



BOARD OF DIRECTORS' MEETING

October 15, 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 September 17, 2026
9:15 a.m.	3. Matters from the Public
9:25 a.m.	4. Response to Public Comment
9:35 a.m.	5. Consent Agenda
	a. Monthly Financial Reports
	b. Monthly Capital Improvement Program (CIP) Report
	c. Monthly Maintenance Update
	d. IT Monthly Update
	e. Rivanna Water and Sewer Authority (RWSA) Monthly Update
	f. ACSA Board Policy Issues Agenda 2026
9:55 a.m.	6. Series 2026 Bonds – Summary of Rating Process and Rating Results
10:20 a.m.	7. Customer Information System (CIS) Project Update
10:35 a.m.	8. Items Not on the Agenda
	9. Adjourn



ALBEMARLE COUNTY SERVICE AUTHORITY

STATEMENT OF CHAIR TO OPEN OCTOBER 15, 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.

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1 The Board of Directors of the Albemarle County Service Authority (ACSA)
2 met in a regular session on September 17, 2026, at 9:00 a.m. at the
3 Administration and Operations Center at 168 Spotnap Road in
4 Charlottesville, Virginia.

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

7 **Members Absent:** Mr. John Parcels.

8 **Staff Present:** Quin Lunsford; Jeremy Lynn; Emily Roach; Sabrina Seay;
9 Danielle Trent.

10 **Staff Absent:** Alex Morrison; April Walker.

11 **Public Present:** Neil Williamson, Free Enterprise Forum (virtual).
12

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

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

18 2. Approve Minutes of August 20, 2026

19 Mr. Roberts stated that he had a comment about the members
20 present section of the minutes. He stated that the first and last name should
21 be reflected for each member.

22 Mr. Armstrong stated that Mr. Parcels was not present at the
23 meeting but did email one proposed correction and a few questions. He
24 stated that Mr. Parcels noted in his email that he feels the dollar figures
25 should be expressed as percentages. Mr. Parcels also asked, in his email,
26 where the ACSA's bond request is likely to land with treasury rates
27 increasing to 5%. He asked if there is a possibility of exceeding the 5.5%
28 limit. Mr. Parcels also posed a question in his email about the Rivanna
29 Futures Land Bay 55 project on page 74. He mentioned that states "water
30 and sewer main extensions to serve the proposed AstraZeneca
31 biopharmaceutical manufacturing facility." Mr. Parcels asked if this means

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1 that the ACSA knows the tap size and the likely use rates are now known.
2 Lastly, Mr. Parcels asked if the Board would see the Crozet Drinking Water
3 Infrastructure Plan Update report from RWSA in October.

4 Mr. Lunsford stated that, to the first point related to the percentages
5 and dollars, Ms. Trent did go back and listen, and the dollars were
6 communicated, but in full context, the percentages are more accurate, and
7 the minutes will be updated to reflect the percentages.

8 ***Ms. McKeel moved to approve the minutes of August 20, 2026,***
9 ***as amended; seconded by Ms. Palmer. All other members voted aye.***

10
11 3. Matters from the Public

12 There were no matters from the public.

13
14 4. Response to Public Comment

15 There was no response to public comment.

16
17 5. Consent Agenda

18 Mr. Armstrong stated that they would begin by giving staff an
19 opportunity to address the questions in Mr. Parcels' email that were
20 mentioned earlier. Mr. Lunsford stated that in response to Mr. Parcels'
21 question about the treasury rates and where the ACSA's bond will likely
22 land, they will know on September 22nd. He stated that the underwriters
23 that will bid on the bond proposal likely anticipated that change.

24 Mr. Lunsford asked if Mr. Lynn could speak to Mr. Parcels' second
25 question regarding Rivanna Futures Land Bay 55 project. Mr. Lynn stated
26 that it is a County-funded project that extends utilities primarily along
27 Boulders Road to the AstraZeneca site. He stated that there has been a
28 preconstruction conference and they are working with the County's
29 contractor to extend utilities to the site. He mentioned that in terms of
30 sizing, they do have worst-case scenario of max day demand from
31 AstraZeneca, and the ACSA feels that the pipes being proposed are

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1 adequately sized to handle their peak buildout including first-day
2 production and any long-term expansion needs.

3 Mr. Lunsford stated that Mr. Parcells' third question was about the
4 Crozet Drinking Water Infrastructure Plan Update report from RWSA. He
5 stated that they anticipate seeing that plan in October and will share it with
6 the Board as soon as it is available. Ms. Palmer asked if Mr. Lunsford has
7 seen the preliminary report. Mr. Lunsford replied that he has not seen the
8 preliminary report, as he believes RWSA is still reviewing that.

9 ***a. Monthly Financial Reports –***

10 ***b. Monthly Capital Improvement Program (CIP) Report –*** Ms. Swanson
11 stated that she had a general comment about how the ACSA communicates
12 on the Townwood project. She noted that the project description states that
13 the ACSA is continuing its systematic program to replace PVC water mains,
14 however, that the ACSA is actually replacing that water main with PVC. She
15 stated that perhaps they should say that there are instances where PVC is
16 the better choice in material, rather than make it sound like they are trying
17 to move away from PVC.

18 ***c. Capital Improvement Plan (CIP) Project Close-Outs –***

19 ***d. Monthly Maintenance Update –*** Ms. Swanson stated that she had a
20 question about the confined space entry and grinder extraction at the North
21 Fork Regional Pump Station on page 85. She asked if they were able to
22 identify the hangup during the extraction process. She stated that she
23 thought about the Moore's Creek plant failure due to the grit in the channels
24 and wondered if the ACSA has an issue with the tracks not being cleaned.
25 Mr. Lynn replied that the environment is such that these things happen. He
26 stated that they attempted to pull the grinder with ACSA equipment but
27 were unsuccessful and wanted to ensure that there was nothing else down
28 there causing an issue before they tried harder. He noted that two ACSA
29 staff members made a confined space entry and eventually, they were able
30 to pull the grinder up with a tow truck. Mr. Lunsford added, to Ms.

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1 Swanson's point, there are some things they will do going forward to
2 ensure the grinders can be removed more quickly if necessary.

3 ***e. IT Monthly Update –***

4 ***f. Rivanna Water and Sewer Authority (RWSA) Monthly Update –*** Ms.

5 Palmer stated that she was looking at the dates for some of the river
6 crossings and asked when RWSA plans to decommission the North
7 Rivanna Water Treatment Plant (NRWTP). Mr. Lunsford replied that the
8 plan currently is to begin the decommissioning once the river crossings
9 are complete. Ms. Palmer asked if both river crossings, south and north,
10 would be done first, which would put the decommissioning around 2032.
11 Mr. Lynn stated that the North Rivanna River crossing is supposed to be
12 completed around 2030, and the decommissioning for the North Rivanna
13 WTP is around 2031, according to RWSA's current CIP schedule. He
14 mentioned that the South Rivanna River crossing would take place
15 before then.

16 Ms. Palmer stated that GAC infrastructure was put at the North
17 Rivanna WTP with the anticipation that it would be decommissioned. She
18 stated that originally, the plant was supposed to be decommissioned a
19 lot sooner, so she was surprised that all that money was spent to put in
20 GAC just to decommission it. She asked what the anticipation was when
21 the GAC was put in and if it could be moved and used elsewhere.

22 Mr. Lunsford replied that he does not know when the GAC was put
23 in at the plant. Mr. Lunsford stated that they would have to do some
24 research to find out the timing of when GAC was put in and whether
25 decommissioning the plant was on the radar. Ms. Palmer stated that it
26 was on the radar because there was a date, somewhere around 2028,
27 when it was supposed to be decommissioned. Mr. Lynn replied that with
28 AstraZeneca and Rivanna Futures, the ACSA felt strongly about having
29 the river crossings reinforced and in place before decommissioning North
30 Rivanna. He mentioned that if they lose the river crossing or any other

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1 pipes south, they will still have the treatment plant to provide water
2 service to the area north of North Rivanna.

3 Ms. Palmer stated that there is such a small amount of water being
4 produced at the North Rivanna WTP. She asked if the GAC infrastructure
5 could be moved. Mr. Lynn replied that they will follow up with RWSA to
6 see if there are plans to use that product anywhere else. Ms. Palmer
7 asked if she was correct in her understanding that not all of the water at
8 the North Rivanna WTP is treated by GAC. Mr. Lunsford replied that not
9 100% of the water at North Rivanna is treated by GAC, but more of it is
10 than is not. Mr. Lynn added that they use a blended approach depending
11 on what the target is.

12 Ms. Palmer asked what percentage of water is currently being
13 treated by GAC and how it compares to the small amount of water that
14 goes through the North Rivanna WTP. She mentioned that there have
15 been a series of decisions made about the treatment plant and she is
16 trying to understand how those decisions were made or what the
17 sequence was. Mr. Lunsford replied that much of that information is
18 readily available and he would follow up.

19 Ms. Swanson asked how the kickoff went for the Albemarle Berkeley
20 WWPS Replacement project. She also asked for clarification on the
21 location. Mr. Lunsford replied that he would have to get that information
22 and follow up with her. Mr. Lynn stated that the pump station is located
23 at Lambs Road and Lambs Lane, in front of the bus maintenance facility.
24 Ms. Swanson stated that there was something taken down there and she
25 cannot remember what it was. Mr. Lynn replied that he believes it used
26 to be some sort of basin. Ms. McKeel stated that there was a request
27 made for that basin to be removed. She stated that it was old and
28 unsightly, and she remembers writing a letter asking for it to be removed.
29 She stated that it had been there for 20 years and was awful. Mr. Lynn
30 stated that RWSA is looking at doing some renovations to the pump
31 station, which only serves the schools and maybe Georgetown Green.

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1 Ms. Swanson added that she would be interested to know how that
2 meeting went and what the update might be.

3 ***g. ACSA Board Policy Future Issues Agenda 2026 –***

4 ***h. Imagine a Day Without Water***

5 ***Mr. Roberts moved to approve the consent agenda, seconded***
6 ***by Ms. McKeel. All members voted aye.***

7
8 6. **ACSA – OWAS “Peer-to-Peer Recap” – Chamber of Commerce Trip**
9 **to Chapel Hill, NC**

10 Jeremy Lynn, Director of Engineering, came forward to address the
11 Board. He stated that it was good to be back and apologized for his absence
12 last month. He stated that his presentation today (Attached as
13 Pages_____) was on a trip he took in May, to Chapel Hill, North Carolina,
14 orchestrated by the Charlottesville Regional Chamber of Commerce. He
15 stated that before he begins his presentation, he wanted to thank Ms.
16 McKeel for putting the meeting on their radar, and nudging Mr. Lunsford to
17 suggest the ACSA provide representation on the trip. He stated that he also
18 wanted to thank Ms. Swanson, who was a late addition to the trip but
19 willingly joined them on the bus ride to Chapel Hill.

20 Mr. Lynn moved to the first slide and stated that in late May 35
21 leaders from the Charlottesville-Albemarle-UVA community made a trip to
22 Chapel Hill. He stated that the focus was to explore how another university-
23 centered community addressed a variety of topics, including economic
24 development and university partnerships, community preservation and
25 development, homelessness and public safety, affordable housing, transit
26 and infrastructure, and workforce development. He stated that this was a
27 great opportunity for members of local government, higher education, non-
28 profit organizations, and the private sector to come together and have some
29 really good conversations about these topics.

30 Mr. Lynn stated that the next slide shows a couple of photos from the
31 trip. He noted that the picture in the upper left corner of the slide shows the

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1 attendees that made the trip to Chapel Hill. He stated that the photo on the
2 right was taken at The Junction, which is UNC's innovation hub for
3 entrepreneurship and economic growth. He mentioned that the lower photo
4 is of one of the sessions that was held at the hotel conference room.

5 Mr. Lynn moved to the third slide showing a few more pictures. He
6 stated that the upper left photo is the bus trip, and the lower left photo is a
7 Habitat for Humanity community site that they toured. He stated that they
8 all got on a bus and rode around to look at some of the affordable housing
9 communities that were under development in Chapel Hill. He noted that the
10 photo to the right shows one of their sessions concentrated on the
11 unhoused in their community and how they were addressing some of those
12 challenges. He added that there were smaller group breakouts separate
13 from these tours. He stated that one of them was a trip across the UNC
14 campus, which Ms. Swanson joined. He stated that one of the groups he
15 joined was a walk down Franklin Street to look at some mixed-use
16 development and housing opportunities that have happened along the
17 corridor adjacent to the UNC campus.

18 Mr. Lynn moved to the next slide showing photos of the ACSA and
19 OWASA participants. He stated that in March, he attended the Water and
20 Wastewater Leadership Center through UNC Chapel Hill, during which time
21 he met the Director of Wastewater Management with the Orange Water and
22 Sewer Authority (OWASA). He mentioned that through that connection, he
23 was able to meet Vishnu Gangadharan. He stated that Mr. Gangadharan
24 agreed to a meeting while he was in Chapel Hill. He stated that Monica
25 Dodson, OWASA Deputy Executive Director, was at the meeting with
26 himself and Ms. Swanson, and Mr. Gangadharan and Ms. McKeel attended
27 virtually. He stated that they spent a couple of hours discussing a variety of
28 topics.

29 Mr. Lynn moved to the fifth slide, outlining some key facts about
30 OWASA. He stated that OWASA provides drinking water, wastewater, and
31 reclaimed water services to about 86,000 residents primarily in the towns of

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1 Chapel Hill and Carrboro, as well as UNC Chapel Hill. He stated that similar
2 to the ACSA, OWASA has about 22,000 customer accounts with the
3 university being their largest customer. He noted that they are a larger
4 organization with 151 employees, but this is because they provide drinking
5 water and wastewater treatment.

6 Mr. Lynn stated that the next slide shows a layout of their system. He
7 stated that they have three reservoirs. He stated that their initial reservoir
8 was University Lake, which is right outside of Carrboro. He mentioned that
9 they later constructed the Cane Creek Reservoir, which is their largest at 3
10 billion gallons, and the Quarry Reservoir which is very similar to Ragged
11 Mountain Reservoir. He noted that Quarry Reservoir does not have a
12 drainage area, so they have to pump the water in and divert it from the Cane
13 Creek Reservoir. He mentioned that they also have access to water south
14 of their community from Jordan Lake. He stated that they have about a 5%
15 allocation of the demand, which equals about 5-6 million gallons a day for
16 OWASA.

17 Mr. Lynn stated that the Board will notice OWASA only has one water
18 treatment plant, as well as one wastewater treatment plant. He noted that
19 the interesting thing to point out is while they only have one water treatment
20 plant, they have a few interconnects with neighboring communities. He
21 mentioned that this provides them with some redundancy and resiliency for
22 their water system. Ms. Palmer asked if the other communities have the
23 capacity to take it. Mr. Lynn replied yes. He added that OWASA's service
24 area is 35 square miles, whereas the ACSA's service area is about 88
25 square miles.

26 Mr. Lynn stated that during their time at the OWASA office, they tried
27 to focus on the four discussions topics highlighted on the next slide –
28 opportunities and challenges with various stakeholders, development
29 pressures and opportunities, workforce and recruitment challenges, and
30 CIP execution challenges.

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1 Mr. Lynn stated that beginning with opportunities and challenges with
2 various stakeholders, OWASA serves primarily the towns of Chapel Hill and
3 Carrboro, with a small service area in Orange County, as well as UNC
4 Chapel Hill. He stated that this is a little different from the ACSA, as most of
5 the ACSA's service area is in Albemarle County. He noted that the ACSA
6 does provide service to the town of Scottsville, but there have been limited
7 development opportunities there. He added that another big difference is
8 that OWASA provides treatment services, while the ACSA relies on RWSA
9 for water and wastewater treatment.

10 Mr. Lynn stated that they spent a good amount of time, more out of
11 interest than anything else, in the reclaimed water system UNC constructed
12 in the early 2000s. He stated that the system was turned over to OWASA
13 and includes storage. He mentioned that UNC paid all of the costs for the
14 system and continues to predominantly pay all of the operating costs related
15 to the reclaimed water system. He noted that the reclaimed water system
16 does provide service to the campus, one school, and a botanical garden
17 along the route for the system.

18 Mr. Lynn stated that the next slide shows a layout of the reclaimed
19 water system. He mentioned the bottom right of the map is where the Mason
20 Farm wastewater treatment plant is located and the purple line shows the
21 reclaimed water that is sent into the system, separate from the domestic
22 system. He stated that the reclaimed water serves the chiller plants, the
23 cooling needs of the university, and irrigation needs.

24 Mr. Lynn moved on to the next topic – development pressures and
25 opportunities. He stated that it is interesting that both OWASA and the
26 ACSA follow the “growth pays for growth” philosophy. He stated that new
27 development is to pay for the impact it has on the system, and the idea is
28 to not have current rate payers pay for the growth that is occurring. He
29 stated that they also talked a good deal about design standards. He
30 mentioned that design standards are great in perfect scenarios but as
31 development becomes denser, they use the phrase “10 lbs. of sugar in a 5

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1 lb. bag.” He stated that they are trying to squeeze in all the utilities and
2 landscaping needs into smaller footprints which can be challenging. He
3 stated that they discussed the concessions that they have to make from
4 time to time, without compromising the system. He noted that an example
5 of this would be the ACSA coordinating with the County on street trees and
6 allowing them in certain areas where they do not quite get the desired 10
7 feet of separation from ACSA utilities. He added that VDOT has been a
8 good partner. He stated that while VDOT does not like to have manholes in
9 the pavement, they do allow the ACSA to place them in the roadway if it is
10 the best location.

11 Mr. Lynn stated that another design standard issue they have
12 encountered recently is the tight space between attached homes. He stated
13 that they have been working with the developer for Southwood, where there
14 is not a lot of room between driveways to locate water meters. He stated
15 that they have a pilot program with them to provide a slightly larger meter
16 box that will accommodate two meters, instead of two individual meter
17 boxes.

18 Mr. Lynn stated that as far as economic development, most of
19 OWASA’s is happening in the town of Chapel Hill. He mentioned that
20 Carrboro is not as active, but not at the level of Scottsville where there is no
21 activity. He stated that ACSA personnel met with County staff regularly, to
22 ensure the development they are seeking is consistent with the level of
23 service the ACSA can provide.

24 Mr. Lynn stated that the one area where they differ from OWASA is
25 condemnation. He stated that OWASA takes a very hands-off approach. He
26 stated that if a developer needs an easement from an adjacent property
27 owner, OWASA is not going to get involved. He stated that they see it as a
28 cost of development and something that the developer needs to figure out.
29 He mentioned that the ACSA Board has historically played a different role,
30 as they ask ACSA staff to mediate between the two parties. He noted that
31 they did have a successful mediation not too long ago between a

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1 development out north, Airport Industrial, and the UVA Foundation. He
2 stated that they were able to get both parties to come to an agreement,
3 without resorting to condemnation.

4 Ms. Palmer asked if the ACSA had condemned something, would
5 they have condemned it for the ACSA's infrastructure. Mr. Lynn replied yes.
6 She asked if Mr. Lynn is saying that even if it is OWASA's infrastructure
7 going in, they will not condemn. Mr. Lynn replied that OWASA does not get
8 involved and it is the developer's responsibility to do whatever they can to
9 get the easement from the adjacent property owner.

10 Ms. Palmer stated that when the ACSA built the Red Hill water
11 treatment plant, there was a property they had to cross. She stated that they
12 had a lot of discussion with the property owner and the ACSA was
13 discussing condemning the property, as they were trying to help a
14 community that could not use their water. She asked if OWASA was in this
15 type of a situation, would they consider condemnation. Mr. Lynn replied that
16 Red Hill was an ACSA project in which situation they would ask the Board
17 to use their power of condemnation. He mentioned that OWASA does the
18 same thing for a CIP project. He noted, however, if a developer is trying to
19 develop their property and needs an easement from an adjacent property
20 owner, OWASA is not going to get involved in that.

21 Ms. McKeel asked how often the ACSA Board gets involved with
22 these types of mediations. Mr. Lynn replied that it is not very often, but every
23 few years they get close to condemnation. He stated that the ACSA has a
24 very good track record of convincing the involved parties that it is in
25 everyone's best interest to come to an agreement before legal action is
26 taken. Mr. Derdeyn added that they probably deal with this every year and
27 a half. He mentioned that in the past three years, they had one that came
28 close to getting Board authorization for condemnation, but they did not. He
29 mentioned that there was another situation where they obtained
30 authorization from the Board and began the letter-writing process, but it was
31 resolved before condemnation. Ms. McKeel stated that she is not saying

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1 she is against the ACSA's policy, but it must take a lot of staff time. Mr. Lynn
2 replied that it does take staff time, but it reflects positively on the ACSA from
3 a public perception standpoint. Mr. Roberts added that he has been on the
4 Board for over 20 years, and he has not seen one go to court. Ms. Palmer
5 replied that the ACSA has historically overpaid for easements to avoid
6 condemnation. She stated that the UVA Foundation is notorious for taking
7 a long time to grant easements.

8 Ms. Swanson stated that she had a question about the way in which
9 information is made available to both parties involved. She asked if there is
10 a parcel that needs infrastructure, are both parties able to access the same
11 information so they can see things together and understand what they need
12 to agree on. Mr. Lynn replied that it is important for everyone to have a full
13 picture of the plan, design, and why it is the only or best way. He stated that
14 sometimes the ACSA has to play a role in that because the developer is
15 focused on installing the infrastructure, while the ACSA's focus is how they
16 will maintain that asset years down the road.

17 Ms. Swanson asked if, after the two parties have reached an
18 agreement, does OWASA have their engineers come in and ensure they
19 are adhering to the standards that have to be met before the water can flow
20 through the pipe. Mr. Lynn replied yes. He stated that it would be part of the
21 normal plan review process.

22 Mr. Lynn moved to the next slide outlining workforce and recruitment
23 challenges. He stated that both utilities have struggled to fill technical and
24 professional positions. He mentioned that the ACSA had a vacant civil
25 engineer position for about eight months, but thankfully the engineering
26 department is currently fully staffed. He noted that OWASA has had a
27 development services program position vacant for 10 months. He stated
28 that they discussed the importance of training, as people are retiring and
29 leaving for other job opportunities.

30 Ms. Palmer stated that there are a lot of students graduating from
31 engineering schools and civil engineer programs. She asked why the ACSA

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1 is having so much trouble and if it was because there is more going on in
2 the private sector. Mr. Lynn replied that the public sector is having
3 challenges in attracting and recruiting them. Ms. Palmer asked if it was a
4 money issue. Mr. Lynn replied that he was not sure if it was a money issue,
5 but he does feel that the lack of an internship program puts the ACSA at a
6 disadvantage. He mentioned that if a company has intern programs every
7 summer, they are churning students through and picking the ones that rise
8 to the top. He stated that by October of their fourth year of college, they
9 already have jobs lined up. He added that the ACSA does not have the
10 advantage of knowing if they will have a vacancy come May when the
11 student graduates.

12 Ms. Palmer stated that RWSA has an internship program, and they
13 do not necessarily know they are going to have vacancies and asked how
14 they handle it. Mr. Lynn replied that he does not know how RWSA's
15 internship program works. He mentioned that the ACSA used to have an
16 internship program, but they have not had one in about 8-10 years. He
17 noted that two of the ACSA's engineers, Keane Rucker and himself, were
18 interns at the ACSA, thus the program was beneficial when they had it. Ms.
19 McKeel asked why the ACSA stopped the program. Mr. Lynn replied that it
20 is something they contemplated restarting, but he does not recall why they
21 stopped the program.

22 Ms. Palmer stated that RWSA has a variety of different internship
23 opportunities in different departments and asked how they orchestrate that.
24 Mr. Lunsford replied that he does not know what the main purpose is. He
25 stated that they will inquire and ask about their internship program. Ms.
26 McKeel asked if there has every been any discussion about partnering with
27 RWSA and sharing one of their interns for a short period of time. Mr.
28 Lunsford stated that they would discuss it a bit more in the next presentation
29 but to Ms. Palmer's point, there are levels of effort in bringing in an intern.

30 Ms. Swanson asked if Mr. Lynn could talk about how OWASA has
31 navigated filling their technical roles. Mr. Lynn replied that OWASA was

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1 having a difficult time filling their utility engineer role, which required an
2 engineering background and education, along with some strong technical
3 skills. He stated that they ended up making it a project manager position,
4 which took the education requirements off the table. He mentioned that this
5 opened the position up to internal staff lower in the organizational chart. He
6 stated that the change was very successful, and they contemplated playing
7 around with this idea to fill the vacant engineer position. He noted that
8 before they got to fully vetting that idea, they hired an engineer. Ms.
9 Swanson added that there were other presentations given during the trip on
10 the economic side of things and found that a lot of people are commuting to
11 the area for work. She stated that one of the issues was figuring out how to
12 fill vacancies when they are already bringing most of their workers from
13 other areas.

14 Mr. Lynn moved to the next slide which highlighted some of the CIP
15 execution challenges. He stated that easement acquisition is by far one of
16 the biggest challenges for both organizations. He stated that acquiring the
17 necessary easements to construct projects is time consuming and
18 sometimes difficult to convince property owners of the need to grant the
19 easements. He mentioned that it causes delays in the design and getting
20 projects to construction.

21 Mr. Lynn stated that from a safety perspective, both OWASA and the
22 ACSA assign construction inspectors to private development and CIP
23 projects. He stated that the inspectors are the ones on the ground daily,
24 ensuring that projects are going according to the approved plans. He
25 mentioned that OWASA has a safety manager, and the ACSA has a safety
26 supervisor. He stated that those roles are both to support in-house team
27 members in maintenance and operations, as well as the inspectors and their
28 efforts to keep the contractor on task and doing what they need to do from
29 a safety perspective.

30 Mr. Lynn stated that in terms of pavement restoration, OWASA works
31 primarily with the towns of Carrboro and Chapel Hill. He stated that they do

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1 have some projects on North Carolina Department of Transportation
2 (NCDOT) roads, but most of their work is in the towns. He mentioned that
3 the ACSA is more focused on VDOT roads but there are some private roads
4 on occasion. He noted that both organizations take advantage of road
5 repaving projects, saving ratepayers money.

6 Mr. Lynn stated that with regard to funding, the ACSA has been in a
7 really good spot financially with less than \$3 million in debt currently,
8 although that is about to change next month. He stated that OWASA is in a
9 different position, as they historically have about \$80-\$100 million in debt.
10 He noted that they are also about to face some challenges with PFAS and
11 GAC at their water treatment plant, so they are probably looking to increase
12 that debt. Ms. Swanson added that OWASA is also a spreader of their own
13 material locally, which is ironic.

14 Mr. Lynn stated that his conversations with Mr. Gangadharan and
15 OWASA have not stopped since he left Chapel Hill. He stated that he has
16 had the opportunity to meet with Mr. Gangadharan on a number of
17 occasions and they communicate on a regular basis. He stated that they
18 have had the chance to talk about some other topics such as development
19 review processes and how they are ensuring that they allow the
20 development to put their best foot forward and get through the design
21 process in an efficient manner. He mentioned that they have also had
22 conversations about various pipe materials and awarding contracts on CIP
23 projects. He added that most recently, Mr. Lunsford, Ms. Roach, and himself
24 had a call with OWASA's Director of Community Relations to discuss
25 SpryPoint. He noted that OWASA made the shift to SpryPoint in 2024, and
26 they will continue to have those conversations as the ACSA rolls out
27 SpryPoint and get it through implementation.

28 Mr. Lynn stated that the biggest takeaway for him is the professional
29 relationship that he has established with a counterpart at OWASA. He
30 stated that he has appreciated getting to know Mr. Gangadharan on a
31 professional and personal level, and he looks forward to ongoing

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1 conversations with him. He stated that he wanted to thank Ms. McKeel
2 again for planting the seed for this trip, Ms. Swanson for joining, and the
3 Board's support of the trip as well.

4 Ms. Swanson stated that she appreciates Ms. McKeel offering up her
5 seat at the last minute. She stated that she graduated from the UNC Chapel
6 Hill School of Public Health, so this was sort of a homecoming for her. She
7 stated that one of the more interesting things she learned about Chapel Hill
8 proper was their efforts to contain growth, which was a move that came out
9 of the 1970s and 1980s. She mentioned that to Mr. Lynn's point that the
10 ACSA has a much bigger service area, Chapel Hill actually has a forest
11 boundary that limits their ability to grow. She mentioned that Chapel Hill's
12 town council actually shifted from a no-growth policy to an intentional growth
13 policy. She stated that a lot of people are coming into Chapel Hill and there
14 is a lot of traffic, and the growth is a result of people coming from other
15 places.

16 Ms. Swanson stated that in terms of how their system is set up,
17 Chapel Hill already has something in place for interconnects between
18 communities to move water. She stated that Hillsboro is a completely
19 separate system and asked Mr. Lynn to explain how it plays into the
20 discussion of water resources. Mr. Lynn replied that it is just a town center.
21 He stated that he believes there is an interconnect, but the water does not
22 normally go that way. He mentioned that Scottsville could be treated that
23 way, but Hillsboro is a different animal. Ms. Swanson stated that it was
24 intriguing to her that Hillsboro sits within the jurisdiction but is completely
25 separate. Mr. Lynn mentioned that he does not know if there have been any
26 questions about OWASA taking over Hillsboro, but he can ask Mr.
27 Gangadharan.

28 Ms. Swanson stated that she was wildly fascinated to hear the
29 backstory about the reclaimed water system that UNC built. She stated that
30 as a graduate student, she worked for a small time on a research project

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1 related to the development of that system. She added that the university
2 using the reclaimed water is remarkable.

3 Ms. McKeel stated that she appreciated that Ms. Swanson agreed at
4 the last minute to join the trip. She stated that she has been on many of
5 these trips and in her experience, it is not just about the networking but also
6 getting ideas and seeing what other communities are doing. She stated that
7 what is really interesting about governments is that they share information.
8 She mentioned that she took a trip to Champaign-Urbana to discuss transit
9 and it was an absolutely informative conversation. She stated that in terms
10 of the trip to Chapel Hill, someone mentioned the transportation system and
11 how well it works. She stated that there is one transit agency that serves
12 Chapel Hill, Carrboro, and UNC Chapel Hill, just like Champaign-Urbana
13 and Blacksburg.

14 Ms. McKeel stated that she wanted to give a shoutout to Neil
15 Williamson from the Free Enterprise Forum. She stated that Mr. Williamson
16 did a great white paper when he returned from the trip and she wanted to
17 share a few of his key takeaways. She stated that the first one was to
18 strengthen city-county-university collaboration. She stated that she agrees
19 with this because she sees a much stronger collaboration between the
20 university and the town in other places than she sees here.

21 Ms. McKeel stated that another takeaway is to promote regional civic
22 pride and positive storytelling about the community achievements. She
23 stated that they were seeing more of this in Chapel Hill, and she saw more
24 of this in Champaign-Urbana as well. She stated that the next takeaway
25 was to explore affordable housing tools including land trusts and
26 adjustments to inclusionary zoning policies. She mentioned that she does
27 believe the Albemarle County Board of Supervisors are working on this
28 currently. She stated that the next two takeaways were to improve transit
29 coordination by integrating transportation providers into regional planning
30 structures and increase accountability in progress tracking on major
31 community priorities such as workforce development, housing,

Albemarle County Service Authority Board of Directors

1 homelessness, and education. She added that the last takeaway was to
2 foster innovation and cross-sector collaboration within Albemarle and the
3 region by reducing organizational silos.

4 Ms. McKeel stated that she also had a couple of notes from Mr.
5 Williamson about the trip. She stated that he said participants returned from
6 the trip with new ideas, practical examples and renewed inspiration. She
7 stated that Mr. Williamson noted that the exchange demonstrated how
8 strong partnerships among local governments, universities, non-profits, and
9 businesses can address complex community challenges while supporting
10 growth, affordability, workforce development, and quality of life.

11 Ms. McKeel stated that Mr. Williamson also noted that taxes were
12 higher in Chapel Hill, as they have a number of different types of taxes. She
13 stated that he also noted that there was a greater deal of community support
14 from the university. She stated that UNC Chapel Hill paid for, and continue
15 to pay for, much more of the local infrastructure than here. She mentioned
16 that this was also true in Champaign-Urbana and Blacksburg. She added
17 that she does not want to bash the University of Virginia, but it is important
18 for everyone to get out of their silos and work together.

19 Ms. Palmer stated over the years, the ACSA and the County have
20 worked very well together, which was not always the case. She stated that
21 her impression is that the two entities are working hard to do so. Ms. McKeel
22 replied that she appreciates that insight, as she does not have that history
23 and was not insinuating otherwise. Ms. Palmer stated that she just wanted
24 to point out that there are some positives in the way the ACSA works with
25 other government organizations in the area. Ms. McKeel concurred and
26 stated that she has seen the way the ACSA is working more closely with
27 VDOT as well.

28 Ms. Palmer stated that one of the other things she has seen over the
29 years is the way in which the City and the ACSA work on the RWSA Board.
30 She stated that she thinks it is more collaborative and everyone involved
31 makes a concerted effort to do so.

Albemarle County Service Authority Board of Directors7. ACSA Strategic Plan Update

Mr. Lunsford stated that it has been some time since there has been an update to the Strategic Plan, but it is a really good time to give this presentation (Attached as Pages_____). He stated that he would not go through each bullet point, but there are some themes that he wanted to focus on. He mentioned that there are four themes or pillars of the Strategic Plan – data optimization, business resilience, customer experience, and employee experience. He noted that anything forward-looking is looked at through these lenses to ensure the ACSA is meeting the needs of these different pillars. He stated that these pillars represent the ACSA's commitment to operational excellence, service quality, and long-term sustainability. He added that he believes there has been meaningful progress made since the last Strategic Plan update.

Mr. Lunsford stated that he would begin with the employee experience, which gets to a lot of what Mr. Lynn was sharing earlier about the challenges that utilities and local governments are facing across the country. He stated that the ACSA has historically hired skilled, knowledgeable, and dedicated employees, which is reflected in the stability of the staff over time. He mentioned that employees are regularly recognized with the Board when they celebrate their 20th, 30th, even 40th anniversary with the ACSA. He stated that this is a big deal as it does not happen everywhere and speaks to not only the quality of people being hired, but also the environment that they have been able to work and progress in throughout their careers.

Mr. Lunsford stated that a lot of the long-tenured dedicated employees are starting to move on to new phases in their lives. He stated that this Strategic Plan emphasizes the need to retain the employees the ACSA has and train them to progress in the organization, but also recruit people from the outside to bring new experience and skills. He noted that Ms. Roach, Ms. Trent, and all of the departments have done an incredible amount of work to interview, recruit, hire, and promote folks over the last

Albemarle County Service Authority Board of Directors

1 twelve months for all of the positions listed on the slide. He noted that some
2 bullet points represent multiple positions. He stated that this has been a
3 focus throughout the Strategic Plan and it is coming to fruition. He stated that
4 a component of this is updates to the Personnel Management Plan (PMP).
5 He stated that the Board is incredibly supportive of staff and
6 recommendations over time to ensure the ACSA is as competitive as
7 possible in the marketplace. He noted that one of the most recent changes
8 to the PMP was to increase family sick time from 24 hours to 40 hours. He
9 added that the Board also approved a 3.5% cost of living adjustment
10 effective July 1st of this year.

11 Mr. Lunsford moved to the next slide, highlighting the ACSA's
12 employee engagement opportunities. He stated that operational council
13 meetings are held quarterly in-person with a variety of employees from
14 across the organization. He stated that they discuss major initiatives and
15 project updates, as well as successes and challenges. He noted that it is a
16 good opportunity to share positive feedback from customers as well for those
17 employees that may not normally hear about it. He added that they also hold
18 monthly Board recap meetings with staff, sharing the same presentations
19 that are given to the Board. He stated that this allows those employees that
20 cannot join the Board meetings to understand what is happening
21 organizationally.

22 Mr. Lunsford stated that they also continue to take advantage of
23 opportunities to collaborate with community partners. He stated that the
24 OWASA trip was a wonderful example of this. He mentioned that the ACSA
25 staff regularly meets with RWSA, City staff, and the County. Ms. Swanson
26 asked if the ACSA had a group participate in this year's United Way Day of
27 Caring. Mr. Lunsford replied yes that it was yesterday. Mr. Lunsford stated
28 that Ms. Trent did a wonderful job of coordinating it and asked her to say a
29 few words. Ms. Trent stated that the ACSA had a group that volunteered at
30 the Community Lab School. She stated that this is the 5th or 6th year that the
31 ACSA has volunteered at the school. She mentioned that every year, the

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1 school reaches out to the ACSA prior to the project list being released to
2 inquire about their participation, which reflects the impact that the ACSA has
3 made with the school and in the community. She stated that this year's
4 project was a painting job, so the group did some painting inside the school
5 as well on the exterior. She noted that the ACSA staff worked in conjunction
6 with another organization this year, Woodard Properties, to complete the
7 project. She added that it was a great day and the event is something the
8 staff looks forward to every year.

9 Mr. Lunsford moved to the next slide outlining the training and
10 education programs. He stated that he wanted to call out that two years ago,
11 the Board approved a Safety Supervisor position. He noted that this position
12 has been instrumental in some of the various training opportunities from a
13 regulatory and compliance standpoint, as well as ensuring people come to
14 work safely and go home safely. He stated that Matthew Martin, the ACSA's
15 Safety Supervisor is conducting OSHA trainings that they were not able to
16 do in-house before. He mentioned that there was a team of employees that
17 created an extreme weather operating policy to ensure employees in the
18 field are safe in extreme cold or heat.

19 Mr. Lunsford stated that considerable time and effort is being spent
20 in the area of cybersecurity preparedness. He stated that Ms. Walker and
21 her team, as well as others, have collaborated on a number of different
22 events and attended various tabletop exercises with local, state, and federal
23 partners. He noted that so many of the different initiatives fall under multiple
24 pillars of the Strategic Plan. He mentioned that some of the ACSA's junior
25 employees that have taken the initiative to start succession planning for
26 themselves are attending leadership symposiums and trainings related to
27 what they want to do in the future.

28 Mr. Lunsford shifted to the customer experience and vision on the
29 next slide. He stated that the ACSA's stated Strategic Plan goal is to provide
30 best-in-class service by ensuring the needs of our customers are exceeded.
31 He stated that those needs can be quantitative needs like sustainable rates,

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1 or qualitative through streamlined processes. He mentioned that an example
2 of this is communicating well and keeping customers informed during a
3 waterline replacement project. He stated that doing quality work and
4 delivering a quality finished project are directly related to the customer
5 experience.

6 Mr. Lunsford stated that SpryPoint is the ACSA's new customer
7 information system (CIS) package. He stated that next month, Ms. Roach
8 will give a presentation on the CIS system, covering where the ACSA began,
9 where it is now, and where the organization will be in May. He mentioned
10 that the new CIS will be transformational for customers, improving access to
11 information, streamlining processes, and modernizing the way that the
12 ACSA is able to serve. He noted that the new CIS will integrate with other
13 systems such as AMI and CMMS.

14 Mr. Lunsford stated that in terms of customer engagement
15 opportunities, the ACSA continues to try and provide information in the ways
16 that customers prefer to receive it. He stated that the ACSA has participated
17 in a number of events, such as the Imagine a Day Without Water contest.

18 Mr. Lunsford moved to the next slide outlining business resilience.
19 He stated that a lot of the projects he mentioned are related to continuity
20 planning. He stated that system upgrades and enhancements, the cloud
21 migration project, the Emergency Response Plan (ERP), and the Risk and
22 Resiliency Assessment (RRA), are important from a resilience perspective.

23 Mr. Lunsford stated that also related to business resilience is
24 environmental sustainability and optimization of resources. He stated that a
25 good example of this are the solar panels at the Avon Operations Center.
26 He stated that the revitalized carwash certification program supports water
27 conservation and responsible water use. Ms. Palmer stated that she asked
28 last year about using lower lighting and cutoffs when the lights are not in use
29 at the Avon Operations Center, but she does not recall how it turned out. Mr.
30 Lynn stated that he would have to check with Mr. Morrison about what they
31 decided for the design, but he would get her that information.

Mr. Lunsford stated that Mr. Tolbert was an encouraging force in terms of the customer experience. He stated that the ACSA is excited about where the organization is headed related to that, and hope that Mr. Tolbert would have been pleased.

There were no items not on the agenda.

There being no further business, Ms. Palmer moved that the meeting be adjourned, seconded by Mr. Roberts. All members voted aye.

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

AGENDA TITLE: Monthly Financial Reports	AGENDA DATE: October 15, 2026
STAFF CONTACT/PREPARER: Andrew Oliver, Director of Finance; Quin Lunsford, Executive Director	ACTION: Informational
	ATTACHMENTS: Yes

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

DISCUSSION:

- Water consumption for the month of August decreased 4.5% compared to July. Water consumption for the month of August 2026 compared to August 2025 decreased 1.2%.
- RWSA's invoice of \$3,635,917 for the month of August was paid on September 10, 2026.
- Unearned water and sewer connection charges totaled \$3,788,564 at month end.
- System connection charge revenue is exceeding budgeted expectations with \$2,384,360 recognized in August.
- Water and Wastewater revenues for FY 2027 are above budgeted expectations by 9.0%. Please see the water/wastewater trend analysis included illustrating that when adjustment for expected variations in seasonal consumption is considered, revenues are 2.3% less than budgeted expectations.
- Investment update: LGIP's effective monthly yield stands at 3.9%, while PFM's yield to maturity at market is 4.8%, reflecting current market conditions and portfolio performance.
- Customer Information System (CIS) Update: The ACSA CIS project team continues to work closely with the vendor as we test the initial build of the system. Teams are validating data conversation and processes. Go-Live is anticipated in May 2027.

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
September 30, 2026

ASSETS

Cash and cash equivalents	\$ 9,908,649
Accounts receivable	6,977,723
Investments	37,702,271
Capital assets: (net of accumulated depreciation)	219,354,266
Inventory	718,773
Prepays	125,879
Cash and cash equivalents, restricted	<u>886,199</u>
 Total assets	 <u>275,673,760</u>

DEFERRED OUTFLOWS OF RESOURCES

Combined deferred outflows of resources	<u>2,449,720</u>
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LIABILITIES

Accounts payable	4,504,910
Accrued liabilities	388,300
Compensated absences	2,249,046
Net pension liability	4,221,164
Other post-employment benefits	1,771,261
Unearned connection fees	3,788,564
Long-term debt	<u>3,031,178</u>
 Total liabilities	 <u>19,954,423</u>

DEFERRED INFLOWS OF RESOURCES

Combined deferred inflows of resources	<u>990,000</u>
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NET POSITION

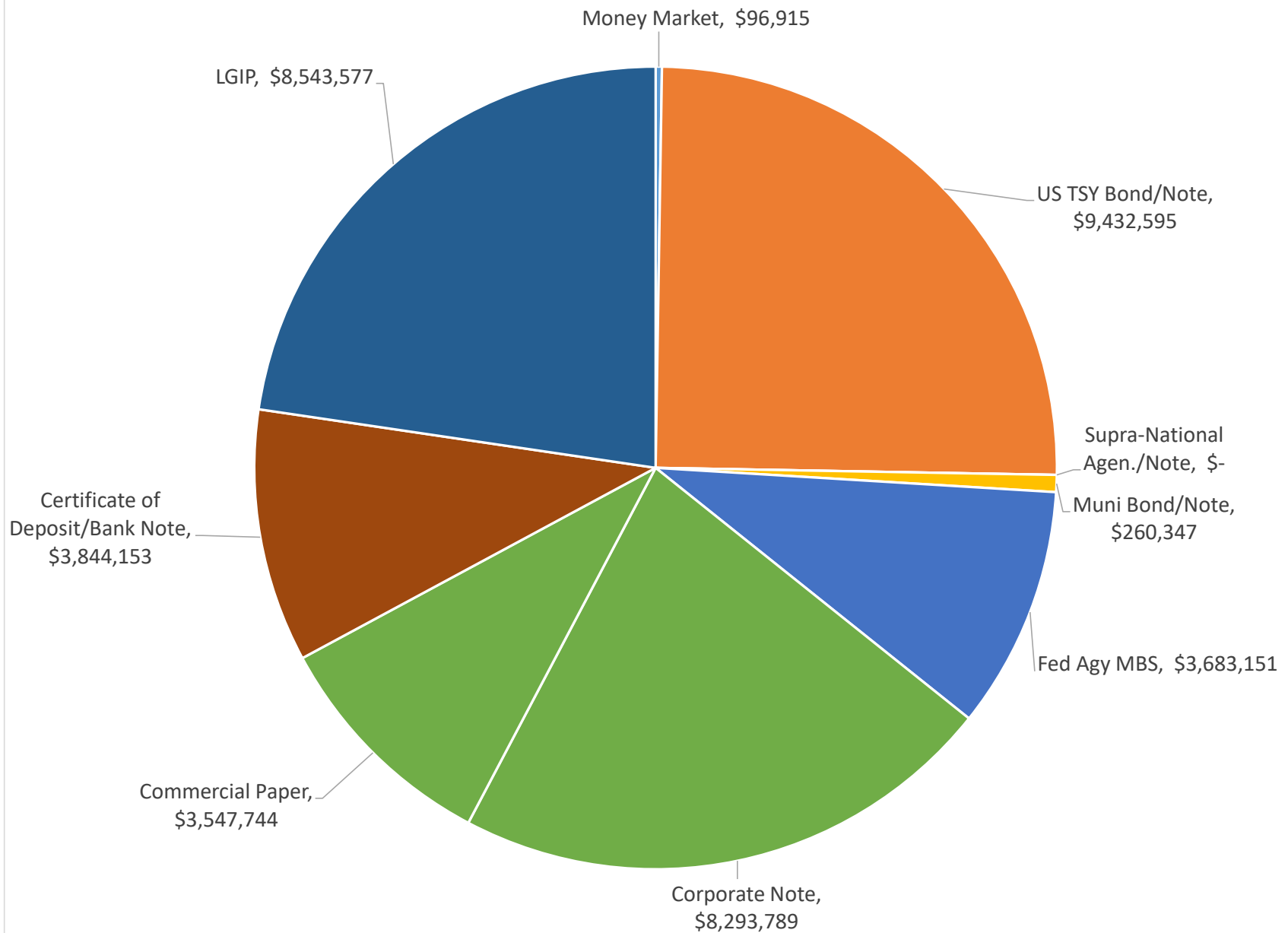
257,179,057

	Budget FY 2027	Budget Year-to-Date 2027	September Actual Year-to-Date	Actual vs. Budget	Variance Percentage
Revenues					
Water Sales	29,750,000	7,437,500	8,355,113	917,613	12.34%
Sewer Service	20,200,000	5,050,000	5,260,607	210,607	4.17%
Total operating revenues	49,950,000	12,487,500	13,615,720	1,128,220	9.03% A
Operating Expenses					
Purchase of bulk water	(26,814,100)	(6,703,525)	(6,990,479)	(286,954)	4.28% B
Purchase of sewer treatment	(16,843,600)	(4,210,900)	(3,886,811)	324,089	(7.70%) B
Administration	(1,639,100)	(409,775)	(451,427)	(41,652)	10.16% C
Finance	(3,523,200)	(880,800)	(828,947)	51,853	(5.89%) C
Information Technology	(2,865,200)	(716,300)	(686,392)	29,908	(4.18%) C
Engineering	(2,963,400)	(740,850)	(738,177)	2,673	(0.36%) C
Maintenance	(6,054,500)	(1,513,625)	(1,224,134)	289,491	(19.13%) C
Total operating expenses	(60,703,100)	(15,175,775)	(14,806,367)	369,408	(2.43%)
Operating gain(loss)	(10,753,100)	(2,688,275)	(1,190,647)	1,497,628	(55.71%)
Nonoperating Revenues					
System connection charges	9,000,000	2,250,000	4,699,760	2,449,760	108.88% D
Investment/Interest Income	750,000	187,500	162,579	(24,921)	(13.29%) E
Rental income	16,000	4,000	3,646	(354)	(8.85%)
Miscellaneous revenues	676,000	169,000	411,458	242,458	143.47% F
Total nonoperating revenues (expenses)	10,442,000	2,610,500	5,277,443	2,666,943	102.16%
Nonoperating Expenses					
Miscellaneous expenses	(1,754,900)	(438,725)	(227,015)	211,710	(48.26%) G
Bond interest charges	(1,108,000)	(277,000)	(255)	276,745	(99.91%) H
Depreciation	-	-	(1,287,700)	(1,287,700)	0.00% I
Total nonoperating revenues (expenses)	(2,862,900)	(715,725)	(1,514,970)	(799,245)	111.67%
Capital contributions	-	-	1,330,654	1,330,654	
Change in Net Position	(3,174,000)	(793,500)	3,902,480	4,695,980	(591.81%)

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

- A.** Water and sewer revenues were more than budgeted amounts by 9.0%. Consumption through September (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 0.3%. 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 with Administration being an exception. Variations early in the fiscal year are expected as timing of expenses can more greatly impact variances. Departmental expenses will continue to be monitored throughout the fiscal year and are expected to align with the budget.
- D.** System connection 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 lower than 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

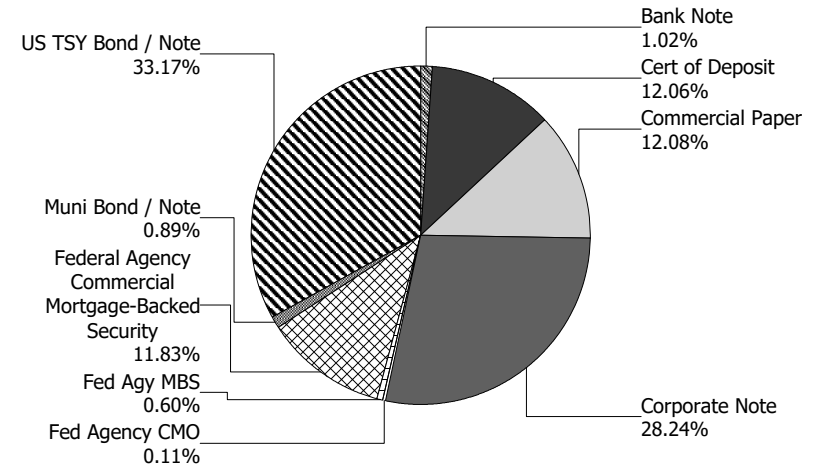
For the Month Ending **September 30, 2026**

ACSA OPERATING FUNDS - 03100100

Account Summary

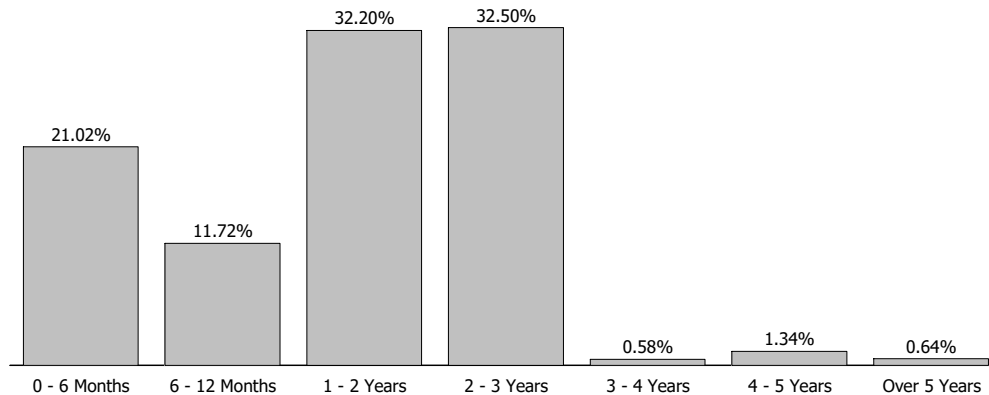
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	9,910,000.00	9,739,555.32	33.17
Municipal Bond / Note	260,000.00	260,346.64	0.89
Federal Agency Mortgage-Backed Security	186,886.81	175,997.23	0.60
Federal Agency Commercial Mortgage-Backed Security	3,564,863.51	3,473,836.54	11.83
Federal Agency Collateralized Mortgage Obligation	36,782.34	33,317.19	0.11
Corporate Note	8,455,000.00	8,293,788.56	28.24
Commercial Paper	3,600,000.00	3,547,743.60	12.08
Certificate of Deposit	3,550,000.00	3,543,203.90	12.06
Bank Note	300,000.00	300,948.90	1.02
Managed Account Sub-Total	29,863,532.66	29,368,737.88	100.00%
Accrued Interest		286,969.29	
Total Portfolio	29,863,532.66	29,655,707.17	

Sector Allocation



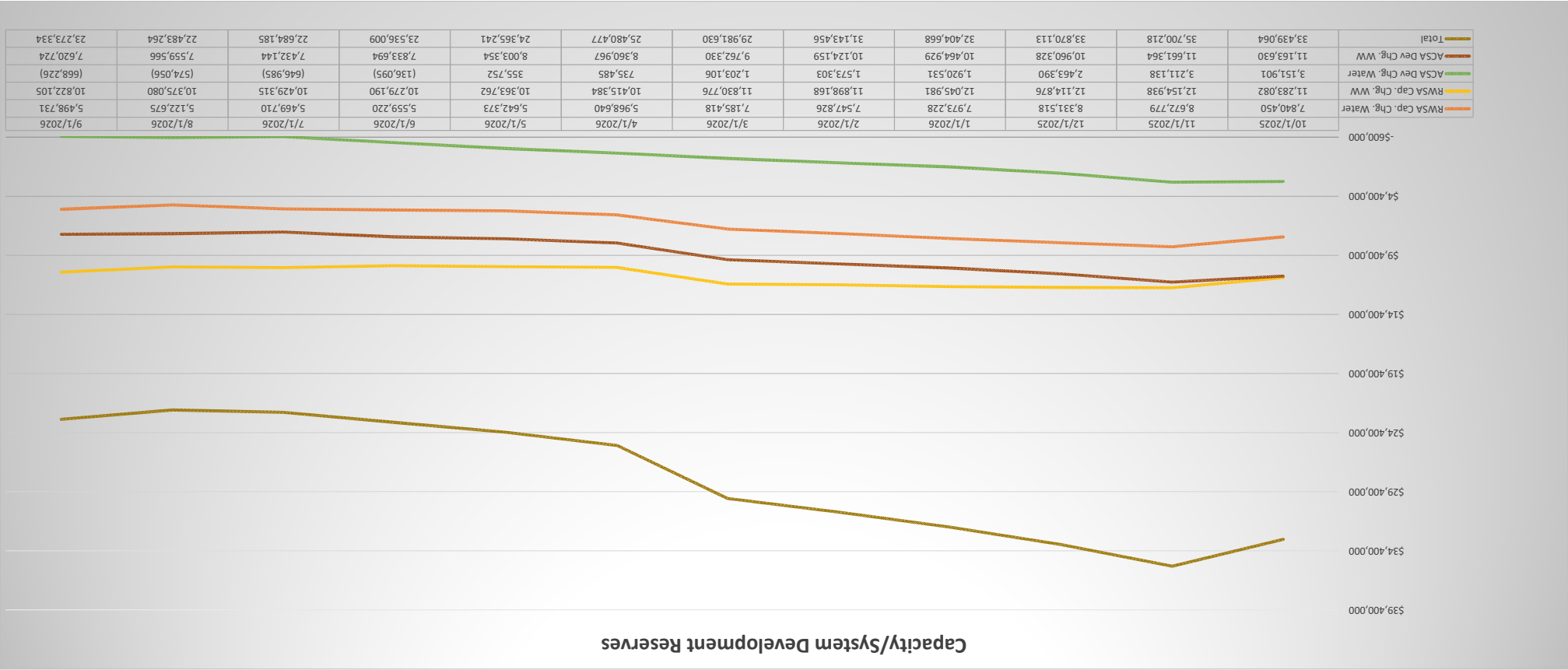
Unsettled Trades **325,000.00** **307,069.43**

Maturity Distribution



Characteristics

Yield to Maturity at Cost	4.12%
Yield to Maturity at Market	4.79%
Weighted Average Days to Maturity	584



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
August 2026

35

Area	August 2026 Monthly Connection Fees	August 2025 Monthly Connection Fees	\$ Change	% Change
Crozet	\$ 39,800	\$ 89,060	\$ (49,260)	-55%
Urban	2,344,560	260,810	2,083,750	799%
Scottsville	-	-	-	
Total Connection fees	\$ 2,384,360	\$ 349,870	\$ 2,034,490	581%
Through August				
Area	YTD FY 2027 Connection Fees	YTD FY 2026 Connection Fees	\$ Change	% Change
Crozet	\$ 293,300	\$ 342,640	\$ (49,340)	-14%
Urban	2,633,460	\$ 498,260	\$ 2,135,200	429%
Scottsville	-	14,430	(14,430)	-100%
Total Connection fees	\$ 2,926,760	\$ 855,330	\$ 2,071,430	242%

Area	August 2026 ERC's	August 2025 ERC's	Change	% Change
Crozet	3	6	(3)	-50%
Urban	142	17	125	735%
Scottsville	-	-	-	
Total ERC's	145	23	122	530%
Through August				
Area	YTD FY 2027 ERC's	YTD FY 2026 ERC's	Change	% Change
Crozet	18	23	(5)	-22%
Urban	160	33	127	385%
Scottsville	-	1	(1)	-100%
Total ERC's - YTD	178	57	121	212%

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
August 2026**

Area	August 2026 ERC's	August 2025 ERC's	August 2024 ERC's
Crozet	3	6	10
Urban	142	17	22
Scottsville	-	-	-
Total ERC's	145	23	32

Through August			
Area	YTD 2027 ERC's	YTD 2026 ERC's	YTD 2025 ERC's
Crozet	18	23	26
Urban	160	33	92
Scottsville	-	1	-
Total ERC's - YTD	178	57	118

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 2027**

	FY 2027 Consumption	FY 2026 Consumption		Monthly Precipitation (In.)	
				FY 2027	FY 2026
July	175,158,996	161,008,092	8.79%	3.19	6.90
August	167,343,690	169,360,775	-1.19%	8.28	1.38
September		172,168,239			2.48
October		163,268,117			2.10
November		158,906,212			0.67
December		143,404,511			2.18
January		139,142,866			2.63
February		141,527,610			2.14
March		138,588,050			2.17
April		144,679,586			0.96
May		165,877,807			3.45
June		164,933,909			0.80
YTD	342,502,686	330,368,867	3.67%	11.47	8.28

Note: Consumption through August 2026 is 3.7% more than the same period in fiscal year 2026. 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 2027**

	FY 2027	FY 2026	Increase	
	RWSA Charges	RWSA Charges	(Decrease)	
July	\$ 3,628,496	\$ 3,189,024	\$ 439,472	13.78%
August	3,615,421	3,121,371	\$ 494,050	15.83%
September		3,106,969		
October		3,117,465		
November		2,995,760		
December		2,977,409		
January		3,005,162		
February		3,032,315		
March		3,064,958		
April		3,069,215		
May		3,086,061		
June		3,070,706		

YTD	\$ 7,243,917	\$ 6,310,395	\$ 933,522	14.79%
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Note: The charges noted above from the RWSA include operating and debt service charges.



Water and Sewer Report

(Volumes in Gallons)

August 2026

Metered by Area:

	Water	Sewer
Crozet	20,119,467	16,974,986
Scottsville	1,117,743	676,572
Urban	146,056,646	116,314,970
Red Hill	49,834	0
Total	167,343,690	133,966,528

Wastewater Flows by Sewer Plant:

Total Urban and Crozet	133,289,956
less Glenmore WRRF	(3,798,847)
Moores Creek AWRRF	129,491,109
Scottsville WRRF	676,572
Total	130,167,681

Number of Installed Meters:

Urban	15
Crozet	6
Scottsville	0
Total	21

Hydrant Meter Consumption (billed by invoice):

Urban	2,037,500
Crozet	109,541
Scottsville	0
Total	2,147,041

Number of Septic-to-Sewer Connections:

Urban	1
Crozet	0
Scottsville	0
Total	1

Estimated Water Loss:

117 Blithe Ct-7/08/26	Urban	10,000
212 Pineridge Ln-7/28/26	Urban	20,000
101 Arbor Crest Dr-7/31/26	Urban	40,000
3093 Miranda Xing-8/01/26	Urban	400
Page Street-8/07/26	Scottsville	280,000
Total		350,400

Billed Consumption for Selected Customers

	Water	Sewer		Water	Sewer
Virginia Land Holding	157,723	157,723	Boar's Head Inn	752,533	704,795
Southwood Mobile Homes	1,120,390	1,220,000	Farmington Inc.	1,761,399	652,632
Turtle Creek Apartments	1,325,355	1,324,416	Westgate Apartments	972,892	972,235
Blue Ridge Crossing Owner LLC	1,143,693	1,143,693	PR Charger C'ville Holding-		
Monroe Health and Rehab.	796,706	796,706	Cobalt Ridge Apts	2,280,934	2,280,934
Sunrise Senior "Colonnades"	1,058,846	769,437	Four Seasons Apts/Condos	1,807,894	1,807,894
ACRJ	1,003,450	754,015	Ch'ville/Alb Airport	189,820	190,453
Westminster Canterbury	1,922,830	1,740,830	State Farm Insurance-		
SEMF Charleston -			Pantops	447,750	329,852
Commonwealth/Peyton Dr.	1,671,065	1,671,065	Hyatt Place at Stonefield	344,599	344,599
Martha Jefferson Hospital	2,875,688	1,271,585	Doubletree by Hilton Hotel	658,357	658,357
Crozet Mobile Home Village	241,160	241,160	Arden Place Apartments	447,570	447,570
The Home Depot	177,964	177,955	Hilton Garden Inn	264,988	264,988
County of Albemarle	2,101,561	954,440	The Blake at Charlottesville	254,954	254,954
University of Virginia	3,356,609	3,354,045	The Lodge at Old Trail	246,545	246,545
Wegmans	378,570	378,570	Gov't-Defense Complex	1,134,693	1,123,937
			Harris Teeter Stores (2)	202,140	202,140



August 2026

WATER

Class Type	Number of Connections by Area			<u>Total</u>
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	16,816	4,261	198	21,275
Multi-Family Residential	612	56	3	671
Commercial (Offices)	202	12	5	219
Commercial (Other)	954	77	53	1,084
Industrial	44	12	4	60
Institutional	179	33	12	224
Total Water Connections	18,807	4,451	275	23,533
Plus Multiple Units	14,903	855	89	15,847
Total Water Units	33,710	5,306	364	39,380

SEWER

Class Type	Number of Connections by Area			<u>Total</u>
	<u>Urban</u>	<u>Crozet</u>	<u>Scottsville</u>	
Single-Family Residential	14,503	3,995	160	18,658
Multi-Family Residential	581	54	4	639
Commercial (Offices)	186	12	5	203
Commercial (Other)	743	51	45	839
Industrial	18	5	1	24
Institutional	141	26	10	177
Total Sewer Connections	16,172	4,143	225	20,540
Plus Multiple Units	14,479	851	56	15,386
Total Sewer Units	30,651	4,994	281	35,926

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	79,298	12,790	718	92,805
Total Sewer Customers	72,455	12,115	540	85,110

**Albemarle County Service Authority
Major Customer Analysis
August 2026 and July 2026**

	August 2026		July 2026		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
PR Charger C'ville Holdings	2,280,934	2,280,934	2,007,815	2,007,815	13.60%	13.60%
Four Seasons Apts.	1,807,894	1,807,894	1,659,845	1,659,845	8.92%	8.92%
SEMF Charleston	1,671,065	1,671,065	1,558,501	1,558,501	7.22%	7.22%
Westgate Apts.	972,892	972,235	909,651	908,807	6.95%	6.98%
Blue Ridge Crossing Owner LLC	1,143,693	1,143,693	1,107,722	1,107,722	3.25%	3.25%
ACRJ	1,003,450	754,015	978,490	763,141	2.55%	-1.20%
Westmisnster Canterbury	1,922,830	1,740,830	1,881,180	1,687,180	2.21%	3.18%
Turtle Creek Apts.	1,325,355	1,324,416	1,316,421	1,316,085	0.68%	0.63%
Southwood Mobile Homes	1,120,390	1,220,000	1,126,050	1,120,000	-0.50%	8.93%
Martha Jefferson Hospital	2,875,688	1,271,585	2,890,962	1,228,090	-0.53%	3.54%
University of Virginia	3,356,609	3,354,045	3,486,292	3,482,910	-3.72%	-3.70%
County of Albemarle	2,101,561	954,440	2,254,903	796,188	-6.80%	19.88%
State Farm	447,750	329,852	658,760	385,623	-32.03%	-14.46%

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
August 2026 and August 2025**

	August 2026		August 2025		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
Blue Ridge Crossing Owner LLC	1,143,693	1,143,693	984,964	984,964	16.12%	16.12%
Martha Jefferson Hospital	2,875,688	1,271,585	2,673,920	1,120,486	7.55%	13.49%
Turtle Creek Apts.	1,325,355	1,324,416	1,246,086	1,130,504	6.36%	17.15%
University of Virginia	3,356,609	3,354,045	3,418,104	3,399,277	-1.80%	-1.33%
Westmisnster Canterbury	1,922,830	1,740,830	2,030,200	1,875,200	-5.29%	-7.17%
SEMF Charleston	1,671,065	1,671,065	1,823,339	1,823,339	-8.35%	-8.35%
PR Charger C'ville Holdings	2,280,934	2,280,934	2,504,323	2,504,323	-8.92%	-8.92%
Four Seasons Apts.	1,807,894	1,807,894	2,019,467	2,019,467	-10.48%	-10.48%
ACRJ	1,003,450	754,015	1,197,450	945,450	-16.20%	-20.25%
Westgate Apts.	972,892	972,235	1,284,952	1,283,323	-24.29%	-24.24%
Southwood Mobile Homes	1,120,390	1,220,000	1,693,480	1,680,000	-33.84%	-27.38%
County of Albemarle	2,101,561	954,440	3,262,308	1,021,155	-35.58%	-6.53%
State Farm	447,750	329,852	816,580	600,179	-45.17%	-45.04%

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

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

Albemarle County Service Authority

Major Customer Analysis

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

	YTD FY 2027		YTD FY 2026		Increase(Decrease)	Increase(Decrease)
	Water*	Sewer*	Water*	Sewer*	Water Consumption	Sewer Usage
Blue Ridge Crossing Owner LLC	2,251,415	2,251,415	1,924,117	1,924,117	17.01%	17.01%
Turtle Creek Apts.	2,641,776	2,640,501	2,438,618	2,318,439	8.33%	13.89%
University of Virginia	6,842,901	6,836,955	6,427,110	6,401,770	6.47%	6.80%
Westmisnster Canterbury	3,804,010	3,428,010	3,770,970	3,492,970	0.88%	-1.86%
Martha Jefferson Hospital	5,766,650	2,499,675	5,736,955	2,483,343	0.52%	0.66%
SEMF Charleston	3,229,566	3,229,566	3,438,241	3,438,241	-6.07%	-6.07%
PR Charger C'ville Holdings	4,288,749	4,288,749	4,763,589	4,763,589	-9.97%	-9.97%
Four Seasons Apts.	3,467,739	3,467,739	3,878,233	3,878,233	-10.58%	-10.58%
ACRJ	1,981,940	1,517,156	2,275,370	1,810,370	-12.90%	-16.20%
County of Albemarle	4,356,464	1,750,628	5,222,933	1,774,662	-16.59%	-1.35%
Westgate Apts.	1,882,543	1,881,042	2,528,478	2,525,495	-25.55%	-25.52%
State Farm	1,106,510	715,475	1,540,180	1,162,215	-28.16%	-38.44%
Southwood Mobile Homes	2,246,440	2,340,000	3,382,160	3,519,800	-33.58%	-33.52%

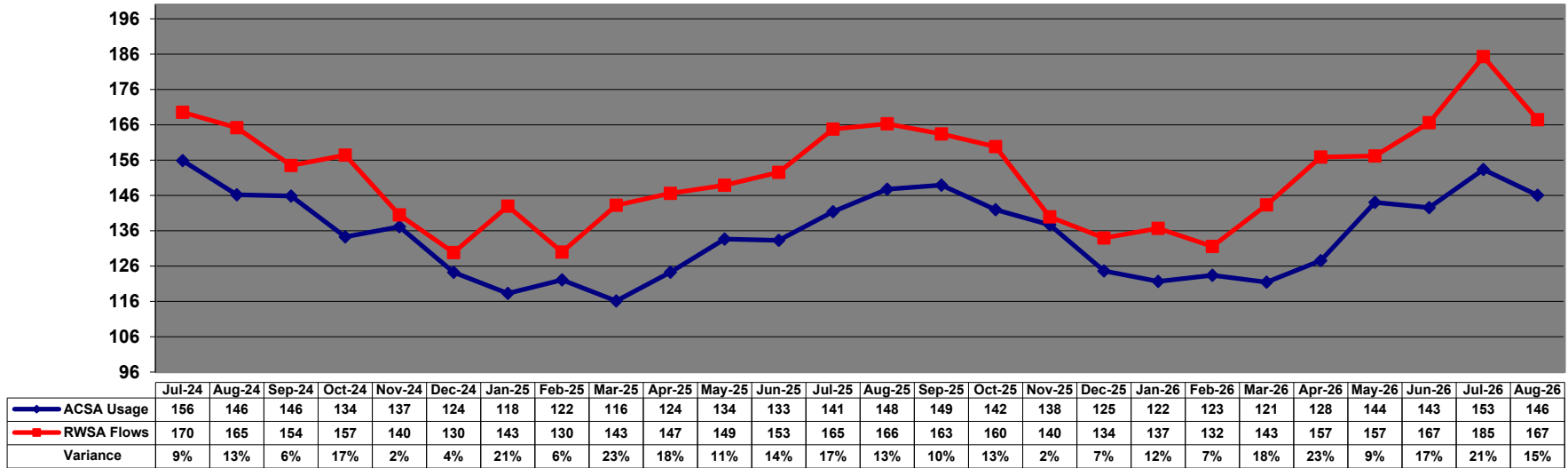
Note: Only major customers of the ACSA have been analyzed above. For purposes of this analysis, major customers are those who, on average, consume over one million gallons per month. Variations can occur for a variety of reasons including but not limited to: conscious conservation efforts, expansion,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

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

FY 2025, 2026, and 2027 Urban Water Comparison RWSA Flows & ACSA Customer Usage

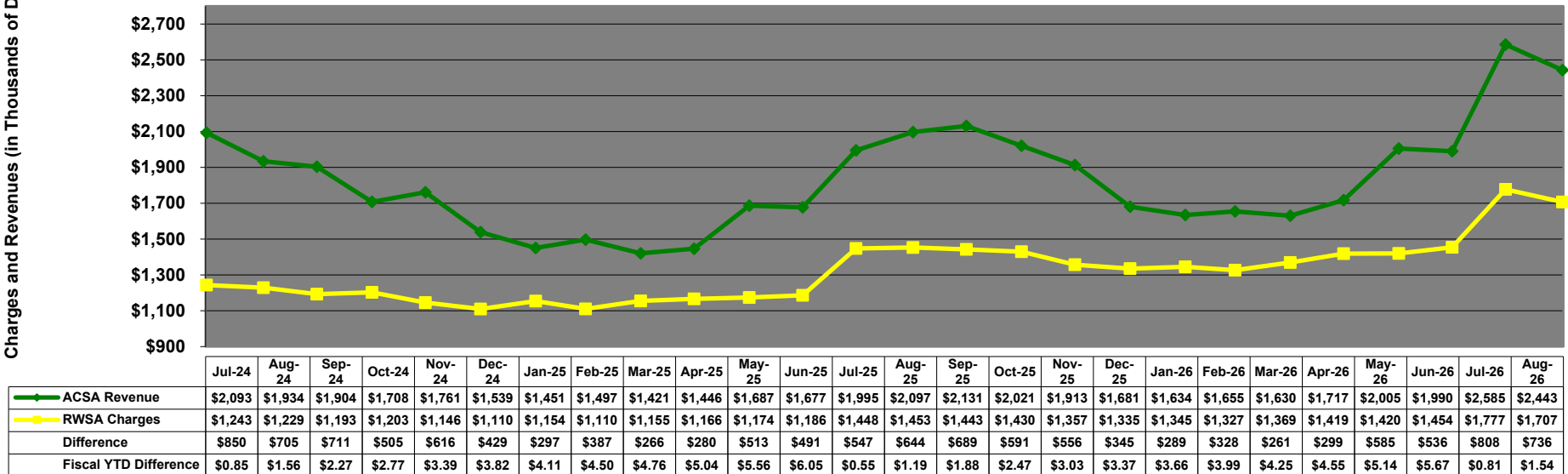
44

Flows & Usage (in Millions of Gallons)



Charges and Revenues (in Thousands of Dollars)

FY 2025, 2026, and 2027 Urban Water Comparison RWSA Billed Water Charges & ACSA Billed Water Revenues

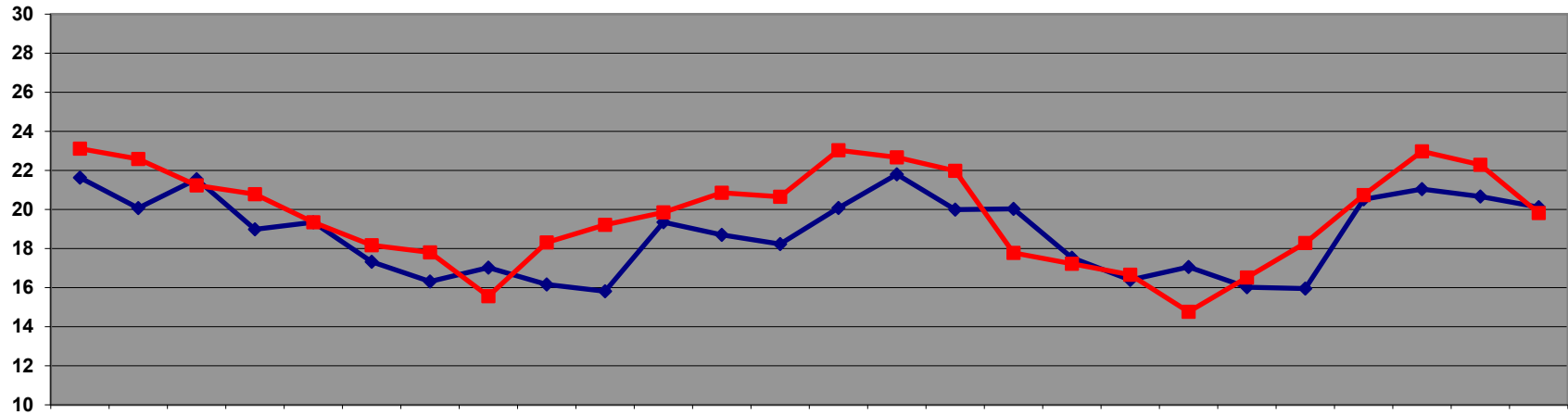


Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

FY 2025, 2026, and 2027 Crozet Water Comparison RWSA Flows & ACSA Customer Usage

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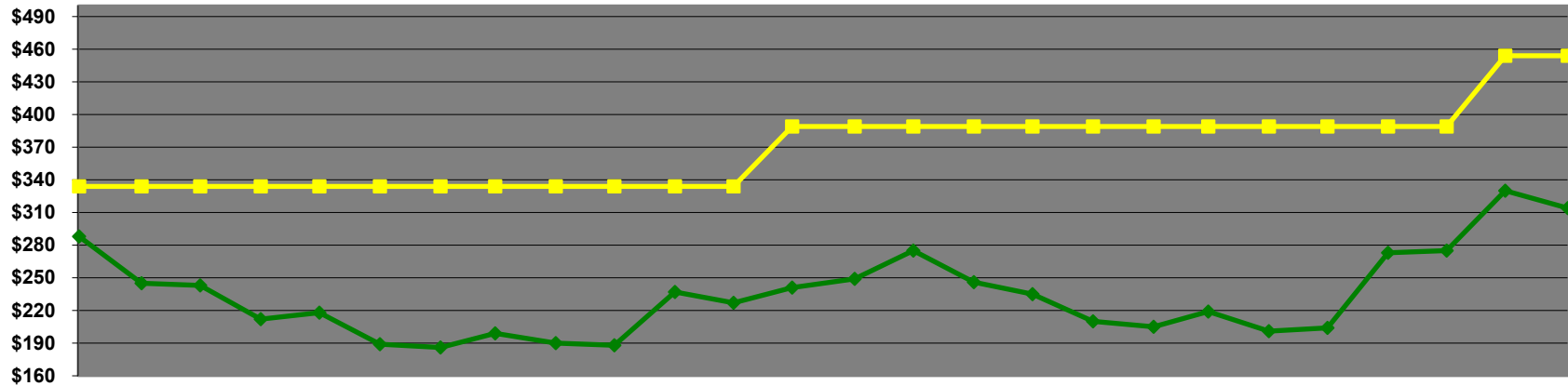
Flows & Usage (in Millions of Gallons)



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

FY 2025, 2026, and 2027 Crozet Water Comparison RWSA Billed Water Charges & ACSA Billed Water Revenues

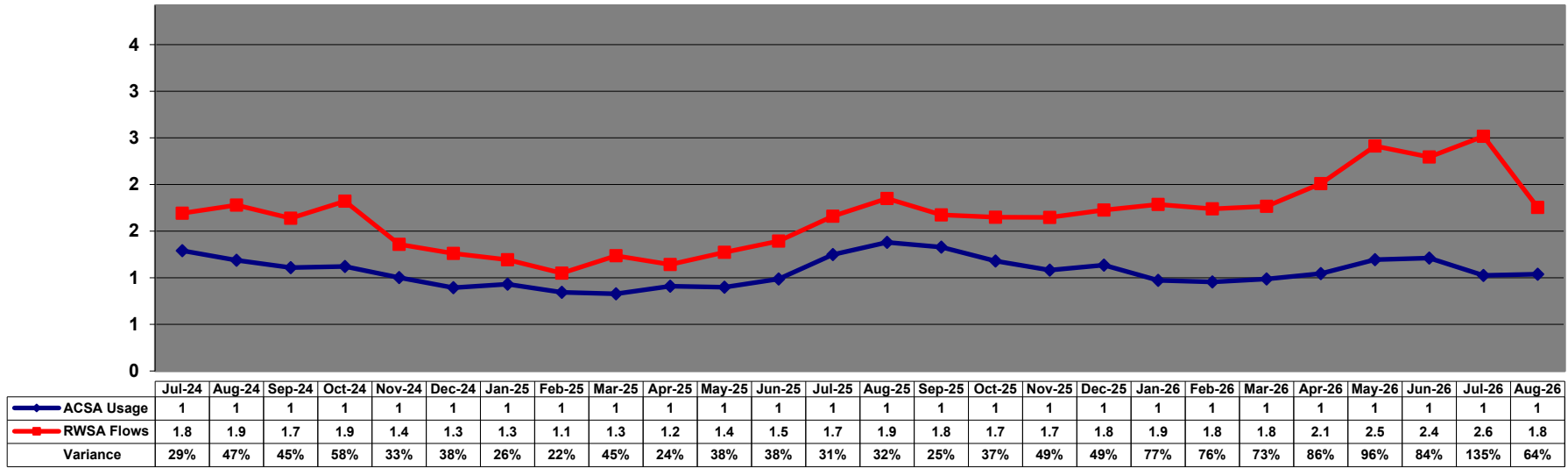
Charges and Revenues (in Thousands of Dollars)



	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	Apr-26	May-26	Jun-26	Jul-26	Aug-26
ACSA Revenue	\$288	\$245	\$243	\$212	\$218	\$189	\$186	\$199	\$190	\$188	\$237	\$227	\$241	\$249	\$275	\$246	\$235	\$210	\$205	\$219	\$201	\$204	\$273	\$275	\$330	\$314
RWSA Charges	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$334	\$389	\$389	\$389	\$389	\$389	\$389	\$389	\$389	\$389	\$389	\$389	\$389	\$454	\$454
Difference	(\$46)	(\$89)	(\$91)	(\$122)	(\$116)	(\$145)	(\$148)	(\$135)	(\$144)	(\$146)	(\$97)	(\$107)	(\$148)	(\$140)	(\$114)	(\$143)	(\$154)	(\$179)	(\$184)	(\$170)	(\$188)	(\$185)	(\$116)	(\$114)	(\$124)	(\$140)
Fiscal YTD Difference	(\$0.05)	(\$0.14)	(\$0.23)	(\$0.35)	(\$0.46)	(\$0.61)	(\$0.76)	(\$0.89)	(\$1.04)	(\$1.18)	(\$1.28)	(\$1.39)	(\$0.15)	(\$0.29)	(\$0.40)	(\$0.55)	(\$0.70)	(\$0.88)	(\$1.06)	(\$1.23)	(\$1.42)	(\$1.61)	(\$1.72)	(\$1.84)	(\$0.12)	(\$0.26)

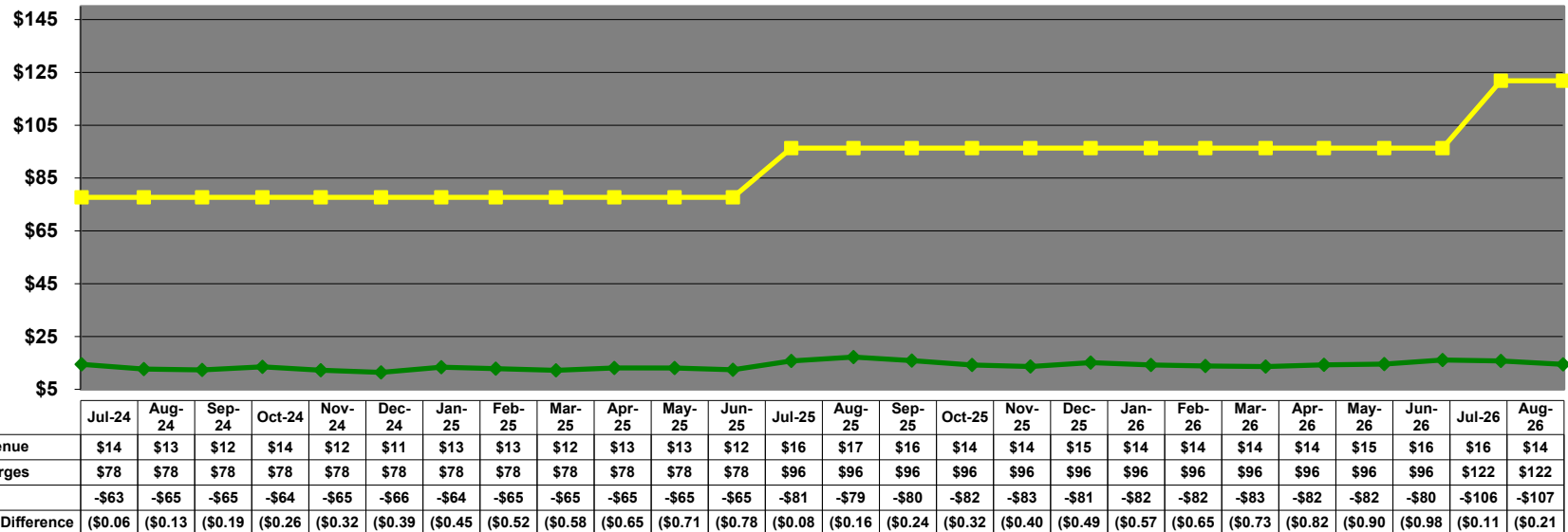
**FY 2025, 2026, and 2027 Scottsville Water Comparison
RWSA Flows & ACSA Customer Usage**

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**FY 2025, 2026, and 2027 Scottsville Water Comparison
RWSA Billed Water Charges & ACSA Billed Water Revenues**

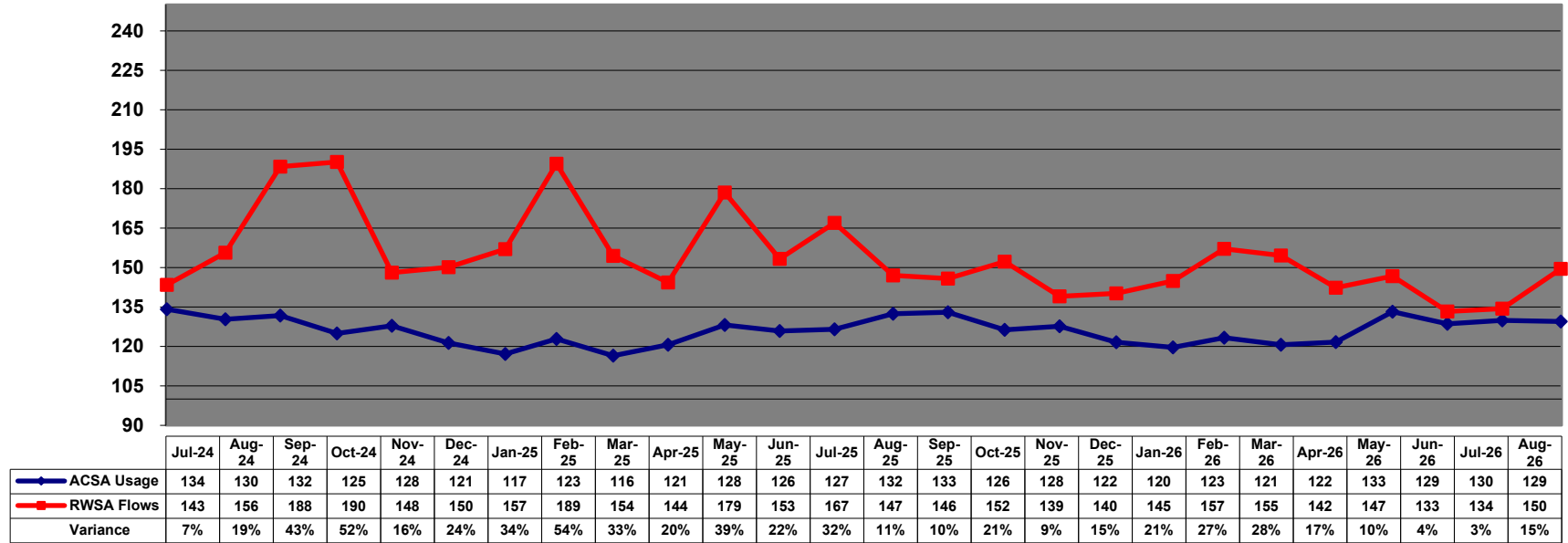
Charges and Revenues (in Thousands of Dollars)



**FY 2025, 2026, and 2027 Urban (including Glenmore) & Crozet Sewer Comparison
ACSA Customer Usage & RWSA Flows**

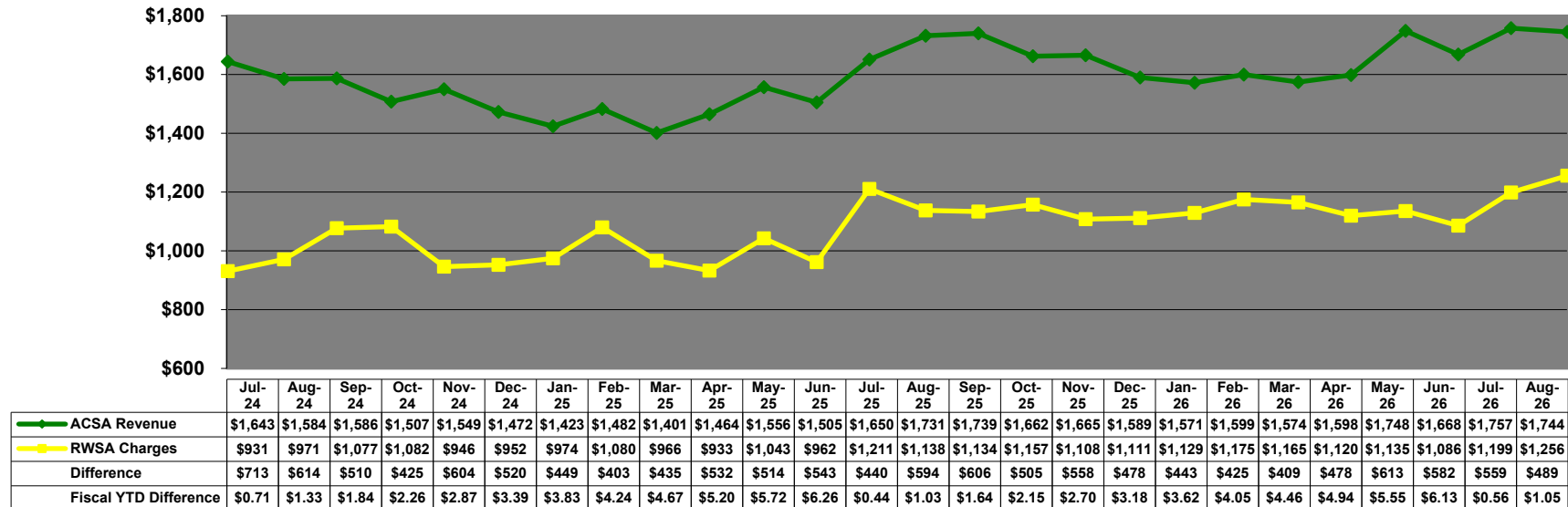
47

Usage & Flows (in Millions of Gallons)



**FY 2025, 2026, and 2027 Urban (including Glenmore) & Crozet Sewer Comparison
ACSA Billed Sewer Usage & RWSA Billed Sewer Charges**

Charges & Revenues (in Thousands of Dollars)

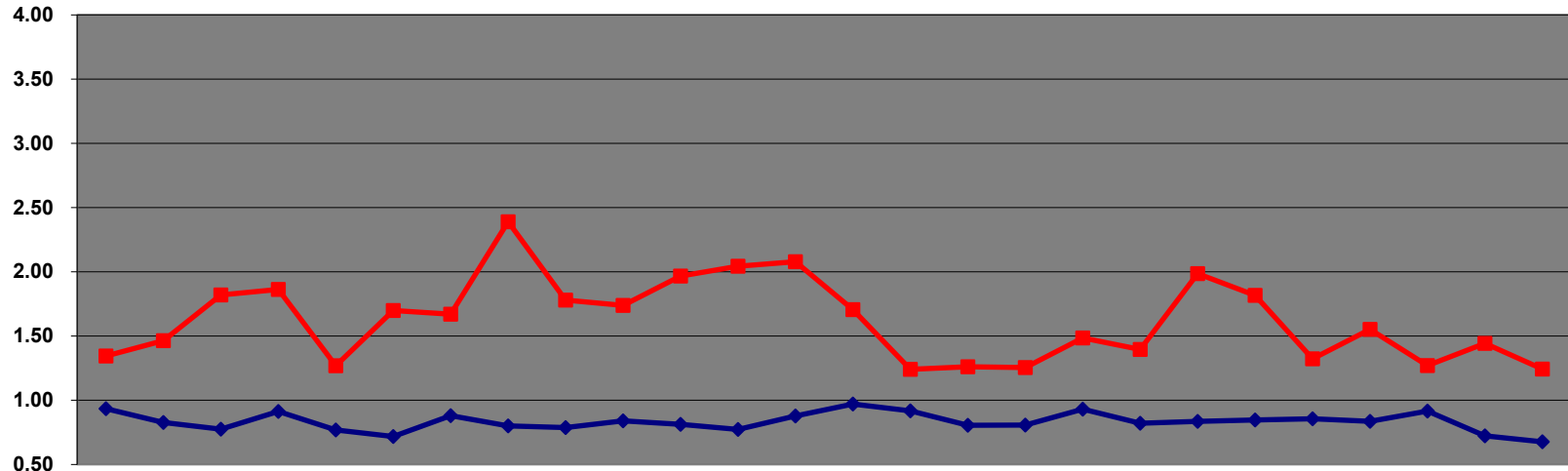


Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

FY 2025, 2026, and 2027 Scottsville Sewer Comparison ACSA Customer Usage & RWSA Flows

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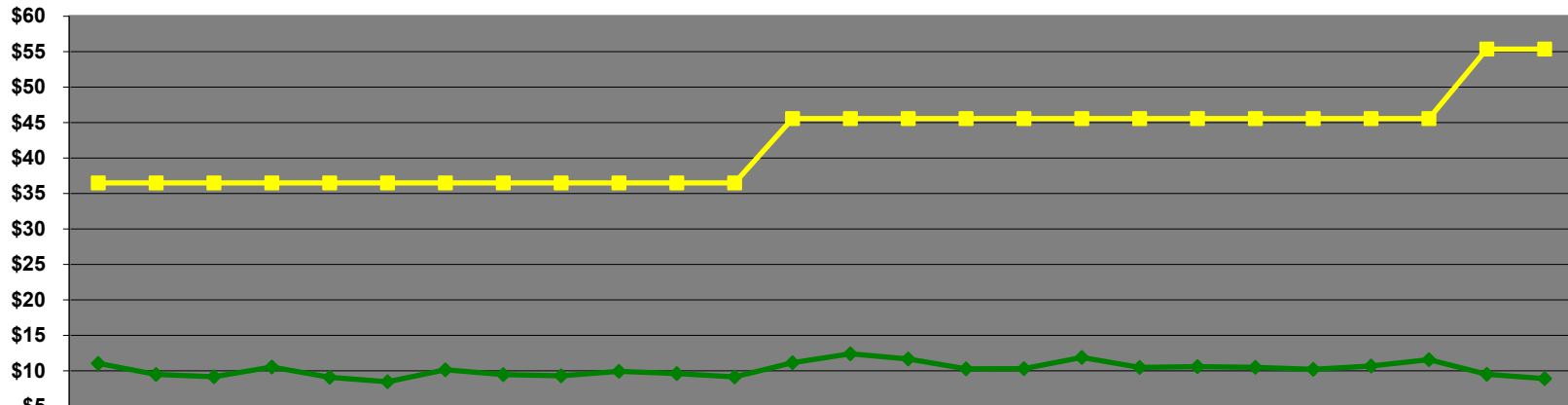
Usage & Flows (in Millions of Gallons)



	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	Apr-26	May-26	Jun-26	Jul-26	Aug-26
ACSA Usage	0.93	0.83	0.77	0.91	0.77	0.72	0.88	0.80	0.79	0.84	0.81	0.77	0.88	0.97	0.92	0.81	0.81	0.93	0.82	0.84	0.85	0.86	0.84	0.92	0.72	0.68
RWSA Flows	1.34	1.46	1.82	1.86	1.27	1.70	1.67	2.39	1.78	1.74	1.97	2.04	2.08	1.71	1.24	1.26	1.25	1.48	1.40	1.99	1.82	1.32	1.55	1.27	1.44	1.24
Variance	44%	77%	135%	104%	65%	137%	90%	199%	126%	107%	142%	164%	137%	76%	35%	57%	56%	60%	70%	138%	115%	55%	86%	39%	100%	84%

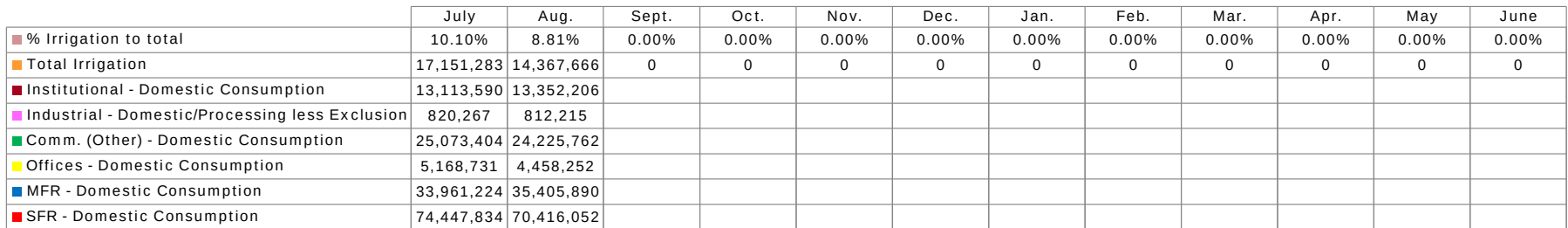
FY 2025, 2026, and 2027 Scottsville Sewer Comparison ACSA Billed Sewer Usage & RWSA Billed Sewer Charges

Charges & Revenues (in Thousands of Dollars)

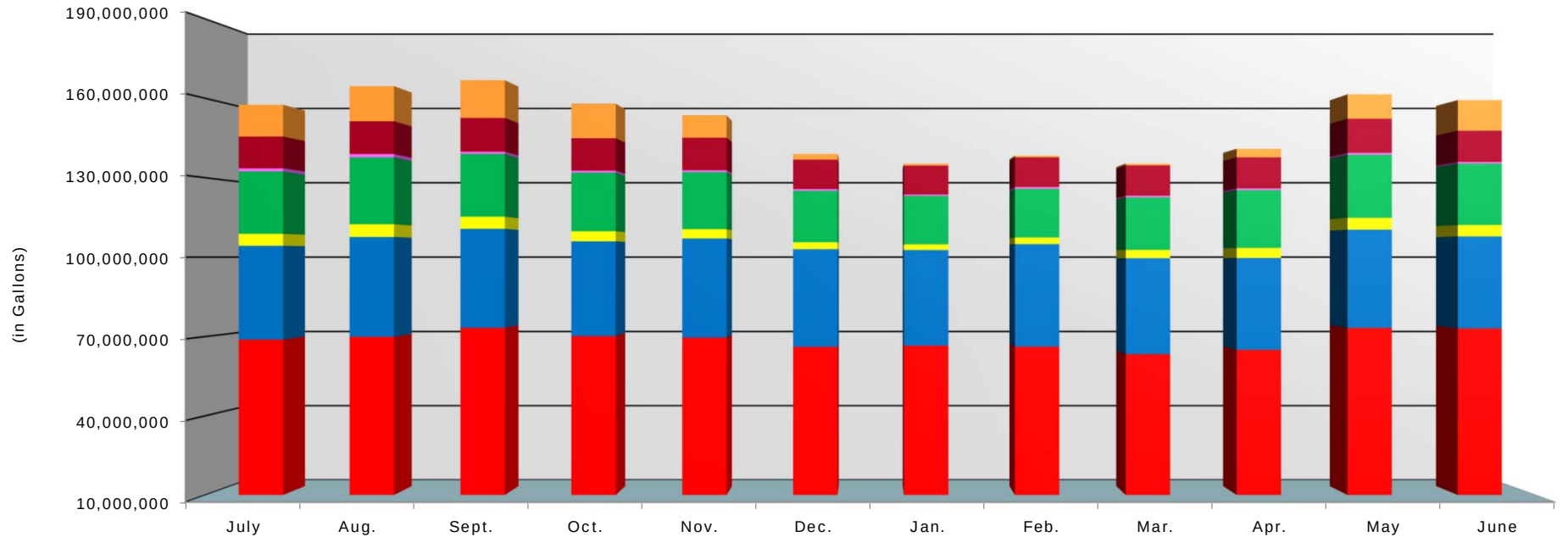


	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
ACSA Revenue	\$11.05	\$9.49	\$9.16	\$10.53	\$9.09	\$8.46	\$10.14	\$9.47	\$9.30	\$9.93	\$9.61	\$9.14	\$11.14	\$12.40	\$11.67	\$10.29	\$10.31	\$11.89	\$10.49	\$10.59	\$10.49	\$10.22	\$10.68	\$11.57	\$9.51	\$8.90
RWSA Charges	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$55	\$55
Difference	-\$25	-\$27	-\$27	-\$26	-\$27	-\$28	-\$26	-\$27	-\$27	-\$27	-\$27	-\$27	-\$34	-\$33	-\$34	-\$35	-\$35	-\$34	-\$35	-\$35	-\$35	-\$35	-\$35	-\$34	-\$46	-\$46
Fiscal YTD Difference	-\$0.03	-\$0.05	-\$0.08	-\$0.11	-\$0.13	-\$0.16	-\$0.19	-\$0.21	-\$0.24	-\$0.27	-\$0.30	-\$0.32	-\$0.03	-\$0.07	-\$0.10	-\$0.14	-\$0.17	-\$0.21	-\$0.24	-\$0.28	-\$0.31	-\$0.35	-\$0.38	-\$0.42	-\$0.05	-\$0.09

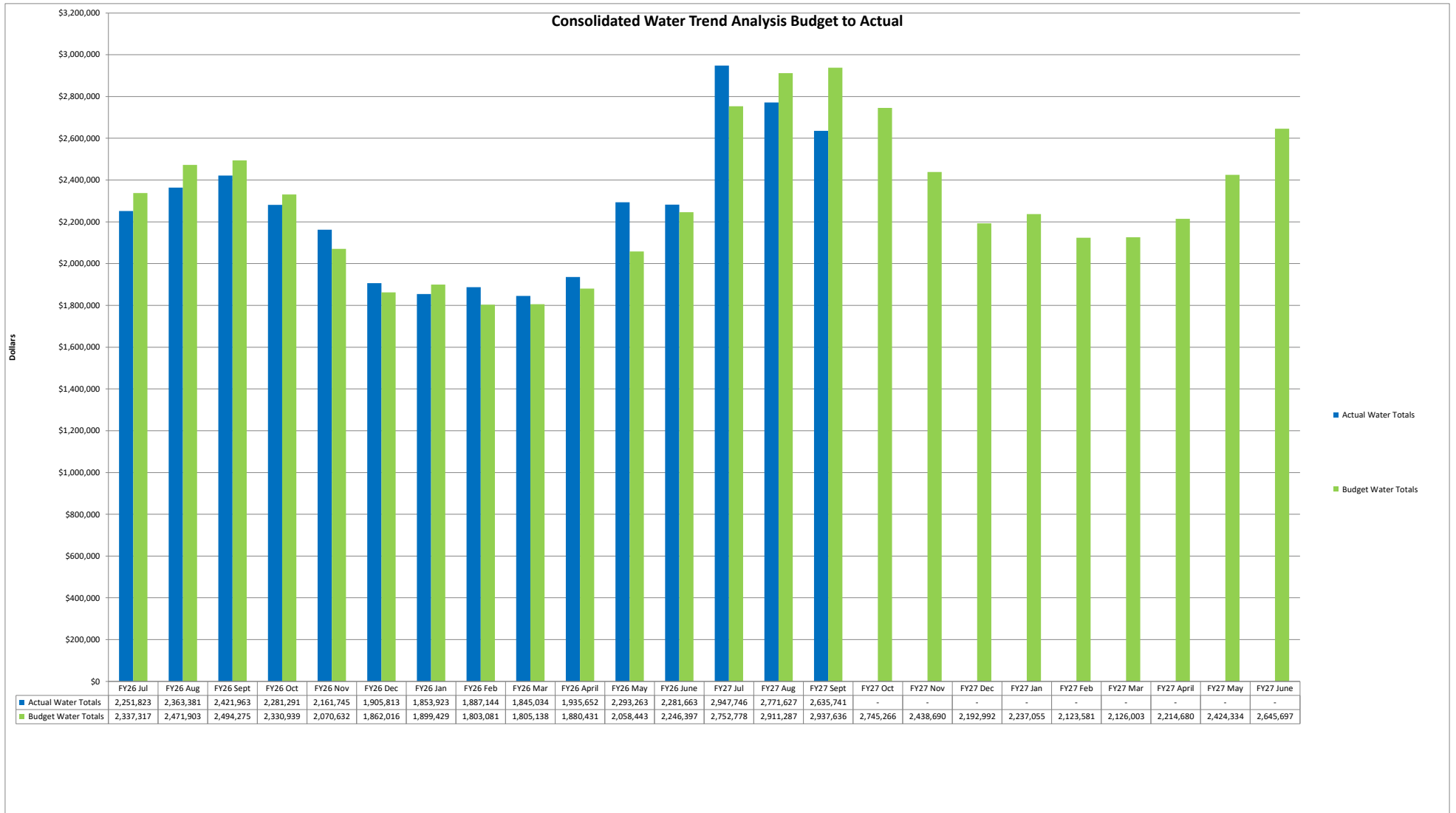
Note: Fiscal YTD Difference (ONLY) in Millions of Dollars

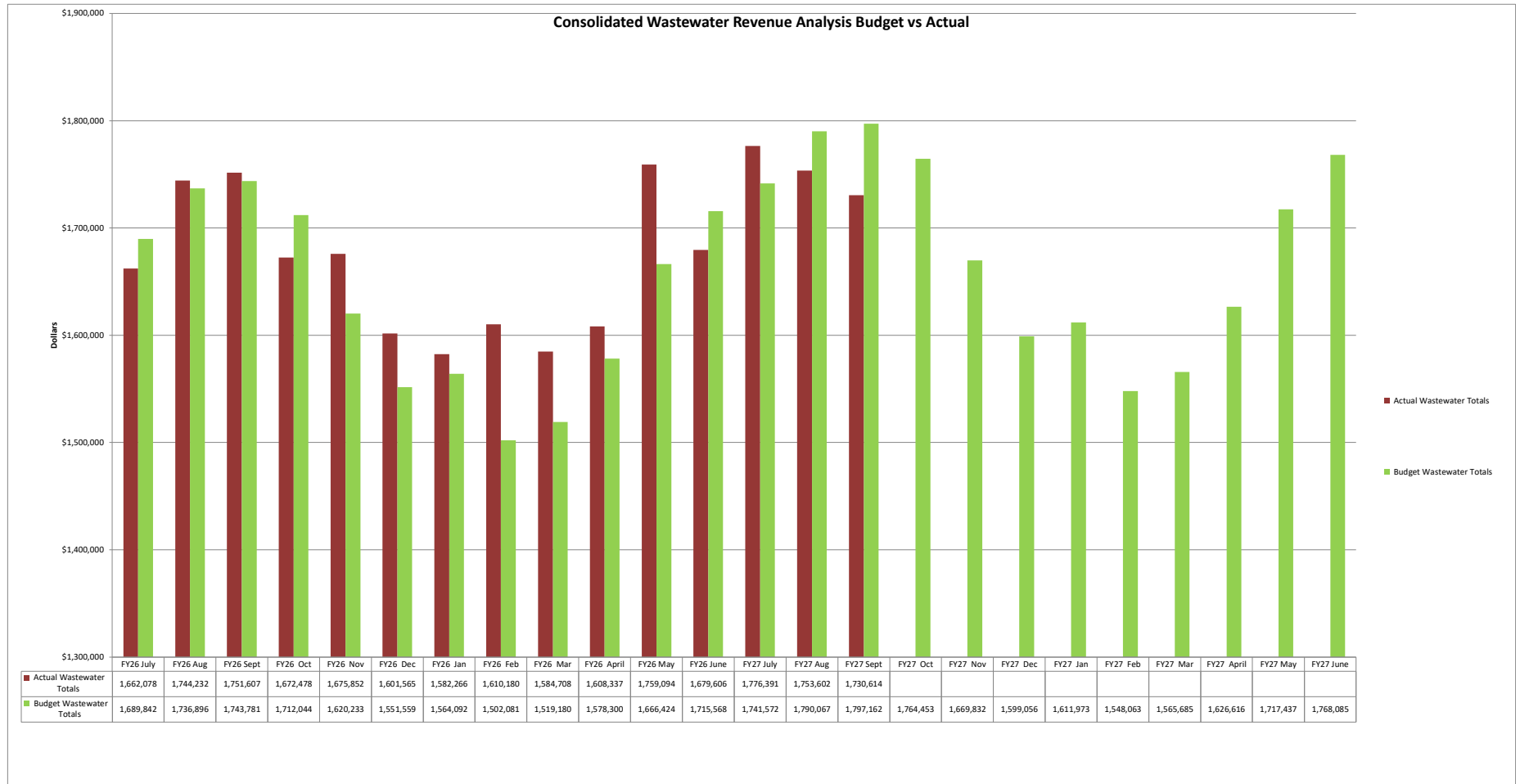


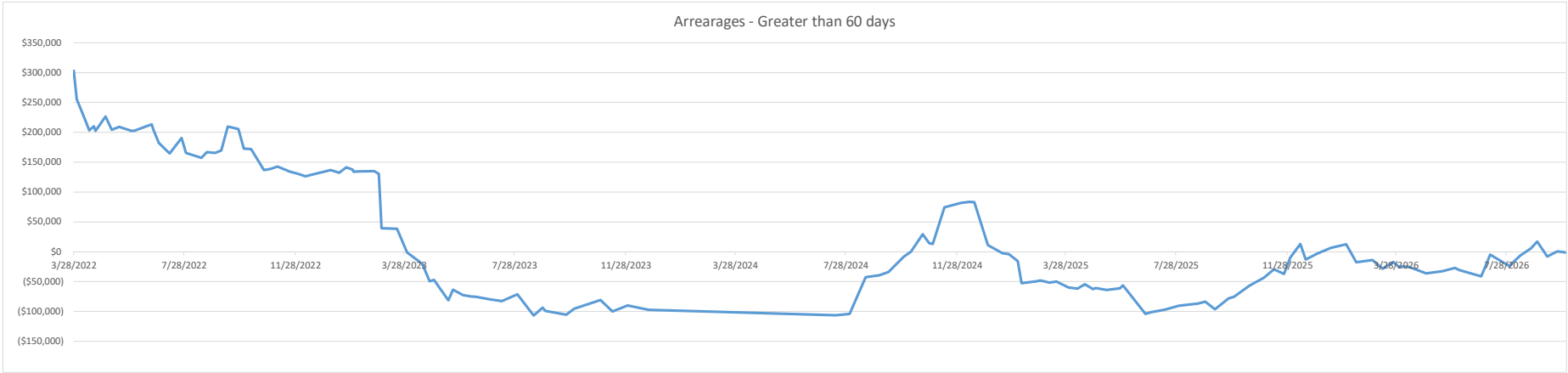
Monthly Water Consumption Fiscal Year 2026



	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%	2.29%	5.71%	7.27%
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	3,223,416	9,224,100	11,584,989
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	11,737,899	12,910,292	11,802,476
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	641,673	707,581	623,399
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	21,850,858	23,797,588	23,198,917
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	3,795,381	4,517,266	4,319,332
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	34,718,894	37,106,409	34,743,910
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	64,964,636	73,268,854	73,082,473







Albemarle County Service Authority
September 2026 Payments

CHECK NUMBER	CHECK DATE	VENDOR NAME	AMOUNT	DESCRIPTION OVER \$5,000
828333009	09/10/2026	Rivanna Water & Sewer Authority	3,635,916.70	Water & Sewer Treatment
829550132	09/30/2026	Daniel & Company Incorporated	570,997.45	Avon Operations
ACH	09/15/2026	Payroll	219,145.00	Net Pay
ACH	09/30/2026	Payroll	213,841.26	Net Pay
74540	09/30/2026	Carter Machinery Company Incorporated	153,945.00	CAT 310 Excavator
828333016	09/15/2026	IRS - Federal Tax Deposit	80,811.92	Payroll
829550141	09/30/2026	IRS - Federal Tax Deposit	76,038.64	Payroll
829550140	09/30/2026	County of Albemarle	73,696.48	Payroll
828333015	09/30/2026	County of Albemarle	66,611.69	Payroll
74489	09/15/2026	JBAK Consulting LLC	49,800.60	Access Control Equipment
829485576	09/25/2026	The Bank of New York Mellon	47,987.92	Debt Service
829550137	09/30/2026	Virginia Retirement System	46,290.84	Payroll
828333012	09/30/2026	Virginia Retirement System	45,752.42	Payroll
74528	09/15/2026	Virginia Risk Sharing Association	38,743.00	Insurance/Worker's Comp
74527	09/15/2026	Vortex Holdco LLC	34,020.00	Sanitary Sewer Rehabilitation
74590	09/30/2026	Paymentus Corporation	33,627.01	Transaction Fees
74578	09/30/2026	Mansfield Oil Company of Gainesville Inc	30,160.11	Fuel
74493	09/15/2026	L/B Water Service Incorporated	26,668.68	Meters
74598	09/30/2026	SpryPoint Services Inc.	25,920.00	CIS Upgrade
74606	09/30/2026	Valley Automation, Inc.	24,836.44	Dual SIM Modem Installation
74474	09/15/2026	Dewberry Engineers Incorporated	22,552.84	Avon Operations Center
74524	09/15/2026	Validos LLC	21,250.00	CIS - Project Management
74537	09/30/2026	Brown, Edwards & Company LLP	20,000.00	FY 2026 Compliance Audit
74573	09/30/2026	Kimley-Horn & Associates Inc	16,519.00	ArcFlash Hazard Assess.
74478	09/15/2026	Ferguson Enterprises LLC#7575	16,200.00	Meters
74582	09/30/2026	Michael Baker International Incorporated	16,041.33	Bellair-Liberty Hills Sewer
74554	09/30/2026	Daly Computers Incorporated	14,570.15	Office 365
828333017	09/15/2026	Virginia Dept of Taxation	14,254.19	Payroll
829550142	09/30/2026	Virginia Dept of Taxation	13,496.20	Payroll
74463	09/15/2026	Bank of America	13,419.21	Supplies & Memberships
74610	09/30/2026	Whitman, Requardt & Assoc LLP	12,778.06	Scottsville Ph4 Design
74562	09/30/2026	Fortiline Incorporated	8,970.14	CLA-VAL Model 90-01 PRV
829550139	09/30/2026	VALIC	8,445.00	Payroll
828333014	09/15/2026	VALIC	8,330.00	Payroll
74461	09/15/2026	American Water Works Association	7,818.00	AWWA Membership Renewal
74502	09/15/2026	Norfolk Southern Railway Company	7,299.92	Tower Lease AMI
74494	09/15/2026	Letterpress Communications LLC	6,930.74	Communications Services
829550145	09/30/2026	Voya Financial	6,902.07	Payroll
828333020	09/15/2026	Voya Financial	6,761.68	Payroll
74556	09/30/2026	Dominion Energy Virginia	6,589.83	Energy
74500	09/15/2026	Mansfield Oil Company of Gainesville Inc	6,312.02	Fuel
74608	09/30/2026	Virginia Municipal Drinking	5,654.38	Annual Membership Dues
74532	09/30/2026	Amazon Capital Services	5,453.59	Supplies
74512	09/15/2026	RSG Landscaping LLC	5,390.55	Landscaping
829550136	09/30/2026	Nationwide	5,285.00	Payroll
828333011	09/15/2026	Nationwide	5,205.00	Payroll

74601	09/30/2026	T-Mobile USA Inc.	5,080.06	Cellular Service
74459	09/15/2026	Amazon Capital Services	4,949.53	
74481	09/15/2026	Flora Pettit PC	4,912.90	
74525	09/15/2026	Cellco Partnership	4,431.30	
74475	09/15/2026	Dominion Energy Virginia	3,956.80	
74520	09/15/2026	Treasurer of Virginia	3,857.40	
74476	09/15/2026	Ed's Floor Care Services LLC	3,703.33	
74604	09/30/2026	UniFirst Corporation	3,581.97	
74519	09/15/2026	TRC Lockbox	3,552.00	
74522	09/15/2026	University Tire & Auto	3,151.04	
74591	09/30/2026	PFM Asset Management LLC	2,917.97	
74507	09/15/2026	Prism Contractors	2,773.84	
74466	09/15/2026	Capital Electric	2,690.86	
74495	09/15/2026	Lowe's	2,560.31	
74542	09/30/2026	Charlottesville City Schools	2,450.00	
74526	09/15/2026	Virginia Utility Protection	2,062.80	
828333019	09/15/2026	ACSA Flexible Spending	1,938.72	
829550144	09/30/2026	ACSA Flexible Spending	1,938.72	
74593	09/30/2026	Rappahannock Electric Cooperative	1,920.56	
74521	09/15/2026	UniFirst Corporation	1,912.10	
74546	09/30/2026	Ceva Contractors	1,900.00	
828333018	09/15/2026	Flexible Benefit	1,820.00	
829550143	09/30/2026	Flexible Benefit	1,820.00	
74518	09/15/2026	Ting Fiber	1,814.31	
74583	09/30/2026	New Field Inc.	1,745.00	
74568	09/30/2026	Horizon Link LLC	1,724.27	
74543	09/30/2026	Caton Construction Group Inc.	1,693.90	
74538	09/30/2026	Cable Vision Solutions	1,690.00	
74559	09/30/2026	Ferguson Enterprises LLC #1300	1,681.92	
74617	09/30/2026	Minnesota Life Insurance Co	1,560.14	
829550134	09/30/2026	VACORP	1,444.49	
74511	09/15/2026	Rivanna Water & Sewer Authority	1,395.91	
74551	09/30/2026	Comcast	1,359.95	
74615	09/30/2026	Guardian	1,355.16	
74563	09/30/2026	Future Communication	1,261.50	
74533	09/30/2026	American Equipment Group, LLC	1,258.98	
74477	09/15/2026	Fastenal Company	1,171.68	
74558	09/30/2026	Ferguson Enterprises LLC#7575	1,145.00	
74607	09/30/2026	Virginia Dept of Transportation	1,120.00	
74465	09/15/2026	Maria Buzzetta	1,100.00	
74560	09/30/2026	Fisher Auto Parts Incorporated	1,097.27	
74503	09/15/2026	ODP Business Solutions LLC	999.25	
74482	09/15/2026	Flow Transportation Center of VA LLC	971.95	
74491	09/15/2026	Zau Nan Lahtaw	941.89	
74567	09/30/2026	Home Depot Credit Services	907.97	
74585	09/30/2026	ODP Business Solutions LLC	876.18	
74515	09/15/2026	Macro Retailing LLC	853.47	
74600	09/30/2026	Macro Retailing LLC	846.94	
74505	09/15/2026	Piedmont Power	819.00	

74566	09/30/2026	Hathaway Solutions LLC	776.53
74492	09/15/2026	LB Technology Incorporated	737.50
74541	09/30/2026	Cascade Drilling	726.82
74564	09/30/2026	Genuine Parts Company Incorporated	641.63
828333013	09/30/2026	AFLAC	613.66
829550138	09/30/2026	AFLAC	613.66
74487	09/15/2026	Heritage Crystal Clean LLC	599.70
74457	09/02/2026	Brink's Incorporated	585.98
74553	09/30/2026	Crown Communication LLC	583.00
828333010	09/30/2026	ACAC	558.50
829550135	09/30/2026	ACAC	558.50
74605	09/30/2026	University Tire & Auto	529.16
74470	09/15/2026	Charles M Boldt	503.54
74530	09/30/2026	AHP Construction	500.00
74468	09/15/2026	Carter Machinery Company Incorporated	461.46
74488	09/15/2026	Elizabeth Hernandez	458.26
74504	09/15/2026	Anne E. Oliver	450.00
74544	09/30/2026	Indpndnt Bttry Retailers of America	446.16
74510	09/15/2026	Rivanna Solid Waste Authority	445.00
74603	09/30/2026	Traffic Safety Supplies LLC	413.00
74484	09/15/2026	Jose Luis Gonzalez	410.45
74609	09/30/2026	Protocol SSD Corporation	397.71
74498	09/15/2026	Mailing Services of Virginia	391.20
74577	09/30/2026	Malloy Chevrolet Charlottesville LLC	340.71
74462	09/15/2026	Atlantic Machinery Incorporated	332.00
74552	09/30/2026	County of Albemarle	305.20
74509	09/15/2026	Republic Services	303.68
74576	09/30/2026	Luck Stone Corporation	296.64
74570	09/30/2026	Suzie Itero	294.99
74480	09/15/2026	Fisher Auto Parts Incorporated	288.77
74516	09/15/2026	T&N Printing Incorporated	267.30
74479	09/15/2026	Ferguson Enterprises LLC #1300	259.81
74575	09/30/2026	Leonard Holdings Incorporated	256.43
74529	09/30/2026	Advance Stores Company Inc	254.48
74550	09/30/2026	Comcast	251.67
74594	09/30/2026	Red Wing Business Advantage Account	250.00
74513	09/15/2026	S L Williamson Company Inc	245.94
74572	09/30/2026	New Virginia Tractor LLC	238.33
74508	09/15/2026	Red Wing Business Advantage Account	225.49
74571	09/30/2026	Alfredo Jimenez	221.09
74581	09/30/2026	US Electrical Services Incorporated	217.74
74473	09/15/2026	Cues Incorporated	204.52
74536	09/30/2026	Brink's Incorporated	190.68
74497	09/15/2026	Luck Stone Corporation	189.00
74613	09/30/2026	Anytime Fitness-Pantops	160.00
74561	09/30/2026	Flexible Benefit Administrators Inc	158.35
74464	09/15/2026	Cranium Holding Incorporated	155.42
74586	09/30/2026	Alicia Frantz	150.00
74587	09/30/2026	Corinne Kennedy Webb	150.00

74588	09/30/2026	Jillian Couch	150.00
74589	09/30/2026	Nawang Thokmey	150.00
74485	09/15/2026	W W Grainger Incorporated	149.50
74580	09/30/2026	Martin Horn	149.01
74531	09/30/2026	Aireco Supply Incorporated	142.56
74523	09/15/2026	HD Supply Facilities Maint LTD	140.30
74616	09/30/2026	Herbert Beskin Trustee	135.00
74460	09/15/2026	American Pest Incorporated	134.52
74549	09/30/2026	Tyeritka Clark	133.84
74602	09/30/2026	TSRC Incorporated	132.36
74565	09/30/2026	Shenise Gray	130.73
74599	09/30/2026	Morgan Steele	129.20
74618	09/30/2026	Snap Fitness	124.88
74471	09/15/2026	C.E.S (City Electric Accounts - Chi)	122.46
74499	09/15/2026	Malloy Chevrolet Charlottesville LLC	120.00
74467	09/15/2026	MWP Supply Incorporated	114.13
74596	09/30/2026	S L Williamson Company Inc	107.28
74535	09/30/2026	Beverage Tractor & Equipment LLC	106.89
829550146	09/30/2026	Energy Earth LLC	100.00
74597	09/30/2026	Specialty Fasteners of	88.96
74501	09/15/2026	US Electrical Services Incorporated	88.94
74592	09/30/2026	Piedmont Power	86.09
74483	09/15/2026	Genuine Parts Company Incorporated	82.44
74584	09/30/2026	O'Reilly Automotive Stores Inc	80.00
74614	09/30/2026	Anytime Fitness-Ruckersville	80.00
74611	09/30/2026	Julie Winkey	76.25
74547	09/30/2026	C.E.S (City Electric Accounts - Chi)	73.47
74555	09/30/2026	Document Destruction of	69.95
74496	09/15/2026	Michael Lucas	65.27
74490	09/15/2026	Mark Kreutzberger	62.51
74456	09/02/2026	Greg Cassell	61.14
74574	09/30/2026	Kelly Kornell	57.90
74569	09/30/2026	Eric Import	53.89
74517	09/15/2026	TSRC Incorporated	53.52
74458	09/15/2026	Advance Stores Company Inc	42.03
74545	09/30/2026	Central Virginia Electric Cooperative	38.35
74514	09/15/2026	Blair Silva	33.44
74534	09/30/2026	Appalachian Power	32.67
74557	09/30/2026	Nequilla Eubanks	32.59
74486	09/15/2026	Jason Hall	29.96
74548	09/30/2026	City of Charlottesville	28.17
74539	09/30/2026	MWP Supply Incorporated	27.48
74472	09/15/2026	City of Charlottesville	22.40
74579	09/30/2026	Martin Hardware Company Inc	14.56
74469	09/15/2026	Indpndnt Bttry Retailers of America	14.22
74595	09/30/2026	Rexel USA Inc	9.28
74506	09/15/2026	Matthew Porter	6.39
			5,902,452.59

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: FY 2027 Capital Improvement Program (CIP) Report STAFF CONTACT(S)/PREPARER: Jeremy M. Lynn, P.E., Director of Engineering	AGENDA DATE: October 15, 2026 CONSENT AGENDA: ACTION: ■ INFORMATION: ■ ATTACHMENTS: YES
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BACKGROUND: Monthly CIP Memo including a status report on active CIP Projects and a list of active Private Development Projects.

DISCUSSION:

- Questions about the status of active CIP Projects.
- Questions about the status of active Private Development Projects.

BUDGET IMPACT: None.

RECOMMENDATIONS: None.

BOARD ACTION REQUESTED: Approval of the Consent Agenda.

ATTACHMENTS:

- Monthly CIP Report
- List of Active Private Development Projects

Albemarle County Service Authority (ACSA) **Capital Improvement Program Report** **October 2026**

Water System CIP Projects

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

Consultant:	Whitman, Requardt & Associates, Inc. (WRA)
Project Status:	Construction
Percent Complete:	0%
Contractor:	Concrete Foundations, Inc. (CFI - Phase 4A)
Construction Start:	September 2026 (Phase 4A)
Completion:	August 2027 (Phase 4A)
Total Budget:	\$8,554,900
Spent to Date:	\$608,443.41

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.

10/7/2026: Notice to Proceed for Phase 4A was issued on September 18, 2026. A Preconstruction Conference with the project team was held on October 6, 2026, and CFI anticipates mobilizing during the second half of October.



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
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.

10/7/2026: KHA has recommended RWSA proceed with the installation of a 72-inch diameter casing pipe under Route 29/250 Bypass that will accommodate both the raw and finished water mains. A meeting with Thalle, RWSA, and ACSA was held on September 23, 2026, to discuss pricing.

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

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Design
Percent Complete:	100%
Contractor:	Undetermined
Construction Start:	2027
Completion:	2028
Total Budget:	\$10,330,000 Water and \$1,270,000 Sewer
Spent to Date:	\$551,263.79

Project Description: This project continues our systematic program to replace the aging and undersized asbestos-cement water mains in our system. The existing water mains are approximately 55 years old and have reached the end of their useful life. As a former well system that was connected to public water, most of the mains are also undersized. During design of the Northfields Water Main Replacement Project, ACSA staff identified several sections of sanitary sewer that could be installed along the roadway in coordination with the water main replacement work. These efforts will provide sanitary sewer service to nearly 20 existing neighborhood properties currently served by private septic fields. Project Length = 22,000 LF.

8/12/2026: Minor comments have been received from VDOT, and those comments will be incorporated into the bid documents. With VDOT approving ACSA's request to install a portion of the new gravity sewer system in the roadway, all easements required for construction have been obtained.

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

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	
Contractor:	Commonwealth Excavating, Inc. (Commonwealth)
Construction Start:	March 2026
Completion:	October 2026

Total Budget:	\$3,500,000
Spent to Date:	\$2,010,473.92

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.

10/7/2026: All water utilities have been installed, and pavement restoration is complete. ACSA is working with CEI on the closeout documents before making final payment. This project will be removed from the CIP Monthly Report.



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

Consultant:	Dewberry Engineers, Inc. (Dewberry)
Project Status:	Construction
Percent Complete:	5%
Contractor:	Commonwealth Excavating, Inc. (Commonwealth)
Construction Start:	September 2026
Completion:	May 2027
Total Budget:	\$3,500,000
Spent to Date:	\$200,443.14

Project Description: This project will improve and strengthen water service to a community that has experienced numerous water main breaks and service disruptions by replacing the existing water mains and service lines that have been in service since the early 1980's. This project will also create an interconnect with the neighboring Webland Drive community. Project Length = 3,000 LF.

10/7/2026: Commonwealth has mobilized to the site and the connection to the neighboring Webland Drive community has been made. Commonwealth is currently installing the new water main along the western portion of Cool Spring Road.



6. 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:	\$301,307.10

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.

10/7/2026: One additional easement was acquired over the past month, bringing our total to 7 of 8 easements required for this project.

7. Old Forge Water Main Replacement (Account Code 1777):

Consultant:	ACSA Engineering
Project Status:	Design
Percent Complete:	100%
Contractor:	ACSA Maintenance
Construction Start:	October 2026
Completion:	April 2027
Total Budget:	TBD
Spent to Date:	\$0

Project Description: The project continues our systematic program to replace asbestos cement water mains that are original to the neighborhood, which date back to the 1960's. With VDOT's schedule to repave these neighborhood streets in 2027, ACSA is proactively planning to replace these water mains. Funding for this project is anticipated from the Annual Water Repair and Replacement line item in the adopted CIP Budget. Project Length = 3,000 LF.

10/7/2026: ACSA staff have completed the design of the water main replacement and are working with VDOT on the issuance of a Land Use Permit. ACSA is in the process of procuring materials and anticipates mobilizing to the neighborhood the week of November 2, 2026. The community will be notified of the ACSA's activities ahead of any work.

8. Exclusion Meters Replacement (Account Code 1759):

Consultant:	ACSA Engineering
Project Status:	Construction
Percent Complete:	91%
Contractor:	ACSA and Irrigation Contractors
Construction Start:	September 2019
Completion:	2026
Total Budget:	\$527,500
Spent to Date:	\$448,719.33

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.

10/7/2026: Field activities continue with our Maintenance Department, with 43 private exclusion irrigation meters remaining 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:	100%
Contractor:	Undetermined
Construction Start:	2027
Completion:	2028
Total Budget:	\$9,683,800
Spent to Date:	\$581,228.94

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.

10/7/2026: ACSA is targeting advertisement for construction on December 1, 2026, with the bid opening tentatively scheduled for January 14, 2027.

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
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.

10/7/2026: ACSA will be presenting an offer to UVA Foundation on compensation for the needed easement across their property no later than October 12, 2026.

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
Spent to Date:	\$357,628.81

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.

10/7/2026: Schnabel Engineering is scheduled to perform the geotechnical borings around the middle of November.

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

Consultant:	OBG, A Ramboll Company (Ramboll)
Project Status:	Construction
Percent Complete:	80%
Contractor:	ACSA and Prism Contractors & Engineers, Inc. (Prism)
Construction Start:	January 2025
Completion:	December 2026
Total Budget:	\$400,000
Spent to Date:	\$360,674.67

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.

10/7/2026: Manhole rehabilitation work is underway by a combination of in-house crews and Prism. Work remains on 21 manholes.

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: \$521,819.13

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

8/12/2026: Rehabilitation of one manhole remains on Work Order 3 to close out this project.

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: \$127,811.59

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

10/7/2026: Prism has completed all manhole rehabilitation associated with Work Order 3.

15. FY 2027 Miscellaneous Sewer Rehabilitation (Account Code TBD):

Consultant: ACSA
Project Status: Construction
Percent Complete: Underway
Contractor: Vortex Holdco LLC (Vortex)
Construction Start: August 2026
Completion: August 2027
Total Budget: \$500,000
Spent to Date: \$0

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

8/12/2026: Work Order 1 has been issued, which includes 10 sewer defects identified throughout our collection system by ACSA Maintenance.

Non-Utility and Facility CIP Projects

16. Avon Operations Center (Account Code 1622):

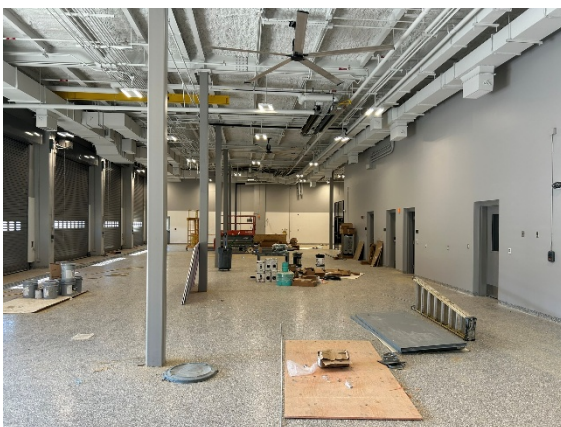
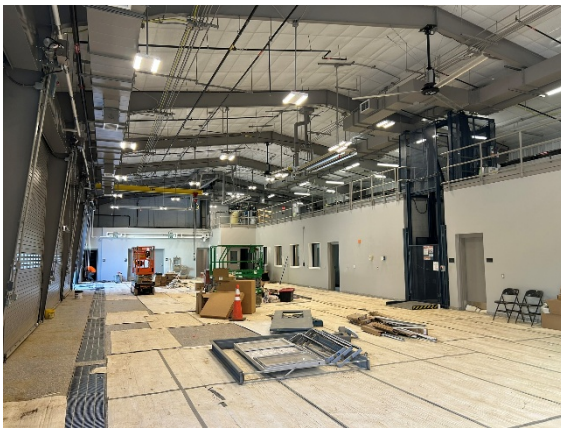
Consultant: Dewberry Engineers, Inc. (Dewberry)
Project Status: Construction
Percent Complete: 93%
Contractor: Daniel & Company, Inc. (DCI)

Construction Start:	January 2025
Completion:	January 2027
Total Budget:	\$18,000,000
Spent to Date:	\$16,645,456.55

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.

10/7/2026: Perimeter fencing and gates have been installed, and the fuel dispensers have been placed into service. DCI anticipates delivery of the HVAC system the week of October 19, 2026. With this delay, the current Substantial Completion date is being updated to November 20, 2026.





17. North Fork and Camelot Pump Station Improvements (Account Code 1831):

Consultant:	Whitman, Requardt & Associates, Inc. (WRA)
Project Status:	Design
Percent Complete:	10%
Contractor:	Electrical Equipment Company (EECO)
Construction Start:	2027
Completion:	2027
Total Budget:	\$475,000
Spent to Date:	\$0

Project Description: In response to the January 2024 flooding of RWSA's Rivanna Pump Station, the ACSA undertook the Facility Condition Assessment of various critical water and sewer facilities. This assessment included recommendations at the North Fork and Camelot Pump Stations that will be bundled into this project. Those recommendations include the replacement of variable frequency drives (VFDs), the rebuilding of several pumps, replacement of float controls and flow meters, among other items.

10/7/2026: ACSA has issued a Notice of Award to EECO for the replacement of these variable frequency drives. A Kick-off Meeting was held on October 6, 2026.

18. ArcFlash Hazard Assessment (Account Code 1606):

Consultant:	Kimley-Horn and Associates, Inc. (KHA)
Project Status:	Study
Percent Complete:	25%
Construction Start:	May 2026
Completion:	December 2026
Total Budget:	\$160,000
Spent to Date:	\$48,869.00

Project Description: This project consists of performing ArcFlash hazard assessments at 19 sites across the ACSA's service area. These assessments will provide ACSA personnel and authorized contractors with information to understand energy levels present at electrical equipment and the appropriate Personal Protective Equipment (PPE) to wear when maintaining the energized equipment.

10/7/2026: Evaluations are complete for North Fork, Camelot and Briarwood Sewer Pump Stations. Dominion Energy has provided available fault-current letters for Woodbrook and Georgetown Green Sewer Pump Stations and is working on the remaining facilities.

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

1. 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.
2. Airport Industrial Complex (Rio): Water and sewer main extensions to serve nearly 135,000 square feet of light industrial space spread out over nine buildings at the end of Timberwood Boulevard and Dobleann Drive off Airport Road.
3. Archer North – Phase 1 (Rivanna): Water and sewer main extensions to serve 78 residential units. This development will replace the Ridgewood Mobile Home Park, located at the corner of Seminole Trail and Ashwood Blvd.
4. Ashcroft Phase 3 (Rivanna): Water main extensions to serve 76 residential units. This development connects to Lego Drive just north of the Ashcroft Clubhouse.
5. Bamboo Grove (White Hall): Water and sewer main extensions to serve 6 residential units. This development is located along Orchard Drive, just north of the intersection with Jarmans Gap Road.
6. Belvedere Phase 4C (Rio): Water and sewer main extensions to serve 79 residential units at the northern end of Belvedere Boulevard.
7. Berkmar Woodburn Flats Phase 1 (Rio): Water and sewer main extensions to serve 14 residential units along Woodburn Road, between Victorian Heights and Berkmar Overlook.
8. 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.
9. Brookhill Block 18 (Rivanna): Water and sewer main extensions to serve 194 single family homes in the Brookhill subdivision, located along the eastern side of Halsey Avenue and north of the Montgomery Ridge Subdivision.
10. 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.

11. 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.
12. Forest Lakes Self-Storage (Rivanna): Water main extension to serve nearly 106,000 square feet of storage space along Worth Crossing, just north of the Forest Lakes Food Lion.
13. 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.
14. 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.
15. Homini Hills (Rio): Water and sewer main extensions to serve 5 residential units at the intersection of Rio Road East and Denice Lane.
16. Kappa Sigma International Headquarters (Scottsville): Water main extension to serve an addition to the existing building and a separate standalone building at their site off Scottsville Road.
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. Old Ivy Residences (Jack Jouett): Water and sewer main extensions to serve 525 residential units. This site is located along Ivy Road just east of Route 29/250 Bypass.
19. Rivanna Futures Land Bay 55 (Rivanna): Water and sewer main extensions to serve the proposed AstraZeneca biopharmaceutical manufacturing facility.
20. Southwood Redevelopment Village 3 (Scottsville): Water and sewer main extensions to serve 127 single family units and 10 condominium units. This project is located along the eastern side of Horizon Road, south of Hickory Street.
21. Stonefield Veterinary Emergency Group Site Plan (Jack Jouett): **Water and sewer service to a veterinary facility at the intersection of Hydraulic Road and Swanson Drive.**

- 22. Three Notch'd Center (White Hall):** Water main extension to serve a commercial office building just east of 5380 Three Notch'd Road.
- 23. 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 10152026

ALBEMARLE COUNTY SERVICE AUTHORITY

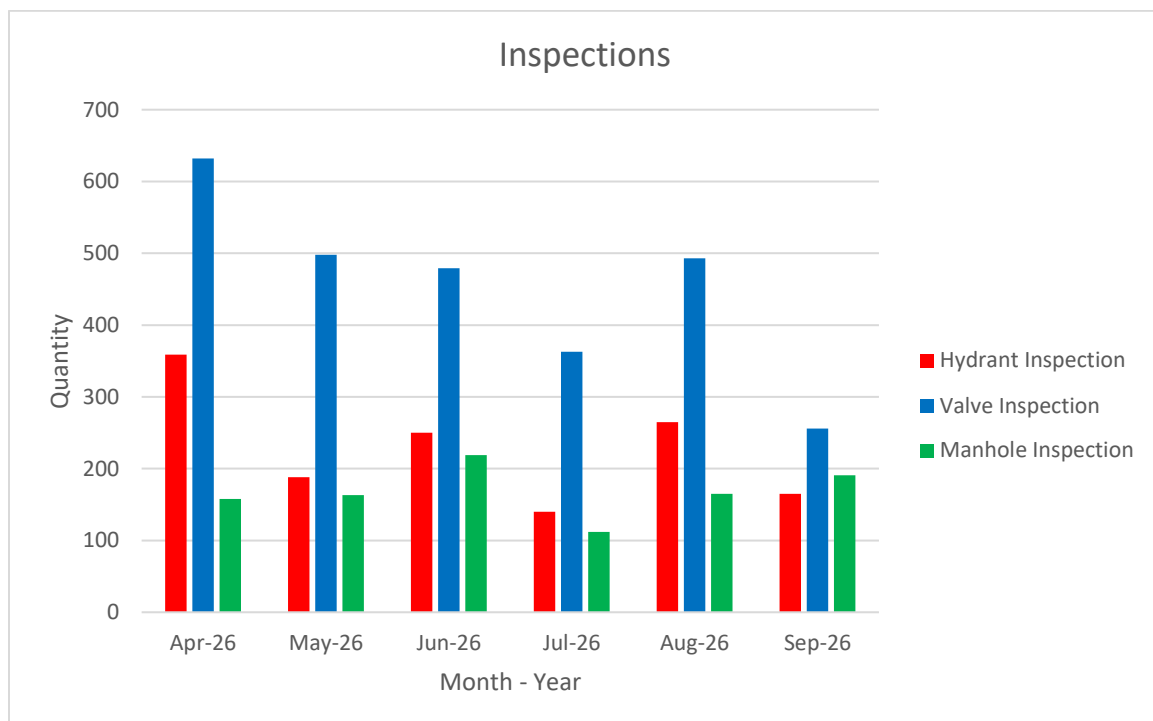
AGENDA ITEM EXECUTIVE SUMMARY

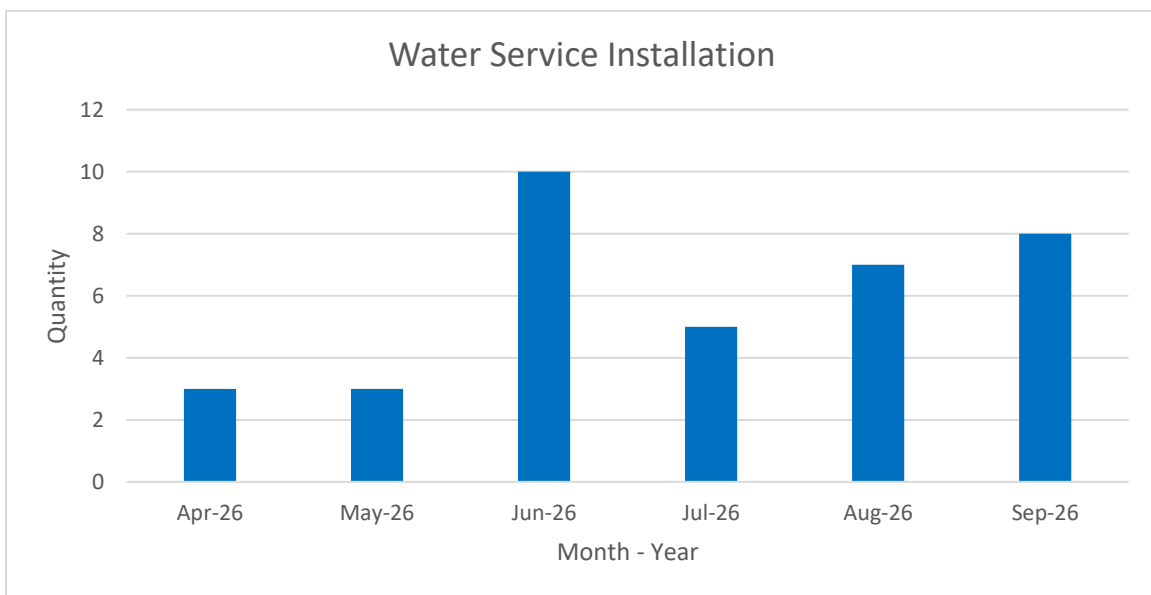
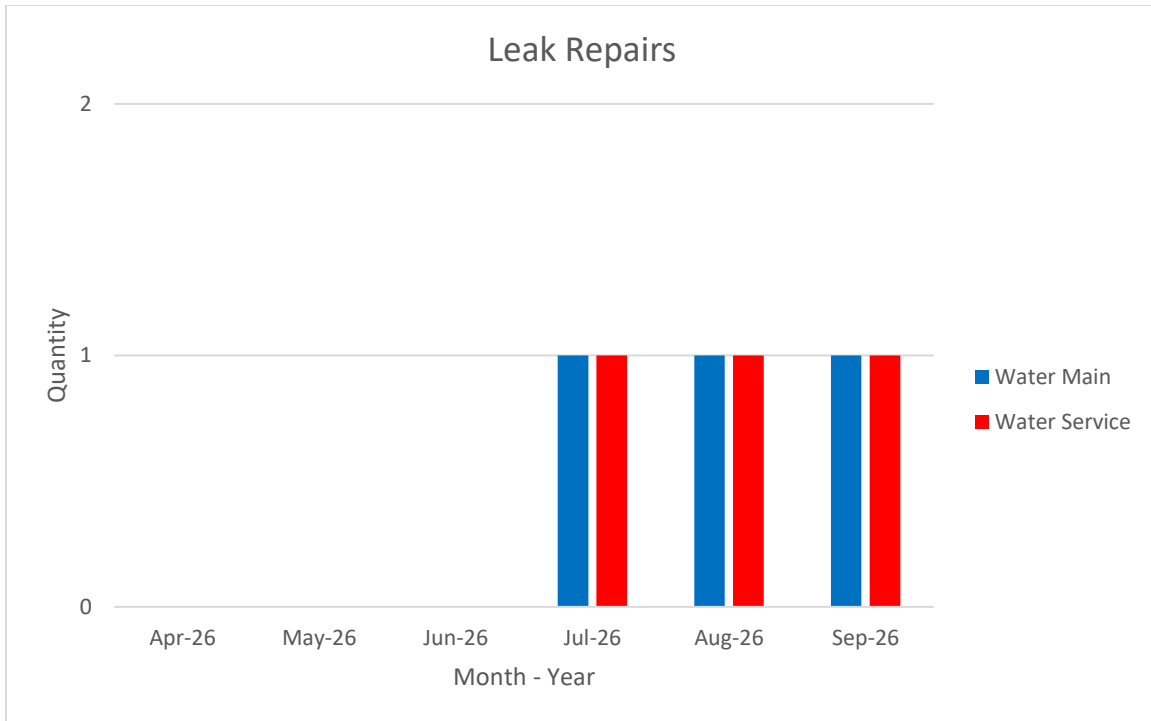
AGENDA TITLE: FY 2027 Monthly Maintenance Update Report STAFF CONTACT(S)/PREPARER: Alexander J. Morrison, P.E., Director of Operations	AGENDA DATE: October 15, 2026 CONSENT AGENDA: ACTION: ■ INFORMATION: ■ ATTACHMENTS: Yes
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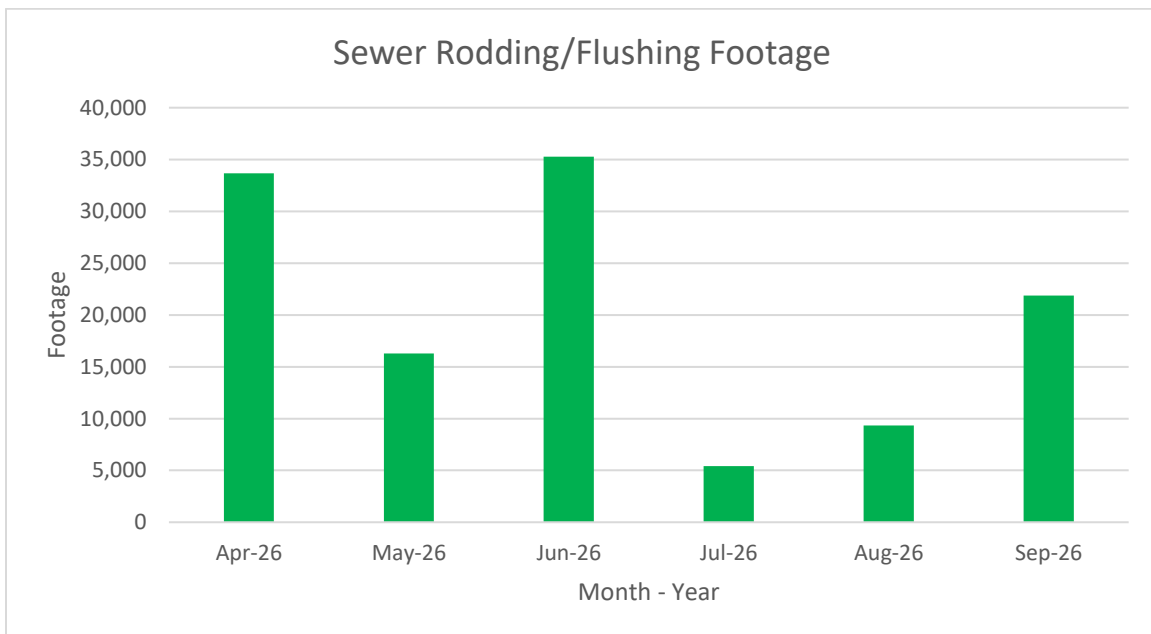
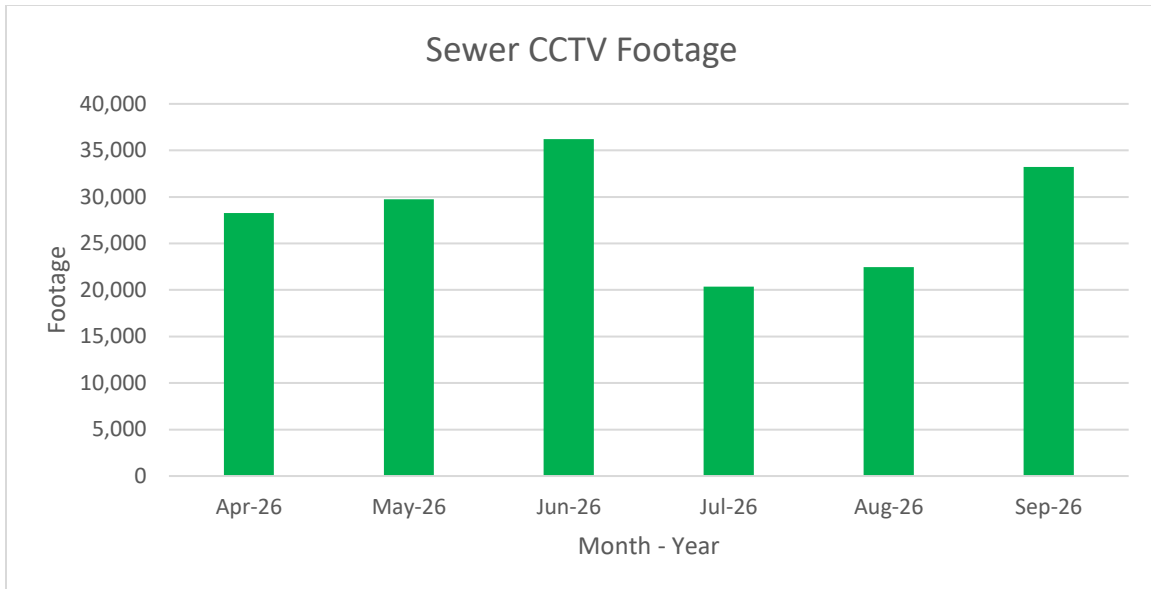
BACKGROUND:

Current total years of service in the Maintenance Department: 333.8 years
 Current average years of service in the Maintenance Department: 9.0 years
 Current number of employees in the Maintenance Department: 37

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: Manhole inspections increased slightly in the month of September. Valve and fire hydrant inspections decreased in September due to crew involvement in other maintenance projects as well as the onboarding of a new Valve Tech. Repair and replacement activities completed during the month included:
 - Repair Fire Hydrant: 1
 - Repair/Replace Water Valve Box: 8
 - Repair/Adjust Ancillary Valve: 2
 - Replace or Reset Manhole Frame and Cover: 3
 - Leak Repairs: One water main leak was repaired on Polo Grounds Road. The leak developed on a 12" gasket at a pipe joint. A bell clamp was installed, as shown in Attachment 1, to repair the leak. One water service repair was also completed on Carrsbrook Drive. The 90-degree fitting was leaking and required replacement, as shown in Attachment 2.
 - Water Service Installation: Eight new water service installations were completed in September.
 - Sewer CCTV Footage: Sewer CCTV activity increased in September compared to August, with a total of 33,210 feet of sewer mains inspected.
 - Sewer Rodding/Flushing Footage: Sewer rodding and flushing activity increased in September compared to August, with a total of 21,866 feet of sewer mains rodded and/or flushed.
 - Facilities Inspections: In September, completed inspections are as follows:
 - 120 Generator Inspections
 - 287 Pump Inspections
 - 75 Sewer PS Inspections
 - 58 Water PS Inspections
 - 2 Fire System Inspections
 - 4 UST Inspections
 - 25 PRV Station Inspections

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

- **Miscellaneous Maintenance Activities**
 - **CAT 310 Excavator Purchase:** ACSA recently purchased a new CAT 310 excavator to replace a backhoe that had exceeded its useful life. The larger CAT 310 provides increased operational flexibility, including greater digging depth and capacity for larger excavations and heavier attachments such as rock hammers and mulching heads. This additional capability will allow ACSA to perform a broader range of work in-house and reduce the need for outside equipment for certain projects. The new excavator is shown in Attachment 3.

The equipment was purchased through an Omnia Partners contract with Carter CAT Machinery, providing ACSA with approximately 25% off the published list price. The Omnia contract also provides an extended warranty of 48 months or 2,000 operating hours, compared to the standard CAT warranty of 24 months or 2,000 operating hours.

BUDGET IMPACT: None.

RECOMMENDATIONS: None.

BOARD ACTION REQUESTED: Approval of the Consent Agenda.

ATTACHMENTS: Yes

ALBEMARLE COUNTY SERVICE AUTHORITY**AGENDA ITEM EXECUTIVE SUMMARY****ATTACHMENT 1: Polo Grounds Road Water Main Repair**

ALBEMARLE COUNTY SERVICE AUTHORITY**AGENDA ITEM EXECUTIVE SUMMARY****ATTACHMENT 2: Carrsbrook Drive Water Service Repair**

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

ATTACHMENT 3: CAT 310 Excavator



ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Monthly Information Technology Department Update STAFF CONTACT(S)/PREPARER: April Walker, Director of Information Technology	AGENDA DATE: October 15, 2026 ACTION: ☐ INFORMATION: ☒ ATTACHMENTS: None
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Information Technology

Background:

Our Systems Analyst and Systems Engineer are responsible for supporting and overseeing day-to-day Information Technology operations for the ACSA.

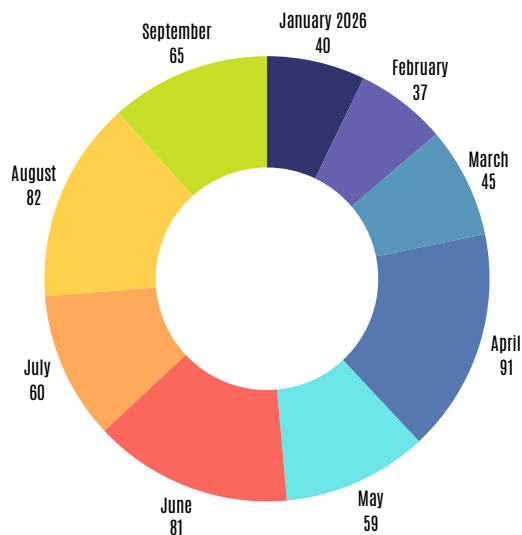
Sabrina Seay was promoted to Systems Engineer effective October 1. We will begin the process of filling the Systems Analyst position later this fall.

Together, the Systems Analyst and Systems Engineer manage Help Desk requests, coordinate employee onboarding and offboarding, and administer the ACSA's intranet, website, servers, and software systems.

Last month, they:

- Resolved **65** Help Desk tickets
- Deployed **1** new computer
- Deployed **1** new tablet
- Deployed **1** new phone
- Completed onboarding or offboarding for **3** employees

2026 HELP DESK TICKET COMPARISON



I.T. DEPARTMENT'S MONTHLY ROUTINES

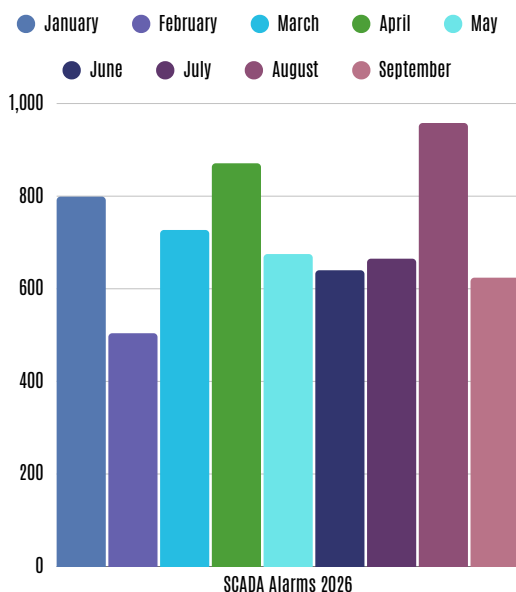
Digital & Physical Security

Background:

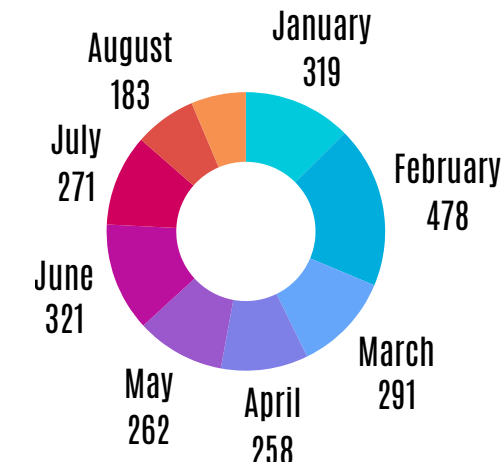
Our ISO/Systems Engineer, Solomon Wondimu, oversees all digital security, while our Information Technology Technician, Tron Henson, is responsible for physical security.

Last month, they:

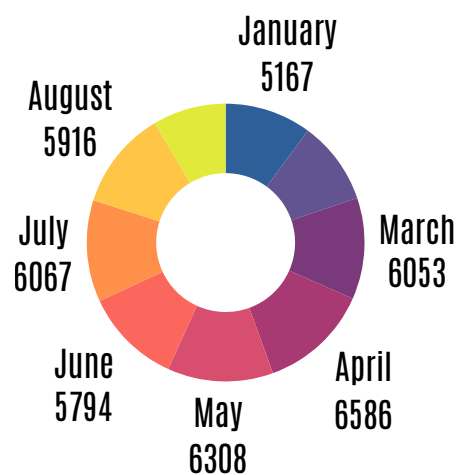
- Investigated **162** physical security alerts at the Operations Center
- Investigated **4,365** physical security alerts at water storage tanks and pump stations.
- Investigated **1,030** modem alerts.
- Implemented **311** firewall pattern updates



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 **624** SCADA alarms.
- Investigated **21** AMI modem alerts
- Completed **13** SCADA Work Orders.

I.T. DEPARTMENT'S MONTHLY ROUTINES

Geographic Information Systems (GIS)

Background:

Our GIS operations are managed by Enterprise Applications Supervisor Justin Ray and GIS Technician Elise Kiewra. XY locates are handled primarily by IT Technician Tron Henson; however, due to the current project workload, one of our Operations Supervisors has been handling these requests.

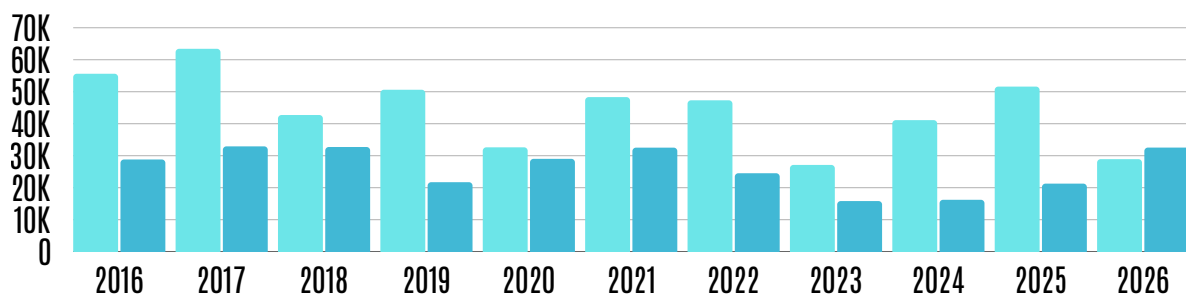
Last month, they:

- Digitized **170.8 ft** sewer lateral lines (Total 21,125 ft)
- Digitized **4,250 ft** sewer gravity mains (Total 1,768,842.5 ft)
- Digitized **996.4 ft** water mains (Total 2,075,517.7 ft)
- Digitized **43.5 ft** water service lines (Total 517,651.1 ft)
- Fulfilled **24** external map requests
- Completed **3** Update GIS work orders
- Completed **1** UAS Flights
- GPS located **14** assets



FOOTAGE OF WATER AND SEWER GRAVITY MAINS GIS DIGITIZATION

● Water Mains ● Sewer Gravity Mains



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:

- Participated in auto-flusher assembly inspections with Engineering Technicians to gain a better understanding of the process.
- Continued re-creating scheduled reports in SSRS format. All are now uploaded and tested for accuracy and on track to go live before the end of the month.
- Trained on daily SCADA checks in order to help out, as necessary.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

I.T. DEPARTMENT'S LARGE PROJECT PARTICIPATION



CLOUD MIGRATION

IN PROGRESS: We have obtained legal review and an opinion on the vendor's Letter of Agreement. We have sent a revised Letter of Agreement to the vendor and are awaiting their feedback.



AVON OPERATIONS CENTER- NETWORKING & SECURITY

IN PROGRESS: The wiring we have been awaiting has arrived, and we are now working to install it to the light poles. We have also begun installing network racks, and one of our Internet Service Providers has completed the fiber termination in the server room. Additionally, we are working with a locksmith to install access control on select doors throughout the facility.



SCADA COMMUNICATIONS

IN PROGRESS: T-Mobile continues to work with ACSA staff to build out our SCADA private network. The upgraded cellular modems have arrived, and we are working with a vendor to configure them.



STAFF RECRUITMENT

IN PROGRESS: We have offered the I.T. Supervisor position, and our selected candidate is expected to start on October 19. Onboarding will begin immediately upon their arrival. With Sabrina Seay's promotion to Systems Engineer, we will be posting and interviewing for the Systems Analyst position later this fall.



CUSTOMER INFORMATION SYSTEM (CIS)

IN PROGRESS: While we continue to assist with the software setup and data migration, we have begun integration work for Cityworks, RingCentral and Munis.

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY



SECURITY SYSTEM UPGRADES- PUMP STATIONS

ON HOLD: This project is being completed as time allows when work on the Avon Operations Center is not underway. We have been working on the Old Forge, Georgetown, and Glenmore Water Pump Stations.



SCADA SYSTEM ASSESSMENT

IN PROGRESS: We are in the process of upgrading firmware for SCADA sites to be at a consistent, higher version. All but two of the sites have been upgraded. We have replaced three of ten identified outdated human machine interfaces (HMI) at SCADA sites. This has been placed on hold as we work on the redundant network. We are also documenting specifications for disaster recovery processes.



CELLULAR MIGRATION

ON HOLD: All mobile devices have now been successfully migrated. Next, we will work with the Meter Operations Supervisor to begin the cellular migration for the AMI system.



CYBERSECURITY

IN PROGRESS: We have purchased and configured a new cybersecurity training and awareness platform. The platform will provide ongoing cybersecurity training and awareness for staff, including simulated phishing exercises to help strengthen our overall security posture.

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

BOARD ACTION REQUESTED: Informational

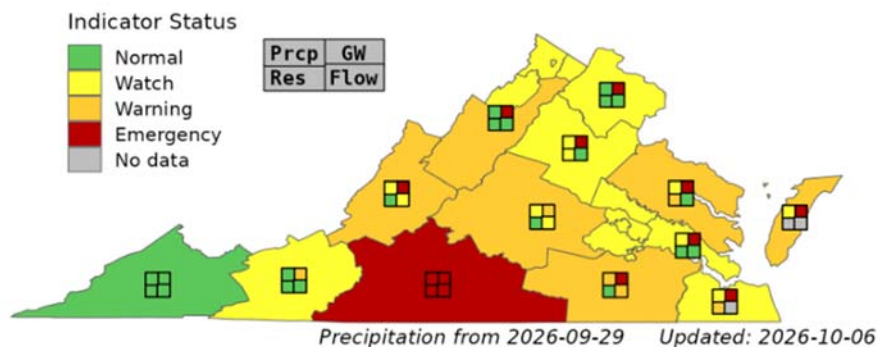
ATTACHMENTS: None

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Rivanna Water & Sewer Authority (RWSA) Monthly Update STAFF CONTACT(S)/PREPARER: Quin Lunsford, Executive Director	AGENDA DATE: October 15, 2026 CONSENT AGENDA: Informational ATTACHMENTS: No
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BACKGROUND: This report continues the monthly updates on the Rivanna Water & Sewer Authority (RWSA) projects, Board meetings, and follow-up items. Below are updates on RWSA major projects and issues, including updates from the RWSA September 22nd Board packet.

- Drought and Water Supply Update:** The Virginia Drought Monitoring Task Force (DMTF) met on September 29th, to discuss the status of drought monitoring and hydrologic conditions in the Commonwealth. The most recent Drought Map is shown below. Drought indicator status for our region is illustrated below and reflects a “warning” status for precipitation, groundwater and stream flows, and a “normal” status for reservoirs. The RWSA, ACSA, and City continue to monitor reservoir levels, weather predictions, 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. Our collective systems remain in the “Drought Watch” status.



DAILY WATER STATUS REPORT

WATER DEPARTMENT

10/06/2026

<u>Reservoir</u>	<u>Full Capacity (MG)</u>	<u>Level</u>	<u>%Full</u>	<u>Rainfall#</u>	<u>Flow Release to River#</u>
South Rivanna	885	Full	100.00	0.00"	Spillway Overflow
Ragged Mountain	1440	-4.66'	83.62	0.00"	0.03 MGD
Sugar Hollow	340	-1.09'	95.17	0.00"	0.3 MGD
Beaver Creek	490	-2.67'	83.70	0.00"	N/A
Totier Creek	155	Full	100.00	0.00"	Spillway Overflow

AGENDA ITEM EXECUTIVE SUMMARY

Summary (under construction):

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	September 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	December 2026	June 2027
RMR Pool Raise	September 2025	December 2026
Sewer and Manhole Repairs, Phase 2	December 2025	June 2027
Crozet WTP GAC Expansion – Phase I	March 2026	May 2028
SVWRRF Generator Replacement	April 2026	June 2027
SRR to RMR Pipeline, Pump Station & Intake	March 2026	December 2030
Glenmore WRRF Upgrade, Phase 1	June 2026	August 2027
Sodium Hypochlorite Tank Replacement, OBWTP	September 2026	July 2027
MC UV Disinfection System Replacement	November 2026	June 2029
SRWTP – PAC System Upgrades	January 2027	June 2027
SRWTP Floc Basin Equipment Replacement	October 2027	May 2028

AGENDA ITEM EXECUTIVE SUMMARY

Design and Bidding

RWSA Major Project Schedule	Construction Start Date	Construction Completion Date
Airport Road Water Storage Tank and Pumps	March 2027	March 2029
Central Water Line, Phase 2	March 2027	December 2029
MC Pump Station Slide Gates, Valves, Bypass and Septage Receiving Upgrades	March 2027	December 2028
Beaver Creek Raw Water Pump Station, Intake & Piping	March 2027	December 2029
Beaver Creek Dam Spillway Modifications	January 2030	December 2032
Upper Schenks Branch Interceptor, Phase 2	2027	2029
Dam Concrete Steel Repairs	March 2027	May 2028
NR River Crossing and Piping	September 2027	December 2030
MC Blower Ventilation Replacement	September 2027	March 2029
Woodburn, Pantops & Observatory Water Tank Painting	June 2027	June 2030
SRWTP WW Connection	March 2028	June 2029
Albemarle Berkeley WWPS Replacement	September 2027	September 2029
Berkmar Drive Waterline	March 2028	March 2030
Emmet Street Waterline Betterment	April 2027	March 2030
Dam Public Safety Improvements	June 2027	December 2028
CZWTP Disinfection Improvements	June 2027	December 2028
Buck's Elbow Tank and Waterball Repairs and Painting	June 2027	September 2029
MC Securing Improvements, Front Gate	April 2028	December 2029
NRWTP Decommissioning	July 2029	June 2031
Urban Water Storage Tank Improvements	June 2028	December 2030
Powell Creek Interceptor Upgrade (PC 1-5)	TBD	TBD
Northern Area Pressure Zone	TBD	TBD

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:	30%
Completion:	December 2029
Budget:	\$58,000,000

Current Status: Pipe installation by two crews on Cherry Avenue. One pipe crew will move to Cleveland Avenue in September to begin installation of the City 8" water line.

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:	65%
Completion:	June 2027
Budget:	\$2,050,000

Current Status: The GAC building has been constructed. Sidewalk construction around the new building is underway. Conduit installation is taking place inside the building.

History: The Red Hill Water Treatment Plant was constructed in a joint effort by the ACSA and RWSA in 2009 and consists of a well, pneumatic tank and pump house that provides treated water to the Red Hill Elementary School and adjoining neighborhood. The current building is beyond its physical capacity and this project serves to expand the building and improve the configuration of the process and laboratory needs of the WTP.

AGENDA ITEM EXECUTIVE SUMMARY

- **South Fork Rivanna River Waterline Crossing**

Design Engineer:	Michael Baker International (Baker)
Construction Contractor:	Faulconer (Charlottesville, VA)
Construction Start:	December 2024
Percent Complete:	70%
Completion:	September 2027
Budget:	\$6,550,000

Current Status: Faulconer Construction terminated its contract with the tunnel drilling subcontractor and hired a second subcontractor to complete the tunnel under the river, anticipated to start again in October 2026.

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 Waterline and Pump Station**

Design Engineer:	Kimley-Horn
Design Contractor:	Thalle Construction (Hillsborough, NC)
Construction Start:	February 2025
Percent Complete:	45%
Completion:	June 2029
Current Project Estimate:	\$61,500,000

Current Status: Pipeline construction continues between Ragged Mountain Reservoir and the new pump station on Reservoir Road, as well as between the new pump station and Birdwood Golf Course on Foxhaven Farm. Masonry and roofing work continues for the exterior of the pump station. The new generator for the pump station has also been set on its concrete pad. Installation of the raw water main under US-29 via jack and bore began but ran into very large boulders that impeded the work. Staff and the Contractor continue to assess the geotechnical conditions to 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.

AGENDA ITEM EXECUTIVE SUMMARY

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.

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

Design Engineer:	Short Elliott Hendrickson (SEH)
Construction Contractor:	English Construction (Lynchburg, VA)
Construction Start:	May 2025
Project Status:	40%
Completion:	May 2027
Current Project Estimate:	\$11,800,000

Current Status: Framing and utility installations continue in the Blower Building. In the Vehicle Maintenance Building, the walls are framed, insulated, and drywalled for the new office spaces. Demolition for the new oil storage room is on-going. Installation of the new sewer line is nearly complete for the Maintenance buildings.

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.

- **MC Structural and Concrete Rehabilitation**

Design Engineer:	Hazen and Sawyer (Hazen)
Construction Contractor:	WM Schlosser (Hyattsville, MD)
Construction Start:	May 2025
Project Status:	45%
Completion:	May 2027
Current Project Estimate:	\$15,500,000

Current Status: Blasting and priming of the steel on the South Maintenance Shed is ongoing. Clean out of the west holding pond was completed and concrete repair work has begun. Primary Clarifier #1 repairs are complete and the clarifier will be placed back into service this month.

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

AGENDA ITEM EXECUTIVE SUMMARY

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:	25%
Completion:	July 2027
Budget:	\$12,350,000

Current Status: In Pump Station No. 2, bypass pumping has been installed and tested, and most of the electrical work has been completed. The new pumps and concrete pads have been replaced. Pump header piping installation and pump testing should commence this month.

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.

- **MC Administration Building Renovation and Addition**

Design Engineer:	SEH
Construction Contractor:	Martin Horn (Charlottesville, VA)
Construction Start:	August 2025
Percent Complete:	35%
Completion:	December 2027
Budget:	\$29,600,000

Current Status: The second floor of the existing structure was recently poured. Martin Horn is installing the roof of the addition and will tie it into the existing roof.

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.

AGENDA ITEM EXECUTIVE SUMMARY

- **SVWRRF Permit Modification Upgrades**

Design Engineer:	Short Elliot Hendrickson (SEH)
Construction Contractor:	Orders Construction Company
Construction Start:	December 2026
Percent Complete:	5%
Completion:	June 2027
Budget:	\$1,015,000

Current Status: Contractor is completing material submittals. They are scheduled to receive equipment and mobilize to the site in December.

- **Ragged Mountain Reservoir Pool Raise**

Design Engineer:	Schnabel Engineering
Construction Contractor:	Faulconer Construction (Charlottesville, VA)
Construction Start:	September 2025
Percent Complete:	80%
Completion:	December 2026
Current Project Estimate:	\$13,300,000

Current Status: Clean-up efforts for the fallen trees continue with anticipated completion in September. Construction of the expanded blanket drain system in the right abutment of the dam is in progress.

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

Design Engineer:	CHA Consulting, Inc.
Construction Contractor:	Vortex Services, LLC (Chesapeake, VA)
Construction Start:	December 2025
Percent Complete:	85%
Completion:	June 2027
Budget:	\$2,185,000

Current Status: Pipeline rehabilitation continues along Morey Creek Interceptor in Canterbury Road.

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

Design Engineer:	SEH
Construction Contractor:	English Construction Company (Lynchburg, VA)
Construction Start:	March 2026
Percent Complete:	35%
Completion:	May 2028

AGENDA ITEM EXECUTIVE SUMMARY

Budget: \$12,165,000

Current Status: Concrete for the clearwell sump base slab was completed.

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:	50%
Completion:	June 2027
Budget:	\$1,360,000

Current Status: The duct bank and concrete pad have been completed. The generator is scheduled to arrive this month.

- **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:	25%
Completion:	December 2030
Budget:	\$107,000,000

Current Status: Pipeline installation is nearing completion along Woodburn Road before transitioning to behind Greer Elementary School toward the end of September. Pipe installation along Colthurst Drive is ongoing. Construction of the new Permanganate Building at SRWTP continues.

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.

AGENDA ITEM EXECUTIVE SUMMARY

- **Glenmore WRRF Upgrade Phase 1**

Design Engineer:	SHE
Construction Contractor:	Maverick Construction, LLC (Grasonville, MD)
Construction Start:	June 2026
Complete:	75%
Completion:	August 2027
Budget:	\$1,960,000

Current Status: Piping for the blower modifications and the Ultraviolet disinfection system have been completed. Start up and testing for the new blowers is underway.

- **OBWTP Sodium Hypochlorite Tanks Replacement**

Design Engineer:	Short Elliott Hendrickson (SEH)
Construction Contractor:	Waco, Inc. (Sandston, VA)
Construction Start:	September 2026
Percent Complete:	10%
Completion:	July 2027
Budget:	\$293,000

Current Status: Two hypochlorite tanks have been delivered. Due to drought conditions, construction is being pushed back 60 days to avoid the higher water demand conditions and ensure that the treatment plant remains at full capacity.

- **MC UV Disinfection System Replacement**

Design Engineer:	RWSA Engineering
Construction Contractor:	RWSA Maintenance
Construction Start:	November 2026
Percent Complete:	0%
Completion:	June 2029
Budget:	\$1,980,000

Current Status: Project includes replacement of 8 ultraviolet disinfection light banks at MC which have reached the end of their useful service life. Staff will replace them over the next 3 fiscal years. Staff are obtaining manufacturer pricing and equipment lead times for the first set of UV banks. Slide gate repairs are needed in the UV channels before the new UV banks are installed.

- **SRWTP – PAC System Replacement**

Design Engineer:	SEH
Construction Contractor:	Waco, Inc (Sandston, VA)
Construction Start:	January 2027
Percent Complete:	5%
Completion:	June 2027

AGENDA ITEM EXECUTIVE SUMMARY

Budget: \$1,820,000

Current Status: Submittals for the powdered activated carbon tank are being processed and materials are being ordered. Mobilization is anticipated in January 2027. The PAC silo is scheduled to be delivered in December 2026.

- **SRWTP Floc Basin Equipment Replacement**

Design Engineer:	SEH
Project Start:	July 2025
Project Status:	Award
Construction Start:	January 2027
Completion:	June 2028
Budget:	\$2,900,000

Current Status: An award recommendation was made at the September RWSA Board meeting.

Design and Bidding

- **Airport Road Water Storage Tanks and Pumps**

Design Engineer:	SEH
Project Start:	December 2025
Project Status:	60% Design
Construction Start:	March 2027
Completion:	March 2029
Budget:	\$7,200,000

Current Status: Coordinating permits with Albemarle County staff for one million gallon ground-level steel water storage tank. Architectural Review Board approved the tank design. Completed geotechnical investigations. Preparing design documents and coordinating VDH Construction permit.

- **Central Water Line, Phase 2**

Design Engineer:	Michael Baker International (Baker)
Project Start:	July 2024
Project Status:	90% Design
Construction Start:	March 2027
Completion:	December 2029
Budget:	\$21,000,000

Current Status: Resolving final site plan comments with the City. Easements on two City parcels will be requested from City Council.

AGENDA ITEM EXECUTIVE SUMMARY

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

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

- **MC Pump Station Slide Gates, Valves, Bypass, and Septage Receiving Upgrades**

Design Engineer:	Hazen and Sawyer (Hazen)
Project Start:	June 2023
Project Status:	100% Design
Construction Start:	March 2027
Completion:	December 2028
Budget:	\$10,200,000

Current Status: Design documents have been completed. 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 Raw Water Pump Station, Intake, and Piping Improvements**

Design Engineer:	Hazen & Sawyer
Project Start:	February 2018
Project Status:	100% Design
Construction Start:	March 2027
Completion:	December 2029
Budget:	\$39,000,000

Current Status: Final plans and specifications have been completed and are ready for advertisement this fall. Discussions with the County are underway regarding a lease for the Pump Station property. Easement acquisition for the raw water main from the pump station to the Crozet WTP is nearly complete with a “friendly” condemnation of the last remaining easement approved by the RWSA Board in June 2026. As requested by the RWSA Board, an archeological survey of this easement will be completed in September/October prior to filing the Certificate of Take.

AGENDA ITEM EXECUTIVE SUMMARY

- **Beaver Creek Dam Spillway Modifications**

Design Engineer:	Schnabel Engineering
Project Start:	February 2018
Project Status:	80% Design
Construction Start:	January 2030
Completion:	December 2032
Budget:	\$33,500,000

Current Status: Final design of the dam spillway upgrades is ongoing, with efforts focusing on primary spillway riser modifications and changes to the spillway bridge design based on feedback from VDOT. A significant (\$20 M) construction grant from the NRCS is anticipated. Construction on this project will begin when the new Pump Station has been completed.

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.

- **Upper Schenks Branch Interceptor, Phase 2**

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.

AGENDA ITEM EXECUTIVE SUMMARY

- **North Rivanna River Crossing and Piping**

Design Engineer:	Kimley-Horn
Project Start:	December 2025
Project Status:	Preliminary Engineering Review
Construction Start:	September 2027
Completion:	December 2030
Budget:	\$16,400,000

Current Status: Completed survey and utility designations. Began detailed layout for river crossing. Conducted permitting and design coordination meetings with VDOT. Developing conceptual layout for pipe route. Wetland delineation is proceeding. Completing final modeling to determine pipe diameter and total length determinations.

- **MC Blower Building Ventilation Replacement**

Design Engineer:	Hazen
Project Start:	October 2025
Project Status:	PER
Construction Start:	September 2027
Completion:	March 2029
Budget:	\$1,130,000

Current Status: Hazen has received data on the existing blowers and will provide a preliminary engineering report on the necessary replacements.

- **Woodburn, Pantops, and Observatory Water Tank Painting**

Design Engineer:	Whitman Requardt & Associates, LLP (WRA)
Project Start:	July 2026
Project Status:	PER
Construction Start:	June 2027
Completion:	June 2030
Budget:	\$6,120,000

Current Status: A request to authorize execution of a Service Authorization with WRA has been made.

- **SRWTP WW Connection**

Design Engineer:	HDR
Project Start:	July 2026
Project Status:	PER
Construction Start:	March 2028
Completion:	June 2029
Budget:	\$1,100,000

AGENDA ITEM EXECUTIVE SUMMARY

Current Status: Project includes construction of a small-diameter sanitary sewer main that will allow disposal of residual sludge from the treatment process into the sanitary sewer in lieu of utilizing the belt press and hauling sludge off site. Preliminary engineering is underway.

- **Albemarle Berkeley WWPS Replacement**

Design Engineer:	Wiley Wilson
Project Start:	July 2026
Project Status:	PER
Construction Start:	September 2027
Completion:	September 2029
Budget:	\$1,330,000

Current Status: Preliminary engineering is underway to replace the 1970s-vintage wastewater pump station. Relocation of the station may be required in collaboration with the ACPS Lambs Lane Master Plan. RWSA staff are meeting this month with ACPS to discuss the project.

- **Berkmar Drive Waterline Betterment**

Design Engineer:	Kimley-Horn
Project Start:	August 2024
Project Status:	70% Design
Construction Start:	March 2028
Completion:	March 2030
Budget:	\$1,760,000

Current Status: VDOT is acquiring right-of-way for the roadway extension and will advertise for bids in 2028. RWSA waterlines will be completed concurrently with the roadway project. RWSA is requesting VDOT to install two waterlines north of the Airport Road Pump Station based on Northern Area Modeling.

- **Emmet Street Waterline Betterment**

Design Engineer:	Whitman, Requardt & Associates, LLP (RWSA) Clark Nexsen (City)
Project Start:	2019
Project Status:	100% Design
Construction Start:	April 2027
Completion:	March 2030
Budget:	\$7,400,000

Current Status: Staff are reviewing 100% design drawings for a water main that will be installed as part of the City's Emmet Streetscape project, with advertisement anticipated in late 2026. Permitting efforts with VDH and CSX Railroad are underway.

AGENDA ITEM EXECUTIVE SUMMARY

- **Dam Public Safety Improvements**

Design Engineer:	Hazen
Project Start:	July 2025
Project Status:	PER
Construction Start:	June 2027
Completion:	December 2028
Budget:	\$3,850,000

Current Status: Project includes sirens, signage, boat barriers, and other public safety features at Sugar Hollow, South Rivanna, and Ragged Mtn reservoir dams. Preliminary engineering is underway.

- **CZWTP Disinfection Improvements**

Design Engineer:	SHE
Project Start:	July 2025
Project Status:	30% Design
Construction Start:	June 2027
Completion:	December 2028
Budget:	\$1,000,000

Current Status: Design for two UV disinfection units is underway.

- **Buck's Elbow Tank and Waterball Repairs and Painting**

Design Engineer:	Whitman, Requardt & Associates, LLP
Project Start:	July 2026
Project Status:	PER
Construction Start:	June 2027
Completion:	September 2029
Budget:	\$1,990,000

Current Status: A request to authorize execution of a Service Authorization with WRA has been made.

- **MC Security Improvements - Front Gate**

Design Engineer:	Hazen
Project Start:	2021
Project Status:	99% Design
Construction Start:	April 2028
Completion:	December 2029
Budget:	\$720,000

AGENDA ITEM EXECUTIVE SUMMARY

Current Status: Project includes additional security gates, card access, and other security features at the entrance of MC to prevent unauthorized traffic from entering the facility. Design for this work is complete, and work will begin once the current construction projects at MC are completed due to the number of contractors that are passing through the existing gates daily.

- **North Rivanna Water Treatment Plant Decommissioning**

Design Engineer:	SEH
Project Start:	July 2024
Project Status:	90% Design
Construction Start:	July 2029
Completion:	June 2031
Budget:	\$3,500,000

Current Status: Demolition plans for the North Rivanna WTP are 90% complete with further design on hold pending completion of northern area projects. Design for removal of the North Rivanna low head dam is underway with grant funds anticipated from the US Fish and Wildlife Service.

- **Urban Water Storage Tank Improvements**

Design Engineer:	SEH
Project Start:	July 2026
Project Status:	PER
Construction Start:	June 2028
Completion:	December 2030
Budget:	\$5,500,000

Current Status: Project will evaluate RWSA's finished water storage capacity to determine where additional tanks may be needed to improve operations. Construction of up to two water tanks is included in this project.

- **Powell Creek Interceptor Upgrade (PC 1- 5)**

Design Engineer:	Hazen
Project Start:	December 2025
Project Status:	PER
Construction Start:	TBD
Completion:	TBD
Budget:	\$16,400,000

Current Status: Developing scope of work to replace certain sections of this sewer pipe.

AGENDA ITEM EXECUTIVE SUMMARY

- **Northern Area Pressure Zone**

Design Engineer:	TBD
Project Start:	TBD
Project Status:	TBD
Construction Start:	June 2028
Completion:	December 2031
Budget:	\$8,000,000

Current Status: Developing a scope of work.

Planning and Studies

- **Crozet Drinking Water Infrastructure Plan Update**

Design Engineer:	Hazen
Project Start:	September 2025
Project Status:	99%
Completion:	October 2026
Budget:	\$450,000

Current Status: The Crozet Area Demand Forecast report is complete. The full Drinking Water Infrastructure Plan Update Report is anticipated by October.

- **Flood Protection Resiliency Study**

Design Engineer:	Hazen
Project Start:	August 2024 (MCAWRRF)
Project Status:	Preliminary Engineering Study
Completion:	June 2026 (MCAWRRF)
Budget:	\$500,000

Current Status: This project identified individualized flood mitigation measures for various facilities to increase their resiliency from a 1% (100-year) to a 0.2% (500-year) flooding event and is initially focusing on facilities located at Moores Creek. Hazen completed the draft report that details and recommends methods of floodproofing. Staff met with Hazen to discuss the report and edits are being finalized. This project received \$248,708.80 in grant funding from FEMA and VDEM. As a study for the MCAWRRF is being completed, a study is being scoped for additional RWSA facilities, including GWRRF, SVWRRF, CZWWPS2, and the Crozet FET.

Regular 3rd Thursday Monthly Meetings	Nov. '26	Dec. '26	Jan. '27	Feb '27	March '27	April '27	May '27	June '27	July '27	Pending Issues
	November 19th	December 17th	January 21st	February 18th	March 18th	April 15th	May 20th	June 17th	July 15th	ACSA Customer Communications
	Recognitions	Recognitions	Recognitions	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	Fats, Oil, and Grease (FOG) and Backflow Program Overview	Carwash and Hydrant Meter Program Overview	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Operational Presentation	Customer Experience (CX)
	Annual Comprehensive Financial Report (ACFR) Presentation (Annual Item)	Annual Investments Report (Annual Item)	Board Organizational Meeting - Election of Officers (Annual Item)		Proposed CIP Presentation (Annual Item)	Proposed FY '28 Capital Improvements Program Presentation (Annual Item)	Proposed FY '28 Budget and Rates Workshop (Annual Item)	FY '28 Budget and Rates Public Hearing (Annual Item)		Data Management and Management Dashboards
		FY '28 Budget Guidelines and Schedule (Annual Item)	Annual Water Conservation Report (Annual Item)		Fix a Leak Week Water Conservation Event (Annual Item)	Proposed FY '28 Capital Improvements Program Public Hearing (Annual Item)		FY '28 Budget, Rates and CIP Approval (Annual Item)		Emergency Preparedness
		ACSA Board of Directors Meeting Schedule - 2027 (Annual Item)	2026 Annual Report - Accomplishments and Challenges (Annual Item)		Strategic Plan Update - (Bi-Annual Item)	Proposed FY '28 Budget and Rates Overview (Annual Item)		Amendments to Rules and Regulations, and Personnel Management - Budget Implementation (Annual Item)		Federal/State Water Quality Regulations PFAS; Emerging Contaminants
		Holiday Schedule - 2027 (Annual Item)				Resolution Scheduling Budget and Rates Public Hearing for June 17, 2027 (Annual Item)		Water & Wastewater Professionals Appreciation Day Recognition (Annual Item)		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
										10/15/2026

ALBEMARLE COUNTY SERVICE AUTHORITY

AGENDA ITEM EXECUTIVE SUMMARY

AGENDA TITLE: Series 2026 Bonds – Summary of Rating Process and Rating Results	AGENDA DATE: October 15, 2026 ACTION: Informational
STAFF CONTACT/PREPARER: Andrew Oliver, Director of Finance; Quin Lunsford, Executive Director	ATTACHMENTS: Yes

BACKGROUND: The Board approved a resolution authorizing the sale and award of water and sewer system revenue bonds at the August 20, 2026 meeting. Since August, the ACSA has completed a formal rating process, competitively sold and closed the 2026 bonds.

DISCUSSION: The ACSA closely coordinated with NewGen (rate study consultant) and Davenport (Financial Advisors) over the past year to analyze rates, reserves, capital programs and the need to issue bonds to ensure rates remain stable and critical capital programs are proactively completed.

The 2026 bonds were issued with a par amount of \$19,905,000 and generated a bond premium of \$489,123 with a True Interest Cost (TIC) of 4.84%. The ACSA received strong credit ratings of Aa3 and AA+ from Moody's and S&P Global Ratings, respectively. The financing provides \$20,000,000 for capital projects and \$2,833 of additional proceeds. Financing costs included \$275,000 of Cost of Issuance and an Underwriter's Discount of \$116,299.

Davenport will present an overview of the rating process and additional information related to the competitive sale of the 2026 bonds on September 22, 2026.

BUDGET IMPACT: Informational only.

RECOMMENDATIONS: None

BOARD ACTION REQUESTED: None; informational item only.

ATTACHMENTS: Summary of Rating Process and Rating Result Presentation

Albemarle County Service Authority

Series 2026 Bonds – Summary of Rating Process and Rating Results



October 15, 2026

Member NYSE|FINRA|SIPC

- Davenport & Company LLC, in our capacity as Financial Advisor, was last in front of the Authority Board of Directors in August 2026, where we discussed the not-to-exceed par amount, presented updated debt service projections, and discussed the balance of the bond issuance schedule.
 - Additionally, at this meeting, the Board approved a resolution authorizing the issuance of the 2026 Bonds.
- Since that time, the Financing Team:
 - Met with Moody's and S&P to secure the Authority's first bond ratings since the 1990's.
 - Competitively sold the 2026 Bonds; and,
 - Successfully closed on the 2026 Bonds on October 14th and directed the Trustee to invest funds in the state-run bond investment fund. (Note: Monies will remain invested until requisitioned by the Authority.)
- On the pages herein, Davenport has provided an update with regard to the results of the Credit Rating process and the sale of the 2026 Bonds.

Authority Credit Rating Results

We are pleased to report that both agencies assigned ratings within the ‘AA’ category, which is considered very strong. In addition to assigning a AA+ bond rating, S&P also assigned a stable outlook – which means they don’t anticipate changes in the trajectory of the rating over the next two years. Moody’s does not assign outlooks to entities with lower levels of debt.

Summaries of the rating publications are provided on the following pages. The full reports can be found in the Appendix.

Albemarle County Service Authority				
Moody's		S&P		
Aaa		AAA		
Top Tier "Highest Possible Rating"				
Projected rating range from August 2026 presentation	Aa1	AA+	(Highest)	
	Aa2	AA	(Middle)	
	Aa3	AA-	(Lowest)	
	A1	A+	(Highest)	
	A2	A	(Middle)	
	A3	A-	(Lowest)	
Baa1		BBB+	(Highest)	
Baa2		BBB	(Middle)	
Baa3		BBB-	(Lowest)	
BB, B, CCC, CC, C, D		5th - 10th Tiers "Below Investment Grade"		
Bond Rating				

S&P's Observations

Assigned AA+ Bond Rating with Stable Outlook

Summary Rating Rationale:

- *Broad, diverse economy anchored by the University of Virginia, with household effective buying income at 118% of the U.S. level and water and sewer connections growing 2%–3% annually.*
- *Conservative budgeting, proactive operations and strong financial policies support the rating. Combined rate increases of 9% in FY2026 and 9.7% in FY2027 help address rising capital costs.*
- *Healthy liquidity of 489 days' cash in FY2025 should remain at or above the 270-day policy target. All-in debt service coverage includes RWSA debt-related charges and benefits from connection fees.*
- *ACSA plans \$108 million of capital spending over five years, including \$68 million funded by bonds. Its own and RWSA's capital plans will pressure cash, coverage and rate affordability.*

Potential Downgrade Scenarios

- *Rising direct or indirect debt burdens cause financial results to fall materially below projections or similarly rated peers due to operating or capital costs, or rate affordability worsens.*

Potential Upgrade Scenarios

- *Sustained improvement in cash and coverage while addressing sizable capital needs, with other factors unchanged. An upgrade is unlikely over the two-year outlook period given capital and rate pressures.*

Per verbal feedback received from the Rating Analyst, S&P does not anticipate any significant changes in the Authority's credit profile in the short term (i.e. two years).

S&P Scorecard

S&P does not provide a complete scorecard within their rating publications, however certain scorecard metrics are included. As such, what is shown below reflects Davenport's estimated scorecard that considers the metrics that were included in the published report, as well as assumptions for values that weren't included.

ENTERPRISE RISK PROFILE

Factor	Assessment	Weight
Economic Fundamentals ⁽¹⁾	2	45%
Industry Risk	1	20%
Market Position	1	25%
Operational Management Assessment ⁽²⁾	3	10%
Enterprise Risk Profile (rounded)	2	

1) Economic Fundamentals score of 2 - if MHHEBI were above 125%, score would be 1, assuming County GDP growth remains within 1% of national.

2) Operational Management assessment is "good" per S&P report. This could equate to a 2 or 3 score - actual score not published. Assumed score of 3 for estimated scorecard.

FINANCIAL RISK PROFILE

Factor	Assessment	Weight
All-in Coverage	1	40%
Liquidity & Reserves	1	40%
Debt & Liabilities	1	10%
Financial Management Assessment ⁽³⁾	3	10%
Financial Risk Profile (rounded)	1	

3) Financial Management assessment is "good" per S&P report. This could equate to a 2 or 3 score - actual score not published. Assumed score of 3 for estimated scorecard.

	Enterprise Risk						
Financial Risk		1	2	3	4	5	6
	1	aaa	aa+	aa-	a	bbb+/bbb	bb+/bb
	2	aa+	aa/aa-	a+	a-	bbb/bbb-	bb/bb-
	3	aa-	a+	a	bbb+/bbb	bbb-/bb+	bb-
	4	a	a/a-	a-/bbb+	bbb/bbb-	bb	b+
	5	bbb+	bbb/bbb-	bbb-/bb+	bb	bb-	b
	6	bbb-	bb	bb-	b+	b	b-

Moody's Observations

Assigned Aa3 Bond Rating

Credit Strengths	Credit Challenges
- Strong service area wealth - Growing customer base - Solid debt service coverage and liquidity	High reliance on connection fees for wholesale growth charges
Factors that could lead to an upgrade	Factors that could lead to a downgrade
- Maintain debt service coverage above 2.0x - Increase liquidity to over 500 days - Significantly reduce reliance on connection fees for capital and debt service	- Coverage or liquidity below current projections - Lower development reduces connection fees without offsetting rate increases - Leverage rises above 2.0x without associated rate increases

Moody's Utility Revenue Scorecard

Exhibit 3

Albemarle County Service Authority, VA

Rating Factors	Input	Weight	Score
System Characteristics (30%)			
Asset Condition (Years of Annual Depreciation)	40	10%	Aa
System Size (O&M in Thousands of Dollars)	\$44,054	7.5%	Aa
Service Area Wealth (Median Family Income as % of US)	137%	12.5%	Aa
Financial Strength (40%)			
Annual Debt Service Coverage (x)	14.0	15%	Aaa
Days Cash on Hand	219	15%	Aa
Debt to Operating Revenue (x)	0.56	10%	Aaa
Management (20%)			
Rate Management	Aa	10%	Aa
Regulatory Compliance and Capital Planning	Aa	10%	Aa
Legal Provisions (10%)			
Rate Covenant (x)	1.2	5%	A
Debt Service Reserve Requirement	Baa and Below	5%	Baa
Notching Factors			Up/Down
Debt service coverage will decline significantly with new issuance; High reliance on connection fees to cover capital charges and debt service			Down
Scorecard-Indicated Outcome			Aa3
Assigned Rating			Aa3

Source: ACSA audited financial statements, US Census Bureau, Moody's Ratings

Key Takeaways from Rating Commentary

- Both agencies recognized the Authority's wealthy, growing service area anchored by UVA, low leverage, solid reserves, and a track record of conservative budgeting and timely rate increases.
- In addition, both agencies identified the combined ACSA and RWSA capital programs as the main pressure point over the next five years.
- The primary drivers for the difference in rating levels comes from differences in the treatment of RWSA debt service and connection fees when measuring debt service coverage. In addition, each agency have differences in their days cash calculation.
- S&P measures "all-in" coverage. It treats RWSA's debt-related charges as ACSA's indirect debt service and counts connection fees toward that coverage. On this basis, ACSA's coverage is about 2x.
- Moody's measures coverage on ACSA's own debt only. It treats RWSA's charges as pass-through operating costs and sees the use of connection fees to pay them as a weakness, resulting in a downward adjustment from a strong scorecard result compared to with connection fees.

Bond Sale Timeline

- Once the bond ratings are published by the rating agencies, they are inserted into the Preliminary Official Statement.
- The Preliminary Official Statement is then disseminated to investment banking firms and banks who bid on municipal bonds roughly a week prior to the sale.
- Roughly a week after the Preliminary Official Statement is distributed, bids are due on a date and time specified in the Preliminary Official Statement.
- Underwriters submit their interest rate bids on an electronic platform used to sell municipal bonds by the specified date and time. The firm that provides the lowest True Interest Cost is the winning bidder.

PRELIMINARY OFFICIAL STATEMENT DATED SEPTEMBER 15, 2026

NEW ISSUE/BOOK-ENTRY

In the opinion of Bond Counsel, under current law and subject to conditions described in the section "TAX EXEMPTION," interest on the Series 2026 Bonds (as defined herein) (1) is not included in gross income for federal income tax purposes, (2) is not an item of tax preference for purposes of the federal alternative minimum tax, (3) is taken into account in determining adjusted financial statement income for applicable corporations (as defined in Section 59(k) of the Code) for the alternative minimum tax imposed on such corporations, and (4) is exempt from income taxation by the Commonwealth of Virginia. A holder may be subject to other federal tax consequences as described in the section "TAX EXEMPTION."

\$19,960,000*
ALBEMARLE COUNTY SERVICE AUTHORITY
(VIRGINIA)
WATER AND SEWER SYSTEM REVENUE BONDS
SERIES 2026

RATINGS: Moody's: "Aa3"
 Standard & Poor's: "AA+"
 (See "Ratings" herein)

Dated: Date of Delivery

Due: October 1, as shown on the inside cover

This Official Statement has been prepared by Albemarle County Service Authority (the "Authority") to provide information on the Series 2026 Bonds. Selected information is presented on this cover page for the convenience of the user. To make an informed decision regarding the Series 2026 Bonds, a prospective investor should read this Official Statement in its entirety.

Security	The Series 2026 Bonds are limited obligations of the Authority, payable from sources pledged for their payment under the terms of the Trust Agreement. See "SECURITY FOR THE SERIES 2026 BONDS."
Redemption	The Series 2026 Bonds are subject to optional and mandatory sinking fund redemption as set forth herein.
Issued Pursuant to	Agreement of Trust dated as of November 1, 2010, between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee, as previously supplemented and amended and as further supplemented by a Third Supplemental Agreement of Trust dated as of October 1, 2026.
Purpose	Series 2026 Bond proceeds will be used to finance (a) various capital improvements to the Authority's water and sewer facilities and (b) the costs of issuing the Series 2026 Bonds.
Interest Rates/Yields	See inside cover
Interest Payment Dates	April 1 and October 1, commencing April 1, 2027
Denomination	\$5,000 or integral multiples thereof
Regular Record Date	The 15th day of the month preceding each payment date
Closing/Delivery Date	On or about October 14, 2026
Registration	Book-entry only through the facilities of The Depository Trust Company
Trustee	The Bank of New York Mellon Trust Company, N.A., New York, New York, as trustee
Bond Counsel	Hunton Andrews Kurth LLP, Richmond, Virginia
Financial Advisor	Davenport & Company LLC, Richmond, Virginia
General Counsel	Flora Pettit, PC, Charlottesville, Virginia
Conditions Affecting Issuance	The Series 2026 Bonds are offered when, as and if issued, subject to, among other conditions, the approving legal opinion of Hunton Andrews Kurth LLP.
Dated:	_____, 2026

* Preliminary, subject to change.

Competitive Sale Results

Albemarle County Service Authority, VA Water and Sewer System Revenue Bonds, Series 2026 Competitive Bid Results

Bidder Name	TIC
HilltopSecurities	4.839758%
Oppenheimer & Co., Inc.	4.882801%
StoneX Financial Inc.	4.892040%
Robert W. Baird & Co., Inc.	4.899222%
Crews & Associates, Inc.	4.909718%
Mesirow Financial, Inc.	4.915737%
Huntington Securities, Inc.	4.917306%
R. Seelaus & Co., LLC	4.925039%
Wells Fargo Bank, National Association	4.933612%

The Authority received 9 bids on September 22, 2026 @ 10:15 am. Hilltop was the winning bidder. Their bid was roughly 0.04% better than the cover bid and 0.10% better than the last place bid.

The winning bid was 67 basis points less than the NTE interest rate in the resolution and lower than our 5% planning rate despite rates rising over the past couple of months.

Pricing Comparison

Issuer	Albemarle County Service Authority, VA	City of Norfolk, VA
Size	\$19,905,000	\$56,660,000
Rating	AA+/Aa3 (S&P/Moody's)	AA+/Aa1/AAA (S&P/Moody's/Fitch)
Call	10/1/2036	11/1/2036
Manager	Hilltop Securities	J.P. Morgan Securities LLC
Sale Date	9/22/2026 (10:15am)	9/22/2026 (10:30 am)
Security	Revenue	Revenue
Type	Competitive	Competitive

Year	MMD	Coupon	Yield	Spread	MMD	Coupon	Yield	Spread
2027	2.98	5.00	3.10	12	2.98	5.00	2.99	1
2028	3.04	5.00	3.17	13	3.05	5.00	3.07	2
2029	3.11	5.00	3.24	13	3.12	5.00	3.15	3
2030	3.20	5.00	3.35	15	3.20	5.00	3.24	4
2031	3.30	5.00	3.45	15	3.31	5.00	3.36	5
2032	3.39	5.00	3.55	16	3.40	5.00	3.45	5
2033	3.46	5.00	3.62	16	3.47	5.00	3.52	5
2034	3.54	5.00	3.71	17	3.55	5.00	3.60	5
2035	3.64	5.00	3.81	17	3.65	5.00	3.70	5
2036	3.76	5.00	3.94	18	3.76	5.00	3.81	5
2037	3.87	5.00	4.07	20	3.87	5.00	3.93	6
2038	3.98	5.00	4.19	21	3.99	5.00	4.06	7
2039	4.09	5.00	4.31	22	4.10	5.00	4.18	8
2040	4.19	5.00	4.41	22	4.19	5.00	4.28	9
2041	4.27	5.00	4.49	22	4.27	5.00	4.40	13
2042	4.34	5.00	4.56	22	4.34	5.00	4.46	12
2043	4.39	5.00	4.61	22	4.39	5.00	4.51	12
2044	4.44	5.00	4.66	22	4.44	5.00	4.56	12
2045	4.49	5.00	4.71	22	4.49	5.00	4.61	12
2046	4.55	5.00	4.77	22	4.55	5.00	4.67	12
2047	4.61	5.00	4.83	22				
2048								
2049								
2050	4.72	5.00	4.95	23				
2051								
2052								
2053	4.79	5.00	5.00	21				
2054								
2055								
2056	4.87	5.00	5.05	18				

Series 2026 Bonds – Final Pricing Results

Albemarle County Service Authority, Virginia				
Final Pricing - Water and Sewer System Revenue Bonds, Series 2026				
Maturity Date	Principal	Coupon	Yield	Price
10/1/2027	\$295,000	5.000%	3.100%	\$101.789
10/1/2028	310,000	5.000%	3.170%	103.456
10/1/2029	325,000	5.000%	3.240%	104.934
10/1/2030	340,000	5.000%	3.350%	106.075
10/1/2031	360,000	5.000%	3.450%	107.014
10/1/2032	375,000	5.000%	3.550%	107.730
10/1/2033	395,000	5.000%	3.620%	108.426
10/1/2034	415,000	5.000%	3.710%	108.823
10/1/2035	435,000	5.000%	3.810%	108.963
10/1/2036	460,000	5.000%	3.940%	108.664
10/1/2037	485,000	5.000%	4.070%	107.553*
10/1/2038	510,000	5.000%	4.190%	106.541*
10/1/2039	535,000	5.000%	4.310%	105.539*
10/1/2040	560,000	5.000%	4.410%	104.714*
10/1/2041	590,000	5.000%	4.490%	104.059*
10/1/2042	620,000	5.000%	4.560%	103.490*
10/1/2043	650,000	5.000%	4.610%	103.085*
10/1/2044	685,000	5.000%	4.660%	102.683*
10/1/2045	720,000	5.000%	4.710%	102.283*
10/1/2046	760,000	5.000%	4.770%	101.805*
10/1/2047	795,000	5.000%	4.830%	101.330*
10/1/2050**	2,640,000	5.000%	4.950%	100.387
10/1/2053*	3,075,000	5.000%	5.000%	100.000
10/1/2056**	3,570,000	5.000%	5.050%	99.229
Total	\$19,905,000			

* Note: Priced to first optional redemption date of October 1, 2036.

** Note: Indicates term bond maturing in that year.

In today's market environment, the bonds were sold at a premium, meaning investors were willing to pay more than 100 Cents on the Dollar for the Bonds.

Therefore, the Authority is able to fund \$20 million of projects plus the costs of issuance while only having to issue \$19.9 million of par amount.

The sources and uses are included on the subsequent page.

Series 2026 Bonds – Final Debt Service

Albemarle County Service Authority, VA 2026 Bonds Final Debt Service				
FY	Principal	Interest	Total	
2027	\$ -	\$ 461,685	\$	461,685
2028	295,000	987,875		1,282,875
2029	310,000	972,750		1,282,750
2030	325,000	956,875		1,281,875
2031	340,000	940,250		1,280,250
2032	360,000	922,750		1,282,750
2033	375,000	904,375		1,279,375
2034	395,000	885,125		1,280,125
2035	415,000	864,875		1,279,875
2036	435,000	843,625		1,278,625
2037	460,000	821,250		1,281,250
2038	485,000	797,625		1,282,625
2039	510,000	772,750		1,282,750
2040	535,000	746,625		1,281,625
2041	560,000	719,250		1,279,250
2042	590,000	690,500		1,280,500
2043	620,000	660,250		1,280,250
2044	650,000	628,500		1,278,500
2045	685,000	595,125		1,280,125
2046	720,000	560,000		1,280,000
2047	760,000	523,000		1,283,000
2048	795,000	484,125		1,279,125
2049	835,000	443,375		1,278,375
2050	880,000	400,500		1,280,500
2051	925,000	355,375		1,280,375
2052	975,000	307,875		1,282,875
2053	1,025,000	257,875		1,282,875
2054	1,075,000	205,375		1,280,375
2055	1,130,000	150,250		1,280,250
2056	1,190,000	92,250		1,282,250
2057	1,250,000	31,250		1,281,250
Total	\$ 19,905,000	\$ 18,983,310	\$	38,888,310

Sources	Total	
Par Amount	\$	19,905,000.00
Net Premium/OID		489,122.70
Total	\$	20,394,122.70

Uses	Total	
Project Fund	\$	20,000,000.00
Cost of Issuance		275,000.00
Underwriter's Discount		116,299.14
Additional Proceeds		2,823.56
Total	\$	20,394,122.70

Debt Service Impact

Impact on Existing Debt Service										
Existing Debt Service				Final 2026 Debt Service			Total Debt Service			
Fiscal Year	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	
2027	\$ 460,000	\$ 118,388	\$ 578,388	\$ -	\$ 461,685	\$ 461,685	\$ 460,000	\$ 580,073	\$ 1,040,073	
2028	480,000	94,300	574,300	295,000	987,875	1,282,875	775,000	1,082,175	1,857,175	
2029	505,000	69,059	574,059	310,000	972,750	1,282,750	815,000	1,041,809	1,856,809	
2030	535,000	42,409	577,409	325,000	956,875	1,281,875	860,000	999,284	1,859,284	
2031	560,000	14,350	574,350	340,000	940,250	1,280,250	900,000	954,600	1,854,600	
2032	-	-	-	360,000	922,750	1,282,750	360,000	922,750	1,282,750	
2033	-	-	-	375,000	904,375	1,279,375	375,000	904,375	1,279,375	
2034	-	-	-	395,000	885,125	1,280,125	395,000	885,125	1,280,125	
2035	-	-	-	415,000	864,875	1,279,875	415,000	864,875	1,279,875	
2036	-	-	-	435,000	843,625	1,278,625	435,000	843,625	1,278,625	
2037	-	-	-	460,000	821,250	1,281,250	460,000	821,250	1,281,250	
2038	-	-	-	485,000	797,625	1,282,625	485,000	797,625	1,282,625	
2039	-	-	-	510,000	772,750	1,282,750	510,000	772,750	1,282,750	
2040	-	-	-	535,000	746,625	1,281,625	535,000	746,625	1,281,625	
2041	-	-	-	560,000	719,250	1,279,250	560,000	719,250	1,279,250	
2042	-	-	-	590,000	690,500	1,280,500	590,000	690,500	1,280,500	
2043	-	-	-	620,000	660,250	1,280,250	620,000	660,250	1,280,250	
2044	-	-	-	650,000	628,500	1,278,500	650,000	628,500	1,278,500	
2045	-	-	-	685,000	595,125	1,280,125	685,000	595,125	1,280,125	
2046	-	-	-	720,000	560,000	1,280,000	720,000	560,000	1,280,000	
2047	-	-	-	760,000	523,000	1,283,000	760,000	523,000	1,283,000	
2048	-	-	-	795,000	484,125	1,279,125	795,000	484,125	1,279,125	
2049	-	-	-	835,000	443,375	1,278,375	835,000	443,375	1,278,375	
2050	-	-	-	880,000	400,500	1,280,500	880,000	400,500	1,280,500	
2051	-	-	-	925,000	355,375	1,280,375	925,000	355,375	1,280,375	
2052	-	-	-	975,000	307,875	1,282,875	975,000	307,875	1,282,875	
2053	-	-	-	1,025,000	257,875	1,282,875	1,025,000	257,875	1,282,875	
2054	-	-	-	1,075,000	205,375	1,280,375	1,075,000	205,375	1,280,375	
2055	-	-	-	1,130,000	150,250	1,280,250	1,130,000	150,250	1,280,250	
2056	-	-	-	1,190,000	92,250	1,282,250	1,190,000	92,250	1,282,250	
2057	-	-	-	1,250,000	31,250	1,281,250	1,250,000	31,250	1,281,250	
Total	\$ 2,540,000	\$ 338,506	\$ 2,878,506	\$ 19,905,000	\$ 18,983,310	\$ 38,888,310	\$ 22,445,000	\$ 19,321,816	\$ 41,766,816	

Final Debt Service Comparison

A		B		C = A - B	
Water and Sewer System Revenue Bonds, Series 2026					
Net Debt Service Comparison (Planning Estimates vs. Final Results)					
FY	Planning		Final		Difference
2027	\$	482,405	\$	461,685	\$ 20,719
2028		1,294,625		1,282,875	11,750
2029		1,293,750		1,282,750	11,000
2030		1,292,125		1,281,875	10,250
2031		1,294,625		1,280,250	14,375
2032		1,296,125		1,282,750	13,375
2033		1,296,625		1,279,375	17,250
2034		1,296,125		1,280,125	16,000
2035		1,294,625		1,279,875	14,750
2036		1,292,125		1,278,625	13,500
2037		1,293,500		1,281,250	12,250
2038		1,293,625		1,282,625	11,000
2039		1,292,500		1,282,750	9,750
2040		1,295,000		1,281,625	13,375
2041		1,296,000		1,279,250	16,750
2042		1,295,500		1,280,500	15,000
2043		1,293,500		1,280,250	13,250
2044		1,296,600		1,278,500	18,100
2045		1,294,875		1,280,125	14,750
2046		1,291,800		1,280,000	11,800
2047		1,291,772		1,283,000	8,772
2048		1,294,541		1,279,125	15,416
2049		1,295,459		1,278,375	17,084
2050		1,294,528		1,280,500	14,028
2051		1,296,038		1,280,375	15,663
2052		1,294,844		1,282,875	11,969
2053		1,291,513		1,282,875	8,638
2054		1,295,806		1,280,375	15,431
2055		1,292,606		1,280,250	12,356
2056		1,296,041		1,282,250	13,791
2057		1,295,834		1,281,250	14,584
Total	\$	39,315,036	\$	38,888,310	\$ 426,725

Key Takeaways

- The final true interest cost on the 2026 Bonds came in just below the 5.00% planning rate used in the NewGen rate study.
- As such, for the upcoming FY 2028 budget cycle, we would recommend maintaining the proposed user rate adjustments.
- Following completion of the FY 2027 audit, in roughly 14 months, Davenport will sit down with Authority Staff to update the Phase 2 plan of finance.
- At that time, historical connections and anticipated new connections will be taken into account as it relates to future cash flows.

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

CUSTOMER INFORMATION SYSTEMS

Project Status Update

ACSA Board of Directors Meeting

October 16, 2026

Presented by :

Emily Roach, Director of Human Resources and Adminisration



PRESENTATION AGENDA

01. Current
System
Background

04. Key Risks &
Mitigation

02. Project
Success
Measures

05. Current
Project Status

03. Vendor
Selection

06. Next Steps



CURRENT SYSTEM

Legacy system 30
years old

Lacks customer
experience
components

Many manual
processes

Inadequate
integration to other
platforms



SUCCESS MEASURES AND GUIDING PRINCIPLES

Improve
Customer
Experience

Meet Future
Needs of
Customers

Reliability &
Business
Continuity

Targeted
Customer
Communications

Create
Efficiencies

Safety
and
Security

Increased
Engagement

VENDOR SELECTION

ACSA received 8 proposals- 3 shortlisted for in person demonstrations in September 2025

SpryPoint chosen as finalist and the final contract was signed in January 2026

Project started March 2026 and included 4 solutions- CIS, mobile solution to Meter Ops, Customer self-service portal, and Backflow management



KEY RISKS & MITIGATION



**DATA
CONVERSION**



**SYSTEM
INTEGRATIONS**



**STAFF
READINESS**



**CUSTOMER
READINESS**

KEY RISKS AND MITIGATION

Data Conversion

- *Intentional phasing of data validation*
- *Foundational data validated first (customer records, accounts, service addresses)*
- *More complex data to be addressed in later phases*

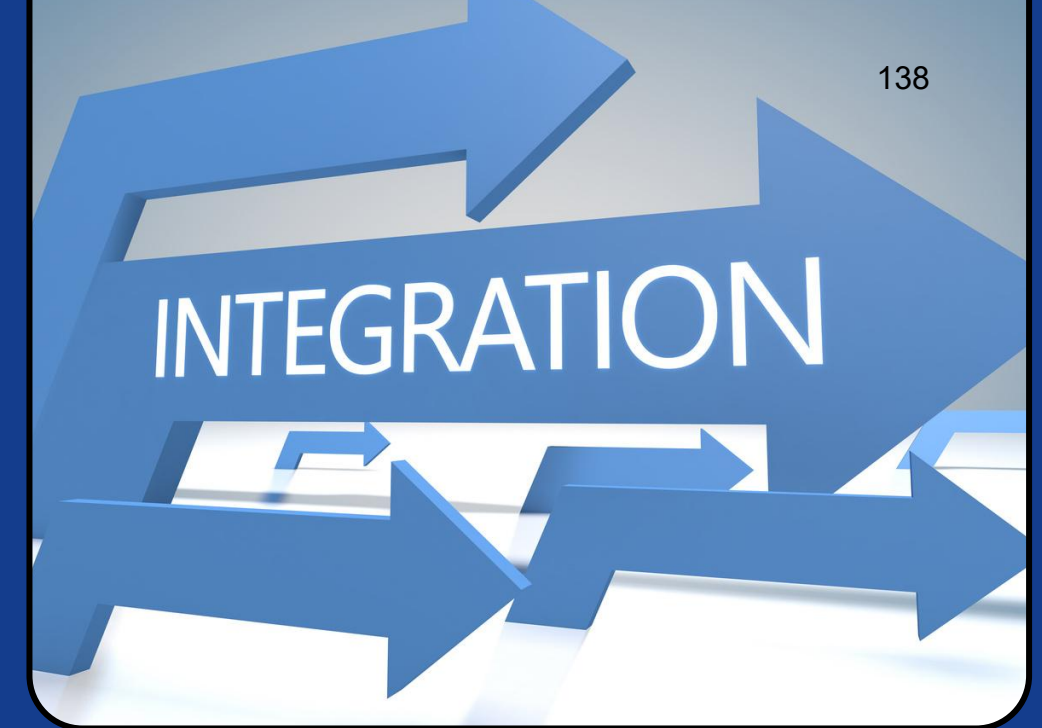


95% of foundational data validated with zero critical failures

KEY RISKS AND MITIGATION

System Integrations

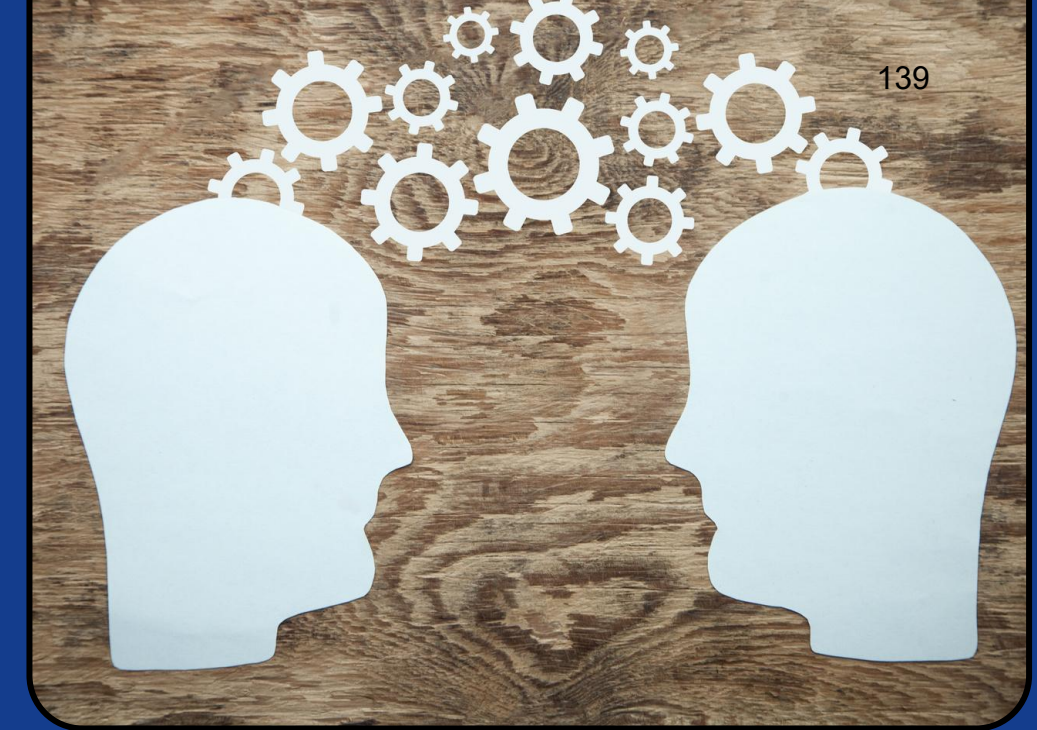
- *Ensuring information flows correctly between applications*
- *Paymentus integration has been successfully validated*



KEY RISKS AND MITIGATION

Staff Readiness

- *Core team training complete*
- *Employees are participating in testing, validation, and business process reviews*



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KEY RISKS AND MITIGATION

Customer Readiness

- *ACSA staff working with consultants to develop a communication and outreach strategy*
- *Keeping customers informed and prepared as we get closer to transitioning to the new system*



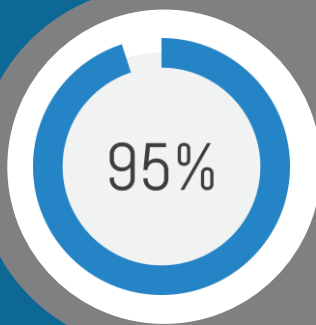
PROJECT STATUS OVERVIEW



Project health indicators remain green with no critical issues



100% completion of initiation and analysis phases- assembly and testing underway



95% foundational data conversion validation with zero critical failures



Project remains on schedule and within the approved budget

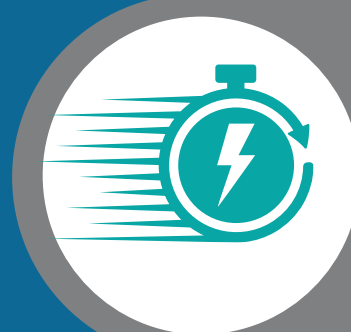
PROJECT STATUS OVERVIEW



Strong collaboration across departments is one of the biggest contributors to project's success



Project continues to meet goals and objectives identified during the initial assessment



Consultants and technology partners indicate Paymentus integration is one of the fastest they have seen



Hands-on involvement helping to build confidence and familiarity before go-live

WHAT'S NEXT?

- Continue conversion and validation for more complex data such as billing and transaction history
- Knowledge transfer from core team to employees across the organization
- Customer communication and outreach
- GO LIVE!! Estimated date May 2027



The background features a collage of blue rectangular cards, each with a white question mark. A large, semi-transparent teal circle is positioned on the right side of the image. In the center, the text "QUESTIONS??" is written in a large, bold, white sans-serif font. On the far left, there is a small cluster of white dots arranged in a grid-like pattern.

QUESTIONS??