

# MEMORANDUM

**To:** Albemarle County Board of Supervisors  
**From:** Quin Lunsford, Executive Director  
**Date:** January 22, 2025  
**Re:** Albemarle County Service Authority (ACSA) Quarterly Briefing  
**cc:** Mr. Jeff Richardson, County Executive; Mr. Trevor Henry, Deputy County Executive; Ms. Ann Wall, Deputy County Executive; ACSA Board of Directors; ACSA Leadership Team and Operations Council

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We do thank you for the continuing opportunity to share with the Board of Supervisors and the broader community what is happening at your water agency, the Albemarle County Service Authority. We pride ourselves on safe, clean, and reliable Albemarle water. Here are some recent updates from the ACSA:

1. **FY 2026 Budget, Rates, and CIP** – The next budget effective July 1, 2025 is in development. The proposed budget and rates will be presented to the Board in April, with a public hearing scheduled for June. The CIP (Capital Improvement Program) will be presented in March for discussion. A customer newsletter on the budget and rates will go out in May.
2. **Website Redesign and Telephone System Replacement** -- The ACSA's Strategic Plan emphasizes Customer Experience (CX) and the redesign of our website and replacement of our telephone system reflect our commitment to improve ways our customers and community partners are able to interact with the ACSA. We are actively working on both deployments and expect that both will be available by early 2025.
3. **ACSA Capital Projects Update** - The approved FY 2025 Capital Improvement Program totals \$12.1 million. The ACSA's 10-year CIP invests \$140 million in infrastructure investments and upgrades. Highlights and current major projects are detailed below:
  - **Madison Park Pump Station Upgrade** - This project replaces the current pump station that was constructed nearly 40 years ago by a private developer. The original equipment is wearing down and the building is undersized to handle SCADA monitoring equipment. The previous pump

station was demolished, and the replacement station has been delivered to the site. Interior work on pump station related to controls is nearly complete and awaiting Dominion Energy to reestablish permanent power service.

- **Crozet Phase 4 Water Main Replacement** - This project replaces aging and undersized asbestos-cement and PVC water mains along Rockfish Gap Turnpike, Crozet Avenue, Hillsboro Lane, and the neighborhood streets of the Park View subdivision. ACSA staff worked closely with County Schools to coordinate connections to Brownsville Elementary, Henley Middle and Western Albemarle High Schools to the new water main. Installation of a new water main continues along Crozet Avenue north of Locust Lane towards Tabor Street and re-pavement of a portion of Crozet Avenue was completed in December.
- **Avon Operations Center** - 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 Pantops Operations Center is becoming overcrowded with equipment and materials. This project will develop the ACSA owned Avon Street property into a satellite facility for larger vehicle and materials storage. This new site will also replace some of our storage at Crozet that was lost with the water plant expansion there. This site creates the opportunity for some sustainable and conservation-oriented applications including solar energy and electric vehicle charging stations. The County has issued Site Plan approval for the project and site work has begun.
- **Ragged Mountain Phase 1 Water Main Replacement** - This project will replace the oldest active water main remaining in our system, which was part of the water main that served customers on 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. A construction contract has been executed and a pre-construction conference is scheduled.
- **Northfields Water Main Replacement** - This project replaces asbestos cement water mains that were part of the original well system that dates to the 1960's. As a former well system that was connected to public water, most of the mains are also undersized. During design of this 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 is at the 90% design stage.
- **Myrtle Street (Crozet) Water Main Replacement** - This project continues our systematic program to replace PVC water mains that have been in service since the early 1980's. With VDOT's schedule to repave Myrtle

Street in 2025, the ACSA is proactively planning to replace this PVC water main. Design work is complete and it is anticipated that work will begin in January 2025.

- **Scottsville Phase 4 Water Main Replacement** - This project will replace aging and undersized water mains along James River Road, Warren Street, Hardware Street, and several other roads in Downtown Scottsville. We are at the 90% design phase. Revised easement plats have been received and easement acquisition efforts are underway.
- **Briarwood Water Main Replacement** - Our Strategic Plan calls for the eventual replacement of PVC (pre-1990) water mains in our system, as they are older and made of weaker material than the current industry norm. This project will replace the PVC water mains that have been in service since the early 1980's. A meeting was held the evening of October 10, 2024, at the North Fork Research Park for public outreach and to share information on the project with the neighborhood. A January 2025 advertisement for construction is anticipated with a bid opening February 11, 2025.
- **Broadway Street Water Main Replacement** – This project will replace the ductile iron water main that was installed in the early 1970's and has been found to be in deteriorating condition based upon recent excavations. With the redevelopment of the Woolen Mills Factory and Albemarle County's increased attention on economic revitalization of this corridor, replacement of this water main is crucial to transforming this area. Construction bids were received on September 26, 2024 and contract documents and bonds have been executed. Our contractor is in the process of providing materials submittals for review by ACSA Staff.
- **Raintree and Fieldbrook Water Main Replacement** - This project will replace the PVC water mains that have been in service since the 1980s and will eliminate pipe saddles at the water service connections that have been failing due to corrosion. Project is at the 50% design phase. Construction scheduled for 2027.
- **Airport Trunk Sewer Upgrade** - With the continued growth in the Hollymead Town Center area, the existing sewer collector serving the airport and the area west of Route 29 needs upgrading to handle full build-out. A study of the drainage basin was completed in 2016, with the recommendation the sewer main be increased in size by replacing it in place. Easement acquisition efforts continue for this project. Design work is at the 90% stage.
- **Bellair – Liberty Hills Sewer** - Over the past several years there has been an increase in residents of the Bellair Subdivision seeking to connect to public sanitary sewer service, since most residents are currently served by private septic fields. We are at the 50% design phase for this project.

ACSA staff conducted a community meeting the evening of December 9, 2024 to share the overall sewer design and this meeting was well attended by residents.

- **Barracks West Water Main Replacement** - This project will replace the undersized and aging cast-iron and galvanized water mains that were installed in the late 1960s. These water mains are original to the Old Salem Apartments development, now called Barracks West. This project is at the 95% design phase, with easement acquisition underway.
- **Townwood Water Main Replacement** - This project continues our systematic program to replace PVC water mains that have been in service since the early 1980's and have recently experienced several water main breaks causing water service disruptions. This project is at the 90% design phase, with easement acquisition upcoming.
- **Buckingham Circle Sewer** – Over the past few years, numerous residents of the Buckingham Circle Subdivision have expressed interest in connection to public sanitary sewer service. Feedback from the subdivision indicates that more than 70% of the property owners are interested in connection to public sewer if made available. The ACSA is currently evaluating drainfield records and other information to better understand gravity design of the proposed system. A public meeting with the community is anticipated over the next few months.

Let us know if you have further questions or comments. We are more than glad to meet with you or hold a virtual meeting to talk about any of our projects, or facilities, or provide a tour if that would be useful.