

MEMORANDUM

To: Albemarle County Board of Supervisors
From: Quin Lunsford, Executive Director
Date: July 15, 2026
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

We thank you for the continued 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 and we continue to focus on providing exemplary service. Here are some recent updates from the ACSA:

- 1. Adoption of the Fiscal Year 2027 Budget and Rates:** – The new Budget and Rates have been approved by the ACSA Board and went into effect July 1st. More than two-thirds of the ACSA's Operating Budget relates to Rivanna Water and Sewer Authority (RWSA) water and sewer treatment and capital costs (bond funded annual debt service). RWSA's wholesale rate to the ACSA is increasing by 15%, largely driven by major water system projects and upgrades:
 - **Community Water Supply Plan Components** – the South Fork Rivanna Reservoir to Ragged Mountain Reservoir Pipeline, Intake, and Facilities; the Ragged Mountain Reservoir to Observatory Water Line and Pumping Project; and Raising the Normal Pool at Ragged Mountain Reservoir.
 - **Urban Water Treatment Plants and Reservoirs:** Dam Public Safety Enhancements; Dedicated Backwash Line at South Rivanna Water Treatment Plant, GAC Building Dehumidification; and the Decommissioning of the North Rivanna Water Treatment Plant.
 - **Critical Finished Water Transmission Projects** – Central Water Line; Additional Crossings of the South and North Fork Rivanna River; Northern Area Pressure Zone Improvements; and Water Tank and Pump Station Improvements.
 - **Crozet Water System Projects** – Drinking Water Infrastructure Plan Update; Water Treatment Plant-Disinfection Upgrades; Finished Water Grayrock Pump Station; Full GAC Treatment; Beaver Creek New Raw Water Pump Station and Intake; Beaver Creek Dam Alteration; and AC Pipe Replacement.

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

The ACSA Budget and Rates were summarized in the attached newsletter to our customers in May.

FY 2027 ACSA Budget and Rates:

- 9.4% average customer rate increase which equates to an increase of \$7.07 per month, or \$0.24 per day.

2. **ACSA Capital Projects Update** - The approved FY 2027 Capital Improvement Program totals \$18.7 million. The ACSA's 10-year CIP projects nearly \$194.9 million in infrastructure investments and upgrades. Highlights and current major projects are detailed below:

- **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. Construction has begun and we expect this replacement to be completed in FY 2029. Project Length = 1,800 LF.
- **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 and easement acquisition efforts are underway. Project Length = 22,000 LF.

- **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 sustainable and conservation-oriented applications including solar energy and electric vehicle charging stations. The pictures of the site below show progress made through June 2026.



- **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. This project is being split into two phases. Phase 4A will be the portion of downtown Scottsville and is currently being advertised for construction. Phase 4B will be the replacement of the RWSA's water main along James River Road back to the water treatment plant. Project Length = 13,700 LF.
- **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 90% design phase with easement acquisitions underway. Construction is scheduled for FY 2028-2029. Project Length = 12,000 LF.

- **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 is complete and a final review of the design documents are underway. Advertisement of the RFP is scheduled for this summer and construction to begin in FY 2027. Project Length = 6,900 LF.
- **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. Our staff is compiling comments on the updated 60% design documents. Additionally, the ACSA has submitted the VDOT Land Use Permit application for geotechnical boring activities that will assist in the final design.
- **Barracks West Water Main Replacement** - This project replaces 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. The contractor mobilized in March 2026 and we expect the project to conclude by October 2026. Project Length = 4,300 LF.
- **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. ACSA staff met with the Webland Park Condo Association on June 18th to discuss the easement being requested across their property. This project is currently being advertised for construction. Project Length = 3,000 LF.
- **Buckingham Circle Sewer** – Over the past few years, many 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. Review of the 90% design documents are underway with construction expected to begin late in FY 2027.

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.

Attachments:

- Customer FY 2027 Budget and Rate Newsletter

Investing in our Water Future

Dear ACSA Customer,

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

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

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

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

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

Quin Lunsford

Quin Lunsford,
Executive Director, ACSA

Proposed ACSA FY '27 Water & Sewer Monthly User Rates

Rates and Charges	FY '26	FY '27
Service Charge	\$12.24	\$14.32
Volume Charge: Single-Family Residential (per 1,000 gallons)		
Level 1: Up to 3,000 gallons	6.55	\$7.66
Level 2: 3,001 to 6,000 gallons	\$13.12	\$15.35
Level 3: 6,001 to 9,000 gallons	\$19.67	\$23.01
Level 4: More than 9,000 gallons	\$26.25	\$30.71
Multi-Family/Non-Residential (per 1,000 gallons)	\$13.12	\$15.35
Sewer: All Users (per 1,000 gallons)	\$12.78	\$13.16

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

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

ACSA System Obligations

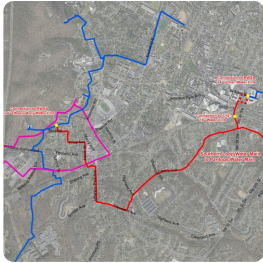
The ACSA is obligated to provide our wholesale service provider, Rivanna Water and Sewer Authority (RWSA), with funding for essential infrastructure upgrades totaling \$604 million over the next five years.

The RWSA projects and upgrades pictured below reflect our commitment to ensuring our community receives exemplary service now and in the future.



Crozet Water Supply Projects (Modifications to the Beaver Creek Reservoir Dam and Construction of a New Pump Station and Raw Water Piping):

\$100.0 million



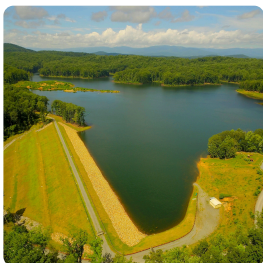
Finished Water Storage/Transmission (Central Water Line and other various projects):

\$138.6 million



Moores Creek Advanced Water Resource Recovery Facility and Wastewater Interceptors and Pumping Stations (Wastewater):

\$128.6 million



Community Water Supply Plan (South Fork Rivanna Reservoir to Ragged Mountain Reservoir to Observatory WTP Pipeline and Improvements):

\$181.6 million

FY '27 RWSA

**cost increase
charged
to ACSA**

15.0%

**FY '27 ACSA
Residential
Rate Increase**

9.4%

Average residential customer increase:
\$7.07 per month. 24¢ per day.

ACSA Obligations



% of ACSA's operating
budget allocated to
RWSA's charges

67%

ACSA Proposed Budget & Rates

Public Hearing:

Thursday, June 18th at 9:00 AM in the
ACSA Board Room

168 Spotnap Road, Charlottesville, VA 22911

Virtual: www.serviceauthority.org