

MEMORANDUM

To: Albemarle County Board of Supervisors
From: Quin Lunsford, Executive Director
Date: April 16, 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

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 at the April 17th meeting, with a public hearing scheduled for June. A customer newsletter on the budget and rates will be provided to customers in May. One of the main drivers in the ACSA's budget are water and wastewater services from the RWSA. These charges are expected to increase by 18.9% this year compared to last. The FY 2026 Budget proposes the use of reserves to reduce increases to our customers. One of our strategic goals is to keep our water and sewer rates as affordable as possible, while we continue to make major investments in infrastructure.
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. The newly designed website went live earlier this winter (www.serviceauthority.org) and we anticipate that our improved telephone system will go live by early May.
3. **Risk and Resilience Assessment** – To comply with the America's Water Infrastructure Act (AWIA) of 2018, which requires community water systems serving more than 3,300 individuals to update Risk and Resilience Assessments (RRA) every five years, the ACSA must complete its revised RRA by December 31, 2025. Launch! Consulting, which facilitated the original RRA, is assisting the ACSA in the reassessment and we expect this to be completed in October.

4. **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 complete and Dominion Energy has reestablished permanent power service. Testing of the pump station upgrade is targeted for the first few weeks of April.
- **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 along Crozet Avenue north of Locust Lane towards Tabor Street has been completed and final paving along the remaining portion of Crozet Avenue re-pavement will begin in early April.
- **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 site has been cleared, and erosion and sediment control measures are being inspected weekly. The ACSA's contractor is currently grading areas of the site to install the permanent sediment basin.
- **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 was held in January.

- **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.
- **Huntington Village Water Connection** – The existing water main that serves as the only feed into Huntington Village off Old Ivy Road is at risk of failure due to an existing rock retaining wall that was constructed overtop of the water main. This project provides a second water connection into Huntington Village which is comprised of approximately 135 residential customers. Installation of the water connection has been completed, and final pavement restoration of the area is being scheduled.
- **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 replacing this PVC water main. ACSA crews have mobilized and began installing the replacement water main the week of March 10th.
- **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. With the recent approval of the Bird Street Subdivision in Scottsville, the replacement of approximately 375 feet of water main will be removed from the scope of this project and upgraded by the developer. 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. Two bids were received in February however, both were rejected as a result of being over-budget. The project was readvertised on March 11th, with a bid opening scheduled for April 8th.

- **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. The construction contract with CEI has been fully executed and the Notice to Proceed date of March 10th has been established.
- **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 60% 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. We continue to work closely with our consultant to coordinate additional field survey efforts needed to complete sewer design.
- **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, and staff is communicating with the owner on pavement restoration requirements for the project.
- **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 95% 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 informational meeting was held on February 10th to share the conceptual layout which includes sections of shared low-pressure force mains.

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.