



Board of Directors Meeting

June 23, 2026

2:15pm



695 Moores Creek Lane | Charlottesville, Virginia 22902-9016

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www.rivanna.org



BOARD OF DIRECTORS

Regular Meeting of the Board of Directors of the Rivanna Water & Sewer Authority

DATE: JUNE 23, 2026

LOCATION: Albemarle County Service Authority
168 Spotnap Road, Charlottesville, VA 22911

TIME: 2:15 p.m.

AGENDA

1. CALL TO ORDER

2. AGENDA APPROVAL

3. MINUTES OF PREVIOUS BOARD MEETING ON MAY 26, 2026

4. RECOGNITION

a. Resolution of Appreciation for Mrs. Patricia Defibaugh, Laboratory Manager

5. EXECUTIVE DIRECTOR'S REPORT

6. ITEMS FROM THE PUBLIC

Matters Not Listed for Public Hearing on the Agenda

7. RESPONSES TO PUBLIC COMMENTS

8. CONSENT AGENDA

a. Staff Report on Administration and Communications

b. Staff Report on CIP Projects

c. Staff Report on Finance

d. Staff Report on Information Technology

e. Staff Report on Maintenance

f. Staff Report on Operations

g. Staff Report on Drought Monitoring

h. Staff Report on Wholesale Metering

- i. *Approval to Award Professional Engineering Services Term Agreement for Dam Engineering Consulting Services (RFP# 26-03) – Schnabel Engineering, LLC, Hazen and Sawyer, GEI Consultants, Inc.*
- j. *Approval of Professional Engineering Services Authorization – Airport Road Water Storage Tanks and Pumps – Short Elliot Henderickson, Inc.*
- k. *Approval of the Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing – CIP Funding*

9. OTHER BUSINESS

- a. *Presentation, Public Hearing, and Consider Vote to Approve Uncontested Condemnation of Water Line Easement for Beaver Creek Pump Station and Water Line Project – Victoria Fort, P.E. Senior Civil Engineer & Valerie Long, RWSA Attorney*
- b. *Presentation and Consider Vote to Approve Construction Capital Improvement Plan Amendment, Approval of Construction Change Order and Award of Exhibit Fabrication Contract – Administration Building Renovation and Addition Project David White, Mechanical Engineer*
- c. *Industrial Wastewater Regulations Update Daniel Campbell, Director of Operations and Environmental Services*

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

11. CLOSED MEETING

12. ADJOURNMENT

GUIDELINES FOR PUBLIC COMMENT AT RIVANNA BOARD OF DIRECTORS MEETINGS

If you wish to address the Rivanna Board of Directors during the time allocated for public comment, please raise your hand or stand when the Chairman asks for public comments.

Members of the public requesting to speak will be recognized during the specific time designated on the meeting agenda for “Items From The Public, Matters Not Listed for Public Hearing on the Agenda.” Each person will be allowed to speak for up to three minutes. When two or more individuals are present from the same group, it is recommended that the group designate a spokesperson to present its comments to the Board and the designated speaker can ask other members of the group to be recognized by raising their hand or standing. Each spokesperson for a group will be allowed to speak for up to five minutes.

During public hearings, the Board will attempt to hear all members of the public who wish to speak on a subject, but it must be recognized that on rare occasion comments may have to be limited because of time constraints. If a previous speaker has articulated your position, it is recommended that you not fully repeat the comments and instead advise the Board of your agreement. The time allocated for speakers at public hearings are the same as for regular Board meetings, although the Board can allow exceptions at its discretion.

Speakers should keep in mind that Board of Directors meetings are formal proceedings and all comments are recorded on tape. For that reason, speakers are requested to speak from the podium and wait to be recognized by the Chairman. In order to give all speakers proper respect and courtesy, the Board requests that speakers follow the following guidelines:

- Wait at your seat until recognized by the Chairman.
- Come forward and state your full name and address and your organizational affiliation if speaking for a group;
- Address your comments to the Board as a whole;
- State your position clearly and succinctly and give facts and data to support your position;
- Summarize your key points and provide the Board with a written statement, or supporting rationale, when possible;
- If you represent a group, you may ask others at the meeting to be recognized by raising their hand or standing;
- Be respectful and civil in all interactions at Board meetings;
- The Board may ask speakers questions or seek clarification, but recognize that Board meetings are not a forum for public debate; Board Members will not recognize comments made from the audience and ask that members of the audience not interrupt the comments of speakers and remain silent while others are speaking so that other members in the audience can hear the speaker;
- The Board will have the opportunity to address public comments after the public comment session has been closed;
- At the request of the Chairman, the Executive Director may address public comments after the session has been closed as well; and
- As appropriate, staff will research questions by the public and respond through a report back to the Board at the next regular meeting of the full Board. It is suggested that citizens who have questions for the Board or staff submit those questions in advance of the meeting to permit the opportunity for some research before the meeting.

The agendas of Board meetings, and supporting materials, are available from the RWSA/RSWA Administration office upon request or can be viewed on the Rivanna website.

Rev. September 7, 2022



RWSA BOARD OF DIRECTORS
Minutes of Regular Meeting
May 26, 2026

A regular meeting of the Rivanna Water and Sewer Authority (RWSA) Board of Directors was held on May 26, 2026 at 2:15 p.m. at Albemarle County Service Authority, 168 Spotnap Road, Charlottesville, VA 22911.

Board Members Present: Mike Gaffney, Jeff Richardson, Samuel Sanders, Jr., Lauren Hildebrand, Quin Lunsford, Ann Mallek, Lloyd Snook.

Board Members Absent: None.

Rivanna Staff Present: Bill Mawyer, Dave Tungate, Lonnie Wood, Jennifer Whitaker, Leah Beard, Daniel Campbell, Westley Kern, Jacob Woodson, Kyra Harris, Brad Puffenbarger, Brian Haney, Bethany Houchens, Cary Wingo, Austin Marrs, Steve Minnis, Sr., Victoria Fort, Katie McIlwee, Deborah Anama.

Attorney(s) Present Valerie Long.

1. CALL TO ORDER

Mr. Gaffney convened the May 26, 2026, regular meeting of the Board of Directors of the Rivanna Water and Sewer Authority at 2:16 p.m.

2. AGENDA APPROVAL

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

Ms. Mallek moved that the Board of Directors approve the agenda. Mr. Snook seconded the motion, which carried unanimously (7-0).

3. MINUTES OF PREVIOUS BOARD MEETING ON APRIL 28, 2026

Mr. Gaffney asked if there were any questions or changes to the minutes from the previous meeting. Hearing none, he asked for a motion.

Ms. Mallek moved that the Board of Directors approve the minutes of the previous meeting on April 28, 2026. Mr. Snook seconded the motion, which carried unanimously (7-0).

4. RECOGNITION

There was none.

5. EXECUTIVE DIRECTOR'S REPORT

Mr. Mawyer stated that it was his pleasure to welcome their Engineering Project Coordinator, Kyra Harris, to the team. He stated that Bonnie Eveleth recently transitioned from a Water Relief Operator position to the Lab as Chemist; Cary Wingo transitioned from Water Department Assistant Manager to a Project Engineer position in the Engineering Department; and Dyon Vega was recently promoted to Senior Civil Engineer in the Engineering Department. Additionally, he was pleased to announce that Kenny Lawhorne, Mechanic 1 and Rich McElfresh, Vehicle Equipment Mechanic in the Maintenance Department, had obtained their vehicle safety inspector certification. He stated that this certification would enable them to conduct their own vehicle inspections and potentially collaborate with other organizations.

Mr. Mawyer stated that they were also working closely with the Solid Waste Authority to provide maintenance services for solid waste vehicles. He stated that their goal was to maintain a cohesive Rivanna team while ensuring that the cost accounting was accurately reflected for the 2 Authorities. He stated that they had experienced a significant turnover rate since April 1, with 10 employees leaving their organization. He stated that this turnover rate was 9%, which was only slightly below their strategic plan goal of less than 10% for the full year.

Mr. Mawyer stated that they had a 16% turnover rate last year, and they were taking steps to address this issue. He stated that their Administration & Communications Director would be proposing changes to their Personnel Management Plan (PMP) to help them hire and retain highly qualified staff, particularly their water and wastewater operators. He stated that they were committed to doing everything possible to keep their talented team members.

Mr. Snook asked if there were exit interviews or some similar way to learn why staff were leaving.

Mr. Mawyer stated there were exit interviews, and pay was generally the issue. He stated that another reason was that some of their operators who were required to work day and night shifts found other opportunities at small utilities that only worked days. He stated that apparently, we were not paying enough to convince them to remain with Rivanna. He stated that their Human Resources Manager, who they hired in January, left about two weeks ago, and she stated that her former employer made an offer she could not refuse, so she returned to that job. He stated that their Engineering Manager recently left after 13 years to join a private engineering firm with a better opportunity. He stated that he believed that pay was a significant reason for the high turnover rate.

Mr. Mawyer stated that another topic of importance was whether they were out of the drought conditions. He stated that they had re-run their drought model today, and according to the data, they had no more than a 12% chance of being at only 80% reservoir storage capacity in the next 12 weeks. He stated that based on historical data, this suggested that they were not in a drought based on the data over the last 100 years. He stated that they had received significant rainfall over the last week, with about three inches recorded at the airport, which should cover the expected rain in May. He stated that, however, this did not make up for the deficit they had coming into May, which was approximately four and a half inches for 2026.

Mr. Mawyer noted that the state had updated its drought map the previous day, decreasing the concern for stream flow from an emergency status to a warning. He stated that Sugar Hollow was now full, and their total urban capacity had increased from 97% to 98%. He stated that they had begun transferring water from Sugar Hollow to Ragged Mountain Reservoir the previous day to capture some of the runoff. He stated that both South Rivanna and Sugar Hollow Reservoirs were full and overflowing, and these were their primary areas of concern when evaluating drought conditions, along with stream flows.

Mr. Lunsford stated that the model showed a 12% chance of being at 80% by the end of the 12-week period, as of today. He stated that however, it was a 5% chance as of April 28. He asked if Mr. Mawyer could speak to that.

Mr. Mawyer stated that he would have to follow up with their modeler to understand how their condition had worsened despite the recent rainfall.

Ms. Mallek stated that her first interpretation was that a 5% chance was better than 12%, but it was not actually improving but rather a greater chance of drought conditions.

Mr. Mawyer stated that was correct. He stated that looking back 100 years at the historic rainfall, based on past patterns they predicted the likely rainfall they could typically expect in June, July, and August. He stated that regarding climate change, the historical data provided the observed changes in climate over that time period, but did not make any predictions as to future weather conditions.

Ms. Mallek stated that drought.gov and NOAA were predicting this anomalous drought would last until August.

Mr. Mawyer stated that recent climate predictions indicated that the El Nino weather pattern could result in more severe droughts and rain events. He stated that their organization addressed this by having a larger reservoir at Ragged Mountain so that they could capture and retain precipitation when it did occur. He stated that they focused on keeping their reservoirs full and being conservative with water use.

Mr. Mawyer stated that their Communications Coordinator had been doing an excellent job in running a robust program, promoting their profile to numerous organizations in the community including attending the Botanical Garden of the Piedmont Eco Fair and Rivanna River Fest. Students from Blue Ridge School and St. Anne's-Belfield had visited their facilities recently. He stated that they were trying to educate the community, particularly school students, about their water, wastewater, refuse and recycling services.

Mr. Mawyer stated that the construction project for the administrative building was progressing smoothly. He stated that all metal flooring and roofing had been installed, and concrete floors would be poured in the next week. He stated that staff would provide a more detailed presentation on this project next month.

Mr. Mawyer stated that for the Central Water Line Phase 1 project, the contractor had installed a pipe in the disturbed earth near the railroad track at Jefferson Park Avenue, just south of the bridge. He stated that the contractor must excavate a pit in the disturbed area on both sides of the

109 railroad track to install the pipe beneath the railroad tracks. He stated that the contractor had
110 dispatched one crew to work south on Jefferson Park Avenue and another crew to Cherry
111 Avenue. He stated that with two crews they are trying to get the work completed in front of the
112 two schools on Cherry Avenue this summer.

113 Mr. Mawyer stated that they had not been as fortunate with the South Rivanna River Crossing
114 project. He stated that the contractor was close to pulling the pipe through the tunnel beneath the
115 river when the tunnel collapsed in December. He stated that the tunneling subcontractor had been
116 unable to create a new tunnel, so Faulconer Construction had terminated that subcontractor and
117 was hiring a second subcontractor to complete the work. He stated that they were monitoring the
118 situation and assisting Faulconer with the process.

119 Mr. Mawyer stated that the Ragged Mountain Reservoir to Observatory Water Treatment Plant
120 Pipe and Pump Station project was also underway. He stated that the pump station was moving
121 forward, and it would be a significant facility on Reservoir Road. He stated that the Rivanna
122 Reservoir to Ragged Mtn Reservoir project was underway, with trenching in Woodburn Road,
123 just south of the water treatment plant. He stated that they cleared the easement, removed the
124 logs, and placed piping along the easement path. He stated that the permanganate chemical
125 building was being constructed near the reservoir, in addition to the new pump station.

126 Mr. Mawyer stated that staff recently met with the Colthurst Homeowners Association, updating
127 them on the project. He stated that their contractor, Garney, would be bringing on a second crew
128 this summer to begin work in Colthurst. He stated that they would continue to stay in close
129 contact with the Colthurst residents during the project.

130 Mr. Mawyer stated that they were building the granular activated carbon (GAC) facility at Red
131 Hill WTP. He stated that the small foundation beside the existing building would be the new
132 GAC building, and the existing ground water well was also nearby. He stated that the only
133 groundwater system Rivanna operated was this facility at Red Hill, which was required by the
134 Department of Environmental Quality after a leaking underground fuel storage tank was
135 discovered at a nearby gas station. He stated that they had since installed a new water treatment
136 system that served all the houses on Red Hill Road and Red Hill Elementary School. He stated
137 that the facilities at Red Hill WTP would provide the same level of treatment as their other water
138 treatment plants.

139 Mr. Mawyer stated that they were also rehabilitating Crozet Pump Station #2, a wastewater
140 pump station that conveyed wastewater from Crozet to Moore's Creek. He stated that the bypass
141 setup during the rehab allowed for the replacement of pumps similar while maintaining operation
142 of the pump station. He stated that May 31 was National Dam Safety Awareness Day, and they
143 would celebrate this event. He stated that their dam engineers, Jennifer Whitaker and Victoria
144 Fort, maintain this program, and Ms. Fort would be giving a presentation to the Board in the next
145 couple of months on all nine of their managed dams.

146 **6. ITEMS FROM THE PUBLIC**

147 There were none.

148 **7. RESPONSES TO PUBLIC COMMENTS**

149 There were no comments from the public; therefore, there were no responses.

150 **8. CONSENT AGENDA**

151 *a. Staff Report on Administration and Communications*

152 *b. Staff Report on CIP Projects*

153 *c. Staff Report on Finance*

154 *d. Staff Report on Information Technology*

155 *e. Staff Report on Maintenance*

156 *f. Staff Report on Operations*

157 *g. Staff Report on Drought Monitoring*

158 *h. Staff Report on Wholesale Metering*

159 *i. Approval to Amend FY 26-30 Capital Improvement Plan and Increase Construction*
160 *Funds -- MCAWRRF Structural and Concrete Rehabilitation Project*

161 *j. Approval to Amend FY 27-31 Capital Improvement Plan and Increase Construction*
162 *Funds -- Airport Road Water Pump Station Project*

163 *k. Approval to Increase Construction Contingency -- Glenmore Water Resource Recovery*
164 *Facility Blowers, UV Disinfection, and Manual Transfer Switch Improvements -- Maverick*
165 *Construction*

166 Ms. Hildebrand asked about Item j on the Consent Agenda and why additional funds were
167 needed for the Airport Road Water Pump Station project, rather than moving the funds from the
168 new project.

169 Mr. Mawyer stated they could do that if it would be simpler. He stated that this item was for the
170 Airport Road Water Pump Station that they started in 2022. He stated that the contract was
171 awarded in 2021 by the Board, they began work in 2022 and completed the pump station in
172 2025. He stated that for the past year, the contractor had been working to complete items on a
173 punch list. He stated that as they became involved with the County and the Service Authority on
174 the northern area projects, they saw a benefit to having the current contractor provide two
175 additional pumps originally planned and accommodated in the pump station. He stated that they
176 proposed a change order with the contractor to add the two additional pumps for approximately
177 \$1.1 million. He stated that this memo requested that they allocate funds from a second project to
178 work on the pump station in the FY 26 CIP rather than the subsequent year as initially planned.

179 Mr. Mawyer stated that they also required \$279,000 of additional funding; however, they could
180 include those funds in the second project to simplify the process. He stated that the proposed

181 change would amend the FY 27-31 CIP to increase the Airport Road Pump Station project by
182 \$984,000, resulting in a revised total of \$10.9 million, and would also reduce the Airport Road
183 tank number one and pump improvements project by \$984,000, reducing the total from \$7.2
184 million to \$6.2 million. He stated that this would authorize a change order to Anderson
185 Construction, who built the pump station, to install the two additional pumps.

186 Mr. Mawyer stated that they consulted with their engineers about the cost of the pumps and they
187 indicated that they should cost approximately \$500,000 each. He stated that they also reviewed
188 what Anderson did in 2021 to provide the two pumps competitively. When inflated to 2026,
189 those values were also approximately \$1 million. He stated that they felt that with the cross-
190 check of both pricing mechanisms, it was a fair and reasonable price.

191 Mr. Mawyer stated that once they authorized the change, there was a six-month lead time to
192 receive the pumps, and then they needed approximately six to eight months to install and test
193 them. He stated that this was intended to keep pace with the growth in the northern area. He
194 stated that this project was 100% funded by the Albemarle County Service Authority.

195 Ms. Hildebrand stated that this was not adding any new money; rather, it was moving money
196 from the other project.

197 Mr. Lunsford stated that he had a question regarding the Beaver Creek project. He asked if the
198 timeline for the modifications had been pushed out slightly.

199 Mr. Mawyer stated yes, it did. He stated that the pump station project was not expected to be
200 completed until late 2029. He stated that they could not begin the dam work or remove the
201 current pump station until the new pump station was completed. He stated that they were still
202 working with the County to obtain approval for permits and site plans. He stated that the project's
203 timeline had been extended.

204 Mr. Lunsford asked if there was any concern related to the significant grant associated with that
205 project.

206 Mr. Mawyer stated no, not that they were aware of any conflict with the NRCS grant. He stated
207 that although the status of grants from the federal government was unpredictable, they had not
208 heard anything negative regarding extending the timeline. He stated that in fact, they recently
209 received an additional \$170,000 to cover additional design services they needed. He stated that
210 they had been funded by the federal government for the study, design, and were working with
211 them monthly. He stated that they had a meeting scheduled with the NRCS to discuss the
212 construction funding, and as long as NRCS had available funds, we expect to receive funding.

213 Ms. Mallek asked if the reason for the change regarding the Airport Road Station was to allow
214 them to order equipment before the costs increased further in the future.

215 Mr. Mawyer stated that was correct. He stated that instead of going through a full design, bid,
216 and build process, they opted to work with their contractor who had built the pump station. He
217 stated that while change orders were not typically their preferred method of completing needed
218 work, in this instance, it seemed like a good procurement method to get what they needed in a
219 timely manner.

Mr. Richardson moved that the Board of Directors approve the Consent Agenda without Item J. Ms. Mallek seconded the motion, which carried unanimously (7-0).

Ms. Hildebrand moved that the Board of Directors approve the amendment of the FY 2027-2031 Capital Improvement Plan to increase the Airport Road Pump Station project budget by \$984,000 to a revised total project budget of \$10,984,000 and to reduce the Airport Road Tank No. 1 and Pump Improvements Project budget by \$984,000, reducing the total from \$7.25 million to \$6.266 million. In addition, authorize the Executive Director to execute construction contract Change Orders up to \$1.32 M. Ms. Mallek seconded the motion, which carried unanimously (7-0).

9. OTHER BUSINESS

a. Presentation and Consider Vote to Approve: Beaver Creek Pump Station and Water Line Project Update; Uncontested Condemnation of Water Line Easement

Victoria Fort, P.E., Senior Civil Engineer & Valerie Long, RWSA Attorney

Victoria Fort, P.E., Senior Civil Engineer, stated that she was the project manager for the Beaver Creek Raw Water Pump Station and Raw Water Main project. She stated that she would like to provide a brief update on easement negotiations for the raw water main component of the project. She stated that the existing water pump station at the Beaver Creek Dam was constructed in 1964 with the dam and located below the dam on the downstream side.

Ms. Fort stated that to address the community's increased raw water pumping needs, dam safety upgrades, and new minimum in-stream flow requirements as part of the Virginia Water Protection (VWP) permit recently obtained, the pump station must be relocated from its current site below the dam. She stated that a new pump station will be constructed next to the dam on the Beaver Creek Reservoir, and a new raw water main will be installed from that pump station to the Crozet Water Treatment Plant. She stated that this required both temporary and permanent easements on private property, primarily within prescriptive right-of-way.

Ms. Fort stated that to provide an overview of the project location, the pump station site included the access road, pump station, and intake infrastructure. She stated that a new raw water main will be installed from the pump station along Browns Gap Turnpike to old Three Notched Road, and then to the Crozet Water Treatment Plant. She stated that this section of piping was approximately half a mile long, mostly within prescriptive right-of-way, where most properties were owned to the center of the road. She stated that as a result, they had to obtain easements from private owners for the entire alignment.

Ms. Fort stated that they had secured 21 of the 24 required easements, with the remaining three belonging to church-owned properties, which posed challenges when conveying titles. She stated that two of these easements with a church had been signed, and they were awaiting execution of trustee documents to record. She stated that those two parcels were located near the intersection of Browns Gap Turnpike and Old Three Notched Road and they hoped to have those resolved within the next few weeks.

258 Ms. Fort stated that the final easement belonged to Mt. Salem Baptist Church and after several
259 months of negotiation, they had been unable to convey the title. She stated that ERM &
260 Associates had conducted negotiations on Rivanna's behalf with property owners. She stated that
261 they had been in talks with Mt. Salem representatives since August of last year, but they had
262 determined that they were unable to produce documentation giving authority to convey title; it
263 appeared that the church did not have a trustee with the necessary authority to convey property.

264 Ms. Fort stated that through these negotiations, they concluded that a friendly condemnation or
265 quick take process would be the most expedient way to move the project forward. She stated that
266 no one from the church had expressed any intention to contest this approach in any
267 correspondence.

268 Mr. Snook asked if they had the authority to cash their check.

269 Ms. Long stated that the amount at issue, as shown, was \$1,261. She stated that unfortunately,
270 the church had not been regularly meeting because their building had been damaged by a storm.
271 She stated that the church did not have any current trustees. She stated that the process under
272 state law allowed for the petitioning the court to have trustees appointed; nevertheless, there
273 were additional complexities involved.

274 Ms. Long stated that it would take a considerable amount of time to pursue this process. She
275 stated that Ms. Fort and the consultants had been in contact with the individual who was most
276 recently a trustee, who had indicated that she was no longer authorized to sign. She stated that
277 she had been helpful and connected them with a former pastor, whom they believed was in the
278 same position, and neither of them felt that they had the authority to sign. She stated that
279 typically, they would petition the court if it were an active congregation to have new trustees
280 appointed to sign the easements, but it did not make sense in this case.

281 Ms. Long stated that therefore, when they had indicated that they did not object, this would be a
282 way to move the project forward. She stated that the Authority would deposit the funds into an
283 account, so it would be ready and available, file a quick take certificate, at which time the
284 Authority would have the title to those easements and then the official process could continue.
285 She stated that during this time, the Authority and their consultants could continue engagement
286 and outreach efforts with anyone and everyone to try and find someone through the church or the
287 community who might be able to provide assistance.

288 Ms. Mallek stated that she could try to contact some of the church members if staff would share
289 the names with her.

290 Ms. Long stated that would be wonderful. She stated that they were considering holding a public
291 hearing on the matter, which could raise awareness about the situation and elicit conversations to
292 identify individuals they could work with. She stated that the church would at least be able to
293 receive the compensation they were owed and be able to participate in the process.

294 Ms. Mallek asked if they could consider providing in-kind work to the church, such as repairing
295 the damages to the property from the storm.

296 Ms. Long stated that she was not sure, but it may be an option to consider.

297 Ms. Fort stated that she wanted to note that since the water line followed the road, they did not
298 have many other options for properties, so they would continue with this route.

299 Ms. Long stated that she would like to walk the Board through the steps involved in a non-
300 contested or "friendly" condemnation under the state statute, specifically the certificate of take
301 process. She stated that the first step was to file and deliver a bona fide offer to the property
302 owner, along with all required supporting materials, such as title search, appraisal, and copy of
303 the plat. She stated that this had already been done, and she believed it had been delivered to the
304 property owner, despite previous engagement efforts and sharing of some materials.

305 Ms. Long stated that to avoid any confusion, it was re-delivered in a more formal notice format.
306 She stated that if the Board supported this action, they would conduct a public hearing at the
307 June meeting to authorize moving forward, following public comment, a vote, and adopting a
308 resolution. She stated that the next step would be to file a notice of intent to file the certificate of
309 take with the property owner, and then, within 30 to 45 days, file the certificate of take with the
310 courts and deposit the compensation funds.

311 Ms. Long stated that at that point, Rivanna could proceed with the project having obtained title to
312 the property. She stated that the Authority could then petition for actual condemnation and
313 follow the normal process for establishing fair compensation and the rest of the process. She
314 stated that Mr. Snook raised a question they had been struggling with: what happens if there was
315 never anyone appointed to receive those funds? She stated that this was a question that still
316 remained to be determined, but they wanted to at least initiate this process.

317 **Mr. Snook moved that the Board of Directors advertise the public hearing for the**
318 **uncontested condemnation of the water line easement for the Beaver Creek Pump Station**
319 **and Water Line Project. Ms. Mallek seconded the motion, which carried unanimously (7-**
320 **0).**

321 Ms. Mallek asked Ms. Fort to consider advertising the public hearing and staff contact
322 information in the Crozet Gazette before the end of May to spread the word.

323 *b. Presentation and Consider Vote to Approve: FY 2027 - 2031 Capital Improvement*
324 *Program; Public Hearing, and Consider Vote to Approve Resolution to Adopt the FY 2026 -*
325 *2027 Rate Schedule and the FY 2026-2027 Budget*

326 *Bill Mawyer, P.E., Executive Director*

327 Mr. Mawyer stated that in February and March, staff had provided the Board with details about
328 their Capital Improvement Program and Operating Budget. He stated that he would like to
329 briefly review those documents today and request that they hold a public hearing to consider
330 approval of both the CIP and the budget. He stated that their CIP was guided by their 2023-2028
331 Strategic Plan. He stated that for the next five years, their Capital Program included 74 projects
332 totaling \$604 million.

333 Mr. Mawyer stated that they funded these projects using a combination of existing cash, existing
334 debt, and new debt. He stated that he believed Mr. Wood would be discussing their first new debt
335 proposal with the Board in June and July of this year. He stated that to provide a high-level

336 overview of their CIP, the Community Water Supply Plan accounted for approximately 31% of
337 the \$604 million budget, repairs to their wastewater treatment plants comprised 14%, while work
338 on their water distribution system, including the Central Water Line, also accounted for 14%.

339 Mr. Mawyer stated that dam improvements totaled 13%, the northern area improvements
340 constituted 10%, repairs to their water treatment plants accounted for 4%, and other projects
341 made up the remaining 14%.

342 Mr. Mawyer stated that some of their key projects in the CIP included their water supply
343 projects, which included connections from the Rivanna Reservoir to the Ragged Mountain
344 Reservoir and the Ragged Mountain Reservoir to the Observatory Treatment Plant, as well as the
345 Central Water Line from the Observatory Water Treatment Plant through the City to the Long
346 Street Bridge. He stated that these projects totaled approximately \$264 million, with all but
347 Phase 2 of the Central Water Line currently under construction.

348 Mr. Mawyer stated that they were also working on repairs at the Moores Creek Wastewater
349 Treatment Plant including the renovation and addition to the Administration office building
350 which would move staff out of the temporary trailers. He stated that they would be undertaking a
351 significant project at Beaver Creek Reservoir in the Crozet community to build a new pump
352 station, a new labyrinth dam spillway, with a new bridge over the dam on Browns Gap Turnpike.
353 He stated that in the northern area of the County, they were planning to install additional pumps
354 at the Airport Road Pump Station along with a new water storage tank.

355 Mr. Mawyer stated that they also needed to complete a crossing under the South Rivanna River
356 and a similar project under the North Rivanna River, along with replacing water piping along
357 Route 29; they had been working closely with Virginia Department of Transportation on that. He
358 stated that in addition to these water projects, they had a couple of wastewater projects planned
359 for the Forest Lakes area to support growth in the northern area. He stated that these totaled 74
360 projects, with a budget of \$604 million over the next five years.

361 Mr. Mawyer stated that on their operating side, they proposed a \$72.1 million budget, which
362 represented a 12.6% increase from last year. He stated that most of this increase was due to debt
363 service costs, which accounted for 54% of their budget. He stated that they allocated funds based
364 on previously established Agreements with the City Utilities and the ACSA, with City Utilities
365 paying \$25.3 million and the ACSA paying \$42.4 million. He stated that they also had other
366 revenues that balanced the budget.

367 Mr. Mawyer stated that the debt service component of their budget was 54%, while operations
368 accounted for 46%. He stated that they had limited flexibility in their budget, particularly when it
369 came to workforce-related costs, chemicals, Information Technology, and utilities, which
370 accounted for over 75% of their budget. He stated that they also had costs associated with lab
371 facilities, odor control, repairs, and maintenance, as well as safety and training. He stated that
372 they tried to support their workforce with their strategic plan goals and had proposed a 2% merit
373 and 2.5% cost of living adjustment for their 106 employees in Water and Sewer.

374 Mr. Mawyer stated that their benefit costs were estimated to increase by approximately
375 \$400,000, and they had proposed three new positions. He stated that these included a Director of

376 Information Technology, an additional project engineer, and an inspector to help manage their 25
377 construction projects, as well as the 25 projects under design and study. He stated that much of
378 the \$8 million budget increase was allocated towards debt service, accounting for 71% of the
379 increase. He stated that personnel costs, disposal of biosolids at Waverly, VA, chemical
380 purchases, and IT costs also contributed to the overall increase.

381 Mr. Mawyer stated that their financial forecast projected a 10.5% increase in City Utilities
382 charges this coming July, along with a 14.8% increase in Albemarle County Service Authority
383 charges. He stated he had included their projections for the next five years and how they
384 compared with the projections made last year.

385 Mr. Snook asked if the City's rates were projected to go down next year.

386 Mr. Mawyer stated that the increase was less than what was projected last year, but the rate itself
387 would not be decreasing. He stated that their one-year capital budget was \$85 million, their CIP
388 was \$604 million, and they anticipated borrowing \$455 million over the next five years to fund
389 the new debt. He stated that they had scheduled meetings with the credit agencies next month to
390 review their creditworthiness and help rate the bonds they intended to issue. He stated that the
391 total budget for next year, including debt service, was \$72.1 million. He stated that the Board
392 was requested to conduct a public hearing on the proposed FY 2026-2027 Rate Schedule and
393 consider approval of the FY 2026-2027 Rate Schedule, FY 2026-2027 Budget, and FY 2027-
394 2031 CIP.

395 Mr. Gaffney opened the public hearing. Seeing no speakers, he closed the public hearing.

396 **Ms. Mallek moved that the Board of Directors approve the Resolution to Adopt the FY**
397 **2026-2027 Rate Schedule. Mr. Snook seconded the motion, which carried unanimously (7-**
398 **0).**

399 **Ms. Mallek moved that the Board of Directors adopt the FY 2026-2027 Budget. Mr. Snook**
400 **seconded the motion, which carried unanimously (7-0).**

401 **Ms. Mallek moved that the Board of Directors adopt the FY 2027-2031 Capital**
402 **Improvement Program. Mr. Snook seconded the motion, which carried unanimously (7-0).**

403 *(Combined Session with the RSWA)*

404 *c. Presentation and Consider Vote to Approve: FY 2026-2027 Personnel Management Plan*
405 *Update*

406 *Leah Beard, Director of Administration and Communications*

407 Leah Beard, Director of Administration and Communications, stated that she would present
408 some updates for their Personnel Management Plan (PMP). She stated that many of the updates
409 would be focused on clarifying language to improve consistency and transparency. She stated
410 that by standardizing their language, they could ensure that their policies and practices were clear
411 and more easily understood. She stated that the PMP could be considered the unabridged version

412 of their employee handbook, as it served as a reference guide for their managers and directors
413 when discussing policies and practices.

414 Ms. Beard stated that one of the proposed updates was a change to their compensation for shift
415 differentials. She stated that she was proposing an increase from 2% to 5% for the rotating 12-
416 hour night/day shift employees. She stated that she was also proposing an increase from 10% to
417 15% for their relief operators, who were Class I Water and Wastewater Operators trained to
418 manage all their plants and facilities. She stated that they were on call 24/7/365 and did not
419 receive premium pay. This increase would compensate for their flexibility in making unexpected
420 work schedule changes.

421 Ms. Beard stated that some of the PMP language would be updated, such as the definition and
422 annual maximum of \$1,500 per year for a skill development bonus. She stated that their cost-of-
423 living adjustments criteria would be refined to include market considerations and compensation
424 studies. She stated that she also added clarifying language for defining Essential, Operationally
425 available, and Non-essential employees. She stated that she also updated their annual and sick
426 leave policy language to reflect changes made to state law, ensuring consistency. She stated that
427 additionally, she proposed an additional annual leave accrual step.

428 Ms. Beard stated that currently, employees who had worked there for less than five years did not
429 receive an increase in annual leave accrual. She stated that she proposed adding a slight increase
430 at three years, so that employees with three to four years of service would accrue an additional
431 day and a half of leave per year, or 4.19 hours per pay period. She stated that regarding the Paid
432 Family and Medical Leave (PFML) legislation recently approved in Virginia, she aimed to
433 inform the Board about the resulting potential staffing impacts. She stated that this law
434 broadened the definition of a family member, providing extra coverage, and expanded the scope
435 of family relationships. Ms. Beard stated that it also allowed employees to be paid 80% of their
436 salary for their time off without using their sick or annual leave. She stated that the program
437 would be funded by payroll deductions from employees and Rivanna beginning in April 2028.
438 Employees would be able to utilize the PFML law starting in January 2029. She stated that they
439 were currently working with Ms. Long and her legal team to ensure they were proactive in their
440 approach to this new legislation. She stated that it would be similar to an insurance charge that
441 employees and the employer would pay. The PFML law required employees to be paid 80% of
442 salary during the 12 weeks taken off.

443 Ms. Beard stated that the Family and Medical Leave Act (FMLA) currently covered children
444 under the age of 18. She stated that the proposed PFML would expand that coverage to include
445 children in college, as well as other family members and would provide additional payments. She
446 stated that for employee training and development, to achieve consistency in their expense
447 reimbursement language, she had created categories for essential training, developmental
448 training, and tuition assistance for degree programs. She stated that she was requesting that they
449 eliminate the carry-forward language for tuition reimbursements, which allowed employees to
450 submit expenses incurred outside of the current calendar year. She also proposed to limit tuition
451 assistance to seven total years for an employee's career with Rivanna.

452 Ms. Beard stated that this would help them maintain a more accurate budget and ensure that they
453 were prepared for future reimbursements. She stated that she was proposing departmental

managers include tuition reimbursement in their budgetary expenses. She stated that she had included a summary of the changes in the Board's packet, along with a red-line copy for their review. She stated that she was requesting that the Board approve the recommendations for the update to their employee Personnel Management Plan, which would take effect on July 1, 2026.

Ms. Mallek stated that she had a question regarding the tuition assistance cap. She asked if an employee took classes for two years, then took time off due to a conflict, they could resume so long as the total amount of time they spent as a student was seven years.

Ms. Beard stated that was correct. She stated that essentially, tuition assistance would amount to \$5,250 per year, multiplied by seven, over the course of their career.

Mr. Richardson asked if the proposed changes to the Personnel Management Plan were already incorporated into the FY 2026- 2027 Budget.

Mr. Mawyer stated that these changes were anticipated in the FY 2026-2027 budget. Impacts from the PFML could impact the budget in FY 2028.

Mr. Richardson moved that the Board of Directors approve the recommended updates to the Employee Personnel Management Plan to be effective on July 1, 2026. Ms. Mallek seconded the motion, which carried unanimously (7-0).

d. Presentation: 2023-2028 Strategic Plan Update

Leah Beard, Director of Administration and Communications

Ms. Beard stated that she wanted to provide some updates about their Strategic Plan, focusing on the progress they had made over the past year. She stated that their Strategic Plan was guided by five priorities, which were rooted in their values, mission, and vision. She stated that in short, their mission was what they were doing now, their vision was where they wanted to be, and their values were how they got there.

She stated that this year, they had made significant strides in their Communications and Collaborations priority. Ms. Beard stated that Mr. Kern had done an outstanding job providing several public information meetings and outreach events. She stated that in 2026, they had a notable increase in people touring their facilities with more visitors than they had in 2025. She stated that their website had also seen a significant boost in traffic, and they were continually working to improve it and make it more user-friendly. She stated that they had received a substantial amount of feedback, which they were actively working to incorporate into their improvements.

Ms. Beard stated that their social media had garnered over 100,000 views for various posts, and they had established a newsletter system, allowing people to sign up for updates on specific construction areas that may impact them directly. She stated that they had also distributed physical door hangers in locations affected by construction, such as Woodburn Road, with QR codes providing additional information.

She stated that their Environmental Stewardship priority had been a key focus, and they had made notable progress. She stated that they had reduced their fleet vehicles, which was both environmentally friendly and operationally beneficial. Ms. Beard stated that they had also added solar capacity to various locations, including their new Administration Building, and leased land to Dominion Power for a solar farm. She stated that they had improved their fuel monitoring systems and expanded their treatment capacity at Red Hill and Crozet WTPs to address emerging contaminants. She stated that they had also implemented a greenhouse gas tracking dashboard to monitor their progress and identify areas for improvement.

Ms. Beard stated that in Workforce Development, they had seen significant growth, with 17 internal promotions and 10 licenses obtained by their staff. She stated that they had provided leadership and public speaking training and focused on exit interviews to evaluate their staffing efficiencies and ensure that their succession planning was up to date. She stated that as they moved forward, they were continually assessing staffing needs and adjusting to ensure they were prepared for future growth, including the addition of an industrial pre-treatment staff member.

Ms. Beard stated that they had recently welcomed 25 new hires, and their Operations Department Supervisors had developed a comprehensive training plan to help them absorb the information more effectively. She stated that the training packets included milestones to ensure success, as well as helpful tips and tricks for Supervisors to use when coaching their new team members. She stated that their Safety Manager had become a certified trainer, allowing them to purchase a wide range of training programs internally, which had saved them a significant amount of money. Ms. Beard stated that they had also implemented a new safety program, called OK Alone, to help ensure their employees' safety when working alone, covering incidents such as slips, falls, and car accidents. She stated that the app allowed them to set up notifications for individual employees who did not respond, and they were also exploring the use of Safety Plus, a platform that would help them track and analyze their safety incidents.

Ms. Beard stated that regarding Optimization and Resiliency, their Maintenance Department was currently working to obtain approval for conducting their own state safety vehicle inspections. She stated their lab had implemented a lab information management system, which would improve data integrity and make it easier for their Water and Wastewater Departments to access reports. She stated that their asset management system had been highly successful in linking asset data to the CityWorks program, allowing them to track the lifecycle of items and ensure they were properly budgeted.

Ms. Beard stated that for the Planning and Infrastructure goal, they were currently active in 25 capital improvement projects and were working with community partners to ensure they could provide adequate infrastructure capacity for the northern area. She stated that they were scheduled to update the Strategic Plan starting in 2027 for adoption in 2028.

Mr. Richardson asked if Mr. Mawyer found the Land Use and Environmental Planning Committee (LEUPC) meetings with UVA, the County, and the City to be beneficial for this organization. Mr. Mawyer stated that yes, it had been a very beneficial meeting from a networking perspective, as it allowed them to know who to contact at their partner organizations to initiate discussions. He stated that sharing information and networking had been particularly effective in that committee. He stated that the LUEPC heard from the Airport Authority at their

last meeting and gained a better understanding of plans for additional infrastructure at the Airport and how those improvements may relate to their organizations.

e. Presentation: Asset Management Program Update

Katie McIlwee, Asset Management Coordinator

Katie McIlwee, Asset Management Coordinator, stated that with everything that the Rivanna Authorities does relates back to the Strategic Plan, and in that regard asset, management related to their Infrastructure and Master Planning goal. She stated that asset management was a long-term program to obtain and sustain the chosen level of service for the life of their assets at the most cost-effective management.

Ms. McIlwee stated that their program consists of three main components: CityWorks, their computerized maintenance management software; GIS, their official asset register; and Predictor, the Decision Support Software tool they were currently implementing. She reviewed benefits to their Asset Management Program that have been realized since its implementation in June 2023 include approximately 8,815 preventative maintenance work orders were completed, of which only about 895 were reactive maintenance work orders. She stated that this represented about 9% of those work orders being reactive versus the 91% that were preventative, which was what they aimed to see.

Ms. McIlwee stated that their asset management program also helped to streamline their operations by centralizing their asset data into a single source of information within their GIS system. She stated that GIS feeds both CityWorks and Predictor, providing real-time and consistent data across those two platforms. She stated that it enabled them to make data-driven decisions by pulling information from CityWorks and Predictor to get actual data on man-hours, equipment costs, and material costs used to maintain each of their assets.

Ms. McIlwee stated that their assets can be broadly categorized into horizontal and vertical assets. She stated that horizontal assets were those that were not visible, such as pipes, manholes, and valves, with approximately 4,273 devices or segments. She stated that vertical assets, on the other hand, were those that were visible, including pump stations, treatment plants, and equipment contained within them, totaling 89 different asset classes and 4,634 total vertical devices.

Ms. McIlwee stated that all their assets had a defined life cycle, with a maximum potential life assigned based on their management strategy group. She stated that they had about 290 different management strategy groups, which meant that not all pumps or valves had the same expected life as their operating conditions and types could affect their lifespan. She stated that for example, manholes had an initial 65-year service life and could be rehabilitated once to add an additional 50 years to their life, resulting in a total maximum potential life of 115 years.

Ms. McIlwee stated that the provided chart illustrated the percentage of assets as of FY26 that were expiring or set to expire, based on their life cycle. She stated that this information allowed them to plan and budget for future repairs and replacements. She stated that the chart illustrated the number of pipes installed in various decades, along with the expected year of replacement

571 based on their life expectancy, and the proactive measures they had taken to plan for their
572 replacement.

573 Ms. McIlwee stated that she would shift the focus to CityWorks. She stated that they were
574 currently implementing CityWorks for assets in Solid Waste, creating a new name and domain
575 within the system to keep Water and Sewer assets separate from Solid Waste assets. She stated
576 that this separation enables more accurate reporting, distinct workflows for inspections and work
577 orders, and allowed them to tailor their approach to the unique operations of Solid Waste.

578 Ms. McIlwee stated that the asset hierarchy had already been developed, and they were currently
579 conducting workflow analysis to ensure that their work orders and inspections aligned with the
580 Solid Waste Authority's processes, without creating unnecessary duplication or hindrance. She
581 stated that next, Predictor was their decision support tool that allowed them to forecast and create
582 budget models for asset repair, replacement, and rehabilitation based on predetermined criteria.
583 She stated that this data was directly tied to their GIS system, and they had established an initial
584 end-of-life model.

585 Ms. McIlwee stated that they were currently undergoing Predictor training expected to conclude
586 by the end in June. She stated that as their asset data increased, they would refine the models to
587 incorporate condition, priority, and risk factors, rather than solely focusing on end-of-life
588 models. She stated that their next steps would include continuing the RSWA CityWorks
589 implementation, creating dashboards and reporting, conducting end-user training, and
590 implementing the full Predictor system to support budget planning as they entered the next
591 budgeting cycle.

592 Mr. Gaffney stated that when this was first proposed, he was tremendously impressed with the
593 potential but could not see how they would get there. He stated it was fantastic to see this
594 progress, especially with 91% of work orders being proactively completed. He gave kudos to the
595 team. Ms. McIlwee stated that they were adding more assets every day, so they continued to
596 learn about their assets and gather more data within the system and make better decisions in the
597 future regarding how to maintain those assets.

598 *(Complete and close the RWSA meeting, then complete and close the RSWA meeting)*

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

600 There were none.

601 ***11. CLOSED MEETING***

602 There was no reason for a closed meeting.

603 ***12. ADJOURNMENT***

604 **Mr. Snook moved that the Board of Directors adjourn the meeting. Mr. Sanders seconded**
605 **the motion, which carried unanimously (7-0).**



**RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS**

**Resolution of Appreciation for
Mrs. Patricia Defibaugh**

WHEREAS Mrs. Defibaugh has served in the Rivanna Authority's Laboratory in various capacities over the last 34 years including as the Laboratory Manager for the last five years; and

WHEREAS, Patricia Defibaugh's knowledge and understanding of the Authority's Laboratory practices as well as her unwavering dedication and loyalty to the Authority have positively impacted the Authority, its employees, and its customers; and

WHEREAS Mrs. Defibaugh's authentic commitment to the Authority's values of Integrity, Teamwork, Respect and Quality has guided her leadership in building a professional, responsive and dynamic Laboratory team that has provided outstanding support for the Authority as well as our community.

NOW, THEREFORE, BE IT RESOLVED that the Rivanna Water and Sewer Authority Board of Directors recognizes, thanks, and commends Mrs. Defibaugh for her many years of distinguished service, efforts, and achievements, and presents this Resolution as a token of esteem, with best wishes in her retirement.

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

Michael Gaffney, Chairman
Lauren Hildebrand
Quin Lunsford
Ann Mallek
Jeff Richardson
Samuel Sanders, Jr.
Lloyd Snook



MEMORANDUM

**TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS**

FROM: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S REPORT

DATE: JUNE 23, 2026

STRATEGIC PLAN PRIORITY: EMPLOYEE DEVELOPMENT

Career Progression

Congratulations to **Thomas Barger** and on his promotion to Assistant Water Department Manager. Thomas has served the RWSA since 2018 and holds a Class 1 Operator license. He started his career as an Operator and most recently served as Water Supervisor, supporting operations across multiple treatment plants. Thomas earned a Bachelor of Landscape Architecture from the University of Georgia and previously chaired the AWWA Plant Operations Committee.

Staff Recognitions

The professional qualifications of our staff continue to improve and enhance our services. We congratulate the following Maintenance Department team member for successfully completing the requirements for a license from the State:

- **David Jeffries**, Commercial Driver's License (CDL)

Welcome Summer Interns

- **Owen Jorell Balino**, IT/SCADA Technician. Owen is from Culpepper and is studying Computer Engineering at Virginia Tech and will be a senior this Fall.
- **Sofia Beard**, Water Operator. Sofia is from the Charlottesville area and this is her third summer as an intern with us. She is a senior at Catawba College in Salisbury, NC, majoring in Biochemistry.
- **Jared Morris**, Safety Administrator. Jared is from Fluvanna County and a senior at Longwood University, majoring in Business Administration with a concentration in management.
- **Scotlynn Winsheimer**, Lab Chemist. Scotlynn is from the Charlottesville area. She is a senior at Longwood University, majoring in chemistry with a concentration in biochemistry.

Drinking Water and Wastewater Professionals Appreciation Day



June 30, 2026 is Drinking Water and Wastewater Professionals Appreciation Day in Virginia. We appreciate our dedicated staff who work 24/7, 365 days a year to treat 3.4 billion gallons of safe drinking water and wastewater for our community each year.

STRATEGIC PLAN PRIORITY: COMMUNICATION AND COLLABORATION

Crozet Community Advisory Committee



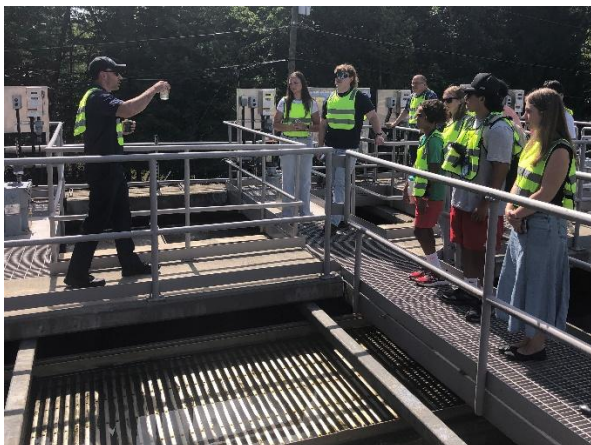
Staff attended the Crozet Community Advisory Committee meeting on June 10th. Dave Tungate, Deputy Executive Director and Cary Wingo, Project Engineer, shared a presentation with attendees about Crozet Area Projects, including the Beaver Creek Dam, Pump Station and Piping Modifications project and the Crozet Wastewater Pump Stations Rehabilitation.

Kiwanis Club of Charlottesville

Westley Kern, Communication and Outreach Coordination, presented an overview of our history and mission in a presentation to the Kiwanis Club on June 15th. He also shared information about on-going water supply construction projects.



Starr Hill Pathways - Crozet Water Treatment Plant



We were pleased to host student visitors from the UVA Starr Hill Program on June 16th for a tour with Brad Puffenbarger, Water Department Manager. Bradley provided a visit of the Crozet Water Treatment Plant and shared information about the water treatment process. UVA sponsors the Starr Hill program to provides opportunities for participating middle and high school students to explore career and college opportunities.

STRATEGIC PLAN PRIORITY: PLANNING AND INFRASTRUCTURE

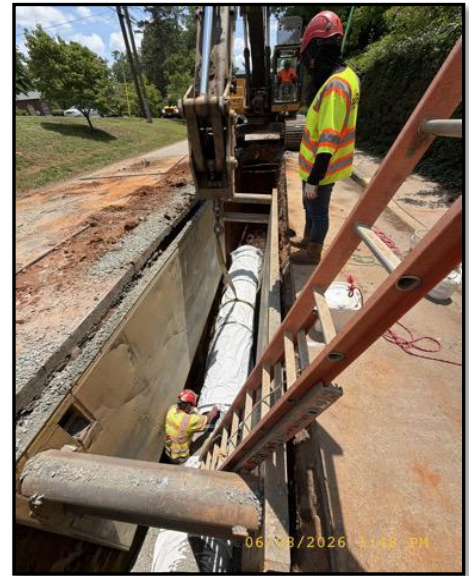
Administration Building – June 2, 2026 - Existing structure with walls removed on the back section.



Existing building meets new construction – merging of the two structures



Central Water Line – Phase 1 - June 2026



Ragged Mtn Reservoir to Observatory WTP Pipe and Pump Station Project – June 16



South Rivanna WTP Water Line and Pump Station – June 10



Woodburn Road

STRATEGIC PLAN PRIORITY: ENVIRONMENTAL STEWARDSHIP

Monitoring for Drought Conditions

We strategically provide water supply for the community with reservoir storage impoundments, as compared to some communities who rely on a run-of-the river water supply system. Our most critical water supply facility for the Urban area, the South Rivanna Reservoir, is full and spilling. We continue to monitor stream flows and reservoir levels and communicate with our Rivanna Regional Drought Response Committee. We will provide an update for the Board on Tuesday, June 23rd. The Virginia Drought Monitoring Task Force is also scheduled to meet on June 23rd.





MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: LEAH BEARD, DIRECTOR OF ADMINISTRATION & COMMUNICATIONS

REVIEWED BY: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: ADMINISTRATION & COMMUNICATIONS REPORT

DATE: JUNE 23, 2026

Human Resources

Alisa Cooper, *Payroll & Benefits Coordinator*, has been instrumental in ensuring Open Enrollment was completed successfully and all benefit elections were accurately implemented for the start of the new fiscal year. She has also provided individualized training to the Authority's newest members of leadership, helping strengthen proficiency with the payroll system and the Human Resources Information System.

Workforce Development initiatives continue to support employee growth and succession planning across the organization. Most recently, Thomas Barger was promoted to *Water Department Assistant Manager*.

We are also recognizing a significant retirement this June. Patricia Defibaugh, *Laboratory Manager*, will retire after 34 years of service with the RWSA.

The Authority's turnover rate for the current performance evaluation period, which began April 1, 2026, is **10.4%**.

Communications & Outreach

Westley Kern, *Communications & Outreach Coordinator*, continues to collaborate with community partners to increase awareness of Rivanna's ongoing infrastructure investments and operational initiatives. In response to requests from the Albemarle County Community Advisory Committees (CACs), Authority staff have begun participating in a series of presentations throughout the region.

On June 10, 2026, *Deputy Executive Director* Dave Tungate and *Civil Engineer* Cary Wingo presented key Authority initiatives to the Crozet CAC at the Crozet Library. Additional outreach efforts continue throughout the month, including a presentation by Westley Kern and Leah Beard, to the Kiwanis Club of Charlottesville at The Center at Belvedere.

Safety

Jared Morris joined the Authority this summer as a *Safety Intern*. Under the guidance of George Cheape, *Safety Manager*, Jared is gaining hands-on experience in workplace safety programs and daily safety operations. The Safety Team remains focused on integrating the Authority's Strategic Safety Plan into everyday operations across all departments, reinforcing Rivanna's commitment to maintaining a strong culture of safety.

Grants & Sustainability

Recruitment efforts for the *Grants Program Coordinator* position are nearing completion, with the Authority anticipating a new hire this summer. In addition to supporting grant development and administration, this

position will play a key role in maintaining and expanding Rivanna's Greenhouse Gas Dashboard, further supporting organizational sustainability initiatives and employee engagement efforts.

MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: AUSTIN MARRS, ENGINEERING MANAGER

REVIEWED BY: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: CIP PROJECTS REPORT

DATE: JUNE 23, 2026

This memorandum reports on the status of the following major Capital Projects as well as other significant operating, maintenance, and planning projects. *Recent significant budget, schedule, and project changes, if any, are highlighted in the project information below.*

For the current CIP and additional project information, please visit:

<https://rivannawater.org/wp-content/uploads/2025/07/2026-2030-CIP-Final.pdf>

Summary

Under Construction

	Project	Construction Start Date	Construction Completion Date
1	Central Water Line, Phase 1	October 2025	December 2029
2	Red Hill Water Treatment Plant Upgrades	January 2025	June 2027
3	South Fork Rivanna River Waterline Crossing	December 2024	September 2027
4	RMR to OBWTP Raw Waterline and Pump Station	February 2025	June 2029
5	MC Building Upfits & Gravity Thickener Improvements	May 2025	May 2027
6	MC Structural and Concrete Rehabilitation	May 2025	May 2027
7	Crozet Pump Stations Rehabilitation	December 2025	July 2027
8	MC Administration Building Renovation and Addition	August 2025	<i>December 2027</i>
9	SVWRRF Permit Modification Upgrades	June 2026	June 2027
10	RMR Pool Raise	September 2025	December 2026
11	Sewer and Manhole Rehabilitation, Phase 2	December 2025	June 2027
12	CZWTP GAC Expansion, Phase 1	March 2026	May 2028
13	SVWRRF Generator Replacement	April 2026	June 2027
14	SRR to RMR Pipeline, Pump Station & Intake	March 2026	December 2030
15	Glenmore WRRF Upgrade, Phase 1	June 2026	August 2027
16	<i>Stone Robinson WW Plant Repairs</i>	<i>July 2026</i>	<i>August 2026</i>

17	<i>SRWTP Dewatering Building Dumpster Platform</i>	<i>August 2026</i>	<i>December 2026</i>
18	Sodium Hypochlorite Tank Replacement, OBWTP	September 2026	July 2027
19	<i>MC UV Disinfection System Replacement</i>	<i>November 2026</i>	<i>June 2029</i>
20	SRWTP – PAC System Replacement	<i>January 2027</i>	June 2027

Design and Bidding

21	Airport Rd Water Storage Tanks and Pumps	September 2026	March 2029
22	<i>SRWTP Flocc Basin Equipment Replacement</i>	<i>October 2026</i>	<i>June 2027</i>
23	Central Water Line, Phase 2	<i>March 2027</i>	<i>December 2029</i>
24	MC Pump Station Slide Gates, Valves, Bypass, and Septage Receiving Upgrades	March 2027	December 2028
25	Beaver Creek Raw Water Pump Station, Intake, & Piping	March 2027	December 2029
26	Beaver Creek Dam Spillway Modifications	<i>January 2030</i>	<i>December 2032</i>
27	Upper Schenks Branch Interceptor, Phase 2	2027	2029
28	Dam Concrete and Steel Repairs	March 2027	May 2028
29	NR River Crossing and Piping	September 2027	December 2030
30	<i>MC Blower Ventilation Replacement</i>	<i>June 2027</i>	<i>June 2028</i>
31	<i>Woodburn, Pantops, and Observatory Water Tank Painting</i>	<i>March 2027</i>	<i>June 2030</i>
32	<i>SRWTP WW Connection</i>	<i>March 2028</i>	<i>June 2029</i>
33	<i>Albamarle Berkeley WWPS Replacement</i>	<i>September 2027</i>	<i>September 2029</i>
34	<i>Berkmar Drive Waterline</i>	<i>March 2028</i>	<i>March 2030</i>
35	<i>Emmet Street Waterline Betterment</i>	<i>March 2027</i>	<i>December 2029</i>
36	<i>Dam Public Safety Improvements</i>	<i>March 2027</i>	<i>December 2028</i>
37	<i>CZWTP Disinfection Improvements</i>	<i>June 2027</i>	<i>December 2028</i>
38	<i>Buck's Elbow Tank and Waterball Repairs and Painting</i>	<i>April 2027</i>	<i>December 2028</i>
39	<i>Northern Convenience Center (RSWA)</i>	<i>September 2027</i>	<i>June 2029</i>
40	<i>ISWRC Sediment Basin Repairs (RSWA)</i>	<i>September 2026</i>	<i>December 2026</i>
41	<i>ISWRC Scale House & Admin Renovation (RSWA)</i>	<i>TBD</i>	<i>TBD</i>
42	<i>MC Security Improvements, Front Gate</i>	<i>April 2028</i>	<i>December 2029</i>
43	<i>NRWTP Decommissioning</i>	<i>July 2029</i>	<i>June 2031</i>

Planning and Studies

- 44. Crozet Drinking Water Infrastructure Plan Update
- 45. Flood Protection Resiliency Study
- 46. Powell Creek Interceptor Upgrade (PC1-PC5)
- 47. *Urban Water Storage Tanks Evaluation*
- 48. *ISWRC Site Improvements and Repairs (RSWA)*

Under Construction

1. Central Water Line, Phase 1

Design Engineer:	Michael Baker International (Baker)
Construction Contractor:	Sagres Construction Corporation (Alexandria, VA)
Construction Start:	October 2025
Percent Complete:	20%
Base Construction Contract +	
Change Order to Date = Current Value:	\$47,450,000
Completion:	December 2029
Budget:	\$58 M

Current Status: Pavement and sidewalk restoration will be completed in the Stage 1 area (Stadium to Lewis St) and water line installation began in JPA for Stage 2 this month. A second pipe installation crew will begin near the intersection of Cherry Ave and Roosevelt Brown Blvd to complete work in front of the two schools this summer (Charlottesville Middle School and Tall Oaks Elementary). RWSA held a public meeting with the Fifeville neighborhood on June 2, 2026, in the County Office Building off 5th St. Extended.

2. Red Hill Water Treatment Plant Upgrades

Design Engineer:	Short Elliot Hendrickson (SEH)
Construction Contractor:	Anderson Construction (Lynchburg, VA)
Construction Start:	January 2025
Percent Complete:	40%
Base Construction Contract +	
Change Order to Date = Current Value:	\$2,067,000 - \$324,625 = \$1,742,375
Completion:	June 2027
Budget:	\$2.05 M

Current Status: Construction of the new Chemical Storage and GAC building continues. The concrete slab for the building has been poured. The GAC vessel was delivered, and the prefabricated building will be placed soon.

3. South Fork Rivanna River Waterline Crossing

Design Engineer:	Michael Baker International (Baker)
Construction Contractor:	Faulconer (Charlottesville, VA)
Construction Start:	December 2024
Percent Complete:	70%
Base Construction Contract +	
Change Order to Date = Current Value:	\$4,916,940 + \$734,933 = \$5,651,873
Completion:	September 2027
Budget:	\$6.55 M

Current Status: Faulconer Construction terminated its contract with the tunnel drilling subcontractor and is hiring a second subcontractor to complete the tunnel under the river. A portion of Old Rio Mills Road will be closed for several more months during construction of the 24" waterline.

4. Ragged Mountain Reservoir to Observatory Water Treatment Plant Raw Waterline and Pump Station

Design Engineer:	Kimley-Horn
Construction Contractor:	Thalle Construction (Hillsborough, NC)
Construction Start:	February 2025
Percent Complete:	35%
Base Construction Contract +	
Change Order to Date = Current Value:	$\$56,532,000 - \$2,779,390 + \$50,931 = \$53,803,541$
Completion:	June 2029
Budget:	\$61.49 M

Current Status: Pipeline construction continues between RMR and the new pump station on Reservoir Road. Concrete block and brick masonry work continues for the pump station. Installation of the raw water main under US-29 via jack and bore began but ran into very large boulders that impeded the work. Staff and the Contractor are working to assess the geotechnical conditions and determine a path forward.

5. MC Building Upfits and Gravity Thickener Improvements

Design Engineer:	Short Elliot Hendrickson (SEH)
Construction Contractor:	English Construction (Lynchburg, VA)
Construction Start:	May 2025
Percent Complete:	30%
Base Construction Contract+	
Change Order to Date = Current Value:	$\$9,821,000 - \$189,500 = \$9,631,500$
Completion:	May 2027
Budget:	\$11.8 M

Current Status: Framing and utility relocations continues in the Blower Building. In the Vehicle Maintenance Building, the walls are being framed and drywalled for the new office spaces and demolition for the new oil storage room is on-going. Installation of the new sewer line is underway for the Maintenance buildings along with utility relocations for the new Chemical Building.

6. MC Structural and Concrete Rehabilitation

Design Engineer:	Hazen and Sawyer (Hazen)
Construction Contractor:	WM Schlosser (Hyattsville, MD)
Construction Start:	May 2025
Percent Complete:	30%
Base Construction Contract+	
Change Order to Date = Current Value:	$\$12,967,500 + \$114,981 = \$13,082,481$
Completion:	May 2027
Budget:	\$15.5 M

Current Status: Roofing and gutter installation on the North Maintenance Shed are nearly complete and then they will complete site drainage improvements and final paving. Concrete work in the equalization basins is ongoing. Primary clarifier repairs are on hold until the refurbished sweep arm drive and motor are received and installed.

7. **Crozet Pump Stations Rehabilitation**

Design Engineer:	Wiley Wilson
Construction Contractor:	Waco, Inc. (Sandston, VA)
Construction Start:	December 2025
Percent Complete:	10%
Base Construction Contract+	
Change Order to Date = Current Value:	\$9,583,350
Completion:	July 2027
Budget:	\$12.35 M

Current Status: In Pump Station 2, most of the electrical equipment has been completed, bypass pumping has been installed and tested, and renovations are underway.

8. **MC Administration Building Renovation and Addition**

Design Engineer:	SEH
Construction Contractor	Martin Horn (Charlottesville, VA)
Construction Start:	August 2025
Percent Complete:	30%
Base Construction Contract+	
Change Order to Date = Current Value	\$22,094,000
Completion:	<i>December 2027</i>
Budget:	<i>\$29.6 M</i>

Current Status: Structural steel framing and floor installations are underway. HVAC duct work has started in the Addition on the first floor and sanitary plumbing installation is underway on the third floor. Replacement of the exterior walls on the existing building is underway.

9. **SVWRRF Permit Modification Upgrades**

Design Engineer:	Short Elliot Hendrickson
Construction Contractor:	Orders Construction Co.
Construction Start:	June 2026
Percent Complete:	5%
Completion:	June 2027
Budget:	\$1,015,000

Current Status: A pre-construction meeting with Orders was completed in June.

10. **RMR Pool Raise**

Design Engineer:	Schnabel Engineering
Construction Contractor:	Faulconer Construction (Charlottesville, VA)
Construction Start:	September 2025
Percent Complete:	65%
Base Construction Contract+	
Change Order to Date = Current Value	\$12,329,000 - \$1,310,950 = \$11,018,050
Completion:	December 2026
Budget:	\$13.3 M

Current Status: Tree felling was completed ahead of the March 31st deadline as required by restrictions associated with the Northern Long-Eared Bat. Clean-up efforts for the fallen trees will continue through the summer. Construction of the expanded blanket drain system in the right abutment of the dam will continue in July.

11. Sewer and Manhole Rehabilitation, Phase 2

Design Engineer:	CHA Consulting, Inc.
Construction Contractor:	Vortex Services, LLC (Chesapeake, VA)
Construction Start:	December 2025
Percent Complete:	75%
Base Construction Contract+	
Change Order to Date = Current Value	\$1,439,440
Completion:	June 2027
Budget:	\$2.185 M

Current Status: Pipeline rehabilitation along the Woodbrook Interceptor continues.

12. Crozet WTP GAC Expansion, Phase 1

Design Engineer:	SEH
Construction Contractor:	English Construction Company (Lynchburg, VA)
Construction Start:	March 2026
Percent Complete:	15%
Base Construction Contract +	
Change Orders to Date = Current Value	\$9,920,000
Completion:	May 2028
Budget:	\$12.16 M

Current Status: Excavations for the new clearwell and GAC building foundation are underway.

13. SVWRRF Generator Replacement

Design Engineer:	Wiley Wilson
Construction Contractor:	Carrick Contracting Corp. (Williamsburg, VA)
Construction Start:	April 2026
Percent Complete:	20%
Base Construction Contract +	
Change Orders to Date = Current Value	\$825,245 - \$192,417 = \$632,828
Completion:	June 2027
Budget:	\$1.36 M

Current Status: Work continues on the new electrical ductbank connecting the wastewater plant and pump station. The concrete pad for the new generator was poured on June 8th.

14. SRR to RMR Pipeline, Intake, and Facilities

Design Engineer:	Kimley Horn
Construction Contractor:	Garney Construction (Fairfax, VA)
Construction Start:	March 2026

Percent Complete:	15%
Completion:	December 2030
Base Construction Contract + Change Orders to Date = Current Value	\$87,633,497
Budget:	\$107 M

Current Status: Pipeline installation in Woodburn Road is underway. A second crew will begin on Colthurst Drive in July. The foundation for the new Permanganate Building at SRWTP continues.

15. Glenmore WRRF Upgrade, Phase 1

Design Engineer:	SEH
Construction Contractor:	Maverick Construction, LLC (Grasonville, MD)
Construction Start:	June 2026
Percent Complete:	25%
Completion:	August 2027
Budget:	\$1.8 M

Current Status: The concrete foundation has been poured for the canopy going over the UV disinfection system.

16. Stone Robinson WW Plant Repairs

<i>Design Engineer:</i>	<i>Short Elliot Hendrickson (SEH)</i>
<i>Construction Contractor:</i>	<i>Waco, Inc. (Sandston, VA)</i>
<i>Construction Start:</i>	<i>July 2026</i>
<i>Percent Complete:</i>	<i>5%</i>
<i>Completion:</i>	<i>August 2026</i>
<i>Budget:</i>	<i>\$276,540</i>

Current Status: Project includes steel repairs and coating for the wastewater plant at Stone Robinson Elementary School. Work will be completed while the students are on Summer Break.

17. SRWTP Dewatering Building Dumpster Platform

<i>Design Engineer:</i>	<i>RWSA Engineering</i>
<i>Construction Contractor:</i>	<i>RWSA Maintenance</i>
<i>Construction Start:</i>	<i>August 2026</i>
<i>Percent Complete:</i>	<i>0%</i>
<i>Completion:</i>	<i>December 2026</i>
<i>Budget:</i>	<i>\$25,000</i>

Current Status: Staff are awaiting sealed drawings from the platform manufacturer to obtain a building permit. Installation of the platform will be completed by RWSA maintenance staff.

18. OBWTP Sodium Hypochlorite Tanks Replacement

Design Engineer:	Short Elliott Hendrickson (SEH)
Construction Contractor:	Waco, Inc. (Sandston, VA)
Construction Start:	September 2026

Percent Complete:	5%
Base Construction Contract +	
Change Order to Date = Current Value:	\$227,000
Completion:	July 2027
Budget:	\$293,000

Current Status: Two hypochlorite tanks have been ordered with delivery expected by September.

19. MC UV Disinfection System Replacement

<i>Design Engineer:</i>	<i>RWSA Engineering</i>
<i>Construction Contractor:</i>	<i>RWSA Maintenance</i>
<i>Construction Start:</i>	<i>November 2026</i>
<i>Percent Complete:</i>	<i>0%</i>
<i>Completion:</i>	<i>June 2029</i>
<i>Budget:</i>	<i>\$1,975,000</i>

Current Status: This project includes replacement of 8 ultraviolet disinfection light banks at MC which have reached the end of their useful service life. Staff will replace them over the next 3 fiscal years. Staff are obtaining manufacturer pricing and equipment lead times for the first set of UV banks.

20. SRWTP – PAC System Replacement

Design Engineer:	SEH
Construction Contractor	Waco, Inc (Sandston, VA)
Construction Start:	<i>January 2027</i>
Percent Complete:	5%
Base Construction Contract+	
Change Order to Date = Current Value	\$1,497,000
Completion:	June 2027
Budget:	\$1.82 M

Current Status: Submittals for the powdered activated carbon tank are being processed and materials are being ordered. Based on the anticipated lead time for the PAC feed system, onsite mobilization is anticipated in January 2027. The PAC silo is scheduled to be delivered in December.

Design and Bidding

21. Airport Rd Water Storage Tanks and Pumps

Design Engineer:	SEH
Project Start:	December 2025
Project Status:	Permitting and 30% Design
Construction Start:	September 2026
Completion:	March 2029
Budget:	\$7.2 M

Current Status: Coordinating permits with Albemarle County staff for one ground-level water storage tank. Architectural Review Board approved the tank design. Completed geotechnical investigations.

Preparing design documents and coordinating VDH Construction permit.

22. SRWTP Floc Basin Equipment Replacement

Design Engineer:	SEH
Project Start:	July 2025
Project Status:	90% Design
Construction Start:	December 2026
Completion:	June 2028
Budget:	\$2.9 M

Current Status: *Completing final design documents.*

23. Central Water Line, Phase 2

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

Current Status: Preparing site plan resubmittal in response to comments from the City along with a Nationwide permit for the ACSA water line creek crossings. Easements on two City parcels will be requested from City Council.

24. MC Pump Station Slide Gates, Valves, Bypass, and Septage Receiving Upgrades

Design Engineer:	Hazen
Project Start:	June 2023
Project Status:	100% Design
Construction Start:	March 2027
Completion:	May 2028
Budget:	\$10.2 M

Current Status: Design documents have been completed. Acquisition of a small parcel outside the MC fence line is needed for construction. Negotiations are underway.

25. Beaver Creek Raw Water Pump Station, Intake, and Piping Improvements

Design Engineer:	Hazen
Project Start:	February 2018
Project Status:	95% Design
Construction Start:	March 2027
Completion:	December 2029
Budget:	\$39 M

Current Status: Hazen is preparing final Plans and Specifications for bid advertisement this summer. Discussions with the County are underway regarding a lease for the Pump Station property. Easement negotiations for the raw water main to convey raw water from the pump station to the WTP are nearly complete.

26. Beaver Creek Dam Spillway Modifications

Design Engineer:	Schnabel Engineering
Project Start:	February 2018
Project Status:	80% Design
Construction Start:	<i>January 2030</i>
Completion:	<i>December 2032</i>
Budget:	\$33.5 M

Current Status: Final design of the dam spillway upgrades is ongoing, with efforts focusing on primary spillway riser modifications to meet new seismic criteria. Changes to the spillway bridge design are underway based on feedback from VDOT. A significant (\$20 M) construction grant from the NRCS is anticipated.

27. Upper Schenks Branch Interceptor, Phase 2

Design Engineer:	CHA Consulting
Project Start:	July 2021
Project Status:	Design
Construction Start:	2027
Completion:	2029
Budget:	\$7.1 M for RWSA section; \$11 – 15 M including City section

Current Status: Meetings with the County and City are ongoing to finalize the piping alignment.

28. Dam Concrete and Steel Repairs

Design Engineer:	GAI Consultants
Project Start:	January 2025
Project Status:	90% Design
Construction Start:	March 2027
Completion:	May 2028
Budget:	\$2.8 M

Current Status: Final Design Drawings are being completed for bid advertisement.

29. NR River Crossing and Piping

Design Engineer:	Kimley-Horn
Project Start:	December 2025
Project Status:	PER
Construction Start:	September 2027
Completion:	December 2030
Budget:	\$16.4 M

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

30. MC Blower Building Ventilation Replacement

Design Engineer:	Hazen
Project Start:	October 2025
Project Status:	PER
Construction Start:	June 2027
Completion:	June 2028
Budget:	\$1.13 M

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

31. Woodburn, Pantops, and Observatory Water Tank Painting

Design Engineer:	Whitman Requardt & Associates, LLP (WRA)
Project Start:	July 2026
Project Status:	PER
Construction Start:	March 2027
Completion:	June 2030
Budget:	\$6.12 M

Current Status: Staff are negotiating a Service Authorization with WRA for design, bidding, and construction phase services. One tank will be rehabilitated per year to avoid concurrent shutdowns and adverse impacts on the water distribution system.

32. SRWTP WW Connection

Design Engineer:	HDR
Project Start:	July 2026
Project Status:	PER
Construction Start:	March 2028
Completion:	June 2029
Budget:	\$1.1 M

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

33. Albamarle Berkeley WWPS Replacement

Design Engineer:	Wiley Wilson
Project Start:	July 2026
Project Status:	PER
Construction Start:	September 2027
Completion:	September 2029
Budget:	\$1.33 M

Current Status: Preliminary engineering underway to replace 1970s-vintage wastewater pump station.

34. Berkmar Drive Waterline Betterment

Design Engineer:	Kimley-Horn
Project Start:	August 2024
Project Status:	50% Design
Construction Start:	March 2028
Completion:	March 2030
Budget:	\$1.76 M

Current Status: VDOT is acquiring right-of-way. RWSA waterline will be completed concurrently with the roadway project. Final waterline design will be completed when Northern Area Modeling has been completed and pipe sizing from the Airport Road Pump Station has been determined.

35. Emmet Street Waterline Betterment

Design Engineer:	Whitman, Requardt & Associates, LLP (RWSA) Clark Nexsen (City)
Project Start:	2019
Project Status:	90% Design
Construction Start:	March 2027
Completion:	December 2029
Budget:	\$7.4 M

Current Status: WRA is completing design of a water main that will be installed as part of the City's Emmet Streetscape project. Permitting efforts with VDH and CSX Railroad are underway. Clark Nexsen, the City's design engineer for the Emmet Streetscape project, is incorporating the water main plans into the Emmet Streetscape project documents for advertisement later in 2026.

36. Dam Public Safety Improvements

Design Engineer:	Hazen
Project Start:	July 2025
Project Status:	PER
Construction Start:	March 2027
Completion:	December 2028
Budget:	\$3.85 M

Current Status: Hazen is assisting with design and property rights acquisition for an expanded siren system downstream of Sugar Hollow Dam. The project also includes sirens, signage, boat barriers, and other public safety features at South Rivanna and Ragged Mtn reservoir dams.

37. CZWTP Disinfection Improvements

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

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

38. Buck's Elbow Tank and Waterball Repairs and Painting

Design Engineer:	Whitman, Requardt & Associates, LLP
Project Start:	July 2026
Project Status:	PER
Construction Start:	April 2027
Completion:	December 2028
Budget:	\$1.99 M

Current Status: Design will begin in July 2026.

39. Northern Convenience Center (RSWA)

Design Engineer:	TRC Companies Inc.
Project Start:	August 2024
Project Status:	100% Design
Construction Start:	September 2027
Completion:	June 2029
Budget:	\$274,380

Current Status: Design drawings have been completed. The Water Protection plan is currently under County review. Construction funding will be available from the County in July 2027.

40. ISWRC Sediment Basin Repairs (RSWA)

Design Engineer:	SCS Engineering
Project Start:	February 2026
Project Status:	Bidding
Construction Start:	September 2026
Completion:	December 2026
Budget:	\$1.05 M

Current Status: Construction bids will be received on 6/25/2026.

41. ISWRC Scale House & Admin Renovation (RSWA)

Design Engineer:	Train Architects
Project Start:	February 2027
Project Status:	Final Design/Planning
Construction	Start: TBD
Completion:	TBD
Budget:	TBD

Current Status: The design has been completed and will be advertised for construction bids if funding is approved in FY 28.

42. MC Security Improvements - Front Gate

Design Engineer:	Hazen
Project Start:	2021
Project Status:	99% Design
Construction Start:	April 2028
Completion:	December 2029

Budget: \$0.72 M

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

43. North Rivanna Water Treatment Plant Decommissioning

Design Engineer: SEH
Project Start: July 2024
Project Status: 90% Design
Construction Start: July 2029
Completion: June 2031
Budget: \$3.5 M

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

Planning and Studies

44. Crozet Drinking Water Infrastructure Plan Update

Design Engineer: Hazen
Project Start: September 2025
Project Status: Underway
Completion: December 2026
Budget: \$450,000

Current Status: A Crozet Area Demand Forecast report is under review and will be finalized by July 2026. Meetings have been held with County staff to review land use maps and the resulting impacts on the demand projection process. The full Drinking Water Infrastructure Plan Update Report is anticipated by the end of 2026

45. Flood Protection Resiliency Study

Design Engineer: Hazen
Project Start: August 2024
Project Status: Preliminary Engineering/Study
Completion: June 2026
Budget: \$278,500

Current Status: This project will identify individualized flood mitigation measures for various facilities to increase their resiliency from a 1% to a 0.2% flooding event and will focus on facilities located at the Moores Creek AWRRF within those flood event boundaries. This project received \$198,930 in grant funding from FEMA and VDEM and the analysis process has begun with site visits and data collection. A meeting to discuss a potential Flood Wall was held on April 30th. Hazen will now work on a draft report to incorporate their findings and recommendations on how Moores Creek AWRRF can survive a 500-year flood event.

46. Powell Creek Interceptor Upgrade (PC1-PC5)

Design Engineer:	Hazen
Project Start:	December 2025
Project Status:	PER
Construction Start:	TBD
Completion:	TBD
Budget:	\$0.5 M

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

47. Urban Water Storage Tanks Evaluation

Design Engineer:	SEH
Project Start:	July 2026
Project Status:	Preliminary Design
Construction Start:	June 2028
Completion:	December 2030
Budget:	\$5.5 M

Current Status: In accordance with the Urban Finished Water Master Plan, this project will evaluate RWSA's existing finished water storage tanks and determine where additional storage tanks may be needed to improve operations. Construction of up to two water tanks is included in this project

48. ISWRC Site Improvements and Repairs (RSWA)

Design Engineer:	SCS Engineering
Project Start:	July 2026
Project Status:	Preliminary Design
Construction Start:	TBD
Completion:	TBD
Budget:	\$250,000

Current Status: This project will include preliminary evaluation of several improvements at the Ivy Solid Waste and Recycling Center including a new road to the transfer station, improvements to the Ivy Convenience Center, landfill cap repairs, and closure of the existing leachate pond.

MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: LONNIE WOOD, DIRECTOR OF FINANCE

REVIEWED: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: APRIL MONTHLY FINANCIAL SUMMARY – FY 2026

DATE: JUNE 23, 2026

Financial Snapshot

The Authority's actual operating revenues for the first ten months of this fiscal year are \$1,822,000 over the prorated annual budget estimates, and operating expenses are over the prorated budget by \$168,000, resulting in an operating surplus of \$1,654,000. Urban Water flows and operating rate revenue for this month are 2.8% over budget estimates. Urban Wastewater flows and operating rate revenue are 1.7% under budget. The Authority has received \$1,252,600 in PFAS litigation funds through April this fiscal year. Revenues and expenses are summarized in the table below:

April 2026 Year-to-Date Budget vs Actual Results:

	Budget	Actual	Variance
Operations			
Revenues	\$ 25,538,251	\$ 27,360,102	\$ 1,821,851
Expenses	25,538,251	25,706,406	(168,155)
Surplus (deficit)	<u>\$ -</u>	<u>\$ 1,653,696</u>	<u>\$ 1,653,696</u>
Debt Service			
Revenues	\$ 27,844,370	\$ 27,746,755	\$ (97,615)
Expenses	27,844,370	27,829,766	14,604
Surplus (deficit)	<u>\$ -</u>	<u>\$ (83,011)</u>	<u>\$ (83,011)</u>
Total			
Revenues	\$ 53,382,621	\$ 55,106,857	\$ 1,724,236
Expenses	53,382,621	53,536,172	(153,551)
Surplus (deficit)	<u>\$ -</u>	<u>\$ 1,570,685</u>	<u>\$ 1,570,685</u>

A more detailed financial analysis is in the following monthly report and reviews more closely actual financial performance compared to budgeted estimates. There are comments listed that will reference the applicable line items in the financial statement for each rate center and each support department in the following pages. Please refer to the Budget vs Actual financial statements when reviewing these comments.

Detailed Financials

The following comments help explain most of the other budget vs. actual variances.

- A. Annual and Quarterly Transactions - Some revenues and expenses exceed the prorated annual budget due to up-front annual receipts of revenue and quarterly or annual payments of expenses. These transactions appear to significantly impact the budget vs. actual monthly comparisons, but they usually even out as the year progresses. Septage receiving support revenue of \$109,440 is billed to the County annually in July. Annual payments are made in July for certain maintenance agreements and for employer contributions to employees' health savings accounts. The annual payment to UVA for the Observatory WTP lease (\$175,000) is made in August. Insurance premiums are generally paid at the beginning of each quarter.
- B. Personnel Costs (most departments) – The prorated budget amounts through April are calculated as 10/12 (or 83.3%) of the annual budget on these financial statements. However, actual payroll is paid biweekly, and there have been 22 out of 26 total pay periods through April (or 84.6%). This 1.3% difference affects the comparison of budget vs. actual payroll costs. For several departments, salaries are over the prorated budget, but the overages are reduced by health insurance premium rebates. The Maintenance Department is also over the prorated budget for salaries due to the final leave payout to the maintenance manager upon retirement. Several water operators have achieved their Class 1 licenses in the past few months and have received salary increases in accordance with our Personnel Management Plan.
- C. Professional Services (Urban Water, Crozet Water, Finance/IT – pages 2, 3, 9) – Urban Water incurred \$121,000 of unbudgeted expenses in this category, including engineering and technical services of \$88,000 and legal fees related to leases of \$33,000. Crozet Water is \$16,000 over the annual budget on expenditures for engineering and technical services. The Finance department is \$43,000 over the annual budget in this category for the cost of an unbudgeted engineering report to the bond trustee.
- D. Communication – (Urban Water, Finance/IT, Lab – pages 2, 9, 11) – The Urban Water, Lab, and IT departments are over the prorated budget in this category by \$18,000, 10,000 and \$51,000, respectively, for higher than anticipated telephone and data service costs.
- E. Information Technology (Administration, Lab – pages 8, 11) – The Administration department paid \$22,000 for unbudgeted annual renewal fees for safety training and incident reporting software and website maintenance fees. The Lab spent \$64,000 on unbudgeted annual subscription fees for lab information management system software.
- F. Operations and Maintenance (Urban Water, Urban Wastewater, Maintenance – pages 2, 5, 6) – Urban Water has spent \$228,000 more than originally estimated for its annual line break repairs, and other equipment maintenance and repair costs are running high, which has pushed this category \$234,000 over the prorated budget. The Maintenance department has spent \$42,000 more than the prorated budget for vehicle and equipment repairs.
- G. Equipment Purchases – (Urban Water, Urban Wastewater, Maintenance – pages 2, 5, 10) – Urban Water and Urban Wastewater incurred unbudgeted equipment rental costs for generators of \$14,000 and \$79,000, respectively. Maintenance has exceeded the annual budget allowed for equipment purchases by \$90,000 for a generator.
- H. Other Services and Charges – (Urban Wastewater - page 5) - Urban Wastewater is slightly over the prorated budget on lab analysis fees.

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026
Fiscal Year 2026

Consolidated
Revenues and Expenses Summary

Operating Budget vs. Actual

Notes

Revenues

Operations Rate Revenue	\$ 28,565,847	\$ 23,804,873	\$ 23,803,689	\$ (1,184)	0.00%
Lease Revenue	120,000	100,000	122,952	22,952	22.95%
Admin., Finance/IT, Maint. & Engineering Revenue	998,000	831,667	898,212	66,546	8.00%
Other Revenues	689,654	574,712	2,164,273	1,589,561	276.58%
Interest Allocation	272,400	227,000	370,976	143,976	63.43%
Total Operating Revenues	\$ 30,645,901	\$ 25,538,251	\$ 27,360,102	\$ 1,821,851	7.13%

Expenses

Personnel Cost	B	\$ 14,179,052	\$ 11,815,877	\$ 11,884,806	\$ (68,929)	-0.58%
Professional Services	C	777,950	648,292	751,526	(103,235)	-15.92%
Other Services & Charges	H	4,580,981	3,817,484	3,646,045	171,440	4.49%
Communication	D	291,328	242,773	297,526	(54,753)	-22.55%
Information Technology	E	2,398,380	1,998,650	1,405,526	593,124	29.68%
Supplies		60,031	50,026	54,117	(4,091)	-8.18%
Operations & Maintenance	A,F	6,856,926	5,714,105	6,186,616	(472,511)	-8.27%
Equipment Purchases	G	551,250	459,375	688,578	(229,203)	-49.89%
Depreciation		950,000	791,667	791,667	(0)	0.00%
Total Operating Expenses		\$ 30,645,898	\$ 25,538,249	\$ 25,706,406	\$ (168,158)	-0.66%
Operating Surplus/(Deficit)		\$ 3	\$ 2	\$ 1,653,696		

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$ 31,290,304	\$ 26,075,253	\$ 26,075,250	\$ (3)	0.00%
Septage Receiving Support - County	109,440	91,200	109,440	18,240	20.00%
Buck Mountain Lease Revenue	10,000	8,333	14,682	6,349	76.19%
Trust Fund Interest	456,900	380,750	273,148	(107,602)	-28.26%
Reserve Fund Interest	1,546,600	1,288,833	1,274,235	(14,599)	-1.13%
Total Debt Service Revenues	\$ 33,413,244	\$ 27,844,370	\$ 27,746,755	\$ (97,615)	-0.35%

Debt Service Costs

Total Principal & Interest	\$ 21,245,638	\$ 17,704,698	\$ 17,704,698	\$ -	0.00%
Reserve Additions-Interest	1,546,600	1,288,833	1,274,235	14,599	1.13%
Debt Service Ratio Charge	725,000	604,167	604,167	-	0.00%
Reserve Additions-CIP Growth	9,896,000	8,246,667	8,246,667	-	0.00%
Total Debt Service Costs	\$ 33,413,238	\$ 27,844,365	\$ 27,829,766	\$ 14,599	0.05%
Debt Service Surplus/(Deficit)	\$ 6	\$ 5	\$ (83,011)		

Summary

Total Revenues	\$ 64,059,145	\$ 53,382,621	\$ 55,106,857	\$ 1,724,237	3.23%
Total Expenses	64,059,136	53,382,614	53,536,173	(153,559)	-0.29%
Surplus/(Deficit)	\$ 9	\$ 7	\$ 1,570,685		

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Urban Water Rate Center
Revenues and Expenses Summary

Budget FY 2026	Budget Year-to-Date	Actual Year-to-Date	Budget vs. Actual	Variance Percentage
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Operating Budget vs. Actual

		Notes								
Revenues										
Operations Rate Revenue		\$	12,376,260	\$	10,313,550	\$	10,599,622	\$	286,072	2.77%
Lease Revenue			90,000		75,000		94,131		19,131	25.51%
Grants			-		-		296,648		296,648	
Other Revenue			-		-		1,137,036		1,137,036	
Interest Allocation			120,000		100,000		162,488		62,488	62.49%
Total Operating Revenues		\$	12,586,260	\$	10,488,550	\$	12,289,924	\$	1,801,374	17.17%
Expenses										
Personnel Cost	B	\$	2,725,694	\$	2,271,411	\$	2,314,791	\$	(43,380)	-1.91%
Professional Services	C		220,500		183,750		342,059		(158,309)	-86.15%
Other Services & Charges			1,210,134		1,008,445		897,410		111,035	11.01%
Communications	D		91,500		76,250		94,694		(18,444)	-24.19%
Information Technology			197,100		164,250		67,882		96,368	58.67%
Supplies			10,031		8,359		11,599		(3,240)	-38.76%
Operations & Maintenance	A, F		3,116,833		2,597,361		2,831,721		(234,360)	-9.02%
Equipment Purchases	G		26,900		22,417		36,843		(14,427)	-64.36%
Depreciation			300,000		250,000		250,000		-	0.00%
Subtotal Before Allocations		\$	7,898,692	\$	6,582,243	\$	6,847,000	\$	(264,757)	-4.02%
Allocation of Support Departments			4,687,568		3,906,306		3,751,717		154,589	3.96%
Total Operating Expenses		\$	12,586,259	\$	10,488,549	\$	10,598,718	\$	(110,168)	-1.05%
Operating Surplus/(Deficit)		\$	1	\$	1	\$	1,691,206			

Debt Service Budget vs. Actual

Revenues						
Debt Service Rate Revenue		\$ 15,733,661	\$ 13,111,384	\$ 13,111,380	\$ (4)	0.00%
Trust Fund Interest		200,000	166,667	119,612	(47,055)	-28.23%
Reserve Fund Interest		744,800	620,667	614,181	(6,486)	-1.04%
Lease Revenue		10,000	8,333	14,682	6,349	76.19%
Total Debt Service Revenues		\$ 16,688,461	\$ 13,907,051	\$ 13,859,855	\$ (47,196)	-0.34%
Debt Service Costs						
Total Principal & Interest		\$ 8,904,860	\$ 7,420,717	\$ 7,420,717	\$ -	0.00%
Reserve Additions-Interest		744,800	620,667	614,181	6,486	1.04%
Debt Service Ratio Charge		400,000	333,333	333,333	-	0.00%
Est. New Debt Service - CIP Growth		6,638,800	5,532,333	5,532,333	-	0.00%
Total Debt Service Costs		\$ 16,688,460	\$ 13,907,050	\$ 13,900,564	\$ 6,486	0.05%
Debt Service Surplus/(Deficit)		\$ 1	\$ 1	\$ (40,710)		

Rate Center Summary

Total Revenues	\$ 29,274,721	\$ 24,395,601	\$ 26,149,779	\$ 1,754,178	7.19%
Total Expenses	29,274,719	24,395,599	24,499,282	(103,683)	-0.43%
Surplus/(Deficit)	\$ 2	\$ 1	\$ 1,650,497		
Costs per 1000 Gallons	\$ 3.70		\$ 3.64		
Operating and DS	\$ 8.62		\$ 8.42		
Thousand Gallons Treated	3,397,700	2,831,417	2,910,386	78,969	2.79%
or					
Flow (MGD)	9.309		9.574		

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Crozet Water Rate Center
Revenues and Expenses Summary

<i>Budget FY 2026</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
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Operating Budget vs. Actual

Notes

Revenues

Operations Rate Revenue	\$ 1,562,184	\$ 1,301,820	\$ 1,301,820	\$ -	0.00%
Lease Revenue	30,000	25,000	28,821	3,821	15.29%
Other Revenue	-	-	93,863	93,863	
Interest Allocation	15,000	12,500	20,404	7,904	63.23%
Total Operating Revenues	\$ 1,607,184	\$ 1,339,320	\$ 1,444,908	\$ 105,588	7.88%

Expenses

Personnel Cost	\$ 379,359	\$ 316,133	\$ 325,103	\$ (8,970)	-2.84%
Professional Services	19,500	16,250	35,095	(18,845)	-115.97%
Other Services & Charges	177,582	147,985	129,882	18,103	12.23%
Communications	15,300	12,750	14,003	(1,253)	-9.83%
Information Technology	64,400	53,667	18,504	35,163	65.52%
Supplies	1,100	917	2,862	(1,945)	-212.19%
Operations & Maintenance	449,085	374,238	377,695	(3,458)	-0.92%
Equipment Purchases	3,800	3,167	3,167	(0)	0.00%
Depreciation	60,000	50,000	50,000	-	0.00%
Subtotal Before Allocations	\$ 1,170,126	\$ 975,105	\$ 956,310	\$ 18,795	1.93%
Allocation of Support Departments	437,056	364,214	352,242	11,972	3.29%
Total Operating Expenses	\$ 1,607,183	\$ 1,339,319	\$ 1,308,552	\$ 30,766	2.30%
Operating Surplus/(Deficit)	\$ 1	\$ 1	\$ 136,355		

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$ 3,103,992	\$ 2,586,660	\$ 2,586,660	\$ -	0.00%
Trust Fund Interest	32,000	26,667	19,120	(7,546)	-28.30%
Reserve Fund Interest	118,000	98,333	96,842	(1,492)	-1.52%
Total Debt Service Revenues	\$ 3,253,992	\$ 2,711,660	\$ 2,702,622	\$ (9,038)	-0.33%

Debt Service Costs

Total Principal & Interest	\$ 1,126,391	\$ 938,659	\$ 938,659	\$ -	0.00%
Reserve Additions-Interest	118,000	98,333	96,842	1,492	1.52%
Estimated New Principal & Interest	2,009,600	1,674,667	1,674,667	-	0.00%
Total Debt Service Costs	\$ 3,253,991	\$ 2,711,659	\$ 2,710,168	\$ 1,492	0.06%
Debt Service Surplus/(Deficit)	\$ 1	\$ 1	\$ (7,545)		

Rate Center Summary

Total Revenues	\$ 4,861,176	\$ 4,050,980	\$ 4,147,530	\$ 96,550	2.38%
Total Expenses	4,861,174	4,050,978	4,018,720	32,258	0.80%
Surplus/(Deficit)	\$ 2	\$ 2	\$ 128,810		
Costs per 1000 Gallons	\$ 7.93		\$ 6.90		
Operating and DS	\$ 23.98		\$ 21.20		
Thousand Gallons Treated	202,697	168,914	189,561	20,647	12.22%
Flow (MGD)	0.555		0.624		

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Scottsville Water Rate Center
Revenues and Expenses Summary

<i>Budget FY 2026</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
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Operating Budget vs. Actual

Notes

Revenues

Operations Rate Revenue	\$ 851,940	\$ 709,950	\$ 709,950	\$ -	0.00%
Other Revenue	-	-	21,732	21,732	
Interest Allocation	7,700	6,417	10,387	3,971	61.88%
Total Operating Revenues	\$ 859,640	\$ 716,367	\$ 742,069	\$ 25,702	3.59%

Expenses

Personnel Cost	\$ 248,090	\$ 206,741	\$ 213,598	\$ (6,856)	-3.32%
Professional Services	15,000	12,500	18,297	(5,797)	-46.37%
Other Services & Charges	79,887	66,573	58,038	8,534	12.82%
Communications	18,550	15,458	24,258	(8,799)	-56.92%
Information Technology	57,000	47,500	17,945	29,555	62.22%
Supplies	200	167	1,550	(1,383)	-829.94%
Operations & Maintenance	137,220	114,350	106,439	7,911	6.92%
Equipment Purchases	2,400	2,000	2,944	(944)	-47.19%
Depreciation	40,000	33,333	33,333	0	0.00%
Subtotal Before Allocations	\$ 598,347	\$ 498,622	\$ 476,401	\$ 22,221	4.46%
Allocation of Support Departments	261,289	217,741	214,427	3,314	1.52%
Total Operating Expenses	\$ 859,636	\$ 716,363	\$ 690,828	\$ 25,535	3.56%
Operating Surplus/(Deficit)	\$ 4	\$ 3	\$ 51,241		

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$ 304,128	\$ 253,440	\$ 253,440	\$ -	0.00%
Trust Fund Interest	4,200	3,500	2,513	(987)	-28.20%
Reserve Fund Interest	4,800	4,000	3,823	(177)	-4.43%
Total Debt Service Revenues	\$ 313,128	\$ 260,940	\$ 259,776	\$ (1,164)	-0.45%

Debt Service Costs

Total Principal & Interest	\$ 148,127	\$ 123,439	\$ 123,439	\$ -	0.00%
Reserve Additions-Interest	4,800	4,000	3,823	177	4.43%
Estimated New Principal & Interest	160,200	133,500	133,500	-	0.00%
Total Debt Service Costs	\$ 313,127	\$ 260,939	\$ 260,762	\$ 177	0.07%
Debt Service Surplus/(Deficit)	\$ 1	\$ 1	\$ (986)		

Rate Center Summary

Total Revenues	\$ 1,172,768	\$ 977,307	\$ 1,001,845	\$ 24,538	2.51%
Total Expenses	1,172,763	977,303	951,590	25,712	2.63%
Surplus/(Deficit)	\$ 5	\$ 4	\$ 50,255		
Costs per 1000 Gallons	\$ 49.89		\$ 37.74		
Operating and DS	\$ 68.07		\$ 51.98		
Thousand Gallons Treated	17,230	14,358	18,306	3,948	27.49%
or					
Flow (MGD)	0.047		0.060		

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Urban Wastewater Rate Center
Revenues and Expenses Summary

<i>Budget FY 2026</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
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Operating Budget vs. Actual

Revenues						Notes	
Operations Rate Revenue	\$ 12,610,887	\$ 10,509,073	\$ 10,221,817	\$ (287,256)	-2.73%		
Stone Robinson WWTP	19,654	16,378	109,860	93,482	570.77%		
Septage Acceptance	620,000	516,667	447,383	(69,283)	-13.41%		
Nutrient Credits	50,000	41,667	53,777	12,110	29.06%		
Miscellaneous Revenue	-	-	-	-			
Interest Allocation	120,000	100,000	164,713	64,713	64.71%		
Total Operating Revenues	\$ 13,420,541	\$ 11,183,784	\$ 10,997,550	\$ (186,234)	-1.67%		
Expenses							
Personnel Cost	B \$ 1,725,025	\$ 1,437,521	\$ 1,454,057	\$ (16,537)	-1.15%		
Professional Services	205,000	170,833	122,784	48,049	28.13%		
Other Services & Charges	H 2,742,631	2,285,526	2,299,363	(13,837)	-0.61%		
Communications	15,100	12,583	12,220	363	2.89%		
Information Technology	187,600	156,333	112,668	43,665	27.93%		
Supplies	2,600	2,167	2,874	(707)	-32.62%		
Operations & Maintenance	F 2,523,628	2,103,023	2,314,197	(211,173)	-10.04%		
Equipment Purchases	G 73,500	61,250	140,768	(79,518)	-129.83%		
Depreciation	470,000	391,667	391,667	(0)	0.00%		
Subtotal Before Allocations	\$ 7,945,084	\$ 6,620,903	\$ 6,850,598	\$ (229,695)	-3.47%		
Allocation of Support Departments	5,475,458	4,562,882	4,454,032	108,850	2.39%		
Total Operating Expenses	\$ 13,420,542	\$ 11,183,785	\$ 11,304,630	\$ (120,845)	-1.08%		
Operating Surplus/(Deficit)	\$ (1)	\$ (1)	\$ (307,080)				

Debt Service Budget vs. Actual

Revenues					
Debt Service Rate Revenue	\$ 11,948,147	\$ 9,956,789	\$ 9,956,790	\$ 1	0.00%
Septage Receiving Support - County	109,440	91,200	109,440	18,240	20.00%
Trust Fund Interest	220,000	183,333	131,466	(51,867)	-28.29%
Reserve Fund Interest	675,000	562,500	555,566	(6,934)	-1.23%
Total Debt Service Revenues	\$ 12,952,587	\$ 10,793,823	\$ 10,753,263	\$ (40,560)	-0.38%
Debt Service Costs					
Total Principal & Interest	\$ 11,040,988	\$ 9,200,823	\$ 9,200,823	\$ -	0.00%
Reserve Additions-Interest	675,000	562,500	555,566	6,934	1.23%
Debt Service Ratio Charge	325,000	270,833	270,833	-	0.00%
Est. New Debt Service - CIP Growth	911,600	759,667	759,667	-	0.00%
Total Debt Service Costs	\$ 12,952,588	\$ 10,793,823	\$ 10,786,890	\$ 6,934	0.06%
Debt Service Surplus/(Deficit)	\$ (1)	\$ (1)	\$ (33,627)		

Rate Center Summary

Total Revenues	\$ 26,373,128	\$ 21,977,607	\$ 21,750,813	\$ (226,794)	-1.03%
Total Expenses	26,373,130	21,977,608	22,091,520	(113,911)	-0.52%
Surplus/(Deficit)	\$ (2)	\$ (2)	\$ (340,707)		
Costs per 1000 Gallons	\$ 3.96		\$ 4.11		
Operating and DS	\$ 7.78		\$ 8.04		
Thousand Gallons Treated	3,390,400	2,825,333	2,748,539	(76,794)	-2.72%
or					
Flow (MGD)	9.289		9.041		

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Glenmore Wastewater Rate Center
Revenues and Expenses Summary

<i>Budget FY 2026</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
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Operating Budget vs. Actual

Notes

Revenues

Operations Rate Revenue	\$ 673,248	\$ 561,040	\$ 561,040	\$ -	0.00%
Interest Allocation	5,500	4,583	7,420	2,836	61.88%
Total Operating Revenues	\$ 678,748	\$ 565,623	\$ 568,460	\$ 2,836	0.50%

Expenses

Personnel Cost	\$ 142,586	\$ 118,822	\$ 120,601	\$ (1,779)	-1.50%
Professional Services	10,000	8,333	1,012	7,322	87.86%
Other Services & Charges	45,136	37,613	45,748	(8,134)	-21.63%
Communications	20,300	16,917	18,446	(1,529)	-9.04%
Information Technology	53,450	44,542	13,930	30,612	68.73%
Supplies	-	-	0	(0)	
Operations & Maintenance	152,435	127,029	76,691	50,338	39.63%
Equipment Purchases	3,500	2,917	2,917	(0)	0.00%
Depreciation	60,000	50,000	50,000	-	0.00%
Subtotal Before Allocations	\$ 487,407	\$ 406,173	\$ 329,345	\$ 76,828	18.92%
Allocation of Support Departments	191,344	159,454	159,095	359	0.22%
Total Operating Expenses	\$ 678,752	\$ 565,626	\$ 488,440	\$ 77,187	13.65%
Operating Surplus/(Deficit)	\$ (4)	\$ (3)	\$ 80,020		

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$ 144,948	\$ 120,790	\$ 120,790	\$ -	0.00%
Trust Fund Interest	500	417	328	(89)	-21.34%
Reserve Fund Interest	-	-	-	-	
Total Debt Service Revenues	\$ 145,448	\$ 121,207	\$ 121,118	\$ (89)	-0.07%

Debt Service Costs

Total Principal & Interest	\$ 18,746	\$ 15,622	\$ 15,622	\$ -	0.00%
Estimated New Principal & Interest	126,700	105,583	105,583	-	0.00%
Reserve Additions-Interest	-	-	-	-	
Total Debt Service Costs	\$ 145,446	\$ 121,205	\$ 121,205	\$ -	0.00%
Debt Service Surplus/(Deficit)	\$ 2	\$ 2	\$ (87)		

Rate Center Summary

Total Revenues	\$ 824,196	\$ 686,830	\$ 689,577	\$ 2,747	0.40%
Total Expenses	824,198	686,831	609,645	77,187	11.24%
Surplus/(Deficit)	\$ (2)	\$ (1)	\$ 79,933		
Costs per 1000 Gallons	\$ 16.39		\$ 11.42		
Operating and DS	\$ 19.91		\$ 14.26		
Thousand Gallons Treated or Flow (MGD)	41,401	34,501	42,757	8,256	23.93%
	0.113		0.141		

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Scottsville Wastewater Rate Center
Revenues and Expenses Summary

<i>Budget FY 2026</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
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Operating Budget vs. Actual

Notes

Revenues

Operations Rate Revenue	\$ 491,328	\$ 409,440	\$ 409,440	\$ -	0.00%
Interest Allocation	4,200	3,500	5,565	2,065	58.99%
Total Operating Revenues	\$ 495,528	\$ 412,940	\$ 415,005	\$ 2,065	0.50%

Expenses

Personnel Cost	\$ 142,484	\$ 118,736	\$ 120,601	\$ (1,865)	-1.57%
Professional Services	5,000	4,167	5,964	(1,798)	-43.14%
Other Services & Charges	30,936	25,780	28,321	(2,541)	-9.86%
Communications	6,050	5,042	403	4,639	92.01%
Information Technology	54,750	45,625	1,792	43,833	96.07%
Supplies	-	-	0	(0)	
Operations & Maintenance	53,680	44,733	88,235	(43,502)	-97.25%
Equipment Purchases	3,500	2,917	2,917	(0)	0.00%
Depreciation	20,000	16,667	16,667	(0)	0.00%
Subtotal Before Allocations	\$ 316,400	\$ 263,666	\$ 264,901	\$ (1,234)	-0.47%
Allocation of Support Departments	179,127	149,272	148,150	1,122	0.75%
Total Operating Expenses	\$ 495,527	\$ 412,939	\$ 413,051	\$ (112)	-0.03%
Operating Surplus/(Deficit)	\$ 1	\$ 1	\$ 1,953		

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$ 55,428	\$ 46,190	\$ 46,190	\$ -	0.00%
Trust Fund Interest	200	167	109	(57)	-34.43%
Reserve Fund Interest	4,000	3,333	3,823	489	14.68%
Total Debt Service Revenues	\$ 59,628	\$ 49,690	\$ 50,122	\$ 432	0.87%

Debt Service Costs

Total Principal & Interest	\$ 6,526	\$ 5,438	\$ 5,438	\$ -	0.00%
Reserve Additions-Interest	4,000	3,333	3,823	(489)	-14.68%
Estimated New Principal & Interest	49,100	40,917	40,917	-	0.00%
Total Debt Service Costs	\$ 59,626	\$ 49,688	\$ 50,178	\$ (489)	-0.98%
Debt Service Surplus/(Deficit)	\$ 2	\$ 2	\$ (56)		

Rate Center Summary

Total Revenues	\$ 555,156	\$ 462,630	\$ 465,127	\$ 2,497	0.54%
Total Expenses	555,153	462,627	463,229	(602)	-0.13%
Surplus/(Deficit)	\$ 3	\$ 3	\$ 1,898		
Costs per 1000 Gallons	\$ 20.96		\$ 29.05		
Operating and DS	\$ 23.48		\$ 32.57		
Thousand Gallons Treated	23,643	19,703	14,221	(5,482)	-27.82%
or					
Flow (MGD)	0.065		0.047		

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Administration and Communication

<i>Budget FY 2026</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
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Operating Budget vs. Actual

Notes

Revenues

Payment for Services SWA	\$	417,000	\$	347,500	\$	347,631	\$	131	0.04%
Grants						3,975		3,975	
Miscellaneous Revenue		-		-		1,860		1,860	
Total Operating Revenues	\$	417,000	\$	347,500	\$	353,466	\$	5,966	1.72%

Expenses

Personnel Cost	B	\$	1,657,525	\$	1,381,271	\$	1,458,671	\$	(77,400)	-5.60%
Professional Services			103,950		86,625		77,513		9,112	10.52%
Other Services & Charges			162,450		135,375		92,521		42,854	31.66%
Communications			9,200		7,667		1,658		6,008	78.37%
Information Technology	E		5,700		4,750		25,130		(20,380)	-429.05%
Supplies			19,600		16,333		13,178		3,155	19.32%
Operations & Maintenance			66,050		55,042		54,634		408	0.74%
Equipment Purchases			9,000		7,500		7,500		-	0.00%
Depreciation			-		-		-		-	
Total Operating Expenses		\$	2,033,475	\$	1,694,563	\$	1,730,805	\$	(36,242)	-2.14%

Department Summary

Net Costs Allocable to Rate Centers **\$ (1,616,475) \$ (1,347,063) \$ (1,377,339) \$ 30,277 -2.25%**

Allocations to the Rate Centers

Urban Water	44.00%	\$	711,249	\$	592,708	\$	606,029	\$	(13,322)
Crozet Water	4.00%	\$	64,659		53,883		55,094		(1,211)
Scottsville Water	2.00%	\$	32,330		26,941		27,547		(606)
Urban Wastewater	48.00%	\$	775,908		646,590		661,123		(14,533)
Glenmore Wastewater	1.00%	\$	16,165		13,471		13,773		(303)
Scottsville Wastewater	1.00%	\$	16,165		13,471		13,773		(303)
	100.00%	\$	1,616,475	\$	1,347,063	\$	1,377,339	\$	(30,277)

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Finance and Information Technology

<i>Budget FY 2026</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
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Operating Budget vs. Actual

Notes

Revenues

Payment for Services SWA	\$	581,000	\$	484,167	\$	484,167	\$	0	0.00%
Bond Proceeds Funding Bond Issuance Costs		-		-		-		-	
Miscellaneous Revenue		-		-		11,065		11,065	
Total Operating Revenues	\$	581,000	\$	484,167	\$	495,232	\$	11,065	2.29%

Expenses

Personnel Cost	B	\$	2,411,906	\$	2,009,922	\$	2,057,400	\$	(47,477)	-2.36%
Professional Services	C		47,000		39,167		90,159		(50,993)	-130.19%
Other Services & Charges			55,200		46,000		52,347		(6,347)	-13.80%
Communication	D		73,900		61,583		113,130		(51,546)	-83.70%
Information Technology			1,550,650		1,292,208		954,255		337,954	26.15%
Supplies			14,000		11,667		11,233		434	3.72%
Operations & Maintenance			5,000		4,167		8,734		(4,568)	-109.63%
Equipment Purchases			7,500		6,250		6,250		-	0.00%
Depreciation			-		-		-		-	
Total Operating Expenses		\$	4,165,156	\$	3,470,964	\$	3,293,507	\$	177,456	5.11%

Department Summary

Net Costs Allocable to Rate Centers **\$ (3,584,156) \$ (2,986,797) \$ (2,798,275) \$ (188,522) 6.31%**

Allocations to the Rate Centers

Urban Water	44.00%	\$	1,577,029	\$	1,314,191	\$	1,231,241	\$	82,950
Crozet Water	4.00%	\$	143,366		119,472		111,931		7,541
Scottsville Water	2.00%	\$	71,683		59,736		55,966		3,770
Urban Wastewater	48.00%	\$	1,720,395		1,433,663		1,343,172		90,490
Glenmore Wastewater	1.00%	\$	35,842		29,868		27,983		1,885
Scottsville Wastewater	1.00%	\$	35,842		29,868		27,983		1,885
	100.00%	\$	3,584,156	\$	2,986,797	\$	2,798,275	\$	188,522

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Maintenance

<i>Budget FY 2026</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
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Operating Budget vs. Actual

Notes

Revenues

Payment for Services SWA	\$	-	\$	-	\$	-	\$	-
Miscellaneous Revenue		-		-		4,622		4,622
Total Operating Revenues	\$	-	\$	-	\$	4,622	\$	4,622

Expenses

Personnel Cost	\$	1,836,099	\$	1,530,082	\$	1,538,507	\$	(8,425)	-0.55%
Professional Services		10,000		8,333		975		7,358	88.30%
Other Services & Charges		40,350		33,625		17,099		16,526	49.15%
Communications		20,000		16,667		4,128		12,539	75.23%
Information Technology		7,500		6,250		5,842		408	6.53%
Supplies		3,500		2,917		345		2,572	88.19%
Operations & Maintenance	F	130,300		108,583		163,452		(54,869)	-50.53%
Equipment Purchases	G	395,750		329,792		463,183		(133,391)	-40.45%
Depreciation		-		-		-		-	
Total Operating Expenses		\$ 2,443,499	\$	2,036,249	\$	2,193,531	\$	(157,282)	-7.72%

Department Summary

Net Costs Allocable to Rate Centers		\$ (2,443,499)	\$	(2,036,249)	\$	(2,188,909)	\$	161,903	-7.95%
<u>Allocations to the Rate Centers</u>									
Urban Water	30.00%	\$ 733,050	\$	610,875	\$	656,673	\$	(45,798)	
Crozet Water	3.50%	85,522		71,269		76,612		(5,343)	
Scottsville Water	3.50%	85,522		71,269		76,612		(5,343)	
Urban Wastewater	56.50%	1,380,577		1,150,481		1,236,734		(86,253)	
Glenmore Wastewater	3.50%	85,522		71,269		76,612		(5,343)	
Scottsville Wastewater	3.00%	73,305		61,087		65,667		(4,580)	
	100.00%	\$ 2,443,499	\$	2,036,249	\$	2,188,909	\$	(152,660)	

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Laboratory

Budget FY 2026	Budget Year-to-Date	Actual Year-to-Date	Budget vs. Actual	Variance Percentage
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Operating Budget vs. Actual

Revenues Notes

N/A

Expenses

Personnel Cost		\$ 503,003	\$ 419,169	\$ 414,226	\$ 4,944	1.18%
Professional Services		-	-	-	-	
Other Services & Charges		9,800	8,167	9,071	(904)	-11.07%
Communications	D	800	667	11,257	(10,590)	-1588.48%
Information Technology	E	-	-	64,237	(64,237)	
Supplies		2,300	1,917	3,794	(1,878)	-97.96%
Operations & Maintenance		146,357	121,964	104,636	17,328	14.21%
Equipment Purchases		3,900	3,250	4,173	(923)	-28.40%
Depreciation		-	-	-	-	
Total Operating Expenses		\$ 666,160	\$ 555,133	\$ 611,393	\$ (56,260)	-10.13%

Department Summary

Net Costs Allocable to Rate Centers		\$ (666,160)	\$ (555,133)	\$ (611,393)	\$ 56,260	-10.13%
<u>Allocations to the Rate Centers</u>						
Urban Water	44.00%	\$ 293,110	\$ 244,259	\$ 269,013	\$ (24,754)	
Crozet Water	4.00%	26,646	22,205	24,456	(2,250)	
Scottsville Water	2.00%	13,323	11,103	12,228	(1,125)	
Urban Wastewater	47.00%	313,095	260,913	287,355	(26,442)	
Glenmore Wastewater	1.50%	9,992	8,327	9,171	(844)	
Scottsville Wastewater	1.50%	9,992	8,327	9,171	(844)	
	100.00%	\$ 666,160	\$ 555,133	\$ 611,393	\$ (56,260)	

Rivanna Water & Sewer Authority
Monthly Financial Statements - April 2026

Engineering

<i>Budget FY 2026</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
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Operating Budget vs. Actual

Notes

Revenues

Payment for Services SWA	\$	-	\$	-	\$	27,413	\$	27,413
Miscellaneous Revenue		-		-		21,454		21,454
Total Operating Revenues	\$	-	\$	-	\$	48,868	\$	48,868

Expenses

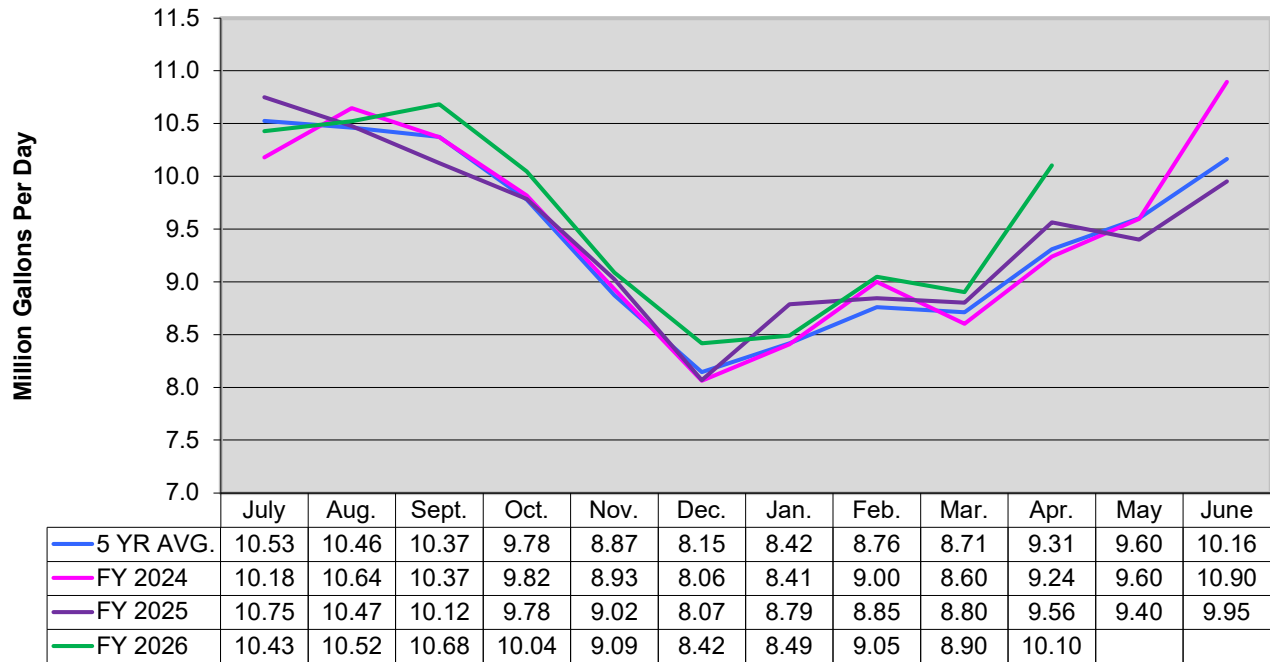
Personnel Cost	\$	2,407,282	\$	2,006,068	\$	1,867,251	\$	138,817	6.92%
Professional Services		142,000		118,333		57,668		60,665	51.27%
Other Services & Charges		26,875		22,396		16,244		6,152	27.47%
Communications		20,628		17,190		3,329		13,861	80.63%
Information Technology		220,230		183,525		123,342		60,183	32.79%
Supplies		6,700		5,583		6,682		(1,099)	-19.68%
Operations & Maintenance		76,338		63,615		60,182		3,434	5.40%
Equipment Purchases		21,500		17,917		17,917		0	0.00%
Depreciation		-		-		-		-	
Total Operating Expenses	\$	2,921,553	\$	2,434,627	\$	2,152,614	\$	282,013	11.58%

Department Summary

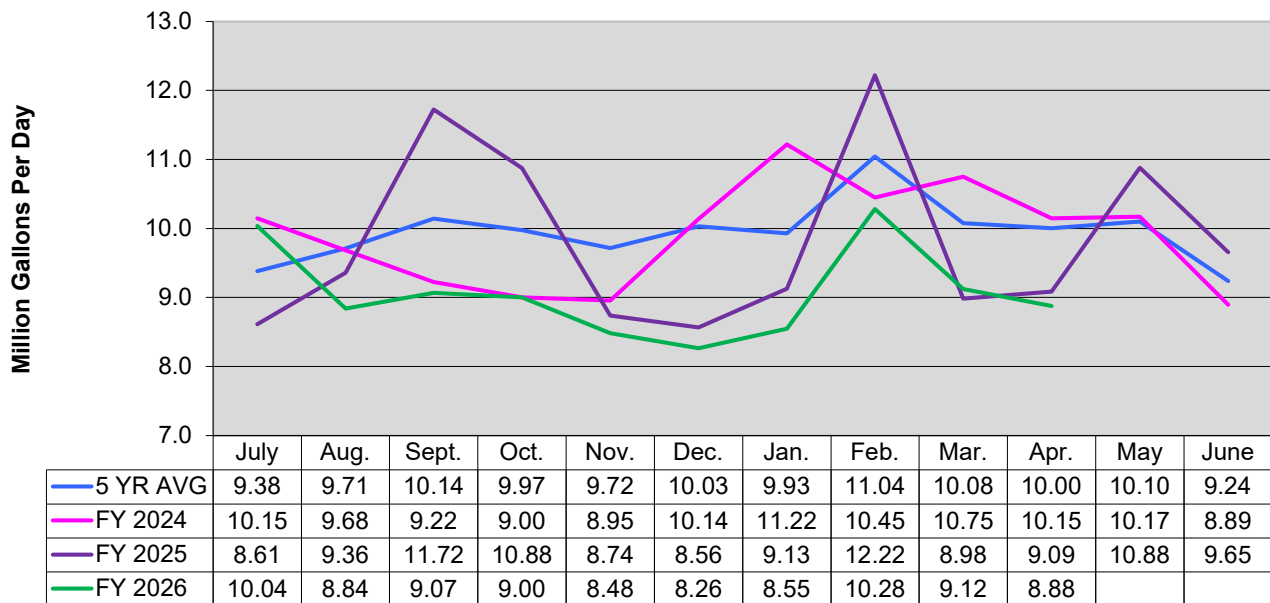
Net Costs Allocable to Rate Centers		\$	(2,921,553)	\$	(2,434,627)	\$	(2,125,201)	\$	(254,599)	10.46%
<u>Allocations to the Rate Centers</u>										
Urban Water	47.00%	\$	1,373,130	\$	1,144,275	\$	998,845	\$	145,430	
Crozet Water	4.00%		116,862		97,385		85,008		12,377	
Scottsville Water	2.00%		58,431		48,693		42,504		6,189	
Urban Wastewater	44.00%		1,285,483		1,071,236		935,089		136,147	
Glenmore Wastewater	1.50%		43,823		36,519		31,878		4,641	
Scottsville Wastewater	1.50%		43,823		36,519		31,878		4,641	
	100.00%	\$	2,921,553	\$	2,434,627	\$	2,125,201	\$	309,426	

Rivanna Water and Sewer Authority Flow Graphs

Urban Water Flows



Urban Wastewater Flows



MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: JEFF SOUTHWORTH, MANAGER OF INFORMATION TECHNOLOGY

REVIEWED BY: DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR
BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: MAY 2026 INFORMATION TECHNOLOGY REPORT

DATE: JUNE 23, 2026

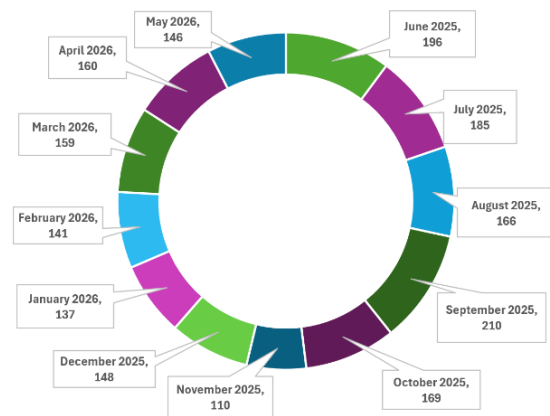
INFRASTRUCTURE – CORE SYSTEMS

Background: Includes network operations, system administration, software and hardware deployment, and security management.

May 2026 the team:

- Resolved **146** Service Desk Tickets

Service Desk Ticket Comparison



SCADA / OPERATIONAL SYSTEMS

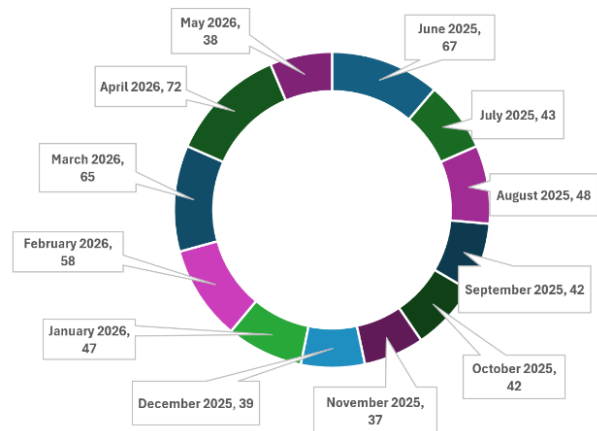
(SUPERVISORY CONTROLS AND DATA ACQUISITION)

Background: Oversight includes PLCs, operational data collection and software applications for water and wastewater operations.

May 2026 the team:

- Completed **38** SCADA service desk requests

Service Desk Ticket Comparison SCADA



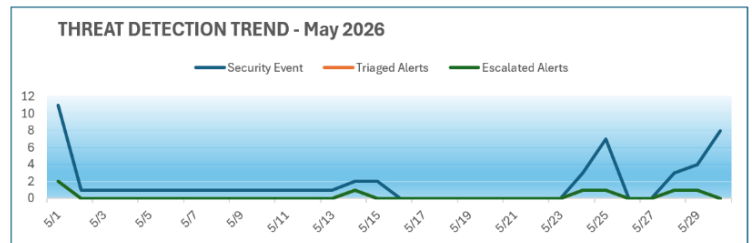
DIGITAL & PHYSICAL SECURITY -

Background: Network Firewall Security for 28 Devices

May 2026 there were:

- **1.0 B** Security logs Analyzed for suspicious network traffic
- **70** Threat Detections – All blocked
- **7** Categorized Security Alerts resolved
- **7** Escalated Alert – resolved

Spikes were from Malicious Websites & Phishing



GIS (GEOGRAPHICAL INFORMATION SYSTEMS)

Background: Strategic data system that collects, processes, manages, and displays spatial data that supports engineering and maintenance workflows.

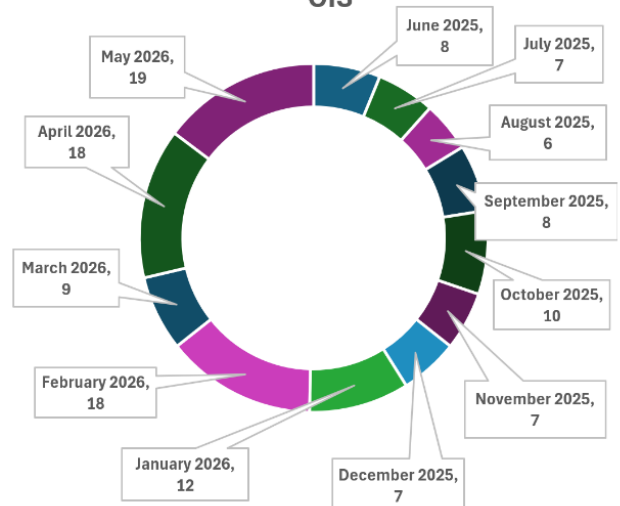
May 2026 the GIS Coordinator:

- Completed **18** Service Desk tickets
- Digitalized **64** features (points, lines, polygons)
- Completed **196** Daily Inspection reports (for CIPs)
- Processed **45** MISS Utility reports
- Processed **231** Water inspections (GIS attributes adjusted)
- Processed **41** Sewer inspections
- Completed **17** Internal map requests
- Completed **15** Drone site visits for pictures of CIPs

Major Projects

- Updated servers, website and mobile APP
- SOPs for iForm Builder updates
- Updated Water Sampling Sites

Service Desk Ticket Comparison GIS



Information Technology Department Project Support and Participation

Infrastructure

In progress: We are nearing completion of efforts to secure network equipment in locked cabinets and closets. We are also migrating our virtual server environment from VMware to Microsoft Hyper-V to reduce licensing costs. Additional work includes strengthening network connectivity and security through secondary fiber installations, firewall patching, VPN enhancements, and cleanup of centralized device management.

SCADA System

In progress: We continue to support several capital improvement projects, including upgrades to the RMR to OBWTP Raw Water Line and Pump Station, SFRR to RMR Pump Station, and the Crozet WTP GAC expansion. IT commissioning at the MC Pump Station is also underway. Additional work includes optimizing SCADA alarms, reviewing SCADA standards and specifications, and completing server maintenance and configuration updates.

Cybersecurity: Activity remained high due to continued phishing and social engineering attempts and increased attention to nation-state threats tied to global events. Our layered security controls successfully detected and addressed each incident. Barracuda Email Protection blocked more than 22,000 phishing emails, Fortinet SOCaaS stopped 125 malware events, and our 24/7 Network Operations Center resolved all network outages and status changes. Continued participation in CISA Cyber Hygiene scanning also helped confirm internet-facing asset exposure and track remediation progress.

MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: STEVEN MINNIS, SR., MAINTENANCE MANAGER

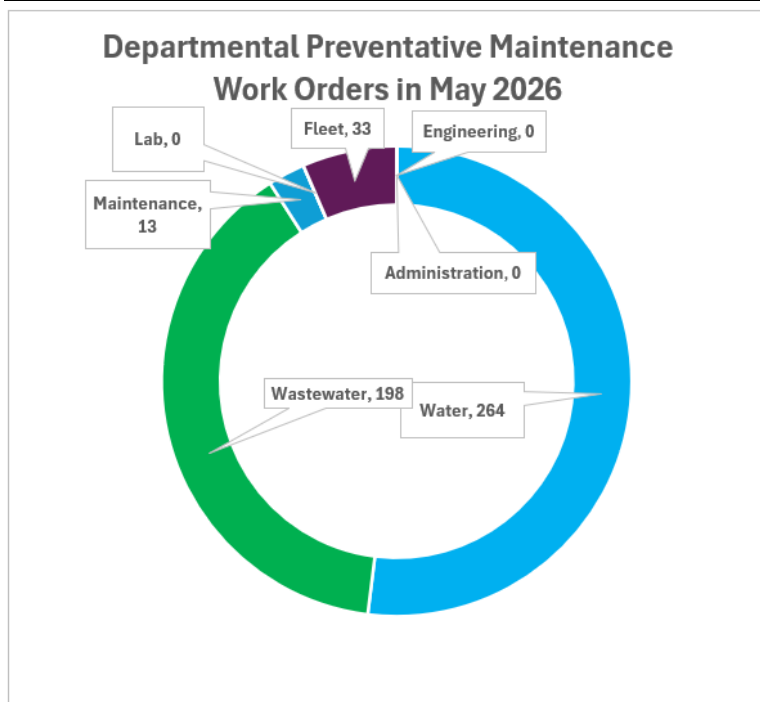
REVIEWED BY: DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR
BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: MAINTENANCE OPERATIONS REPORT FOR MAY 2026

DATE: JUNE 23, 2026

RWSA Maintenance Department is responsible for more than 9,100 pieces of equipment in the Cityworks asset management system. The graphs below were generated from the data pulled from Cityworks.

SCHEDULED MONTHLY WORK ORDERS BY DEPARTMENT



508 SCHEDULED MONTHLY WORK ORDERS BY DEPARTMENT IN MAY 2026

Background:

- Preventative work orders are on a 30, 90, 180, 365 day, 3 year and 5 year schedule depending on the asset and the manufacturer's recommendations.

MAY 2026 REPAIR REQUESTS

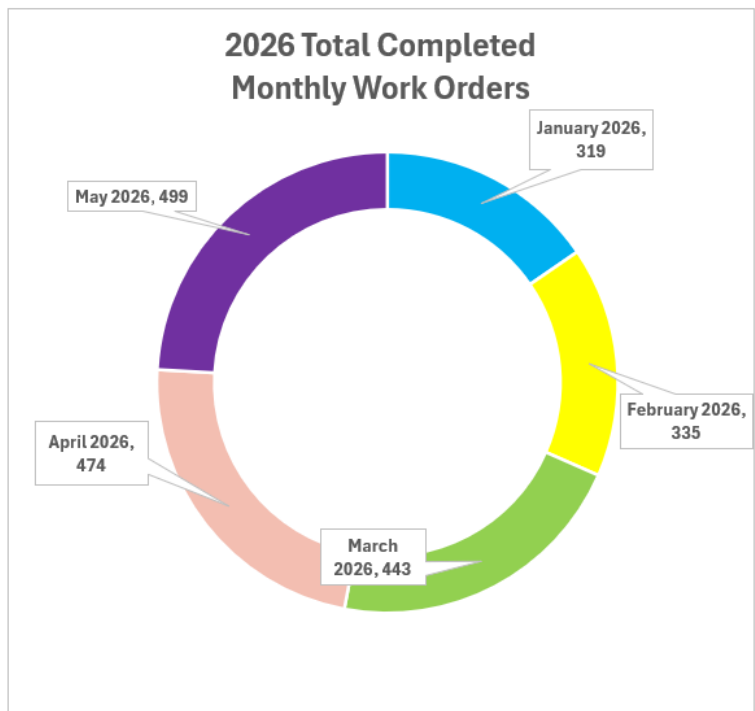


19 REPAIR REQUESTS IN MAY 2026

Background:

- These requests are unplanned
- Some examples of these requests in May 2026 :
 - Air handling fan replacement in MC boiler building. The fan is required for boiler operation .
 - Conveyor at MC centrifuge was not working. It runs 12 hours a day 7 days a week. Liner was damaged and a new liner was installed.
 - SR WTP sludge removal hose alteration to keep it submerged during operation.

COMPLETED WORK ORDERS BY MONTH IN 2026

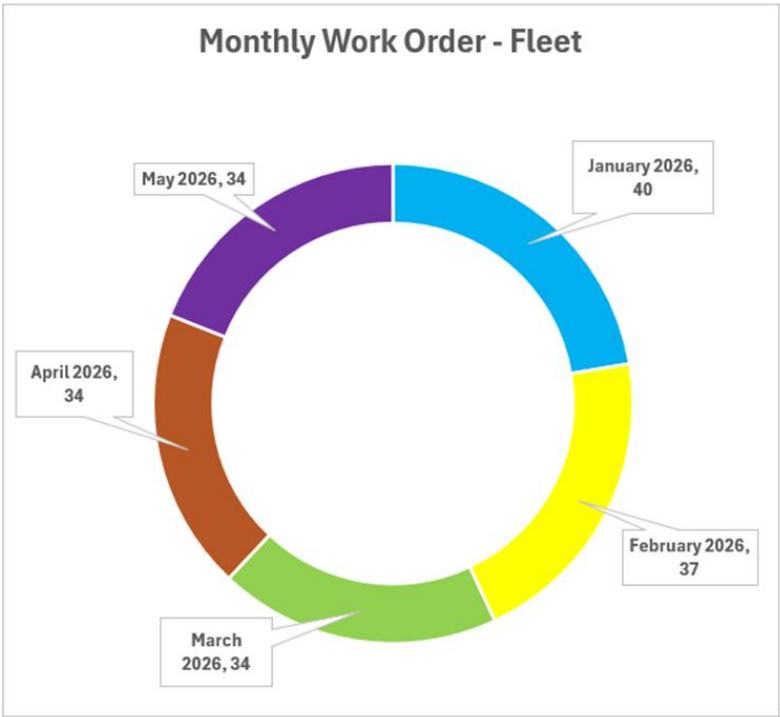


499 WORK ORDERS COMPLETED IN MAY 2026

Background:

- This is the total of all work orders completed by the Maintenance Department for 2026 by month.
- This includes all of the preventative and repair request work orders for each month.

MONTHLY FLEET WORK ORDERS



34 MONTHLY FLEET WORK ORDERS IN MAY 2026

- Background:**
- Fleet work orders consist of the following:
 - 5,000 Mile Vehicle Service
 - 7,500 Mile Vehicle Service
 - 25,000 Mile Vehicle Service
 - 90-Day Vehicle Service
 - 180 Day Trailer Service
 - 5-Year Battery Service
 - Annual State Inspection.

TOTAL INCOMPLETE WORK ORDERS BY MONTH



52 OPEN WORK ORDERS IN MAY 2026

- Background:**
- 12 of the work orders required night work and traffic control and they were completed on 6/11/26.
 - The remaining work orders are scheduled to be completed when the repair parts arrive, or waiting for a contractor to finish concrete work in MCAWRRF EQ Basin.
 - Maintenance staff cleared 18 of the past due work orders in May 2026 .

MEMORANDUM

**TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS**

**FROM: DANIEL G. CAMPBELL, DIRECTOR OF OPERATIONS &
ENVIRONMENTAL SERVICES**

**REVIEWED BY: DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR
BILL MAWYER, EXECUTIVE DIRECTOR**

SUBJECT: OPERATIONS REPORT FOR MAY 2026

DATE: JUNE 23, 2026

WATER OPERATIONS:

The average and maximum daily water volumes produced in May 2026 were as follows:

<i>Water Treatment Plant</i>	<i>Average Daily Production (MGD)</i>	<i>Maximum Daily Production in the Month (MGD)</i>
South Rivanna	8.78	9.80 (5/19/2026)
Observatory	1.01	2.43 (5/20/2026)
North Rivanna	<u>0.10</u>	<u>0.12 (5/20/2026)</u>
<i>Urban Total</i>	9.89	11.73 (5/20/2026)
Crozet	0.67	0.87 (5/16/2026)
Scottsville	0.08	0.10 (5/21/2026)
Red Hill	<u>0.002</u>	0.003 (5/19/2026)
<i>RWSA Total</i>	10.64	-

- All RWSA water treatment facilities were in regulatory compliance during the month of May.

Status of Reservoirs (as of June 17, 2026):

- Urban Reservoirs are 98% of Total Useable Capacity
 - South Rivanna Reservoir is 100% full
 - Ragged Mountain Reservoir is 96% full
- Sugar Hollow Reservoir is 98% full
- Beaver Creek Reservoir (Crozet) is 97% full
- Totier Creek Reservoir (Scottsville) is 100% full

WASTEWATER OPERATIONS:

All RWSA Water Resource Recovery Facilities (WRRFs) were in regulatory compliance with their effluent limitations during May 2026. Performance of the WRRFs in May was as follows compared to the respective VDEQ permit limits:

<i>WRRF</i>	<i>Average Daily Effluent Flow (MGD)</i>	<i>Average CBOD₅ (ppm)</i>		<i>Average Total Suspended Solids (ppm)</i>		<i>Average Ammonia (ppm)</i>	
		<i>RESULT</i>	<i>LIMIT</i>	<i>RESULT</i>	<i>LIMIT</i>	<i>RESULT</i>	<i>LIMIT</i>
Moore's Creek	8.42	<QL	9	<QL	22	<QL	2.6
Glenmore	0.149	3	15	7.2	30	NR	NL
Scottsville	0.050	<QL	15	3.3	30	<QL	1.9
Stone Robinson	0.0024	6	30	3.6	30	NR	NL

NR = Not Required

NL = No Limit

<QL: Less than analytical method quantitative level (2.0 ppm for CBOD, 1.0 ppm for TSS, and 0.1 ppm for Ammonia).

Nutrient discharges at the Moore's Creek AWRRF were as follows for May 2026.

<i>State Annual Allocation (lb./yr.) Permit</i>		<i>Average Monthly Allocation (lb./mo.) *</i>	<i>Moore's Creek Discharge May (lb./mo.)</i>	<i>Performance as % of monthly average Allocation *</i>	<i>Year to Date Performance as % of annual allocation</i>
Nitrogen	282,994	23,583	6,927	29%	17%
Phosphorous	19,637	1,636	210	13%	5%

*State allocations are expressed as annual amounts. One-twelfth of that allocation is an internal monthly benchmark for comparative purposes only.

LABORATORY OPERATIONS:

The RWSA Laboratory completed the following number of analyses in May 2026:

<i><u>Purpose</u></i>	<i><u>Water</u></i>	<i><u>Wastewater</u></i>
<i>Compliance (VDH, VaDEQ*)</i>	406	139
<i>Non-Compliance (Treatment Process Monitoring)</i>	559	135

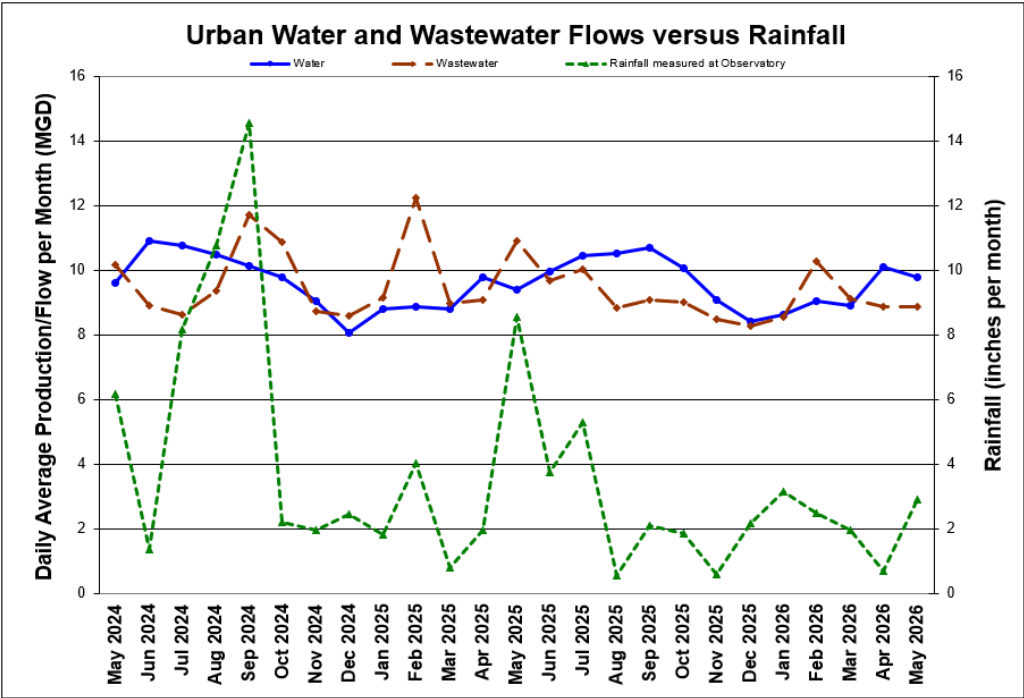
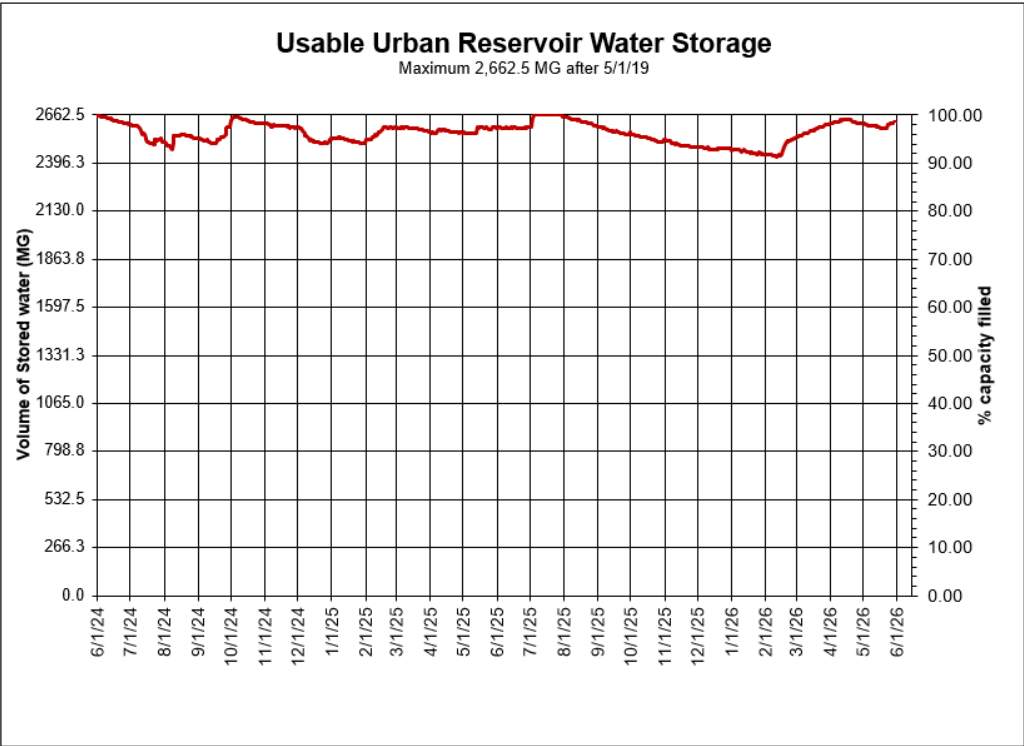
* VDH – Virginia Department of Health for drinking water

VaDEQ – Virginia Department of Environmental of Environmental Quality for wastewater

WATER AND WASTEWATER DATA:

The following graphs are provided for review:

- Usable Urban Reservoir Water Storage
- Urban Water and Wastewater Flows versus Rainfall



**TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS**

FROM: BETHANY HOUCHENS, WATER RESOURCES COORDINATOR

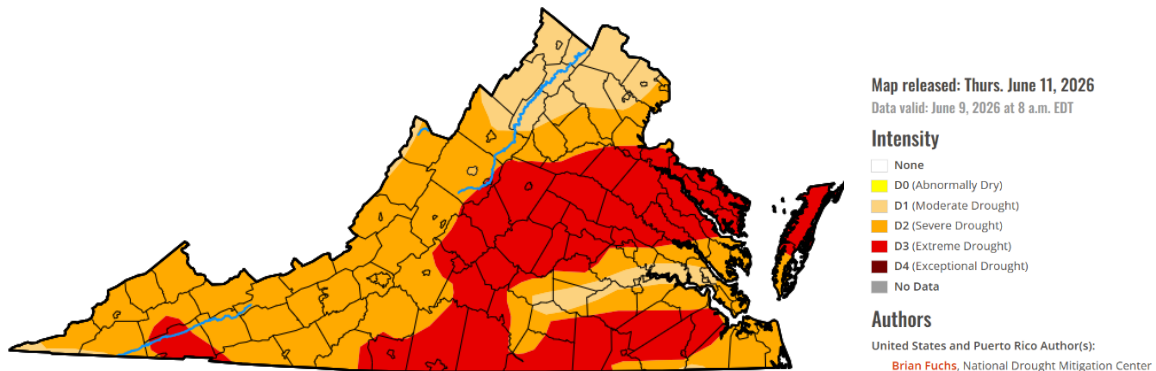
**REVIEWED: DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR
BILL MAWYER, EXECUTIVE DIRECTOR**

SUBJECT: DROUGHT MONITORING REPORT

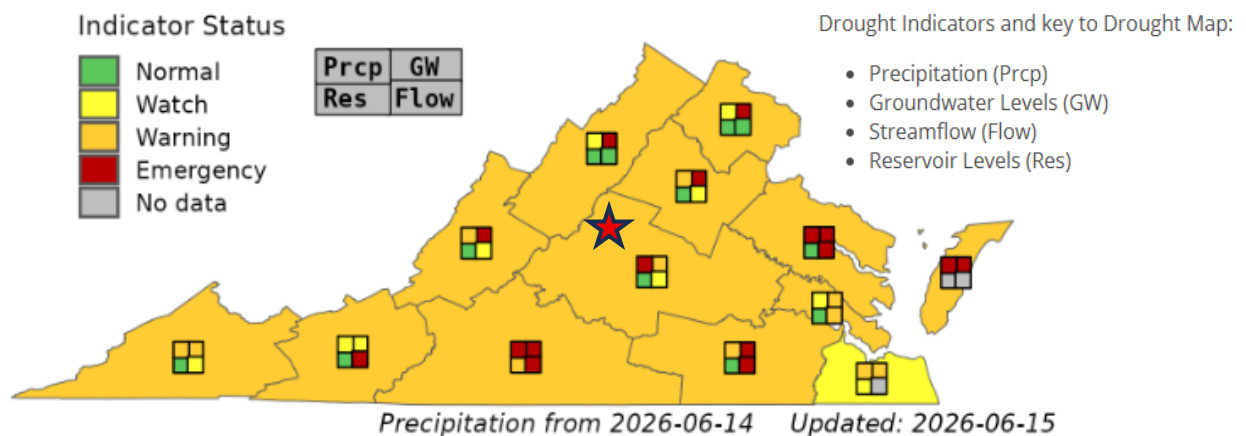
DATE: JUNE 23, 2026

State and Federal Drought Monitoring as of June 16, 2026:

- U.S. Drought Monitoring Report: Indicates Albemarle County and the City of Charlottesville are in extreme drought conditions.



- VDEQ Drought Status Report: Our region is listed as having “Normal” reservoir levels. Stream flows are in a “Watch” status. Groundwater is in a “Warning” status and precipitation is in an “Emergency” status.



Charlottesville and Albemarle County

Precipitation & Stream Flows

Charlottesville Precipitation					
Year	Month	Observed (in.)	Normal (in.)	Departure (in.)	Comparison to Normal (%)
2022	Jan - Dec	43.53	41.61	+1.92	+5
2023	Jan - Dec	26.95	41.61	-14.66	-35
2024	Jan - Dec	39.56	41.61	-2.05	-5
2025	Jan - Dec	32.59	41.61	-9.02	-22
2026	Jan - May	10.82	16.19	-5.37	-33

Source: National Weather Service, National Climatic Data Center, Climate Summary for Charlottesville, Charlottesville Albemarle Airport station

Local Precipitation Summary				
4 Year Period	Observed (in.)	Normal (in.)	Departure (in.)	Comparison to Normal (%)
Jan 2022 – Dec 2025	142.63	166.44	-23.81	-14%

USGS Stream Gaging Station Near the Urban Area (June 6- June 12)				
Gage Name	Rolling 7-day Avg. Stream Flow		2025 Mean Streamflow	
			cfs	mgd
Mechums River	cfs	mgd	98.8	63.8
Moormans River	18.3	11.6	61.3	39.6
NF Rivanna River	15.3	9.9	268.5	173.5
SF Rivanna River	29.9	19.3	239.6	159.8
	17.5	11.3		

Mean streamflow for June 6th – June 12th, 2025

Status of Reservoirs as of June 17, 2026

- Urban Reservoirs are 98% of Total Useable Capacity
- Beaver Creek Reservoir (Crozet) is 97% of Total Useable Capacity
- Totier Creek Reservoir (Scottsville) is 100% of Total Useable Capacity

Drought History in Central Virginia

- Severe: 1838, 1930, 1966, 1979, 2002
- Longest: May 2007 - April 2009; 103 weeks
- Significant: every 10 -15 years
- Drought of Record: 2001- 2002; 18 months

MEMORANDUM

**TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS**

FROM: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: WHOLESALE METERING REPORT FOR JUNE 2026

DATE: JUNE 23, 2026

The monthly and average daily Urban water system usages by the City and the ACSA for May 2026 were as follows:

		<i>Month</i>	<i>Daily Average</i>	
City Usage (gal)		139,704,233	4,506,588	46.0%
ACSA Usage (gal)		164,014,445	5,290,789	54.0%
Total (gal)		303,718,678	9,797,377	

The *RWSA Wholesale Metering Administrative and Implementation Policy* requires that water use be measured based upon the annual average daily water demand of the City and ACSA over the trailing twelve (12) consecutive month period. The *Water Cost Allocation Agreement (2012)* established a maximum water allocation for each party. If the annual average water usage of either party exceeds its allocation, a financial true-up would be required for the debt service charges related to the Ragged Mountain Dam and the SFRR-RMR Pipeline projects. Below are graphs showing the calculated monthly water usage by each Utility dating back to the beginning of FY 22, the trailing twelve-month average (extended back to June 2025), and the usage relative to the maximum allocation for each party (6.71 MGD for the City and 11.99 MGD for ACSA). Completed in 2019 for a cost of about \$3.2 M, our Wholesale Metering Program consists of 25 remote meter locations around the City boundary and 3 finished water flow meters at treatment plants.

Note 1: Meter 14 was found to be offline at the end of March. RWSA Maintenance has replaced the register and is waiting for a component to arrive to finalize the repair. A 3-month average was used to create the data for March, April, and May.

Note 2: Meter 32 was down for over a week at the end of May. RWSA Maintenance was able to resolve the issue. A 3-month average was used to create the data for May.

[illegible][illegible]



MEMORANDUM

**TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS**

FROM: AUSTIN MARRS, ENGINEERING MANAGER

**REVIEWED BY: DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR
BILL MAWYER, EXECUTIVE DIRECTOR**

**SUBJECT: AWARD OF PROFESSIONAL ENGINEERING SERVICES TERM
AGREEMENT FOR DAM ENGINEERING CONSULTING
SERVICES (RFP# 26-03) – SCHNABEL ENGINEERING, LLC,
HAZEN AND SAWYER, AND GEI CONSULTANTS, INC.**

DATE: JUNE 23, 2026

This request is to authorize the Executive Director to execute Professional Engineering Services Term Agreements, any Service Authorizations and any renewals with Schnabel Engineering, LLC, Hazen and Sawyer, and GEI Consultants, Inc. to provide Dam Engineering Consulting Services. Fees for each Service Authorization will be negotiated based on the services required and hourly rates from the consultants which have been approved by staff. The term of the Agreements will be for one year, with the option for three one-year renewals. Fees for any single project shall not exceed \$2.5 million and the sum of all the fees for all projects performed shall not exceed \$10 million, as set forth by our Purchasing Manual.

Background

RWSA has maintained professional dam engineering consulting services contracts for three prior four- or five-year terms. Over the course of those Agreements, access to different consulting firms with varying skills, capabilities and resources has been invaluable as many services related to our dams have been needed including:

- Field inspections and investigations
- Design of plans and specifications for repairs
- Regulatory permitting and annual field inspections
- Hydrologic and hydraulic studies
- Flood inundation mapping and modeling

A Request for Proposals for a new term contract was developed and advertised by RWSA and issued jointly with RSWA on April 16, 2026. Seven proposals were received on May 18, 2026. Based on the qualifications of the firms, the Selection Committee interviewed four firms. The committee determined that three firms were best qualified to provide the range of services expected on this contract. All three firms have offices in Virginia and have extensive experience working under similar municipal term contracts, with Schnabel Engineering having provided these services for RWSA under the previous term contract.

Board Action Requested:

Authorize the Executive Director to execute Professional Engineering Services Term Agreements, any Service Authorizations, and any renewals with Schnabel Engineering, LLC, Hazen and Sawyer, and GEI Consultants, Inc. for Dam Engineering Consulting Services. The term of the Agreements will be for one year, with the option for three one-year renewals. Fees for any single project shall not exceed \$2.5 million and the sum of all the fees for all projects performed shall not exceed \$10 million.



MEMORANDUM

**TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS**

**FROM: JENNIFER A. WHITAKER, DIRECTOR OF SPECIAL
PROJECTS, CAPITAL IMPROVEMENT PLAN & DAM SAFETY**

**REVIEWED BY: DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR
BILL MAWYER, EXECUTIVE DIRECTOR**

**SUBJECT: APPROVAL OF PROFESSIONAL ENGINEERING SERVICES
AUTHORIZATION – AIRPORT ROAD WATER STORAGE
TANKS AND PUMPS – SHORT ELLIOT HENDERICKSON, INC.**

DATE: JUNE 23, 2026

This request is to authorize the Executive Director to execute a Service Authorization for \$566,500 to provide final design, permitting, bidding, and construction administration and field services required to complete the Airport Road Water Storage Tanks and Pumps Project. Funding for these design, permitting, and construction phase services was included in the approved FY 2027-2031 capital project budget of \$7,250,000.

Background

The newly completed Airport Road Finished Water Pump Station (APFWPS) serves to provide finished water from the Urban pressure band to the North Rivanna pressure band and following decommissioning of the North Rivanna Water Treatment Plant (NRWTP), will be the primary means of supplying finished water to the North Rivanna pressure band. Extensive modeling work performed in previous studies and the recently completed Northern Area Utilities Master Plan indicates that suction side pressures for the APFWPS may trend lower than recommended, mainly during heavy pumping scenarios or during time periods where the South Rivanna Water Treatment Plant (SRWTP) is offline or operating at a reduced output. To ensure that APFWPS can operate reliably with increasing demands in the North Rivanna pressure demand, a new 1-million-gallon ground storage tank at the pump station is recommended for construction. This project will include design and construction of the new tank. The tank will be installed at the APFWPS site, as the site was sized for two tanks of this size, with the second tank to be installed in the years to come as demands dictate.

In December of 2025, the Board of Directors approved an amendment to the 2026-2030 Capital Improvement Plan to advance \$500,000 funding for the Airport Road Tanks and Pumps project. Following that approval, RWSA executed a Service Authorization with Short Elliot Hendrickson Inc. for \$171,652 to provide a design evaluation, hydraulic modeling, geotechnical work, preliminary design, and permitting services for the project. The 30% design has been completed and the preliminary work was submitted to Albemarle County for permitting. An additional

Service Authorization for \$566,500 is necessary to provide final design, VDH permitting, bidding, and construction administration and construction field services required to complete the Airport Road Water Storage Tanks and Pumps Project. Funding for all design, permitting, bidding, and construction services ($\$171,652 + \$566,500 = \$738,152$) was included in the approved FY 2027-2031 capital project budget of \$7,250,000.

Board Action Requested:

Authorize the Executive Director to execute a Service Authorization with Short Elliot Hendrickson Inc. for \$566,500 to provide final design, permitting, bidding, and construction administration and construction field services required to complete the Airport Road Water Storage Tanks and Pumps Project.



MEMORANDUM

**TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS**

FROM: LONNIE WOOD, DIRECTOR OF FINANCE

REVIEWED BY: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: REIMBURSEMENT RESOLUTION – CIP FUNDING

DATE: JUNE 23, 2026

Adoption of the 2027-2031 Capital Improvement Plan (CIP) at the regular May meeting allows the Authority to move into a period of significant financing activity to fund many of the construction projects identified in the plan. We are currently using proceeds from a previous bond issue (the Series 2024 Bond), which has roughly \$27 million in remaining unspent proceeds. Staff are currently working on the next bond issue, the Series 2026 Bond, to continue funding our capital program. This will occur in August and September of this year. As detailed in the approved CIP document, additional debt funding is anticipated for the entire 5-year CIP and this memo with the related resolution addresses the need for additional future bond issues.

The attached Resolution of Official Intent (reimbursement resolution) and Exhibit A provide an estimate that as much as \$454.5 million in new debt funding may be needed to finance project costs, which will be implemented in multiple bond issuances over several years as needed. After adding issuance cost requirements, a total of up to \$468 million is the estimated debt financing need. As projects begin, we typically use 100% cash from the capital funds to pay initial project costs. Occasionally, we use temporary financing before bond sales to fund the projects. Then, after permanent financing is in place, bond proceeds are used to partially pay back cash to the capital fund (or pay off temporary financing) - in essence pay “ourselves” back. This capability to pay ourselves back as each debt issuance takes place is very important to provide financial flexibility and continuity as projects are implemented while also complying with debt covenants and regulations (e.g. arbitrage requirements).

To establish this ability for reimbursement with tax exempt borrowing proceeds, under applicable IRS rules, the Authority needs to have a “Reimbursement Resolution” in place each year after the new CIP is adopted. The attached resolution accomplishes this preliminary step but does not specifically authorize the issuance of debt at this time. For example, this resolution is not authorizing the Series 2026 Bond (that will happen at the July 2026 Board meeting with a separate resolution). This reimbursement resolution does not fix the exact amount of the future debt we will issue, although it is important that we not issue debt in amounts larger than the amount stated in this resolution without approving additional reimbursement resolutions. The attached reimbursement resolution states the official intention of the Board to fund projects with debt, and

additionally states that some proceeds of this debt, when issued for the purposes of funding projects in the CIP, will be used to pay for costs incurred prior to the date of the debt being issued.

The Authority has routinely adopted similar reimbursement resolutions annually in the past following the last several updates of the CIP that were approved by the Board. The reimbursement resolution included with the Board agenda item is required for tax-exempt bond issues.

Board Action Requested:

Approve the attached *Resolution of Official Intent To Reimburse Expenditures With Proceeds of a Borrowing*.

Attachment

RESOLUTION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES WITH PROCEEDS OF A BORROWING

WHEREAS, Rivanna Water and Sewer Authority (the “Borrower”) intends to acquire, construct and equip improvements to its water and sewer system, including without limitation the capital improvement projects described in Exhibit A attached hereto (collectively, the “Project”); and

WHEREAS, plans for the Project have advanced and the Borrower expects to advance its own funds to pay expenditures related to the Project (the “Expenditures”) prior to incurring indebtedness and to receive reimbursement for all or a portion of such Expenditures from proceeds of tax-exempt bonds or taxable debt, or both;

BE IT RESOLVED BY THE RIVANNA WATER AND SEWER AUTHORITY:

1. The Borrower intends to utilize the proceeds of tax-exempt bonds (the “Bonds”) or to incur other debt, in an amount not currently expected to exceed \$468,000,000 to pay all or a portion of the costs of the Project.

2. The Borrower intends that the proceeds of the Bonds be used to reimburse the Borrower for Expenditures with respect to the Project made on or after the date that is no more than 60 days prior to the date hereof. The Borrower reasonably expects on the date hereof that it will reimburse the Expenditures with the proceeds of the Bonds or other debt.

3. Each Expenditure was or will be, unless otherwise approved by bond counsel, either (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Bonds, (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a party that is not related to or an agent of the Borrower so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Borrower.

4. The Borrower intends to make a reimbursement allocation, which is a written allocation by the Borrower that evidences the Borrower’s use of proceeds of the Bonds to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The Borrower recognizes that exceptions are available for certain “preliminary expenditures,” costs of issuance, certain de minimis amounts, expenditures by “small issuers” (based on the year of issuance and not the year of expenditure) and expenditures for construction of at least five years.

5. The Borrower intends that the adoption of this resolution confirms the “official intent” within the meaning of Treasury Regulations Section 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended.

6. This resolution shall take effect immediately upon its passage.

June 23, 2026

EXHIBIT A

Summary of the Capital Improvement Plan and financing plan as adopted on May 26, 2026:

	2027 - 2031 Proposed CIP	2026 - 2030 Adopted CIP	Change \$
<u>Project Cost</u>			
Urban Water Projects	\$ 347,508,000	\$ 313,243,800	\$ 34,264,200
Urban Wastewater Projects	128,552,000	129,409,000	(857,000)
Non-Urban Projects & Shared	128,109,500	107,625,481	20,484,019
Total Project Cost Estimates	\$ 604,169,500	\$ 550,278,281	\$ 53,891,219
<u>Funding in place</u>			
Work-in-Progress (paid for)	\$ 35,845,691	\$ 20,750,592	15,095,099
Debt Proceeds Available	69,639,400	93,239,000	(23,599,600)
Cash-Capital Available	1,000,000	1,000,000	-
	\$ 106,485,091	\$ 114,989,592	\$ (8,504,501)
<u>Financing Needs</u>			
Possible Future Reserves	\$ 11,900,000	\$ 11,800,000	100,000
Grants	31,266,000	40,676,000	(9,410,000)
New Debt	454,518,409	382,812,689	71,705,720
	\$ 497,684,409	\$ 435,288,689	\$ 62,395,720
Total Funding	\$ 604,169,500	\$ 550,278,281	\$ 53,891,219
Percentage of funding in place	17.6%	20.9%	
Ratio of debt to expense	86.8%	86.5%	
Ratio of grant to expense	5.2%	7.4%	
Ratio of cash to expense	2.1%	2.3%	
Percentage of WIP (paid for)	5.9%	3.8%	

*The undersigned Secretary of the Rivanna Water and Sewer Authority hereby certifies that the foregoing is a true and correct copy of the resolutions adopted by the Board of Directors of the Authority at the regular meeting of the Board of Directors held on **June 23, 2026**.*

Name: Jeff Richardson

Title: Secretary, Rivanna Water and Sewer Authority

MEMORANDUM

**TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS**

FROM: VICTORIA FORT, SENIOR CIVIL ENGINEER

REVIEWED BY: BILL MAWYER, EXECUTIVE DIRECTOR

**SUBJECT: PUBLIC HEARING AND RESOLUTION FOR CERTIFICATE OF
TAKE FOR THE BEAVER CREEK RAW WATER PUMP
STATION, INTAKE, AND RAW WATER MAIN PROJECT**

DATE: JUNE 23, 2026

The RWSA has been engaged in negotiations for several months to acquire temporary and permanent water line easements through a portion of the parcel as described below, for the RWSA Beaver Creek Raw Water Pump Station, Intake, and Raw Water Main Project.

This project will consist of constructing a new pump station next to the dam on the Beaver Creek Reservoir. A new raw water main will be installed from the new pump station to the Crozet Water Treatment Plant, requiring temporary and permanent easements on private property and within prescriptive right-of-way. This new main will replace the existing 12" asbestos concrete water main which was installed during the original dam construction. Increased raw water pumping needs, dam safety upgrades, and new minimum instream flow requirements necessitate moving the pump station away from its current location, which was constructed in 1964 and is located below the dam.

Tax Map/ Parcel No.	Jurisdiction	Property Owner	Type	Offer Amount
57-28	Albemarle County	Mt. Salem Baptist Church	Permanent and Temporary Construction Easements	\$1,261.00

RWSA has advertised in *The Daily Progress* and met all legal requirements to hold a public hearing at the June 23, 2026 meeting, which can then be followed by Board action. If the property owners listed above were identified to properly and fully execute appropriate property easement documents prior to the Board meeting, this item would be removed from the Board's agenda.

Board Action Requested:

Board Action Requested:

1. Conduct a Public Hearing on the proposed noncontested condemnation process.
2. After receiving any comments, consider approval of the Resolution authorizing the condemnation.



Beaver Creek Raw Water Pump Station, Intake, and Raw Water Main Project – Acquisition of Remaining Water Line Easements by Eminent Domain – 4529 Old Three Notch'd Road

Victoria Fort, P.E.

Senior Civil Engineer

Board of Director's Meeting

June 23, 2026

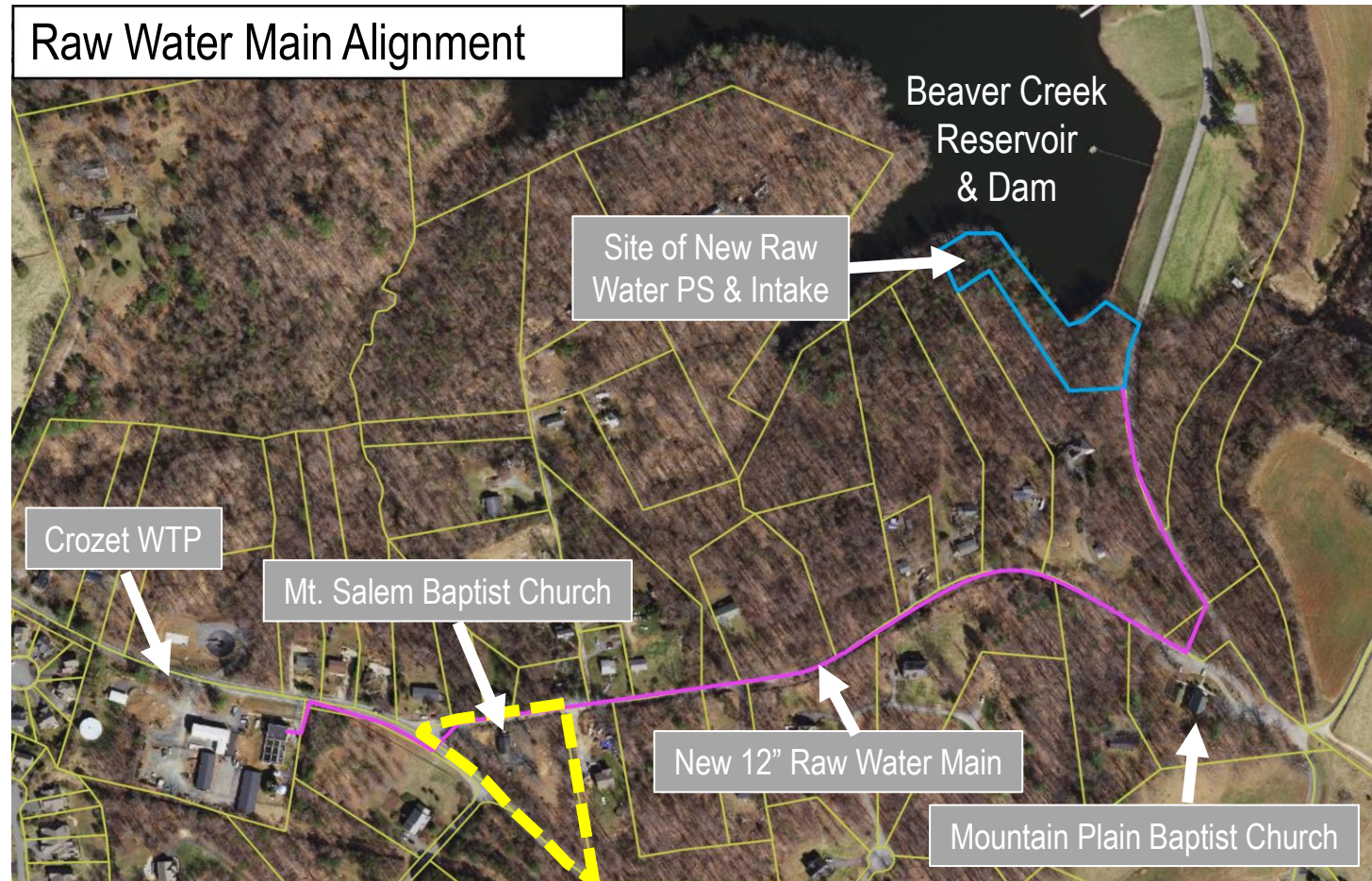


PROJECT BACKGROUND & OVERVIEW

- The existing raw water pump station at the Beaver Creek Dam was constructed in 1964 and is located below the dam.
- Increased raw water pumping needs, dam safety upgrades, and new minimum instream flow requirements necessitate moving the pump station away from its current location.
- The new pump station will be constructed next to the dam on the Beaver Creek Reservoir. A new raw water main will be installed from the new pump station to the Crozet Water Treatment Plant, requiring temporary and permanent easements on private property and within prescriptive right-of-way. This new main will replace the existing 12" asbestos concrete water main which was installed during the original dam construction.

RAW WATER MAIN EASEMENT ACQUISITION STATUS

- 24 Easements Required
- 21 Easements Complete
- 2 Easements signed, awaiting execution of Trustee documents to record (Mountain Plain Baptist Church)
- 1 Easement remaining - Mt. Salem Baptist Church (4529 Three Notch'd Road) is unable to convey title

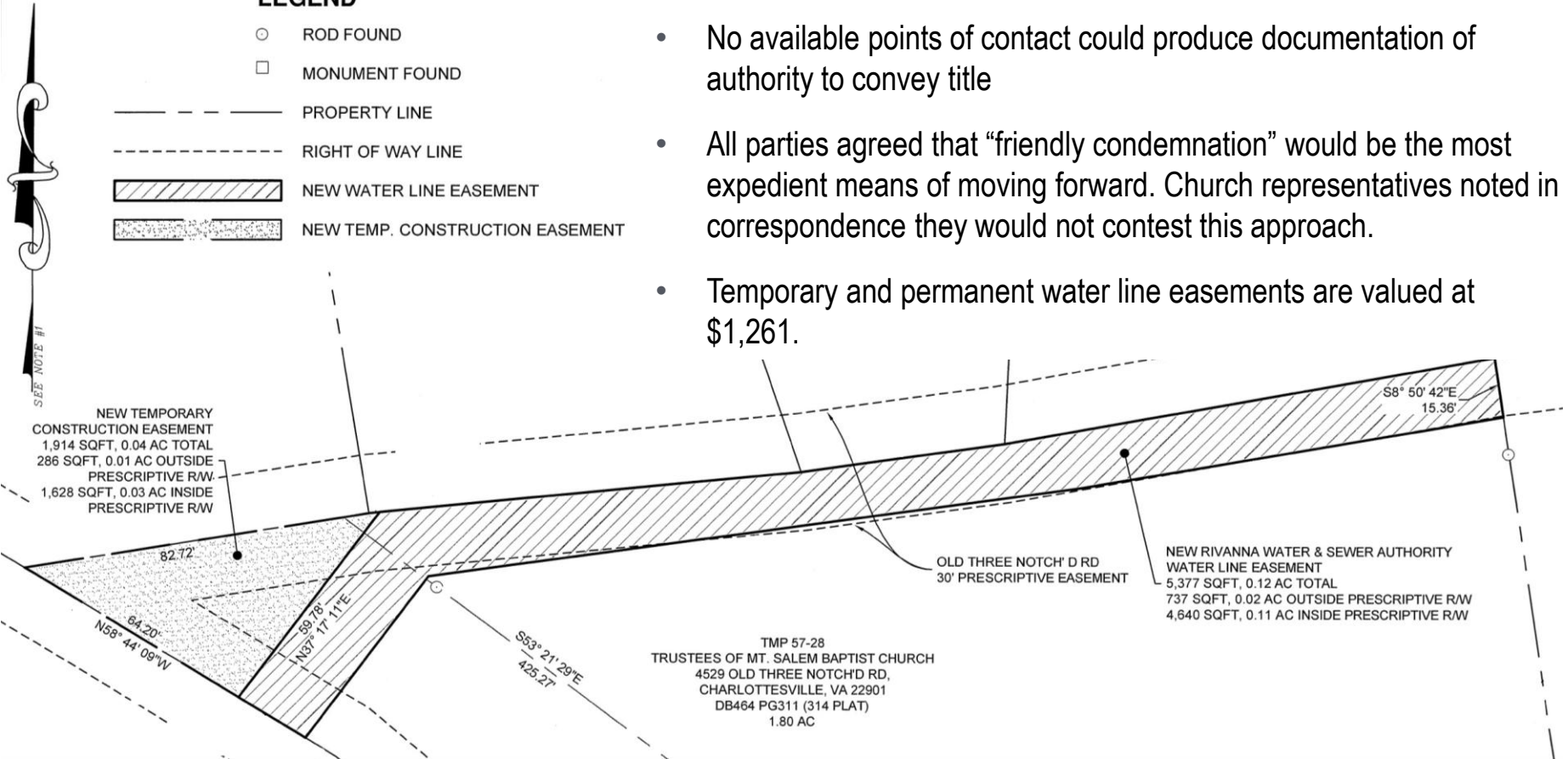


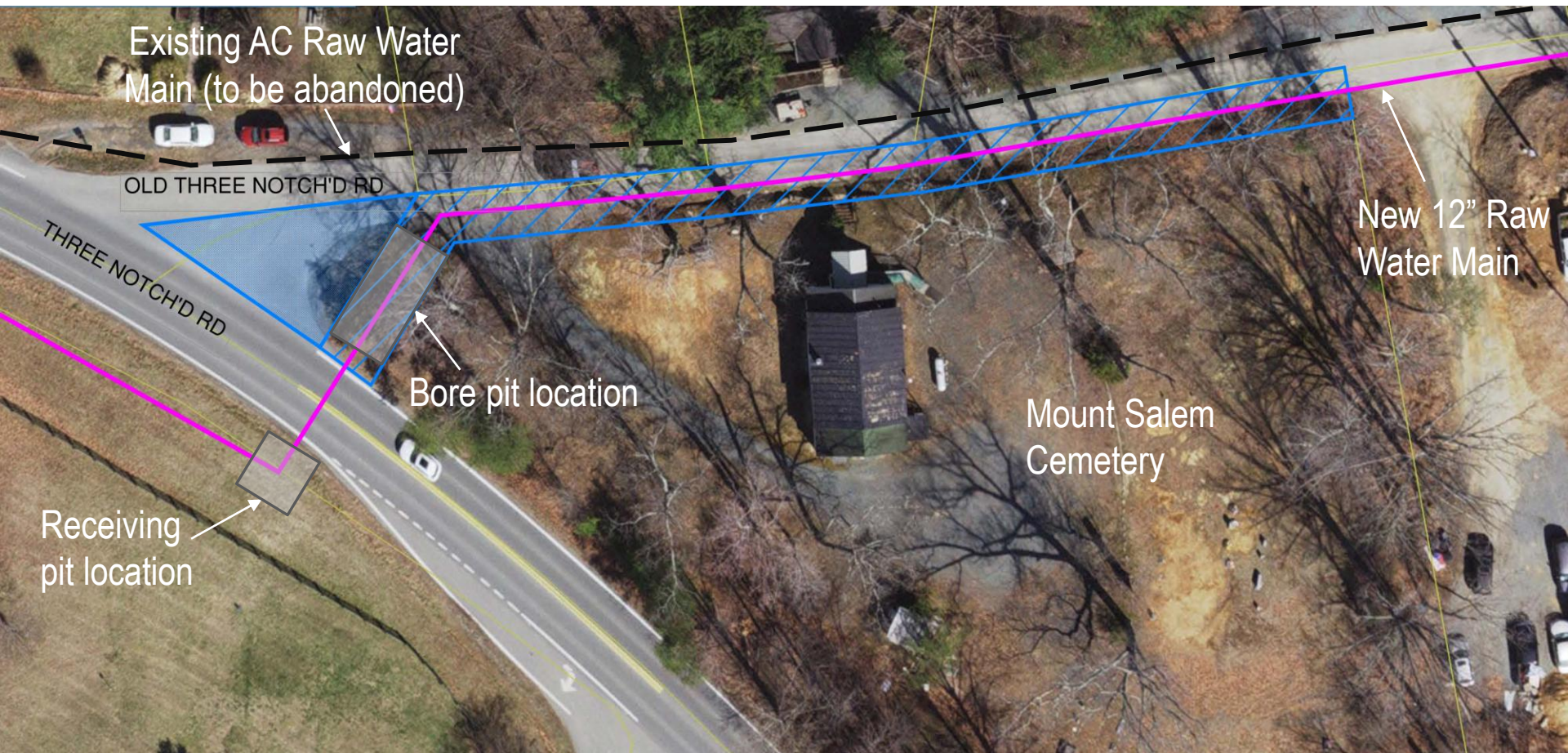
MT. SALEM NEGOTIATION SUMMARY

- ERM & Associates conducted negotiations with Mt. Salem from August 2025 – February 2026
- No available points of contact could produce documentation of authority to convey title
- All parties agreed that “friendly condemnation” would be the most expedient means of moving forward. Church representatives noted in correspondence they would not contest this approach.
- Temporary and permanent water line easements are valued at \$1,261.

LEGEND

- ROD FOUND
- MONUMENT FOUND
- — — — — PROPERTY LINE
- - - - - RIGHT OF WAY LINE
-  NEW WATER LINE EASEMENT
-  NEW TEMP. CONSTRUCTION EASEMENT







Water Line Easement



Water Line Easement

EASEMENT VALUATION

Valuation Based on Assessed Value*:

2025 Land Tax Assessment:	\$130,700
Total Property ft ² :	78,408
Cost per ft ² :	\$ 1.66

Waterline Easement ft ² :	737
Waterline Easement in ROW ft ² :	4,640
Temporary Construction Easement ft ² :	286
Temporary Construction Easement in ROW ft ² :	1,628

Compensation offered at 25% of waterline easement land value, 10% of waterline easement in ROW land value, 10% of temporary easement land value, and 5% of temporary easement in ROW land value

Final Compensation = \$1,261.00

*Easements appraised by Robert Elliott, Jr. in February, 2026 to have an estimated value of \$1,185.00. Bona fide offer was made at the higher of the two valuations.

ACTIONS SINCE MAY 6, 2026 BOARD MEETING

- Mailing of bona fide offer letters to known church contacts
- Coordination with Supervisor Mallek on known contacts affiliated with the church
- Advertisement in the June issue of the Crozet Gazette notifying the community of the public hearing and asking for information about current church trustees
- Advertisement in the Charlottesville Daily Progress of the public hearing

Noncontested Condemnation Process: Valerie Long

1. Deliver bona fide offer and supporting materials.
(5 bona fide offers were mailed, certified, return receipt requested; we received 1 receipt back)
2. Conduct a Public Hearing during RWSA Board Meeting.
(Notice of Public Hearing was advertised in the Crozet Gazette, June 2026)
(Notice of Public Hearing was advertised in the Daily Progress on June 11 and June 16, 2026)
After any public comments, vote on proposed resolution authorizing the condemnation.
3. If resolution is approved, file Notice of Intent to file Certificate of Take with Payment.
4. Between 30-45 days after - file Certificate of Take with Payment with the court.
5. RWSA can proceed with bidding and construction.
6. File the Petition for Condemnation; complete condemnation process with court (must be filed no later than 100 days of filing Certificate of Take).

Questions?

Board Action Requested:

1. Conduct a Public Hearing on the proposed noncontested condemnation process
2. After receiving any comments, consider approval of the Resolution authorizing the condemnation

**RESOLUTION OF THE RIVANNA WATER AND SEWER AUTHORITY
TO AUTHORIZE THE ACQUISITION BY CONDEMNATION OF
EASEMENT INTERESTS IN ALBEMARLE COUNTY TAX MAP PARCEL
NO. 05700-00-00-02800 (TMP 57-28)**

**FOR THE PURPOSES OF CONSTRUCTING,
INSTALLING, AND MAINTAINING THE BEAVER CREEK RESERVOIR RAW
WATER PUMP STATION INTAKE AND TRANSMISSION MAIN AND RELATED
IMPROVEMENTS, TO ENTER UPON THE PROPERTY TO BE ACQUIRED AND
INITIATE CONSTRUCTION BEFORE THE CONCLUSION OF THE
CONDEMNATION PROCEEDING,
PURSUANT TO VIRGINIA CODE §§ 15.2-5114, 15.2-1903, AND TITLE 25.1,
CHAPTERS 2 AND 3 (§§ 25.1-200 ET SEQ. AND §§ 25.1-300 ET SEQ.)**

WHEREAS, the Rivanna Water and Sewer Authority (the “Authority”), a body politic and corporate created pursuant to the Virginia Water and Waste Authorities Act, Va. Code §§ 15.2-5100 et seq., has proposed certain public water infrastructure improvements as part of the Beaver Creek Reservoir Raw Water Pump Station Intake and Transmission Main Project (the “**Project**”) in order to construct, install, operate, maintain, repair, replace, relocate, and extend a raw water transmission main and related improvements;

WHEREAS, the Project entails a new pump station and intake at the Beaver Creek Reservoir, the sole water source for the Crozet Water System, and a new raw water main to convey water to the Crozet Water Treatment Plant, which will replace the existing 12” asbestos concrete water main which was installed during the original dam construction; increased raw water pumping needs, dam safety upgrades, and new minimum instream flow requirements necessitate moving the pump station away from its current location below the dam;

WHEREAS, the Authority has determined that the Project is critical public water infrastructure that will support current and future water services in Albemarle County and is necessary for public health, safety, peace, good order, comfort, convenience, and welfare of the citizens and ratepayers served by the Authority;

WHEREAS, the Authority has determined that the design of the Project requires the acquisition of certain easement interests, specifically a permanent waterline easement and a temporary construction easement (collectively, the “**Easements**”), as set forth in the TMP-57-28 Rivanna Water & Sewer Authority New Variable Width Temporary Construction Easement & New Variable Width Water Line Easement plat prepared by TRC Engineers, Inc., dated July 9, 2025 (the “**Easement Plat**”), attached hereto as **Exhibit 1**.

WHEREAS, the Easements are located on property located at 4529 Old Three Notch’d Road, Charlottesville, VA 22901, and identified as Albemarle County Tax Map Parcel No. 05700-00-00-02800 (TMP 57-28), Plats DB 464/313 and DB 100/433 (the “**Property**”);

WHEREAS, the Property is owned by the Trustees of the Religious Congregation of the Mount Salem Baptist Church (as to the parcel conveyed in DB 464/311) and by Trustees for the Mt. Salem Colored Baptist Church (as to the parcel conveyed in DB 100/433) (collectively, the “**Landowner**”), as identified in a title search report prepared by Sido Title, dated February 3, 2025, attached hereto as **Exhibit 2**;

WHEREAS, the Authority is authorized to acquire property and property interests by eminent domain pursuant to Va. Code § 15.2-5114(6), and the procedures governing such acquisition are set forth in Va. Code § 15.2-1903, Va. Code §§ 25.1-200 et seq. (Title 25.1, Chapter 2), and Va. Code §§ 25.1-300 et seq. (Title 25.1, Chapter 3);

WHEREAS, the Authority has reviewed the proposed acquisition of the Easements for compliance with Va. Code § 1-219.1 and certifies that the Easements are necessary for public use as defined in that statute because the Easements are to be obtained “for the provision of any authorized utility service by a government utility corporation,” pursuant to Va. Code § 1-219.1(A), and the Authority is a government utility corporation that provides water supply and sewer services, pursuant to Va. Code § 1-219.1(B);

WHEREAS, pursuant to Va. Code § 25.1-204, the Authority has been working to purchase the Easements since August 2025 with efforts that include the following: searches of historical records and interviews with community members to identify the Landowner or individuals who can transact on behalf of the Landowner, conversations and correspondence with Joyce Colemon (whose address is listed for the Landowner in the Title Report) and Alex Newell (a Pastor of the church located on the property) (collectively, the “Landowner’s Contacts”), offers of purchase made to the Landowner’s Contacts, a public meeting of the Authority on May 26, 2026 to identify the Landowner or other contacts for the Landowner, and public notices explaining the Project and asking for information on the Landowner or other contacts for the Landowner;

WHEREAS, pursuant to Va. Code § 25.1-204, the Authority sent the Landowner’s Contacts a bona fide offer to purchase the Easements at fair market value of One Thousand Two Hundred Sixty-One Dollars (\$1,261.00), based upon an independent appraisal prepared by Robert R. Elliott, Jr., MAI, SRA, a Virginia Certified General Real Estate Appraiser, dated March 2, 2026 (the “Appraisal”), attached hereto as **Exhibit 3**;

WHEREAS, the Landowner’s Contacts have told the Authority that they do not oppose the Easements but cannot accept the Authority’s offer to purchase the Easements because the Landowner’s Contacts do not have authority to convey property interests on behalf of the Landowner;

WHEREAS, the Landowner’s Contacts have not been able to identify the Landowner or anyone else who is authorized to convey the Easements on behalf of the Landowner;

WHEREAS, following extensive diligence, the Authority is not able to identify the Landowner or any individual authorized to convey valid title to the Easements on behalf of the Landowner, and has therefore determined that it is not possible to acquire the Easements by voluntary conveyance;

WHEREAS, in consideration of the public importance of the Project and the minimal disturbance that the Easements will impose on the Property, the Authority has determined to obtain the Easements through its statutory power of eminent domain pursuant to Va. Code §§ 15.2-5114(6), 15.2-1903, 25.1-200 et seq., and 25.1-300 et seq.;

WHEREAS, mindful of the time-sensitivity of the project, the Authority has determined that it is necessary to enter upon the Property to install the facilities and improvements prior to

the completion of condemnation proceedings, and the Authority has determined to proceed under the quick-take procedures authorized by Va. Code §§ 25.1-300 et seq.; and

WHEREAS, the Authority conducted a public hearing pursuant to Va. Code § 15.2-1903(B) on June 23, 2026, to solicit public input, discuss the Project and the Easements, and authorize initiation of condemnation proceedings by passing a resolution that addresses the statutory requirements of that section.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RIVANNA WATER AND SEWER AUTHORITY:

1. That the Board approves the factual findings noted above.
2. That the Easements are to be acquired for public use, namely the Authority’s Beaver Creek Reservoir Raw Water Pump Station Intake and Transmission Main Project (the “Project”).
3. That the Board of Directors of the Authority declares and certifies the Easements to be necessary for public use, pursuant to Va. Code § 15.2-1903, because the construction, installation, operation, maintenance, repair, replacement, relocation, and extension of the raw water transmission main and related improvements that are part of the Project cannot reasonably be accomplished without the Easements.
4. That the Authority’s acquisition of the following property interests, as shown on the Easement Plat, is a public and essential government function to provide for the public health, pursuant to Va. Code § 15.2-5114, because it provides for public water infrastructure and related facilities.
5. That the Board of Directors of the Authority hereby approves the Easements shown in the Easement Plat as a public use and directs the acquisition of the Easements by condemnation, pursuant to Va. Code § 15.2-1903, as follows:

Landowner	Tax Map Parcel	Referenced Plat Showing Property Interests to be Acquired
Trustees of the Religious Congregation of the Mount Salem Baptist Church (as to the parcel conveyed in DB 464/311) and by Trustees for the Mt. Salem Colored Baptist Church (as to the parcel conveyed in DB	TMP 57-28 (05700-00-00-02800)	Approximately 5,377 square feet (0.12 acres) for a permanent waterline easement designated as “NEW RIVANNA WATER & SEWER AUTHORITY WATER LINE EASEMENT” and 1,914 square feet (0.04 acres) for a temporary construction easement designated as “NEW TEMPORARY CONSTRUCTION EASEMENT” on plat entitled “TMP 57-28 RIVANNA WATER & SEWER AUTHORITY NEW VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT & NEW VARIABLE WIDTH WATER LINE

100/433) (collectively, the “Landowner”)		EASEMENT,” prepared by TRC Engineers, Inc., dated July 9, 2025, attached hereto as Exhibit 1 .
--	--	--

6. That the Board of Directors of the Authority has determined that it is necessary to enter upon the Property to begin construction of the water infrastructure and related improvements prior to the completion of condemnation proceedings, as authorized by Va. Code §§ 15.2-5114(6) and § 25.1-300 et seq., in order to adhere to the budget and schedule for the Project.
7. That the Authority or its designees may, upon the deposit of estimated just compensation with the Clerk of the Circuit Court of Albemarle County, Virginia, enter upon the Property and take possession of the Easements prior to the conclusion of condemnation proceedings, as authorized by Va. Code § 15.2-5114(6), and must proceed in compliance with the requirements of Va. Code § 25.1-300 et seq., including the filing and recordation of a Certificate of Take pursuant to Va. Code § 25.1-307.
8. That, based upon the Appraisal prepared by Robert R. Elliott, Jr., MAI, SRA, a Virginia Certified General Real Estate Appraiser, dated March 2, 2026, attached hereto as **Exhibit 3**, the Authority has determined that the estimated just compensation due to the Landowner for the Easements to be acquired for public purposes is as follows:

Landowner	Tax Map Parcel	Property Interests to be Acquired	Estimated Value
Trustees of the Religious Congregation of the Mount Salem Baptist Church (as to the parcel conveyed in DB 464/311) and by Trustees for the Mt. Salem Colored Baptist Church (as to the parcel conveyed in DB 100/433) (collectively, the “Landowner”)	TMP 57-28	5,377 sq. ft. permanent waterline easement and 1,914 sq. ft. temporary construction easement, as shown on the Plat referenced in paragraph 5.	\$1,261.00

9. That the ownership of the property interests to be acquired is as stated in paragraphs 5 and 8 herein.

10. That the Executive Director of the Authority or his designees are authorized and directed to acquire the Easements for public use by condemnation or other means, and to institute and conduct condemnation proceedings to acquire the Easements from the Landowner named herein in the manner authorized and provided by the Code of Virginia, including Va. Code § 15.2-5114, Va. Code § 15.2-1903, Va. Code §§ 25.1-200 et seq. (Title 25.1, Chapter 2), and Va. Code §§ 25.1-300 et seq. (Title 25.1, Chapter 3), as amended, including without limitation:
 - (a) Filing and recording a Certificate of Take with the Clerk of the Circuit Court of Albemarle County, Virginia, pursuant to Va. Code § 25.1-307 and containing all elements required by that statute;
 - (b) Depositing estimated compensation, as listed in paragraph 8 herein, to the credit of the Landowner, in the Circuit Court of Albemarle County, Virginia;
 - (c) Entering upon and taking possession of the Easements as permitted by law;
 - (d) Filing a petition for condemnation and conducting all condemnation proceedings in the Circuit Court of Albemarle County, Virginia, within the time required by Va. Code § 25.1-313;
 - (e) Serving and mailing all notices as required by Va. Code § 25.1-306, including a certified copy of this resolution, to the Landowner and all interested parties; and
 - (f) Recording all appropriate instruments and orders as required by law.
11. That the Executive Director of the Authority or his designee may also continue to negotiate acquisition of the Easements by voluntary conveyance, subject to approval by the Board of Directors.
12. That a true copy of this Resolution, duly certified by the Secretary of the Board of Directors, shall constitute sufficient evidence of the public uses and necessity of the Easements and may be filed with any petition for condemnation pursuant to Va. Code § 15.2-1903(C).
13. That this Resolution shall take effect immediately upon adoption.

ATTACHMENTS:

Exhibit 1: Easement Plat

Exhibit 2: Title Search

Exhibit 3: Appraisal

* *

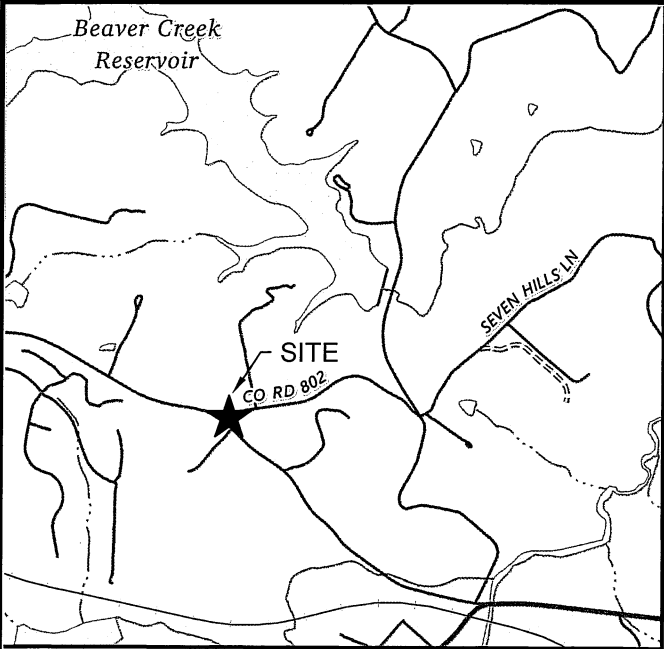
I, Jeff Richardson, Secretary-Treasurer. do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Directors of the Rivanna Water and Sewer Authority, by a vote of ____ to ____, as recorded below, at a regular meeting held on June 23, 2026.

Jeff Richardson, Secretary-Treasurer
RWSA Board of Directors

	Aye	Nay
Michael Gaffney, Chair	_____	_____
Lauren Hildebrand	_____	_____
Quin Lunsford	_____	_____
Ann Mallek	_____	_____
Jeff Richardson	_____	_____
Samuel Sanders, Jr.	_____	_____
Lloyd Snook	_____	_____

EXHIBIT 1

P:\2024\584539 - Beaver Creek RWPS - Hazen Sawyer\Survey\CAD\584539 - Beaver Creek Inake Survey\DWG\584539-Beaver Creek Esmt Plats - Revised 3.dwg, September 12, 2025 9:36:17 AM



VICINITY MAP
SCALE: 1"=2000'

SURVEY NOTES:

- 1.) SOURCE OF MERIDIAN: BASED UPON: NAD83.
- 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- 3.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X BASED ON A SCALED LOCATION ON FIRM PANEL #51003C0235D EFFECTIVE DATE FEBRUARY 4, 2005. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY TRC TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
- 4.) THE PROPERTY LINES SHOWN ARE BASED COMPILED RECORDS AND FIELD EVIDENCE.
- 5.) THE SUBJECT PARCEL LIES WITHIN THE BEAVER CREEK RESERVOIR AND LOWER MECHUMS RIVER WATER SUPPLY WATERSHEDS.
- 6.) THE SUBJECT PARCEL IS NOT IN AN AGRICULTURAL-FORESTAL DISTRICT.
- 7.) THE SUBJECT PARCEL IS AFFECTED BY THE OVERLAY ZONING DISTRICT OF AN ENTRANCE CORRIDOR.
- 8.) TMP 57-28 IS IN ZONE: RURAL AREAS



SURVEYOR'S CERTIFICATE

THIS EASEMENT EXHIBIT WAS COMPLETED UNDER DIRECT AND RESPONSIBLE CHARGE OF BARRY M. BROWN, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION: THAT THE ORIGINAL DATA WAS OBTAINED DURING MAY 2024; AND THAT THIS MAP AND/OR PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

Barry M. Brown REGISTRATION NO. 3108
DATED: 09/11/2025

 TRC ENGINEERS, INC.	110 Avon Street Charlottesville, VA 22902 434-295-0700 Fax: 434-295-2105 Richmond, VA Raleigh, NC Blacksburg, VA Northern Virginia Newport News, VA Virginia Beach, VA	DRAWN CHECKED DATE NCS JEB 07/09/2025	TMP 57-28 RIVANNA WATER & SEWER AUTHORITY NEW VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT & NEW VARIABLE WIDTH WATER LINE EASEMENT	SCALE: N/A	SHEET 1/2
				PROJECT: 584539	

LEGEND

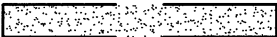
○ ROD FOUND

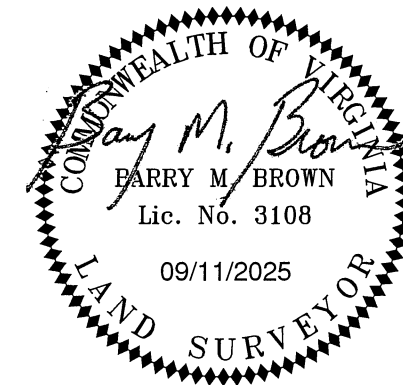
□ MONUMENT FOUND

— — — — — PROPERTY LINE

- - - - - RIGHT OF WAY LINE

 NEW WATER LINE EASEMENT

 NEW TEMP. CONSTRUCTION EASEMENT



TMP 57-13A
RALPH G. ANDERSON &
CLARICE A. ANDERSON
4546 THREE NOTCH'D RD,
CHARLOTTESVILLE, VA 22901
DB646 PG434
DB479 PG560A PLAT
0.77 AC

TMP 57-14
RALPH G. ANDERSON &
CLARICE A. ANDERSON
4546 OLD THREE NOTCH'D RD
CHARLOTTESVILLE VA, 22901
DB646 PG434
DB479 PG560A PLAT
0.56 AC

TMP 57-16
GENTRY PROPERTIES LLC.
4532 OLD THREE NOTCH'D
RD, CHARLOTTESVILLE, VA
22901
DB4452 PG525
DB844 PG95 PLAT
0.50 AC

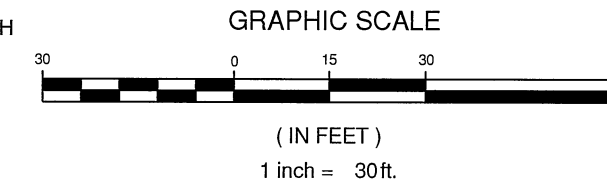
TMP 57-15A
RENEE WENDZEL KUNITZER
4506 OLD THREE NOTCH'D RD,
CHARLOTTESVILLE, VA 22901
INST202300010100
DB312 PG72
0.51 AC

NEW TEMPORARY
CONSTRUCTION EASEMENT
1,914 SQFT, 0.04 AC TOTAL
286 SQFT, 0.01 AC OUTSIDE
PRESCRIPTIVE R/W.
1,628 SQFT, 0.03 AC INSIDE
PRESCRIPTIVE R/W

NEW RIVANNA WATER & SEWER AUTHORITY
WATER LINE EASEMENT
5,377 SQFT, 0.12 AC TOTAL
737 SQFT, 0.02 AC OUTSIDE PRESCRIPTIVE R/W
4,640 SQFT, 0.11 AC INSIDE PRESCRIPTIVE R/W

TMP 57-28
TRUSTEES OF MT. SALEM BAPTIST CHURCH
4529 OLD THREE NOTCH'D RD,
CHARLOTTESVILLE, VA 22901
DB464 PG311 (314 PLAT)
1.80 AC

TMP 57-27
AMANDA C. SHIFLETT &
DENNIS L. WOOD
4503 OLD THREE NOTCH'D RD,
CHARLOTTESVILLE, VA 22901
DB4734 PG632 (636 PLAT)
2.06 AC



110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
Richmond, VA Raleigh, NC
Blacksburg, VA Northern Virginia
Newport News, VA Virginia Beach, VA

DRAWN
CHECKED
DATE
NCS
JEB
07/09/2025

TMP 57-28 RIVANNA WATER & SEWER AUTHORITY NEW VARIABLE WIDTH
TEMPORARY CONSTRUCTION EASEMENT & NEW VARIABLE WIDTH
WATER LINE EASEMENT

SCALE: 1"=30'

PROJECT: 584539

SHEET
2/2

EXHIBIT 2

Title Search Report Generated by Sido Title

File/Case Number: 05700-00-00-02800

Title Vested In: Trustees of the Religious Congregation of the Mount Salem Baptist Church (as to the parcel conveyed in DB 464/311)
Trustees for the Mt. Salem Colored Baptist Church (as to the parcel conveyed in DB 100/433)

Under the Following Deed(s):

Deed Book & Page/Instrument: DB 464/311

Grantor: Isabella Harrison

Dated: 9/22/1969

Recorded: 10/1/1969

Deed Book & Page/Instrument: DB 100/433

Grantor: John A. Goodwin and Cornelia L. Goodwin

Dated: 12/9/1893

Recorded: 4/23/1894

Under the Will of:

Date of Death:

Date of Probate:

Will Book & Page/Instrument:

By Inheritance From:

Date of Death:

Heirs Determined By:

Source Deed if Acquired by Inheritance:

The Property Lies in the: County of Albemarle

Legal Description: See description in deed at DB 464/311 and DB 100/433

Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

Deeds of Trust/Related Documents:

Grantor:

Trustee:

Dated:

Recorded:

Deed Book/Instrument:

Amount:

Beneficiary:

UCC/Financing Statements:

Judgments/Liens:

Easement/Declarations/Restrictions/Agreements/Other Exceptions:

1. None in search period

Plats: DB 464/313, DB 100/433

Access: Old Three Notch'd Road

Tax & Assessment Information

Assessed Owner: Mt. Salem Baptist Church

Assessed Description: 1.8 acres

Land: 130,700

Improvements: 99,300

Total: 230,000

Taxes Payable On: 6/5 and 12/5

Taxes Paid Through: Exempt

Delinquent Taxes:

Additional Taxes/Fees:

Assessed Property Address: 4529 Old Three Notch'd Road

Tax information provided herein is not a tax certification and should not be relied on as such. Tax information is provided as a courtesy only. Please verify applicable tax amounts, status, and due dates with the taxing authority for the above named county and/or town. Sido Title is not responsible for missing or incorrect tax information.

Notes/Miscellaneous:.

Period Covered by Search: February 3, 1965 to February 3, 2025

Examiner: J.Dorman

Type of Search: 60 year

Parcel Information

Parcel ID	05700-00-00-02800
Primary Prop. Address	4529 OLD THREE NOTCH'D RD
Other Address(es)	N/A
Subdivision	N/A
Property Name	N/A
Description	ACREAGE
Lot	02800
Property Card(s)	1
Total Acres	1.80
Tax Status	Exempt

Owner Information

Owner Address	MT SALEM BAPTIST CHURCH C/O JOYCE COLEMON P O BOX 336 CROZET VA, 22932
Owner as of Jan 1st	MT SALEM BAPTIST CHURCH

Most Recent Assessment Information

Year	2025
Assessment Date	1/1/2025
Land Value	\$130,700
Land Use Value	\$0
Improvements Value	\$99,300
Total Value	\$230,000

Most Recent Sales History

Previous Owner	N/A
Owner	MT SALEM BAPTIST CHURCH
Sale Date	N/A
Sale Price	\$0
Deed Book/Page	464/311
Instrument #	N/A

Other Tax Information as of Jan 1st

State Code	Religious
Tax Type	Exempt
Parcel Level Use Code	Church

Other Parcels...

...on OLD THREE NOTCH'D RD

STATE TAX	\$	.60
CITY TAX	\$	.20
TRANS.	\$	1.00
FEE	\$	5.00
PLAT	\$	1.00
SEC. 58-54(b)	\$	
TOTAL	\$	7.80

THIS DEED made this 22nd day of September, 1969, by and between ISABELLA HARRISON, unmarried, party of the first part, and CLYDE MASSIE, CHARLIE FRYE, and McKINLEY PAYNE, Trustees, of the Religious Congregation of the Mount Salem Baptist Church, Albemarle County, Virginia, party of the second part,

W I T N E S S E T H :

WHEREAS the Mount Salem Baptist Church is desirous of obtaining title to the hereinafter described parcel of real estate which is owned by the party of the first part, and she, the party of the first part, is willing to give the same to the said Religious Congregation,

NOW THEREFORE, for and in consideration of the premises and the further consideration of \$1.00 cash paid to the party of the first part by the parties of the second part, receipt of which is hereby acknowledged, the said party of the first part does hereby GIVE, GRANT and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS of Title unto the parties of the second part and their successors in interest as trustees of the Religious Congregation of the Mount Salem Baptist Church, the following described real estate, namely:

All that certain parcel of land designated as "A" containing 0.80 acres, more or less, on plat of O. R. Randolph, Engineer, dated January 11, 1956, a copy of which is attached hereto and recorded as a part of this deed. Said real estate lies in the White Hall Magisterial District of Albemarle County, Virginia, and is a portion of the land conveyed to the late J. B. Harrison and Isabella C. Harrison by deed of Ward W. Cook and others, executors, bearing date August 27, 1929 and of record in the Clerk's Office of the Circuit Court of said County in Deed Book 205 page 385. Upon the death of the said Isabella C.

BELT AND PICKFORD
Attorneys at Law
250 COURT SQUARE
CHARLOTTESVILLE
VIRGINIA

Harrison in 1941 said real estate became the sole property of J. B. Harrison, and upon his death November 21, 1951 it was devised under his will to his daughter Isabella Harrison and his son William Wright Harrison. Said will is spread in said Clerk's Office in Will Book 39 page 21. The said William Wright Harrison and his wife by their deed of December 31, 1952 and of record in said Clerk's Office in Deed Book 304 page 77 conveyed his undivided one-half interest in said real estate to Isabelle Harrison.

This conveyance is subject to the rights of the public to use so much of the said parcel "A" as lies within the boundaries of State Route 240 and State Route 680 as shown on said plat.

It is to be noted that the plat recorded herewith has not been recorded heretofore and that the line drawn thereon at the eastern end of the property designated as parcel "B" setting off a 1.69 acre tract of land is of no significance other than as a penciled notation of a parcel conveyed off to the trustees of the Mountain Plain Baptist Church by deed of Isabella Harrison bearing date December 23, 1958 and of record in said Clerk's Office in Deed Book 345 page 250 with plat of said off conveyance on page 251.

WITNESS the following signature and seal:

Isabella Harrison (SEAL)
Isabella Harrison

STATE OF WEST VIRGINIA
COUNTY OF Berkeley, to-wit:

I, Clyde D. Humes, a Notary Public in and for the County and State aforesaid, do hereby certify that Isabella Harrison, whose name is signed to the foregoing writing dated September 22, 1969 has acknowledged the same before me in my County aforesaid.

BELT AND PICKFORD
Attorneys at Law
230 COURT SQUARE
CHARLOTTESVILLE
VIRGINIA

Given under my hand and notarial seal this 29 day of September, 1969.

My commission expires: 9-20-76

Clyde D. Humes
Notary Public

(SEAL)

ROS 1556

[illegible]

Shelby J. Marshall
Clerk

Goodwin Jns & wife

Deed B46

Nep York &c

For 125

Plat 570

175

Paid

W. L. M.

" This Deed made this 9th day of December 1893 between
 " John A. Goodwin and Cornelia L. Goodwin his wife of
 " the first part and Nep York, Wyth Turner, William
 " Harris, Jack Jones and John Adams parties of the
 " second part. Witnesseth, that for and in consideration
 " of the premises and of the sum of twenty five dollars
 " in hand paid by the parties of the second part. the
 " receipt whereof is hereby acknowledged, the said John
 " A. Goodwin and wife do hereby grant bargain sell and
 " convey with general warranty, unto the said Nep York
 " Wyth Turner, William Harris, Jack Jones and John
 " Adams Trustees for the Mt Salem Colored Baptist Church,
 " and their successors, that certain lot or parcel of land
 " situated on the South Side of the Mountain Plain road,
 " containing according to a survey, made by J. T. E.
 " Simms County Surveyor one acre, which survey
 " is hereto attached, and is bounded as follows -
 " Beginning in the center of the Mt Plain and Crozet
 " road, a corner to Jerry Carter, thence along the
 " road S 84 1/4 W 16 poles, thence N 87 1/2 W. 2 poles to a stone
 " on South Side of road, thence leaving road, S 50 1/4 E 25 7/10
 " poles to a stone in the said Jerry Carter line. and
 " with N 5 3/4 W 18 poles to the beginning.
 " Witnesses the following signatures and seals

John A. Goodwin
 Cornelia L. Goodwin

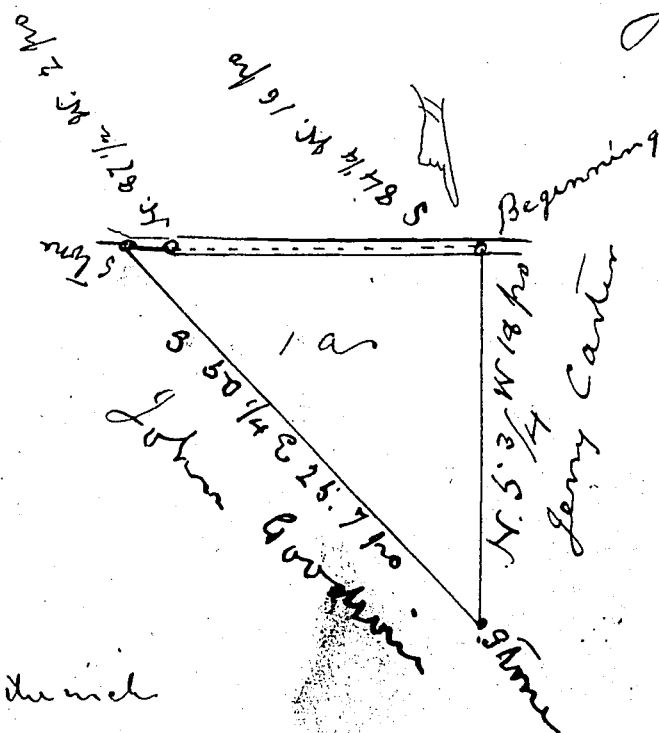


State of Virginia

County of Albemarle To wit.

I, John J. Woods a Justice of the Peace
 in for the aforesaid County in the State of Virginia
 do certify that John Gooden and Cornelia Gooden
 his wife whose names are signed to the within
 deed dated the 9th of December 1893 have acknowledged
 the same before me in my County aforesaid - Given under my hand this 16th day of December 1893

John J. Woods J. P.



The above is a survey of 1 acre of land sold by John A. Goodwin to Neph York and others Trustees for Mt Salem Colored Baptist Church and bounded as follows. Beginning in the center of the Cozart and Mrs Plain road, a corner to Jerry Carter, thence along the road S $84\frac{1}{4}$ W. 16 poles, thence N. $87\frac{1}{2}$ W. 2 poles to a Stone on South Side of road. Thence leaving road S $68\frac{1}{4}$ E $25\frac{7}{8}$ poles to a Stone in the said Jerry Carters line and with it N $5\frac{3}{4}$ W 18 poles to the beginning

John T. E. Simms S & C

Decr 9th 1893

In the Clerks Office of Albemarle County Court April 23 1894

This Deed was presented to me in said Office and together with the plat attached and certificate annexed admitted to record

Teste

D. W. Bunnely DC for
W. L. Maupin Clerk

94th
Harman C H

To Deed Book

Mrs F. Wingfield

Fee 125

Tax 50

Paid 1.75

D. W. B.

The three notes
herein secured having
been paid & satisfied
in full the lien
of this deed is
hereby released &
cancelled & satisfied
from public records
this 15th day of
Nov. 1901.

John H. Fisk
Clerk for C. H. Harman
Teste

D. W. Bunnely DC

The three notes
secured in this deed
have been exhibited &
cancelled before me
& are hereby cancelled -
Nov 15th 1901

D. W. Bunnely
DC

This Deed made this nineteenth day of December One Thousand eight hundred and Ninety Three (1893) between Charles H. Harman of New York City of the first part and John F. Wingfield and Caroline E. Wingfield his wife of the second part and W. R. Duke Trustee of the third part all of the County of Albemarle & State of Virginia. Witnesseth that in consideration of the sum of one hundred and eighty eight ⁵⁵/₁₀₀ dollars (188. ⁵⁵/₁₀₀) balance due secured by three notes bearing date 18th December 1893 for sixty two ⁸⁵/₁₀₀ dollars each due in six twelve and eighteen months respectively signed by John F. Wingfield and payable to himself at the Peoples National Bank at Charlottesville Virginia with interest from date said notes containing waiver of homestead exemptions. Said sum of one hundred and eighty eight ⁵⁵/₁₀₀ dollars being balance due on the purchase price of a tract of land containing fifty eight and one quarter acres more or less situated on Black Walnut Creek in the County of Albemarle and State of Virginia being the same tract of land conveyed to C. H. Harman by Ferdinand Potts & others by deed dated 16th February 1892 and of record in the Clerks Office of Albemarle County in Deed Book No 79 page 357 to which deed reference is hereby made for a more accurate description of said land.

The said C. H. Harman in consideration of the premises

APPRAISAL OF PROPERTY

LOCATION OF PROPERTY:

4529 Old Three Notch'd Road
Charlottesville, VA 22901

FOR:



SUBMITTED BY: Robert R. Elliott, Jr., MAI, SRA

DATE OF VALUATION: February 11, 2026

PROJECT IDENTIFICATION:

Rivanna Water & Sewer Authority New Variable Width Water/Sewer Easement

PROPERTY IDENTIFICATION:

Landowner(s) Name: Mt Salem Baptist Church (C/O Ms. Joyce Coleman)
Address: P.O. Box 336, Crozet, VA 22932
Phone: Unknown

FOR OFFICIAL USE

Approved for Acquisition By: _____

Print Name: _____

Approval Date: ____/____/____

	EXECUTIVE SUMMARY	
	RW-45B	

SUBJECT INFORMATION

Parcel Size Before Acquisition	1.80	AC
Fee Simple Acquisition Size		SF
Prescriptive Easement Acquired		SF
Parcel Size After Acquisition	1.80	AC

TOTAL ESTIMATED COMPENSATION

<u>Value of Land in Fee Acquired</u>

Land in Fee	@ \$	= \$
Land in Fee	@ \$	= \$

<u>Value of Easements Acquired:</u>

Permanent Water/Sewer Easement – Presc. R/W	4,640	SF	@ \$ 1.34	X	10% = \$ 620 ®
Permanent Water/Sewer Easement – Outside Presc. R/W	737	SF	@ \$ 1.34	X	25% = \$ 245 ®
Temporary Construction Easement – Presc. R/W	1,628	SF	@ \$ 1.34	X	10% = \$ 220 ®
Temporary Construction Easement – Outside Presc. R/W	286	SF	@ \$ 1.34	X	20% = \$ 100 ®
			@ \$	X	= \$

Total Estimated Value of Land Acquired	\$1,185
---	----------------

<u>Value of Buildings Acquired:</u>

None Noted

Total Estimated Value of Buildings	\$0
---	------------

<u>Value of Other Improvements Acquired:</u>
--

	@ \$	X	= \$
	@ \$	X	= \$
	@ \$	X	= \$

Total Estimated Value of Other Improvements	\$0
--	------------

Value of Cost to Cure Items	\$0
------------------------------------	------------

Damages (less Enhancements)()	\$0
--------------------------------------	------------

I ESTIMATE THE MARKET VALUE, AS DEFINED, of ACQUIRED LAND, IMPROVEMENTS, EASEMENTS and COST TO CURE ITEMS as of the EFFECTIVE APPRAISAL DATE TO BE:	\$1,185
--	----------------

IMPORTANT DATES

Effective Date of the Appraisal	February 11, 2026
Property Inspection Date	February 11, 2026
Appraisal Report Date	March 2, 2026

LICENSED APPRAISER

Signature

Name **Robert R. Elliott, Jr., MAI, SRA**

Date **March 2, 2026**

License/Certification Number **4001 015749**

License Type **Certified General**

LICENSED APPRAISER

Signature

Name

Date

License/Certification Number

License Type

INTRODUCTION

APPRAISAL PROBLEM

The subject is a 1.80-acres or 78,408 SF residential site. The property is improved with a religious facility but it is not impacted by the proposed project. The subject is located at 4529 Old Three Notch'd Road, Charlottesville, VA 22901. The subject is proposed with a Permanent Water/Sewer Easement of 0.12-acre or 5,377 SF and a Temporary Construction Easement of 0.04-acre or 1,914 SF. No personal property was included in this appraisal. The problem presented herein is to estimate the market value of the property to be used as a basis for compensation.

CONTACT

The landowner(s) or their representative, Pastor Alex Nowell, was contacted by ERM & Associates and granted permission for the property inspection.

Received permission to enter upon property: ☐ YES ☒ NO

Landowner(s) or their representative accompany the Appraiser during their inspection: ☐ YES ☒ NO

General Comments: The owner gave verbal permission to inspect the property. I independently inspected the subject property from the R/W on February 11, 2026.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple and/or easement interests acquired and their financial impact (if applicable) on the remaining property as of the effective date of the appraisal.

The conveyance represents a:

☐ Total Acquisition. The purpose of this appraisal is to estimate the market value of the whole property. The appraiser is to ignore the influences, both positive and negative, of the proposed project.

☒ Partial Acquisition - If the acquisition is vacant land or includes only minor improvements, then the purpose of this appraisal is to estimate the value of the land, easements, and minor improvements acquired. If any, "cost to cure" damage should be estimated and included. If damages (those not otherwise addressed by a "cost to cure" item) are present, a value is estimated for the remainder, both "before acquisition" and "after acquisition", to determine the amount of the damages, less any enhancements. The appraiser has determined that:

No damages result to the Remainder after the proposed acquisition: The appraiser(s) concludes that no apparent damage occurred to the remainder as a result of the partial acquisition.

LARGER PARCEL DISCUSSION

The subject property is identified as 4529 Old Three Notch'd Road, Charlottesville, VA 22901. The property is also identified as Albemarle County tax map number 05700-00-00-02800. The property is vested in the name of Mt Salem Baptist Church. There are no known contiguous or nearby sites located in the same name. The larger parcel is identified as 4529 Old Three Notch'd Road, Charlottesville, VA (05700-00-00-02800) of 1.80-acres.

DEFINITION OF MARKET VALUE

Market Value – The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress (The Appraisal of Real Estate 15th Edition).

and

The price which one, under no compulsion, is willing to take for property which he has for sale, and for which another, under no compulsion being desirous and able to buy, is willing to pay for the article. (*Talbot vs. Norfolk* 158 Va. 387, 163 S.E. 100; 1932)

CLIENT AND INTENDED USER

The client is ERM & Associates. The intended users of this report are ERM & Associates, Rivanna Water & Sewer Authority and/or its agents. It is understood that the named user may designate others to read this report; however, the opinions and conclusions developed in this appraisal have been done so with the named intended user in mind. Other parties who received or might receive a copy of this report are not necessarily intended users.

INTENDED USE OF THE APPRAISAL

The intended use of this appraisal report is to provide ERM & Associates, Rivanna Water & Sewer Authority and/or its agents with a basis for compensation for the proposed easement area.

SCOPE OF THE APPRAISAL

Market research was conducted to gather pertinent data required to estimate the value of any land, easements, and improvements acquired. Also, if applicable, the “cost to cure” damage to the remainder property as a result of the proposed acquisition is estimated. If the proposed conveyance is a partial acquisition, then the appraiser examined the impact of the partial acquisition and the proposed project improvements on the value of the remaining property.

Land and any improvements located within the acquisition area were inspected. If the proposed conveyance is a partial acquisition and the “before value” of the improvements located within the remainder is different from the “after value”, then all of the improvements were inspected.

The applicable data collected to complete this appraisal includes, but is not limited to:

- Deeds, deed restrictions, easements, restrictive covenants, proffers, leases, sales history and listing agreements for the subject property
- The availability and capacity of public and private utilities
- Flood plain, topography
- Zoning and the master plan
- Market and land use trends
- Sales data for competing properties
- Other data that the appraiser(s) considers relevant to the valuation.

The most pertinent data collected is reported. Verification of the authenticity of this information was made from one or more of the following sources: public records, personal interviews, and any other sources with respect to sales of properties in the general area of the subject property. The research, analysis, and interpretation of information in the marketplace were completed in accordance with sound appraisal principles. The opinions and conclusions of value in this report are considered to be reasonable and reliable.

JURISDICTIONAL EXCEPTION

An assignment condition that voids the force of a part of or parts of USPAP, when compliance with part or parts of USPAP is contrary to law or public policy applicable to the assignment.

None.

HYPOTHETICAL CONDITIONS

(That which is contrary to what exists but is supposed for the purpose of analysis.)

If circumstances dictate that the appraiser disregard current market conditions in the before value for the sake of avoiding project influence, then the before value is based on the hypothetical condition.

The before estimate of market value for the subject property is based on the hypothetical condition that the proposed project does not exist.

Any “after” value assumptions are based on the premise that the project is completed as of the effective date of the appraisal according to the plans available to the appraiser.

EXTRAORDINARY ASSUMPTIONS

(An assumption, directly related to a specific assignment, that, if found to be false, could alter the appraiser’s opinions or conclusions.)

The plat utilized for the purposes of this report is dated July 9, 2025. The report assumes that this is depiction of the proposed easement area is accurate and correct. If this is found to be untrue, it could alter the results stated in this report.

An extraordinary assumption has been made that there is no hazardous materials or soil contamination that would affect the value reported herein. If this is found to be untrue, it could alter the results stated in this report.

EXPOSURE TIME

Exposure time is defined by USPAP: 2026 – 2027, as follows:

(An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

The appraiser has spoken with several market participants in the area, including sellers, buyers, brokers, landlords, tenants, and other appraisers. Based upon conversations with these parties, as well as the marketing periods for the sales encompassed in the grid above, the appraiser has estimated a marketing period/exposure time of 6-12 months for the subject property.

PROPERTY INFORMATION

NEIGHBORHOOD ANALYSIS

A neighborhood is an area of influence that consists of complementary land uses, as opposed to a district which consists of homogeneous land uses. Various factors which influence the property values include environmental, social, economic and governmental forces. Each of these factors and their effect on the subject property value is examined in the following analysis. The subject project is located outside the city limits of Charlottesville and within Albemarle County. The market area analyzed is Albemarle County. Surrounding uses consist primarily of commercial and residential applications.



I. ENVIRONMENTAL

The subject project is located outside the city limits of Charlottesville. The area has good access to major thoroughfares which would include Interstate 64.

Complementary geographic/topographic features and a reasonable tax base are other contributing factors, which continue to attract commercial development. In addition to a secure regional market, area recreation further supplements the economy by attracting thousands of tourists each year.

The subject market area features the University of Virginia (Charlottesville). The subject can also be accessed quickly from surrounding areas, making the area an ideal location for destination based commercial and residential development that benefits from this influence.

As mentioned, the subject is located outside the city limits of Charlottesville. The immediate area of the subject is mainly improved with residential applications along the secondary roads. Commercial applications are located along the major thoroughfares.

II. SOCIAL

The subject is located in a rural area of Albemarle County. The county's population is reported as 118,657 and is expected to increase to 123,226 by 2030. The number of households in the county is 46,475 and is also expected to increase to 48,658.. The households possess a median household income of \$110,332, an average household income of \$148,146, and a per capita income of \$58,212 per 2025 data provided by ESRI. The charts below represents the past, present and anticipated growth in the subject area within Albemarle County.

Summary	Census 2020	2025	2030
Total Population	112,395	118,657	123,226
Total Households	43,468	46,475	48,658
Family Households	27,944	29,100	30,260
Average Household Size	2.41	2.39	2.38
Owner Occupied Housing Units	28,115	30,475	32,483
Renter Occupied Housing Units	15,353	16,000	16,175

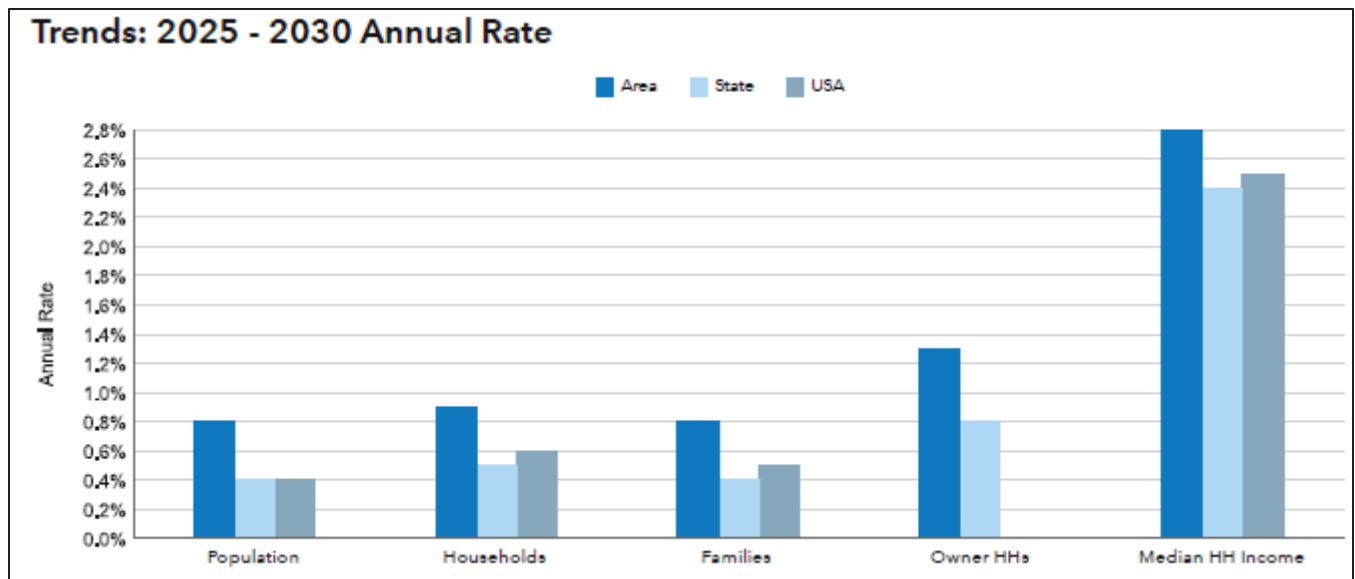
****Provided by ESRI****

Growth is expected to continue increasing over the next five years. The number of total households is predicted to rise and would indicate growth for jobs, expenditures and residential development. The chart below is an allocation of the population concerning household income.

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	1,636	3.5%	1,536	3.2%
\$10,000-14,999	1,331	2.9%	1,189	2.4%
\$15,000-19,999	1,008	2.2%	774	1.6%
\$20,000-24,999	925	2.0%	799	1.6%
\$25,000-29,999	702	1.5%	607	1.3%
\$30,000-34,999	1,134	2.4%	1,012	2.1%
\$35,000-39,999	1,288	2.8%	1,109	2.3%
\$40,000-44,999	1,385	3.0%	1,237	2.5%
\$45,000-49,999	1,403	3.0%	1,190	2.5%
\$50,000-59,999	2,956	6.4%	2,756	5.7%
\$60,000-74,999	2,847	6.1%	2,680	5.5%
\$75,000-99,999	4,548	9.8%	4,516	9.3%
\$100,000-124,999	4,464	9.6%	4,577	9.4%
\$125,000-149,999	4,588	9.9%	4,780	9.8%
\$150,000-199,999	6,399	13.8%	7,203	14.8%
\$200,000-249,999	3,534	7.6%	4,301	8.8%
\$250,000-299,999	1,841	4.0%	2,371	4.9%
\$300,000-399,999	2,159	4.7%	3,159	6.5%
\$400,000-499,999	851	1.8%	1,250	2.6%
\$500,000+	1,475	3.2%	1,611	3.3%
Median Household Income	\$110,332	-	\$126,506	-
Average Household Income	\$148,146	-	\$164,391	-
Per Capita Income	\$58,212	-	\$65,092	-

****Provided by ESRI****

The next chart is an example of the current stability and predicted growth for the area. This bar graph correlates with the conclusions from the regional analysis about the area concerning employment opportunities and financial gain. The bar graph compares the subject area with the average state and national statistics in terms of population, households, families, owner-occupied homes and median household income.



****Provided by ESRI****

The bar graph displays a visual aid to anticipate the expected growth and stability of the area. As seen, the subject trade area is expected to outperform the state and nation in all five categories analyzed from 2025 to 2030. As stated, the results are positive for continued growth in the area.

The area has grown significantly in the last ten years and based on the preceding data will continue to grow and expand. The increasing population continues to drive demand for most types of real estate development. The outlook from a social perspective for the area is positive.

The following is summary of housing trends in the county since 2010.

Housing Unit Summary	
2010 Total Housing Units	42,142
Owner Occupied Housing Units	65.7%
Renter Occupied Housing Units	34.3%
Vacant Housing Units	9.4%
2020 Housing Units	47,291
Owner Occupied Housing Units	64.7%
Renter Occupied Housing Units	35.3%
Vacant Housing Units	8.1%
2025 Housing Units	50,667
Owner Occupied Housing Units	65.6%
Renter Occupied Housing Units	34.4%
Vacant Housing Units	8.3%
2030 Total Housing Units	53,050
Owner Occupied Housing Units	66.8%
Renter Occupied Housing Units	33.2%
Vacant Housing Units	8.3%

Albemarle County has been analyzed from a social standpoint. The area's population, household income and residential historical and future growth patterns have been reviewed. The area is expected to continue to grow in all of the above categories. The expected growth can be concluded that more jobs and residential units would be created in theory. The area has a positive outlook and should continue to make positive strides in the next five years.

III. ECONOMIC

As concluded in the social characteristics of the neighborhood analysis, the area is relatively stable for today's economic climate and is continually expanding. The county has a diverse workforce with white collar and blue-collar opportunities existing. The table below lists the top 20 employers in the county.

Employer	Employer
University of Virginia Medical Center	City of Charlottesville
UVA Health Services Foundation	Charlottesville City School Board
Servicelink Management	Lakeland Tours
RMC Events	Capital IQ, Inc.
Association for Investment Management	County of Albemarle
Morrison Crofthall Support	Labormax Staffing
WillowTree Apps	Fresh Fields Whole Food Market
St. Anne's Belfield School	Morrison Management Specialists
Kroger	Design Electric
Home Instead Senior Care	Aramark Campus, LLC

The table above illustrates the major employers in Albemarle County. As can be seen, the area has a mixture of public sector opportunities, retail and health care. This would indicate that the local workforce is diverse and is not overly dependent on one sector or entity. As stated throughout, the area has good access with Interstate 64.

The employers have been reported and the next item analyzed is the current and historical unemployment rate. The graph below represents the unemployment rate for the county over the last ten years. The current rate is reported as 3.0% as of December 2025.



Provided by StLouisFed.org

IV. GOVERNMENTAL

Albemarle County governs real estate through the planning/zoning department. A proposed development must meet approval for all applicable guidelines and restrictions. This will be discussed specifically for the subject property later in the report.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

DELINEATION OF TITLE

Title Report Furnished: ☒ Yes ☐ No. Has the property sold in the last 5 years: ☐ Yes ☒ No
Is the property currently listed: ☐ Yes ☒ No; If Yes, explain:
Source of Title Reports: ERM & Associates

Sales History

The subject has not transferred in the last five years.

PROPERTY ASSESSMENT

<i>PARCEL ID#</i>	<i>Base Tax Amount</i>	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
05700-00-00-02800	\$2,056.20 (estimated)	\$130,700	\$99,300	\$230,000

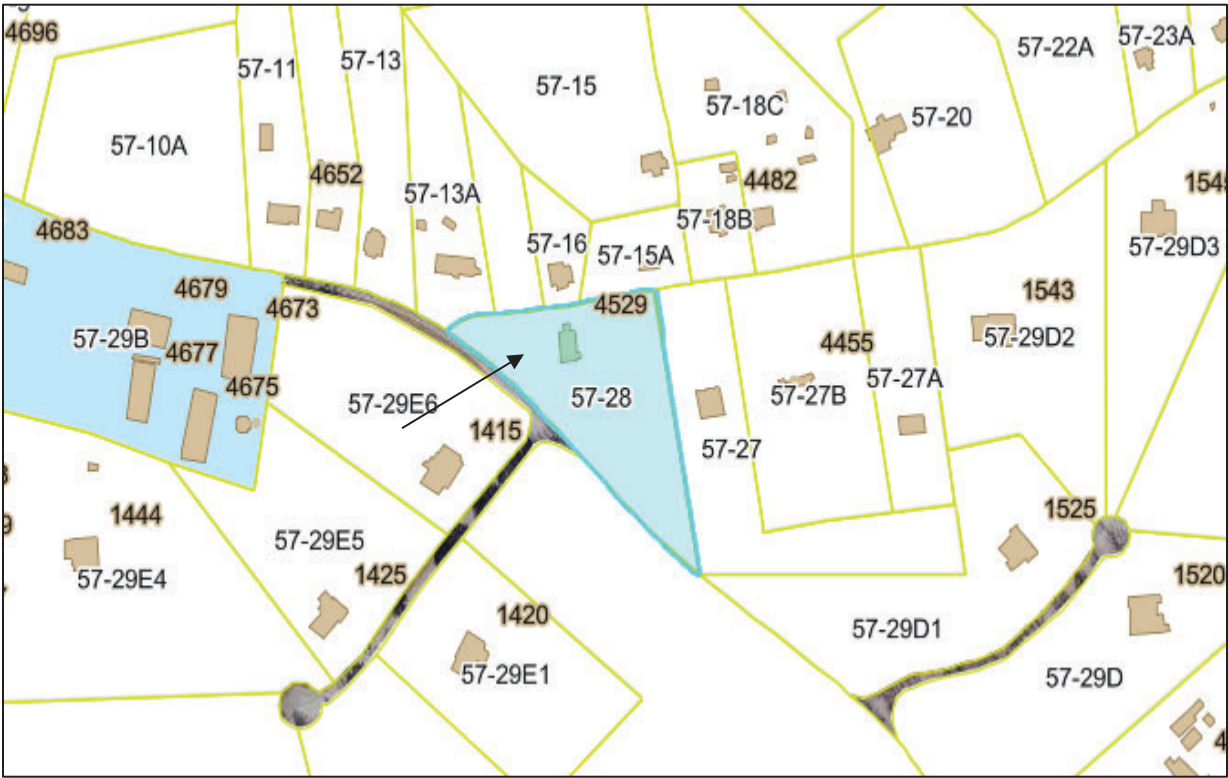
Taxes are calculated based on the annual tax rate per \$100 of assessed value Albemarle County. Assessed value is equivalent to 100% of fair market value, as determined by the Assessor. The 2026 tax rate is 0.894 per \$100 of the assessed value plus any special taxes associated with the specific district. Please note that the taxes are estimated above, but the subject is exempt from real estate taxes as it is owned by a religious entity.

The appraiser recognizes the indicated value for the subject land based on the market evidence provided in this report is above the land value indicated by the tax assessor. The overall comparison to the assessor is not applicable as the subject improvement is not considered in this report. There does not appear to have been significant changes to the subject that would affect the subject’s assessment compared to the previous valuation performed by Albemarle County.

ZONING AND PROPERTY RESTRICTIONS

Current Zoning Designation (Base)	RA, Rural Area District
Current Use of Property	Religious Facility
Legal Conforming, Legal Non-Conforming, etc.	Legal Conforming

Zoning Reference Map:



The RA District is primarily intended for residential oriented uses and also intended for agricultural settings remaining intact. The subject is considered a legally permissible use of the site as presently improved.

Further reading concerning permitted uses and other development requirements are in the Albemarle County Zoning Ordinance.

Existing Easements, Conditions, & Restrictions:

The property is subject to standard and typical utility easements for the market area.

TENANT INFORMATION

N/A

FLOOD PLAIN INFORMATION

Flood Plain:	☐ Yes ☒ No
Flood Plain Zone, Map # & Date of Map:	"X" 51003C0235D, 2/4/2005



An arrow has been placed to show the approximate subject location. As shown, the subject property is not located in any designated flood areas.

Hazardous Material: ☐ Yes ☐ No ☒ None observed. If yes, explain:
Proffers: ☐ Yes ☒ No. If yes, explain: No zoning restrictions, special use permits, or proffers were addressed in the provided title work.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

PROPERTY DESCRIPTION

GENERAL DESCRIPTION of LAND AND IMPROVEMENTS



GPIN #	05700-00-00-02800
Present Use (Residential or Commercial)	Residential
Site Size (Per Plat)	1.80-Acres or 78,408 SF
Topography	Level, Rolling
Configuration of Site	Irregular
Access (Full or Restricted)	Old Three Notch'd Road
Zoning Designation	RA
# of Buildings (including misc. structures)	1
Size of Primary Improvement (SF)	Unknown
Age of Improvements	Unknown

Building Comments: The subject is improved with a single family residence, but it is not affected by the proposed acquisition.

Land Comments: The subject has a total site size of 1.80-acres and is zoned RA by Albemarle County. The site is located along Old Three Notch'd Road with 370-LF. The site also contains a corner influence with Three Notch'd Road and has additional frontage of 565-LF. The site only has access from Old Three Notch'd Road. The site has varying topography of level and rolling and has no designated flood area. Public utilities are available in the immediate area. Given the size and configuration, the site will be valued as a developable parcel.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

DESCRIPTION OF OTHER SITE IMPROVEMENTS

N/A

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

HIGHEST AND BEST USE

*The Appraisal of Real Estate, 15th edition, defines highest and best use as:
The reasonably probable use of property that results in the highest value.*

To be reasonably probable, a use must meet certain conditions:

- *The use must be physically possible (or it is reasonably probable to render it so).*
- *The use must be legally permissible (or it is reasonably probably to render it so).*
- *The use must be financially feasible.*

Uses that meet the three criteria of reasonably probable uses are tested for economic productivity, and the reasonably probable use with the highest value is the highest and best use.

AS IF VACANT

Physically Possible:

The subject is a 1.80-acres site and would support development of a variety of uses. The site is irregular in shape with level and rolling topography throughout. The property does not contain any designated flood area. The subject has access from Old Three Notch'd Road. The parcel is subject to multiple existing easements (assumed) that do not impact the utility or marketability of the site as vacant. The site has a corner influence of Old Three Notch'd Road and Three Notch. The property, as though vacant, would be considered ready for development. The surrounding area is residential and agricultural. The size would not offer utility for an agricultural use. The site from a physically possible standpoint conforms to market expectations. The subject site, in terms of size, offers utility for a residential use.

Legally Permissible:

The subject property is zoned RA, Rural Areas District by Albemarle County. This district is intended for residential and agricultural type uses. The subject through the physically possible and legally permissible is most suited for a residential use.

Financially Feasible:

The feasible uses of a site are determined not only by its physical and legal constraints but also by current market conditions. As previously noted, many uses are physically and legally permissible, but not all are practical. Any use which can generate a positive return, is considered feasible. For development of a residential subdivision or a commercial building to be feasible whether it is retail, office, industrial, or warehouse, the net rent generated from the project must be sufficient to support the cost for construction.

As stated, the subject is located in an adequate rural area of Charlottesville. Given the current market conditions, a residential use would be most financially feasible.

Maximally Productive:

The highest and best use of the land is that use from among the financially feasible uses that produces the highest rate of return or value, usually over the long term. The subject site is best suited for a residential use by an owner user within a year time period.

AS IMPROVED

N/A

APPROACHES TO VALUE EXCLUDED

The appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. In addition, the scope of work is sufficient to produce credible assignment results.

The appraisal analysis has been completed in several distinct phases of data collection and analyses, including general, neighborhood and subject information. The scope of work further includes an analysis of highest and best use, market data collection and verification, a final value opinion and report preparation.

The appraiser applied the most applicable approach to value in order to conclude a credible result based on the intended use, property characteristics, and type of value sought. The scope of work for this assignment will include an analysis of the Sales Comparison Approach to value the underlying land. Since the subject improvement is not valued or affected, the Cost Approach and Income Approach are not applicable.

APPROACHES TO VALUE EXPLAINED***THE SALES COMPARISON APPROACH***

The sales comparison approach, also known as the market data approach, is based upon the principle of substitution. That is, a knowledgeable purchaser would pay no more for a property than they would for a substitute property of similar utility and desirability. In applying this approach, the appraiser will:

- Research and verify sales data on properties similar to the subject.
- Select relevant units of comparison and develop a comparative analysis for each unit.
- Compare the sales to the subject property and adjust the comparables for those items that influence value.
- Reconcile the various value indications produced from analysis of the comparables into an estimate of value for the subject.

Sales of comparable properties in the subjects' market area were researched for comparison to the subject land. The following page contains a summary and analysis of those sales. The unit of comparison utilized for valuation of the subject *land* is \$/per Lot basis.

“BEFORE ACQUISITION VALUE” OF THE PROPERTY

SALES COMPARISON APPROACH: Land Sales Analysis

Parcel 024, 4529 Old Three Notch'd Road, Charlottesville, VA					
Land Sales Grid					
Comp #	Subject	Land Sale 1	Land Sale 2	Land Sale 3	Land Sale 4
ID #	05700-00-00-02800	05700-00-00-027B0	05700-00-00-022A0	040A0-00-00-01100	041B0-01-00-02600
Sales Price		\$110,000	\$80,000	\$90,000	\$70,000
Date of Sale		6/27/2025	6/24/2024	4/24/2025	7/26/2023
Highest & Best Use	Residential	Residential	Residential	Residential	Residential
Size - AC	1.80	2.00	2.086	0.77	0.94
Unit Price Per Lot		\$110,000	\$80,000	\$90,000	\$70,000
Real Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing		Normal	Normal	Normal	Normal
Conditions of Sale		Normal	Normal	Normal	Normal
Expenditures After Sale		Normal	Normal	Normal	Normal
Adjusted Sales Price/Lot		\$110,000	\$80,000	\$90,000	\$70,000
Market Conditions Adjustment	Current	<u>0.00%</u>	<u>18.60%</u>	<u>3.10%</u>	<u>35.65%</u>
Time Adjusted Net Sales Price/Lot		\$110,000	\$94,880	\$92,790	\$94,955
PHYSICAL CHARACTERISTICS					
Location/Access/Corner	4529 Old Three Notch'd Road	4455 Old Three Notch'D Rd	Old Three Notch'd Rd	Daybreak Lane	2275 Westover Drive
		0%	0%	10%	10%
Site Size (AC)	1.80	2.00	2.086	0.77	0.94
		0%	0%	0%	0%
Topography/Utility	Level/Rolling	Level, Rolling	Level, Rolling	Level, Rolling	Level, Rolling
		0%	0%	0%	0%
Utilities	Public	Public	Public	Public	Public
		0%	0%	0%	0%
Shape	Irregular	Irregular	Irregular	Irregular	Irregular
		0%	0%	0%	0%
Zoning	RA	RA	RA	RA	RA
		0%	0%	0%	0%
Other (Restrictions)	None	None	None	None	None
		<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Total Adjustments %		0%	0%	10%	10%
Final Value Indication/Per Lot:		\$110,000	\$94,880	\$102,069	\$104,451

EXPLANATION AND SUPPORT FOR THE ADJUSTMENTS AND CORRELATION

Transactional Characteristics

Property Rights Conveyed

The subject is valued in the Fee Simple interest. All the vacant land comparables above were purchased Fee Simple. There were no adjustments warranted in this category.

Financing

Financing considers the terms in which a comparable property was purchased. All sales were purchased with cash or its equivalent. There were no adjustments warranted in this category.

Conditions of Sale

This category analyzes whether any atypical motivation may have been present during the transaction. No conditions were revealed during the verification process; therefore, no adjustments were warranted in this category.

Expenditures After Sale

This is an item in which the buyer and seller are both aware of what must occur after the transaction is closed. If this adjustment is applicable, it is always positive. An example of an expenditure would be deferred maintenance that needed immediate attention. There were no expenditures reported during the data collection phase of this assignment.

Market Conditions

Since real estate is a changing market, an adjustment for time of sale may apply depending on the rise or fall of a specific property type. The report utilized comparable sales that have occurred from July 2023 – June 2025. Sale 1 sold for \$75,000 in December of 2022 and again for \$110,000 in June 2025. This illustrates a change of 1.55% per month. This appreciation rate was applied to Sales 2, 3 and 4 till June of 2025. The adjustment is not brought past June of 2025 as no additional evidence was found in the research process.

Physical Characteristics

Location

Location is the first item considered for physical characteristics. The subject is located in rural area of Albemarle County with surrounding uses of residential and agricultural. Sales 1 and 2 are located near the subject along Old Three Notch'd Road. These two sales did not warrant an adjustment. Sales 3 and 4 are both inferior in location and were positively adjusted in this category.

Size

The subject is 1.80-acres. The comparables range in size from 0.77-acres – 2.086-acres. Size typically operates in an inverse manner, meaning the smaller the site, the higher the unit price and the larger the site, the lower the unit rate. The subject is bracketed by the data set. The subject and sales represent singular single family home sites. There was not an adjustment for size applied.

Topography

The subject and sales are all generally level and rolling and all offer adequate utility. No adjustments were required.

Utilities

The subject has the availability of all public utilities (power, water, sewer) required for development. The sales have all necessary utilities at their respective sites, or they were readily available. No adjustment for utility availability is necessary.

Shape

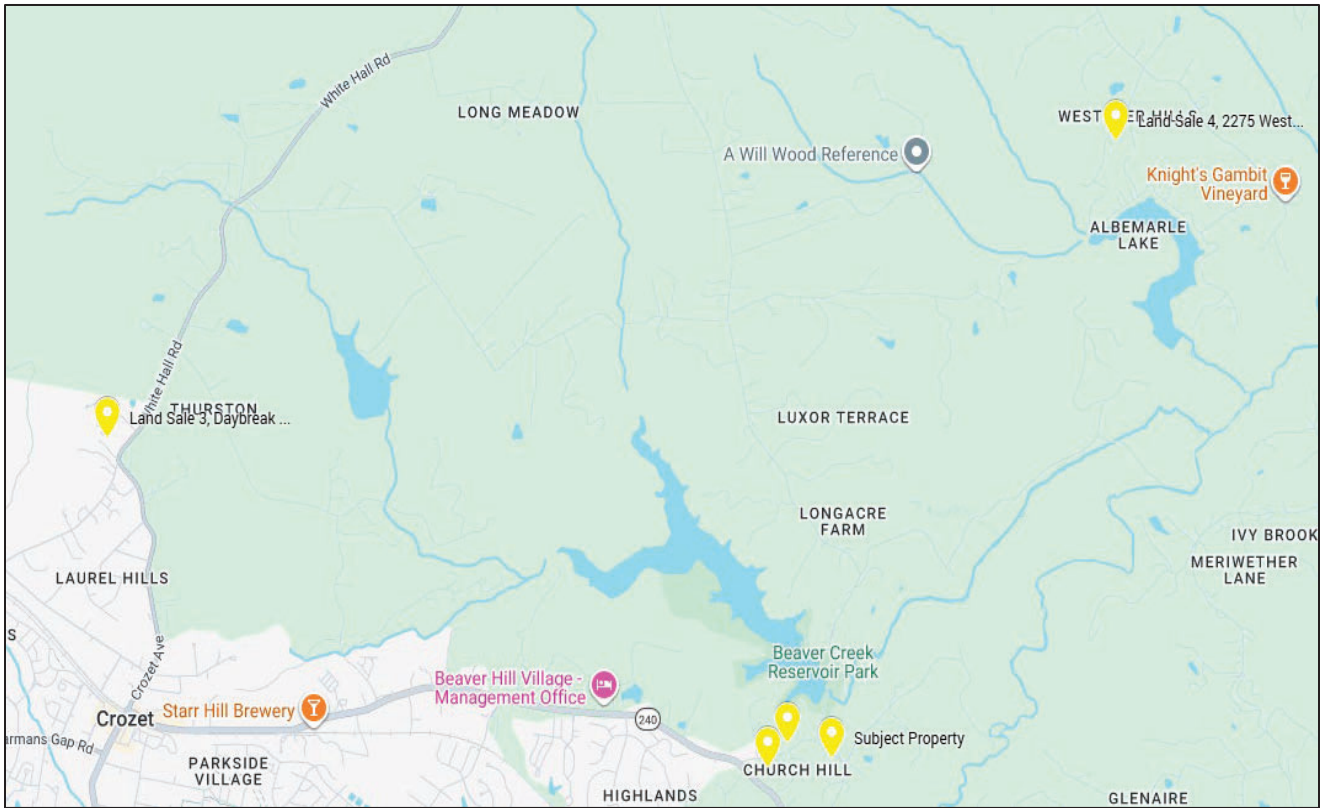
The subject and comparables are irregular or rectangular in shape. The subject and sales all offer adequate utility. There were no adjustments warranted in this category.

Zoning

The subject is zoned RA by Albemarle County. The comparables are also zoned RA by Albemarle County. There were no adjustments warranted in this category.

LAND SALES MAP (SUBJECT AND COMPARABLES)

Vacant Land Sale Map



FINAL RECONCILIATION OF VALUE

A grid analysis summarizing the information for the sales and the required adjustments as previously shown indicates a value range for the adjusted comparable sales is \$94,880/Lot - \$110,000/Lot of land. Each of the sales had similar highest and best uses and were considered in the final reconciliation. Considering the subject's location and zoning, the subject is reconciled at \$105,000/Lot.

RECONCILED UNIT VALUE FOR SUBJECT LAND:

<i>Final Value Indication:</i>	<i>\$105,000/Lot</i>			

**The easement area is reported in terms of SF. The subject has been valued on a lot basis. The easement will be compensated at \$1.34/SF (\$105,000 / 78,408 SF).

ACQUISITION VALUE

TYPE OF ACQUISITION (Check all that apply)

- ☐ Total Acquisition
- ☐ Partial Acquisition
- ☒ Easement
- ☐ Other

ACQUISITION DESCRIPTION

Before Site Size	1.80-Acres or 78,408 SF
Acquisition Size	N/A
After Site Size (Developable or Uneconomic)	1.80-Acres or 78,408 SF - Developable
Access to site in the After (Full Access or Restricted)	Same as before
Grade (At Grade, Above Grade, Below Grade)	Same as before
Topography of site in the After	Similar
Improvements Impacted (D#)	None
Permanent Water/Sewer Easement	0.12-Acre or 5,377 SF
Temporary Construction Easement	0.04-Acre or 1,914 SF
Comments: Please see discussion below.	

Permanent Water/Sewer Easement:

The subject is proposed with a Permanent Water/Sewer Easement of 0.12-acre or 5,377 SF. This easement is primarily located within the existing prescriptive R/W that functions as Old Three Notch'd Road. The easement area for the subject is allocated as 4,640 SF overlapping with the existing prescriptive R/W and 737 SF outside of the existing prescriptive R/W. The Permanent Water/Sewer Easement will allow for driveways and landscaping; however, the majority of the easement related to the subject will be within the existing roadway. After consideration of all these factors, the portion of the easement within the prescriptive R/W will be compensated at 10% and the area outside of the prescriptive R/W at 25%.

Land (Temporary Easement) Acquisition:

The subject is proposed with a temporary construction easement of 0.04-acre or 1,914 SF. The easement is irregular in shape. The temporary easement, like the permanent easement, does have some overlap with the existing prescriptive R/W. The area inside the prescriptive R/W is reported as 1,628 SF and 286 SF outside of the area.

The temporary construction easement (TCE) is a temporary easement that is acquired so that the contractor can come onto the subject site during construction of the easement. The easement is temporary, and use of the area will revert to the property owner once construction is complete. Due to the temporary nature and the location of the TCE, the appraiser has applied a percentage of 20% of fee value to the TCE outside the prescriptive R/W and 10% for the area within the existing prescriptive TCE.

Cut/Fill (Topography) Discussion:

The subject's grade will remain similar to the before.

Describe Improvement(s) Impacted:

Building(s) Impacted:

N/A

Other Improvements (include site improvements, etc.)

SITE IMPROVEMENTS

N/A

EXPLANATION OF COST TO CURE

N/A

DAMAGES and/or ENHANCEMENTS

APPRAISER'S DETERMINATION

☒ Incurable Damages and/or enhancements do not result to the remainder property as a result of the proposed roadway improvements.

EXPLANATION OF INCURABLE DAMAGES

The subject will function in the after as it did in the before. The subject remains a marketable and developable site with a consistent highest and best use from the before and after. There are no incurable damages or specific benefits applicable to the subject property.

PHOTOGRAPHS

Project # New Variable Width Water/Sewer Easement

Date Photo Taken: 2/11/2026

Photo Taken By: Robert R. Elliott, Jr., MAI, SRA



Photo #: 1 View of: Proposed Easement Area & Subject Property



Photo #: 2 View of: Proposed Easement Area & Subject Property

PHOTOGRAPHS

Project # New Variable Width Water/Sewer Easement

Date Photo Taken: 2/11/2026

Photo Taken By: Robert R. Elliott, Jr., MAI, SRA

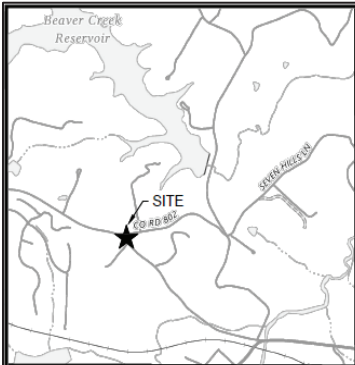


Photo #: 3 View of: Proposed Easement Area & Subject Property



Photo #: 4 View of: Proposed Easement Areas & Subject Property

PLAT



VICINITY MAP
SCALE: 1"=2000'

SURVEY NOTES:

- 1.) SOURCE OF MERIDIAN: BASED UPON: NAD83.
- 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- 3.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X BASED ON A SCALED LOCATION ON FIRM PANEL #51003C0235D EFFECTIVE DATE FEBRUARY 4, 2005. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY TRC TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
- 4.) THE PROPERTY LINES SHOWN ARE BASED COMPILED RECORDS AND FIELD EVIDENCE.
- 5.) THE SUBJECT PARCEL LIES WITHIN THE BEAVER CREEK RESERVOIR AND LOWER MECHUMS RIVER WATER SUPPLY WATERSHEDS.
- 6.) THE SUBJECT PARCEL IS NOT IN AN AGRICULTURAL-FORESTAL DISTRICT.
- 7.) THE SUBJECT PARCEL IS AFFECTED BY THE OVERLAY ZONING DISTRICT OF AN ENTRANCE CORRIDOR.
- 8.) TMP 57-28 IS IN ZONE: RURAL AREAS



SURVEYOR'S CERTIFICATE

THIS EASEMENT EXHIBIT WAS COMPLETED UNDER DIRECT AND RESPONSIBLE CHARGE OF BARRY M. BROWN, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION: THAT THE ORIGINAL DATA WAS OBTAINED DURING MAY 2024; AND THAT THIS MAP AND/OR PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

REGISTRATION NO. 3108

DATED: _____



110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
Richmond, VA Raleigh, NC
Blackburg, VA Northern Virginia
Newport News, VA Virginia Beach, VA

DRAWN NCS
CHECKED JEB
DATE 07/09/2025

TMP 57-28 RIVANNA WATER & SEWER AUTHORITY NEW VARIABLE WIDTH
TEMPORARY CONSTRUCTION EASEMENT & NEW VARIABLE WIDTH
WATER LINE EASEMENT

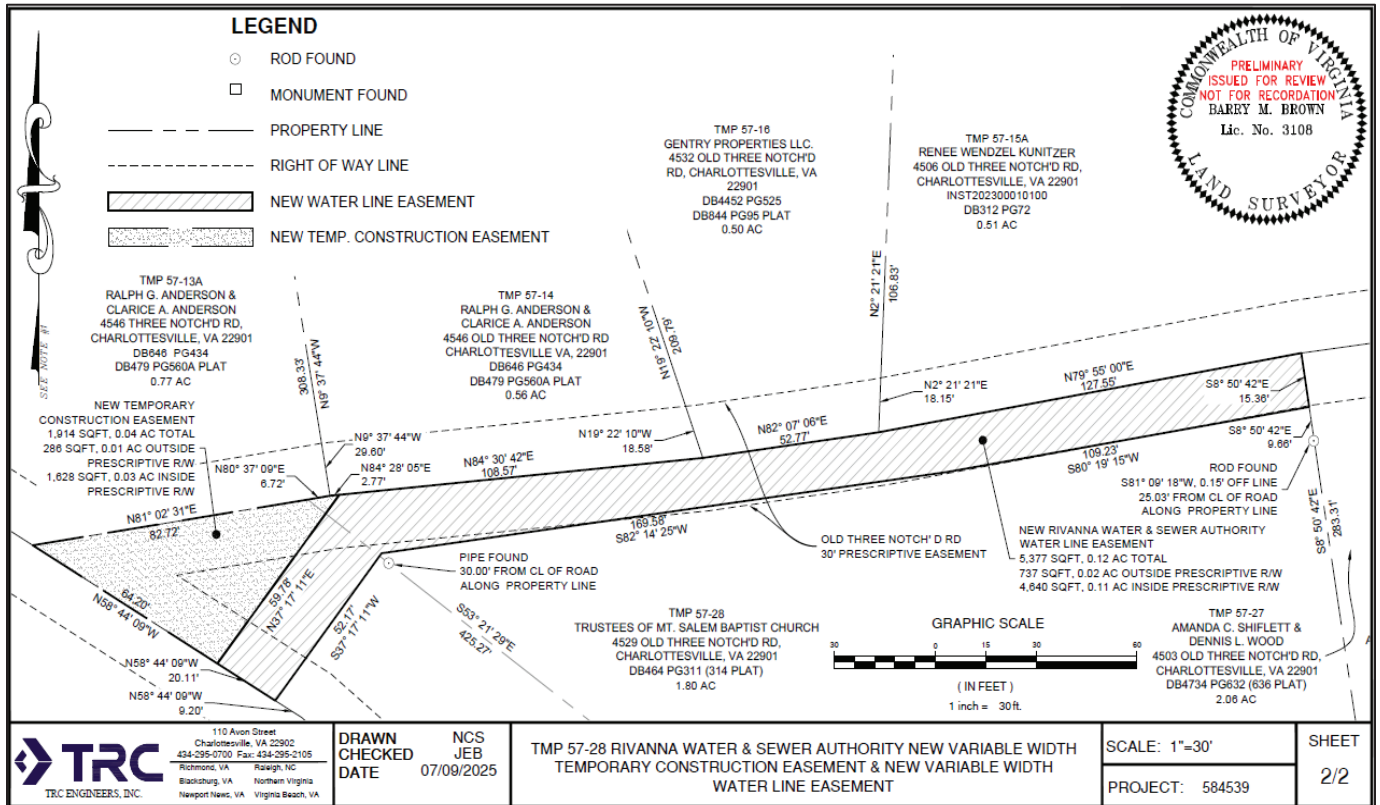
SCALE: N/A

PROJECT: 584539

SHEET

1/2

PLAT



CONTINGENT AND LIMITING CONDITIONS

The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser is not responsible for matters of a legal nature that affect either the property being appraised or the title to the property. The appraiser assumes that the title is good and marketable and does not render any opinions about the title. Responsible ownership and competent property management are assumed unless otherwise stated.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made.
4. The appraiser has estimated the value of the land at its highest and best use. Improvements are estimated at their contributory value or their "cost to cure", whichever is less.
5. The appraiser has noted in the appraisal report any adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) that were observed during the inspection of the subject property or that became apparent while conducting the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property. The appraiser is not qualified to detect hazardous waste and/or toxic materials.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and are believed to be true and correct. However, no warranty is given for its accuracy.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice or as required by professional appraisal peer review.
8. Unless otherwise noted, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property. Only the real property has been considered. Relocation assistance benefits were not given consideration in the appraisal.
9. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since there is no detailed evidence relating to this issue, the possibility of non-compliance with the requirements of the ADA in estimating the value of the property was not considered.
10. Sketches or plans contained in the report may show approximate dimensions, and they are included for illustrative purposes only since the appraiser did not complete a survey of the property.
11. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the report.
12. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
13. It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.
15. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
16. All engineering plans are assumed to be correct. All plans submitted in this report are intended to assist the reader with visualizing the project.

APPRAISER CERTIFICATION

Property Owner's Name: **Mt Salem Baptist Church**

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
7. My analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
8. I have made a personal inspection of the property (exterior only) that is the subject of this report.
9. No one provided significant real property appraisal assistance to the person signing this report unless specifically stated within the reconciliation section of this report where such individuals are named, and their specific tasks performed are disclosed.
10. I will not reveal the findings and results of such appraisal to anyone other than the proper officials of Rivanna Water & Sewer Authority, professional appraisal organizations, or officials of the Federal Highway Administration until authorized by state officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
11. I understand that such appraisal is to be used in connection with the acquisition of right of way for a highway to be constructed by the Commonwealth of Virginia with the assistance of federal-aid highway funds or other federal funds, and that such appraisal has been made in conformity with the appropriate state laws, regulations, and policies for procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items which are non-compensable under the established law of the Commonwealth of Virginia.
12. The owner or their designated representative was contacted and given the opportunity to accompany the appraiser during the property inspection.
13. I made a personal field inspection of the comparable sales relied upon in developing the appraisal.
14. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in the appraisal.
15. Regardless of any stated or limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits and contents collected or prepared under this agreement shall become the property of Rivanna Water & Sewer Authority without restriction or limitation on their use.

16. I have ☐ have not ☒ performed any type of service relating to the subject property within the three-year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.

Additional Certifications required for Appraisal Institute Members:

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I Robert R. Elliott, Jr., MAI, SRA have completed the continuing education program of the Appraisal Institute.

Certifications in Addition to Those Required by USPAP:

1. I did not base, either partially or completely, my analysis and/or the opinion of value (if any) in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of the owners or occupants of the subject property of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis that is prohibited by law.
2. I developed my analysis, opinions, and conclusions and prepared this appraisal report in conformity with the Uniform Standards of Professional Appraisal Practice; the Code of Virginia; the Right of Way and Utilities Manual of the Virginia Department of Transportation; Title III of the Uniform Relocation Act; the Code of Federal Regulations, 49CFR 24.102, .103, .104, .105 and .108; and the Uniform Standards of Federal Land Acquisitions (as applicable).

SUPERVISORY APPRAISER CERTIFICATION for an APPRAISER TRAINEE or a LICENSED APPRAISER: If I supervised an appraiser trainee, whether or not licensed, or if I supervised a licensed real estate appraiser, I certify that I have reviewed the appraisal report, I agree with the statements and conclusions of the appraiser, I agree to be bound by the appraiser's certifications, and I am taking full responsibility for the appraisal and the appraisal report.

I Certify the estimate of market value, as defined, of land acquired, easements, improvements, incurable damages and cost to cure items as of the effective appraisal date to be:	\$ 1,185
---	-----------------

LICENSED APPRAISER

Signature



Name Robert R. Elliott, Jr., MAI, SRA

Date March 2, 2026

License/Certification Number 4001 015749

License Type Certified General

LICENSED APPRAISER

Signature

Name _____

Date _____

License/Certification Number _____

License Type Certified General

ADDENDUM
Comparable Land Sales Data Sheets

AF 15	LAND COMPARABLE DATA SHEET	RW-225 Rev. 10/11
<u>INFORMATION:</u>		
Data Assembled By: <u>Robert R. Elliott, Jr. MAI, SRA</u>		
<u>PROPERTY IDENTIFICATION:</u>		
Address: <u>4455 Old Three Notch'd Road</u>		
County: <u>Albemarle</u> State: <u>VA</u> Zip: <u>22932</u>		
PIN/Tax Map Number: <u>05700-00-00-027B0</u>		
Property Location Description: <u>Located on the southern side of Old Three Notch'd Road.</u>		
<u>TRANSACTION INFORMATION:</u>		
Sales Price: <u>\$ 110,000</u> Adjusted Sales Price: <u>\$110,000</u>		
Size: <u>2.00</u> ☒ Acre ☒ Sq. Ft. <u>87,120</u> ☐ Other:		
Price Per Lot: <u>\$ 110,000/Lot</u>		
Instrument#: <u>202500005888</u> Consideration: <u>\$75,000</u>		
Instrument Type: <u>Special Warranty Deed</u> Instrument: <u>202500005888</u> Recorded Date: <u>June 27, 2025</u>		
Grantor Name: <u>Nags Head Farm, LLC</u>		
Grantee Name: <u>Southland Homes, Inc.</u>		
<u>PROPERTY DESCRIPTION and USE:</u>		
Zoning: <u>RA, Rural Area</u>		
Front Feet: <u>225-LF - Old Three Notch'd Road</u> Dimensions: <u>225 x 395 +/-</u> Shape: <u>Rectangular</u>		
Utilities: ☐ None ☐ Water ☐ Sewer ☐ Gas ☒ Electric ☒ Cable ☒ Telephone ☐ Other (*)		
Topography: ☒ Flat ☒ Gently Rolling ☐ Steep ☐ Mountainous ☐ Other (*)		
Vegetation: ☐ None ☒ Trees ☒ Grass ☐ Crops ☐ Other (*)		
(*)Comments:		
Present Use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other (*)		
Comments: <u>This is a residential site located near the subject project and the limits of Crozet. The property was most recently purchased by a residential builder.</u>		
<u>TRANSACTION CONFIRMATION:</u>		
The sale was confirmed with a party to the transaction (seller, buyer, etc.)? ☐ Yes ☒ No		
If No, state why and provide data source(s): <u>Exterior Inspection, Public Record</u>		
Confirmed Name:		
Financing at Market Terms? ☒ Yes ☐ No Financing Comments (type, term, rate, etc.): <u>Cash equivalent</u>		
Other Comments (i.e.: prior sales, seller concessions, etc.): <u>This site also sold in December of 2022 for \$75,000. The monthly appreciation rate to the newer sold price is calculated as 1.55%.</u>		
Comparable Inspected? ☒ Yes ☐ No Date: <u>2/25/2025</u>		

Tax Map/Pin# 05700-00-00-027B0Date Photo Taken: 2/25/2025Photo #: 1 Photo Shows a View of: 4455 Three Notch'd RoadPhoto #: 1 Photo Shows a View of: Aerial

INFORMATION:Data Assembled By: Robert R. Elliott, Jr. MAI, SRA**PROPERTY IDENTIFICATION:**Address: Old Three Notch'd RoadCounty: Albemarle State: VA Zip: 22932PIN/Tax Map Number: 05700-00-00-022A0Property Location Description: Located on the northern side of Old Three Notch'd Road adjacent to 4440 Old Three Notch'd Road.**TRANSACTION INFORMATION:**Sales Price: \$ 80,000 Adjusted Sales Price: \$80,000 Effective Sale Date: June 24, 2024Size: 2.086 ☒ Acre ☒ Sq. Ft. 90,866 ☐ Other:Price Per Lot: \$ 80,000/LotInstrument#: 202400005361 Consideration: \$80,000Instrument Type: Special Warranty Deed Instrument: 202400005361 Date: June 28, 2024Grantor Name: Charlene Preston BennettGrantee Name: Evergreen Home Builders, Inc.**PROPERTY DESCRIPTION and USE:**Zoning: RA, Rural AreaFront Feet: 180-LF - Old Three Notch'd Road Dimensions: 180 x 370 +/- Shape: IrregularUtilities: ☐ None ☐ Water ☐ Sewer ☐ Gas ☒ Electric ☒ Cable ☒ Telephone ☐ Other (*)Topography: ☒ Flat ☒ Gently Rolling ☐ Steep ☐ Mountainous ☐ Other (*)Vegetation: ☐ None ☒ Trees ☒ Grass ☐ Crops ☐ Other (*)

(*)Comments:

Present Use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other (*)Comments: This is a residential site located near the subject project and the limits of Crozet. The property was purchased by a local builder per the broker who planned on building a spec home on the site.**TRANSACTION CONFIRMATION:**The sale was confirmed with a party to the transaction (seller, buyer, etc.)? ☒ Yes ☐ No

If No, state why and provide data source(s):

Confirmed Name: Broker - Sabrina ThompsonFinancing at Market Terms? ☒ Yes ☐ No Financing Comments (type, term, rate, etc.): Cash equivalent

Other Comments (i.e.: prior sales, seller concessions, etc.):

Comparable Inspected? ☒ Yes ☐ No Date: 2/25/2025

Tax Map/Pin# 05700-00-00-022A0Date Photo Taken: 2/25/2025Photo #: 1 Photo Shows a View of: Three Notch'd RoadPhoto #: 1 Photo Shows a View of: Aerial

INFORMATION:Data Assembled By: Robert R. Elliott, Jr. MAI SRA**PROPERTY IDENTIFICATION:**Address: Daybreak LaneCounty: Albemarle State: VA Zip: 22932PIN/Tax Map Number: 040A0-00-00-01100Property Location Description: Located on the southern side of Daybreak Lane.**TRANSACTION INFORMATION:**Sales Price: \$ 90,000 Adjusted Sales Price: \$90,000Size: 0.77 ☒ Acre ☒ Sq. Ft. 33,541 ☐ Other:Price Per Lot: \$ 90,000/LotInstrument#: 202500003553 Consideration: \$90,000Instrument Type: Special Warranty Deed Instrument: 202500003553 Date: April 24, 2025Grantor Name: Gary C. Engle & Victoria Jean EngleGrantee Name: Robert M. Plunkett, Jr. & Candace E. Plunkett**PROPERTY DESCRIPTION and USE:**Zoning: RA, Rural AreaFront Feet: 160-LF - Daybreak Lane Dimensions: 160 x 205 +/- Shape: RectangularUtilities: ☐ None ☐ Water ☐ Sewer ☐ Gas ☒ Electric ☒ Cable ☒ Telephone ☐ Other (*)Topography: ☒ Flat ☒ Gently Rolling ☐ Steep ☐ Mountainous ☐ Other (*)Vegetation: ☐ None ☒ Trees ☒ Grass ☐ Crops ☐ Other (*)

(*)Comments:

Present Use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other (*)Comments: This is a residential site located west of the subject project. This site is located in a neighborhood that is located slightly outside the town limits of Crozet.**TRANSACTION CONFIRMATION:**The sale was confirmed with a party to the transaction (seller, buyer, etc.)? ☐ Yes ☒ NoIf No, state why and provide data source(s): MLS, Public Records, Exterior Inspection

Confirmed Name:

Financing at Market Terms? ☒ Yes ☐ No Financing Comments (type, term, rate, etc.): Cash equivalent

Other Comments (i.e.: prior sales, seller concessions, etc.): Please note that the broker did not return any communication attempts.

Comparable Inspected? ☒ Yes ☐ No Date: 2/11/2026

Tax Map/Pin# 040A0-00-00-01100
Date Photo Taken: 2/11/2026



Photo #: 1 Photo Shows a View of: Daybreak Lane



Photo #: 1 Photo Shows a View of: Aerial

INFORMATION:Data Assembled By: Robert R. Elliott, Jr. MAL SRA**PROPERTY IDENTIFICATION:**Address: 2275 Westover DriveCounty: Albemarle State: VA Zip: 22901PIN/Tax Map Number: 041B0-01-00-02600Property Location Description: Located on the eastern side of Westover Drive.**TRANSACTION INFORMATION:**Sales Price: \$ 70,000 Adjusted Sales Price: \$70,000 Effective Sale Date: July 26, 2023Size: 0.94 ☒ Acre ☒ Sq. Ft. 40,946 ☐ Other:Price Per Lot: \$ 70,000/LotInstrument#: 202300007310 Consideration: \$70,000Instrument Type: Special Warranty Deed Instrument: 202200014030 Date: August 22, 2023Grantor Name: Harley C. Easter, Jr., Thomas Glenn Easter, II, Emily Lucretia Easter, Amy Guerlain Easter Mangum,David Raymond Easter, Paul Stephen Easter & Diana Lois EasterGrantee Name: Charlottesville Area Builders, Inc.**PROPERTY DESCRIPTION and USE:**Zoning: RA, Rural AreaFront Feet: 235-LF - Westover Drive Dimensions: 235 x 205 +/- Shape: IrregularUtilities: ☐ None ☐ Water ☐ Sewer ☐ Gas ☒ Electric ☒ Cable ☒ Telephone ☐ Other (*)Topography: ☒ Flat ☒ Gently Rolling ☐ Steep ☐ Mountainous ☐ Other (*)Vegetation: ☐ None ☒ Trees ☒ Grass ☐ Crops ☐ Other (*)

(*)Comments:

Present Use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other (*)Comments: This is a residential site located north of the subject project. The site was purchased by a residential builder and a spec home was subsequently developed on the site.**TRANSACTION CONFIRMATION:**The sale was confirmed with a party to the transaction (seller, buyer, etc.)? ☒ Yes ☐ No

If No, state why and provide data source(s):

Confirmed Name: Broker - David EddinsFinancing at Market Terms? ☒ Yes ☐ No Financing Comments (type, term, rate, etc.): Cash equivalentOther Comments (i.e.: prior sales, seller concessions, etc.): The property sold again on October 30, 2024 for \$779,900 after the residence was completed. This transaction is recorded in Deed Instrument 202400009174.Comparable Inspected? ☒ Yes ☐ No Date: 2/25/2025

Page 40 of 43

PROPERTY OWNER NOTIFICATION LETTER

APPRAISER QUALIFICATION

APPRAISER'S QUALIFICATIONS

ROBERT R. ELLIOTT, JR., MAI, SRA
Elliott Valuation and Consulting Services, LLC
South Carolina Certified General Real Estate Appraiser # 4745
North Carolina Certified General Real Estate Appraiser #A7536
Virginia Certified General Real Estate Appraiser #015749
West Virginia Certified General Real Estate Appraiser #515

Education

Formal:

- Graduate, the Citadel, the Military College of South Carolina, Charleston
Bachelor of Science Degree, May 2002

Appraisal Institute Courses/Seminars & Pertinent Coursework:

- Course 410, National Uniform Standards of Professional Appraisal Practice, 15 Hour, November 2006 (AI)
- Course 420, Business Practice and Ethics, December 2006 (AI)
- The FHA Appraisal Process, February 2007 (AI)
- Course 310, Basic Income Capitalization, March 2007 (AI)
- Worldwide ERC Online Seminar, June 2007 (AI)
- Course 330, Apartment Appraisal, August 2007 (AI)
- Course 520, General Market Analysis and Highest & Best Use, March 2008 (AI)
- Course 510, Advanced Income Capitalization, December 2008 (AI)
- Course 300, Real Estate Finance, Statistics & Valuation Modeling, February 2009 (AI)
- Course 401G, General Sales Comparison Approach, March 2009 (AI)
- Course 402G, General Site Valuation & Cost Approach, May 2009 (AI)
- Course 405G, General Appraiser Report Writing & Case Studies, October 2009 (AI)
- Course N404G – General Appraiser Income Approach, Part 2, March 2010 (AI)
- USPAP Update, CE1032, September 2010 (AI)
- Course 503GD – Advanced Concepts and Case Studies, December 2010 (AI)
- Residential Appraisal Update 2010: Staying Competent in a New Decade, CE-1137, January 2011 (AI)
- Eminent Domain: Appraisal of Partial Acquisitions, CE-1030, March 2011
- 7-Hour USPAP Update Course, March 2012
- Complex Litigation Appraisal Studies, CE-1273, April 2013 (AI)
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets, CE-1202, May 2013 (AI)
- Business Practice & Ethics, May 2013 (AI)
- "Excel as an Appraisal Professional," Webinar, June 2013 (AI)
- Marina Valuation Overview, Webinar, July 2013 (AI)
- Spotlight on USPAP: Common Errors and Issues, July 2013 (AI)
- Right of Way – Three Case Studies with Two Approaches to Value, Webinar, October 2014 (AI)

- Drone Technology and Its Impact on the Appraisal Industry, November 2014 (AI)
- A Picture is Worth a Thousand Words: Data Visualization in Appraisal, November 2014 (AI)
- Special Use Properties: Hospitality and Senior Housing, January 2015 (AI)
- Supervisory Appraiser/Trainee Appraiser Course, April 2015 (AI)
- The Lender Client and the Appraiser: You are on the Same Team, July 2015 (AI)
- Technology Tips for Real Estate Appraisers, October 2015 (AI)
- Case Studies for Complex Valuation, January 2016 (AI)
- Contract or Effective Rent: Finding the Real Rent, April 2016 (AI)

Professional Affiliations/Service

- Member of the Appraisal Institute
- 2011 SC Chapter of the Appraisal Institute Chair of Associate Members
- 2010 SC Chapter of the Appraisal Institute Vice Chair of Associate Members
- 2012 LDAC Representative for South Carolina Chapter
- 2013 LDAC Representative for South Carolina Chapter
- 2013 SC Chapter Candidate Guidance Committee Chair
- Appraisal Institute – Demonstration Appraisal Grading Panel; General
- 2014 SC Chapter Education Committee Chair
- 2014 LDAC Discussion Leader
- 2014 – Presenter at AI Connect Concerning Benefits and Damages
- Appraisal Institute’s Capstone Program Facilitator
- 2015 SC Chapter Officer – Secretary
- 2015 SC Chapter Education Committee Chair
- 2015 SC Chapter Alternate Regional Representative
- 2015 Member of Admissions, Designations & Qualifications Committee (National)
- 2016 SC Chapter Officer – Treasurer
- 2016 SC Chapter Education Committee Chair
- 2016 SC Chapter Finance Committee Chair
- 2016 SC Chapter Regional Representative
- 2016 Vice Chair of Admissions, Designations & Qualifications Committee (National)
- 2017 SC Chapter Officer – Vice President
- 2017 SC Chapter – Finance Committee Member
- 2017 SC Chapter – Regional Representative
- 2017-2018 Finance Committee Member (National)
- 2017-2020 Chair of Admissions, Designations & Qualifications Committee (National)
- 2018 SC Chapter Officer – President
- 2019 SC Chapter Immediate Past President
- 2019 Strategic Planning Committee Member (National)
- 2020 Strategic Planning Committee Vice Chair (National)
- 2020 Region IX 3rd Director
- 2021 - 2022 Region IX Vice Chair (Member of the National Board of Directors)
- 2021 - 2024 Strategic Planning Committee Chair (National)
- 2023 - 2024 Region IX Chair (Member of the National Board of Directors)
- 2024 - 2026 Chair – Demonstration Knowledge Report Panel
- 2024 - 2026 - Spartanburg County Board of Assessment Appeals – Chairman



MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: JENNIFER A. WHITAKER, DIRECTOR OF SPECIAL PROJECTS

REVIEWED BY: DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR
BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: APPROVAL OF CONSTRUCTION CAPITAL IMPROVEMENT
PLAN AMENDMENT, APPROVAL OF CONSTRUCTION
CHANGE ORDER AND AWARD OF EXHIBIT FABRICATION
CONTRACT – ADMINISTRATION BUILDING RENOVATION
AND ADDITION PROJECT

DATE: JUNE 23, 2026

This request is to authorize an increase to the Capital Improvement Plan budget by \$2,000,000; authorize additional construction costs up to \$2,262,361 and authorize a non-professional services construction contract of up to \$700,000 to provide fabrication and installation services as part of the Education Center construction.

Background

RWSA currently has its administrative headquarters in two buildings on the grounds of the Moores Creek Advanced Water Resource Recovery Facility. The two-story, 12,260 SF Administration Building was constructed in the early 1980's and houses offices, IT server space, meeting space, and a full-service laboratory. The second building is a series of four trailers installed between 2003 and 2010 that house the Engineering Department. Based on the growth of our programs and the population to be served in our community, there is a need to provide about 21,805 SF of additional space to include an Exhibit and Community Engagement Area, office and meeting spaces for the Finance, IT, Purchasing, Human Resources, Executive Director and Administrative staff, along with relocation of the Engineering Department into the building to eliminate the trailers.

In February of 2025, the Board of Directors authorized the Executive Director to enter a contract with Martin/Horn Inc. for the construction of the Administration Building Renovation and Addition Project for \$22,094,000. The total Capital Budget for this project is \$27.6 M. A notice to proceed was issued in June 2025, with on-site activities beginning in August 2025.

In January and February 2026, as the contractor was working on partial interior demolition of the existing building, concerns over structural stability of the existing walls arose. After detailed review of the 1977 drawings, destructive testing and field inspection, the Engineer issued a stop work order on the existing building. The engineer and contractor evaluated multiple alternatives,

and in mid-April, a work change directive was issued to the contractor. To address the stability of the structure, the work change directive required temporary bracing of the existing building, and removal and replacement of the exterior brick, cladding, sheathing and framing. Martin Horn has developed a cost for the additional work of approximately \$2.2M. An additional 5-6 months of construction is anticipated as a part of this unforeseen condition.

During this same period, staff have been working to finalize the educational center facilities and content. In March 2026, the Board authorized the hiring of Winikur Productions as a subconsultant to our design team to produce media content. The designers have recommended Gropen, a local signage fabricator, to serve as the general contractor for the complete fabrication of the education exhibits and all appurtenant signage. Gropen is headquartered in Charlottesville and has recently completed signage production and installation work for the following entities: GMU, VCU, Virginia Tech, and UVA Children's Hospital. Gropen has a state contract with Virginia Tech (VTG-1299-2020) that allows public bodies to use a cooperative agreement to procure these services. Gropen has provided a quote of \$700,000.

Board Action Requested:

Approval of the following:

1. An amendment to the FY 27 – 31 CIP for the Engineering and Administration Building Project to increase the budget by \$2,000,000 to a total budget of \$29,600,000.
2. Authorization for the Executive Director to award a construction contract change order to Martin/Horn Inc. for a total amount not to exceed \$2,262,361 and to approve any change orders to the construction contract necessary for completion of the work not to exceed 3.5% of the original construction contract amount.
3. Authorization for the Executive Director to award a construction contract to Gropen for the fabrication of educational exhibits for a total amount not to exceed \$700,000 and to approve any change orders to the construction contract necessary for completion of the work not to exceed 10% of the original construction contract amount.



Administration Building Renovation and Addition Project

Approval of FY 27 – 31 CIP Amendment, Change Order &

Exhibit Fabrication Contract

David White, Mechanical Engineer
Board of Director's Meeting
June 23, 2026



EXISTING ADMINISTRATION BUILDING AND ENGINEERING TRAILERS



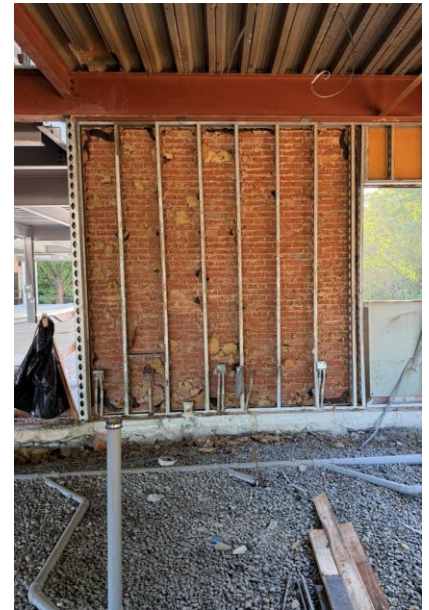
PROJECT UPDATE

- Concrete poured on all three floors of the Addition
- HVAC ductwork on the first floor of the Addition
- Electrical conduit on the second floor of the Existing
- Metal framing has started on the third floor of the Existing
- Demolition of the exterior walls of the Existing
 - 3645 sf of brick veneer to be replaced



EXISTING BUILDING – NEEDED MODIFICATIONS

- Exterior brick veneer cavity walls required replacement due to the following issues:
 - Inadequate structural stability
 - Multiple bolts on steel members missing that would provide lateral support to the structure
 - Inadequate corrugated metal brick wall ties
 - Spacing limits were exceeded across the structure.
 - Some walls had only 1 tie holding together large areas of brick
 - No longer for approved for commercial use
 - Inconsistent air gaps between brick and wall insulation
 - Allowed moisture penetration and inefficient insulation



BUDGET & SCHEDULE

- Change Order totaling up to \$2.26 M will include complete removal and replacement of the exterior walls (brick/wall board/insulation) for the Existing Building, which will:
 - Improve the lateral stability
 - Enhance resistance to Water Penetration
 - Improve insulation
- FY 27–31 CIP Project Budget
 - \$27.6 M
 - Amended - \$29.6 M
- Completion
 - June 2025-December 2027

Revised CIP Budget	
Engineering (Design/Bid/CA)	\$ 2,844,400
Construction	\$ 24,632,750
Contingency	\$ 893,550
Special Inspections	\$ 127,300
Commissioning	\$ 1,102,000
CIP Budget	\$ 29,600,000

EDUCATION EXHIBIT UPDATE

- Gropen, Inc. has been selected through a competitive Cooperative Agreement to fabricate and install the Education Exhibits for a cost of up to \$700,000. This cost is included in the Project Budget.
- Gropen, Inc. is located in Charlottesville
 - Founded in 1982, they have over 40 years of experience in the fabrication and installation of exhibits



QUESTIONS?

Board Action Requested:

1. Amend the FY 27 – 31 CIP for the Administration Building Renovation and Addition Project to increase the budget by \$2 M to a total budget of \$29.6 M.
2. Authorize the Executive Director to execute a construction change order with Martin Horn totaling up to \$2.26 M and any additional change orders to the construction contract necessary for completion of the work not exceed 3.5% of the modified construction contract amount.
3. Authorize the Executive Director to execute a non-professional services agreement with Gropen, Inc. for fabrication and installation of the Educational Exhibits for a total amount not to exceed \$700,000, and to approve any amendments to the agreement necessary for completion of the work not to exceed 10% of the original agreement amount.

Industrial Wastewater Regulations Update



Daniel G. Campbell
Director of Operations and Environmental Services
Board of Directors Meeting
June 23, 2026



Moores Creek Advanced Water Resource Recovery Facility
15 MGD Plant on 80 acres

Agenda

- **New VA Regulations for Monitoring PFAS (PFOA and PFOS)**
 - Collection System
 - Biosolids / Sludge
- **Industrial Pretreatment Program**
 - Significant Industrial Users
- **Moore's Creek Capacity Evaluation**
- **Sewer Regulations Update**
- **More Stringent Local Limits**





Per- and Polyfluoroalkyl Substances (PFAS) Synthetic “Forever” Chemicals

PFAS – Collection System Monitoring



- New VA Code § 62.1-44.34:32.

PFAS Discharge Monitoring

- Imposes quarterly discharge monitoring obligations on certain industrial users for one year starting July 1, 2026
 - by July 31, 2026, RWSA must:
 - Send letters to identified Industrial Users
 - Report Initial list of identified Industries to DEQ
- RWSA must report quarterly PFAS results from Industries to DEQ (beginning either Q4 2026 or Q1 2027)

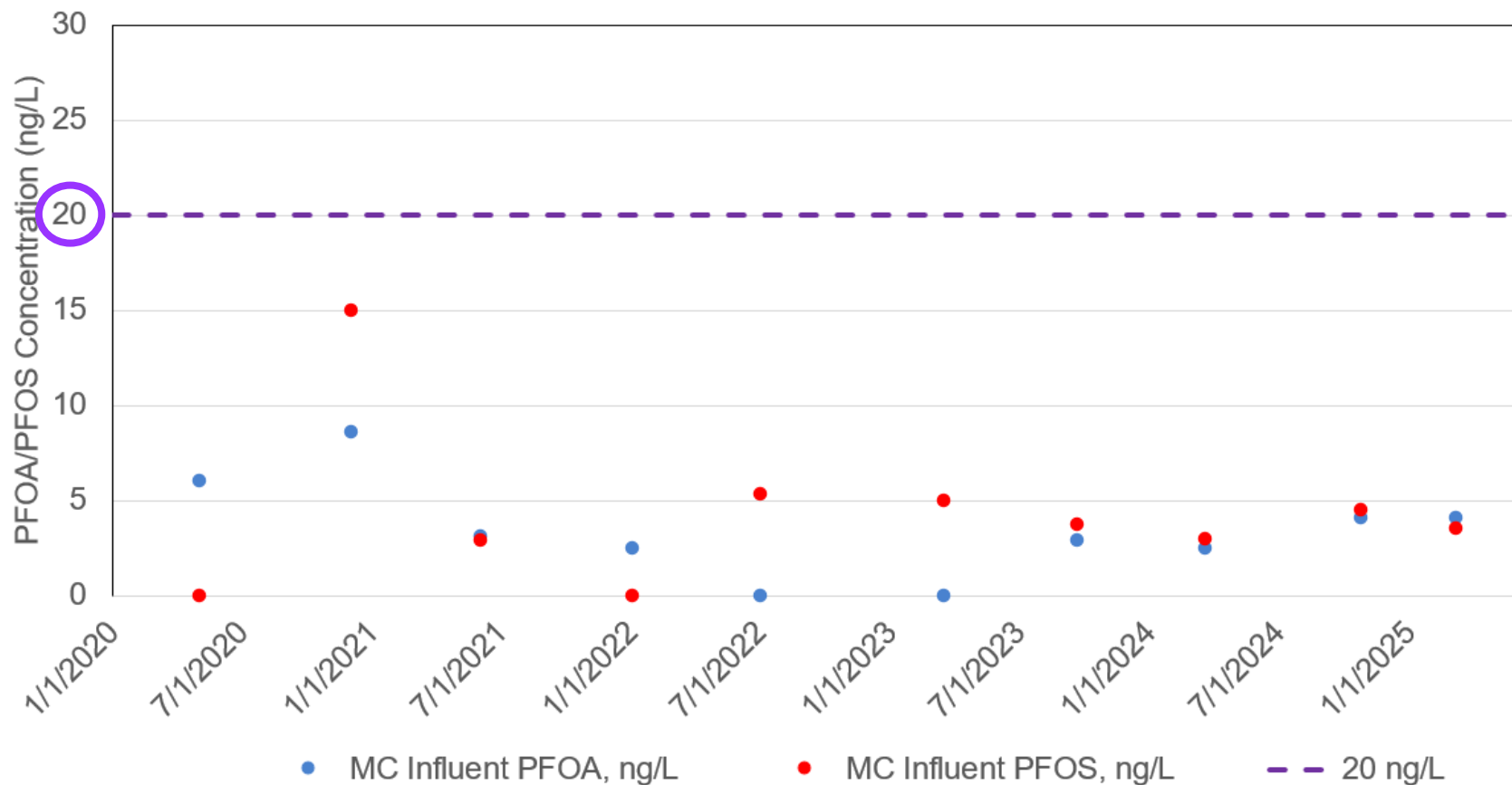
Industrial Users to be Monitored

- Electroplating or metal finishing
- Semiconductor or circuit board
- Paper or packaging manufacturing
- Textile mill, tannery, or leather, fabric, carpet treater
- Centralized waste treatment industrial facility
- Industrial launderer
- Airport, air base, air station, fire training, or landfill
- Any industry RWSA has a reasonable basis to believe is a source of PFAS.



PFAS Levels in MC Influent

Do Not Exceed Proposed Local Limits



PFAS in Biosolids/Sludge

New VA Code § 62.1-44.19:3; Prohibition on land application, marketing, and distribution of sewage sludge.

- *Beginning January 1, 2027*

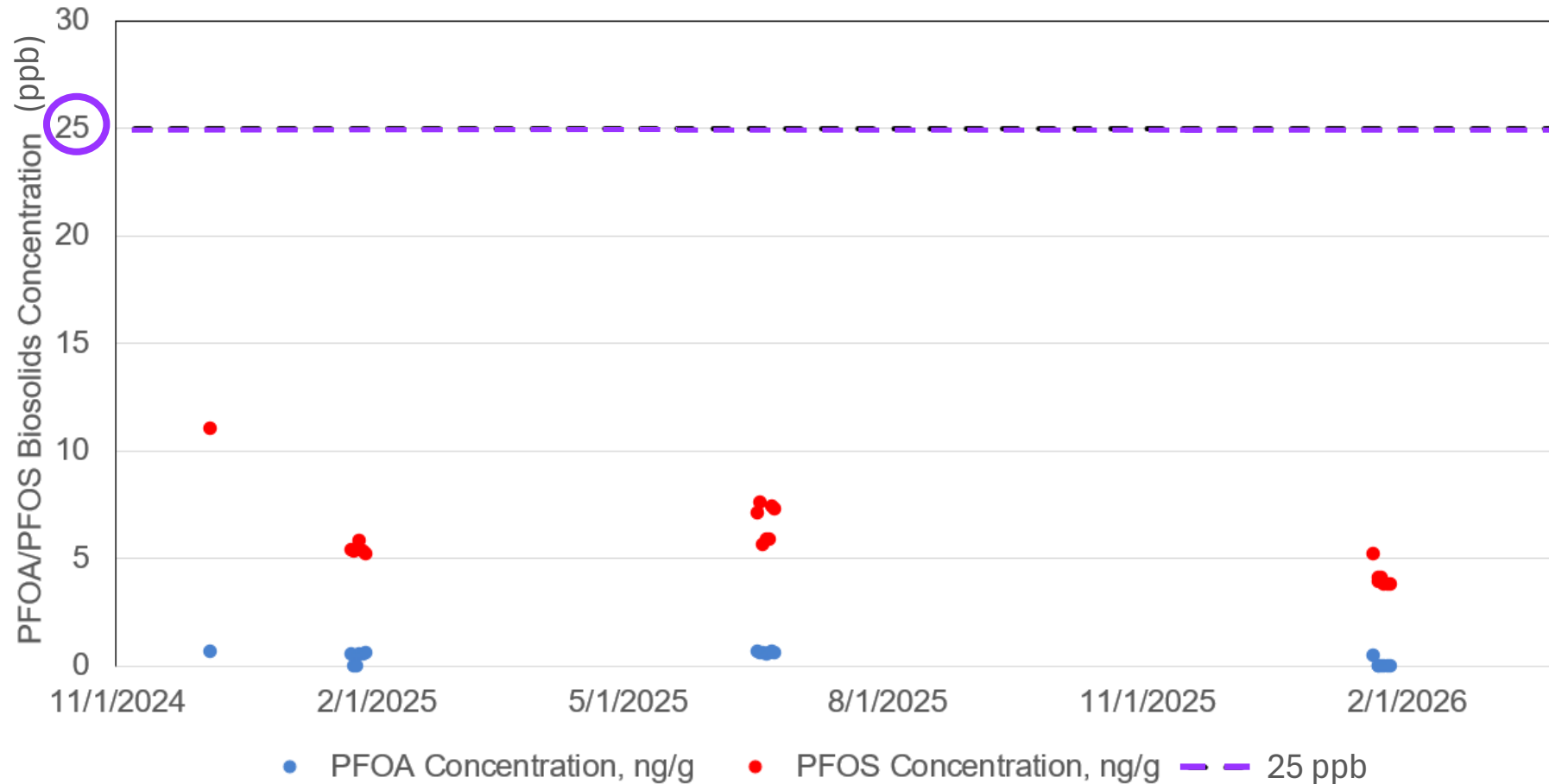
- *RWSA must collect monthly samples for one year and report the results to DEQ*
- *If PFOA or PFOS exceeds 50 ppb, cannot be land applied, marketed or distributed.*
- *If PFOA or PFOS exceeds 25 but is less than 50 ppb, can be land applied, marketed or distributed at a reduced rate (3 dry tons/per acre).*

** RWSA biosolids are hauled almost daily to a compost facility in Waverly, VA.*



Biosolids at MCAWRRF

PFAS Levels in MC Biosolids Do Not Exceed DEQ Regulation



Industrial Waste Pretreatment Program

- Protect the sewer system and the processes in the wastewater treatment plants by having discharge limits
- Required by Environmental Protection Agency, Virginia Department of Environmental Quality, and RWSA Sewer Regulations



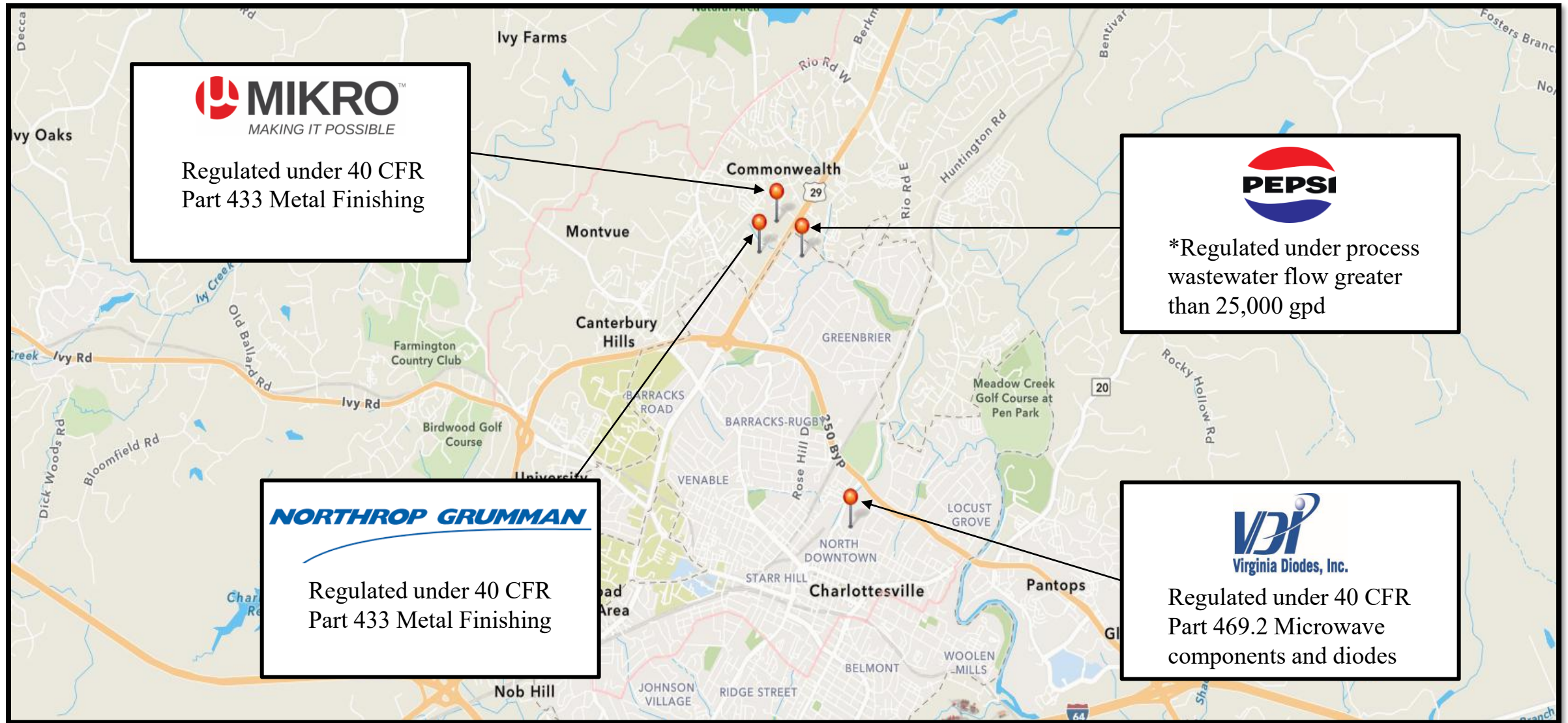
What is a Significant Industrial User?

- Industries who:

- Are subject to federal categorical **Pretreatment Standards**
- Discharge $\geq 25,000$ gpd of processed wastewater to the Public Owned Treatment Works (RWSA)
- Contributes **5% or more** of the treatment plant's dry-weather hydraulic or organic loading capacity.
- Are identified by RWSA as having the potential to:
 - Adversely affect treatment plant operations
 - Violate pretreatment requirements
 - Cause pollutant pass-through or sludge contamination
 - Endanger collection or treatment system personnel



Current Permitted SIU's



* Pepsi sewer flows as of 4/28/26 are average 15,000 gpd, therefore they no longer meet the criteria to be a SIU. 11

MC Capacity Evaluation

- Recent evaluation determined hydraulic and untreated organic loadings from future industry (*AstraZeneca*) to be substantial
 - Estimated **500,000** gpd of process wastewater
 - BOD₅ (Biochemical Oxygen Demand) loading equal to **17%** of current load or **20,000** people
 - Phosphorus loading equal to **67%** of current load or **86,000** people
 - Nitrogen loading equal to **11%** of current load or **14,000** people
- On-site pretreatment will be required to reduce the impact on our treatment facilities.



Primary Clarifier at MCAWRRF

The additional BOD₅ loading would exceed the threshold to begin design and construction on a MC capacity expansion project.

MC Expansion Project

Projected Timeline:

2040–2045

Major Improvements:

- Construction of two new aeration basins
- Relocation of digesters and solids handling facilities
- Conversion from gravity sludge thickening to mechanical thickening
- Relocation of biogas facilities
- Increase capacity from 15 to 17.5 mgd

Estimated Cost:

\$240 million



Sewer Use Regulations Update

- Authorized by the “Four Party Agreement”, 1973
- Govern all who discharge to the sewer system, both domestic and industrial
- Updates include:
 - *PFAS reporting as part of SIU application process*
 - *Revised Local Limits to include new, and in some cases, more stringent allowable daily pollutant concentrations*



Outfall to Moores Creek

Moores Creek Advanced Resource Recovery Facility

VDEQ Permit Allocations for Nutrients

Nutrient discharges at the Moores Creek AWWRF were as follows for May 2026.

<i>State Annual Allocation (lb./yr.) Permit</i>		<i>Average Monthly Allocation (lb./mo.) *</i>	<i>Moores Creek Discharge May (lb./mo.)</i>	<i>Performance as % of monthly average Allocation*</i>	<i>Year to Date Performance as % of annual allocation</i>
Nitrogen	282,994	23,583	6,927	29%	17%
Phosphorous	19,637	1,636	210	13%	5%

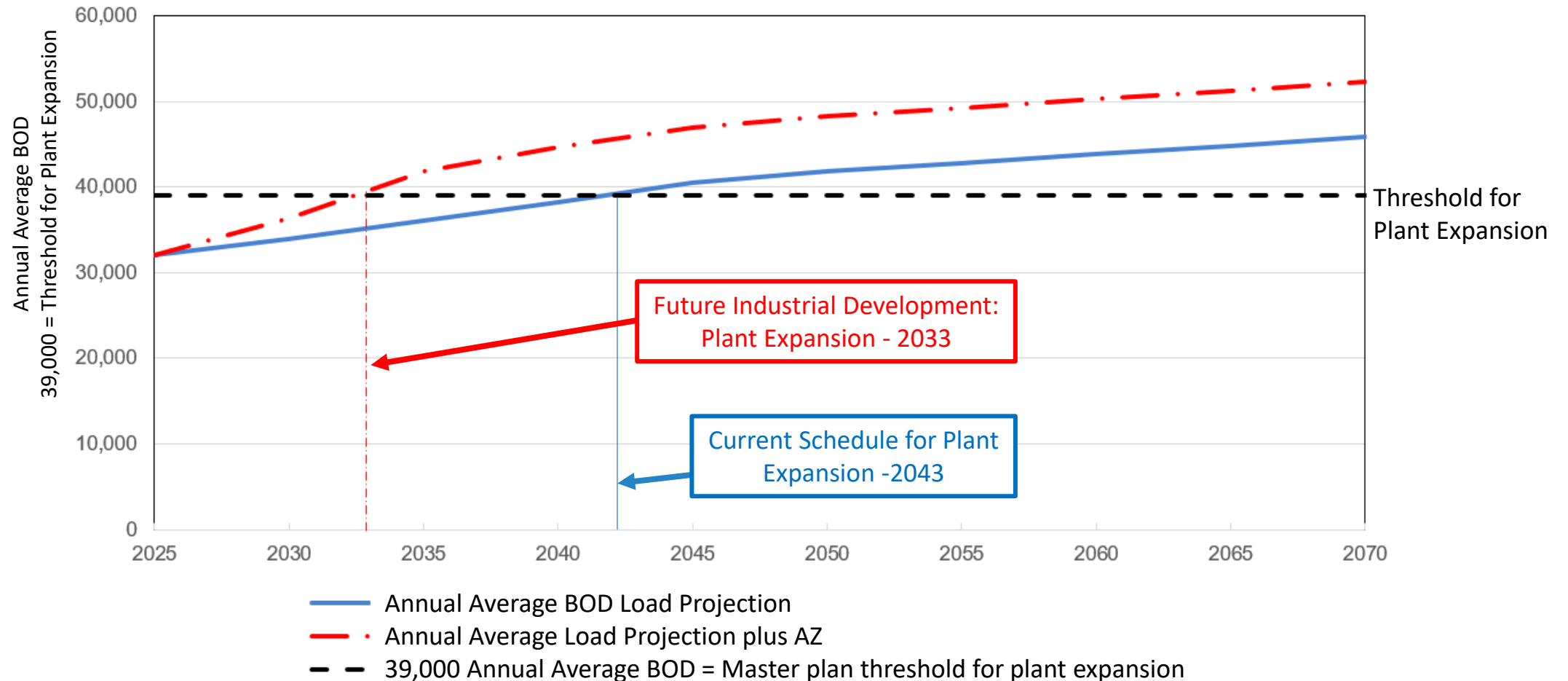
*State allocations are expressed as annual amounts. One-twelfth of that allocation is an internal monthly benchmark for comparative purposes only.

Local Limits Updated

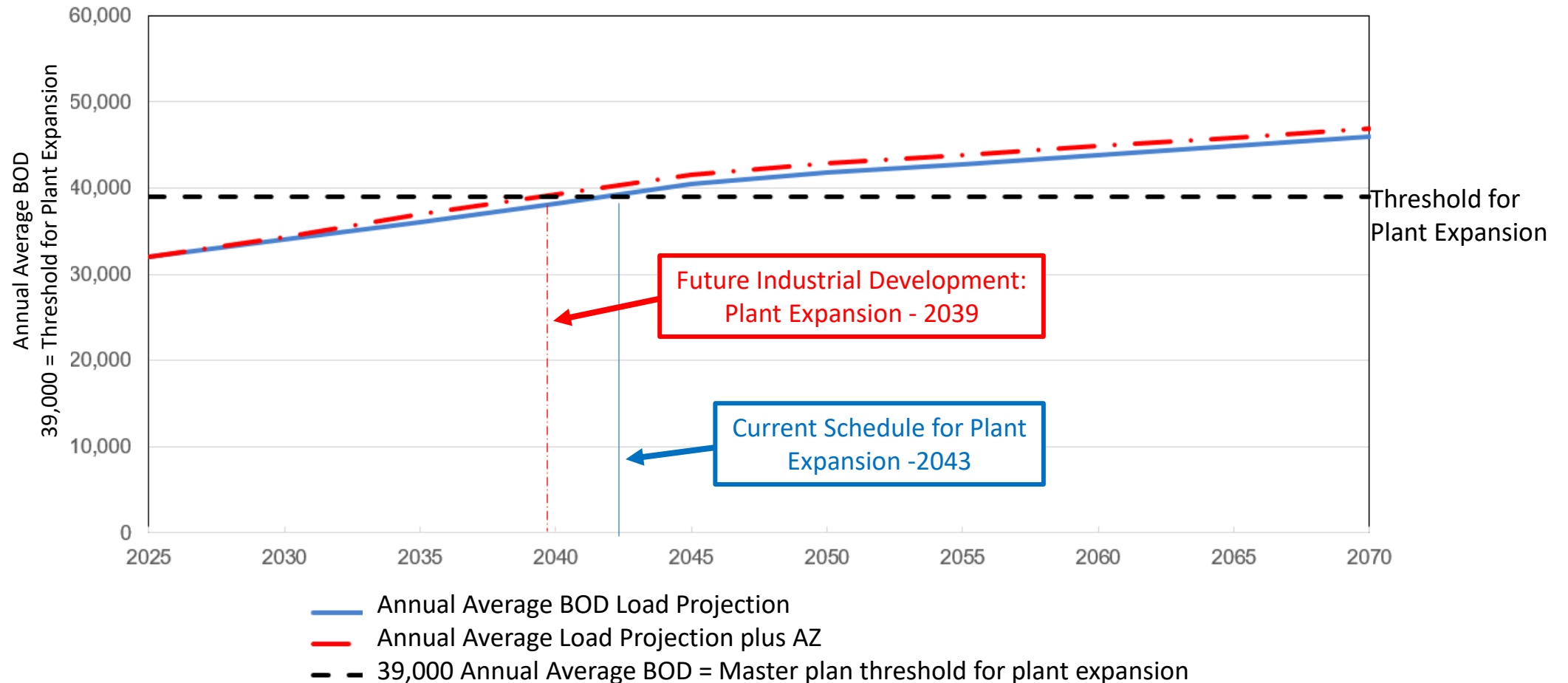
- Daily Limits lowered for metals: copper, cyanide, lead, nickel, silver, zinc
 - Daily Limits lowered for BOD and Suspended Solids
 - ****New Local Limits for:**
 - PFOA: **20 ng/L**
 - PFOS: **20 ng/L**
- And for Nutrients**
- Phosphorous: **4.0 mg/L**
 - Nitrogen: **60 mg/L**

Parameter	Current Limit Daily Average (mg/L)	Proposed Limit Daily Average (mg/L)
Arsenic	0.05	0.05
Boron	1.0	1.0
Cadmium	0.02	0.02
Chromium (total)	1.0	1.0
Copper	1.0	0.2
Cyanide	0.02	0.01
Iron	50	50
Lead	0.1	0.05
Mercury	0.02	0.02
Nickel	1.0	0.05
Phenols	0.2	0.2
Selenium	0.2	0.02
Silver	0.1	0.004
Zinc	1.0	0.72
PFOA	None	20 ng/L**
PFOS	None	20 ng/L**
Oil & Grease	100	100
pH	>6.0 & <9.0	>6.0 & <9.0
BODs	500	80
Suspended Solids	500	80
Total Phosphorous	None	4**
Total Nitrogen	None	60**

Moore's Creek Load Based Capacity Expansion Project Timing with Pretreatment to Current Local Limits



Moore's Creek Load Based Capacity Expansion Project Timing with Pretreatment to Proposed Local Limits



Summary

- In 2026, RWSA must identify and report industrial users required to comply with wastewater collection system monitoring regulations for PFAS
- In 2027, RWSA must test biosolids for PFAS and expects to be compliant with new regulations
- RWSA may require on-site pretreatment of discharges by major development projects to maintain compliance with our DEQ discharge permit and our schedule for a MC plant expansion
- Staff will update our Sewer Regulations and include more stringent Local Limits on discharges to our wastewater system.





Moores Creek AWRRF

Questions?