 sewer charges.

27 Mr. Parcels stated that the rate consultant laid out two scenarios
28 earlier this year- 2a and 2b. He stated that scenario 2a called for a five-year
29 plan of a 17% increase for three years, followed by 3% for the latter two
30 years. He stated that scenario 2b called for a 14% increase across the board.
31 He mentioned that he thought at that time, they had focused on the 2b

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1 scenario as being more economical or less stressful for the customer. Mr.
2 Lunsford replied that he does not recall scenario 2b being preferred at the
3 time, but scenario 2a provides the opportunity to make more adjustments in
4 the future. He stated that if revenue expectations are understated, or if they
5 collect connection charges at a different level, they would have more catch
6 up to do in future years with scenario 2b. He added that they are hopeful that
7 scenario 2a gets the ACSA closer to where it needs to be, to where a 17%
8 increase may not be needed the following year.

9 Mr. Lunsford stated that the next slide is a graphic from the rate study
10 which shows some of the nearby utilities' combined water and sewer monthly
11 bill for single family residential customers, compared to that of the ACSA. He
12 noted that, for the ACSA, single family customers using 3,000 gallons per
13 month will see a little over a \$6 increase in their monthly bill. Mr. Parcels
14 asked if the rates for the other utilities on the chart were from FY 2025-FY
15 2026. Mr. Lunsford replied that they are from FY 2026. Mr. Parcels asked if
16 this graphic will be included when information is sent out to customers about
17 the rate increases. Mr. Lunsford stated that space is limited on the one-page
18 mailer, so it will be a condensed version of this.

19 Mr. Lunsford moved to the next slide, stating that it was a response
20 to a request from the Board last month. He stated that the graph shows what
21 the cost would be for an apartment complex using 500,000 gallons per
22 month. He stated that it shows about a 10.1% increase.

23 Mr. Lunsford stated that the next slide shows water connections by
24 fiscal year. He stated that the chart illustrates how the ACSA's system
25 continues to grow, and it has done so by about 2% per year for the last
26 decade. He stated that not all water connections are equal, with a hospital
27 connection counting the same as a single-family house.

28 Mr. Lunsford moved to the next slide highlighting the proposed FY
29 2027 changes in system connection charges. He stated that there is a
30 proposed 10% increase over FY 2026, which is needed to fund the RWSA's
31 debt service and ACSA's growth-related CIP projects. He stated that the

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1 ACSA's reserves have been spent down to a degree, mostly on the growth
2 side. He stated that this is an effort to collect revenues to offset increases in
3 the future related to the CIP program.

4 Ms. Swanson stated that she had a question about the previous slide
5 that illustrated the proposed changes to the system connection charges. She
6 stated that during the February presentation by NewGen, they proposed a
7 \$5,800 water/wastewater connection charge for FY 2027, but the chart today
8 is showing \$5,900. She asked if that was due to a change that RWSA made
9 in its projections. Mr. Lunsford replied that there was some back and forth in
10 the rate study, and they felt it appropriate to increase that line by \$100. Mr.
11 Parcels stated that they subtracted it elsewhere, as the change is still 10%.

12 Mr. Lunsford stated that the next slide shows the proposed FY 2027
13 CIP program costs by project type. He noted that Mr. Lynn did a wonderful
14 job going over the proposed CIP earlier. He stated that the CIP budget is
15 substantial, but also necessary and important.

16 Mr. Lunsford stated that in terms of the budget workshop planned for
17 May, they will continue to tie together how this budget supports the Strategic
18 Plan. He stated that he would also focus on the revenue and expense
19 expectations, proposed rate changes in detail, as well as a comprehensive
20 evaluation of the charges from RWSA. He stated that he would speak on a
21 deeper level about the strategic use of growth reserves to help fund some of
22 the costs the ACSA is seeing. He noted that Mr. Morrison and Ms. Walker
23 would also provide some additional information related to some staffing
24 increases that will be requested in the FY 2027 budget.

25 Mr. Lunsford moved on to the next steps in the budget process. He
26 stated that after the workshop next month, there would be a second
27 workshop and a public hearing at the June 18th Board meeting. He
28 mentioned that ACSA staff will ask the Board to adopt the budget and rates
29 at that time and, pending adoption, the new rates will be effective July 1,
30 2026.

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1 Ms. Palmer stated that she had a comment about the FAQs related
2 to the water and sewer rates on page 176 of the Board packet. She stated
3 that one of the questions asks why the ACSA does not just cut costs rather
4 than increasing the rates. She stated that the answer alludes to the fact that
5 the ACSA is a growing utility with about 500 new customers annually, thus
6 the costs of providing service continue to increase each year. She then noted
7 that further down on the page, it states that growth pays for growth. She
8 stated that someone reading this may be confused by those two statements.
9 Mr. Lunsford replied that as the system grows and matures, the replacement
10 of that growth in the future is the responsibility of the current customer,
11 however it is a good point.

12 Mr. Parcels stated that the maintenance projected budget for
13 overtime is way over budget. He asked what accountability there is for
14 overspending on overtime. Mr. Lunsford replied that when something
15 breaks, it has to be fixed regardless of time. He stated that sometimes that
16 is difficult to anticipate in the budget making process. He mentioned that one
17 of the other variables is standby time. He noted that depending on how an
18 employee chooses to be reimbursed for overtime work will affect how it
19 shows up financially. He stated that as Executive Director, he receives a
20 summary twice a month on pay-related information, including overtime. He
21 stated that this provides an opportunity for someone outside of payroll and
22 the approval group to identify possible abuse of overtime.

23 Mr. Parcels stated that, secondly, the ACSA switched to the
24 County's health plan but is still paying it for the employees. He stated that
25 the County's cost is slightly lower than what was planned in prior years, so
26 the healthcare cost seemingly has gone down overall. Mr. Lunsford replied
27 that the ACSA is staying with the County's plan, but one of the stipulations
28 is that the ACSA could only contribute to health insurance at the rate that
29 County participants receive. Mr. Lunsford stated that in the past, ACSA
30 participants received more of an employer contribution. He noted that this

Albemarle County Service Authority Board of Directors

1 budget reflects a lower employer contribution to mirror what the County is
2 doing.

3
4 8. Resolution scheduling Budget and Rates Public Hearing for June 18,
5 2026

6 Mr. Armstrong read the resolution in the Board packet.

7 ***Ms. Palmer moved to adopt a resolution that sets June 18, 2026,***
8 ***as the date for a Public Hearing on the Proposed FY 2027 budget and***
9 ***the preliminary schedule fixing and classifying such rates, fees, and***
10 ***charges for the ACSA, and authorizing the advertising of the Public***
11 ***Hearing; seconded by Mr. Parcels. The Chair asked for a roll-call vote:***
12 ***Ms. McKeel, aye; Mr. Parcels, aye; Ms. Palmer, aye; Mr. Armstrong,***
13 ***aye; Mr. Roberts, aye.***

14
15 9. Items Not on the Agenda

16 There were no items not on the agenda to discuss.

17
18 10. Adjourn

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

22
23 _____
24 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: May 21, 2026</p> <p>ACTION: Informational</p> <p>ATTACHMENTS: Yes</p>
---	--

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

DISCUSSION:

- Water consumption for the month of March decreased 2.1% compared to February. Water consumption for the month of March 2026 compared to March 2025 increased 4.0%.
- RWSA's invoice of \$3,064,958 for the month of March was paid on April 10, 2026.
- Unearned water and sewer connection charges totaled \$2,147,317 at month end.
- System connection charge revenue is exceeding budgeted expectations with \$501,940 recognized in April.
- Water and Wastewater revenues for FY 2026 are above budgeted expectations by 0.1%. Please see the water/wastewater trend analysis included illustrating that when adjustment for expected variations in seasonal consumption is considered, revenues are 0.6% 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 discovery sessions April 28th – May 1st. This modern CIS provides the framework to enhance our customer and employee experience and aligns with the ACSA's strategic plan.
- The ACSA transferred \$5,000,000 from the LGIP account to the ACSA's operating account on April 22, 2026 to pay for ongoing capital costs at the Avon Operations Center and the Briarwood and Barracks West water main replacement projects.

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

BUDGET IMPACT: Informational only.

RECOMMENDATIONS: None

BOARD ACTION REQUESTED: None; informational item only.

ATTACHMENTS:

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

ALBEMARLE COUNTY SERVICE AUTHORITY

STATEMENT OF NET POSITION

April 30, 2026

ASSETS

Cash and cash equivalents	\$ 10,260,853
Accounts receivable	5,846,506
Investments	37,421,862
Capital assets: (net of accumulated depreciation)	211,707,374
Inventory	688,412
Prepays	381,362
Cash and cash equivalents, restricted	<u>624,557</u>
 Total assets	 <u>266,930,926</u>

DEFERRED OUTFLOWS OF RESOURCES

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

LIABILITIES

Accounts payable	3,923,769
Accrued liabilities	394,902
Compensated absences	2,035,404
Net pension liability	4,150,155
Other post-employment benefits	1,251,493
Unearned connection fees	2,147,317
Long-term debt	<u>3,129,413</u>
 Total liabilities	 <u>17,032,453</u>

DEFERRED INFLOWS OF RESOURCES

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

NET POSITION

251,227,587

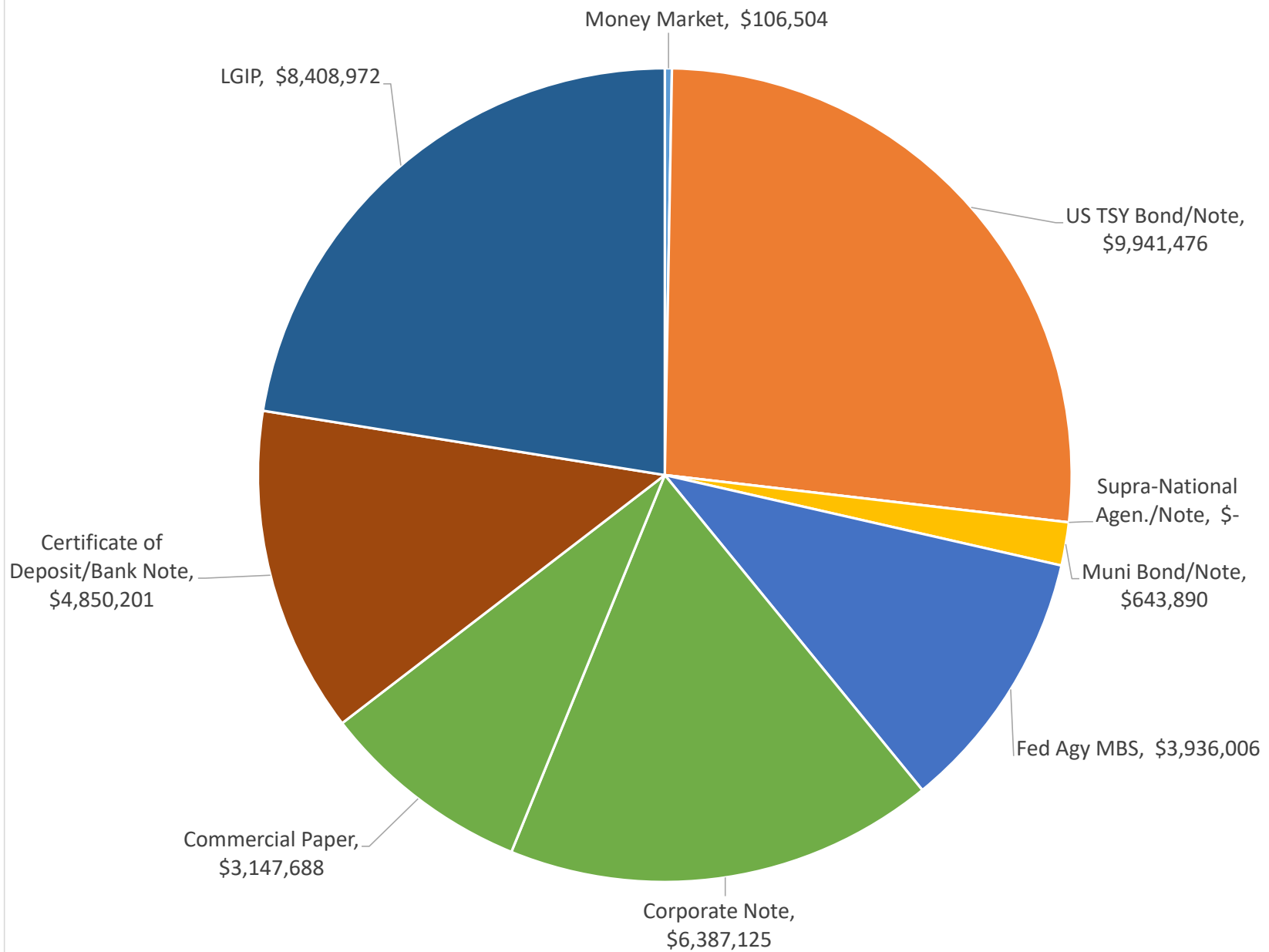
ALBEMARLE COUNTY SERVICE AUTHORITY
For the One Month Ending April 30, 2026

	Budget FY 2026	Budget Year-to-Date 2026	April Actual Year-to-Date	Actual vs. Budget	Variance Percentage
Revenues					
Water Sales	25,260,000	21,050,000	20,907,769	(142,231)	(0.68%)
Sewer Service	19,600,000	16,333,333	16,493,302	159,969	0.98%
Total operating revenues	44,860,000	37,383,333	37,401,071	17,738	0.05% A
Operating Expenses					
Purchase of bulk water	(22,697,500)	(18,914,583)	(18,783,552)	131,031	(0.69%) B
Purchase of sewer treatment	(15,256,000)	(12,713,333)	(11,895,029)	818,304	(6.44%) B
Administration	(1,601,400)	(1,334,500)	(1,176,691)	157,809	(11.83%) C
Finance	(3,436,700)	(2,863,917)	(2,532,901)	331,016	(11.56%) C
Information Technology	(2,259,300)	(1,882,750)	(1,509,235)	373,515	(19.84%) C
Engineering	(2,823,000)	(2,352,500)	(2,121,702)	230,798	(9.81%) C
Maintenance	(5,639,900)	(4,699,917)	(3,793,133)	906,784	(19.29%) C
Total operating expenses	(53,713,800)	(44,761,500)	(41,812,243)	2,949,257	(6.59%)
Operating gain(loss)	(8,853,800)	(7,378,167)	(4,411,172)	2,966,995	(40.21%)
Nonoperating Revenues					
System connection charges	9,400,000	7,833,333	8,575,870	742,537	9.48% D
Investment/Interest Income	2,000,000	1,666,667	1,626,321	(40,346)	(2.42%) E
Rental income	16,000	13,333	16,562	3,229	24.22%
Miscellaneous revenues	726,000	605,000	750,535	145,535	24.06% F
Total nonoperating revenues (expenses)	12,142,000	10,118,333	10,969,288	850,955	8.41%
Nonoperating Expenses					
Miscellaneous expenses	(1,337,200)	(1,114,333)	(130,823)	983,510	(88.26%) G
Bond interest charges	(183,859)	(153,216)	(141,957)	11,259	(7.35%) H
Depreciation	-	-	(4,112,562)	(4,112,562)	0.00% I
Total nonoperating revenues (expenses)	(1,521,059)	(1,267,549)	(4,385,342)	(3,117,793)	245.97%
Capital contributions	-	-	6,716,953	6,716,953	
Change in Net Position	1,767,141	1,472,618	8,889,727	7,417,110	503.67%

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

- A.** Water and sewer revenues were more than budgeted amounts by 0.1%. Consumption through April (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

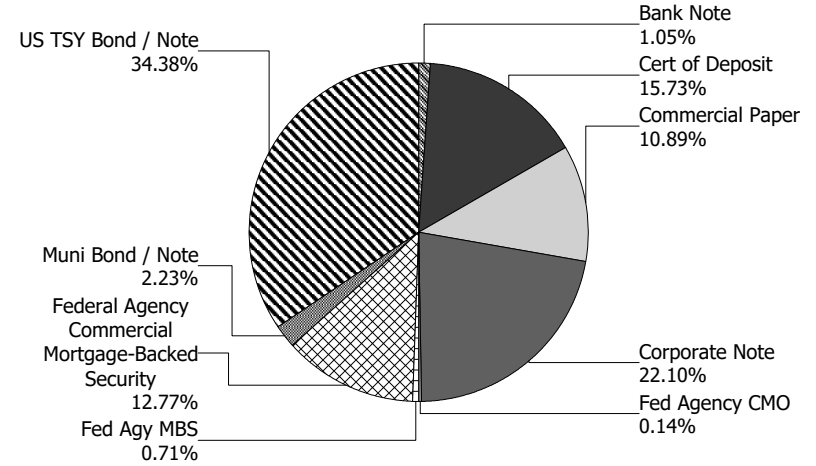
For the Month Ending **April 30, 2026**

ACSA OPERATING FUNDS - 03100100

Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	9,950,000.00	9,941,475.74	34.38
Municipal Bond / Note	640,000.00	643,889.76	2.23
Federal Agency Mortgage-Backed Security	212,938.89	205,991.65	0.71
Federal Agency Commercial Mortgage-Backed Security	3,728,466.23	3,690,574.45	12.77
Federal Agency Collateralized Mortgage Obligation	42,725.75	39,440.31	0.14
Corporate Note	6,400,000.00	6,387,124.66	22.10
Commercial Paper	3,200,000.00	3,147,687.70	10.89
Certificate of Deposit	4,550,000.00	4,546,843.46	15.73
Bank Note	300,000.00	303,357.30	1.05
Managed Account Sub-Total	29,024,130.87	28,906,385.03	100.00%
Accrued Interest		276,628.79	
Total Portfolio	29,024,130.87	29,183,013.82	

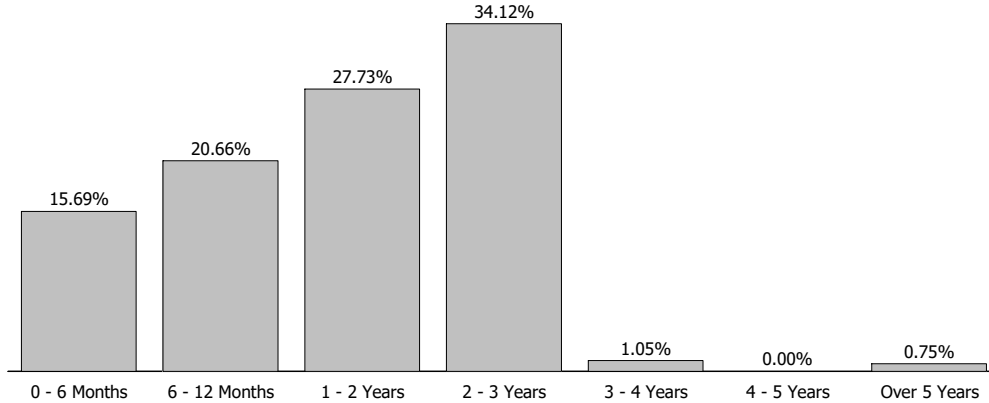
Sector Allocation



Unsettled Trades

0.00 0.00

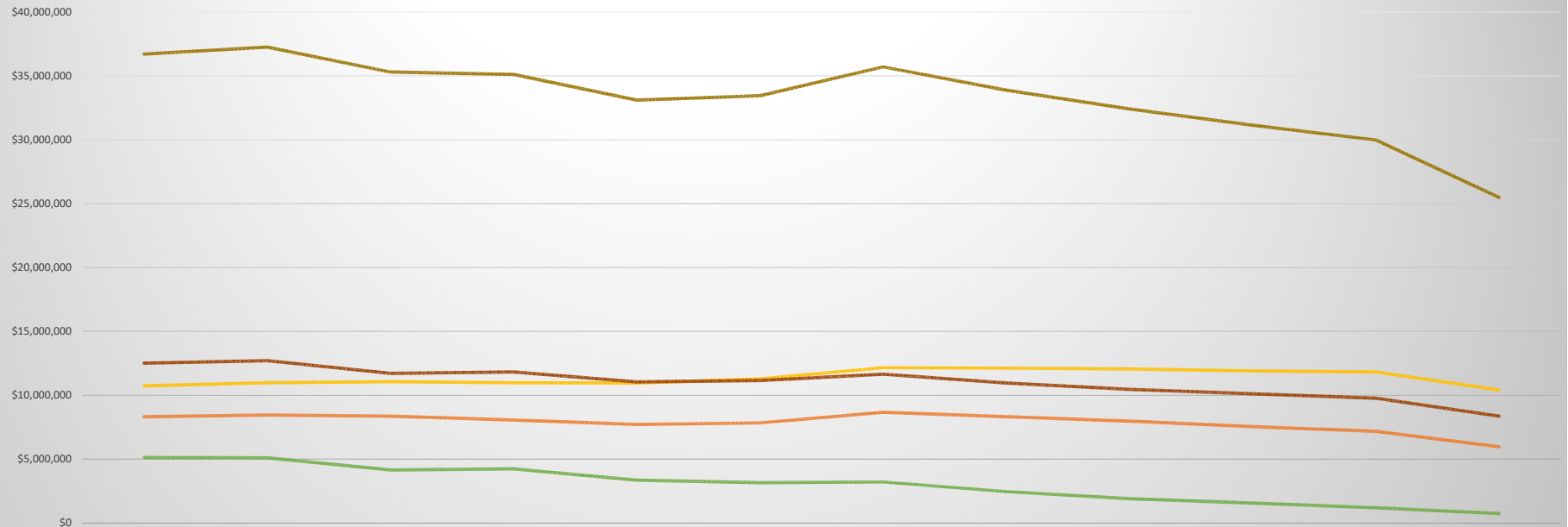
Maturity Distribution



Characteristics

Yield to Maturity at Cost	4.06%
Yield to Maturity at Market	3.97%
Weighted Average Days to Maturity	561

Capacity/System Development Reserves



	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	4/1/2026
RWSA Cap. Chg. Water	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	5,968,640
RWSA Cap. Chg. WW	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	10,415,384
ACSA Dev Chg. Water	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	735,485
ACSA Dev Chg. WW	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	8,360,967
Total	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	25,480,477

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
March 2026

Area	March 2026 Monthly Connection Fees	March 2025 Monthly Connection Fees	\$ Change	% Change
Crozet	\$ 120,000	\$ 72,150	\$ 47,850	66%
Urban	390,500	936,980	(546,480)	-58%
Scottsville	-	-	-	-
Total Connection fees	\$ 510,500	\$ 1,009,130	\$ (498,630)	-49%
Through March				
Area	YTD FY 2026 Connection Fees	YTD FY 2025 Connection Fees	\$ Change	% Change
Crozet	\$ 1,366,810	\$ 1,212,290	\$ 154,520	13%
Urban	6,692,690	\$ 4,459,140	\$ 2,233,550	50%
Scottsville	14,430	-	14,430	-
Total Connection fees	\$ 8,073,930	\$ 5,671,430	\$ 2,402,500	42%
Area	March 2026 ERC's	March 2025 ERC's	Change	% Change
Crozet	8	5	3	60%
Urban	27	65	(38)	-58%
Scottsville	-	-	-	-
Total ERC's	35	70	(35)	-50%
Through March				
Area	YTD FY 2026 ERC's	YTD FY 2025 ERC's	Change	% Change
Crozet	91	84	7	8%
Urban	446	307	139	45%
Scottsville	1	-	1	-
Total ERC's - YTD	538	391	147	38%

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
March 2026**

Area	March 2026 ERC's	March 2025 ERC's	March 2024 ERC's
Crozet	8	5	7
Urban	27	65	58
Scottsville	-	-	-
Total ERC's	35	70	65

Through March			
Area	YTD 2026 ERC's	YTD 2025 ERC's	YTD 2024 ERC's
Crozet	91	84	152
Urban	446	307	302
Scottsville	1	-	-
Total ERC's - YTD	538	391	454

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	138,588,050	133,246,908	4.01%	2.17	0.89
April		141,119,829			2.11
May		154,027,224			8.89
June		153,095,431			4.48
YTD	1,387,374,472	1,378,759,843	0.62%	22.65	37.86

Note: Consumption through March 2026 is 0.6% 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	3,064,958	2,569,796	\$ 495,162	19.27%
April		2,547,552		
May		2,665,003		
June		2,596,414		
YTD	\$ 27,610,433	\$ 23,559,583	\$ 4,050,850	17.19%

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



Water and Sewer Report
(Volumes in Gallons)

March 2026

Metered by Area:	Water	Sewer
Crozet	16,020,815	15,045,798
Scottsville	1,066,857	846,142
Urban	121,457,186	108,720,394
Red Hill	43,192	0
Total	138,588,050	124,612,334

Wastewater Flows by Sewer Plant:	
Total Urban and Crozet	123,766,192
less Glenmore WRRF	-3,138,019
Moore's Creek AWRRF	120,628,173
Scottsville WRRF	846,142
Total	121,474,315

Number of Installed Meters:	
Urban	29
Crozet	12
Scottsville	0
Total	41

Hydrant Meter Consumption (billed by invoice):	
Urban	351,100
Crozet	46,011
Scottsville	0
Total	397,111

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

Estimated Water Loss:		
1600 State Farm Blvd-3/2/26	Urban	1,500
5144 Lazy Branch Ln-3/2/26	Urban	3,000
215 Saponi Ln-3/3/26	Urban	4,999
4949 Lake Tree Ln-3/19/26	Crozet	20,000
2521 Summit Ridge Trl-3/24/26	Urban	10,000
ACSA Facility Spotnap-2/26/26	Urban	30,000
Total		69,499

Billed Consumption for Selected Customers					
	Water	Sewer		Water	Sewer
Virginia Land Holding	195,010	195,010	Boar's Head Inn	382,350	292,731
Southwood Mobile Homes	1,108,350	1,620,000	Farmington Inc.	493,335	383,864
Turtle Creek Apartments	1,487,466	1,477,804	Westgate Apartments	1,212,404	1,212,241
Blue Ridge Crossing Owner LLC	1,062,642	1,062,642	PR Charger C'ville Holdings-Cobalt Ridge Apartments	2,140,428	2,140,428
Monroe Health & Rehab.	471,937	471,937	Four Seasons Apts and Condos	1,882,646	1,882,646
Sunrise Senior "Colonnades"	747,807	746,880	Ch'ville/Alb Airport	133,472	134,183
ACRJ	902,160	852,160	State Farm Insurance-Pantops	269,380	268,594
Westminster Canterbury	1,133,590	1,133,590	Hyatt Place at Stonefield	234,281	234,281
SEMF Charleston - Commonwealth/Peyton Dr.	1,525,221	1,525,221	Doubletree by Hilton Hotel	633,506	633,506
Martha Jefferson Hospital	1,797,113	1,482,370	Arden Place Apartments	547,943	547,943
Crozet Mobile Home Village	204,645	204,645	Hilton Garden Inn	213,138	213,138
The Home Depot	600,730	600,730	The Blake at Charlottesville	193,066	193,066
County of Albemarle	1,358,294	1,267,243	The Lodge at Old Trail	236,377	236,377
University of Virginia	2,435,959	2,430,378	Gov't-Defense Complex	550,977	550,977
Wegmans	337,950	337,950	Harris Teeter Stores (2)	130,348	130,348

WATER

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	16,747	4,209	196	21,152
Multi-Family Residential	602	56	3	661
Commercial (Offices)	202	12	5	219
Commercial (Other)	952	77	54	1,083
Industrial	41	12	4	57
Institutional	177	33	12	222
Total Water Connections	18,721	4,399	274	23,394
Plus Multiple Units	14,490	854	89	15,433
Total Water Units	33,211	5,253	363	38,827

SEWER

Class Type	Number of Connections by Area			Total
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	14,433	3,942	158	18,533
Multi-Family Residential	571	54	4	629
Commercial (Offices)	186	12	5	203
Commercial (Other)	741	51	46	838
Industrial	17	5	1	23
Institutional	139	26	10	175
Total Sewer Connections	16,087	4,090	224	20,401
Plus Multiple Units	14,065	850	56	14,971
Total Sewer Units	30,152	4,940	280	35,372

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	78,093	12,658	713	91,463
Total Sewer Customers	71,245	11,980	535	83,760

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

	March 2026		February 2026		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
State Farm	269,380	268,594	26,290	23,238	924.65%	1055.84%
County of Albemarle	1,358,294	1,267,243	1,015,133	955,229	33.80%	32.66%
Westgate Apts.	1,212,404	1,212,241	1,135,180	1,135,180	6.80%	6.79%
Martha Jefferson Hospital	1,797,113	1,482,370	1,756,235	1,587,735	2.33%	-6.64%
PR Charger C'ville Holdings	2,140,428	2,140,428	2,250,120	2,250,120	-4.87%	-4.87%
Turtle Creek Apts.	1,487,466	1,477,804	1,574,877	1,564,353	-5.55%	-5.53%
SEMF Charleston	1,525,221	1,525,221	1,625,859	1,625,859	-6.19%	-6.19%
University of Virginia	2,435,959	2,430,378	2,602,938	2,598,403	-6.42%	-6.47%
Blue Ridge Crossing Owner LLC	1,062,642	1,062,642	1,149,606	1,149,606	-7.56%	-7.56%
Westmisnster Canterbury	1,133,590	1,133,590	1,286,810	1,286,810	-11.91%	-11.91%
ACRJ	902,160	852,160	1,059,120	1,059,120	-14.82%	-19.54%
Four Seasons Apts.	1,882,646	1,882,646	2,329,930	2,329,930	-19.20%	-19.20%
Southwood Mobile Homes	1,108,350	1,620,000	1,383,080	1,570,000	-19.86%	3.18%

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
March 2026 and March 2025**

	March 2026		March 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
State Farm	269,380	268,594	39,830	39,830	576.32%	574.35%
University of Virginia	2,435,959	2,430,378	1,151,086	1,151,086	111.62%	111.14%
ACRJ	902,160	852,160	724,600	724,600	24.50%	17.60%
PR Charger C'ville Holdings	2,140,428	2,140,428	1,857,741	1,857,741	15.22%	15.22%
County of Albemarle	1,358,294	1,267,243	1,186,183	1,186,183	14.51%	6.83%
Westmisnster Canterbury	1,133,590	1,133,590	1,012,590	1,012,590	11.95%	11.95%
SEMF Charleston	1,525,221	1,525,221	1,403,727	1,403,727	8.66%	8.66%
Westgate Apts.	1,212,404	1,212,241	1,118,079	1,118,079	8.44%	8.42%
Martha Jefferson Hospital	1,797,113	1,482,370	1,783,749	1,783,749	0.75%	-16.90%
Turtle Creek Apts.	1,487,466	1,477,804	1,633,095	1,633,095	-8.92%	-9.51%
Four Seasons Apts.	1,882,646	1,882,646	2,226,751	2,226,751	-15.45%	-15.45%
Blue Ridge Crossing Owner LLC	1,062,642	1,062,642	1,318,827	1,318,827	-19.43%	-19.43%
Southwood Mobile Homes	1,108,350	1,620,000	1,772,290	1,772,290	-37.46%	-8.59%

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 -- March

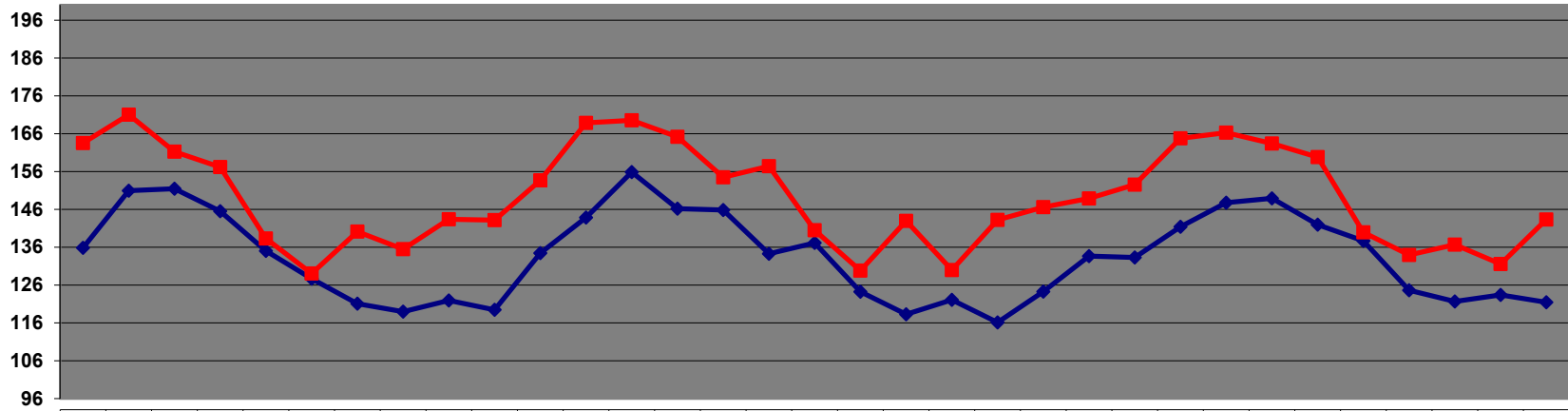
	YTD FY 2026		YTD FY 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
University of Virginia	25,209,440	25,083,221	18,930,939	18,871,949	33.17%	32.91%
SEMF Charleston	14,991,414	14,991,414	12,875,929	12,875,929	16.43%	16.43%
Four Seasons Apts.	17,612,989	17,612,989	15,419,946	15,419,946	14.22%	14.22%
PR Charger C'ville Holdings	21,014,825	21,014,825	18,702,680	18,702,680	12.36%	12.36%
Westmisnster Canterbury	14,617,600	13,795,600	13,062,420	12,442,420	11.91%	10.88%
ACRJ	9,252,750	8,069,750	8,589,360	7,640,360	7.72%	5.62%
Martha Jefferson Hospital	20,702,532	13,074,293	20,005,142	12,625,375	3.49%	3.56%
County of Albemarle	16,146,304	9,627,550	15,699,423	9,379,256	2.85%	2.65%
Westgate Apts.	10,678,157	10,672,390	10,703,417	10,695,817	-0.24%	-0.22%
State Farm	3,217,860	2,266,093	3,268,780	2,388,530	-1.56%	-5.13%
Turtle Creek Apts.	12,762,451	12,579,538	14,478,642	14,435,505	-11.85%	-12.86%
Southwood Mobile Homes	13,163,460	15,429,800	16,207,880	17,500,000	-18.78%	-11.83%
Blue Ridge Crossing Owner LLC	9,013,842	9,013,842	13,711,718	13,611,718	-34.26%	-33.78%

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

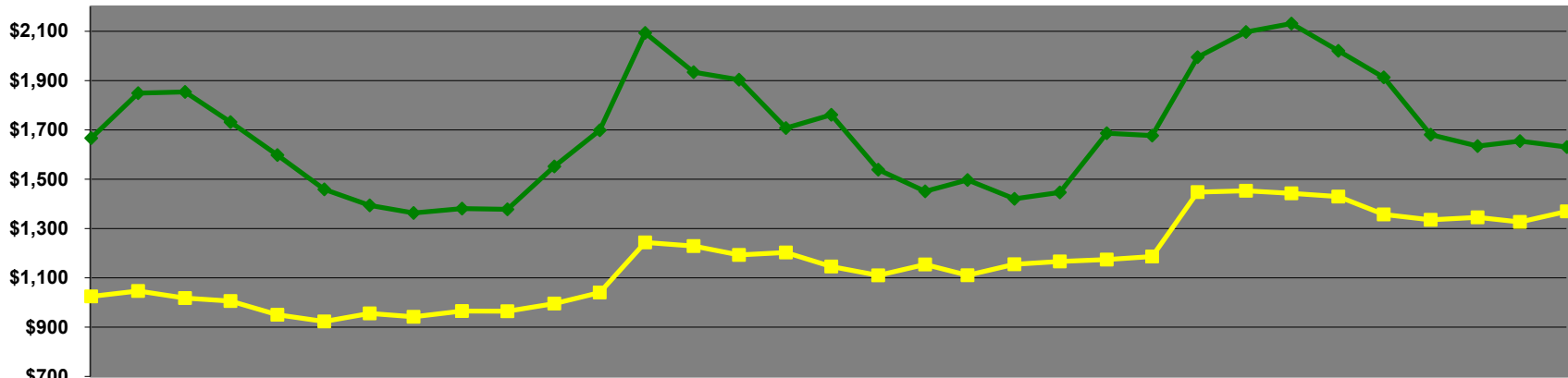
Flows & Usage (in Millions of Gallons)



	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	Mar-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	163	142	138	125	122	123	121
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	143	
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%	18%	

Charges and Revenues (in Thousands of Dollars)

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

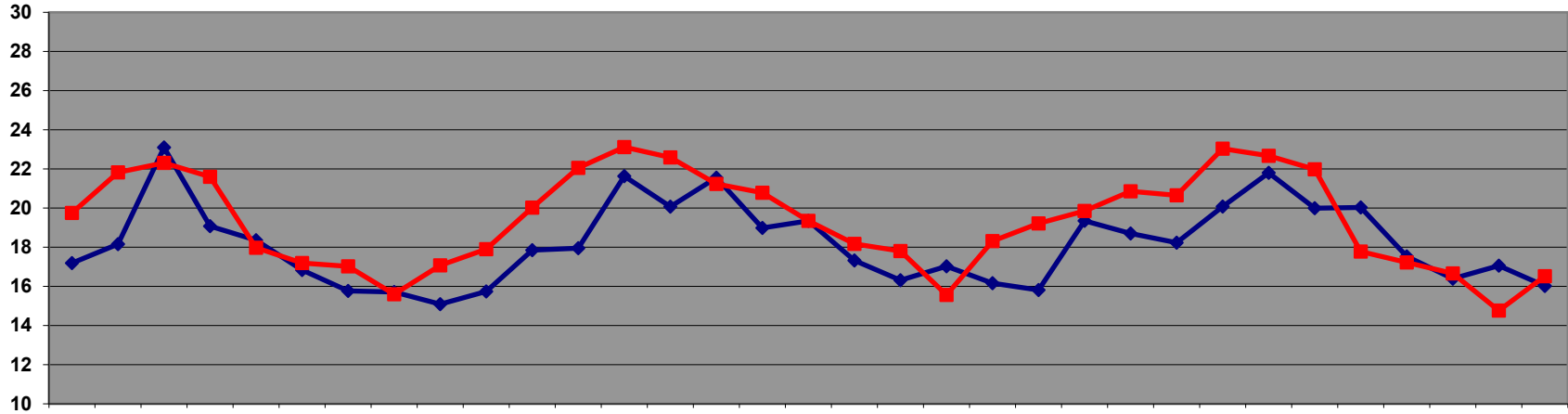


	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
ACSA Revenue	\$1,66	\$1,84	\$1,85	\$1,73	\$1,59	\$1,45	\$1,39	\$1,36	\$1,38	\$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	\$1,63
RWSA Charges	\$1,02	\$1,04	\$1,01	\$1,00	\$950	\$923	\$956	\$942	\$965	\$964	\$995	\$1,04	\$1,24	\$1,22	\$1,19	\$1,20	\$1,14	\$1,11	\$1,15	\$1,11	\$1,15	\$1,16	\$1,17	\$1,18	\$1,44	\$1,45	\$1,44	\$1,43	\$1,35	\$1,33	\$1,34	\$1,32	\$1,36
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	\$261
Fiscal YTD Difference	\$0.64	\$1.44	\$2.28	\$3.01	\$3.65	\$4.19	\$4.63	\$5.05	\$5.47	\$5.88	\$6.44	\$7.09	\$0.85	\$1.56	\$2.27	\$2.77	\$3.39	\$3.82	\$4.11	\$4.50	\$4.76	\$5.04	\$5.56	\$6.05	\$0.55	\$1.19	\$1.88	\$2.47	\$3.03	\$3.37	\$3.66	\$3.99	\$4.25

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

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

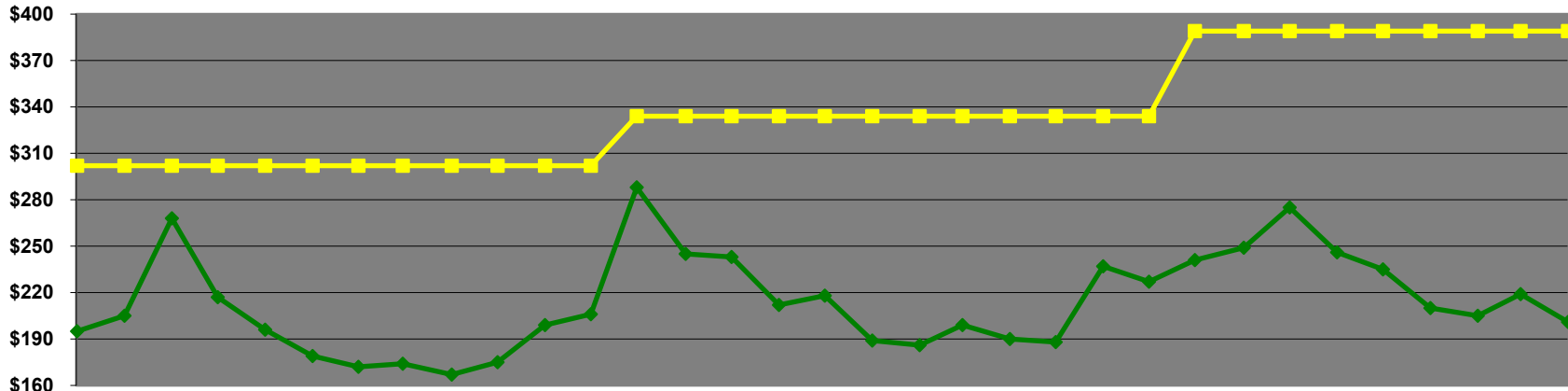
Flows & Usage (in Millions of Gallons)



	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	Mar-26	
ACSA Usage	17	18	23	19	18	17	16	16	15	16	18	18	22	20	22	19	19	17	16	16	17	16	16	19	19	18	20	22	20	20	18	16	17	16
RWSA Flows	20	22	22	22	18	17	17	16	17	18	20	22	23	23	21	19	18	18	16	18	18	19	19	20	21	23	23	22	22	18	17	17	15	17
Variance	15%	20%	-3%	13%	-2%	2%	8%	-1%	13%	14%	12%	23%	7%	13%	-1%	9%	0%	5%	9%	-9%	13%	22%	3%	12%	13%	15%	4%	10%	-11%	-2%	2%	-13%	3%	

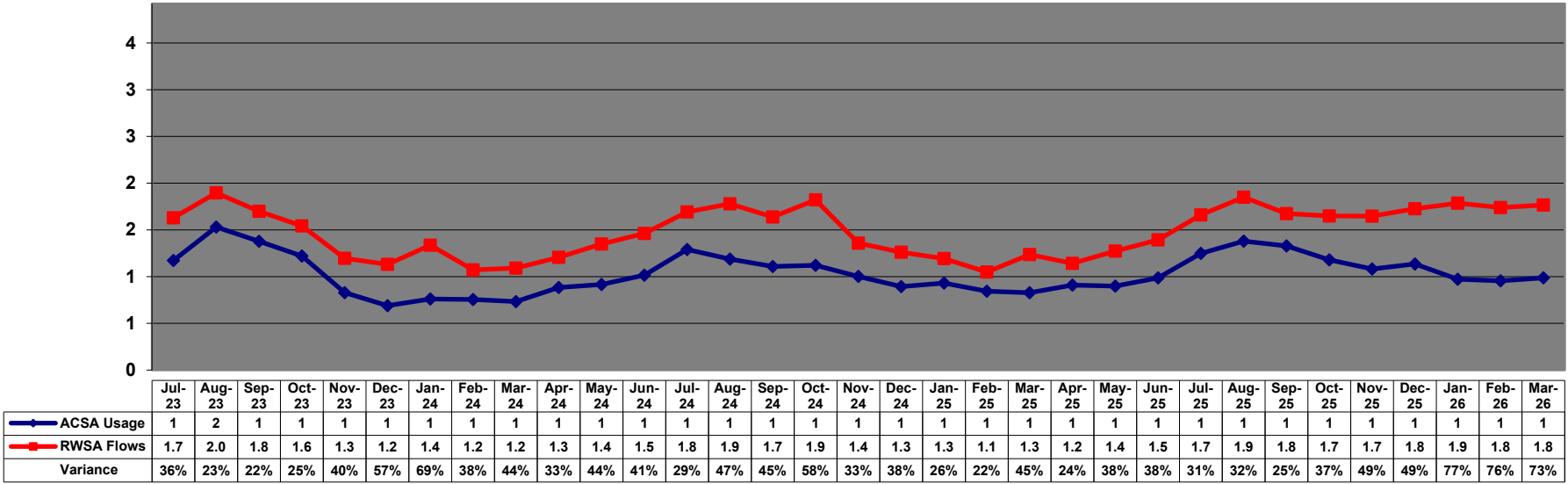
FY 2024, 2025, and 2026 Crozet Water Comparison RWSA Billed Water Charges & ACSA Billed Water Revenues

Charges and Revenues (in Thousands of Dollars)



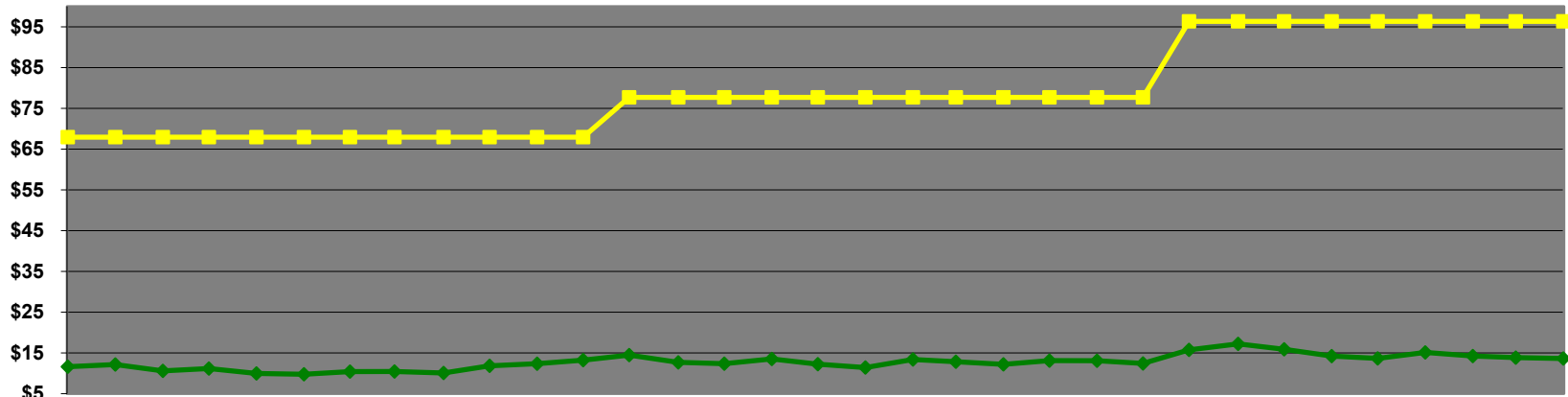
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
ACSA Revenue	\$195	\$205	\$268	\$217	\$196	\$179	\$172	\$174	\$167	\$175	\$199	\$206	\$288	\$245	\$243	\$212	\$218	\$189	\$186	\$199	\$190	\$188	\$237	\$227	\$241	\$249	\$275	\$246	\$235	\$210	\$205	\$219	\$201
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	\$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)	(\$188)
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)	(\$1.4)

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

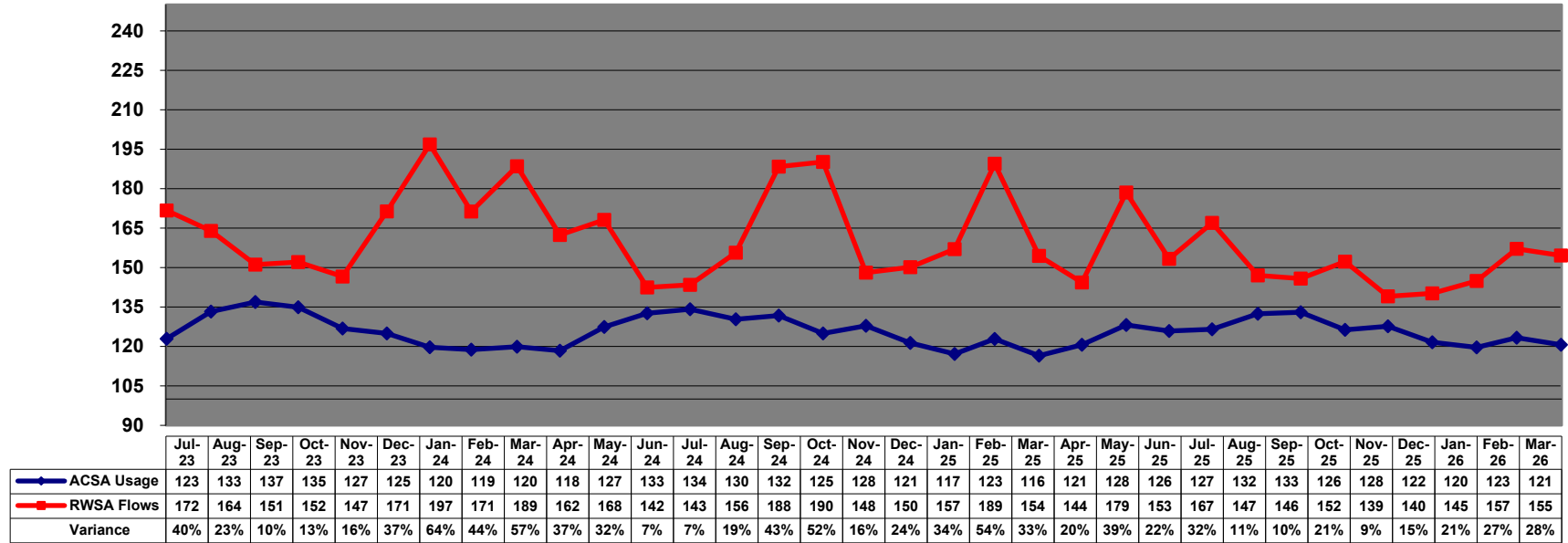
Charges and Revenues (in Thousands of Dollars)



	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	Mar-26	
ACSA Revenue	\$12	\$12	\$11	\$11	\$10	\$10	\$10	\$10	\$10	\$12	\$12	\$13	\$14	\$13	\$12	\$14	\$12	\$11	\$13	\$13	\$12	\$13	\$13	\$12	\$16	\$17	\$16	\$14	\$14	\$15	\$14	\$14	\$14	
RWSA Charges	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$78	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96
Difference	-\$56	-\$56	-\$57	-\$57	-\$58	-\$58	-\$58	-\$57	-\$58	-\$56	-\$56	-\$55	-\$63	-\$65	-\$65	-\$64	-\$65	-\$66	-\$64	-\$65	-\$65	-\$65	-\$65	-\$65	-\$81	-\$79	-\$80	-\$82	-\$83	-\$81	-\$82	-\$82	-\$83	
Fiscal YTD Difference	(\$0.0)	(\$0.1)	(\$0.1)	(\$0.2)	(\$0.2)	(\$0.3)	(\$0.4)	(\$0.4)	(\$0.5)	(\$0.5)	(\$0.6)	(\$0.6)	(\$0.0)	(\$0.1)	(\$0.1)	(\$0.2)	(\$0.3)	(\$0.3)	(\$0.4)	(\$0.5)	(\$0.5)	(\$0.6)	(\$0.7)	(\$0.7)	(\$0.0)	(\$0.1)	(\$0.2)	(\$0.3)	(\$0.4)	(\$0.4)	(\$0.5)	(\$0.6)	(\$0.7)	

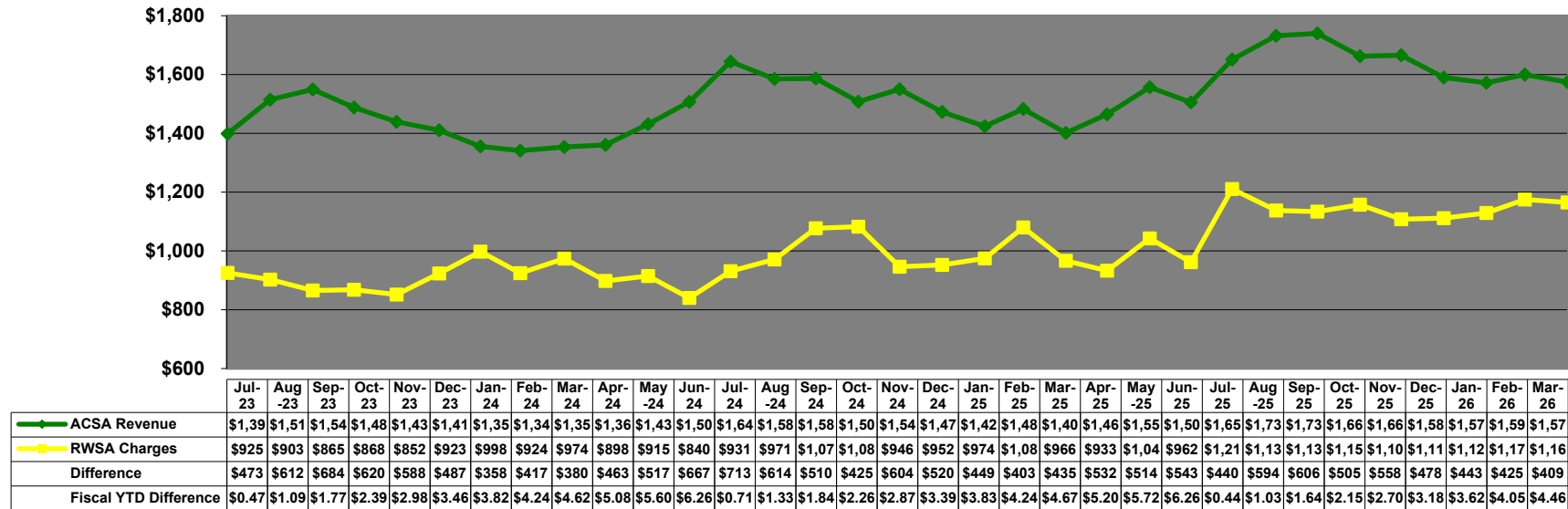
**FY 2024, 2025, and 2026 Urban (including Glenmore) & Crozet Sewer Comparison
ACSA Customer Usage & RWSA Flows**

Usage & Flows (in Millions of Gallons)



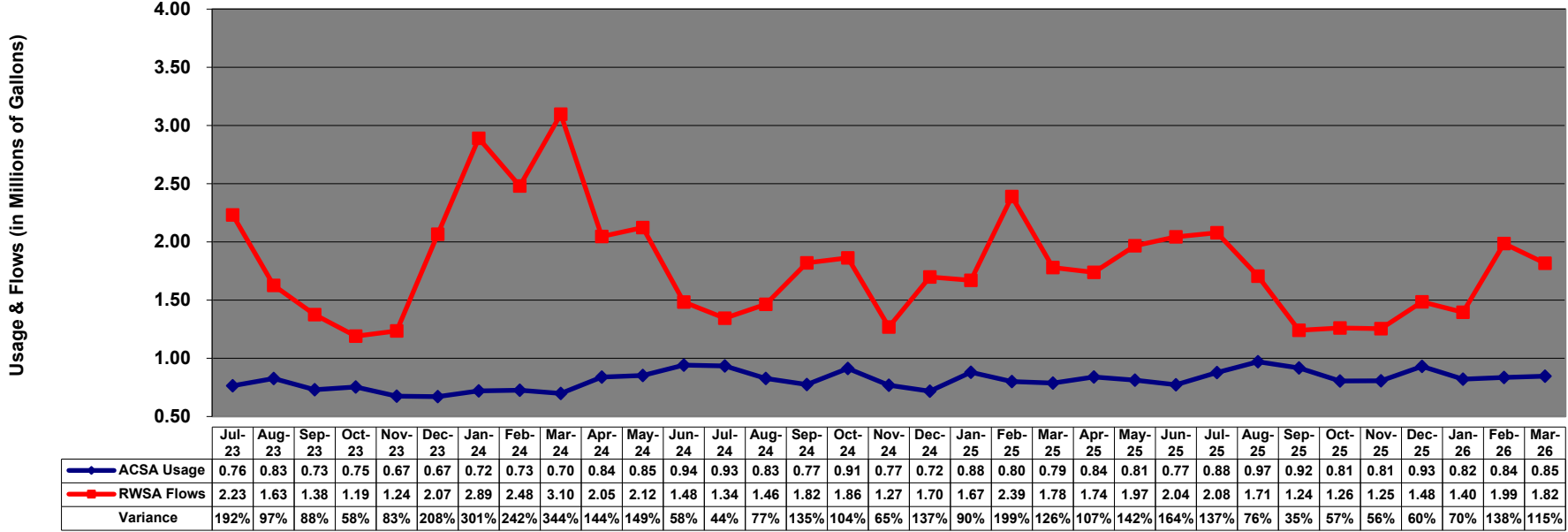
**FY 2024, 2025, and 2026 Urban (including Glenmore) & Crozet Sewer Comparison
ACSA Billed Sewer Usage & RWSA Billed Sewer Charges**

Charges & Revenues (in Thousands of Dollars)

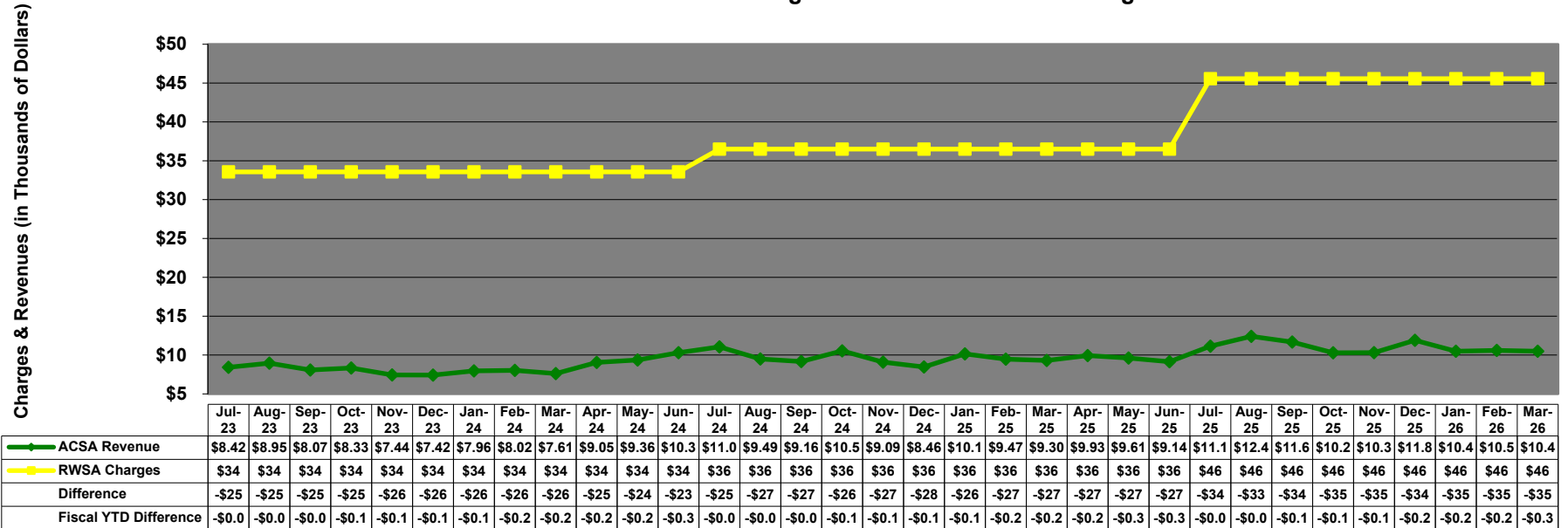


Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

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

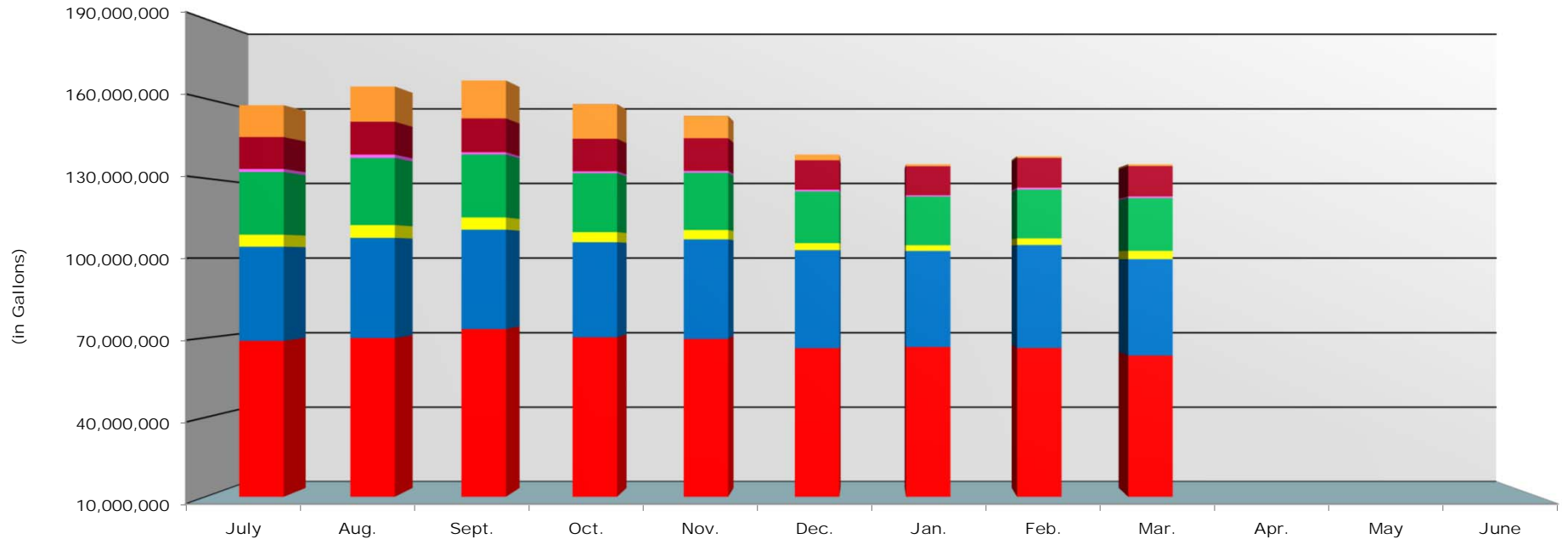
FY 2026												
	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	47,852,952	48,182,425	48,900,560	48,339,047	48,565,752	47,920,052	47,808,680	47,712,263	46,903,781			
Level 2 (3,001 - 6,000 gallons)	16,125,752	16,549,206	17,925,898	16,398,842	16,303,999	14,431,454	14,768,307	14,485,743	13,087,333			
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	2,266,433			
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	1,033,070			
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	63,290,617	-	-	-

System-Wide Irrigation Water Usage

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

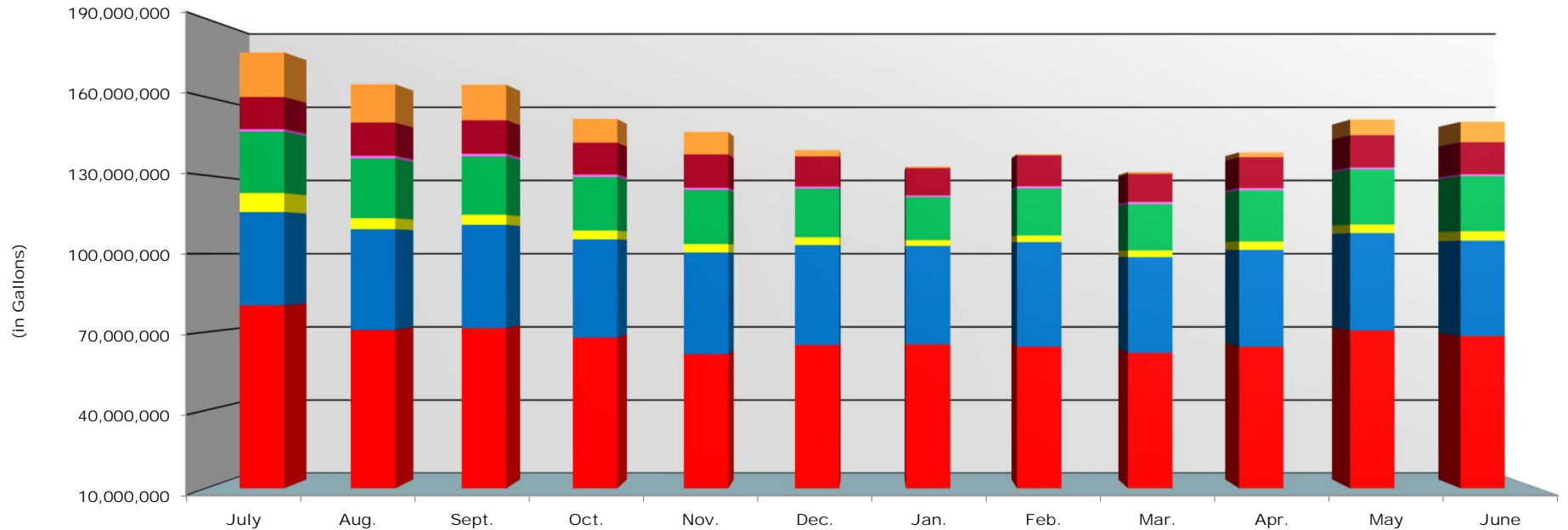
FY 2026	July	August	September	October	November	December	January	February	March	April	May	June
Level 1 (0 - 3,000 gallons)	107,034	46,597	122,813	128,544	78,074	13,472	1,154	195	3,957			
Level 2 (3,001 - 6,000 gallons)	587,461	221,646	672,477	684,190	477,981	67,227	2,434	798	8,980			
Level 3 (6,001 - 9,000 gallons)	846,814	348,418	976,797	962,180	696,232	86,334	3,308	1,571	4,451			
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	688,344			
Total	11,991,805	13,294,403	14,313,593	13,051,405	8,441,858	2,172,939	740,213	649,950	705,732	-	-	-

Monthly Water Consumption Fiscal Year 2026

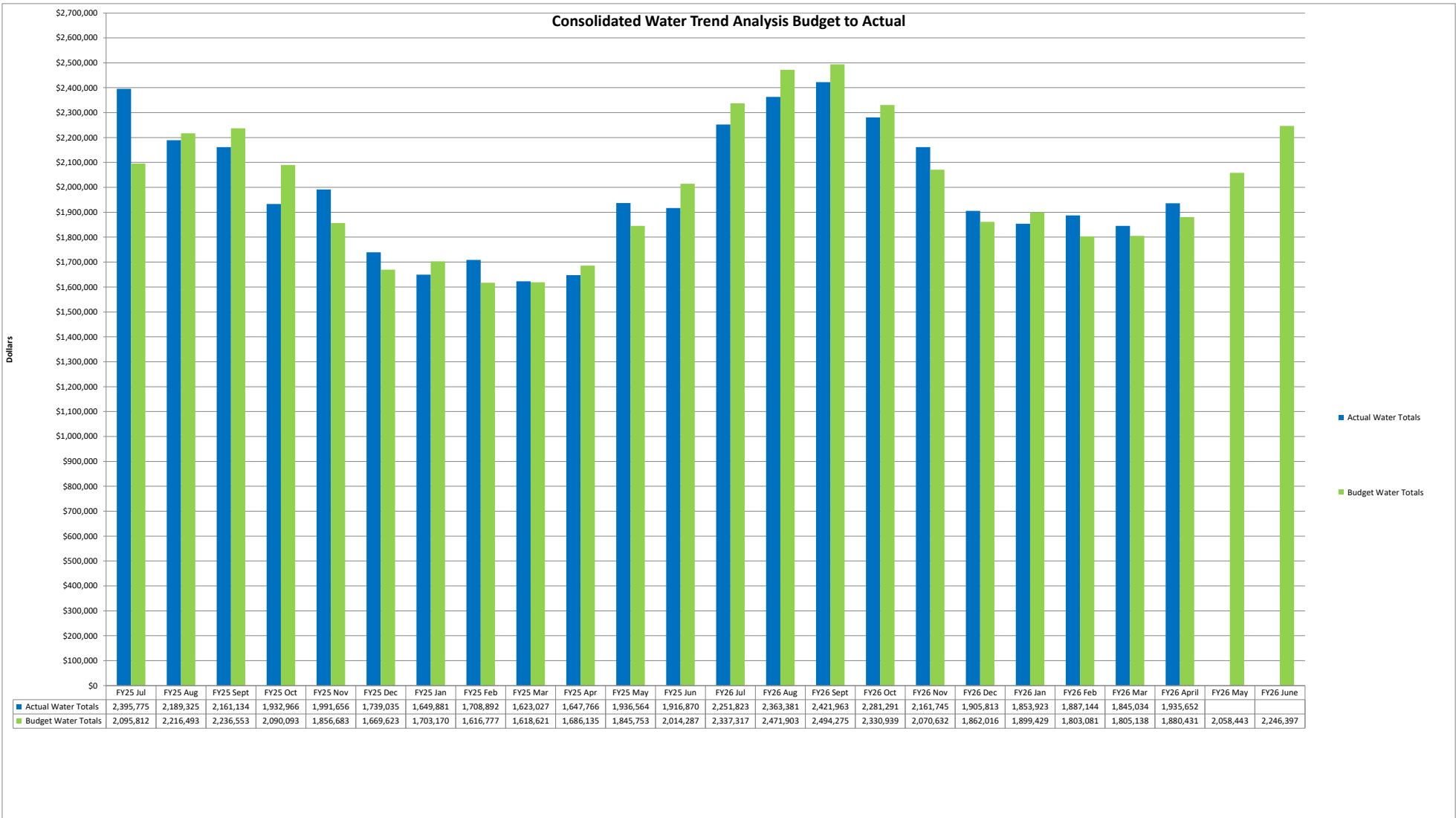


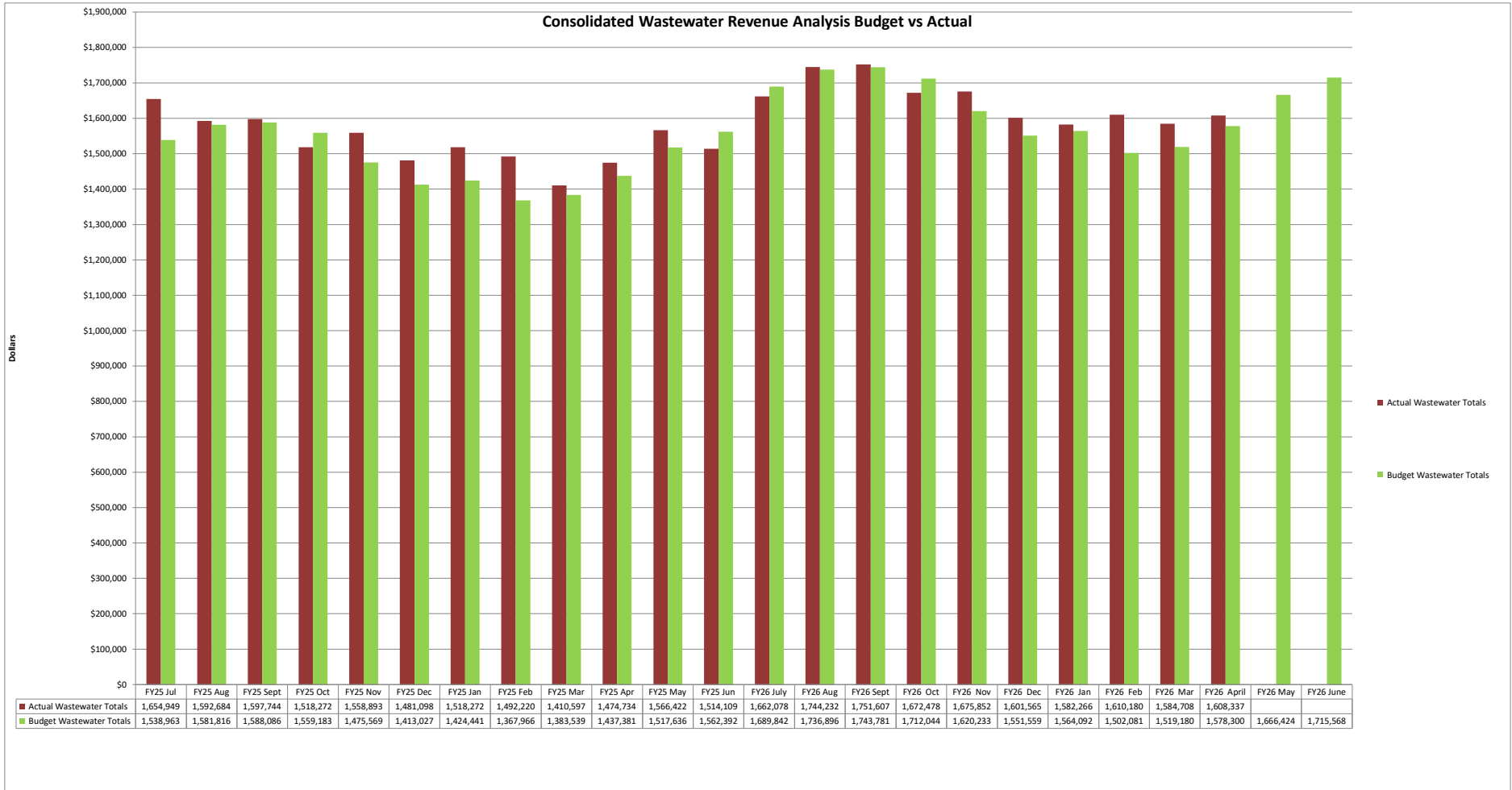
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June
% Irrigation to total	7.61%	8.08%	8.58%	8.26%	5.50%	1.56%	0.55%	0.47%	0.52%	0.00%	0.00%	0.00%
Total Irrigation	11,991,805	13,294,403	14,313,593	13,051,405	8,441,858	2,172,939	740,213	649,950	705,732	0	0	0
Institutional - Domestic Consumption	11,998,763	12,363,541	12,757,079	12,250,646	12,287,057	11,116,683	10,948,963	11,226,113	11,458,674			
Industrial - Domestic/Processing less Exclusion	1,150,878	1,228,612	805,432	710,838	685,662	610,393	494,880	683,692	597,620			
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	19,885,080			
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	3,117,116			
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	36,263,573			
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	63,338,303			

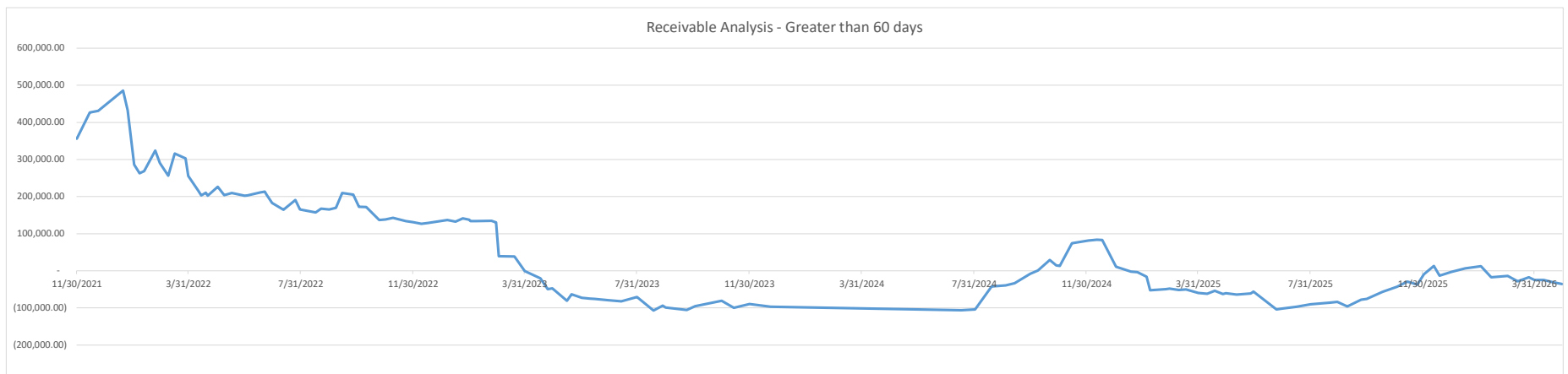
Monthly Water Consumption Fiscal Year 2025



	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
April 2026 Payments

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT	DESCRIPTION OVER \$5,000
750247663	04/10/2026	Rivanna Water & Sewer Authority	3,064,957.95	Water & Sewer Treatment
747746087	04/15/2026	Daniel & Company Incorporated	862,090.07	Avon Operations
753248501	04/15/2026	Haymes Brothers Inc	322,178.10	Briarwood Water Main
73716	04/30/2026	Commonwealth Excavating	302,217.80	Barracks West Waterline
ACH	04/30/2026	Payroll	194,686.98	Net Pay
ACH	04/15/2026	Payroll	192,095.03	Net Pay
73617	04/15/2026	Albemarle County School Board	123,723.05	Albemarle High School AC WM
758299134	04/30/2026	County of Albemarle	70,916.39	Payroll
750247670	04/15/2026	IRS - Federal Tax Deposit	68,912.03	Payroll
758299135	04/30/2026	IRS - Federal Tax Deposit	68,699.69	Payroll
750247669	04/30/2026	County of Albemarle	65,663.32	Payroll
758299128	04/24/2026	The Bank of New York Mellon	47,987.92	Debt Service
750247666	04/30/2026	Virginia Retirement System	44,839.38	Payroll
758299131	04/30/2026	Virginia Retirement System	44,839.33	Payroll
73750	04/30/2026	Paymentus Corporation	33,224.18	Transaction Fees
73741	04/30/2026	Michael Baker International Incorporated	26,561.68	Airport Trunk Sewer
73711	04/30/2026	Clyde E Smith Incorporated	21,630.00	Maintenance Warehouse Heating
73622	04/15/2026	Bank of America	21,133.40	Supplies & Memberships
73695	04/15/2026	Cellco Partnership	18,814.01	Cellular Service
73683	04/15/2026	SpryPoint Services Inc.	17,820.00	Cus Information System
73782	04/30/2026	Gage Environmental Products & Services LLC	16,640.42	WetWell Wizard
73740	04/30/2026	Michael Baker International Inc	16,038.00	Raintree and Fieldbrook PVC
73722	04/30/2026	Dewberry Engineers Incorporated	15,610.40	Avon Operations Center B&C
73717	04/30/2026	County of Albemarle	12,790.65	ECC Regional 800 Mhz Radio
73725	04/30/2026	Duncan Parnell	12,779.00	Trimble FieldPoint RTX Service
750247671	04/15/2026	Virginia Dept of Taxation	12,221.52	Payroll
758299136	04/30/2026	Virginia Dept of Taxation	12,161.06	Payroll
73730	04/30/2026	Fifth Asset Inc	10,500.00	DebtBook Subscription
73769	04/30/2026	Validos LLC	10,285.00	CIS Services
73726	04/30/2026	Emergency Training Systems Inc	8,800.00	Confined Space Entry & Rescue
750247668	04/15/2026	VALIC	8,015.06	Payroll
758299133	04/30/2026	VALIC	8,015.06	Payroll
73696	04/15/2026	Virginia Asphalt Services Inc	8,000.00	Vision Lane Mill & Overlay
73631	04/15/2026	Dewberry Engineers Incorporated	7,735.00	Avon Operations Center B&C
73658	04/15/2026	Malloy Chevrolet Charlottesville LLC	7,717.04	Replace EGR Cooler, Oil & Filters
73654	04/15/2026	Letterpress Communications LLC	7,312.48	Supplies
73729	04/30/2026	Ferguson Enterprises LLC #1300	7,283.52	Communications Services
73632	04/15/2026	Dominion Energy Virginia	7,231.12	Energy
73651	04/15/2026	Launch! Consulting Incorporated	6,903.40	ERP Update
73755	04/30/2026	Provantage LLC	6,850.00	Computer Upgrades
73719	04/30/2026	Cues Incorporated	6,715.00	GraniteNet Software Renewal
73720	04/30/2026	Daly Computers Incorporated	6,425.00	Sophos XStream Protection
73653	04/15/2026	Leonard Holdings Incorporated	6,147.96	7-Ton Trailer
73738	04/30/2026	Mansfield Oil Company of Gainesville Inc	6,120.29	Fuel
758299139	04/30/2026	Voya Financial	6,070.23	Payroll
750247674	04/15/2026	Voya Financial	6,054.67	Payroll
73650	04/15/2026	Kaseya US LLC	6,050.90	Kaseya 9016 & UniView Renewal
73727	04/30/2026	Evoqua Water Technologies LLC	5,525.00	Bioxide
73678	04/15/2026	RSG Landscaping LLC	5,390.55	Landscaping
73724	04/30/2026	Dominion Energy Virginia	5,208.88	Energy
73770	04/30/2026	Virginia Asphalt Services Inc	4,995.00	
750247665	04/15/2026	Nationwide	4,896.50	

758299130	04/30/2026	Nationwide	4,896.50
73670	04/15/2026	Ramboll Americas Engineering	4,875.00
758299143	04/29/2026	Energy Earth LLC	4,150.00
73634	04/15/2026	Ed's Floor Care Services LLC	3,703.33
73659	04/15/2026	Mansfield Oil Company of Gainesville Inc	3,568.75
73751	04/30/2026	PFM Asset Management LLC	2,886.89
73760	04/30/2026	Safeware Incorporated	2,638.02
73655	04/15/2026	Lowe's	2,595.86
73697	04/15/2026	Virginia Utility Protection	2,354.40
73633	04/15/2026	DXI Construction, Inc.	2,321.53
73637	04/15/2026	Flora Pettit PC	2,320.00
73735	04/30/2026	Lenny Campbell Service Company Inc	2,253.25
73648	04/15/2026	JBAK Consulting LLC	2,165.80
73674	04/15/2026	Rivanna Hearing Center	2,100.00
750247673	04/15/2026	ACSA Flexible Spending	1,938.72
758299138	04/30/2026	ACSA Flexible Spending	1,938.72
73778	04/30/2026	Minnesota Life Insurance Co	1,815.90
73688	04/15/2026	Ting Fiber	1,814.31
73757	04/30/2026	Rappahannock Electric Cooperative	1,792.42
73635	04/15/2026	Faulconer Construction	1,770.00
750247672	04/15/2026	Flexible Benefit	1,757.00
758299137	04/30/2026	Flexible Benefit	1,757.00
73756	04/30/2026	Ramboll Americas Engineering	1,745.00
73681	04/15/2026	Siemens Industry Inc.	1,710.00
73766	04/30/2026	UniFirst Corporation	1,609.52
73657	04/15/2026	Mailing Services of Virginia	1,517.64
73647	04/15/2026	Hydraflo Incorporated	1,460.82
73776	04/30/2026	Guardian	1,438.32
73669	04/15/2026	Pitney Bowes Global	1,418.22
73671	04/15/2026	Red Bud Supply Incorporated	1,413.05
73703	04/30/2026	Amazon Capital Services	1,381.68
73705	04/30/2026	Badger Meter Incorporated	1,376.36
73715	04/30/2026	Comcast	1,356.60
73744	04/30/2026	ODP Business Solutions LLC	1,342.85
73679	04/15/2026	S L Williamson Company Inc	1,246.75
73626	04/15/2026	Indpdnt Bttry Retailers of America	1,227.01
73641	04/15/2026	Genuine Parts Company Incorporated	1,216.47
73768	04/30/2026	HD Supply Facilities Maint LTD	1,209.70
758299140	04/30/2026	VACORP	1,196.14
73661	04/15/2026	Barbara Nelson	1,184.15
73662	04/15/2026	ODP Business Solutions LLC	1,128.84
73660	04/15/2026	US Electrical Services Incorporated	1,068.45
73676	04/15/2026	Rivanna Water & Sewer Authority	1,066.91
73700	04/15/2026	Whitman, Requardt & Assoc LLP	1,053.15
73767	04/30/2026	University Tire & Auto	1,038.54
73685	04/15/2026	SunTribe Solar	1,026.95
73636	04/15/2026	Fisher Auto Parts Incorporated	963.83
73623	04/15/2026	Benco Construction LLC	903.69
73649	04/15/2026	JPM Utility Services	880.00
73691	04/15/2026	UniFirst Corporation	869.71
73763	04/30/2026	Southwest Distributors LLC	816.30
73630	04/15/2026	Creation Appreciation	800.00
750247667	04/30/2026	AFLAC	791.98
758299132	04/30/2026	AFLAC	791.98
73783	04/30/2026	Home Depot Credit Services	788.91

73652	04/15/2026	LB Technology Incorporated	750.00
73712	04/30/2026	David Collier	700.00
73734	04/30/2026	Richard Lacasse	700.00
73761	04/30/2026	Christopher Saller	700.00
73675	04/15/2026	Rivanna Solid Waste Authority	696.00
750247664	04/30/2026	ACAC	648.00
73687	04/15/2026	The Whiting Turner Construction Company	632.67
73694	04/15/2026	HD Supply Facilities Maint LTD	631.02
73638	04/15/2026	Fortiline Incorporated	595.00
73718	04/30/2026	Crown Castle	579.63
73713	04/30/2026	Column Software PBC	516.74
73732	04/30/2026	Fortiline Incorporated	514.65
758299142	04/24/2026	Energy Earth LLC	500.00
73753	04/30/2026	Pitney Bowes Inc.	483.03
73708	04/30/2026	Indpndnt Bttry Retailers of America	464.00
73747	04/30/2026	Jason Belford	450.00
73625	04/15/2026	Brink's Incorporated	448.51
73742	04/30/2026	James Morris	447.00
73656	04/15/2026	Luck Stone Corporation	443.89
758299129	04/30/2026	ACAC	440.00
73701	04/30/2026	Shannon Jenkins	425.00
73690	04/15/2026	U. S. Bank	397.45
73736	04/30/2026	Mailing Services of Virginia	395.16
73771	04/30/2026	Protocol SSD Corporation	382.81
73692	04/15/2026	University Tire & Auto	375.23
73667	04/15/2026	Sally Carter	308.00
73672	04/15/2026	Republic Services #410	307.49
73663	04/15/2026	Cindy Cooper	300.00
73666	04/15/2026	Jeremy Coerper	300.00
73746	04/30/2026	Corinne Kennedy Webb	300.00
73749	04/30/2026	Paddy Bowman	300.00
73628	04/15/2026	City of Charlottesville	295.93
73640	04/15/2026	Generator Service Company Inc	279.40
73673	04/15/2026	Ricoh USA Incorporated	275.00
73764	04/30/2026	S.I.S Paint Inc.	272.10
73698	04/15/2026	Protocol SSD Corporation	269.53
73714	04/30/2026	Comcast	252.10
73686	04/15/2026	Macro Retailing LLC	251.98
73624	04/15/2026	Elise Brigham	250.00
73680	04/15/2026	Safeware Incorporated	241.32
73759	04/30/2026	S L Williamson Company Inc	223.33
73739	04/30/2026	US Electrical Services Incorporated	207.15
73773	04/30/2026	Margaret Wills	206.20
73645	04/15/2026	Home Depot Credit Services	197.27
73668	04/15/2026	Performance Signs LLC	195.00
73618	04/15/2026	Amazon Capital Services	183.58
73699	04/15/2026	Water Environment Federation	183.00
73707	04/30/2026	MWP Supply Incorporated	177.37
73621	04/15/2026	Bailey Printing Incorporated	170.00
73758	04/30/2026	Red Wing Business Advantage Account	168.09
73779	04/30/2026	Snap Fitness	164.84
73774	04/30/2026	Anytime Fitness-Pantops	160.00
73664	04/15/2026	Heather Flynn	150.00
73665	04/15/2026	Helen Holdren	150.00
73745	04/30/2026	Cindy Cooper	150.00

73765	04/30/2026	Specialty Fasteners of	139.99
73772	04/30/2026	Water Works Metrology LLC	139.46
73777	04/30/2026	Herbert Beskin Trustee	135.00
73619	04/15/2026	American Pest Incorporated	134.52
73731	04/30/2026	Flexible Benefit Administrators Inc	109.00
73728	04/30/2026	FedEx	108.77
73629	04/15/2026	County of Albemarle	107.00
73743	04/30/2026	O'Reilly Automotive Stores Inc	100.96
753248503	04/15/2026	Energy Earth LLC	100.00
73748	04/30/2026	Matthew Genson	99.00
73684	04/15/2026	Stanley Martin	87.88
73721	04/30/2026	Neta Davis	85.85
73706	04/30/2026	Brink's Incorporated	75.15
73646	04/15/2026	Bob Hunt	71.99
73627	04/15/2026	C.E.S (City Electric Accounts - Chi)	71.41
73723	04/30/2026	Document Destruction of	69.95
73754	04/30/2026	Donna & Arthur Prime	50.80
758299141	04/23/2026	Energy Earth LLC	50.00
73616	04/15/2026	Albemarle County	46.08
73620	04/15/2026	API Service Center	40.00
73775	04/30/2026	Anytime Fitness-Ruckersville	40.00
73693	04/15/2026	University Tire & Auto	39.95
73781	04/30/2026	Central Virginia Electric Cooperative	38.36
73615	04/15/2026	Advance Stores Company Inc	33.49
73643	04/15/2026	GW Real Estate Partners	32.00
73704	04/30/2026	Appalachian Power	30.85
73710	04/30/2026	City of Charlottesville	30.32
73733	04/30/2026	Genuine Parts Company Incorporated	25.96
73677	04/15/2026	Jacqueline Roque	25.81
73702	04/30/2026	BPB Holding Corporation	21.75
73737	04/30/2026	Malloy Chevrolet Charlottesville LLC	20.00
73644	04/15/2026	Harold Herz	17.50
73752	04/30/2026	Piedmont Power	16.79
73639	04/15/2026	Joanie Freeman	15.58
73709	04/30/2026	C.E.S (City Electric Accounts - Chi)	13.93
73689	04/15/2026	Lan Tran	12.45
73682	04/15/2026	Chuck Sizemore	10.25
73762	04/30/2026	Erin Shine	2.01
			6,004,386.22

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: May 21, 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
May 2026

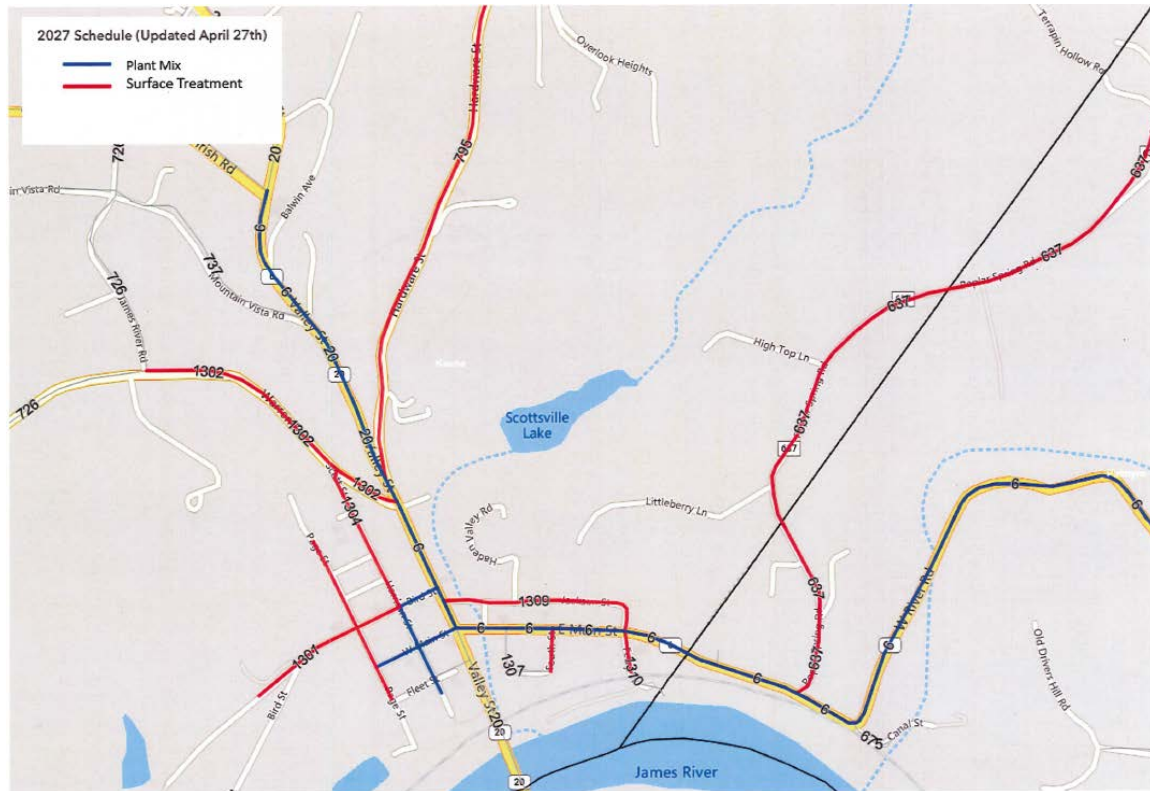
Water System CIP Projects

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

Consultant:	Whitman, Requardt & Associates, Inc. (WRA)
Project Status:	Design
Percent Complete:	95%
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:	\$566,507.33

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.

5/12/2026: Three additional easements were acquired over the past month, bringing our total to 17 of 30 easements needed for this project. On May 7, 2026, ACSA and VDOT teams met to continue discussing VDOT's plans to repave streets in the downtown area of Scottsville in 2027. In an effort to get ahead of their repaving schedule, ACSA has decided to break this project into Phase 4A and Phase 4B. Phase 4A will be the portion of the project in downtown Scottsville and we are targeting advertising for construction in late June 2026. Phase 4B will be the replacement of the RWSA's water main along James River Road back to the water treatment plant. A final internal review of the 4A plans and specifications is underway by ACSA staff. Below is a map of VDOT's pavement restoration plans for 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.

5/12/2026: Thalle began their bore of RWSA's 54-inch casing pipe under the bypass and encountered difficulties which caused them to halt boring activities. ACSA and RWSA met in April to discuss the feasibility of installing a single larger carrier pipe that would accommodate both RWSA's raw water main and ACSA's finished water main. This design has been approved by VDH and has been presented to Thalle for proposed pricing.

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:	\$529,357.29

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.

5/12/2026: Two additional easements were acquired over the past month, bringing our total to 14 of 17 easements needed for this project.

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

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Construction
Percent Complete:	100%
Contractor:	Haymes Brothers Inc. (Haymes)
Construction Start:	June 2025
Completion:	April 2026
Total Budget:	\$4,100,000
Spent to Date:	\$3,624,432.62

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.

5/12/2026: All impacted roads within the project limits have been repaved and VDOT has released the Land Use Permit. Haymes is currently working on submitting the necessary close-out documents. The project will be removed from the CIP report.





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

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	50%
Contractor:	Commonwealth Excavating, Inc. (Commonwealth)
Construction Start:	March 2026
Completion:	October 2026
Total Budget:	\$3,500,000
Spent to Date:	\$544,164.22

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.

5/12/2026: Commonwealth is now working along the northwest portion of Burgoyne Road where the water main loops back to Saponi Lane.



6. Townwood Water Main Replacement (Account Code 1773):

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Design
Percent Complete:	95%
Contractor:	Undetermined
Construction Start:	September 2026
Completion:	May 2027
Total Budget:	\$3,500,000 <i>(increased from \$3,200,000 as adopted with FY 2026 Budget)</i>
Spent to Date:	\$199,736.30

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.

5/12/2026: The easement required from the County of Albemarle is scheduled for a Public Hearing on May 20, 2026. An updated easement offer has been provided to the Webland Condo Association for their consideration. ACSA anticipates advertising for construction on June 4, 2026, with bids being opened on July 16, 2026.

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:	\$295,549.10

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.

5/12/2026: Two additional easements were acquired over the past month, bringing our total to 5 of 10 easements needed for this project.

8. Exclusion Meters Replacement (Account Code 1759):

Consultant:	ACSA Engineering
Project Status:	Construction
Percent Complete:	85%
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.

5/12/2026: Field activities have resumed with our Maintenance Department and there are 75 private exclusion irrigation meters that remain in our system.

Sewer System CIP Projects

9. 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:	\$564,285.48

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.

5/12/2026: The Water Protection Ordinance (WPO) Permit has been submitted to the County and is under review. A tentative advertisement for construction is scheduled for August 16, 2026.

10. 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.

5/12/2026: A review meeting was held with Dewberry May 4, 2026, to discuss ACSA's comments on the 90% Design Documents.

11. 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.

5/12/2026: Baker submitted the proposed geotechnical boring locations and that plan is under review by ACSA.

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

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Study
Percent Complete:	90%
Construction Start:	January 2025
Completion:	June 2026
Total Budget:	\$400,000
Spent to Date:	\$173,537.91

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.

5/12/2026: The draft report has been received and is under review by ACSA staff.

13. 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.

5/12/2026: Manhole rehabilitation work associated with Work Order No. 3 remains to complete this project. Prism expects completion by the end of June 2026.

14. 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.

5/12/2026: A draft Maintenance of Traffic (MOT) plan was submitted to VDOT on May 11, 2026, for their review pertaining to sewer relining at the intersection of Greenbrier Drive and Commonwealth Drive.

Non-Utility and Facility CIP Projects

15. Energy Audit (Account Code 1625):

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Construction
Percent Complete:	80%
Contractor:	ACSA Facilities Group and Blue Whale EV
Construction Start:	July 2023
Completion:	May 2026
Total Budget:	\$390,000
Spent to Date:	\$361,531.55

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.

5/12/2026: Four (4) EV Chargers have been installed at the Spotnap site. Dominion Energy’s contractor is scheduled to be on-site the week of May 11, 2026, to install the new transformer and pull cables for the new electric meter.



16. 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:	\$12,770,911.17

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.

5/12/2026: All water mains have been installed and placed in service. Base asphalt has been installed on the east parking lot and the exterior storage bin block walls have been erected. The project team recently navigated an issue with the previously approved HVAC system no longer being able to meet the project schedule, forcing an alternative system to be selected.





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

Consultant:	Launch! Consulting (Launch!)
Project Status:	Study
Percent Complete:	90%
Construction Start:	October 2025
Completion:	May 2026
Total Budget:	\$80,000
Spent to Date:	\$66,167.20

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.

5/12/2026: Comments on the draft report have been provided to Launch! and a review meeting is scheduled for May 26, 2026.

Albemarle County Service Authority (ACSA)
Active Private Development Projects
May 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. **Albemarle County Regional Jail Expansion and Renovation (Scottsville)**: **Water main extension to serve fire hydrant for the expansion and renovation of the existing facility along Avon Street Extended.**
5. 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.
6. Ashcroft Phase 3 (Rivanna): Water main extensions to serve 76 residential units. This development connects to Lego Drive just north of the Ashcroft Clubhouse.
7. 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.
8. Belvedere Phase 4C (Rio): Water and sewer main extensions to serve 79 residential units at the northern end of Belvedere Boulevard.
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. Dunlora Village Phase 2 (Rio): Water and sewer main extensions to serve 130 single family homes in a new phase of Dunlora Village, located at the end of Miranda Xing.**
13. 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.
14. Hampton Inn (Rivanna): Water main extension to serve a 109-room hotel along State Farm Boulevard.
15. Holly Hills Development Phase I (Rivanna): Water and sewer main extensions to serve 318 multi-family residential units. This site is located along Seminole Trail, just south of Hollymead Drive.
16. 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.
17. Maplewood (Rivanna): Water and sewer main extensions to serve 70 multi-family residential units at the intersection of Proffit Road and Worth Crossing.
18. 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.
19. 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.
20. 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.
21. Southwood Redevelopment Village 3 (Scottsville): Water and sewer main extensions to serve 127 single family units and 10 condominium units. This project is located along the eastern side of Horizon Road, south of Hickory Street.
22. Woodbrook Apartments (Rio): Water main extensions to serve 244 multi-family residential units along Woodburn Road, north of Agnor Elementary School.

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

JML/jl

0506 Active Private Development Projects 05212026

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Montclair Subdivision – Oversizing Agreement</p> <p>STAFF CONTACT(S)/PREPARER: Keane Rucker, P.E., Senior Civil Engineer</p>	<p>AGENDA DATE: May 21, 2026</p> <p>CONSENT AGENDA:</p> <p>ACTION: ■ INFORMATION: ■</p> <p>ATTACHMENTS: YES</p>
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BACKGROUND: White Gate LLC, is developing an 88-unit residential subdivision on the property adjacent to the Wickham Pond neighborhood, located off Route 240 in Crozet. This development is located between existing 10-inch ACSA water mains, but the developer’s engineer has determined that this subdivision can be adequately served with an 8-inch water main. ACSA staff has identified advantages to upsizing the 8-inch water main that serves as the backbone of the proposed subdivision, so that a continuous 10-inch water service is provided from the Wickham Pond neighborhood, through this new development, and providing a 10-inch water main backbone to serve future developable parcels further west and south into Crozet.

ACSA staff desires this water main be upsized to a 10-inch main for improved future service and cohesive water main sizing. We anticipate continued growth in this area of Crozet, so having a continuous size water main supports increased demand expected. Additionally, this allows fewer connections to the RWSA transmission line within Route 240. RWSA’s policy is to minimize unnecessary connections to their transmission lines, and this oversizing request will allow future development to comply with this RWSA goal in this area.

ACSA staff has prepared an Oversizing Agreement in accordance with our standard format between White Gate LLC and ACSA, a copy of which is attached. Also attached are two maps showing the route of the oversized water main included in this agreement. The current agreement includes the oversizing of 840’ of proposed water main. The cost of the oversizing is the difference in material prices between 10-inch diameter and 8-inch diameter pipe, which has been determined to be \$17,439.33. The development of this Montclair Subdivision is expected to begin Summer 2026.

BUDGET IMPACT: Each year funds are set aside in the CIP Budget to participate in oversizing utilities constructed to serve new development. The CIP Rate Model includes contingency funds to ensure the new pipes are sized to meet ACSA’s long-range needs. Upon completion and dedication of the Montclair Subdivision, the ACSA will reimburse the developer the cost of materials associated with the oversizing portion of the project. The cost of the oversizing is within budgeted amount in the FY2026 CIP Rate Model.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

RECOMMENDATIONS: Approve the form of the Oversizing Agreement as presented.

DISCUSSION:

- Continues ACSA policy of creating redundancy in the water system to better deal with emergencies or planned disruptions of service.
- Provides consistent water main size in anticipation of future growth for lower cost than future upsizing.
- Allows future development in the vicinity to utilize the improved service to minimize unnecessary connections to the RWSA transmission main

BOARD ACTION REQUESTED: Consent Agenda Authorization for the Executive Director to execute the Montclair Subdivision Oversizing Agreement with White Gate LLC.

ATTACHMENTS:

- Montclair Subdivision Oversizing Agreement
- ACSA GIS Map Showing Location Oversized Water Main Relative to local System
- Map of the Montclair Subdivision Utility Plan with ACSA clarification markup showing location of Oversized Water Main

THIS OVERSIZING AGREEMENT, made this _____ day of _____, 2026, by and between the Albemarle County Service Authority, hereafter called the "ACSA," and White Gate LLC, hereafter called the "Developer";

WITNESSETH:

Factual Background:

(A) The ACSA has adopted a policy regarding oversize water and sewer mains, a copy of which is attached to this Agreement and made a part hereof as Exhibit A.

(B) The Developer proposed to construct water mains and appurtenances to serve its properties along portions of Wickham Way, hereinafter referred to as the "Project," as shown on a plan/profile of Shimp Engineering, entitled "Montclair Subdivision" dated November 26, 2024, last revised October 13, 2025, hereinafter referred to as the "Plans and Specifications," a copy of which is on file in the offices of the ACSA.

(C) The ACSA has required the Developer to install water mains larger than the 8-inch diameter mains necessary to serve his property.

(D) The Developer elected not to publicly bid the work.

NOW THEREFORE, for and in consideration of the premises and the mutual agreements hereafter set forth, the ACSA and the Developer do agree as follows:

(1) The ACSA agrees to participate in the Project in the manner and subject to the conditions described in this Agreement.

(2) The Developer agrees to be solely responsible for all aspects of the construction Project, which shall be performed in compliance with all applicable federal, state and local requirements, ACSA rules and regulations, and the Plans and Specifications.

(3) The Developer certifies that all required federal, state and local government approvals of both the Developer's building project and the Project have been obtained by the Developer and delivered in writing to the ACSA.

(4) The Developer has elected not to publically bid the project and reimbursement will be determined by the difference in materials for the 10-inch diameter required over the 8-inch diameter water main necessary to serve the Developer's property.

The estimated quantities and costs are detailed in Exhibit B attached hereto. The oversizing reimbursement will be based on actual quantities of the oversizing portion of the project based on material prices.

(5) During progress of the work, members of the ACSA or their authorized engineers and inspectors shall have access to the location of construction for the purpose of establishing to their satisfaction that the Project is being constructed to the ACSA's requirements and in accordance with the Plans and Specifications.

(6) Upon completion of the Project in conformance with the ACSA's requirements and the Plans and Specifications, the ACSA shall reimburse the Developer for the additional cost of the oversized section of water main. Reimbursement shall be based upon final field measurement of pipe and the difference in material pricing, and shall not be made until such mains are accepted into the ACSA's system.

(7) All customers served through the Project shall be customers of the ACSA and shall pay all then-applicable ACSA rates, fees and charges, including water and sewer connection fees. Further, all customers served through the Project shall be subject to all applicable ACSA rules and regulations. Nothing in this Agreement is intended to preclude the ACSA from operating within constraints which are now imposed, or which may be imposed, by any governmental body, agency, or authority, without any legal liability to the ACSA.

(8) The Developer shall hold harmless, indemnify and defend the ACSA and each of its officers, agents and employees, from and against all loss or expense, including costs and attorney's fees and all other costs of investigation and defense thereof by reason of any or all suits, actions or claims of any description brought for or on account of any injuries or damages received or sustained by any person or persons, by any property, or by the Developer's contractor or any of his employees as a consequence of any action of the Developer or the Developer's contractor or actions of their respective employees, invitees, agents or licensees in connection with the construction of the Project including, but not limited to, use of unacceptable materials, failure to safeguard the work, or by or on account of any act or omission, neglect, misconduct or negligence of the Developer or his contractor, or by or on account of any claim arising from any amount recovered under the Worker's Compensation Law or any other law.

(9) The Developer shall guarantee all materials and workmanship on the Project for a period of one (1) year from date of final acceptance by the ACSA into the ACSA's utility system.

(10) This Agreement shall be binding upon and inure to the benefit of all parties hereto and their respective successors and assigns.

(11) This Agreement contains the entire understanding of the parties hereto with respect to the subject matter contained herein. There are no restrictions, promises, warranties, covenants, or undertakings other than those expressly set forth herein. This Agreement supersedes all prior agreements and understandings between the Developer and the ACSA with respect to the subject matter hereof. This Agreement may not be amended except by a writing executed by all parties hereto.

(12) No waiver of any default by the Developer or the ACSA with respect to this Agreement shall act as a waiver of any subsequent default.

WITNESS the following signatures and seals:

ALBEMARLE COUNTY SERVICE AUTHORITY

By _____
Quin Lunsford, Executive Director

STATE OF VIRGINIA
CITY/COUNTY OF _____

The foregoing Agreement was acknowledged before me by Quin Lunsford, Executive Director, Albemarle County Service Authority Board of Directors, this _____ day of _____, 2026.

My commission expires: _____
Notary Public

White Gate LLC

By _____

STATE OF VIRGINIA
CITY/COUNTY OF _____

The foregoing Agreement was acknowledged before me by _____
_____ this _____
day of _____, 2026.

My commission expires: _____
Notary Public

EXHIBIT A

SECTION 5 - POLICY REGARDING OVERSIZE MAINS*[Updated June 2025]***5-01. OVERSIZE MAINS.**

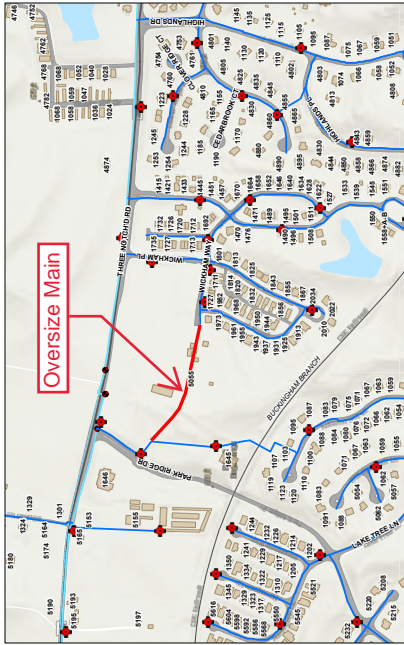
1. The Service Authority may require a developer to install a water and/or sewer main larger than that required to adequately serve the developer's property. In such case the developer and the Authority shall enter into a written contract agreeing to the terms of the reimbursement prior to the project starting construction.
2. The reimbursement amount shall be the cost difference of the labor, equipment and materials to install the size line required by the Authority and the size line adequate to serve the needs of the developer.
3. The reimbursement amount shall be determined by the Director of Engineering and shall be based on the Authority's annual contracts, recent bids received by the Authority, other public bids for similar work performed in the area, or other objective criteria.
4. The total reimbursement amount and the provisions for reimbursement shall be incorporated into the contract. Reimbursement shall not be made until such mains receive Initial Acceptance.

EXHIBIT B

Montclair Road Plan SUB-2025-00151
Wickham Way Water Main Oversizing Agreement Cost Calculation

Item	Description	Quantity	Net Price	Unit	Total
AFT52PXZN	- 8" CLASS 52 ZINC - 8 CL52 CL DI Z/PLT FASTITE PIPE	840	\$49.80	FT	\$41,832.00
AFT52P10ZN	- 10" CLASS 52 ZINC - 10 CL52 CL DI Z/PLT FASTITE PIPE	840	\$65.17	FT	\$54,742.80
Price difference between 840 LF 8" Pipe and 10" Pipe					\$12,910.80
MA236223XOL	- 8" GATE VALVE - 8 MJ RW OL C509 GATE VLV FULL DI	1	\$2,021.54	EA	\$2,021.54
SSLDEP8	8 DI MJ WDG REST GLND PK *ONELOK	2	\$88.00	EA	\$176.00
I562SST	2PC SCRW CI VLV BX 28-38 WTR	1	\$117.00	EA	\$117.00
SUBTOTAL					\$2,314.54
MA23622310OL	- 10" GATE VALVE - 10 MJ RW OL C509 GATE VLV FULL DI	1	\$2,966.56	EA	\$2,966.56
SSLDEP10	10 DI MJ WDG REST GLND PK *ONELOK	2	\$124.50	EA	\$249.00
I562SST	2PC SCRW CI VLV BX 28-38 WTR	1	\$117.00	EA	\$117.00
SUBTOTAL					\$3,332.56
Proposed Gate Valves = 4					
					(4) 8" GV total Price (MA236223XOL + SSLDEP8 + I562SST) = \$9,258.16
					(4) 10" GV total Price (MA23622310OL + SSLDEP10 + I562SST) = \$13,330.24
Price difference between (4) 8" GV & 10" GV					\$4,072.08
MJTLAXUZN	- 8" X 6" TEE ZINC - 8X6 MJ C153 TEE Z/PLT L/A	1	\$387.00	EA	\$387.00
SSLDEP8	8 DI MJ WDG REST GLND PK *ONELOK	2	\$88.00	EA	\$176.00
SSLDEP6	6 DI MJ WDG REST GLND PK *ONELOK	1	\$64.50	EA	\$64.50
SUBTOTAL					\$627.50
MJTLA10UZN	- 10" X 6" TEE ZINC - 10X6 MJ C153 TEE Z/PLT L/A	1	\$405.29	EA	\$405.29
SSLDEP10	10 DI MJ WDG REST GLND PK *ONELOK	2	\$124.50	EA	\$249.00
SSLDEP6	6 DI MJ WDG REST GLND PK *ONELOK	1	\$64.50	EA	\$64.50
SUBTOTAL					\$718.79
Proposed Tees = 5					
					(5) 8"x8"x6" Tee total Price (MJTLAXUZN+SSLDEP8+SSLDEP6) = \$3,137.50
					(5) 10"x10"x6" Tee total Price (MJTLA10UZN+SSLDEP10+SSLDEP6) = \$3,593.95
Price difference between (5) 8" Tees and 10" Tees					\$456.45
ACSA Refund to Owner Per Sum of Difference =					\$17,439.33

Montclair Oversize Map



5/12/2026

- ACSA Hydrant
- In Service
- ACSA Water Main
- RWASA Water System Valve
- RWASA Water Main
- Possible Water
- RWASA Water Main Abandoned
- Address Labels
- Bldg Labels
- Road Labels
- Major Roads
- Railroads
- Roads



0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km



DESIGNED BY
Stephanie Paul

CHECKED BY
Justin Shimp, P.E.

ROAD PLAN
MONTCLAIR

COUNTY OF ALBEMARLE,
VIRGINIA

SUBMISSION:
2024.11.26

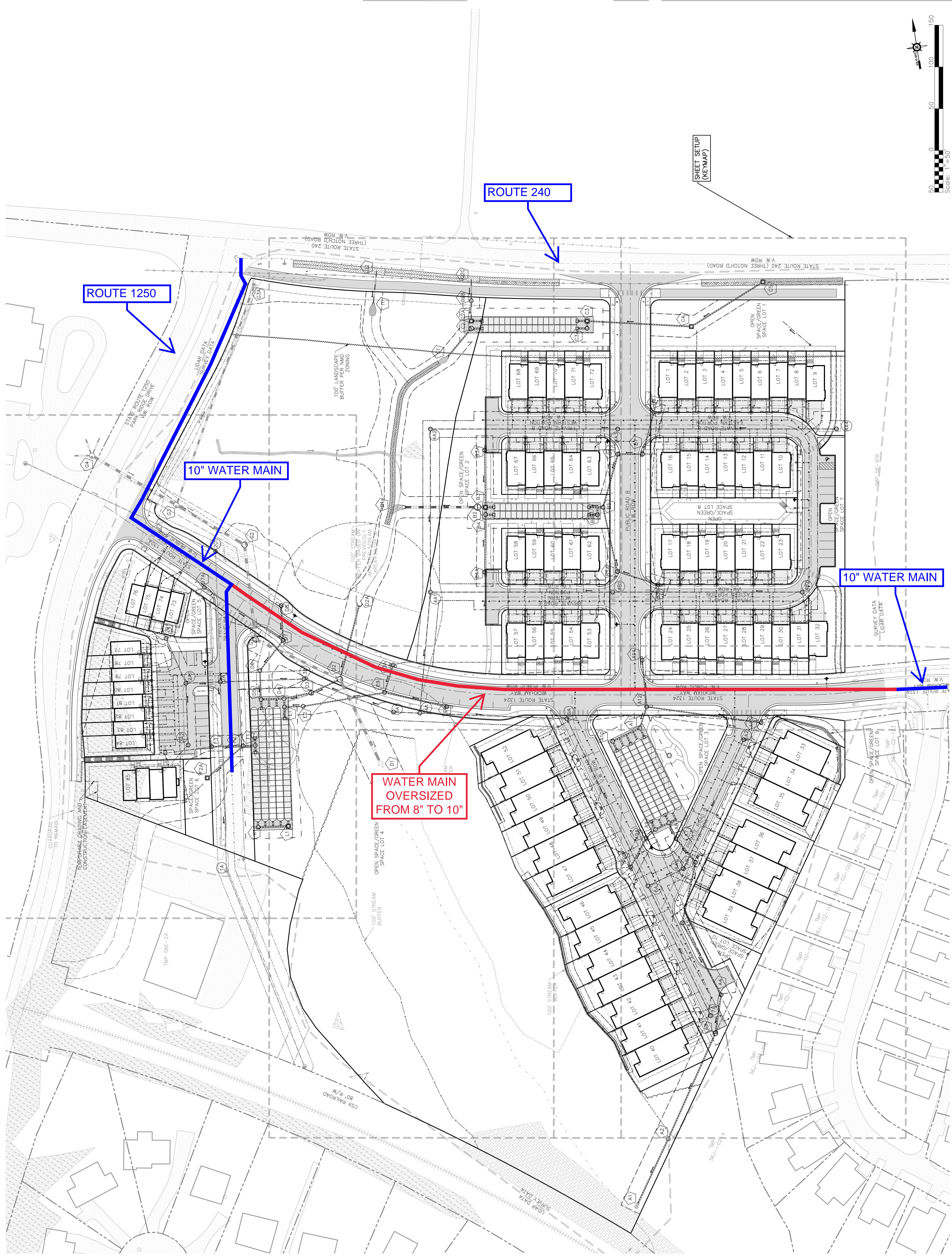
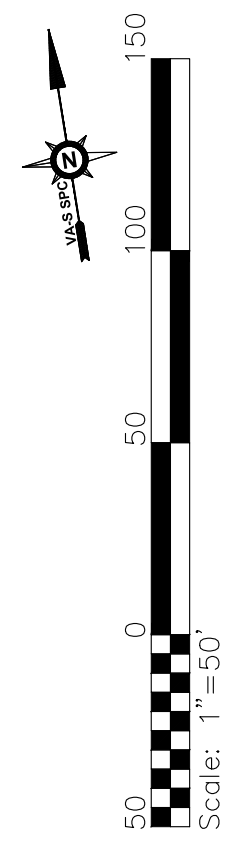
REVISION:
1. 2025.05.07 (LOCALITY COMMENTS)
2. 2025.10.13 (LOCALITY COMMENTS)

FILE NO.

20.014

**UTILITY LAYOUT
OVERVIEW**

C14



ROUTE 1250

ROUTE 240

10" WATER MAIN

10" WATER MAIN

WATER MAIN
OVERSIZED
FROM 8" TO 10"

SHEET SETUP
(KEYMAP)

ALBEMARLE COUNTY SERVICE AUTHORITY

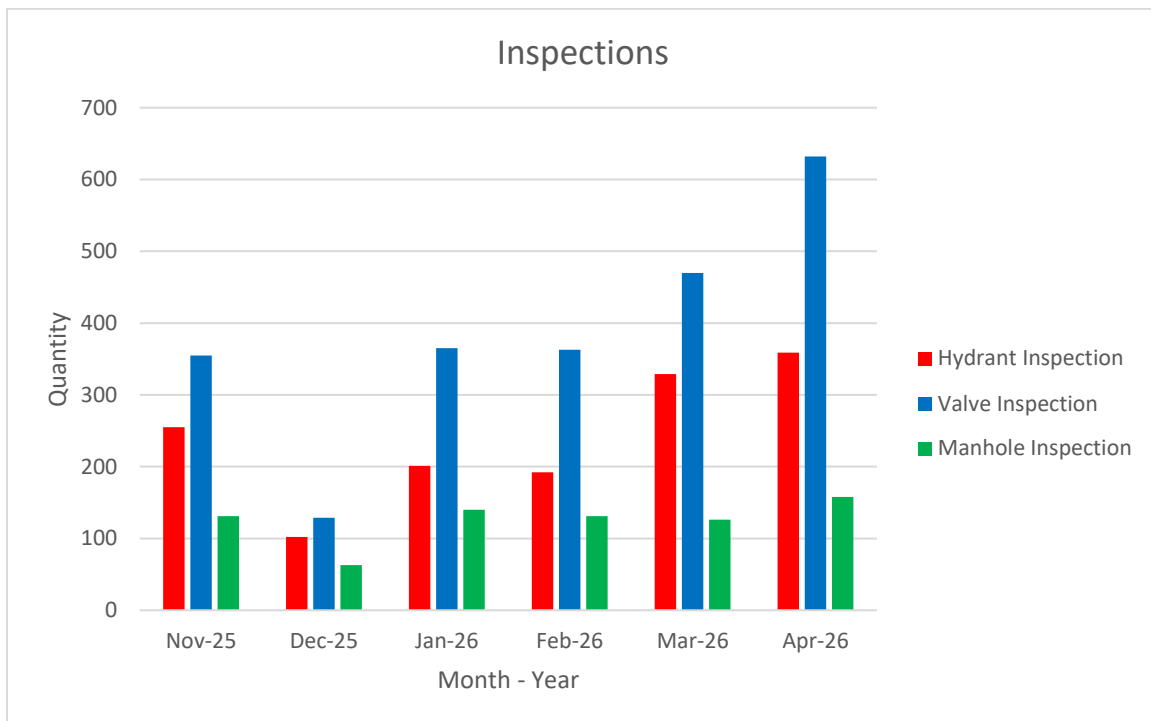
AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: FY 2026 Monthly Maintenance Update Report</p>	<p>AGENDA DATE: May 21, 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:

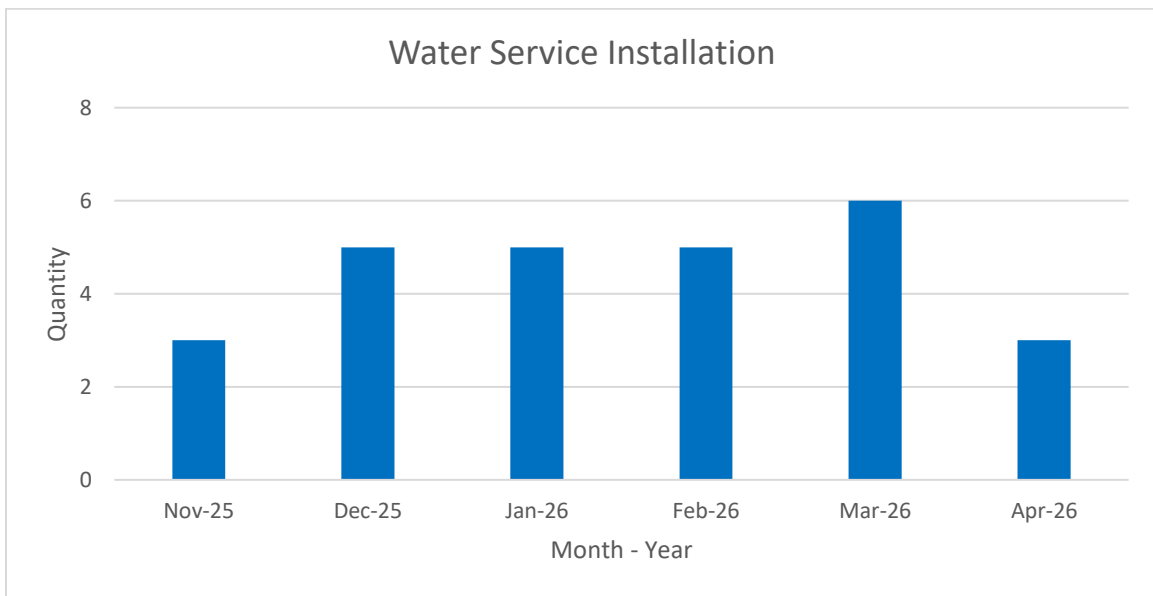
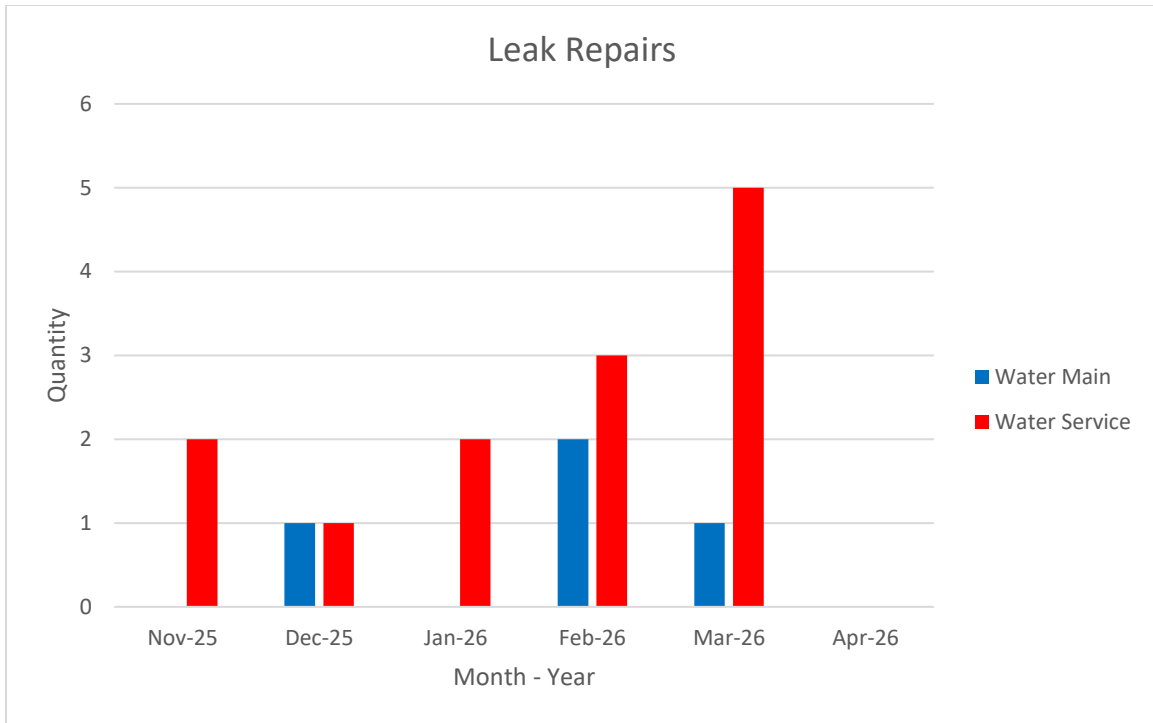
Current total years of service in the Maintenance Department: 347.0 years
 Current average years of service in the Maintenance Department: 9.9 years
 Current number of employees in the Maintenance Department: 35

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.



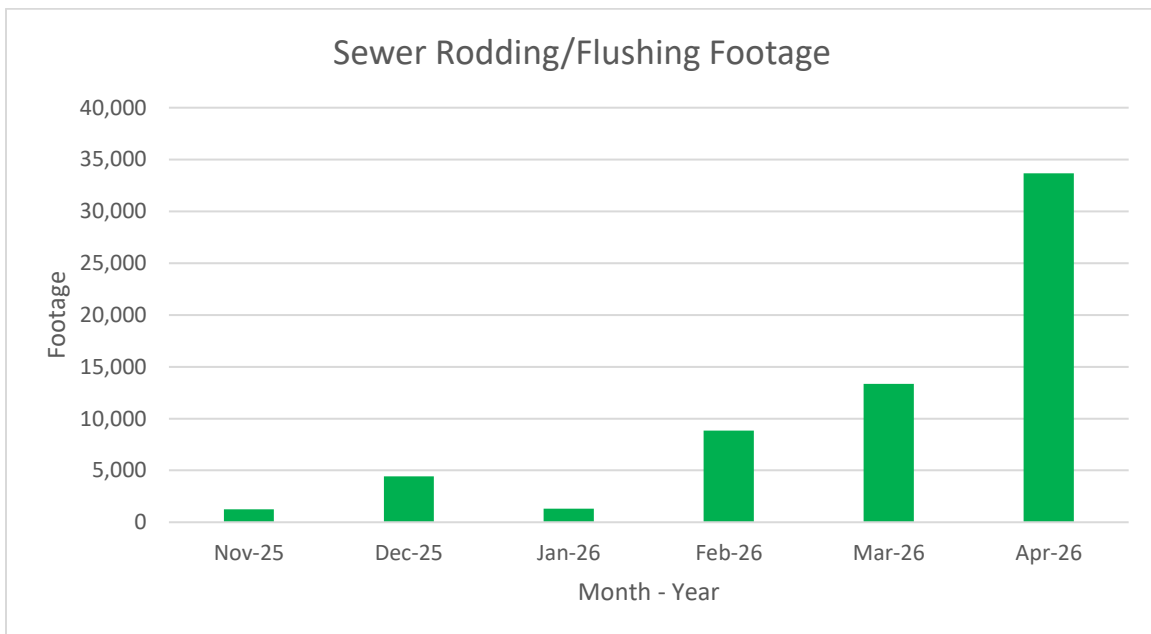
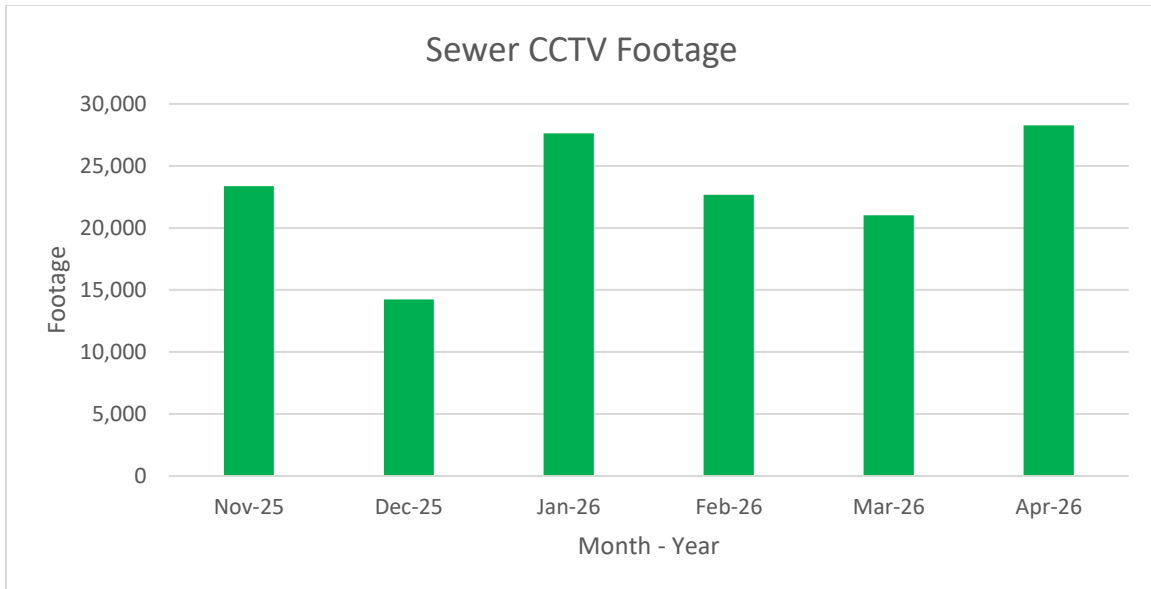
ALBEMARLE COUNTY SERVICE AUTHORITY

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, fire hydrant, and manhole inspections increased in April. Future reports 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. The repair/replace information for the Month of April is as follows:
 - Repair Fire Hydrant: 18
 - Repair Water Valve: 18
 - Repair/Adjust Ancillary Valve: 1
 - Replace or Reset Manhole Frame and Cover: 17
 - Leak Repairs: There were no water service line leaks or water main leaks during the month of April.
 - Water Service Installation: Three new water service installations were completed in April.
 - Sewer CCTV Footage: CCTV activity increased during April due to staff and equipment availability as well as more favorable weather.
 - Sewer Rodding/Flushing Footage: A total of 33,659 feet of sewer main was rodded or flushed in April. Monthly totals are trending upward as we move away from colder temperature months, which typically limit these activities.
 - Facilities Inspections: In April, completed inspections are as follows:
 - 109 Generator Inspections
 - 246 Pump Inspections
 - 63 Sewer PS Inspections
 - 51 Water PS Inspections
 - 14 PRV Station Inspections
 - 10 Fire System Inspections
 - 2 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: May 21, 2026</p> <p>ACTION: <input type="checkbox"/> INFORMATION: <input checked="" type="checkbox"/></p> <p>ATTACHMENTS: None</p>
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Information Technology

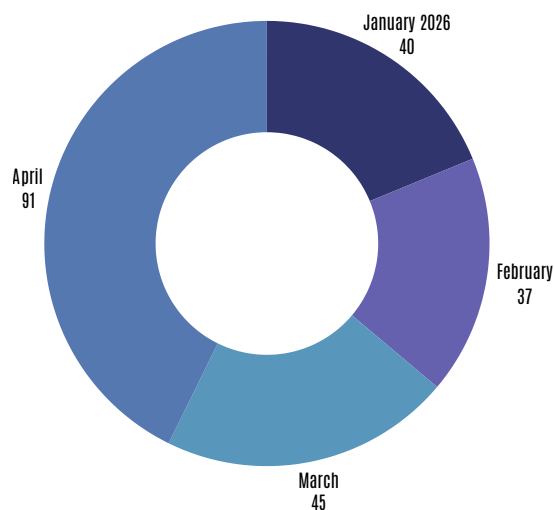
Background:

Our Systems Engineer, Jason Harlow 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 **91** Help Desk tickets
 - There was an influx in tickets number due to projects and certain Vendor software problems.
- Upgraded **2** computers
- Upgraded **3** phones
- Upgraded **2** tablets
- Onboarded **3** new employees

2026 HELP DESK TICKET COMPARISON



I.T. DEPARTMENT’S MONTHLY ROUTINES

Digital & Physical Security

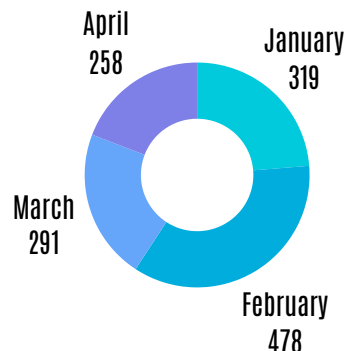
Background:

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

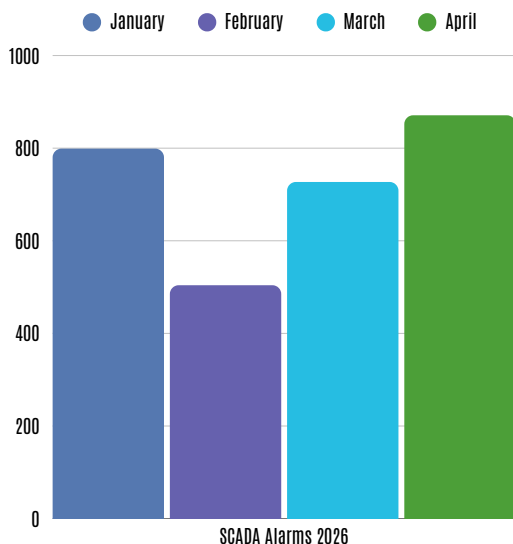
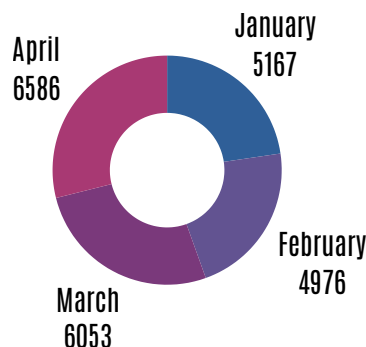
Last month, they:

- Investigated **258** physical security alerts at the Operations Center
 - As we continue to refine the alerts, this number should continue to decrease.
- Investigated **6,586** physical security alerts at water storage tanks and pump stations.
 - The increase is largely due to the addition of access control to more Pump Stations.
- Investigated **191** modem alerts.
- Implemented **143** 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 **871** SCADA alarms
 - The increase was due to the testing of new alarms implemented at Camelot Pump Station.
- Investigated **16** AMI modem alerts

I.T. DEPARTMENT'S MONTHLY ROUTINES

Geographic Information Systems (GIS)

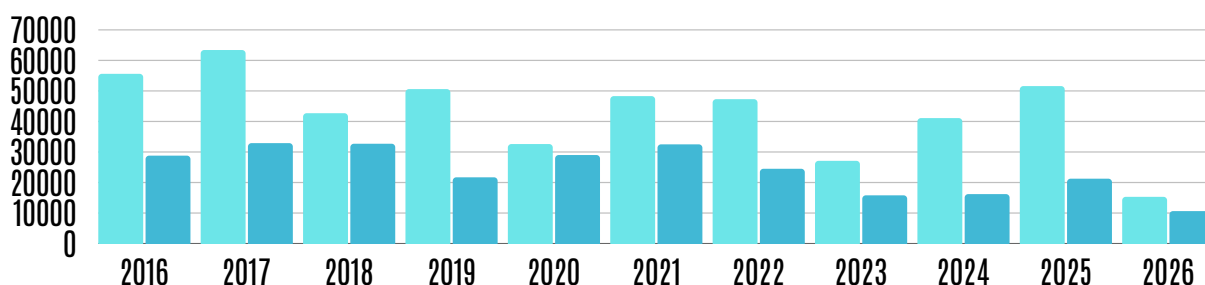
Background:

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 **2,986 ft** sewer lateral lines (Total 20,957 ft)
- Digitized **5,924 ft** sewer gravity mains (Total 1,756,209 ft)
- Digitized **6,017.3 ft** water mains (Total 2,066,652.5 ft)
- Digitized **792.4 ft** water service lines (Total 512,306.8 ft)
- Fulfilled **13** external map requests
- Fulfilled **3** external data requests
- Completed **4** Update GIS work orders
- Completed **1** UAS Flight
- GPS located **33** 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:

- Automated .csv extraction and email creation for outage polygon creation.
- Began developing an automated email notification when new files are uploaded in SharePoint.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

I.T. DEPARTMENT'S LARGE PROJECT PARTICIPATION



AZURE MIGRATION

IN PROGRESS: The Request for Proposal (RFP) has been released, and IT staff have been responding to questions from potential respondents. Proposals are due this month and will be reviewed by an interdepartmental group in mid-June.



SCADA SYSTEM ASSESSMENT

IN PROGRESS: Upgrades and rewiring of the programmable logic controllers (PLCs) and machine interface terminals at the North Fork Regional Pump Station is currently underway. At the same time, we are preparing for an upgrade to our SCADA servers.



AVON OPERATIONS CENTER- NETWORKING & SECURITY

IN PROGRESS: IT staff have visited the site multiple times over the past month to verify conduit placement and plan for the upcoming network wiring installation. While we are still awaiting our internet service provider to install fiber, we have also met with a potential vendor to obtain pricing for a fiber backbone connecting the buildings on site. IT staff has begun network wiring, and several owner-supplied materials for the server room have already been purchased.



SCADA COMMUNICATIONS

IN PROGRESS: We have another meeting scheduled with T-Mobile to work on testing of their network in some of our troublesome coverage areas. Due to the SCADA project at North Fork Regional Pump Station, we have not been able to make good progress on this initiative yet, but as that project finishes up, progress with this will move forward.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



CUSTOMER INFORMATION SYSTEM (CIS)

IN PROGRESS: Discovery is underway to ensure SpryPoint understands our current business processes in order to configure the software to best meet our needs.



SECURITY SYSTEM UPGRADES- PUMP STATIONS

IN PROGRESS: This project is being put on hold while we start running the network wiring for the Avon Project.



QUARTERLY DEVICE AUDITS

IN PROGRESS: Our quarterly audit is almost complete. We have a few mobile devices that we are having a difficult time scheduling with the field user to bring to us to audit. We anticipate full completion by the end of May.

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

BOARD ACTION REQUESTED: Informational

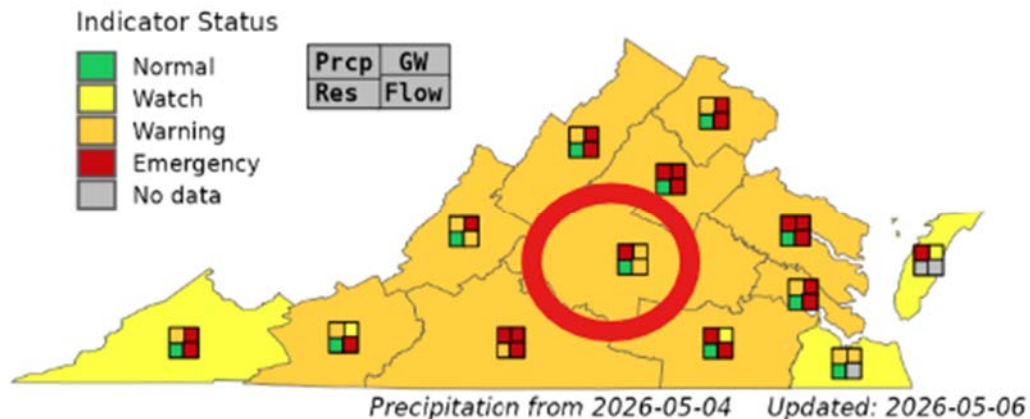
ATTACHMENTS: None

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Rivanna Water & Sewer Authority (RWSA) Monthly Update</p>	<p>AGENDA DATE: May 21, 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 April 28th Board packet.

- Drought and Water Supply Update:** The Virginia Drought Monitoring Task Force (DMTF) met on April 28th, to assess current drought conditions and noted that 100% of the Commonwealth’s land area is experiencing some level of drought conditions. Drought indicator status for our region is illustrated below but reflects an “emergency” status for precipitation, “warning” status for groundwater and stream flows, and a “normal” status for reservoirs. The RWSA provided an overview on the current water supply compared to the drought of record in 2002 and how the community water supply plan has and continues to improve overall system resilience by: expanding reservoir storage, improved modeling/forestry, and more efficient operations. Additionally, there are key differences in environmental factors, namely periods of more precipitation that have helped with groundwater and streamflow. The RWSA, ACSA, and City continue to monitor weather predictions and review reservoir and streamflow data to utilize the hydrologic model and assist the regional drought committee in decisions related to localized assessment of drought stages and necessary conservation measures.



AGENDA ITEM EXECUTIVE SUMMARY

Summary:

RWSA Major Project Schedule	Construction Start Date	Construction Completion Date
Central Water Line, Phase 1	October 2025	December 2029
Red Hill Water Treatment Plant Upgrades	January 2025	June 2027
South Fork Rivanna River Crossing	December 2024	January 2027
RMR to OBWTP Raw Water Line & Pump Station	February 2025	June 2029
MC Building Upfits & Gravity Thickener Improvements	May 2025	May 2027
MC Structural & Concrete Rehabilitation	May 2025	May 2027
Crozet Pump Stations Rehabilitation	December 2025	July 2027
MC Administration Building Renovation & Addition	August 2025	December 2027
SVWRRF Permit Modification Upgrades	May 2026	May 2027
RMR Pool Raise	September 2025	December 2026
Sewer and Manhole Repairs, Phase 2	December 2025	June 2027
Crozet WTP GAC Expansion – Phase I	March 2026	May 2028
SVWRRF Generator	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 2027
Sodium Hypochlorite Tank Replacement, OBWTP	September 2026	July 2027
Central Water Line, Phase 2	October 2026	March 2029
MC Pump Station Slide Gates, Valves, Bypass, & Septage Receiving Upgrades	October 2026	May 2028
Beaver Creek Dam Spillway Modifications	January 2029	June 2031
Beaver Creek Raw Water Pump Station, Intake, and Piping	September 2026	June 2029
Upper Schenks Branch Interceptor, Phase 2	2027	2029
Dam Concrete & Steel Repairs	September 2026	December 2027

AGENDA ITEM EXECUTIVE SUMMARY

- **Central Water Line, Phase 1**

Design Engineer:	Michael Baker International (Baker)
Construction Contractor:	Sagres Construction Corp. (Alexandria, VA)
Construction Start:	October 2025
Percent Complete:	15%
Completion:	December 2029
Budget:	\$58,000,000

Current Status: Contractor has completed RWSA and City water line installation in Stage 1 area (Piedmont, Lewis Street) and will work on pavement and sidewalk restoration this month. The 2" water line constructed for the City in Lewis St. has been tested, disinfected and placed into service. Test pitting and saw cutting work began in JPA for Stage 2 with water line installation to begin this month.

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

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

- **Red Hill Water Treatment Plant Upgrades**

Design Engineer:	Short Elliot Hendrickson (SEH)
Construction Contractor:	Anderson Construction (Lynchburg, VA)
Construction Start:	January 2025
Percent Complete:	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

AGENDA ITEM EXECUTIVE SUMMARY

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 original drilled alignment and began drilling a partial parallel HDD tunnel (interceptor tunnel) in March. Unfortunately, another component of the drilling process (mud motor) broke off in the interceptor tunnel and the work has come to a complete stop again. The contractor is evaluating options to complete the work. 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 on Reservoir Road. Construction of the pump station foundation and walls are complete, and the Contractor is backfilling in preparation for construction of the building slab. The Contractor began installing the raw water main

AGENDA ITEM EXECUTIVE SUMMARY

under US-29 via jack and bore, but unfortunately, ran into very large boulders that impeded the work. Staff and the Contractor are working together to assess the geotechnical conditions and determine a path forward.

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

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

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

Design Engineer:	Short Elliott Hendrickson (SEH)
Construction Contractor:	English Construction (Lynchburg, VA)
Construction Start:	May 2025
Project Status:	25%
Completion:	May 2027
Current Project Estimate:	\$11,800,000

Current Status: Contractor continues demolition and utility relocations in the Blower Building. In the Vehicle Maintenance Building, the walls are being framed for the new office space, and demolition work for the new oil storage room is ongoing.

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

AGENDA ITEM EXECUTIVE SUMMARY

- **MCAWRRF Structural and Concrete Rehabilitation**

Design Engineer:	Hazen and Sawyer (Hazen)
Construction Contractor:	WM Schlosser (Hyattsville, MD)
Construction Start:	May 2025
Project Status:	25%
Completion:	May 2027
Current Project Estimate:	\$15,500,000

Current Status: Roofing and gutter installation on the North Maintenance Shed is ongoing. Concrete repairs and painting in the equalization basins are generally complete, and blasting and painting work began in one of the primary clarifiers.

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

- **Crozet Pump Stations Rehabilitation**

Design Engineer:	Wiley Wilson
Construction Contractor:	Waco, Inc. (Sandston, VA)
Construction Start:	December 2025
Percent Complete:	5%
Completion:	July 2027
Budget:	\$12,350,000

Current Status: Contractor mobilized to Pump Station No. 2. Bypass pumping was installed and tested. Renovations are underway.

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:	30%
Completion:	December 2027
Budget:	\$27,600,000

Current Status: Structural steel framing and flooring installations are underway.

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, an additional chemical application and storage building. Construction bids were opened on March 4th, and a recommendation of award was 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:	55%
Completion:	December 2026
Current Project Estimate:	\$13,300,000

Current Status: Tree felling was completed ahead of the March 31st deadline as required by restrictions associated with the Northern Long-Eared Bat. Clean-up efforts for the fallen trees will continue through the summer. Work has also started on the lower parking lot expansion along Reservoir Road, and the boat ramp at the reservoir. Contractor will start the blanket drain system at the dam in May.

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:	30%
Completion:	June 2027
Budget:	\$2,185,000

Current Status: Pipeline rehabilitation along two sections of Powell Creek Interceptor was completed during the week of March 30th, and rehabilitation of three sections of the Moores Creek Interceptor is underway.

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

Design Engineer:	SEH
Construction Contractor:	English Construction Company (Lynchburg, VA)
Construction Start:	March 2026
Percent Complete:	5%
Completion:	May 2028
Budget:	\$12,165,000

Current Status: Work onsite began in March. 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:	5%
Completion:	June 2027
Budget:	\$1,360,000

Current Status: Mobilization is anticipated later this month. The first activity to be completed onsite will be the small directional drill of the underground electric under the creek between the treatment plant and pump station.

AGENDA ITEM EXECUTIVE SUMMARY

- **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:	5%
Completion:	December 2030
Budget:	\$107,000,000

Current Status: Tree felling has been completed at the pump station/intake site, as well as along the pipeline alignment near Woodburn Road and the ACPS Lambs Lane Campus. Clean-up of these areas continue. The Contractor anticipates beginning pipeline installation in May.

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:	5%
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%

AGENDA ITEM EXECUTIVE SUMMARY

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: 5%
 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

Current Status: Plans have been submitted for City site plan review. 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.

AGENDA ITEM EXECUTIVE SUMMARY

- **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. Negotiations are underway.

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

- **Beaver Creek Dam Spillway Modifications**

Design Engineer:	Schnabel Engineering
Project Start:	February 2018
Project Status:	80% Design
Construction Start:	January 2029
Completion:	June 2031
Budget:	\$33,500,000

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

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

AGENDA ITEM EXECUTIVE SUMMARY

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

Design Engineer:	Hazen & Sawyer
Project Start:	February 2018
Project Status:	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.

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

- **Dam Concrete and Steel Repairs**

Design Engineer:	GAI Consultants
Project Start:	January 2025
Project Status:	90% Design
Construction Start:	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. Additional field assessment work was scheduled for April to finalize repair needs.

AGENDA ITEM EXECUTIVE SUMMARY

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

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 Interstate 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: Coordinating site plan with Albemarle County staff for one water storage tank.

- **North Rivanna River Crossing and Piping**

Design Engineer:	Kimley-Horn
Project Start:	December 2025

AGENDA ITEM EXECUTIVE SUMMARY

Project Status: Preliminary Engineering Review
 Construction Start: TBD
 Completion: TBD
 Budget: \$500,000

Current Status: Developing scope of work to provide a second water pipe under the 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 finalizing the land use model for demand forecasting and anticipates completing a draft of the demand forecast report this month. 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

AGENDA ITEM EXECUTIVE SUMMARY

identified at two stream crossings along the Rivanna Interceptor to the North of the Dunlora subdivision. RWSA On-Call Maintenance Contractor, Digs, temporarily stabilized the worst of the two stream crossing sites with sandbags, to protect the pipe as the design of the repair is finalized. RWSA will be utilizing Design Engineer, SEH, for assistance with plans and USACOE permitting.

- **Security Enhancements**

Design Engineer:	Hazen & Sawyer
Construction Contractor:	Security 101 (Richmond, VA)
Construction Start:	March 2020
Percent Complete:	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. These are the last existing facilities where card access is needed. Design of MCAWRRF entrance modifications with Hazen & Sawyer continues, with discussions with Dominion Energy also ongoing, as relocation of existing electrical infrastructure will be required. This relocation process will need to be finalized prior to the project proceeding to the bidding phase. Relocation of existing electrical infrastructure will require coordination with the adjacent landowner, as the infrastructure must be completely relocated from the entrance area. These discussions continue. The WPO documents were approved by Albemarle County in September.

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ACSA Board Future Policy Issues Agendas 2026

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Regular 3rd Thursday Monthly Meetings

	June '26	July '26	August '26	Sept. '26	Oct. '26	Nov. '26	Dec. '26	Jan. '27	Feb '27	Pending Issues
	June 18th	July 16th	August 20th	September 17th	October 15th	November 19th	December 17th	January 21st	February 18th	ACSA Customer Communications
	Recognitions	Recognitions	Doug Herr 30 years	Recognitions	Recognitions	Recognitions	Recognitions	Recognitions	Recognitions	CIS - Customer Information Systems - Billing, Website, Phone
	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Monthly Financial, CIP, Maintenance and IT Reports and RWSA Monthly Update	Climate Change and Sustainability
	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Customer Experience (CX)
	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

AGENDA TITLE: Annual Water Quality Report	AGENDA DATE: May 21, 2026
STAFF CONTACT(S)/PREPARER: Jeremy M. Lynn, P.E., Director of Engineering and Tim Brown, Environmental Compliance Supervisor	CONSENT AGENDA: ACTION: <input type="checkbox"/> INFORMATION: <input checked="" type="checkbox"/>
	ATTACHMENTS: YES

BACKGROUND: The Albemarle County Service Authority (ACSA) recently published our Annual Consumer Confidence Reports. These are also known as Water Quality Reports and are required by the Virginia Department of Health to be published annually for each of our four water distribution systems. ACSA customers are informed through the typical billing notifications each year when the reports are made available on our website. These reports are a culmination of more than 400,000 water tests performed and provide a wealth of information pertaining to the high-quality water we serve to our customers, including information on Granular Activated Carbon (GAC), Per- and Polyfluoroalkyl Substances (PFAS), Revised Lead and Copper Rule, Cryptosporidium, Fluoride, and more.

Each of the four reports is available on our website at the link below. New this year in each report is a Summary Statement (see Page 4), which includes a summary of violations and compliance information, and contact information on how to request a paper copy of the report.

Website Link: <https://serviceauthority.org/water-quality/>.

BUDGET IMPACT: None.

RECOMMENDATIONS: None.

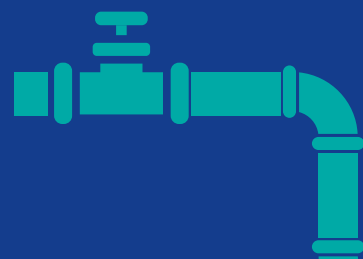
BOARD ACTION REQUESTED: No Board action requested. Information only.

ATTACHMENTS:

- ❖ Urban Area 2026 Annual Drinking Water Report

Urban Area 2026 Annual Drinking Water Report

Includes Water Testing for 2025



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Successfully Meeting Water Quality Challenges

Dear Customer,

On behalf of Albemarle County Service Authority (ACSA), thank you for being an important part of our community's water utility service network. As a fellow Albemarle resident, I — along with the rest of the ACSA team — am happy to serve you by providing safe, reliable drinking water to your home or business.

As you may assume, the process of getting water from its natural source to your tap is quite challenging. It requires top-notch infrastructure, a knowledgeable and skilled team, and a true passion from everyone involved. Thankfully, ACSA has all of that. As a result, the water we provide Albemarle residents — in collaboration with our partners, Rivanna Water and Sewer Authority (RWSA) and the Virginia Department of Health (VDH) — is among the cleanest, safest and most reliable you'll find in Virginia.

In addition to providing water and sewer services to our community, we also believe in informing and educating our residents about what safe, clean water means; the importance of water conservation; and the processes behind what we do. As such, the enclosed water quality report not only details exactly what's in your drinking water. It also explains how to read the report, shares ways to conserve water and lower your monthly bill, and describes how we treat your water as it makes its way from our natural sources to your tap.

Another way we serve Albemarle is through regular maintenance and upgrades to our water infrastructure, which are funded by the fees we collect from customers. This is an important part of our mission, as regulations that define what clean, safe water is — as set by environmental organizations like the EPA — may change over time. New challenges — such as the “forever chemicals” known as PFAS or updated testing standards for copper and lead — may also emerge, warranting new testing and treatment procedures. The ACSA team prides itself on staying up to date on all of these changes, quickly addressing and treating potential threats, and keeping contaminants at or below standards for what organizations like the EPA consider a “toxic threshold.”

Our water quality report includes all information related to those testing results and actions taken by ACSA. You can also find these details on our website at www.ServiceAuthority.org, where we offer water conservation tips and information on our rebate programs like the rain barrel or low-flow toilet programs. These initiatives can help you save money through lower water bills and cash-back bonuses for environmentally friendly improvements to your home.

Lastly, we are in the midst of a five-year strategic plan that uses input from our customers and employees to prioritize our short- and long-term organizational work as we strengthen our infrastructure. Details about that plan are available on our website.

The ACSA is committed to providing you with this water quality report because informed customers are our best allies. If you wish to receive a printed copy of the report, contact Tim Brown at 434-977-4511, Ext. 119, or at tbrown@serviceauthority.org. Thank you again for being our customer.

Quin Lunsford

Quin Lunsford, Executive Director

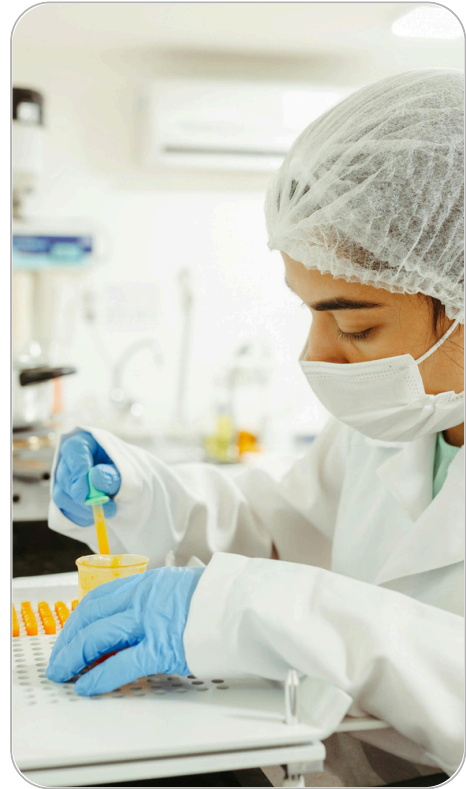


WHAT'S IN THIS REPORT?

*The ACSA, in collaboration with the Rivanna Water and Sewer Authority, is proud to present this **2026 Drinking Water Quality Report**.*

Read how our dedicated staff again delivered water of the highest quality in 2025; it met or exceeded all EPA and VDH regulatory requirements. Extensive PFAS testing showed no detectable compounds in the treated water delivered to our customers in all systems. Use the interactive map on our website to confirm the service line from the meter to your home or business contains no lead.

If you have any questions or wish to receive a paper copy of the report, please contact Tim Brown at tbrown@serviceauthority.org or 434-977-4511, Ext. 119.



ACSA Board of Directors

Richard Armstrong, Chair - Scottsville District
Lizbeth Palmer, Vice Chair - Samuel Miller District
Diantha McKeel - Jack Jouett District
John Parcels - White Hall District
Clarence Roberts - Rivanna District
Kimberly Swanson - Rio District

The ACSA Board of Directors holds meetings on the third Thursday of each month at 9 a.m. at 168 Spotnap Road. For more information, call **434-977-4511** or visit www.serviceauthority.org.

The Rivanna Water & Sewer Authority (RWSA) Board of Directors holds meetings on the fourth Tuesday of each month at 2 p.m. at the ACSA offices at 168 Spotnap Road. For more information, call **434-977-2970** or visit www.rivanna.org.

Your Water Supply & Treatment

The RWSA operates three water treatment plants (WTP) to provide water to the City of Charlottesville and the urban ring served by the ACSA. The South Rivanna WTP is sourced by the South Rivanna Reservoir; the Observatory WTP is sourced by the Ragged Mountain and Sugar Hollow Reservoirs; and the North Rivanna WTP is sourced by the North Fork Rivanna River.

The Source Water Assessment of the South Rivanna Reservoir watershed was updated in 2020 by the Virginia Department of Health (VDH). VDH determined the reservoir's "relative susceptibility to contamination" to be high due to its surface water being exposed to an inconsistent array of contaminants at varying concentrations. This assessment is due to changing hydrologic, hydraulic and atmospheric conditions with potential sources of contamination in one of the zones of the reservoir's assessment area.

All water sources are surface water supplies, replenished by precipitation, stream flow, overland flow and groundwater flow. All supplies have a low mineral content, are low in hardness or scale ("soft"), and there is little of the iron or manganese commonly found in the area's groundwater. The treated water does not have any detectable iron or manganese.

Each plant employs both physical and chemical treatment processes before releasing water into the distribution system. Sodium hypochlorite is used at all three plants to disinfect the treated water. Fluoride is added at each plant to promote good dental health. The origin of the water provided to your tap may vary from time to time depending on demand, the level of storage in the system and your location.

Significant upgrades to all three plants were completed in 2018 related to the Stage 2 Disinfection Byproducts Rule. An advanced treatment process that employs granular activated carbon (GAC) was installed to result in higher quality water. In particular, the concentration of disinfection byproducts (TTHMs and HAAs; see discussion of contaminants) has been significantly reduced. In addition to lowering these chemical compounds, GAC serves as a barrier to other potential contaminants such as PFAS compounds, pharmaceuticals and other emerging contaminants of concern. GAC also improves certain taste and odor issues.

Water Treatment for Corrosion Control

It is standard practice that a phosphate chemical be added to drinking water supplies during treatment in order to reduce corrosion of the metal pipes in the distribution system and in customer plumbing. The chemical forms a protective layer on the inside of the pipes, reducing corrosion and the possibility of mainly lead and copper entering the water.

For some 35 years, the RWSA used a polyphosphate product for corrosion control, and it was very effective in keeping lead and copper out of customer water supplies. The RWSA evaluated and implemented a new blended orthophosphate product to optimize distribution system lead and copper corrosion control in 2021 with a shift to an all-orthophosphate product in early 2022. This change received full VDH approval.



Advanced Treatment Using Granular Activated Carbon (GAC)

Granular activated carbon (GAC) is very effective in improving water quality in distribution systems. It was added to all of our treatment processes to aid in the additional removal of organics that, when combined with chlorine, create disinfection byproducts (DBPs) regulated by the EPA. GAC also provides improved water taste and odor, and it is proven to be highly effective at removing both manufactured and naturally occurring contaminants that are discovered in a growing number of water supplies across the country. (See the related section on PFAS.) While testing has shown our service areas are not impacted by these contaminants, GAC provides an added level of treatment for the protection of our drinking water.

Installation of the GAC systems was completed in 2018, and the reduction of DBPs has been significant. We are extremely proud of the results because they demonstrate how community support and investment in our water treatment will result in excellent drinking water quality now and for years to come.

Water Quality Standards

The information in this report has been collected and reported in accordance with the drinking water standards established by the U.S. EPA and the VDH. The RWSA conducts extensive testing of the source waters and treated water before it ever leaves the plant, as well as testing weekly, monthly and quarterly samples within the distribution system.

In addition to the data contained in this report, other testing includes such parameters as "heavy" metals, volatile organic compounds, semi-volatile organic compounds, herbicides and pesticides in the treated water. **They are not listed here since none of these parameters was detected.** More specific information can be obtained by contacting Tim Brown at **434-977-4511, Ext. 119**, or at **tbrown@serviceauthority.org**.



More information about contaminants and potential health effects can be obtained by calling the EPA Safe Drinking Water Hotline (800-426-4791) or by visiting their website (www.epa.gov/safewater). You can also see the section on Cryptosporidium in this report.

As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material as well as substances resulting from the presence of animals and human activities. In other words, all surface water supplies are exposed to a wide array of "contaminants" at varying concentrations. However, the presence of these contaminants does not necessarily indicate that water poses a health risk. Even bottled water may reasonably be expected to contain at least minimal amounts of some contaminants.

Internal Issues of Mold

A very common water-related complaint we have received from our customers over the years is the occasional appearance of a black growth in toilets and in fixtures like faucets and shower heads. This is a harmless form of mold; the water is completely safe to drink. The mold is not coming into your home through our water pipes. Instead, the mold is the result of airborne spores, and the level of chlorine in the water cannot prevent mold growth. The spores come from hardwood forests, construction sites and mulch piles. In particular, we have seen a very clear link between mold and mulch supplies for several years.

Testing has shown the mold to be very common types. More information, including tips on controlling mold, is available at <https://serviceauthority.org/water-quality/> or by calling Tim Brown at **434-977-4511, Ext. 119**.

Per- and Polyfluoroalkyl Substances (PFAS)

Per- and polyfluoroalkyl substances, known more commonly as PFAS, are a group of manufactured chemicals that have been used in industry and consumer products since the 1940s because of their heat, water and stain resistance. There are thousands of different PFAS compounds, a few of which have been more widely used and studied than others.

PFAS are found in many products in use every day, including:

- Fire extinguishing foam: In aqueous film-forming foams (AFFFs) used to extinguish flammable liquid-based fires. Such foams are used in training and emergency-response events at airports, shipyards, military bases, firefighting training facilities, chemical plants and refineries.
- Manufacturing or chemical production facilities that produce or use PFAS: For example, at chrome-plating, electronics, and certain textile and paper manufacturers.
- Food: Some examples include fish caught from water contaminated by PFAS and dairy products from livestock exposed to PFAS.
- Food packaging: For example, in grease-resistant paper, fast food containers/wrappers, microwave popcorn bags, pizza boxes and candy wrappers.
- Household products and dust: For example, in stain- and water-repellent products used on carpets, upholstery, clothing and other fabrics; cleaning products; nonstick cookware; paints, varnishes and sealants.
- Personal care products: For example, in certain shampoos, dental floss and cosmetics.



PFAS can also be found in drinking water from public systems and private wells.

Due to PFAS' widespread production and use, as well as their ability to move and persist in the environment, surveys conducted by the Centers for Disease Control and Prevention (CDC) have shown that most people in the United States have been exposed to some PFAS. Most known exposures are relatively low but can be elevated, particularly when people are exposed to a concentrated source over long periods of time. Some PFAS chemicals can accumulate in the body over time.

Current scientific research suggests that exposure to high levels of certain PFAS may lead to adverse health outcomes. However, research is still ongoing to determine how varying levels of exposure to different PFAS can lead to a variety of health effects.

Sampling associated with the EPA's Fifth Unregulated Contaminant Monitoring Rule (UCMR 5) was conducted nationwide between 2023 and 2025. Our water was tested for 29 PFAS compounds (plus lithium) under UCMR 5 in 2023 and early 2024 to help the EPA assess the occurrence of these substances across the U.S. **See the section on UCMR 5 for our excellent results.**

In April 2024, following public comment and further scientific review, the EPA announced the regulation of two PFAS compounds, PFOA and PFOS, setting the Maximum Contaminant Level (MCL) at 4.0 parts per trillion (ppt) for each compound. The regulation of a few other PFAS compounds announced at that time now appears likely to be rescinded sometime in 2026 (the PFOA and PFOS regulations will be retained).

Public water systems must begin initial compliance monitoring for PFAS compounds by April 2027. The results from extensive proactive testing conducted by the RWSA that began nearly a decade ago will very likely be able to be used to satisfy this monitoring requirement.

In 2025, quarterly testing was conducted on the untreated source water and treated water in all four systems, resulting in 1,150 test results for various PFAS compounds. The results showed no detectable PFAS compounds in treated water. The very few detectable compounds in the untreated source water were all below 4.0 ppt. PFOA was found twice (2.45 and 3.02 ppt), and PFOS was found just once at 2.11 ppt.

While there continues to be debate over the EPA's new regulations and confusion over the ever-changing compliance date (now anticipated to be 2031), the ACSA can report that **PFAS compounds are clearly not a significant issue in any of our service areas**. The occasional occurrence of PFAS compounds in the source waters is handled by advanced water treatment that includes granular activated carbon (GAC). See the earlier section on GAC.



Revised Lead and Copper Rule

The Environmental Protection Agency's (EPA) Lead and Copper Rule (LCR), first established in 1991, recently underwent its most extensive revision in 30 years to reduce the risks of lead exposure in drinking water.



LCR Revisions (LCRR), which were finalized in 2021, were then followed by LCR Improvements (LCRI), finalized in 2024. Together, these two efforts resulted in significant changes that will begin the improvement of water quality across the United States, a process likely requiring decades to complete.

Key aspects of the numerous LCR changes include:

- Adjustments in sample site selection, tap sample collection and analysis
- Requirements to test in schools and childcare facilities
- A reduction of the lead “action level” from 15 to 10 parts per billion
- Improved timeline for public notification of elevated test results; improved education and outreach
- Identification of the service line material of each customer (line from the street to the customer home, apartment complex or business)
- Replacement of any lead lines in the distribution system and replacement of any lead service lines
- Improved corrosion control treatment

Implementation of these changes will occur beginning in 2027.

The ACSA has decades of excellent lead and copper results. **Since 2016, 97% of all samples tested (some 440) have had undetectable levels of lead.** We do not have any lead pipes in our distribution systems, and we now have documented that **no lead service lines exist** (see below). As mentioned earlier, the RWSA recently conducted detailed corrosion control studies at all treatment plants and implemented a slight change in the chemical used to inhibit pipe corrosion.

In short, we are in an enviable situation regarding the absence of lead in our systems.

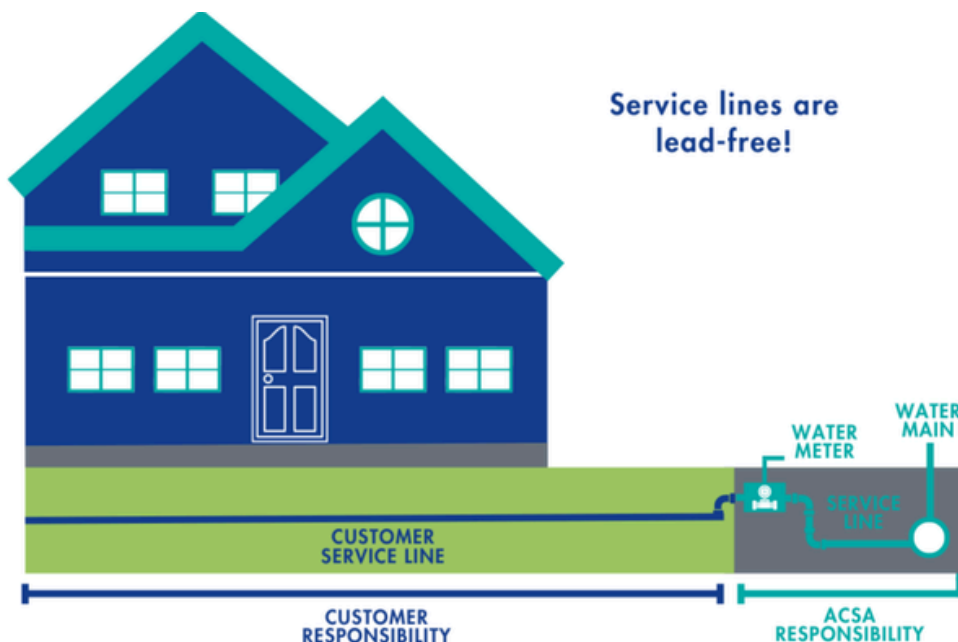
Revised Lead and Copper Rule, Continued

The most significant requirement of the LCRR in terms of effort was the **identification of service line materials for each of our customers**, a requirement of each water system in the U.S. This began for the ACSA in 2021 and involved numerous personnel in Maintenance, Engineering, and Geographic Information System (GIS) to use and review such resources as age of construction, water system records, meter installation, replacement and repair, and limited excavation.

We are pleased to report that service line identification was completed and information was delivered to the Virginia Department of Health in October 2024. **All service lines were identified as non-lead.**

An interactive map that allows you to see how the service line serving your home or business is identified can be found on our website at <https://serviceauthority.org/water-quality/lead-service-line-inventory/>.

ACSA is so very proud to say that we are 100% lead-free!



Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and internal plumbing. The RWSA and ACSA are responsible for providing high-quality drinking water; it is non-corrosive, has a corrosion inhibitor added to coat the pipes and is delivered to you in pipes that are free of lead.

However, we cannot control the variety of materials used in the plumbing components of houses and businesses. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to two minutes before drinking or cooking.

If you are concerned about lead in your water, you may wish to have your water tested. The periodic lead and copper testing at select, high-risk households last occurred in the summer of 2025 (see the accompanying data chart) and will be repeated in the summer of 2028.

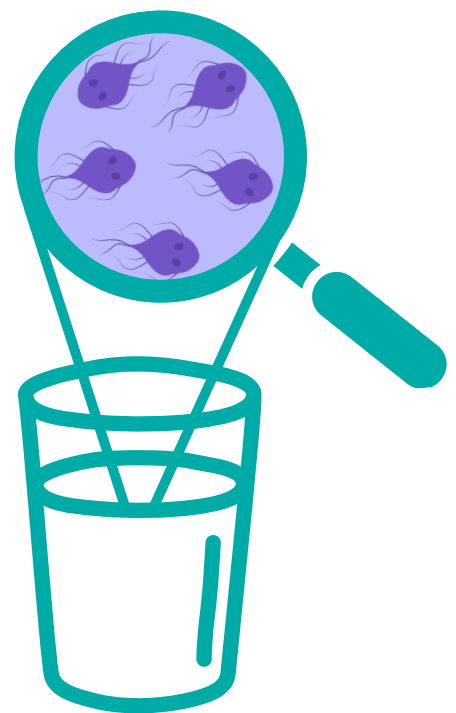
A trace amount of lead (2.18 ppb) was found in only one of the 30 samples in 2025.

Information on lead in drinking water, testing methods and steps you can take to reduce exposure is available from the Safe Drinking Water Hotline (800-426-4791) or at www.epa.gov/safewater/lead.

Cryptosporidium

Cryptosporidium is a microbial pathogen found in surface waters throughout the U.S. Ingestion of Cryptosporidium may cause cryptosporidiosis, an abdominal infection characterized by nausea, diarrhea and abdominal cramps. Cryptosporidium may be spread through means other than drinking water. Most healthy individuals can overcome the disease within a few weeks. However, immunocompromised people are at risk of developing a potentially life-threatening illness.

Although filtration removes the pathogen, the most commonly used filtration methods cannot guarantee 100% removal. The RWSA makes every effort to optimize the filtration process at all of the WTPs to ensure the greatest degree of Cryptosporidium removal. Based on the results of recent studies, **our water sources have been placed in the lowest risk category for exposure to Cryptosporidium.**



Fluoride

The naturally occurring fluoride content of our source waters is quite low. Therefore, fluoride is added to your water at treatment plants to promote good dental health. Fluoridation of drinking water was first introduced in the U.S. in the 1940s, and the Centers for Disease Control and Prevention named it one of the 10 great public health achievements of the 20th century.

In 2011, the U.S. Department of Health and Human Services (DHHS), jointly with the U.S. Environmental Protection Agency (EPA), recommended that the level of fluoride added to drinking water be reduced from a range of 0.7-1.2 ppm to 0.7 ppm. The RWSA made immediate changes at all treatment plants.

The main reason for this action is that Americans have access to more sources of fluoride than they did decades ago. In addition to the fluoride added to many public water supplies, it is found in toothpastes and mouth rinses and is routinely applied to children's teeth by dental professionals.

DHHS officially decreased the recommended level of fluoride in drinking water to 0.7 ppm in 2015. The range of fluoride added to your water in 2025 was 0.62-0.70 parts per million (ppm).

Any changes in water fluoridation will largely be based on guidance from the Virginia Department of Health.



UCMR 5

The federal Safe Drinking Water Act amendments of 1996 require the EPA to publish a list of 30 unregulated contaminants every five (5) years. These are contaminants in treated water that are currently unregulated yet are of concern to the safety of drinking water supplies should the contaminants be present above a certain threshold. The contaminants are tested by public water supplies across the country over a three-year period. This monitoring requirement is known as the Unregulated Contaminant Monitoring Rule (UCMR), and nationwide sampling concluded in 2025.

The 30 contaminants for UCMR 5 include 29 PFAS compounds and the metal lithium. The extreme focus on the PFAS compounds mirrors the attention these chemicals have received in the past few years.

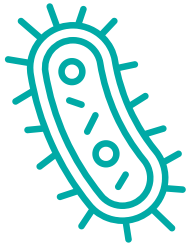
The RWSA was required to sample quarterly for a 12-month period at the South Rivanna and Observatory treatment plants serving the Urban system and at the Crozet treatment plant for the separate Crozet system. Samples were collected between May 2023 and February 2024 and analyzed by a major certified laboratory in the Midwest.

We are very pleased to report that there were **no detectable compounds** in any of the 12 samples (three sample locations for four events). The detection limits for the PFAS compounds were from 2-5 parts per trillion (ppt), and for lithium it was 9 parts per billion (ppb).

This is yet another testament to the quality of the drinking water we deliver to you, our customer.

The EPA is currently reviewing all data collected. Regulations were set for the PFAS compounds PFOA and PFOS (included in the UCMR 5 list) in April 2024. See the section on PFAS for additional information.

Potential Health Risks Associated With These Contaminants



Total and Fecal Coliform Bacteria

Coliforms are a large group of bacteria that are naturally present in the environment and are used as an indicator that other potentially harmful bacteria may be present. Fecal coliform bacteria, *E. coli* in particular, indicate a likely contamination from human or animal wastes. These microorganisms can result in short-term effects such as nausea, headache, cramps and diarrhea, and they pose a special health risk for infants, young children, the aged and those with severely compromised immune systems.



Turbidity

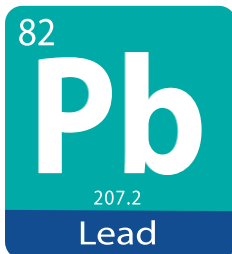
Turbidity is a measure of the clarity of water. On its own, elevated turbidity generally has no health effects. However, turbid water can interfere with disinfection and may provide a medium for microbial growth. Elevated turbidity may also indicate the presence of disease-causing organisms, including bacteria, viruses or parasites that can cause such symptoms as nausea, headache, cramps and diarrhea.



Combined Radium, Gross Alpha and Gross Beta

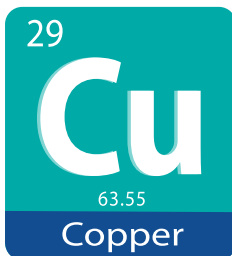
These are naturally occurring forms of radiation, resulting from certain minerals that are radioactive. When these minerals are eroded into the source water, radiation in the water may result. Some people who drink water containing radium or alpha or beta emitters over many years may have an increased risk of getting cancer.

Potential Health Risks Associated With These Contaminants

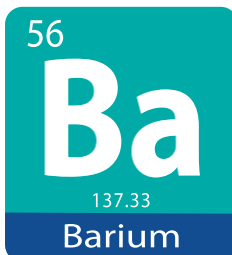


Lead and Copper

The USEPA Lead and Copper Rule mandates a household testing program for these metals, and the values reported in the chart are from samples that were collected from select households. Infants and children who drink water containing lead in excess of the Action Level could experience delays in physical or mental development. Children could show deficits in attention span and learning abilities. Adults who drink this water over many years could possibly develop kidney problems or high blood pressure. **See the earlier section for additional information on lead.**



Copper is an essential nutrient, but some who drink water containing copper in excess of the Action Level could experience gastrointestinal distress in a relatively short period of time. Some who drink this water over many years could develop kidney or liver damage. Individuals with Wilson's disease should consult their doctor.



Barium

Barium is a metal that is naturally occurring in rock and the soil. Some people who drink water containing barium in excess of the MCL over many years may experience an increase in their blood pressure.



Fluoride

Fluoride is an element added at the water treatment plants to promote strong teeth. Some people who drink water containing fluoride in excess of the MCL over many years could develop bone disease with pain and tenderness of the bones. Children who drink water containing fluoride in excess of the MCL may develop mottled teeth. **See the separate section for additional information on fluoride.**



Chlorine

Chlorine is added at the treatment plant to inactivate disease-causing microbes. Some people who use water containing chlorine in excess of the MRDL could experience irritation of the eyes, nose and skin. Some people who drink water containing chlorine well in excess of the MRDL could experience stomach discomfort.

Potential Health Risks Associated With These Contaminants



Nitrate

Nitrate is a form of nitrogen found primarily in fertilizers, sewage and runoff from natural deposits. Infants below the age of six months who drink water containing nitrate in excess of the MCL could develop "blue baby syndrome" in which there is a bluish coloration of the skin and shortness of breath. The infant can become seriously ill and, if untreated, may die.



Trihalomethanes and Haloacetic Acids

These are compounds formed by the interaction of chlorine with naturally occurring organic matter, and they are sometimes referred to as disinfection byproducts. Chlorine is added at the treatment plant to deactivate disease-causing microbes, and organic matter is naturally present from leaves and decaying plants in the reservoirs and streams.

Some people who drink water containing these compounds in excess of the MCL over many years may experience problems with their liver, kidneys or central nervous system and may have an increased risk of getting cancer.

What If I Am Immunocompromised?

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons, such as those undergoing chemotherapy, people who have undergone organ transplants, persons with HIV/AIDS or other immune system disorders, and some elderly and infants can be particularly at risk from infections. These people should seek advice from their healthcare providers about drinking water.

EPA and CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from EPA's Safe Drinking Water Hotline (800-426-4791) or by visiting their website at www.epa.gov/safewater.

2025 Water Quality Test Results

Primary Standards - Potential Health Risk	MCLG	MCL	Urban Area Water Results	# Samples > AL	Range of Detections	Violation?	Typical Source of Contaminant
MICROBIOLOGICAL ORGANISMS; RELATED MEASUREMENTS							
Total Coliform Bacteria (1)	0	Presence in 5% of samples per month	1 per month (Aug. only); (2)	N/A	1 per month (Aug. only)	No (2)	Naturally present in the environment
Fecal Coliform Bacteria (1)	0	See footnote (3)	0 per month (2)	N/A	0 per month	No (4)	Human and animal fecal waste
Turbidity (max. single value)	N/A	1 (5)	0.11 NTU	N/A	N/A	No	Soil runoff
Turbidity (% of monthly samples below 0.3 NTU)	N/A	At least 95% (5)	100%	N/A	N/A	No	Soil runoff
RADIOACTIVE COMPOUNDS							
Combined Radium (6)	0 pCi/l	5 pCi/l	1.1 pCi/l	N/A	0.1 - 1.1 pCi/l	No	Erosion of natural deposits
Gross Alpha (6)	0 pCi/l	15 pCi/l	0.2 pCi/l	N/A	< 0.17 - 0.2 pCi/l	No	Decay of natural deposits
Gross Beta (6,7)	0 pCi/l	50 pCi/l	1.2 pCi/l	N/A	0.6 - 1.2 pCi/l	No	Erosion of natural deposits

Primary Standards - Potential Health Risk	MCLG	MCL	Urban Area Water Results	# Samples > AL	Range of Detections	Violation?	Typical Source of Contaminant
INORGANIC COMPOUNDS							
Lead (8)	0 ppb	15 ppb (AL)	< 2.00 ppb (9)	0	< 2.00 - 2.18 ppb	No	Corrosion of household plumbing
Copper (8)	1.3 ppm	1.3 ppm (AL)	0.035 ppm (9)	0	< 0.020 - 0.068 ppm	No	Corrosion of household plumbing; erosion of natural deposits
Barium	2 ppm	2 ppm	0.042 ppm	N/A	0.010 - 0.042 ppm	No	Erosion of natural deposits; drilling waste discharges
Fluoride	4 ppm	4 ppm	0.70 ppm	N/A	0.62 - 0.70 ppm	No	Water additive that promotes strong teeth
Nitrates	10 ppm	10 ppm	0.12 ppm	N/A	< 0.05 - 0.12 ppm	No	Fertilizer runoff
DISINFECTION & DISINFECTION BYPRODUCT CONTAMINANTS							
Free Residual Chlorine	MRDL = 4 ppm	MRDLG = 4 ppm	1.12 ppm (10)	N/A	0.41 - 1.84 ppm	No	Water additive to control microbes (disinfectant)
Total Trihalomethanes (TTHMs)	0	80 ppb	35 ppb (11)	N/A	7 - 52 ppb	No	Disinfection byproduct
Haloacetic Acids (HAAs)	0	60 ppb	22 ppb (11)	N/A	7 - 29 ppb	No	Disinfection byproduct

Secondary Standards / Aesthetic Factors	MCLG	MCL	Urban Area Water Results	# Samples > AL	Range of Detections	Violation?	Typical Source of Contaminant
Chloride	N/A	250 ppm	9.9 - 15.5 ppm	N/A	9.9 - 15.5 ppm	No	Runoff/leaching of natural deposits
Iron	N/A	0.3 ppm	< 0.05 ppm	N/A	N/A	No	Runoff/leaching of natural deposits
Manganese	N/A	0.05 ppm	< 0.01 - 0.01 ppm	N/A	< 0.01 - 0.01 ppm	No	Runoff/leaching of natural deposits
pH	N/A	6.5 - 8.5 S.U.	7.4 - 7.7 (monthly avg.)	N/A	7.4 - 7.7 (monthly avg.)	No	Runoff/leaching of natural deposits
Sulfate	N/A	250 ppm	19.5 - 38.6 ppm	N/A	19.5 - 38.6 ppm	No	Runoff/leaching of natural deposits
Total Dissolved Solids	N/A	500 ppm	83 - 241 ppm	N/A	83 - 241 ppm	No	Runoff/leaching of natural deposits
OTHER PARAMETERS OF INTEREST							
Alkalinity	N/A	N/A	19 - 50 ppm (monthly avg.)	N/A	19 - 50 ppm (monthly avg.)	N/A	Runoff/leaching of limestone minerals
Conductivity	N/A	N/A	142 - 216 micromhos/cm	N/A	142 - 216 micromhos/cm	N/A	Runoff/leaching of natural deposits
Hardness	N/A	N/A	28 - 48 ppm	N/A	28 - 48 ppm	N/A	Runoff/leaching of limestone minerals
Sodium	N/A	N/A	7.92 - 33.4 ppm	N/A	7.92 - 33.4 ppm	N/A	Runoff/leaching of natural deposits

What Do All the Numbers Mean?

First, they show **your drinking water met or exceeded all regulatory requirements during 2025**. We are fortunate to have reliable sources for your drinking water needs and well-operated treatment facilities. The data provide you with details on each potentially harmful contaminant or compound detected in your drinking water, as well as on aesthetic factors (such as pH) and other parameters of interest (such as hardness).

Footnotes

- (1) Unit of measurement for total and fecal coliform bacteria is the presence or absence of bacteria in a 100 ml sample.
- (2) Of the 1,056 routine samples collected in 2025, **one (1) sample (in August) indicated the presence of total coliform bacteria. Fecal coliform bacteria were absent from all samples.**
- (3) Fecal coliform MCL: A routine sample and a repeat sample are total coliform positive, and at least one is also fecal coliform positive.
- (4) No sample indicated a positive result for fecal coliform bacteria.
- (5) The MCL for turbidity is for no single measurement to exceed 1 NTU and for 95% of all measurements to be below 0.3 NTU.
- (6) Sampled in 2024. To be sampled again in 2031.
- (7) The EPA considers 50 pCi/l to be the level of concern for beta particles.
- (8) Last sampled in 2025 from 30 select, high-risk residences. The one detectable value was 2.18 ppb. All locations will be sampled again in 2028.
- (9) The value reported is the 90th percentile of all data (30 samples) collected.
- (10) The value reported is the highest running annual average. Range is all individual samples.
- (11) TTHM and HAA results are averaged over four quarters at each sampling location to determine compliance with the MCL. Range of detections is from 2025, but "Results" includes late 2024 and 2025.

Definitions

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water by the EPA/VDH. MCLs are as close to the MCLGs as possible using the best available treatment technology.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water by the EPA/VDH. The addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to public health.

ppm: Parts per million or milligrams per liter (mg/l). One part substance per million parts of a solution.

ppb: Parts per billion or micrograms per liter (ug/l). One part substance per billion parts of a solution.

ppt: Parts per trillion or nanograms per liter (ng/l). One part substance per trillion parts of a solution.

pCi/l: Picocuries per liter. This is a measure of radioactivity.

Nephelometric Turbidity Unit (NTU): A measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

Action Level (AL): The concentration of a contaminant, which, if exceeded, triggers treatment or other actions by the water provider. This term is typically limited to discussions of lead and copper concentrations.

Standard Units (S.U.): This is a measure of pH.

N/A: Not applicable.

<: Less than.

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

AGENDA TITLE: Proposed Fiscal Year (FY) 2027 Capital Improvement Program (CIP) Public Hearing	AGENDA DATE: May 21, 2026
STAFF CONTACT/PREPARER: Quin Lunsford, Executive Director	ACTION: Yes
	ATTACHMENTS: No

BACKGROUND: ACSA staff presented the Proposed FY 2027 Capital Improvement Program (CIP) at the April 16, 2026 meeting and advertised a notice of public hearing to also occur.

To ensure the public has an opportunity to comment, the ACSA readvertised the Public Hearing for the Proposed Fiscal Year 2027 Capital Improvement Program to be held at the May 21, 2026 ACSA Board meeting and request the floor be opened for comments from the public pertaining to the ACSA's FY 2027 CIP budget.

ACTION: Open the floor for comments from the public pertaining to the ACSA's proposed FY 2027 CIP Budget.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

<p>AGENDA TITLE: Proposed Fiscal Year 2027 Budget and Rates Workshop</p>	<p>AGENDA DATE: May 21, 2026</p>
<p>STAFF CONTACT/PREPARER: Emily Roach, Interim Director of Finance; Quin Lunsford, Executive Director</p>	<p>ACTION: Informational</p> <p>ATTACHMENTS: Yes</p>

BACKGROUND: The proposed fiscal year 2027 budget was provided in April and is available on the Authority's website for Board consideration.

The Board meeting today provides an opportunity to review the Fiscal Year 2027 budget and rates in detail and highlight key strategic initiatives for the upcoming fiscal year. We will also review fiscal year 2026 projections. The presentation has been designed in a workshop format and provides an opportunity for discussion.

The budget is scheduled to be considered for adoption at the June 18th Board meeting, following a Public Hearing.

ATTACHMENTS:

1. Proposed FY 2027 Budget – Presentation Slides

Fiscal Year 2027 Budget & Rate Workshop

May 21, 2026

Proposed Annual Operating and Capital Improvement Budget



Fiscal
Year
2027

July 1, 2026
through
June 30, 2027

Albemarle County
Service Authority
Serving • Conserving
CHARLOTTESVILLE, VA

Budget Workshop Agenda

- ◇ ACSA Overview
- ◇ FY 2026 Update and Forecasts
- ◇ Strategic Plan and FY 2027 Budget
- ◇ Water and Sewer Rate Analysis
- ◇ FY 2027 Budget Highlights/Summary
- ◇ Proposed Rate Review
- ◇ Value of Water/Customer Bill Comparisons
- ◇ Departmental Budget Proposals
- ◇ Capital Improvement Program Overview
- ◇ Next Steps

Clean, Safe,
Reliable

◇ Vision:

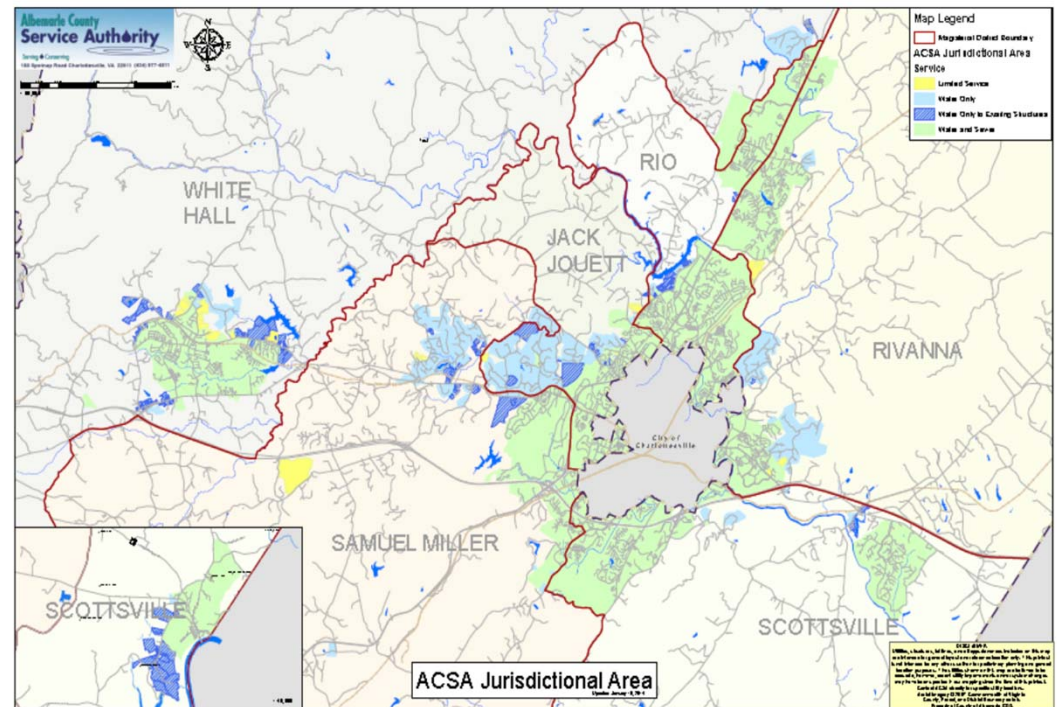
- ◇ Serve and conserve today, sustain for tomorrow, and protect our resources forever.

◇ 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.

Albemarle County Service Authority (ACSA)

- ◆ Founded in 1964
- ◆ Serving 91,300+ customers
- ◆ 23,300+ water accounts and growing
- ◆ 88 Dedicated Employees
- ◆ 380 Miles of Water Lines
- ◆ 321 Miles of Sanitary Sewer Lines
- ◆ 18 Pump Stations
- ◆ 7 Water Storage Tanks
- ◆ 3,199 Fire Hydrants



Fiscal Year 2026 Update

- ◆ **Operating Revenues (adjusted for seasonal variations through April 2026)**
 - ◆ Water Revenues below budgeted expectations by 0.7% or \$142,000
 - ◆ Sewer Revenues exceed budgeted expectations by 1.0% or \$160,000
- ◆ **Operating Expenses (through April 2026)**
 - ◆ Water Expenses are below budgeted expectations by 0.7% or \$131,000
 - ◆ Sewer Expenses are below budgeted expectations by 6.4% or \$818,000
 - ◆ Departmental Expenses below budgeted expectations by 15.2% or \$1,999,000

Forecasts for the Remainder of Fiscal Year 2026

- ◆ Operating Revenue Projections:
 - ◆ Water Revenues:
 - ◆ Expected to be below budgeted amounts by approximately 0.5% or \$126,000
 - ◆ Sewer Revenues:
 - ◆ Expected to exceed budgeted amounts by approximately 1.0% or \$196,000

The ACSA 2023 – 2027 Strategic Plan and Budget Process

- ◆ Four Strategic Themes:
 - ◆ Data Optimization
 - ◆ Business Resilience
 - ◆ Customer Experience
 - ◆ Employee Experience
- ◆ Key initiatives that support these themes are outlined in the FY 27 budget



Water and Sewer Rate Analysis



Rate Study Methodology and Guiding Principles

- ◇ NewGen Strategies & Solutions conducted a comprehensive analysis of the ACSA's water and sewer rate methodology:
 - ◇ To evaluate the adequacy, equity, and structure of existing rates and charges
 - ◇ Provide a basis for determining whether the rate design appropriately reflects system costs, customer use, and policy goals
- ◇ Guiding Principles:
 - ◇ The water and sewer systems must each be financially self-supporting.
 - ◇ Growth Pays for Growth – costs related to the expansion of system capacity should be funded via new/future customers
 - ◇ Reserves should be maintained to provide for contingencies and unplanned expenses
 - ◇ Water and sewer rates and charges should be kept as low as possible over time.

Key Rate Study Drivers

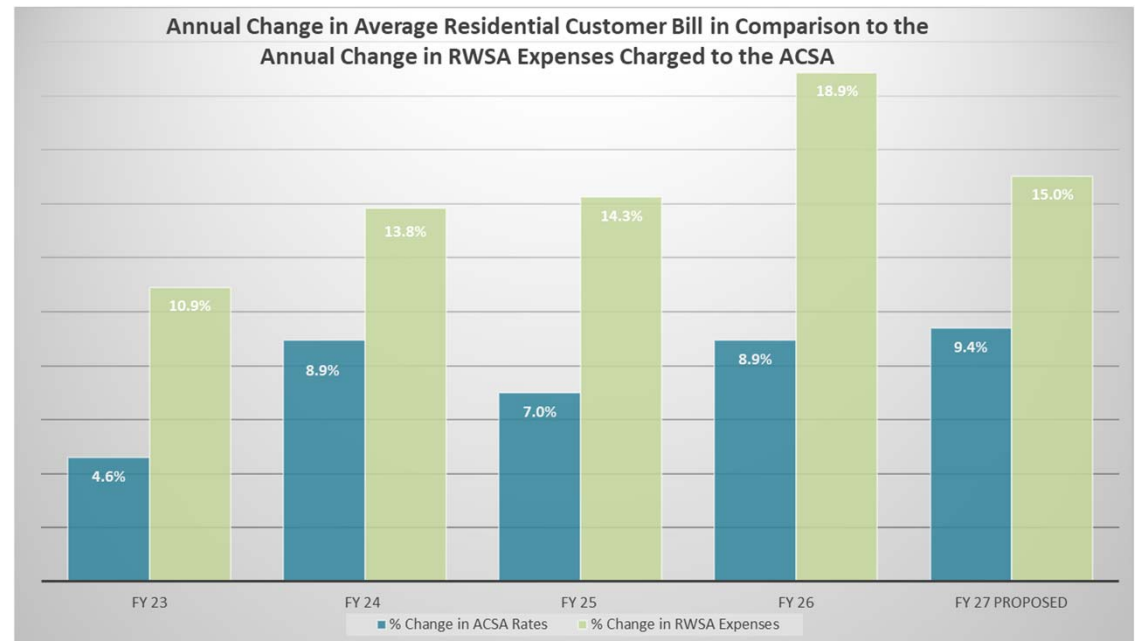
- ◇ The ACSA's most significant drivers include:
 - ◇ RWSA charges for water/sewer treatment and debt service related to RWSA infrastructure
 - ◇ Water/Sewer treatment costs and non-growth related debt service = \$34.3M or 67% of the ACSA's operating budget
 - ◇ Growth related debt service = \$9.3M
 - ◇ ACSA CIP
 - ◇ Water Capital Improvement Projects = \$4.0M
 - ◇ Wastewater Capital Improvement Projects = \$13.8M
 - ◇ Non-Utility and Facility Capital Projects = \$0.9M

Rate Study Recommendations

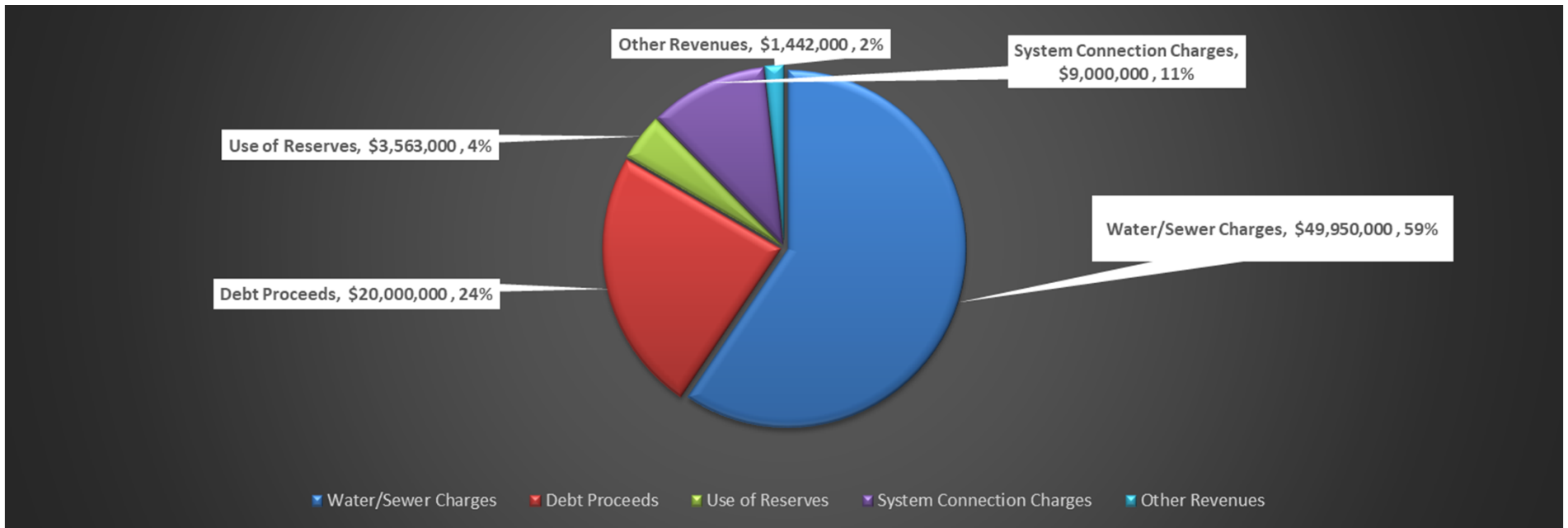
- ◇ To maintain the financial health of the ACSA's water and sewer operations, the study recommends increasing:
 - ◇ Water Rates – 17%
 - ◇ Sewer Rates – 3%
- ◇ Recommendation to increase system development/capacity charges 10%
- ◇ Debt issuance (\$20M) to finance larger capital projects
 - ◇ Supplements the ACSA's traditional pay-as-you-go approach
 - ◇ Cost is spread over the asset's useful life, gradual repayment through rates/charges over time
 - ◇ Preserves working capital and reserves

FY 2027 Budget Development

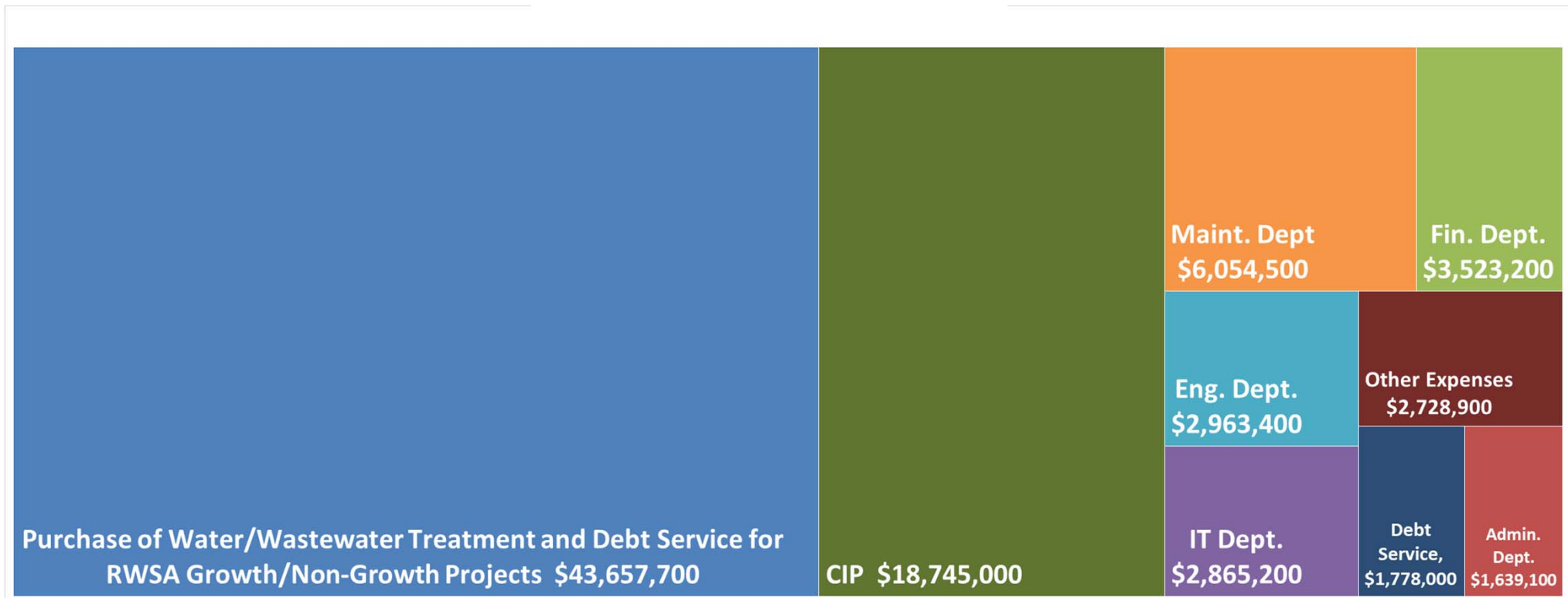
- ◆ Increase of \$7.07 per month for average single-family customer (3,200 gallons, water/sewer)
- ◆ Anticipated increase in RWSA treatment/debt service costs 15.0%



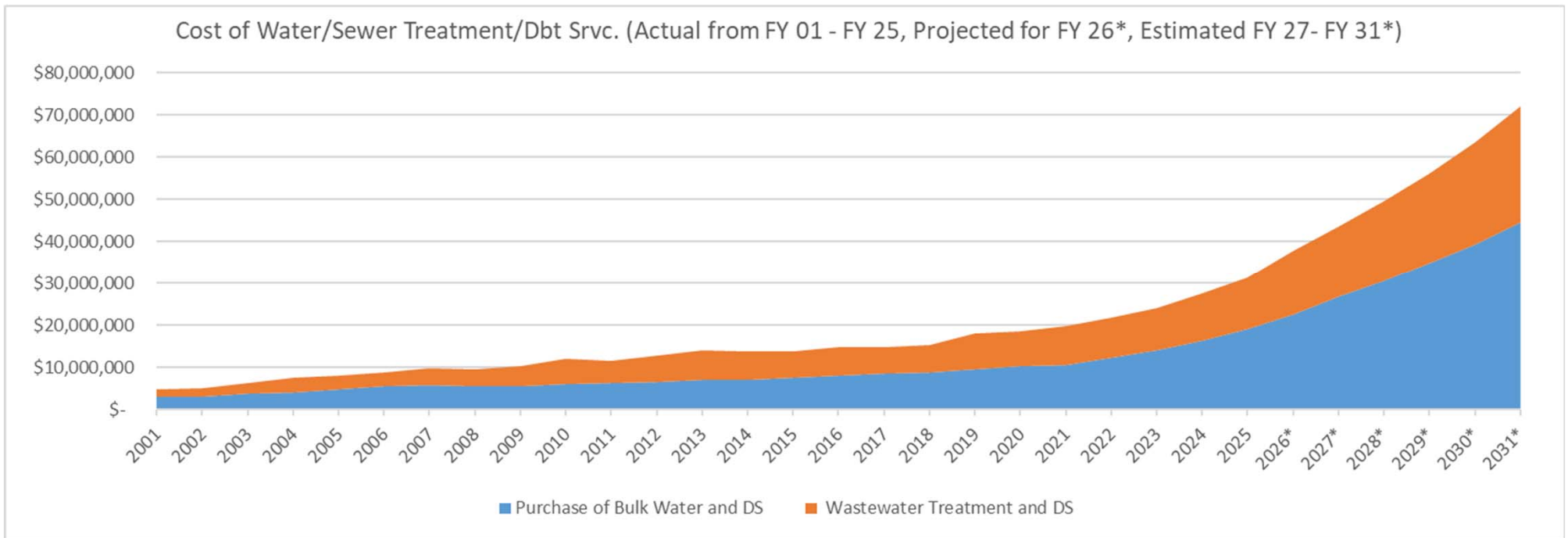
Budgeted Revenues, Debt Proceeds and Use of Reserves



Budgeted Expenses and Capital Costs



Actual and Projected RWSA Costs of Water/Wastewater Treatment and Debt Service



Proposed Water and Sewer Rates FY 2027

	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 (per 1,000 gallons)	\$ 13.12	\$ 15.35
Sewer/All Users (per 1,000 gallons)	\$ 12.78	\$ 13.16

Proposed FY 27 – Changes in System Connection Charges

- ◇ Rate study recommendation to increase development and capacity charges in FY 2027
 - ◇ Large growth/capacity related capital projects underway/upcoming
 - ◇ Significant increases in construction/capital costs

		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 Water and Sewer Rates FY 2027

The proposed increase in customer water and sewer rates is attributable to:

- **RWSA treatment and capital cost increases**

- **Water: 18.1% increase compared to prior FY or \$4.1M**
- **Sewer: 10.4% increase compared to prior FY or \$1.6M**

- **Total departmental operating budget increase of 8.2% or \$1.3M**

- **Performance pool (3%)/cola (2.5%) adjustments (88 FTEs) to remain competitive in the market-place: \$409,000**
- **Three new proposed positions (Pipeline Condition Technician, Mechanic Assistant, and Information Technology Supervisor): \$195,000**
- **Other operating expenses, including employee benefits, operating supplies, R&M, software subscriptions, utilities, etc. : \$696,000**

Use of Reserves and Debt Proceeds

The proposed budget includes:

- **\$3.6M from growth reserves to fund RWSA debt service for growth related projects**
- **Use of reserves proposed to mitigate the rate increase required by customers in the upcoming year**
- **\$20M in debt proceeds to finance the ACSA's CIP program, to spread cost over the asset's useful life**

Sample Monthly Combined Water and Sewer 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

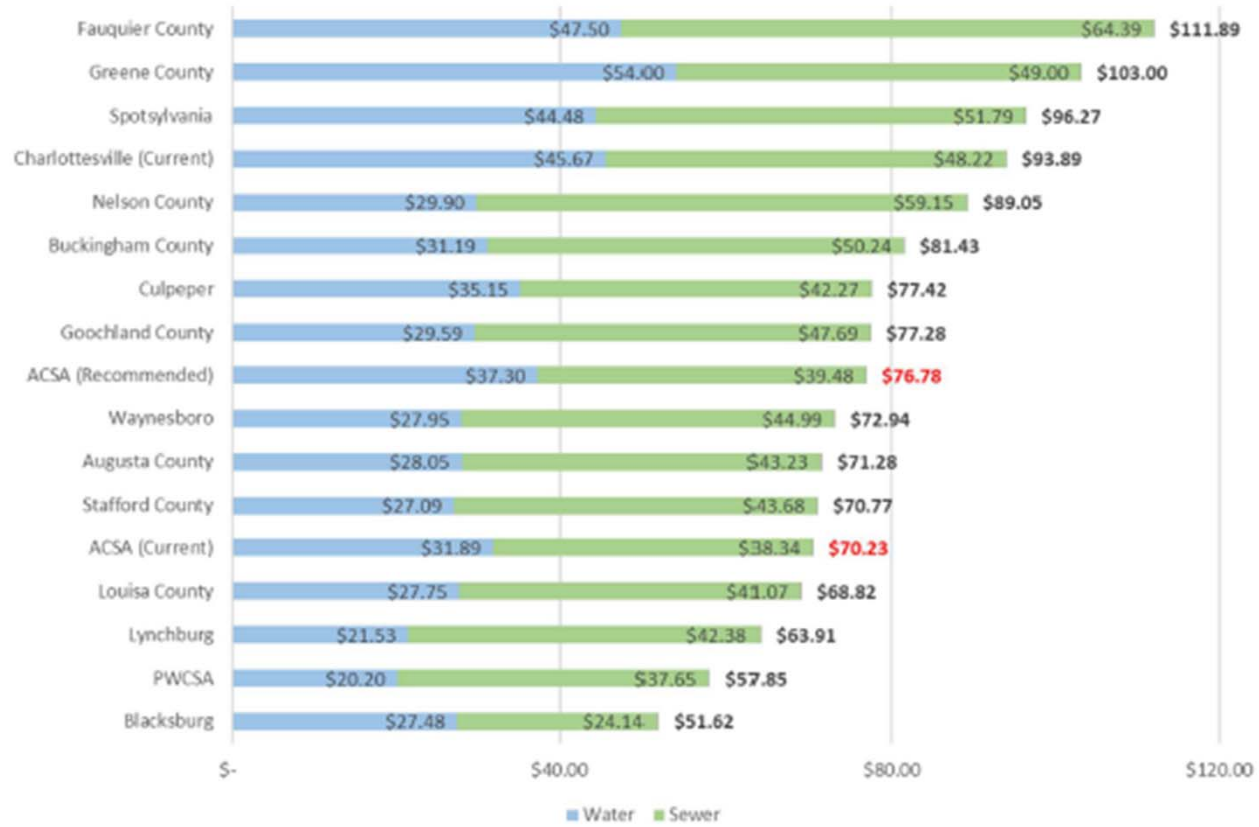


Value of Water

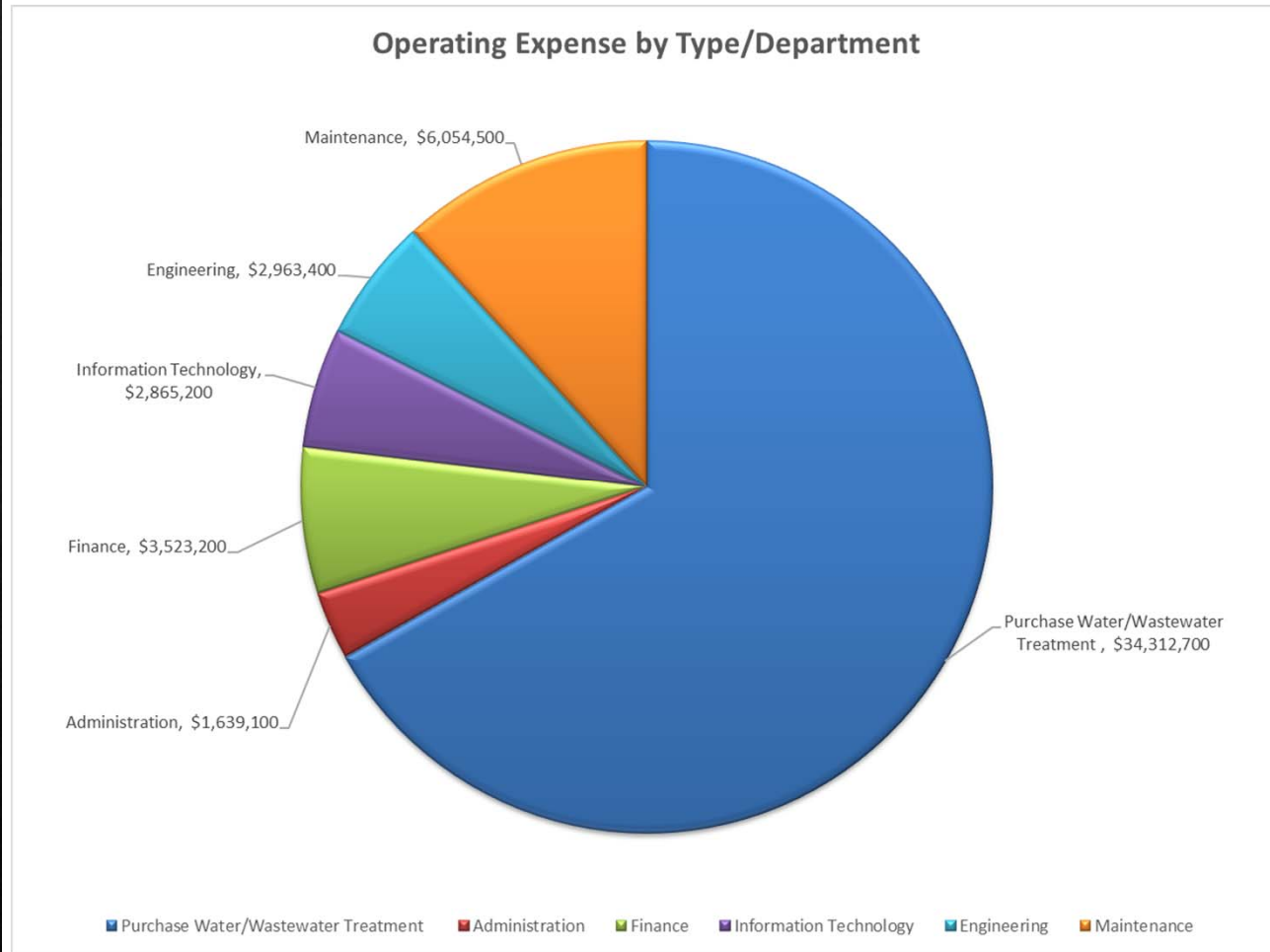
One penny equals 1.3 gallons of water!

ACSA Monthly Bill Comparison to Comparable Utilities

Combined Monthly Bill Comparison
Single-Family Residential Account Using 3,000 gallons



Operating Budget



Administration



- ◆ Key initiatives 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 through a variety of media, customer education and outreach: (2023-2027 Strategic Plan)
 - ◆ Comprehensive customer education program on the value and quality of water, investment in major regional water protects and coordination with our regional partners (RWSA and 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 ACSAs 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.

Finance

- ◆ Key initiatives for FY 2027:
 - ◆ 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)
 - ◆ Customer Information System (CIS) development, including billing and phone system replacements and website redesign (2023-2027 Strategic Plan)
 - ◆ Implementation of the customer experience vision statement and analysis of customer engagement opportunities (2023-2027 Strategic Plan)
 - ◆ Review of business continuity from an operational and financial perspective (2023-2027 Strategic Plan)





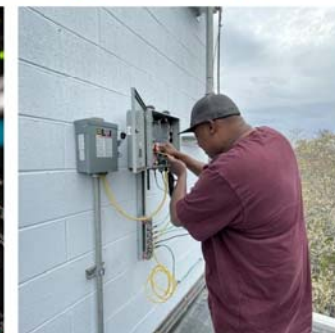
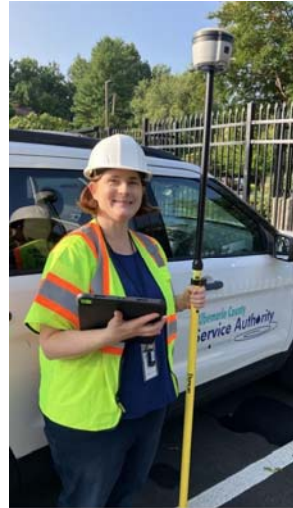
Engineering

◆ Key initiatives for FY 2027:

- ◆ Replacement of aging, deteriorating and under-sized water mains (2023-2027 Strategic Plan)
- ◆ Elimination of asbestos-cement, cast iron and older PVC water mains
- ◆ 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
- ◆ Improvements to the NFRPS and Camelot Pump Stations (2023-2027 Strategic Plan)
- ◆ Complete construction of the Avon Operations Center (2023-2027 Strategic Plan)
- ◆ ArcFlash Hazard Assessment Updates. (2023-2027 Strategic Plan)
- ◆ Implementation of recommendations from the recently completed Risk and Resiliency Assessment (2023-2027 Strategic Plan)
- ◆ Purchase of fleet vehicle and equipment for recently approved locator position
- ◆ Scheduled replacement of aging pressure monitoring equipment

Information Technology

- ◆ Key initiatives for FY 2027:
 - ◆ Provide ongoing IT support to ACSA staff and facilitate the implementation of various projects.
 - ◆ Continue to strengthen data security and monitoring in alignment with the latest cybersecurity standards. (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)
 - ◆ Complete the recommendations from the Federally mandated Vulnerability (Risk) Assessment. (2023-2027 Strategic Plan)
 - ◆ 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 by replacing aging servers, PCs, field tablets, and mobile devices in accordance with the formalized replacement cycle. (2023-2027 Strategic Plan)
 - ◆ Install the necessary wiring and network infrastructure to establish security and data networks at the Avon Operations Center.
 - ◆ Hiring an Information Technology Supervisor to increase department efficiency and redundancy.



Maintenance

Key initiatives for FY 2027:

- ◆ Creation and build-out of a Pipeline Condition Technician position to formalize a condition based assessment program (2023-2027 Strategic Plan)
- ◆ Continued build-out of our in-house vehicle and equipment maintenance with the addition of a Mechanic Assistant position. (2023-2027 Strategic Plan)
- ◆ Continue increased emphasis on training and education programs for leadership, safety, equipment, job required, advancement, and operations (2023-2027 Strategic Plan)
- ◆ Optimization of resources through continued development of a resource use plan for the Avon Operations Center (2023-2027 Strategic Plan)
- ◆ 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



Planned Capital Equipment Purchases

New Capital Equipment and Planned Capital Equipment Replacement

- Engineering
 - Fleet Vehicle
 - Utility location equipment
- I/T
 - iPads/cell phones/modems
 - Computers
 - Servers/SCADA PLCs/server rack switches
 - GPS Units
 - Office Furniture for proposed IT Supervisor position
 - Improvements recommended through the facility condition assessment
- Maintenance
 - Fleet vehicle
 - Large Dump Truck
 - Mini-excavator/attachments
 - Fork-lift
 - Spin doctor/trailer mounted chipper
 - Fleet reconditioning
 - Automated flagger assistance device
 - Vehicle lifts
 - Ultrasonic inspection device/pipe video inspection equipment

Capital
Improvement
Program
(CIP)
Proposed FY
2027

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

Budget Next Steps

- ◆ May 2026
 - ◆ Budget insert in customer bills
- ◆ June 18th, 2026
 - ◆ Public Hearing
 - ◆ 2nd Budget Workshop
 - ◆ Budget Adoption
 - ◆ Rate Adoption



FY '27 Budget & Rates
July 1, 2026-June 30, 2027

Investing in our Water Future

Dear ACSA Customer,

Every day the ACSA delivers water that meets or exceeds all state and federal quality standards. As confirmed in our recent Consumer Confidence Reports (available [on our website](#)), your drinking water continues to achieve high benchmarks for safety and reliability — something we work hard to ensure for every customer we serve.

Behind the scenes, delivering this level of service takes ongoing investment. In partnership with the Rivanna Water and Sewer Authority (RWSA), our wholesale treatment provider, the ACSA and the City of Charlottesville are investing \$604 million over the next five years in critical upgrades to strengthen our collective water and wastewater systems.

The ACSA funds 63% of RWSA's annual budget, and these charges account for 67% of our operating costs. As RWSA continues to invest in regional infrastructure, those costs are increasing and projected to rise by 15% in the coming fiscal year.

We work carefully to manage costs while continuing to maintain a reliable system. Beginning July 1, 2026 (Fiscal Year 2027), customer rates will increase by an average of 9.4%. For a typical residential customer, this represents about \$7.07 more per month — roughly 24 cents per day.

These investments strengthen the systems our community depends on every day and help ensure reliable, high-quality water service well into the future. Thank you for trusting us.

Quin Lunsford

Quin Lunsford,
Executive Director, ACSA

Proposed ACSA FY '27 Water & Sewer Monthly User Rates

Rates and Charges	FY '26	FY '27
Service Charge	\$12.24	\$14.32
Volume Charges: Single-Family Residential (per 1,000 gallons)		
Level 1: Up to 3,000 gallons	6.55	\$7.66
Level 2: 3,001 to 6,000 gallons	\$13.12	\$15.35
Level 3: 6,001 to 9,000 gallons	\$19.67	\$23.01
Level 4: More than 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

Combined Monthly Bill Comparison: Single-Family Residential, 3,000 Gallons

Greene County	\$103.00
City of Charlottesville	\$93.89
ACSA Proposed Rate	\$76.78

Sincere Thanks

- ◇ The development of the FY 2027 Budget proposal was a collaborative effort and was a successful endeavor thanks to:
- ◇ The ACSA Leadership Team
- ◇ Input from the Maintenance, Information Technology, Engineering, Administration, and Finance Departments
- ◇ The ACSA's Accounting team

Additional
Questions?

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Plan of Finance	AGENDA DATE: May 21, 2026
STAFF CONTACT/PREPARER: Quin Lunsford, Executive Director	ACTION: Informational ATTACHMENTS: Yes

BACKGROUND: At the July 17, 2025 ACSA Board meeting, Davenport & Company presented a Comprehensive Financial Review to analyze the ACSA's historical financials, capital improvement program and key financial metrics. Additionally, the ACSA collaborated with NewGen Strategies & Solutions to conduct a formal rate study to use in conjunction with the Fiscal Year 2027 budgeting process.

The rate study and financial review both identified the need to secure debt funding for capital projects underway and scheduled to begin soon. Davenport has prepared a presentation outlining current market conditions, the impacts of the contemplated borrowing, a financing overview, financing options, timelines, and recommendations.

ATTACHMENTS:

1. Plan of Finance – Davenport & Company Presentation Slides



Albemarle County Service Authority

Plan of Finance



May 21, 2026



- Davenport & Company (“Davenport”), in our capacity as Financial Advisor to the Albemarle County Service Authority (the “Authority”), has assisted the Authority in financial planning, capital funding analyses, and transaction execution.
- In the summer of 2025, Davenport, at the direction of the Authority, developed and presented a Comprehensive Financial Review to analyze the Authority’s Historical Financials, Capital Improvement Program, and Key Credit Metrics.
- Since this presentation, the Authority engaged a formal rate consultant, NewGen Strategies & Solutions (“NewGen”), to conduct a Rate Study analysis - the final results of which are being presented simultaneously to this Plan of Finance.
- The Authority has identified the need to secure debt funding for capital projects in the summer of 2026 (the “Series 2026 Bonds”).
 - At this time, the Authority estimates it will need approximately \$20 million of debt funding in calendar year 2026 to support its capital plan.
- Herein, Davenport has been asked to prepare and present a Plan of Finance for securing the ~\$20 million of debt funding.

Overview (cont.)

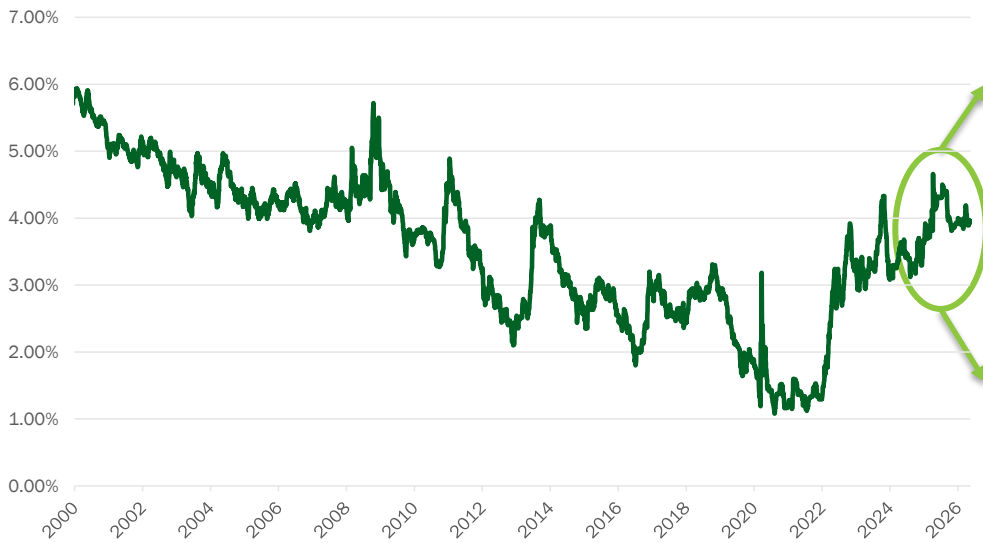
- In development of this Plan of Finance, Davenport has provided:
 - A brief update on the current interest rate market;
 - A overview of the bond financing process and Davenport’s recommended financing structure;
 - An overview of the credit rating process; and,
 - A summary of the impact of the contemplated borrowing on the Authority’s cash flows, debt profile, and debt metrics.

Market Update

Albemarle County Service Authority, Virginia

AAA Tax-Exempt 20-Year Interest Rate

20-Year AAA Tax-Exempt Rates (Since 2000)

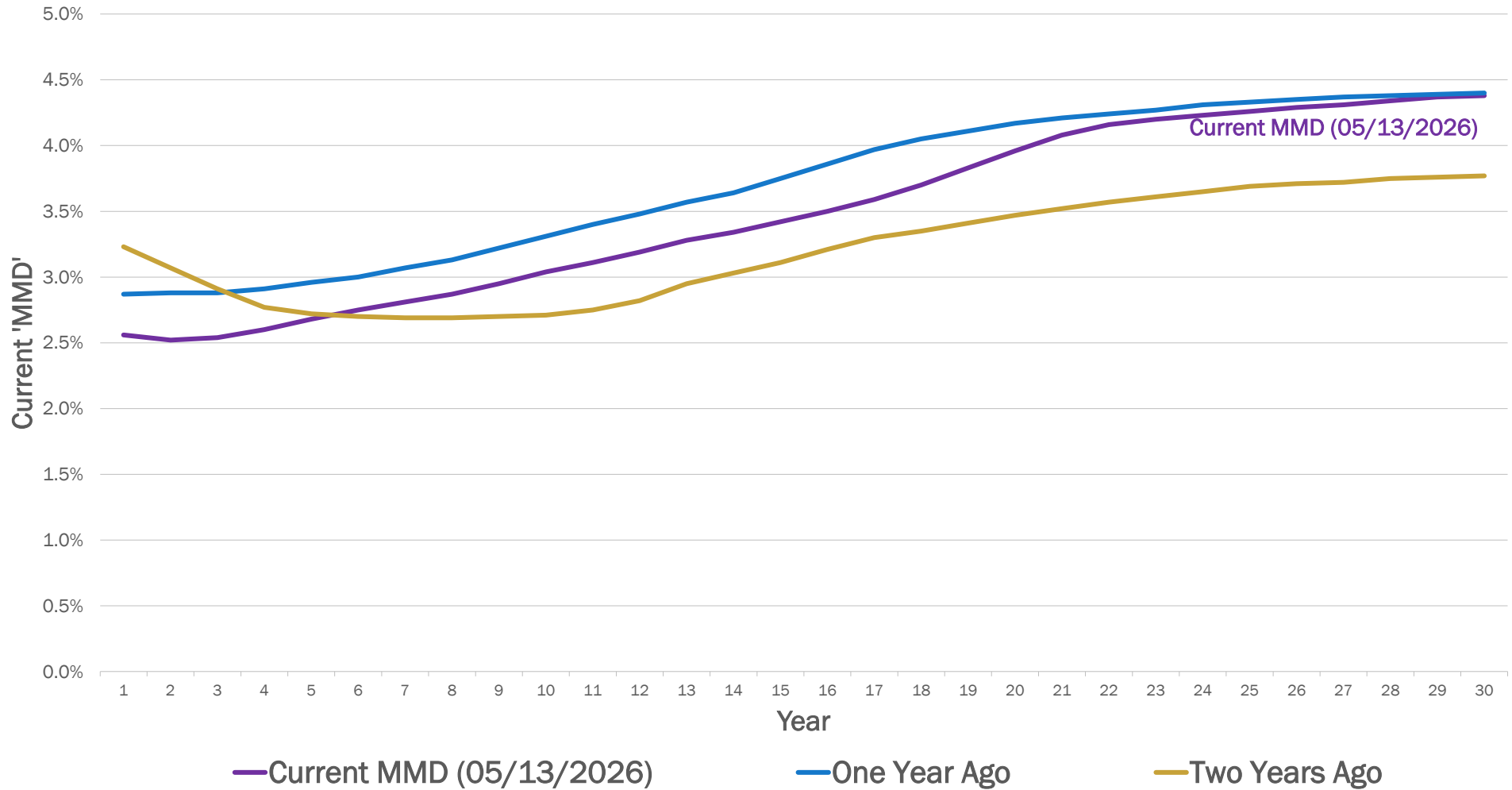


20-Year AAA Tax-Exempt Rates (Since January 2024)



Tax-Exempt Interest Rate Yield Curve

Historical 30 Year 'MMD'



Note: As of 5/13/2026.
 Note: Dates in parentheses denote the day of sale.
 Source: Thomson MMD Publication and Local Final Numbers.

Recent Bond Sales – Governmental

City of Lynchburg, Virginia General Obligation Public Improvement Bonds, Series 2026	
Size	\$71,705,000
Rating	Aa2/AA+/AA+
Sale Date	4/21/2026

Bidder Name	TIC
Robert W. Baird & Co., Inc.	3.858%
UBS Financial Services Inc.	3.869%
J.P. Morgan Securities LLC	3.875%
Jefferies LLC	3.878%
BofA Securities	3.886%
Fifth Third Securities, Inc.	3.899%
HilltopSecurities	3.908%
Morgan Stanley & Co, LLC	3.927%
TD Financial Products LLC	3.928%
Wells Fargo Bank	3.932%
Mesirow Financial, Inc.	3.937%
Truist Securities, Inc.	3.960%
Oppenheimer & Co., Inc.	4.002%
Huntington Securities, Inc.	4.040%

On average, the AAA MMD has increased by 12 bp across the curve since pricing.*

Albemarle County, Virginia Public Facility Revenue and Refunding Bonds (Albemarle County Projects), Series 2026	
Size	\$139,445,000
Rating	Aa1/AA+/AA+
Sale Date	4/22/2026

Bidder Name	TIC
Fifth Third Securities, Inc.	3.626%
J.P. Morgan Securities LLC	3.647%
BofA Securities	3.649%
Wells Fargo Bank	3.657%
Huntington Securities, Inc.	3.659%
Truist Securities, Inc.	3.661%
Morgan Stanley & Co, LLC	3.674%
Jefferies LLC	3.676%
Robert W. Baird & Co., Inc.	3.690%

On average, the AAA MMD has increased by 13 bp across the curve since pricing.*

*Note: Comparison illustrates the average change across years 1 – 30 on the AAA MMD yield curve between the day prior to the sale date of the respective transaction and 5/13/2026.

Recent Bond Sales– Water and Sewer Revenue

City of Winder, Georgia Water and Sewer Revenue Bonds, Series 2025	
Size	\$60,360,000
Rating	Aa3/AA-/NR
Sale Date	12/4/2025

Bidder Name	TIC
Robert W. Baird & Co., Inc.	4.203%
TRB Capital Markets, LLC	4.252%
HilltopSecurities	4.255%
Mesirow Financial, Inc.	4.273%
UBS Financial Services Inc.	4.285%
BofA Securities	4.290%
Jefferies LLC	4.293%
J.P. Morgan Securities LLC	4.298%
Morgan Stanley & Co, LLC	4.322%
Huntington Securities, Inc.	4.373%
TD Financial Products LLC	4.381%

On average, the AAA MMD has increased by 14 bp across the curve since pricing.*

Henrico County, Virginia Water and Sewer System Revenue Bonds, Series 2025D	
Size	\$125,000,000
Rating	Aaa/AAA/AAA/AAA
Sale Date	10/23/2025

Bidder Name	TIC
BofA Securities	4.066%
Jefferies LLC	4.084%
Robert W. Baird & Co., Inc.	4.092%
Morgan Stanley & Co, LLC	4.092%
Wells Fargo Bank	4.099%
Truist Securities, Inc.	4.115%
J.P. Morgan Securities LLC	4.126%
TD Financial Products LLC	4.154%
Mesirow Financial, Inc.	4.156%

On average, the AAA MMD has increased by 23 bp across the curve since pricing.*

*Note: Comparison illustrates the average change across years 1 – 30 on the AAA MMD yield curve between the day prior to the sale date of the respective transaction and 5/13/2026.

Financing Overview

Albemarle County Service Authority, Virginia

- The Authority has identified the need to borrow approximately \$20 million in the Summer of 2026 to fund various capital projects.

- These various capital projects include, but are not limited to:
 - The Avon Operations Center;

 - Buckingham Circle and Bellair-Liberty Hills Sewer Mains;

 - Scottsville Phase 4 Water Main Replacement; and,

 - Airport Trunk Sewer Upgrade.

- On the following pages, Davenport has evaluated the various financing options available to the Authority, provided a recommended financing structure based on our evaluation, and included a corresponding financing timeline for our recommended structure/option.

Financing Options Available

Public Market Issuance Authority Stand-Alone

The Authority controls the schedule, with closing typically achievable in 45 to 60 days.

Allows rates to be locked in for 20 to 30 years.

Public market rates are currently very attractive.

May generate bond premium, potentially reducing the overall borrowing amount.

Most likely to deliver the Authority with the most competitive interest rate.

Public Market Issuance Virginia Resources Authority (“VRA”)

Pool program carries an average rating of “AA+”, one notch below the top “AAA” rating.

Allows rates to be locked in for 20 to 30 years.

Public market rates are currently very attractive.

Upfront costs of issuance can be lower than the stand-alone option; however, VRA has an annual **12.5 basis point Administration Fee.**

The financing schedule is outside the Authority’s control. Generally late Spring, Summer, and Fall.

Approval is not guaranteed.

May require a stand-alone issuer rating.

May impose additional reserve requirements.

Direct Bank Loan via RFP

The Authority controls the schedule, with closing typically achievable in 30 to 45 days.

Lower upfront costs.

All-in borrowing rates are currently quoted higher than a public market bond sale, even after factoring in the higher public market costs of issuance.

Lenders are less likely to be able to provide a fixed interest rate for the entirety of the 30-year borrowing term.

More flexible prepayment provisions than a public market issuance.

Financing Options Available (cont.)

	Public Market Issuance Stand-Alone Issuance ⁽²⁾	Public Market Issuance VRA Issuance ⁽³⁾	Direct Bank Loan ⁽¹⁾
All-in Interest Rate ⁽⁴⁾	4.38%	4.47%	5.08%
Rate Type	Fixed	Fixed	Fixed
Term Length	30-Years	30-Years	30-Years
Max Annual Debt Service Payment*	\$1,199,350	\$1,212,025	\$1,299,812
Total Debt Service*	\$36,475,136	\$36,973,626	\$39,636,186
Difference*	-	\$498,490	\$3,161,050

*The Authority could save approximately \$3.2 million over the life of the bonds if issued via public market issuance compared to a direct bank loan.**

(1) Based on preliminary lending indications provided in May of 2026.

(2) Current Market Rates as of 5/13/2026 assuming a Aa3/AA- (Moody's/S&P) rating.

(3) Current Market Rates as of 5/13/2026, assuming VRA's Blended Credit Rating (Aaa/AAA/AAA and Aa1/AA+/AA+)

(4) All-in interest rate includes the cost of issuance.

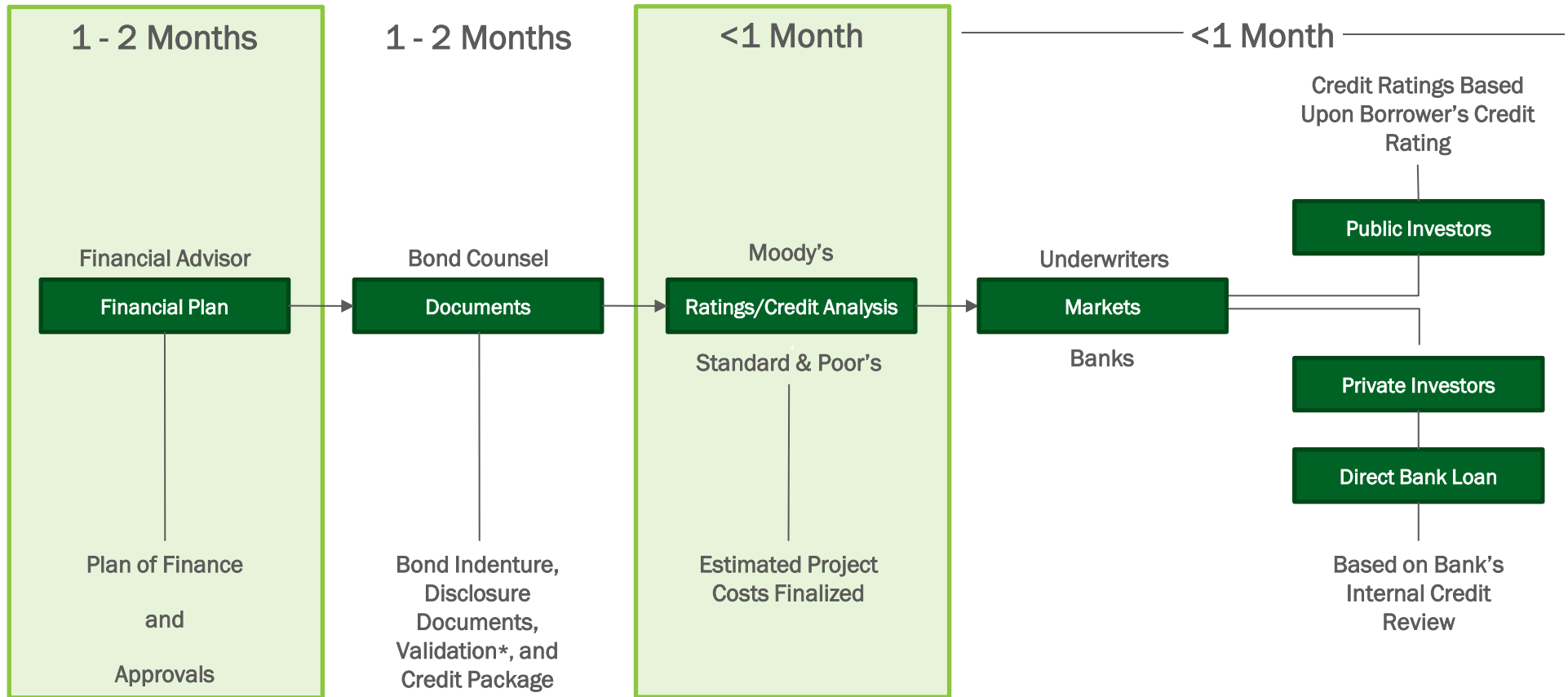
Note: The Direct Bank Loan assumes 5% interest rates, which is the lowest indicated bank borrowing rate.

*Note: Preliminary Numbers. Subject to change.

Recommended Financing Structure

- Based upon the current market environment and success of recent bond sales, Davenport recommends that the Authority issue the Series 2026 Bonds via a **Competitive Public Market Sale**.
- The key characteristics of a **Competitive Public Market Sale** can be summarized as follows:
 - To obtain a credit rating, Davenport and Authority Staff will meet with National Credit Rating Agencies in person or virtually;
 - The bonds would be sold based upon the Authority’s revenue bond credit ratings;
 - A public offering document would be prepared by Bond Counsel on behalf of the Authority;
 - The bonds would be sold as a series of bonds to the investing public at prevailing interest rates;
 - Interest rates would be fixed for the entire term of the loan; and,
 - The interest rate for the Authority would not be determined until the day the bonds are sold in the primary market (currently expected to be July 29).
- The Bonds would be issued pursuant to a Master Indenture drafted by Bond Counsel, and secured by:
 1. The Authority’s Net Revenues available for debt service derived from the ownership or operation of the System; and,
 2. Income from investments in certain funds and accounts held under the Indenture.

Financing Timeline



Credit Ratings – Criteria and Initial Observations

Albemarle County Service Authority, Virginia

Importance of a Credit Rating

- As part of the financing process for the Series 2026 Bonds, the Authority will need to secure Credit Ratings from the National Credit Rating Agencies.
- The National Credit Rating Agencies serve as a proxy for the Credit Market's view of Utility Systems like the Authority.

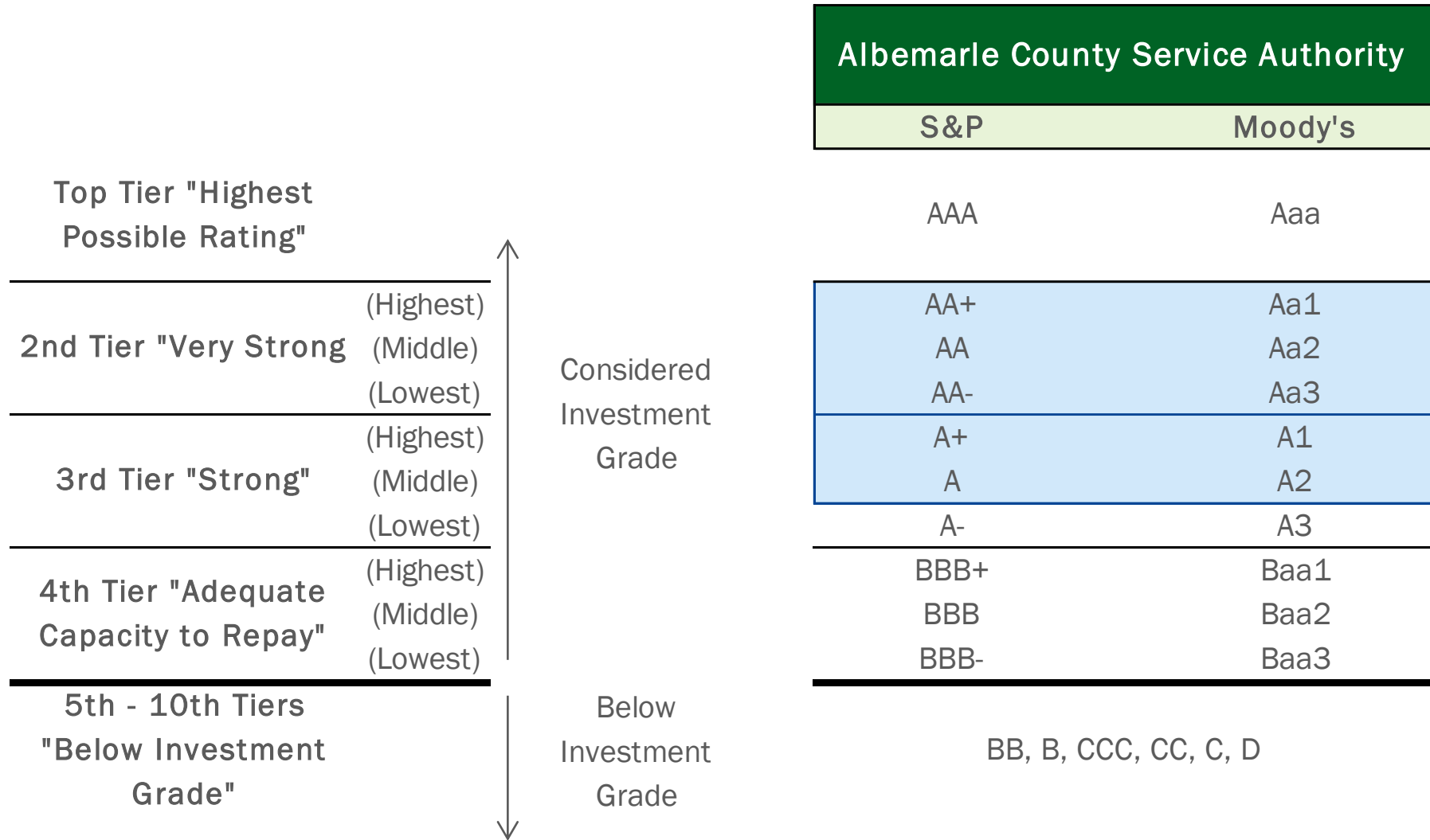
Why do Credit Ratings matter?

- Credit Ratings play a primary role in determining what interest rate(s) the Authority can achieve when borrowing for New Money Projects and/or refinancing existing debt.
- Credit Ratings also send a signal to the business community about the Governance, Management, and Financial Health of a Community.
- Strong access to the Credit Markets can also translate to highly favorable interest rates, terms, and conditions for the Authority on its New Money projects and when refinancing for savings purposes.
- Additionally, the National Credit Rating Agencies provide an independent, outside perspective on how the Authority operates relative to other Utility Systems in several categories.

How Rating Agencies Evaluate Water & Sewer Utilities

- When evaluating Public Water & Sewer Utility Providers, the Rating Agencies look at four key areas
 - 1) **System Characteristics:** Size and diversity of operations, age and condition of infrastructure, strength of the local economy, and ability of ratepayers to absorb future rate increases;
 - 2) **Financial Strength:** Whether net revenues cover annual debt payments, how much cash the utility keeps on hand for emergencies, and how much debt it carries relative to its revenues;
 - 3) **Management:** Willingness and ability to raise rates when needed, compliance with environmental regulations, and whether a credible long-term capital improvement plan is in place; and,
 - 4) **Legal Provisions:** Strength of bondholder protections, including the rate covenant (minimum revenue-to-debt-service pledge), debt service reserve fund requirements, and limits on issuing additional debt.
- Within Financial Strength, there are two Key Metrics, Debt Service Coverage and Days Cash on Hand, that are evaluated by all Rating Agencies:
 - Debt Service Coverage is the ratio of Net Revenues Available to pay Debt Service (after paying O&M) to Debt Service (e.g., if Net Revenues are \$2 million and Debt Service is \$1 million, then Debt Service Coverage is 2.0x).
 - Days Cash on Hand is the number of days of operations (i.e., O&M) the Utility can fund from existing cash reserves (e.g., if O&M expenditures are \$1 million per day, and the Authority has \$100 million of cash, then Days Cash on Hand is 100 days).

Current Credit Ratings



The Authority is not currently rated. Based on Davenport’s assessment of the Authority’s financial health, we believe the Authority would have a strong argument to be considered in the range outlined above. However, the projected obligations from RWSA and the Authority’s CIP may affect the final credit rating.

Series 2026 Bonds

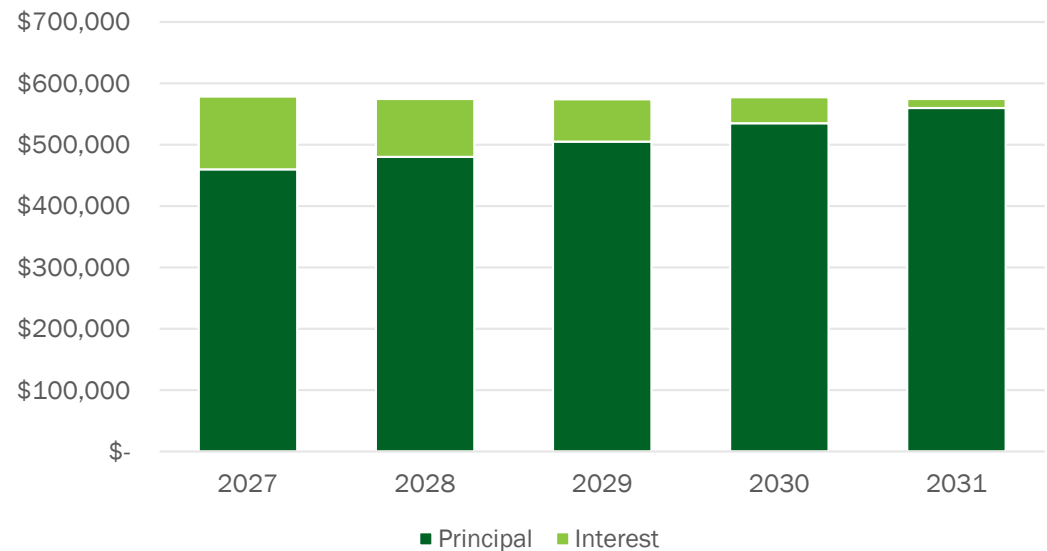
Albemarle County Service Authority, Virginia

Existing Debt

- Currently, the Authority’s only outstanding debt is the 2021B VRA Refunding Bonds, which have a principal amount outstanding of \$2.54 million as of FYE 2026.

Total Existing Debt Service			
Fiscal Year	Principal	Interest	Total
2027	\$ 460,000	\$ 118,388	\$ 578,388
2028	480,000	94,300	574,300
2029	505,000	69,059	574,059
2030	535,000	42,409	577,409
2031	560,000	14,350	574,350
Total	\$ 2,540,000	\$ 338,506	\$ 2,878,506

Total Existing Debt Service

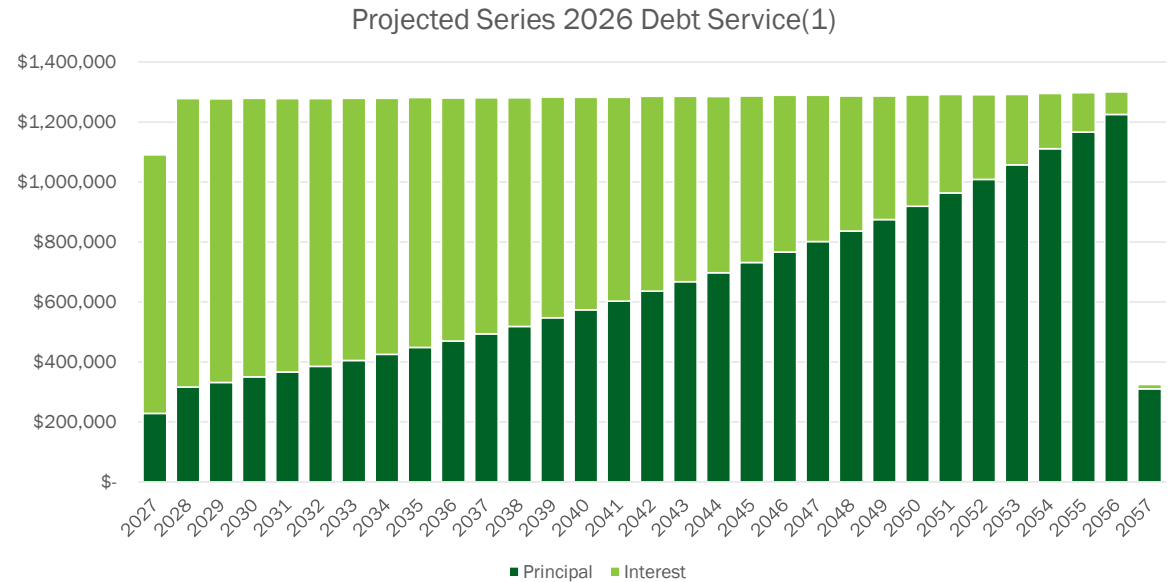


Issued in 2021 to refund the 2011 bonds, the current bonds include a 10-year no-call provision, which eliminates any opportunity to refinance them for interest savings. That said, as we begin discussing the indenture with Bond Counsel, there may be legal grounds to defease the bonds to maturity (i.e., borrow funds to invest in US Government securities to pay the bonds off as they come due). Doing so would release the legal restrictions tied to the VRA agreement and allow us to smooth out debt service once the Series 2026 bonds are layered on top.

Projected Series 2026 Debt Service

Current Market Rates Plus 50 Basis Points

Projected Series 2026 Debt Service ⁽¹⁾			
Fiscal Year	Principal	Interest	Total
2027	\$ 228,750	\$ 862,092	\$ 1,090,842
2028	316,250	961,456	1,277,706
2029	331,250	945,644	1,276,894
2030	350,000	929,081	1,279,081
2031	366,250	911,581	1,277,831
2032	385,000	893,269	1,278,269
2033	405,000	874,019	1,279,019
2034	425,000	853,769	1,278,769
2035	448,750	832,519	1,281,269
2036	470,000	810,081	1,280,081
2037	493,750	786,581	1,280,331
2038	518,750	761,894	1,280,644
2039	547,500	735,956	1,283,456
2040	573,750	708,581	1,282,331
2041	602,500	679,894	1,282,394
2042	636,250	649,769	1,286,019
2043	667,500	617,956	1,285,456
2044	697,500	587,113	1,284,613
2045	731,250	555,725	1,286,975
2046	766,250	522,819	1,289,069
2047	801,250	487,611	1,288,861
2048	836,250	450,553	1,286,803
2049	875,000	411,877	1,286,877
2050	918,750	371,408	1,290,158
2051	963,750	328,044	1,291,794
2052	1,008,750	282,266	1,291,016
2053	1,057,500	234,350	1,291,850
2054	1,111,250	184,119	1,295,369
2055	1,166,250	131,334	1,297,584
2056	1,225,000	74,831	1,299,831
2057	310,000	15,113	325,113
Total	\$ 20,235,000	\$ 18,451,303	\$ 38,686,303



(1) Projected Series 2026 Debt Service is presented on a payments to Trustee basis (i.e., cash flow basis).

Note: Current Market Rates as of 5/13/2026 assuming a Aa3/AA- (Moody's/S&P) rating **plus** 50 basis points.

Projected Debt Service Impact

Series 2026 Debt Service

Existing and Projected Debt Service									
Existing Debt Service			Projected Series 2026 Debt Service ⁽¹⁾			Total Debt Service			
Fiscal Year	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	\$ 460,000	\$ 118,388	\$ 578,388	\$ 228,750	\$ 862,092	\$ 1,090,842	\$ 688,750	\$ 980,480	\$ 1,669,230
2028	480,000	94,300	574,300	316,250	961,456	1,277,706	796,250	1,055,756	1,852,006
2029	505,000	69,059	574,059	331,250	945,644	1,276,894	836,250	1,014,703	1,850,953
2030	535,000	42,409	577,409	350,000	929,081	1,279,081	885,000	971,490	1,856,490
2031	560,000	14,350	574,350	366,250	911,581	1,277,831	926,250	925,931	1,852,181
2032	-	-	-	385,000	893,269	1,278,269	385,000	893,269	1,278,269
2033	-	-	-	405,000	874,019	1,279,019	405,000	874,019	1,279,019
2034	-	-	-	425,000	853,769	1,278,769	425,000	853,769	1,278,769
2035	-	-	-	448,750	832,519	1,281,269	448,750	832,519	1,281,269
2036	-	-	-	470,000	810,081	1,280,081	470,000	810,081	1,280,081
2037	-	-	-	493,750	786,581	1,280,331	493,750	786,581	1,280,331
2038	-	-	-	518,750	761,894	1,280,644	518,750	761,894	1,280,644
2039	-	-	-	547,500	735,956	1,283,456	547,500	735,956	1,283,456
2040	-	-	-	573,750	708,581	1,282,331	573,750	708,581	1,282,331
2041	-	-	-	602,500	679,894	1,282,394	602,500	679,894	1,282,394
2042	-	-	-	636,250	649,769	1,286,019	636,250	649,769	1,286,019
2043	-	-	-	667,500	617,956	1,285,456	667,500	617,956	1,285,456
2044	-	-	-	697,500	587,113	1,284,613	697,500	587,113	1,284,613
2045	-	-	-	731,250	555,725	1,286,975	731,250	555,725	1,286,975
2046	-	-	-	766,250	522,819	1,289,069	766,250	522,819	1,289,069
2047	-	-	-	801,250	487,611	1,288,861	801,250	487,611	1,288,861
2048	-	-	-	836,250	450,553	1,286,803	836,250	450,553	1,286,803
2049	-	-	-	875,000	411,877	1,286,877	875,000	411,877	1,286,877
2050	-	-	-	918,750	371,408	1,290,158	918,750	371,408	1,290,158
2051	-	-	-	963,750	328,044	1,291,794	963,750	328,044	1,291,794
2052	-	-	-	1,008,750	282,266	1,291,016	1,008,750	282,266	1,291,016
2053	-	-	-	1,057,500	234,350	1,291,850	1,057,500	234,350	1,291,850
2054	-	-	-	1,111,250	184,119	1,295,369	1,111,250	184,119	1,295,369
2055	-	-	-	1,166,250	131,334	1,297,584	1,166,250	131,334	1,297,584
2056	-	-	-	1,225,000	74,831	1,299,831	1,225,000	74,831	1,299,831
2057	-	-	-	310,000	15,113	325,113	310,000	15,113	325,113
Total	\$ 2,540,000	\$ 338,506	\$ 2,878,506	\$ 20,235,000	\$ 18,451,303	\$ 38,686,303	\$ 22,775,000	\$ 18,789,809	\$ 41,564,809

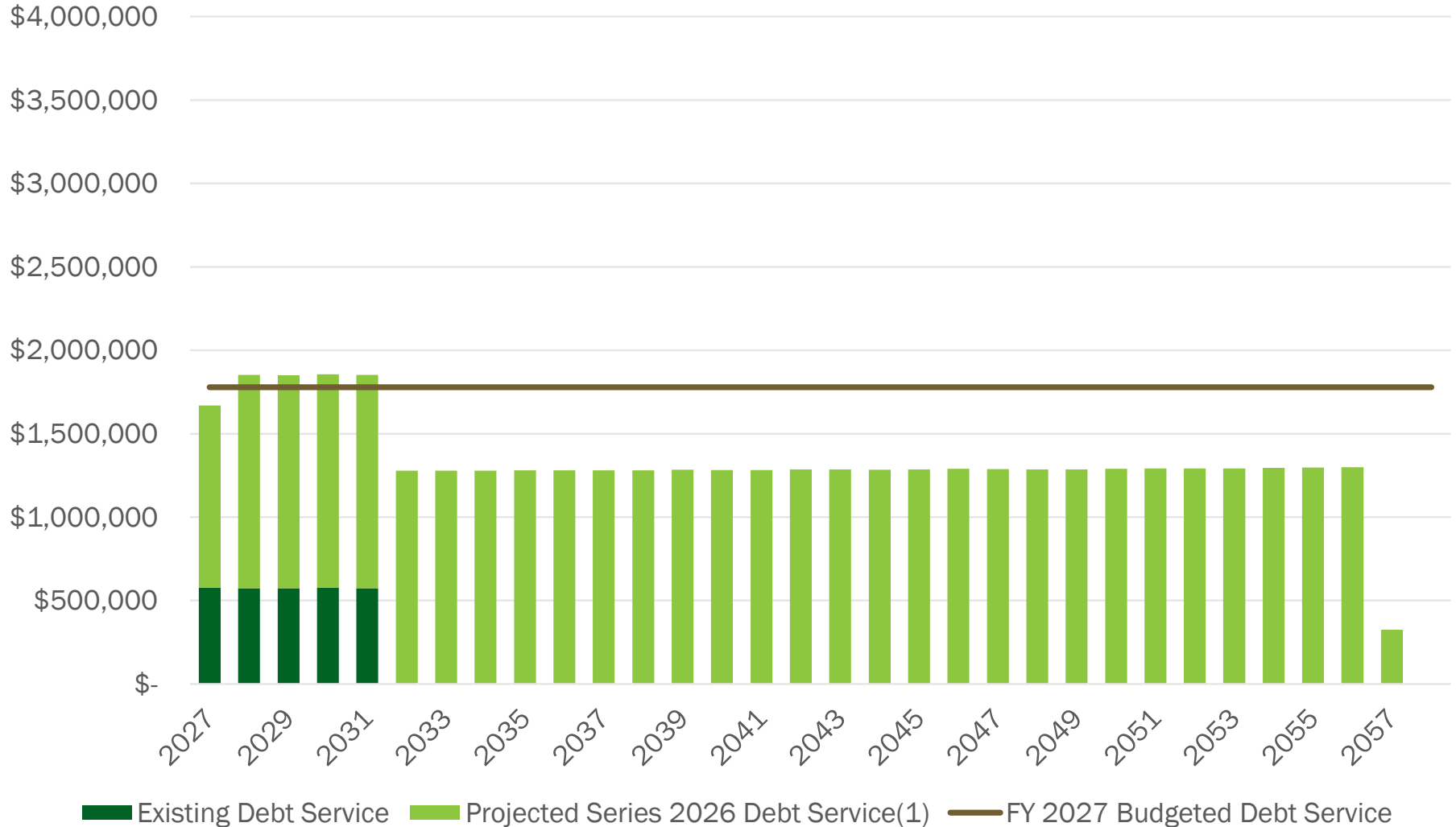
(1) Projected Series 2026 Debt Service is presented on a payments to Trustee basis (i.e., cash flow basis).

Note: Current Market Rates as of 5/13/2026 assuming a Aa3/AA- (Moody's/S&P) rating **plus** 50 basis points.

Projected Debt Service Impact (cont.)

Series 2026 Debt Service

Existing and Projected Debt Service

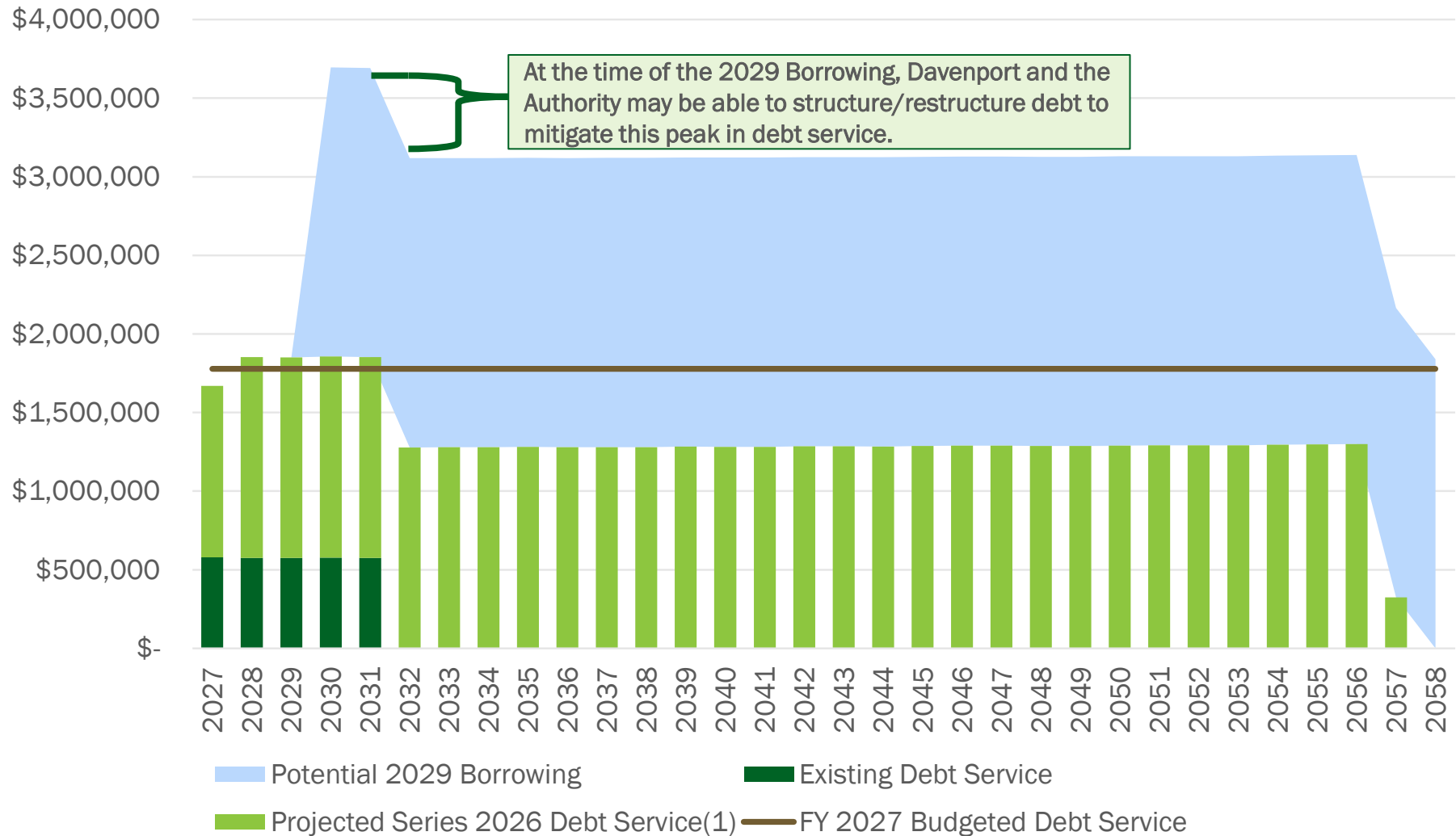


(1) Projected Series 2026 Debt Service is presented on a payments to Trustee basis (i.e., cash flow basis).

Note: Current Market Rates as of 5/13/2026 assuming a Aa3/AA- (Moody's/S&P) rating **plus** 50 basis points.

Projected Debt Service Impact (cont.) Plus Potential 2029 Borrowing

Existing and Projected Debt Service



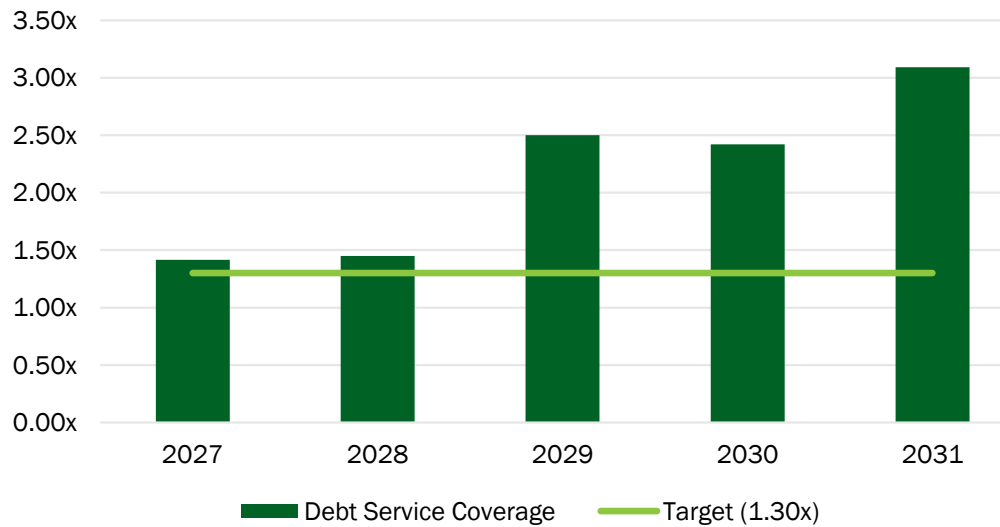
(1) Projected Series 2026 Debt Service is presented on a payments to Trustee basis (i.e., cash flow basis).

Note: Potential 2029 Borrowing assumes a total par amount of \$28,280,000, 30-year term, and 5% interest rate

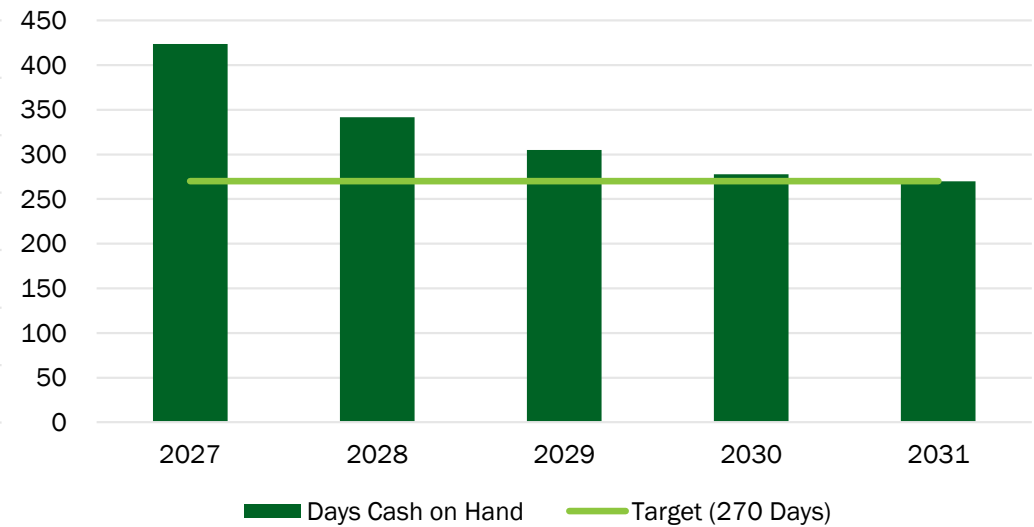
Projected Key Rating Metrics

Incorporating the Projected 2026 and 2029 Borrowings

Projected Debt Service Coverage



Projected Days Cash on Hand



The Authority has established a target to maintain net revenues, inclusive of connection fees, such that coverage is equal to at least 1.30x.

The Authority has established a target to maintain a cash balance equivalent to at least 270 days of operating expenses, as calculated from the previous fiscal year.

Note: Graphs assume Debt Service presented on a **bond payment date basis**, as the Legal Documents and Rating Agencies will use this basis for calculating coverage metrics. Incorporates a 2029 Borrowing with a 5% interest rate, 30-year term, and total par amount of \$28,280,000. Source: NewGen's Final Rate Study.

Schedule/Next Steps

Date	Action
May 21	<u>Board of Directors Meeting:</u> <ul style="list-style-type: none">▪ Davenport presents Plan of Finance for the 2026 Bonds to the Board of Directors
Balance of May and June	Working group prepares the Preliminary Official Statement, Resolution, Credit Rating Presentation and other pertinent financing documents.
Week of July 6	Credit Rating Meetings
July 16	<u>Board of Directors Meeting:</u> <ul style="list-style-type: none">▪ Board Considers adoption of the Bond Resolution and forms of the financing documents
July 29	Bond Sale (final borrowing cost determined)
August 12	Close on Series 2026 Bonds (proceeds received)

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Version 01/01/2026 CW/AA/SG/CR