



RWSA BOARD OF DIRECTORS
Minutes of Regular Meeting
December 16, 2025

A regular meeting of the Rivanna Water and Sewer Authority (RWSA) Board of Directors was held on December 16, 2025 at 2:15 p.m. at Albemarle County Service Authority, 168 Spotnap Road, Charlottesville, VA 22911.

Board Members Present: Mike Gaffney, Jeff Richardson, Sam Sanders (arrived at 2:27 p.m.), Ann Mallek, Brian Pinkston, Quin Lunsford, Lauren Hildebrand.

Board Members Absent: None.

Rivanna Staff Present: Bill Mawyer, Dave Tungate, Lonnie Wood, Jennifer Whitaker, Betsy Nemeth, Daniel Campbell, Austin Marrs, Dyon Vega, Steve Minnis, Sr., Jay Young, Jeff Southworth, Westley Kern, Jacob Woodson, Jon Williams, Leah Beard, Deborah Anama.

Attorney(s) Present Valerie Long

1. CALL TO ORDER

Mr. Gaffney convened the December 16, 2025 regular meeting of the Board of Directors of the Rivanna Water and Sewer Authority at 2:15 p.m.

2. AGENDA APPROVAL

Mr. Gaffney asked if there were any changes or suggestions regarding the agenda. Hearing none, he asked if there was a motion.

Ms. Mallek moved that the Board of Directors approve the agenda. Mr. Pinkston seconded the motion, which carried unanimously (6-0). (Mr. Sanders was absent)

3. MINUTES OF PREVIOUS BOARD MEETING ON NOVEMBER 18, 2025

Mr. Gaffney asked if there were any comments or changes to the minutes of the previous meeting. Hearing none, he asked if there was a motion.

Ms. Mallek moved that the Board of Directors approve the minutes of the previous meeting on November 18, 2025. Mr. Pinkston seconded the motion, which carried unanimously (6-0). (Mr. Sanders was absent)

4. RECOGNITION

a. Resolution of Appreciation for Mr. Jay Young, Assistant Information Systems Administrator

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68 **Resolution of Appreciation for Ms. Betsy Nemeth**

69 *WHEREAS Ms. Nemeth has served as our first Director of Administration and*
70 *Communications since 2023 managing Human Resources, office administration, public*
71 *communications and safety programs after joining the Authorities as Human Resources Manager*
72 *in April 2016, and*

73 *WHEREAS over the same period of 10 years, Ms. Nemeth provided expert guidance in*
74 *employee relations, recruiting, retention, training, benefits planning, and oversight of federal and*
75 *state employer regulatory compliance issues which positively impacted the Authority, its*
76 *employees, and its customers; and*

77 *WHEREAS Ms. Nemeth's commitment to the Authority's values of Integrity, Teamwork,*
78 *Respect and Quality has guided her leadership in building a professional and responsive Division*
79 *that has provided outstanding support for the Authority.*

80 *NOW, THEREFORE, BE IT RESOLVED that the Rivanna Water and Sewer Authority*
81 *Board of Directors recognizes, thanks, and commends Ms. Nemeth for her years of distinguished*
82 *service, efforts, and achievements, and presents this Resolution as a token of esteem, with best*
83 *wishes in her retirement.*

84 *BE IT FURTHER RESOLVED that this Resolution be entered upon the permanent Minutes*
85 *of the Rivanna Water and Sewer Authority.*

86 *Michael Gaffney, Chairman*
87 *Lauren Hildebrand*
88 *Quin Lunsford*
89 *Ann Mallek*
90 *Brian Pinkston*
91 *Jeff Richardson*
92 *Sam Sanders*

93 **Mr. Pinkston moved that the Board of Directors approve the Resolution of Appreciation**
94 **for Ms. Betsy Nemeth. Ms. Mallek seconded the motion, which carried unanimously (6-0).**
95 **(Mr. Sanders was absent)**

96 Ms. Nemeth accepted the Resolution. She stated that it had been an absolute pleasure and
97 privilege and she appreciated it. She stated that she was excited for what the future would hold,
98 and she thought a lot was going to happen and it would be great to sit back and watch. She
99 thanked the Board very much.

100 Mr. Mawyer stated that Ms. Nemeth had done a great job as their first Director of the
101 Administration Communications Division over the last two years. He stated that she had played a
102 big role in helping him develop the organization's growth and development plan, as well as their
103 succession management plan. He stated that Ms. Nemeth had been a confidante at times, always
104 willing to offer her advice and provide a candid perspective. He stated that they appreciated her
105 support over the past 10 years. He stated that one thing that had become apparent was that Ms.

106 Nemeth had a strong desire to live in Portugal, which she often shared with them when
107 discussing her adventures. He stated that they wished her the best of luck in her future endeavors.

108 Mr. Gaffney asked if she had picked out a town in Portugal yet.

109 Ms. Nemeth stated yes; the town of Espinho, about a half-hour train ride south of Porto,
110 Portugal.

111 Mr. Gaffney asked if there was a lot of good coast.

112 Ms. Nemeth stated of course.

113 Mr. Gaffney stated that it sounded great and congratulated Ms. Nemeth.

114 c. *Resolution of Appreciation for Mr. Brian Pinkston, RWSA Board Member*

115 **Resolution of Appreciation for Mr. Brian Pinkston**

116 *WHEREAS, Mr. Pinkston has served as a member of the Rivanna Water and Sewer Board*
117 *of Directors since January 2022; and*

118 *WHEREAS, over that same period Mr. Pinkston's demonstrated leadership and*
119 *understanding of the operations of the Water & Sewer Authority has supported a strategic*
120 *decision-making process that provided benefits to the customers served by the City of*
121 *Charlottesville as well as the community as a whole.*

122 *During Mr. Pinkston's tenure, major initiatives and projects were strategically implemented to*
123 *complete the community's long-term drinking water supply plan as well as to enhance other*
124 *services provided by the Authorities. Significant infrastructure repair and improvement projects*
125 *totaling over \$500M were completed or initiated including construction of:*

- 126 • *An 8-mile-long raw water pipeline and pump station between the South Rivanna Reservoir*
127 *and the Ragged Mountain Reservoir*
- 128 • *A 5-mile-long raw water pipeline and pump station between the Ragged Mountain*
129 *Reservoir and the Observatory Water Treatment Plant*
- 130 • *Raising the Pool Level at the Ragged Mountain Reservoir to increase storage capacity by*
131 *700 MG*
- 132 • *Renovations and additional Granular Activated Carbon water treatment facilities at the*
133 *South Rivanna, Observatory, Crozet and Red Hill Water Treatment Plants*
- 134 • *The Central Water Line, a 5-mile-long major drinking water pipeline to serve the Urban*
135 *Area*
- 136 • *The Airport Road Water Pump Station and Piping Project*
- 137 • *The South Rivanna River Crossing Project to improve drinking water reliability and*
138 *capacity in the northern Urban System*
- 139 • *A renovation and addition, including an Education Center, of the Moores Creek*
140 *Administration Building*
- 141 • *and a 5-year Strategic Plan to provide direction for the programs of the Authority*

142 *NOW, THEREFORE, BE IT RESOLVED that the Rivanna Water and Sewer Board of Directors*
143 *recognize, thank, and commend Mr. Pinkston for his distinguished service, efforts, and*
144 *achievements as a member of the Rivanna Water and Sewer Authority and present this Resolution*
145 *as a token of esteem with best wishes in his future endeavors.*

146 *BE IT FURTHER RESOLVED that this Resolution be entered upon the permanent Minutes of*
147 *the Rivanna Water and Sewer Authority.*

148 *Michael Gaffney, Chairman*

149 *Lauren Hildebrand*

150 *Quin Lunsford*

151 *Ann Mallek*

152 *Jeff Richardson*

153 *Sam Sanders*

154 **Ms. Mallek moved that the Board of Directors approve the Resolution of Appreciation for**
155 **Mr. Brian Pinkston. Mr. Richardson seconded the motion, which carried unanimously (6-**
156 **0). (Mr. Sanders was absent)**

157 Mr. Pinkston stated that he wanted to commend all of his colleagues for the wonderful work that
158 all of them did. He stated that Rivanna was a remarkable example of how exceptional skills and
159 diverse backgrounds came together to address practical needs for their community. He stated that
160 the professionalism, technical mastery, confidence, and passion for the work that he saw in this
161 organization started at the top and permeated through the whole organization. He stated that it
162 started at the Board.

163 Mr. Pinkston stated that also, this organization embodied the importance of regionalism. He
164 stated that if the City or County tried to do this work by themselves, it would cost a lot more and
165 not be nearly as productive. He stated that this was a wonderful Board that worked well, and the
166 kinds of things they were trying to pull off here were epic. He stated that he encouraged
167 everyone to hold the course.

168 **5. EXECUTIVE DIRECTOR'S REPORT**

169 Mr. Mawyer stated that this was an exciting day for the Rivanna Water and Sewer Authority. He
170 stated that they not only got to congratulate two of their senior managers, Ms. Nemeth and Mr.
171 Young on their retirement and thank them for all their contributions, but also got to thank their
172 Board member Mr. Pinkston for the insightful guidance he had provided to many of them during
173 his tenure. He stated that they appreciated the dedication and commitment Mr. Pinkston had
174 shown to the Board and staff. He stated that it had been a positive relationship and they
175 appreciated his contributions.

176 Mr. Mawyer stated that today, they would have the opportunity to award the largest single
177 construction project in the history of the Rivanna Water and Sewer Authority, the South Rivanna
178 to Ragged Pipeline project. He stated that this project would bring water to their community, a
179 goal they had been working toward for 23 years, starting with the drought of 2002. He stated that
180 he would elaborate on this project in a moment. He stated that before he did, he would like to
181 highlight some of staff's achievements this holiday season. He stated that their environmental

182 stewardship team collected holiday donations to be given to the Jefferson School Foundation.
183 Mr. Mawyer stated that staff had also upgraded the siren at the Sugar Hollow Dam, adding four
184 speakers instead of one. He stated that he had included a short video so they could hear how the
185 sirens sounded.

186 Ms. Mallek asked if there was a recording of how it sounded at the bridge.

187 Mr. Mawyer stated not yet; they planned to extend the system, although they were still unsure
188 how far the new speakers could be heard. He stated that the new speakers were approximately
189 30% louder than the existing speakers. Their goal was to grow the system and add more
190 speakers in the future to increase the reach of the audible alarm system.

191 Mr. Mawyer stated that last night, they had held a virtual meeting with the Jefferson Park
192 Avenue, Fry's Spring, and Johnson Village neighborhoods about stage two of the Central Water
193 Line project. He stated that eight residents attended the meeting and were informed about the
194 next phase, which was expected to begin in January. He stated that currently, they were working
195 on the north side of the railroad track on Lewis Street, and in January, they planned to go under
196 the railroad track and begin construction on the south side of the railroad track along Jefferson
197 Park Avenue and Cleveland Ave.

198 He stated that their Director of Engineering and Maintenance, Jennifer Whitaker, presented to
199 the UVA Civil Engineering fourth-year class about public sector engineering careers. Mr.
200 Mawyer stated that additionally, their South Rivanna Water Treatment Plant Supervisor, Keith
201 Covington, and Communications Manager, Westley Kern, had given a tour to second and third-
202 grade students from the Free Union Country School at the South Rivanna Water Treatment Plant.
203 He stated that they partnered with the City and Service Authority again this year on the Imagine
204 a Day Without Water program, with a theme focused on "Water Works". He stated that the
205 program had been successful, and noted the winners from various schools.

206 Mr. Mawyer stated that as part of their strategic plan priority of infrastructure and planning,
207 renovations were underway at the Moores Creek Administrative Building. He stated that the first
208 and second floors had undergone changes, and a temporary trailer office suite had been set up for
209 staff. He stated that although the floor was cold, they were surviving in the trailer suites and the
210 project was progressing. He stated that the project to install a new water line from Ragged
211 Mountain to the Observatory Treatment Plant continued, and photos showed installation of the
212 pipe. He stated that they had discussed the Central Water Line stage one, which was currently
213 underway on Lewis Street, with equipment digging a trench to install the 30-inch waterline.

214 Mr. Mawyer stated that the exciting part was that they were nearing the end of the start-up phase
215 for generational water supply projects. He stated that he had a chronology to share with the
216 Board, which included several projects, such as the completion of a new dam at Ragged
217 Mountain in 2014, renovation of the South Rivanna and Observatory Water Treatment Plants in
218 2024, replacement of the pipe and pump station to supply water from Ragged Mountain to the
219 Observatory WTP (2029), and construction of a new pipe between the Observatory treatment
220 plant and the Long St bridge (2029). He stated that the strategy was to raise the water level in the
221 Ragged Mountain Reservoir to add 700 million gallons and increase the water supply at Ragged
222 Mountain to 2.1 billion gallons.

223 Mr. Mawyer stated that they would replace the existing pipe from Sugar Hollow Reservoir to
224 Ragged Mountain with a new pipe from South Rivanna Reservoir to Ragged Mtn Reservoir
225 which would serve as the water source for the Ragged Mountain Reservoir, as RMR did not have
226 a natural watershed to supply itself. He stated that the community investment for these projects
227 would be approximately \$275 million when completed. He stated that in terms of chronology,
228 the drought that prompted these efforts occurred 23 years ago in 2002. He stated that the
229 community took 10 years to develop the water supply plan, which included building a new dam
230 at Ragged Mountain to make it the primary and largest reservoir. He stated that they would
231 supply water to Ragged Mountain from the South Rivanna Reservoir instead of Sugar Hollow.

232 Mr. Mawyer stated that in 2014, the new dam at Rivanna had been completed. He stated that
233 when he arrived in 2016, they were in a waiting period for completion of the remaining water
234 supply piping projects. He stated that they developed a plan and presented four alternatives for
235 construction of the pipeline to the Board in 2018. The Board selected the middle timeframe of
236 2027-2035, which coincided with the expected decrease in debt at that time. He stated that they
237 worked proactively and installed one mile of the Ragged to Rivanna pipeline in 2018 and 2019,
238 as part of the UVA Foundation's renovation of Birdwood Golf Course.

239 Mr. Mawyer stated that they also completed the South Rivanna and Observatory Water
240 Treatment Plant Renovations and Improvements from 2020 to 2024. He stated that upon
241 completion, staff recommended accelerating the pipeline project due to changing climate
242 conditions and predictions of extended droughts. He stated that the Board concurred, and in
243 2024, they awarded the Ragged to Observatory Pipeline Project, which was expected to be
244 completed by 2029. He stated that today, staff would be proposing award of the capstone project,
245 the South Rivanna to Ragged Mountain Pipeline and Pump Station Project, which would be
246 completed over the next four years.

247 Mr. Mawyer stated that to provide historical perspective, he pulled out a newspaper article from
248 1925, which described the original pipe from Sugar Hollow to Ragged Mountain. He stated that
249 the pipe was approximately 100 years old and recently had been leaky. He stated that before that,
250 there was the 1922 lease agreement between the City and UVA for the Observatory Treatment
251 Plant property, which had been renegotiated with UVA in 2020 and would remain in effect for
252 49 years, with a 49-year renewal option if no objections were raised.

253 Mr. Mawyer stated that today, if the Board decided to move forward, they would award the
254 contract and begin the water line and pumping station work which would transfer water from the
255 South Rivanna Reservoir to the expanded Ragged Mountain Reservoir. He stated that as a result,
256 the pipe from Sugar Hollow would be closed. He stated that with this historical context, it was
257 clear that today marked a significant milestone.

258 Mr. Pinkston asked if the 1925 pipe was still conducting water.

259 Mr. Mawyer stated that yes, but it was prone to leaks.

260 Mr. Pinkston asked if it had ever been replaced.

261 Mr. Mawyer replied no it had not been replaced. He stated that when the community developed
262 the water supply plan between 2002 and 2012, they were aware that the existing pipe was old

263 and needed to be replaced. He stated that they also recognized that the dam at Ragged Mountain
264 was deficient and required replacement. He stated that to address both issues in one program,
265 they proposed building a new dam at Ragged Mountain, which would also serve as the largest
266 reservoir, despite the fact that it lacked a natural water source.

267 Mr. Mawyer stated that they had to pipe water from somewhere to fill Ragged Mtn reservoir, so
268 the South Rivanna Reservoir was the logical source since it has the largest watershed. He stated
269 that this would allow them to replace the 100-year-old Sugar Hollow pipe with a new one from
270 South Rivanna to Ragged Mountain, making the entire plan logical and cohesive.

271 Mr. Gaffney stated that the land between Sugar Hollow and Ragged Mountain no longer looked
272 like the photos from 1925. He stated that it had become completely forested.

273 Ms. Mallek stated that she believed that there were also no easement documents, it was all
274 handshake agreements and rough estimates for the pipe placement.

275 Mr. Mawyer stated that for this new Rivanna to Ragged project, it had taken almost seven years
276 to acquire easements from 20 different parties. He stated that they purchased property from the
277 UVA Foundation to build the pump station. He stated that the acquisition process was
278 challenging, as they had to negotiate with both private and public entities, including Albemarle
279 County Public Schools, the City of Charlottesville, which granted easements near the reservoir,
280 the Department of Forestry, and a local church on Reservoir Road. He stated that they had to
281 work with a diverse group to obtain these easements. He stated that although it was a significant
282 effort, they were now ready to move forward with construction on this generational project.

283 Mr. Mawyer stated that he had provided a map of the RWSA water system within the County,
284 which displayed how they would be able to decommission the Sugar Hollow to Ragged Pipeline
285 and build the Rivanna to Ragged Pipeline and increase their community's drinking water supply.
286 He stated that the Central Water Line was not part of the water supply plan but was essential for
287 their water treatment and distribution operations. He stated that all these projects would be
288 awarded and under construction if approved by the Board today, except for the final piece of the
289 Central Water Line, Phase II.

290 Ms. Mallek stated that she was struck by the 80% ACSA -20% City cost allocation for the
291 pipeline from South Fork to Ragged. She stated that the pipe served the entire community, and
292 the customers were half and half, so she was surprised that it was divided in that way.

293 Mr. Mawyer stated that was the agreement reached by the City, County, ACSA and RWSA in
294 2012. Mr. Gaffney stated that it was very challenging to get it.

295 Ms. Hildebrand stated that it may have something to do with the original infrastructure, which
296 was built by the City.

297 **6. ITEMS FROM THE PUBLIC**

298 There were none.

299 **7. RESPONSES TO PUBLIC COMMENTS**

300 There were no comments; therefore, there were no responses.

301 **8. CONSENT AGENDA**

302 *a. Staff Report on Administration and Communications*

303 *b. Staff Report on Finance*

304 *c. Staff Report on Information Technology*

305 *d. Staff Report on Operations*

306 *e. Staff Report on Drought Monitoring*

307 *f. Staff Report on Wholesale Metering*

308 *g. Approval of Term Contract for Biosolids Processing: McGill Environmental*

309 Mr. Lunsford asked if Mr. Mawyer could speak to projects 24 through 26 on the CIP report. He
310 stated that he believed they were new and added this month. He stated that they were related to
311 the northern area of Powell Creek, Airport Road, and the river crossing.

312 Mr. Mawyer stated that those three projects would be discussed by Ms. Whitaker today, seeking
313 authority to initiate the design process. He stated that these projects involved upgrading the
314 Powell Creek sewer line as well as installing a water storage tank and additional pumps at the
315 Airport Road Pump Station. He stated that they may also need to install a pipe under the North
316 Rivanna River to reliably get water to the north area of the County. He stated that these three
317 projects would be discussed in more detail during Ms. Whitaker's presentation.

318 Mr. Lunsford asked if they were looking to do a study for those projects.

319 Mr. Mawyer stated that it would be preliminary engineering.

320 Mr. Lunsford asked if the Board was being asked to approve \$103 million of projects today.

321 Mr. Mawyer stated that the request was only for the initial planning and design studies for those
322 projects. He stated that construction costs for those projects would be considered in the proposed
323 CIP the Board would receive in February.

324 Ms. Hildebrand asked if it would be more effective or clearer to modify the listing of projects to
325 simply reflect the dollars allocated for the studies, rather than including the entire dollar amount
326 of the entire project. She stated that at this point, those were the best estimates.

327 Mr. Mawyer stated that yes, the budget would reflect only the study costs approved today.

328 Mr. Lunsford asked if those projects would be included in the planning and study section of the
329 CIP Report, not the design-build section.

330 Mr. Mawyer stated that was correct.

331 Mr. Lunsford stated that he would like to request that any changes or additions be highlighted in
332 some way, so it was clear what had been modified. Mr. Mawyer said they would highlight
333 changes in the CIP Report in the future.

334 **Mr. Pinkston moved that the Board of Directors approve the consent agenda subject to the**
335 **proposed amendments. Ms. Mallek seconded the motion, which carried unanimously (7-0).**

336 **9. OTHER BUSINESS**

337 *a. Presentation and Consider Vote to Accept: FY 25 Audit Report*

338 Matthew McLearen, Robinson, Farmer, Cox Associates, stated that his firm performed the Fiscal
339 Year 2025 Audit, and he would present the results of that audit and the required communications
340 with the governance body, which is in a separate document issued to the Authority. He stated
341 that to describe this letter, it outlined the required communication responsibilities under the
342 audit. He stated that management of the Authority was responsible for implementing appropriate
343 accounting policies, applying new accounting policies, and ensuring the financial statements
344 were accurate and reliable. He stated that they were also responsible for maintaining records
345 sufficient to audit and implementing a system of internal controls throughout the entire fiscal
346 year.

347 Mr. McLearen stated that as the auditor, his responsibility was to audit those documents, test the
348 internal controls, and provide an opinion on the financial statements. He stated that the next item
349 described in this letter concerned accounting estimates. He stated that most financial statements
350 included consideration for accounting estimates, which could vary greatly but were generally
351 based on similar authorities and entities. He stated that significant estimates included in this set
352 of financial statements related to the depreciable lives of fixed assets, as well as the measurement
353 of pension and other post-employment benefit (OPEB) liabilities, which did come from other
354 third-party professionals.

355 Mr. McLearen stated that he would like to report that there were no difficulties encountered
356 during the audit. He stated that the next item concerned audit adjustments. He stated that most
357 audits included proposed adjustments, which were considered corrected misstatements. He
358 stated that he was pleased to report that they had very few audit adjustments this year, and all of
359 them were considered corrected. He stated that lastly, they were also required to disclose their
360 knowledge of whether management had sought a second opinion and opinion shopping, which he
361 was pleased to report they had no such knowledge.

362 Mr. McLearen stated that reports had been issued, which were contained in the Annual
363 Comprehensive Financial Report. He stated that the first report was the independent auditor's
364 report, which was an unmodified or plain opinion. He stated that this was dated October 29,
365 2025, for the year-end June 30, 2025. He stated that the second report was an independent
366 auditor's report on internal controls. He stated that they had tested the internal control structure in
367 place, which was designed to support financial reporting throughout the year, not just at year-
368 end. He stated that it included segregation of duties and controls to mitigate misappropriation of
369 assets and financial reporting errors.

Mr. McLearen stated that he was pleased to report that they had disclosed that there were no material weaknesses or significant deficiencies in the internal control structure. He stated that he would like to briefly point out the financial statements in this document. He stated that there were three financial statements. He stated that the first, Exhibit 1, was the statement of net position, similar to a balance sheet for a for-profit entity on pages 30 and 31. He stated that the second page reported the Authority's net position, which was the term for equity, and at June 30, 2025, the Authority's net position was approximately \$196 million. He stated that the second financial statement, Exhibit 2, was the statement of revenues, expenses, and changes in that position, similar to a profit and loss statement for a for-profit entity.

Mr. McLearen stated that the key number on this statement was the change in equity or net position, which the Authority reported as an increase of \$12.8 million for the year ending June 30, 2025. He stated that the third and final financial statement was the statement of cash flows, which reported the ending cash balance. He stated that as of June 30, 2025, the Authority's ending cash position was approximately \$135 million.

Mr. Pinkston moved that the Board of Directors accept the Annual Comprehensive Financial Report year ended June 20, 2025 (FY25). Ms. Mallek seconded the motion, which carried unanimously (7-0).

Mr. McLearen stated that he would like to take a moment to acknowledge Mr. Wood and his team for their assistance throughout this process.

b. Presentation and Consider Vote to Approve: Purchase of Portable Emergency Power Generator: Moores Creek

Steven Minnis, Maintenance Department Manager, stated that he had been with the Authority for 33 years in Maintenance. He stated that as a Mechanic at the Water and Sewer Department, emergency generators had been a significant part of his work responsibility. He stated that he would like to start by discussing their current situation. He stated that most of their sites had permanent emergency backup power generators. He stated that their existing portable generator, which had been purchased in 2011, was a 1988 model that they had bought used. He stated that it had largely outlived its useful life due to their facilities' growth, making it too small. He stated that although it still ran, it was no longer sufficient.

Mr. Minnis stated that he took great pride in their generators, which were critical to their operations. He stated that they were only needed when needed, and he was proud to say they were well-maintained and of high quality. He stated that the new portable generator they were hoping to purchase would upgrade their capabilities, allowing them to serve 18 of their facilities, as opposed to four with the current generator. He stated that this new portable generator offered a significant upgrade, as it could operate at 208 three-phase, 277, and 480 three-phase voltages, a major step up in versatility and reliability.

Mr. Minnis stated that with this new generator, they would be able to power the Glenmore, Scottsville, Stone Robinson, and Crozet Pump Stations 1 through 4 on the wastewater side, and on the water side, North Rivanna Water Plant, Scottsville Water Plant, Crozet Raw Water Pump Station, Red Hill Water Treatment Plant, and five water pump stations to include Airport Road,

410 Stillhouse, Royal, Scottsville, and Stadium Road, along with the Ragged Mountain Dam and
411 Sugar Hollow Dam.

412 Mr. Minnis stated that this purchase was a significant investment for the Maintenance
413 Department, and he would like to highlight its potential benefits. He stated for example, they had
414 recently experienced an issue at Moores Creek, where a new transformer malfunctioned, causing
415 an 8-hour time period of modified operations while they waited for a rental generator to be
416 delivered from Richmond and connected. He stated that if they had their own portable generator,
417 it would have likely reduced their response time to around an hour and a half, allowing them to
418 get the building back up and running more quickly.

419 Mr. Mawyer asked what had happened to the wastewater during those hours.

420 Mr. Minnis stated that the plant was operating in a bypass mode, where they bypassed the sludge
421 building. He stated that Operations redirected the flow to another clarifier. He stated that he
422 believed they were able to avoid bringing in additional holding ponds, if he was correct. He
423 stated that they were able to maintain everything within the single clarifier. He stated that once
424 the generator was back online and the sludge building was operational again, they were able to
425 resume normal operations.

426 Mr. Mawyer asked if they were using the rental generator today.

427 Mr. Minnis stated that yes, they were. He stated that Nelson Electric from Richmond had been
428 there today, and Hitachi, the manufacturer of the transformer, sent their specialists to address the
429 problem. He stated that upon inspection, it was discovered that two high-voltage fuses had blown
430 inside the transformer, which operates at 4160 volts. He stated that this required specialized
431 expertise to repair. He stated that Hitachi's specialists were called in, and they were still awaiting
432 the exact outcome. He stated that they would get the system back online, but currently, it was
433 running on the generator.

434 Ms. Mallek stated that the new portable generator would be able to serve one location at a time.
435 She stated that the logistics would be around where it was most needed, because it may be
436 needed at a specific building more than another.

437 Mr. Minnis stated that yes, it was a matter of triage, determining what was most important. He
438 stated that they did have redundant emergency power at their facilities, and this portable
439 generator would minimize the potential for multiple issues.

440 Ms. Mallek stated that she would never forget the propane running out for the large generator
441 located in Crozet during the snow and shoveling out to allow the gas truck there.

442 Ms. Hildebrand stated that she had a clarifying question. She asked if this generator was for
443 redundancy at locations that already had permanent generators. She stated that if the primary
444 generator failed, this backup generator was brought in, but now they had generators at all these
445 locations.

446 Mr. Minnis stated that that was correct. He stated that they had permanent generators everywhere
447 except for Royal, Stone Robinson, and Totier Creek pump stations.

448 Ms. Hildebrand asked if the sludge pump building was hooked to a primary generator.

449 Mr. Minnis stated that it was connected to the main plant generator, but with the failure of the
450 transformer, power could not be transmitted from the electrical switch gear through the
451 transformer to the motor control center. He stated that it was indeed a redundant system.

452 Ms. Hildebrand asked if they had main generators at Moores Creek, so there were not pockets of
453 generators.

454 Mr. Minnis stated that they had the main plant emergency generator which had a new upgrade
455 around 2008 or 2009, the Rivanna Pump Station, and one for Moores Creek Pump Station.

456 He stated that the request from staff was to authorize the Executive Director to execute a
457 Purchase Order with Carter Machinery for the purchase of a CAT portable power generator for
458 an amount not to exceed \$299,430.

459 Mr. Mawyer stated that their purchasing rules permitted Mr. Wood and himself to purchase up to
460 \$300,000. He stated that this amount was close to the maximum that could be authorized by
461 staff, so they wished to bring it to the Board for approval and provide the Board with insight into
462 some of the equipment they needed to purchase.

463 **Mr. Pinkston moved that the Board of Directors authorize the Executive Director to**
464 **execute a Purchase Order with Carter Machinery for the purchase of the CAT portable**
465 **power generator, not to exceed \$299,430. Ms. Mallek seconded the motion, which carried**
466 **unanimously (7-0).**

467 *c. Presentation and Consider Vote to Approve: Glenmore Water Resource Recovery*
468 *Facility Improvements*

469 Dyon Vega, P.E., Civil Engineer, stated that he would present on the Glenmore Water Resource
470 Recovery Facility, specifically on the proposed upgrades for blowers, Ultraviolet light (UV)
471 disinfection system, and manual transfer switch improvements. He stated that he had provided an
472 aerial view that showed the UV disinfection channel on the left, the manual transfer switch in the
473 middle, and the blower building enclosure on the right.

474 Mr. Vega stated that for background, Glenmore was constructed in 1992. He stated that in 2022,
475 they added a third influent pump, and in 2023, they conducted a needs assessment to identify
476 potential future infrastructure repairs needed. He stated that the assessment identified three
477 items: the aeration blowers, the UV disinfection system, and the need for a manual electric
478 power transfer switch. He stated that the provided photos in the presentation showed the air
479 blower unit enclosure and the existing air blower units.

480 Mr. Vega stated that the current blowers had a noise issue, were only partially covered, and had
481 reached the end of their useful life. He stated that additionally, the existing blowers did not have
482 the capability to be connected to an external generator, as Mr. Minnis discussed. He stated that
483 the original UV disinfection system was deteriorated and no longer supported by the
484 manufacturer; it was recently replaced through an emergency procurement contract, and that cost
485 was included in this overall CIP project.

Mr. Vega stated that the diagram showed the wastewater flow as it moved through the aerobic digesters to remove nutrients, to the UV lamps for disinfection before exiting to the Rivanna River. He stated that the UV system operated continuously and was a critical component of the overall system. He stated that the new blowers would have their own confinement system to reduce noise and operate similarly to the existing blowers. Mr. Vega stated that there was also a canopy to be installed over the UV unit, allowing for maintenance to be performed without exposure to the weather. He stated that there was a manual transfer switch, which would enable easy connection to the existing backup generator. He stated that the manual transfer switch was already located in a box and could be easily connected to the generator.

Mr. Vega stated that they received two bids, with Maverick Construction LLC as the lowest bid at \$1,067,125. He stated that the total project budget was \$1.955 million, and the FY 26-30 budget for Phase 1 was \$1.95 million. He stated that they anticipated construction to begin in June 2026 and be completed by January 2028.

Mr. Pinkston moved that the Board of Directors authorize the Executive Director to execute a construction contract with Maverick Construction, LLC totaling \$1,067,125 to provide two aeration air blowers, a metal canopy over the existing UV system, and a manual transfer switch and receptacle for a portable generator, as well as any change orders to the construction contract up to 10% of the original construction contract amount. Ms. Mallek seconded the motion, which carried unanimously (7-0).

d. Presentation and Consider Vote to Approve: South Rivanna to Ragged Mountain Reservoir Pipeline, Intake, & Pump Station Construction Award

Austin Marrs, P.E., Senior Civil Engineer, stated that he was fortunate to dive deeper into the project that Mr. Mawyer had discussed earlier, the South Rivanna to Ragged Mountain Reservoir Pipeline, Pump Station and Intake Project. He stated that he would review the scope of work and recommend a construction contract award. He stated that as Mr. Mawyer had mentioned earlier, this was their last project from the 2012 Community Water Supply Plan. He stated that it would include 6.5 miles of 36-inch ductile iron raw water pipeline.

Mr. Marrs stated the pipeline would run from the South Rivanna Reservoir to the Birdwood Golf Course at Route 250 West in Ivy. He stated that the project would also include a raw water intake and pump station with a 41 million gallon per day (MGD) capacity, which would replace the existing pump station that was built in the 1960s. He stated that the system could transfer 25 MGD to Ragged Mountain Reservoir, 10 MGD to Observatory Water Treatment Plant, and 16 MGD to South Rivanna Water Treatment Plant.

Mr. Marrs stated that the project also included several ancillary items, such as a one-megawatt emergency power generator, a new chemical storage building at South Rivanna Water Treatment Plant, a waterway barrier across the South Rivanna Reservoir, and additional pumps at the Ragged Mountain Raw Water Pump Station. He stated that they were recommending a construction contract be awarded to Garney Companies of Fairfax, Virginia at a cost of just under \$88 million. He stated that the pipeline was approximately 6.5 miles long, and the route's map was shown on the screen. He stated that this leg of the project would extend from the South Rivanna Reservoir to the Birdwood Golf Course. It would involve a mixture of roadway-based

527 construction, including Hydraulic Road, Lambs Road, and Lambs Lane, as well as construction
528 in easements along the way.

529 Mr. Marrs stated that as a result, they had had extensive coordination with several organizations,
530 including Virginia Department of Transportation, Albemarle County Public Schools, the UVA
531 Foundation, and the Colthurst Homeowners Association. He stated that they also had a time-of-
532 year restriction for tree clearing, like their previous community water supply projects, due to
533 restrictions associated with the northern long-eared bat, an endangered species; they can only
534 clear trees between November 15 and March 31.

535 Mr. Marrs stated that the intake and pump station was a large facility, with a capacity of 41
536 MGD. He stated that this system would be able to transfer 16 million gallons to the South
537 Rivanna Treatment Plant, as well as 25 million gallons south toward the Ragged Mountain
538 Reservoir and Observatory Water Treatment Plant, where it would interact with the Ragged
539 Mountain Raw Water Pump Station. He stated that this would allow them to split the flow as
540 desired. He stated that two sets of raw water intake screens would be tunneled into the South
541 Rivanna reservoir, designed in accordance with Department of Environmental Quality (DEQ)
542 permit requirements to protect aquatic wildlife and prevent the introduction of fish and other
543 small creatures into the treatment plant.

544 Mr. Marrs stated that this system would replace the existing 12 MGD pump station located at the
545 South Rivanna dam. He stated that renderings were provided, showing the system in two
546 different scenarios: one depicting the station as seen from the South Rivanna Reservoir, and the
547 other showing the system within the pump station.

548 Ms. Mallek asked if the depth of the water for the screens was at six or eight feet.

549 Mr. Marrs stated that one intake was approximately eight to 10 feet below the surface, while the
550 other was closer to 15 feet. He stated that the intake screens were quite large, so even the 10-foot
551 intake could effectively pull water from a 5-foot elevation, which had historically been their
552 preferred elevation for achieving the best water quality in the reservoir.

553 Ms. Mallek asked how much depth there was below the deeper screen before reaching the
554 sludge.

555 Mr. Marrs stated the elevation of 367 feet is the bottom of the usable storage area. He stated that
556 he believed there was another 15 to 20 feet below that, but historically, this area had been
557 considered the sedimentation zone for the reservoir. He stated that it was possible that the
558 reservoir could silt in over time, so they were trying to avoid that situation.

559 Ms. Mallek asked if there was a barrier installed.

560 Mr. Marrs stated yes and that he had a better map he would show later. He stated that he would
561 like to touch on the other improvements. He stated that there were renderings of the new
562 chemical building that would be built at the South Rivanna Treatment Plant, replacing the
563 existing building and ultimately providing a larger and more reliable system. He stated that they
564 would also construct the waterway barrier system that they had previously discussed. He stated
565 that this would be a public safety enhancement, replacing the buoy system currently in place,

566 which frequently washed up against the dam. He stated that it would keep boaters away from the
567 dam and the intake screens.

568 Mr. Marrs stated that three additional pumps would be installed under this contract at the Ragged
569 Mountain Pump Station currently being constructed by Thalle Construction in a separate
570 contract. He stated that these final three pumps would enable the water to be transferred from
571 South Rivanna to Ragged Mountain and/or Observatory Water Treatment Plant.

572 He stated that he would like to provide details about the existing facilities. He stated that the
573 existing raw water pump station was from the early 1960s and had limited pumping capabilities
574 at 12 MGD, which was not sufficient for the future anticipated demands for the South Rivanna
575 Treatment Plant. Mr. Marrs stated that the building itself was in decent shape, so they may
576 repurpose and salvage it for potential storage space in the future.

577 He stated that the existing permanganate building was a mid-1980s construction and had outlived
578 its useful service life. He stated that it had served as a powdered activated carbon feed building
579 and a permanganate feed building over the past 40 years. He stated that this building would be
580 demolished, and the new building would be constructed next to it. He stated that they would not
581 demolish it until the new chemical feed building was complete.

582 He stated that the waterway barrier that they had discussed was shown on the right-hand side of
583 the presentation slide, outlined in red. Mr. Marrs stated that it would keep boaters away from the
584 intake screens. He stated that the actual system would have two screens as well as an air burst
585 cleaning system to clean the screens from leaves and debris. He stated that they would also want
586 to keep boaters away from the dam. He stated that the barrier would be designed to prevent
587 someone from boating over the dam.

588 Mr. Gaffney asked what happened when trees floated into the barrier.

589 Mr. Marrs stated that the barrier system was set up with a breakaway link in the chain, which
590 was designed to fail under a certain amount of pressure. He stated that once the trees
591 accumulated against it, the breakaway link exceeded its loading capacity, it would break away,
592 letting the trees pass. He stated that after the storm had passed and the trees had been cleared,
593 crews would reassemble the barrier. He stated that the system was intended to allow the trees to
594 pass through without causing damage.

595 Ms. Mallek asked if there was any other curtain part of the barrier.

596 Mr. Marrs stated yes; there was a curtain that went below the surface.

597 Mr. Marrs stated that in reviewing the budget and bidding results, their adopted CIP value for
598 this project was \$123 million, with an engineer's estimate of about \$103 million for construction.
599 He stated that they had advertised this project in November and received four competitive
600 construction bids. He stated that the lowest bid was from Garney Companies, which they had
601 reviewed with their consultant engineer and found to be responsive and responsible to the
602 contractual requirements.

603 Mr. Marrs stated that incorporating that bid into the construction budget brought the total to
604 \$119.5 million. He stated that the project schedule started in February 2026 and would run
605 through 2030. A more detailed overview of the budget was then provided. He stated that the
606 construction project with a contingency gave them a total of \$95.25 million. He stated that they
607 were proposing to pre-procure an emergency generator and a waterway barrier, which would cost
608 approximately \$1 million combined. He stated that this amount was also included in the Board
609 packet.

610 Mr. Marrs stated that they were allocating \$1.5 million for Dominion Energy coordination, as
611 they would need a reliable power service for this infrastructure. He stated that they were actively
612 working with Dominion to achieve the most effective solution, which may require realigning the
613 power service to eliminate an existing river crossing. He stated that they anticipated some costs
614 associated with this process. He stated that there was also a budget of \$500,000 for legal and
615 miscellaneous fees. He stated that the Ragged Mountain Pool Raise Project was also included in
616 this budget, which totaled \$13.3 million. He stated that when they added up all these costs, they
617 got a total of \$119.5 million, which represented a \$3.5 million dollar savings over the adopted
618 CIP value.

619 Mr. Lunsford asked if Mr. Marrs could walk through the full process of the generator and
620 waterway barrier.

621 Mr. Marrs stated that regarding the generator, the Authority has attempted to standardize
622 Caterpillar equipment, as they had existing service contracts with them. He stated that most of
623 their generators were Caterpillar; however, in a bidding environment, they could not easily sole-
624 source on a particular manufacturer, so they decided to purchase the equipment that they worked
625 with Mr. Minnis and his team to identify as necessary.

626 Mr. Marrs stated that they wrote the contract to minimize their risk, while also clearly outlining
627 the responsibilities. He stated that regarding the waterway barrier system, they found that
628 Worthington was the only option available, and they conducted thorough research. He stated that
629 from a contractual standpoint, it seemed simpler for Rivanna to provide the equipment to the
630 low-bid contractor. He stated that the contract also included language to mitigate both their risk
631 and the contractor's risk.

632 Mr. Mawyer asked if Mr. Marrs could explain the Sourcewell program.

633 Mr. Marrs stated that Carter Machinery did participate in the Sourcewell program, which is a
634 cooperatively procured contract the Authority participates in. This means that competitive
635 pricing with discounted rates was provided.

636 Ms. Mallek asked if Worthington was a Virginia-based company.

637 Mr. Marrs stated that they were based out of Ohio, but they had provided waterway barriers to
638 numerous facilities, including one in Spotsylvania and some in Richmond. He stated that they
639 worked closely with many municipalities in this region.

640 Mr. Mawyer stated that Fairfax Water used them.

641 Mr. Marrs stated that there was a 30-year warranty on the systems, and the company truly stood
642 behind their product. He stated that they had conducted thorough research before selecting this
643 path and obtained samples, meeting with them extensively. He stated that as a result, they were
644 quite confident in their product.

645 Ms. Hildebrand asked if they would be purchasing the generator currently or if it would be
646 purchased as it was incorporated into the project.

647 Mr. Marrs stated that they were currently purchasing the equipment, and they would provide it to
648 the contractor for installation. He stated that the purchase order would be between Rivanna and
649 Carter. He stated that in this arrangement, they would hand the generator over to the contractor,
650 and they would install it, test it, and complete the necessary work.

651 Ms. Hildebrand asked if it would be sitting for a few years or if it would be installed
652 immediately.

653 Mr. Marrs stated they had worked with Carter to sequence out the manufacturing process to
654 minimize the time before installation. He stated that if a gap did occur, they could implement a
655 preventive maintenance program, which involved keeping the equipment on Carter's yard and
656 helping to preserve it. He stated that Carter would also use a special oil additive to prepare the
657 equipment for storage. He stated that the warranty was long enough that it did not actually begin
658 until the equipment was delivered to the site, so they were covered.

659 Mr. Gaffney asked Ms. Long if the motion for this item needed to include the entire document.

660 Ms. Long stated that was not necessary. She stated that they could refer to the prepared motion
661 on the screen and included in the agenda packet, but they could read the entire language out loud
662 if they wanted to.

663 **Ms. Mallek moved that the Board of Directors authorize the Executive Director to execute**
664 **a (1) construction contract with Garney Companies, Inc. for a total amount of \$87,633,497**
665 **and any change orders to the contract necessary for completion of the work not to exceed**
666 **10% of the original construction contract amount; (2) Purchase Order with Carter**
667 **Machinery Company, Inc. for a CAT generator and associated appurtenances as owner-**
668 **supplied equipment for an amount not to exceed \$612,362, and to execute necessary**
669 **amendments up to 10% of the initial authorization; (3) Purchase Order with Worthington**
670 **Products, Inc. for an ODIN series waterway barrier system as owner-supplied equipment**
671 **for an amount not to exceed \$469,687.80, and to execute necessary amendments up to 10%**
672 **of the initial authorization. Mr. Pinkston seconded the motion, which carried unanimously**
673 **(7-0).**

674 Mr. Marrs stated that he appreciated the Board's support for this plan and thanked Operations
675 and Maintenance for their assistance throughout the design process.

676 Mr. Mawyer stated that he would like to extend his gratitude to Jennifer Whitaker, Scott Schiller,
677 and Austin Marrs for their efforts in planning, designing, and securing easements for these
678 projects. He stated that they were excited to now move forward with the construction phase.

e. Presentation and Consider Vote to Approve: Amendment of the FY 26-30 Capital Improvement Plan – Northern Service Area Utility Projects

Jennifer Whitaker, P.E., Director of Engineering and Maintenance stated that she would like to touch on a few projects in the northern area of Albemarle County and explain why they were being proposed now. She stated that the Urban Service Area was a topic that has been discussed before, but to help illustrate the concept, she had included two maps: one for their wastewater system and one for their water system. She stated that although they were not identical, they shared very similar shapes. She stated that they provided water and sewer services to approximately 125,000 people in the urban area, with three water treatment plants and one wastewater plant serving these areas.

Ms. Whitaker stated that she would focus on the northern area, which was defined as everything utility-wise north of the Route 29 Bridge over the South Rivanna River. She stated that the graphic on the right highlighted the South Rivanna River in red, and thus, the Northern Service Area encompassed everything north of that point. She stated that on the water side of their existing infrastructure, they had several key facilities, including the Airport Road Finished Water Pump Station in the Hollymead area, the North Rivanna Water Treatment Plant behind the Camelot subdivision, the North Rivanna Water Line running north-south along Route 29, and the Piney Mountain Tank, which was located near the Greene County line.

Ms. Whitaker stated that on the sanitary sewer side, the Powell Creek Interceptor was shown in green on the right-hand side. She stated that all other sewer services in the area are provided by Albemarle County Service Authority. She stated that it was worth noting that they had planned to decommission the North Rivanna Water Treatment Plant, but this has been delayed due to some of the work that she would discuss today. She stated that earlier this year, she presented the 2024-2025 Northern Area Utilities Master Plan, which was based on data from 2024, while being presented in 2025.

Ms. Whitaker stated that the master plan had four goals: (1) analyze upcoming developments to better understand their utility capacity and potential needs, (2) utilize their water and sewer models to assess the impact of additional demands, (3) develop the specific capital improvement program to serve the area and its future needs, and (4) compare this plan to their 2019 Urban Finished Water Master Plan. She stated that to illustrate the outcome of this study, she had included a table that highlighted key sentinel years. She stated that they used the years 2030, 2045, and 2070, and for each of those years, they calculated their existing or planned capacity, water demand, and peak water or sewer demand.

Ms. Whitaker stated that of import to today's discussion was the modeling for the projected demand in the north zone. She stated that the 2019 Urban Finished Water Master Plan was in the first two columns of the chart and indicated that by 2030, they anticipated a demand of approximately 0.86 million gallons per day in the northern area under maximum day conditions. She stated that however, when they completed the 2024-25 Northern Area Master Plan, that number increased to 1.69 million gallons per day, based on growth projections from major developers and general area growth. She stated that this represented a 0.83 million gallons per day increase in maximum daily demand.

720 Ms. Whitaker stated that in October 2025, AstraZeneca announced plans to build a facility in the
721 Rivanna Futures property. She stated that they had also been in ongoing conversations with the
722 UVA Foundation regarding their properties. She stated that there were several other key
723 commercial properties in the northern area, such as the GE Fanuc plant, as well as residential
724 areas such as North Pointe. She stated that they continued to receive site plans and interest from
725 these facilities and entities. She stated that as part of their conversation, they considered whether
726 they need to look beyond their Northern Area Utilities Master Plan, and the answer immediately
727 was yes.

728 Ms. Whitaker stated that the AstraZeneca facilities were coming online between 2027 and 2029,
729 noting there was some debate about the exact timeline. She stated that they were currently having
730 ongoing conversations with County staff and AstraZeneca, and the timeline could be anytime
731 between 2027 and 2030, depending on the planning process. She stated that they anticipated
732 gaining clarity on the demands and timeline over the next six months. She stated that it was
733 essential to note that shortly after releasing the Northern Area Utilities Master Plan, they
734 received this new information related to projected demand.

735 Ms. Whitaker stated that in terms of what this meant, the Urban Finished Water Master Plan
736 showed 0.86 million gallons per day demand, while the Northern Area Master Plan showed 1.69
737 million gallons per day demand. She stated that based on the information they had received to
738 date, they were now looking at a demand difference of almost 3 million gallons per day. She
739 stated that this would result in significantly different projects for both water and sewer. She
740 stated that again, they expected to receive more refined information from January to June 2026,
741 which would allow them to update these numbers.

742 Ms. Whitaker stated that staff previously presented a table showing the updated Northern Area
743 Water System Improvement Projects through 2070. She stated that they had outlined the
744 projects they anticipated in 2024 and 2025 that would need to be constructed over time. She
745 stated that if they examined the column with the purple arrow at the top, they would see the
746 anticipated completion dates for those projects. She stated that when they looked at the green
747 arrow, they would see that it was their current proposed Capital Improvement Plan, which they
748 were working through with the Board subcommittee.

749 Ms. Whitaker stated that based on those accelerated demands and increased numbers, the
750 completion dates had to be revised significantly. She stated that they would see a yellow arrow,
751 which was another projection they had done that advanced those numbers even further. She
752 stated that she would like to draw the Board's attention to the red boxes. She stated that these
753 were key projects that, if they wanted to have these facilities online by the time AstraZeneca and
754 others were ready for service, they needed to begin the preliminary engineering, evaluation and
755 permitting process now.

756 Ms. Whitaker stated that she would like to speak more about these highlighted projects. She
757 stated that on the water side, there were several key projects. She stated that currently, the South
758 Fork Rivanna River Crossing was under construction. She stated that they also had the Airport
759 Road Finished Water Pump Station Addition, and the Berkmar Drive Water Main Extension was
760 part of a VDOT project already planned for the next couple of years. She stated that they were
761 considering one, and potential two, water storage tanks at Airport Road. She stated that they

762 were also planning a second crossing of the North Fork Rivanna River, which currently only had
763 a single crossing.

764 Ms. Whitaker stated that they were looking at replacing the late 1960s- early 1970s vintage water
765 main for a portion of the North Fork Rivanna Water Main, which was prone to breaks and
766 operated under about 180 pounds per square inch of pressure. She stated that this is a key
767 vulnerability for them. She stated that even before the demand growth, they felt that this project
768 needed to proceed. She stated that there were also private development piping plans, and they
769 were working with the Service Authority on those as well.

770 Ms. Whitaker stated that on the sewer side, they had the Powell Creek Interceptor, which ran
771 from Forest Lakes North to Forest Lakes South. She stated that initially, their evaluation
772 indicated that Powell Creek sections 4 and 5 of the sewer line most likely needed to be upsized.
773 She stated that as demand numbers became clearer, they would know better when and how those
774 sections needed to be upgraded. She stated that additionally, sections 1 through 3 may need to be
775 upgraded either with the initial tranche or at a later date as well. She stated that the conclusions
776 from all this work were that the 2025 Northern Area Utilities Master Plan showed faster growth
777 than what they had anticipated in 2019, which was not a surprise.

778 Ms. Whitaker stated that the addition of AstraZeneca and other large developments in the
779 northern area significantly increased the anticipated demand, and several capital projects now
780 required advancement to meet this need. She stated that with the projected manufacturing start
781 date ranging from 2027-2029 or 2028-2030, depending on the data used, they needed to initiate
782 preliminary engineering evaluation and permitting on some of these projects. Consequently, they
783 had included these projects in the proposed FY 27-31 CIP. She stated that for the time being,
784 they were requesting \$500,000 for each of the three projects, totaling \$1.5 million to initiate
785 preliminary design, permitting, and surveying activities for the Airport Road tank and pump
786 station improvements, the North Fork River crossing and select piping replacement, and the
787 Powell Creek Interceptor.

788 Ms. Mallek stated that on page 93, it looked like the peak flow had tripled. She asked if Ms.
789 Whitaker could explain that.

790 Ms. Whitaker stated that on the water side, the difference between an average day and a peak day
791 was typically around 1.5. She stated that this was primarily due to hot weather, evaporation,
792 increased use of laundry and showers, and industrial cooling. She stated that this was reflected in
793 the industry-wide average, which ranged from 1.3 to 1.6. She stated that as a general guideline,
794 1.5 was considered a reasonable peak factor. She stated that on the wastewater side, there were
795 several factors that contributed to peak flow, including inflow and infiltration of stormwater and
796 industrial inputs. She stated that the latter factor would be specific to industrial production and
797 would significantly impact their understanding of peak hour, peak day, and peak wastewater
798 flow. She stated that once they had more detailed information on this, it would help them refine
799 their estimates.

800 Ms. Mallek asked if hookup fees would depend on the costs of installing all of the infrastructure
801 or if it was strictly based on a household's consumption, or a combination.

802 Mr. Lunsford stated that from the perspective of ACSA, these projects would undoubtedly result
803 in additional charges that would need to be incurred.

804 Ms. Mallek asked if these users would get their own category.

805 Mr. Lunsford stated that they would be considered a large and unusual customer, warranting
806 special consideration.

807 Mr. Gaffney asked if that meant they would have large and unusual fees.

808 Mr. Lunsford stated that engineering calculations would be necessary to support these costs. He
809 stated that if they were treated differently from others, it was because they had to recognize the
810 unique needs and requirements they brought. He stated that it would not be until they truly
811 understood the demand that they could determine the necessary fees.

812 Ms. Hildebrand asked if there needed to be additional language in the Board action to clarify that
813 these were studies, because it referred to preliminary engineering.

814 Ms. Whitaker stated that she would suggest adding the language from the third bullet point,
815 where it referenced the preliminary engineering, evaluation and permitting.

816 Ms. Hildebrand stated that adding that language would improve it immensely.

817 Ms. Mallek stated that instead of saying they were adding the projects and funding them, they
818 were adding the preliminary engineering.

819 Ms. Whitaker stated that the tank permitting process in particular was expected to take as long as
820 a year and a half. She stated that they were very interested in moving forward with this process
821 and obtaining the necessary approvals.

822 **Ms. Hildebrand moved that the Board of Directors approve an Amendment to the FY**
823 **2026-2030 Capital Improvement Plan to advance \$1.5M in funding for three projects:**
824 **Airport Road Tank(s) and Pumping Improvements; North Fork Rivanna River Crossing**
825 **and Select Piping Replacement, and the Powell Creek Interceptor Upgrade, to begin**
826 **preliminary engineering, evaluation, and permitting. Ms. Mallek seconded the motion,**
827 **which carried unanimously (7-0).**

828 ***10. OTHER ITEMS FROM BOARD/STAFF NOT ON THE AGENDA***

829 Ms. Mallek stated that she had a question she had forgotten to ask earlier. She asked if Rivanna
830 staff received reports from McGill that provided details of their services, other than receiving
831 their local solid waste. She stated that she was trying to clarify their responsibilities and how
832 they handled the funds to quell any rumors that may be circulating.

833 Mr. Tungate stated that they made the compost product commercially available, primarily for
834 large retail customers.

835 Ms. Mallek asked if they provided information about what they were mixing into the materials
836 they sent them. She stated that they were paying them a lot of money.

837 Mr. Mawyer stated that they had not received any specific information on that topic. He stated
838 that they did go to McGill's site and observe their processes, and they used a variety of materials
839 to make compost including cash from the Federal Reserve, food waste, and other various
840 components.

841 Ms. Mallek stated that she was mostly concerned about the stuff being delivered, and that was
842 what she was trying to find out.

843 Mr. Mawyer stated that on behalf of the staff, he would like to thank the Board for the support
844 they had provided this year. He stated that he hoped they had a happy holiday season and looked
845 forward to another dynamic year in 2026.

846 ***11. CLOSED MEETING***

847 There was no reason for a closed meeting.

848 ***12. ADJOURNMENT***

849 **Ms. Mallek moved that the Board of Directors adjourn the meeting. Mr. Pinkston seconded**
850 **the motion, which carried unanimously (7-0).**

851 Respectfully submitted,

852

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854

855


Mr. Samuel Sanders
Secretary-Treasurer

