



**RWSA BOARD OF DIRECTORS**  
**Minutes of Regular Meeting**  
**June 23, 2026**

A regular meeting of the Rivanna Water and Sewer Authority (RWSA) Board of Directors was held on June 23, 2026 at 2:17 p.m. at the Albemarle County Service Authority, 168 Spotnap Road, Charlottesville, VA 22911.

**Board Members Present:** Mike Gaffney, Jeff Richardson, Sam Sanders, Lauren Hildebrand, Quin Lunsford, Ann Mallek.

**Board Members Absent:** Lloyd Snook.

**Rivanna Staff Present:** Bill Mawyer, Lonnie Wood, Leah Beard, Daniel Campbell, Westley Kern, Jacob Woodson, Brian Haney, Bethany Houchens, Steve Minnis, Sr., Victoria Fort, Jeff Southworth, Jon Williams, Patricia Defibaugh, Thomas Barger, Owen Balino, Sofia Beard, Jared Morris, Scotlynn Winsheimer, Deborah Anama.

**Attorney(s) Present** Valerie Long

***1. CALL TO ORDER***

Mr. Gaffney convened the June 23, 2026, regular meeting of the Board of Directors of the Rivanna Water and Sewer Authority at 2:17 p.m.

***2. AGENDA APPROVAL***

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

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

**Ms. Mallek moved that the Board of Directors adopt the minutes of the May 26, 2026 meeting, as presented. Ms. Hildebrand seconded the motion, which carried unanimously (6-0). (Mr. Snook was absent)**

***4. RECOGNITIONS***

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

Mr. Gaffney read the Resolution of Appreciation for Patricia Defibaugh into the record.

***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*

**Ms. Mallek moved that the Board of Directors adopt the Resolution of Appreciation for Patricia Defibaugh. Ms. Hildebrand seconded the motion, which carried unanimously (6-0). (Mr. Snook was absent)**

Mr. Mawyer asked what the most interesting thing Ms. Defibaugh experienced during her tenure.

Ms. Defibaugh stated the most interesting thing she experienced was when they became the first in Virginia to be certified in the new total nitrogen analysis method. She thanked all the people she had worked with, both present and past.

## 5. EXECUTIVE DIRECTOR'S REPORT

Mr. Mawyer stated that Employee Development was a strategic plan goal, and Thomas Barger was recently promoted to Assistant Water Department Manager. He stated that Mr. Barger had worked with the Authority for eight years.

Mr. Barger stated he had been fortunate enough to spend his entire water utility career with Rivanna, and he looked forward to continuing the partnership.

Mr. Mawyer recognized David Jeffries, who received his Commercial Driver License.

65 Mr. Mawyer stated that June 30 was Drinking Water and Wastewater Professionals Appreciation  
66 Day, where they appreciate all the staff who helped produced 3.4 billion gallons of drinking  
67 water per year for our community.

68 Mr. Mawyer stated he wanted to follow up on the success of the Authority's Succession  
69 Management Plan. He stated that two years ago, the Board approved a new Deputy position, and  
70 our Director of Operations, David Tungate, was promoted to Deputy after a competitive  
71 selection process. Later, our Water Department Manager, Daniel Campbell, was promoted to  
72 Director of Operations. Then, our Assistant Water Department Manager, Brad Puffenbarger,  
73 was promoted to Water Department Manager. Now our Water Supervisor, Thomas Barger, has  
74 been promoted to be the Assistant Water Department Manager. He stated that this ripple of  
75 promotions was created by the Succession Management Plan envisioned by the Board and  
76 implemented by staff. He stated that similarly, Madison Kelly was promoted from Chemist to  
77 Laboratory Manager after Ms. Defibaugh's retirement. He stated it showed they were preparing  
78 staff to move up through the organization.

79 Mr. Mawyer stated he wanted to welcome this year's intern staff.

80 Sofia Beard, Water Operator intern, stated this was her third summer working for the Authority.  
81 She stated that she attended Catawba College, and she was majoring in biochemistry. She stated  
82 she was part of the Women in Chemistry Honor Society, and she attended a convention in  
83 California.

84 Owen Balino, IT/SCADA Technician intern, stated he attended Virginia Tech to study computer  
85 engineering. He stated he had several opportunities to be involved, and he was grateful for the  
86 experience.

87 Scotlynn Winsheimer, Lab Chemist intern, stated she attended Longwood University to major in  
88 chemistry. She stated that the internship had been engaging and educational. She stated she had  
89 grown as a chemist and a professional.

90 Jared Morris, Safety Administration intern, stated he attended PVCC, and he was now a senior at  
91 Longwood University. He stated he was majoring in Business Administration.

92 Mr. Mawyer stated they had a strategic plan priority for Communication and Collaboration. He  
93 stated they recently met with the Crozet Community Advisory Committee, and two of the  
94 management staff gave presentations about the projects in the area. He stated Wesley Kern,  
95 Communication and Outreach Coordinator, provided a presentation to the Kiwanis Club about  
96 RWSA projects across the County and City. Mr. Mawyer stated that they provided a tour of the  
97 Crozet Water Treatment Plant for students from the Starr Hill Pathways Program.

98 Mr. Mawyer stated that construction of the administration building renovation and addition was  
99 making progress. He stated that installation of the Central Waterline from Jefferson Park Avenue  
100 along Cherry Avenue was underway. He stated that work would focus on completion of the pipe  
101 in front of 2 schools on Cherry Avenue over the summer.

102 Mr. Mawyer stated that the Rivanna to Ragged pipe and pump station project was moving along,  
103 including completion of the permanganate storage building. He stated the new pump station

104 would be installed on the bank of the South Rivanna reservoir. He stated that there would be  
105 buoys in the water to keep boaters away from the underwater pump station intake structures and  
106 the dam. He stated the contractor was working vigorously on Woodburn Road to install piping  
107 from Rivanna to Ragged reservoirs, and a second crew would be starting in the Colthurst  
108 neighborhood next month.

109 He stated the Ragged Mountain to Observatory pipeline and pump station continued to make  
110 progress including the new pump station was located on Reservoir Road on property purchased  
111 from the UVA Foundation.

112 Mr. Mawyer stated that Environmental Stewardship and drought were frequent topics recently.  
113 He stated that the face of the South Rivanna dam was wet and spilling, and the recent rain would  
114 improve conditions for a short period. He stated that according to data from the VDEQ on June  
115 23, precipitation assessments for our region improved from an *emergency* to a *warning* level, the  
116 reservoirs assessment remained at a normal level, and stream flow assessment declined from a  
117 *watch* to a *warning* status.

118 Mr. Mawyer stated that they had three OASIS model runs, one from April, May, and June, and  
119 they had not yet met the trigger level to enter a drought stage. He stated the trigger level was a  
120 20% or greater chance that the storage level of the urban reservoirs would be 80% or lower  
121 within the next 12 weeks. He stated they were currently at 13%, in May it was 12%, and in April,  
122 it was 5%. He stated the change from April to May was partly associated with lower annual rain  
123 levels historically received in May.

124 Mr. Mawyer stated that the *warning* stage was a 10% or greater chance of reservoir storage  
125 reaching 70% capacity within 10 weeks. He stated the *emergency* stage was a 5% or greater  
126 chance of reservoir capacity reaching 60% capacity within 8 weeks. He stated the OASIS model  
127 used precipitation data for the last 100-years to aid in predictions.

128 Mr. Mawyer stated that the drought management plan included a more practical drought trigger  
129 that as long as the South Rivanna Reservoir was spilling, they were not in a drought condition.  
130 He stated that if the water level was one foot below the top of the dam, they would enter a *watch*  
131 status and start voluntary water conservation. He stated that if the water level dropped to two  
132 feet, they would enter a *warning* stage with mandatory water restrictions. He stated that if the  
133 water level was four feet below the dam, they would enter an *emergency* status.

134 Mr. Gaffney asked if they could run the OASIS model more often.

135 Mr. Mawyer stated they could, but there was a cost to run the model, so they limited the number  
136 of times they did so. He stated it was recommended to wait two to four weeks between model  
137 runs.

138 Ms. Mallek stated they should consider using only 25 years of data instead of 100 years, due to  
139 the changes in rainfall patterns. She stated that the western half of the County was dry, and they  
140 had to address groundwater usage. She stated that it took many months to effectively educate the  
141 public on water usage and to get them to change their behavior. She stated that they could not  
142 wait until they were dropping three feet a day.

143 **6. ITEMS FROM THE PUBLIC**

144 Dede Smith, a resident of Charlottesville, stated she would request that the presentation for the  
145 Mount Salem public hearing be as complete as possible with details. She stated these should  
146 include communications with the State Department of Historic Resources and details about  
147 where the pipe would be located. She stated this may answer many questions from the public.

148 **7. RESPONSES TO PUBLIC COMMENTS**

149 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 Award Professional Engineering Services Term Agreement for Dam*  
160 *Engineering Consulting Services (RFP# 26-03) – Schnabel Engineering, LLC, Hazen and*  
161 *Sawyer, GEI Consultants, Inc.*

162 *j. Approval of Professional Engineering Services Authorization – Airport Road Water*  
163 *Storage Tanks and Pumps – Short Elliot Henderickson, Inc.*

164 *k. Approval of the Resolution of Official Intent to Reimburse Expenditures with Proceeds of*  
165 *a Borrowing – CIP Funding*

166 Mr. Lunsford asked for clarification about some CIP projects related to RSWA.

167 Mr. Mawyer stated that they supported RSWA construction projects with a project engineer and  
168 inspector. RSWA reimburses RWSA for those services. He stated that there were almost 50  
169 projects included in the CIP report, while in the past, they typically only had about 25. He stated  
170 the CIP report reflected the substantial workload being managed by Engineering Department  
171 staff.

172 **Ms. Mallek moved that the Board of Directors approve the Consent Agenda. Ms.**  
173 **Hildebrand seconded the motion, which carried unanimously (6-0).(Mr. Snook was absent)**

174 **9. OTHER BUSINESS**

175 *a. Presentation, Public Hearing, and Consider Vote to Approve Uncontested Condemnation*  
176 *of Water Line Easement for Beaver Creek Pump Station and Water Line Project*

177 Victoria Fort, P.E. Senior Civil Engineer, provided the staff presentation. She stated staff  
178 recommended that the Authority proceed with acquisition of the property. She stated the existing  
179 raw water pump station at Beaver Creek was constructed in 1964 and was located below the  
180 dam. She stated increased raw water pumping needs, dam safety upgrades, and new minimum in-  
181 stream flow requirements necessitated moving the pump station away from its current location.

182 Ms. Fort stated the new pump station would be constructed west of the dam on the bank of the  
183 reservoir. She stated a new raw water main would then be installed from this new pump station  
184 to the Crozet water treatment plant, which required temporary and permanent construction  
185 easements on private property and within prescriptive road right-of-way.

186 Ms. Fort stated there was a note that an archaeological study would be completed to ensure that  
187 no graves would be disturbed. She stated she would address that concern when she talked about  
188 the Mount Salem Church property. She stated the new raw water main would replace the existing  
189 12-inch asbestos concrete main, which was installed in 1964 with the original dam construction.

190 Ms. Fort stated the project required easements on 24 properties. She stated that 21 of them had  
191 been signed and recorded. She stated there were two that had been signed and were waiting  
192 execution of trustee documents, which were for Mountain Plain Baptist Church. She stated the  
193 water line would follow Browns Gap Turnpike and then jump over to Old Three Notch Road.

194 Ms. Fort stated that at the Mount Salem property, the water line would cut across the corner at  
195 the intersection of Old Three Notch'd and Three Notch'd Roads, and then continue along Three  
196 Notch'd Road to the Crozet Water Treatment Plant. She stated the very last property that was  
197 remaining at this point was Mount Salem Baptist Church located at 4529 Three Notch'd Road.  
198 She stated that to date, they had been unable to determine who with the Church had authority to  
199 convey title to the parcel.

200 Ms. Fort stated our consultant, ERM & Associates, conducted negotiations with Mount Salem  
201 starting in August 2025, continuing through to February 2026, where they realized they could not  
202 determine that the contacts for the property had documentation of any authority to convey title.  
203 She stated all parties agreed that friendly condemnation would be the most expedient means of  
204 moving forward with obtaining these easements. She stated in correspondence with the church  
205 representatives that they had located, they noted they would not contest this approach. She noted  
206 that the diagonal hatching on the plan was the permanent waterline easement, which was located  
207 primarily within the prescriptive right-of-way along Old Three Notch'd Road. She stated the  
208 corner with a different hatching was related to temporary construction easements, and the  
209 estimated value of the permanent and temporary easements was \$1,261.

210 Ms. Fort stated there were no existing easements on the site. She stated the existing raw water  
211 main ran along the north side of the road, and the new line would run along the south side. She  
212 stated the existing raw water main needed to remain in service until the new main went in place  
213 so they would have uninterrupted water treatment for the Crozet community throughout

214 construction. She stated they had obtained temporary construction easements throughout the  
215 whole corridor so they could abandon the existing main in place.

216 Ms. Fort stated they were cutting across the corner to minimize impacts to traffic in Three  
217 Notch'd Road. They opted to bore under the road and do trenchless excavation. She stated the  
218 bore pit location was located on the corner, and the receiving pit was on the south side of Three  
219 Notch'd Road. She stated VDOT typically wanted them crossing the road perpendicular to  
220 minimize the length of that crossing in the road.

221 Ms. Fort stated there was a known cemetery on the Mount Salem property. She stated they  
222 received several comments from the public prior to this meeting, noting that it was on the  
223 Department of Historical Resources registry. She stated all the known grave sites were generally  
224 east and south of the church building, but they did note that there was the potential that there  
225 could be unmarked grave sites closer to the roadway.

226 Ms. Fort stated they conducted a phase one cultural resources survey, or archaeological study, in  
227 2022. She stated it consisted of a pedestrian survey of the corridor and a shovel test. She stated  
228 the study was conducted by Dovetail Cultural Resources Group, and it returned no findings. She  
229 stated they had decided to do a more detailed archaeological analysis of the section near the  
230 church.

231 Ms. Mallek stated there were a lot of large trees at the edge of the road. She asked whether  
232 construction would encroach on the area off the asphalt.

233 Ms. Fort stated it was possible that some of the excavation could, but they would protect  
234 whatever trees they could along the corridor. She stated the pipe itself would be placed in the  
235 road.

236 Ms. Mallek stated that the supervisor should ensure the construction crews were doing their job  
237 and being accurate with the equipment since the easement description appeared to be outside the  
238 asphalt of the road.

239 Ms. Fort stated the pipe and easement were within the prescriptive right-of-way, which extended  
240 onto the property.

241 Ms. Fort stated she wanted to talk quickly about how they valued the easement. She stated they  
242 used a standard formula which looked initially at the tax assessment and the value of the property  
243 itself, not the improvements on the property. She stated then they took the cost per square foot  
244 and multiplied that by the area of waterline easement, waterline easement within prescriptive  
245 right-of-way, the temporary construction easement, and then the temporary construction  
246 easement within right-of-way. She stated compensation was based on a percentage of the land  
247 value for each of those areas.

248 Ms. Fort stated that resulted in a valuation of \$1,261. She stated they subsequently had the  
249 property appraised by Robert Elliott Jr., and that came out to a slightly lower value, so they went  
250 with the higher of the two values.

251 Ms. Fort stated since the last meeting, they mailed bona fide offer letters, which had a summary  
252 of the deed of easement, the compensation agreement, the easement valuation, the appraisal, title  
253 search, and several other documents. She stated those were sent to known church contacts. She  
254 stated they had some coordination with Ms. Mallek to make sure that they were talking to the  
255 right people and that they had the same points of contact.

256 Ms. Fort stated they advertised in the June issue of the Crozet Gazette, notifying the community  
257 of this public hearing and requested any additional information about current church trustees.  
258 She stated they advertised twice in the Charlottesville Daily Progress, notifying the public of this  
259 upcoming public hearing.

260 Ms. Fort stated they conducted a phase one cultural resources survey with Dovetail Cultural  
261 Resources Group. She stated they would have to engage them to determine an appropriate level  
262 of exploratory work to determine whether they could proceed with the easements at this location.  
263 She stated they felt confident with being able to move forward given the fact that the pipe would  
264 be in the road and that there were disturbed areas around the road.

265 Ms. Mallek asked who would conduct the survey.

266 Ms. Fort stated they would discuss with the previous firm they worked with to see if they had the  
267 appropriate level of expertise. She stated that DHR also offered to source an appropriate firm.

268 Valerie Long, Williams Mullen and counsel to the Authority, stated that Patrick Dorsey was also  
269 present, who had led the legal effort to ensure all appropriate steps were taken. She stated this  
270 included identifying additional trustees of the church or others who might have the authority to  
271 receive the compensation and convey the easement rights. She thanked Ms. Mallek for her local  
272 knowledge of the area.

273 Ms. Long stated in response to comments they had received about the concern for the potential  
274 existence of unmarked graves in the marked bore area, the Authority had decided to conduct a  
275 second archaeological analysis. She stated that if the analysis located any materials or remains,  
276 they would be required to take certain steps regardless of the type of material found, and  
277 construction would be halted.

278 Ms. Long stated they wanted to provide the Board the opportunity to approve the authorization to  
279 move forward with an uncontested eminent domain process. She stated the certificate of take  
280 would not be filed until the archaeological study was completed. She stated this would prevent  
281 any construction until the study was completed.

282 Ms. Mallek asked whether the archaeological study would be conducted along the entire corridor  
283 or if it would be limited to the bore site.

284 Ms. Fort stated they would consult with the appropriate experts to determine the scope of the  
285 study. She stated they would conduct a study along the full length of the easement on the  
286 property.

287 Mr. Gaffney asked how wide and deep the excavation was expected to be.

288 Ms. Fort stated that a 12-inch main typically had a couple of feet on each side of the pipe, and  
289 was 4 feet deep. She stated that they could talk with the contractor about using shoring methods  
290 that minimized the width of the trench. She estimated about five to six feet in width.

291 Ms. Fort stated that to put in the pipe bedding and get the equipment around the pipe, they would  
292 have to have equipment and personnel within the easement. She stated this is why she requested  
293 a 20-foot wide easement for a 12-inch water main. She stated that was their standard. She stated  
294 they could take reasonable efforts to minimize the trench width and minimize the disturbance.  
295 She stated the goal was to not reroute traffic along the corridor.

296 Ms. Mallek stated rerouting the traffic was something that neighbors in the area were very  
297 familiar with and very accommodating. She stated if it meant that the pipe could go into the road  
298 two or three feet, that would improve success as they would not have to deal with the bank or  
299 tree roots. She stated that going three feet off the pavement was going to mean that they would  
300 have to take out trees. She stated that it would be better in the long run if they rerouted traffic.  
301 She stated that taking down trees also impacted property values.

302 Ms. Fort stated they could investigate small shifts in the alignment within the proposed  
303 easement. She stated they did not want to shift too much, as this could impose challenges with  
304 working space.

305 Ms. Mallek stated they had closed roads effectively before, sometimes at VDOT's suggestion.

306 Ms. Long stated the Board had a copy of the proposed revised resolution. She stated there were  
307 revisions shown in red, and they began on page three. She stated a new paragraph was added,  
308 stating, "whereas the Authority was aware of the possibility that the property may contain  
309 unmarked graves and wishes to ensure that construction does not interfere with any unmarked  
310 graves present on the property." She stated that under the authorization terms, a new second  
311 paragraph was added, reading, "the executive director of the Authority or designee was  
312 authorized and directed to commission an archaeological survey of the property to determine  
313 whether any unmarked graves would be effected by the project or easement before proceeding  
314 with condemnation of the easements." She stated paragraph three, formerly two, included a new  
315 clause at the beginning, reading, "unless the archaeological survey reveals unmarked graves".  
316 She stated there were similar insertions in paragraph eight and paragraph 11.

317 Mr. Gaffney opened the public hearing. He read the rules for public comment.

318 Dede Smith, Charlottesville, stated she was not opposed to the pipeline, but she stated it was  
319 dependent on how it was installed. She stated she had worked with a dozen Black rural churches  
320 and their cemeteries over the past five or six years, connecting them with the Department of  
321 Historic Resources, who had money to help maintain them.

322 Ms. Smith stated she knew a lot about these cemeteries, including who was buried there by  
323 documentation. She stated that at least half of the graves of documented burials were unmarked.  
324 She stated they should not assume the road had always been in its current location, and the  
325 church was built in 1893. She stated that 140 years was a long time for the road to change, in  
326 which case, there could be remains under the road. She stated that it was a felony to disturb  
327 human remains. She stated she suggested a new contract where it stipulated that construction

328 would stop if they found human remains. She stated the contract should also include that no  
329 materials or equipment be put on the grave site.

330 Ms. Smith stated she had seen fieldstones marking graves close to roads and disturbing them was  
331 a misdemeanor. She stated she had created a coalition of Black rural churches for exactly this  
332 reason. She stated these churches were all originally 19th century congregations. She stated  
333 many failed to update their trustees or to maintain them. She stated that oftentimes a church did  
334 not remain closed, and a new congregation could move in. She stated that the churches held a lot  
335 of history and community. She stated she appreciated the additional archaeological survey, and  
336 she encouraged the Authority to work with Joanna Green.

337 Jody Lahendro, Crozet, stated that until five years ago, he was the historic preservation architect  
338 at the University of Virginia. He stated for the past five years, he had been providing pro bono  
339 services to small nonprofits looking to preserve historic Black sites, churches, and schools in the  
340 central Virginia area. He stated being in Crozet, he recently gave a talk about the historic  
341 preservation of Black churches in the Crozet area. He stated he had been working with Piedmont  
342 Baptist Church, Mount Olivet, and had talked to someone about getting a tour of Mount Salem.

343 Mr. Lahendro stated he had gotten familiar with the Black community in the Crozet area and had  
344 been helping them with their facilities. He stated he was in the crawl space of Middle Oak  
345 Baptist Church until about two hours ago. He stated he was the preservation architect project  
346 manager for the expansion of the University Cemetery in 2012. He stated he did a level one  
347 archaeological survey conducted by Rivanna Archaeological Services.

348 Mr. Lahendro stated they found nothing in the area that they were planning to put the cemetery  
349 expansion. He stated that when they started construction, they had archaeological services  
350 following behind the construction to make sure. He stated they found 67 unknown grave sites for  
351 Black people. He stated the only way they could find them was by stripping away the surface and  
352 looking at stains of the grave shafts. He stated they should make sure to use an archaeological  
353 service that was experienced.

354 Neil Williamson, Free Enterprise Forum, stated as a property rights organization, they believed  
355 strongly in property rights. He stated however, in this case, it seemed like an elegant solution to  
356 what was a sticky wicket. He stated he was all for any and all studies that protected the work and  
357 protected heritage. He stated he believed that they had been well represented in protecting the  
358 interests of the church and properly valuing the property.

359 Mr. Gaffney closed the public hearing.

360 **Ms. Mallek moved that the Board of Directors approve the Resolution, with the changes as**  
361 **proposed. Ms. Hildebrand seconded the motion, which carried unanimously (6-0).(Mr.**  
362 **Snook was absent)**

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, stated he was there to review the administration building renovation and addition project. He stated they had concrete poured on all three floors of the addition, and HVAC work had started on the first floor. Metal framing had started on the third floor of the existing building, and electric conduit was being run through the second floor of the existing building.

Mr. White stated they had to demolish all exterior walls of the existing building. He stated an issue arose when the contractor opened the interior wall finishes and noticed there was an issue with the brick wall. He stated an engineer evaluated the brick wall cavities, highlighting several issues. He stated the first was related to inadequate structural stability with multiple bolts missing from structural steel connections.

Mr. White stated there were inadequate metal brick ties, and spacing limits were exceeded across the structure. He stated that some walls only had one brick tie. He stated that brick ties were also no longer approved for commercial use. He stated there were also inconsistent air gaps between the brick and insulation, which enabled higher moisture penetration and less efficient insulation.

Mr. White stated they issued a change order to Martin Horn to correct all the issues with a cost of \$2.26 million. He stated this would replace exterior brick walls and metal panels. He stated that the only part of the original building that would remain would be the floor, the roof, and the steel beams. He stated that windows and exterior doors would also be replaced.

Mr. White stated they had selected a contractor, Gropen, through a competitive cooperative agreement to build educational exhibits. He stated the total cost would be \$700,000, which was already incorporated into the budget.

Ms. Mallek asked if they would recycle the brick.

Mr. White stated they did not.

**Ms. Mallek moved that the Board of Directors adopt the Resolution. Mr. Sanders seconded the motion, which carried unanimously (6-0). (Mr. Snook was absent)**

c. *Industrial Wastewater Regulations Update*

Daniel Campbell, Director of Operations and Environmental Services, stated they would review the updates to the industrial wastewater regulations. He stated that PFAS chemicals were synthetic compounds, and there were thousands of varieties. He stated that they would focus on PFOA and PFOS. He stated they were seeing the first instances of PFAS regulations for wastewater from the state.

Mr. Campbell stated that the first regulation was related to PFAS discharge monitoring in the wastewater collection system. He stated that this included quarterly discharge monitoring for certain industrial users for one year, starting July 1, 2026. He stated that within one month, DEQ

400 had tasked the Authority with sending letters to identified industrial users and to report the initial  
401 list of identified industries to DEQ. He stated they had collaborated with the City and ACSA to  
402 identify industrial users, and they were currently working on drafting the list and notification  
403 letters.

404 Mr. Campbell stated that in terms of the testing, they were unsure whether this was going to be  
405 Q4 2026 to see the first results or whether it was going to be Q1 2027. He stated DEQ was also  
406 figuring out the process as they went along. He stated the legislation specified the type of  
407 industrial users, including electroplating or metal finishing, semiconductor and circuit board  
408 manufacturing, paper or package manufacturing, textile mills, tanneries, leather, fabric, and  
409 carpet treaters, centralized waste treatment industrial facilities, industrial laundries, airport, air  
410 bases, air stations, fire training or landfills, and any industry they had a reasonable basis to  
411 suspect to be a source of PFAS.

412 Mr. Campbell stated they proposed an industrial local limit of 20 nanograms per liter for PFOA  
413 and PFOS contaminants. He stated they had PFAS data back to 2020, and the measured  
414 concentrations were consistently below the 20 nanograms per liter limit.

415 Mr. Mawyer asked how they determined the 20 nanogram limit.

416 Mr. Campbell stated it pertained to the biosolids legislation and regulations. He stated they had  
417 to derive some of the figures from the biosolids legislation.

418 Mr. Mawyer asked if the 20 nanogram threshold was a state standard.

419 Mr. Campbell stated that was correct. He stated the industrial local limits had been reviewed  
420 multiple times, but they were last updated in 1995. He stated they would discuss PFAS  
421 concentrations in wastewater biosolids. He stated it was also important to note that the industrial  
422 local limits applied to industrial customers, not domestic customers. He stated the next piece of  
423 legislation also came from the state, and it would go into effect on January 1, 2027. He stated it  
424 specifically focused on land application of biosolids and PFAS concentrations. He stated there  
425 were a couple of pieces that went into this legislation including notifying landowners. He stated  
426 that the Authority was more focused on the concentration of PFAS in the biosolids.

427 Mr. Campbell stated they had developed a tiered regulation for concentrations. He stated the  
428 Authority contracted with McGill Environmental to process the biosolids into compost, and this  
429 would likely fall under the land application regulations. He stated McGill had requested  
430 information about the PFAS concentrations in the biosolids. He stated that if the individual  
431 species of PFOA and PFOS were below 25 parts per billion, then they were in the unrestricted  
432 tier. He stated that if the concentration was above 25 but below 50 parts per billion, then they  
433 were limited to three dry tons per acre that could be land-applied or composted. He stated if the  
434 concentrations exceeded 50 parts per billion, then the biosolids could not be land applied or  
435 distributed.

436 Mr. Campbell stated that for the last two years, the PFOA and PFOS concentrations in biosolids  
437 were well under the unrestricted tier threshold. He stated that in 2029, the regulations would  
438 apply to the combined concentration of both species. He stated that RWSA operated the  
439 industrial waste pre-treatment program to protect the sewer system and processes at the

440 wastewater treatment plants by imposing discharge limits on industrial users. He stated the limits  
441 were required by the EPA, VADEQ, and the local sewer regulations.

442 Mr. Campbell stated they identified significant industrial users through several methods. He  
443 stated the first was to determine whether they were subject to federal categorical standards. He  
444 stated another method was if the average process discharge volume was greater than 25,000  
445 gallons per day. He stated another way was if the user contributed 5% or more of the treatment  
446 plant's dry-weather hydraulic or organic loading capacity. He stated that if the Authority  
447 identified the user as having the potential to adversely impact the treatment plan operations,  
448 violate pre-treatment requirements, cause pollutant pass-through or sludge contamination, or  
449 endanger collection or treatment system personnel, they could be classified as a significant  
450 industrial user.

451 Mr. Campbell stated there were four significant industrial users in the program. He stated Mikro,  
452 Northrop Grumman, and Virginia Diodes were categorical users. He stated that these industries  
453 did not discharge to the collection system, as they contracted to haul their waste. He stated they  
454 had one permitted user based on volume, which was Pepsi. He stated that Pepsi was regulated in  
455 2023, when sewer flows exceeded the threshold. He stated they had recently reviewed the flow  
456 volume and found them to be at 15,000 gallons per day. He stated that they proposed no longer  
457 categorizing Pepsi as a significant industrial user.

458 Mr. Campbell stated they had been doing work to evaluate wastewater treatment capacity of our  
459 facilities at Moores Creek. He stated Jennifer Whitaker, Director of Special Projects, had met  
460 with the County and representatives for AstraZeneca to get an idea of what the process  
461 wastewater would contain. They were expecting 500,000 gallons of wastewater per day. He  
462 stated that the biochemical oxygen demand loading would be equal to about 17% of the plant's  
463 current load. He stated this was equivalent to 20,000 people. He stated the phosphorus loading  
464 was equal to 67% of the current load, or about 86,000 people. He stated the nitrogen loading  
465 would be equal to 11% of the current load, or 14,000 people.

466 Mr. Campbell stated that onsite pretreatment by industries was planned, but they had yet to  
467 determine the scale of pretreatment that was needed. He stated that the current figures would put  
468 Moores Creek over the organic loading threshold, and this would require upgrades to the  
469 treatment plant. He stated when that reached 90% of the organic loading capacity of the plant,  
470 that was what would trigger the plant upgrade.

471 Mr. Campbell stated they were planning for expansion of the treatment facilities at Moores  
472 Creek in the 2040-2045 timeline. He stated that the expansion would include construction of two  
473 aeration basins, the relocation of digesters and solid handling facilities, conversion from gravity  
474 sludge thickening to mechanical thickening, relocating the biogas facilities, and increasing the  
475 plant capacity from 15 mgd to 17.5 mgd. He stated the estimated cost would be \$240 million in  
476 2026 dollars.

477 Mr. Campbell stated that sewer use regulations were authorized by the four-party agreement in  
478 1973. He stated they governed not just industrial users, but also domestic users who discharged  
479 the sewer system. He stated they proposed changes to the sewer regulations to include PFAS

480 reporting as part of the significant industrial user application process. He stated they also wanted  
481 to revise local limits to include more stringent allowable daily pollutant concentrations.

482 Mr. Campbell stated that Moores Creek had a state annual allocation for nutrients. He stated that  
483 they could only discharge a certain number of pounds per year. He stated if they went over the  
484 limits, they would have to purchase nutrient credits.

485 Mr. Campbell stated the updates to the industrial local limits were displayed. He stated that  
486 copper, cyanide, lead, nickel, silver, and zinc were federal standards, but the state could impose  
487 more stringent regulations. He stated that daily limits were lowered for biochemical oxygen  
488 demand and suspended solids. He stated there were new local limits for PFOA and PFOS. He  
489 stated they had to also establish new local limits for phosphorus and nitrogen nutrients. He stated  
490 that the PFOA, PFOS, phosphorus, and nitrogen limits were all new.

491 Mr. Campbell stated if there were no additional industrial development, they would reach the  
492 need for plant expansion around 2043. He stated that if they included plant loading from the  
493 proposed industrial development, they would reach the threshold to expand by 2033.

494 Mr. Campbell stated that this year, they had to identify and report industrial users required to  
495 comply with wastewater collection system monitoring regulations for PFAS. He stated 2027 was  
496 when the monthly PFAS biosolids testing started. He stated they planned to stay in the  
497 unrestricted tier on those. He stated the RWSA may require on-site pretreatment and discharges  
498 by major development to maintain compliance with the discharge permit and the schedule for a  
499 Moores Creek plant expansion. He stated staff would update the sewer regulations to include  
500 more stringent limits on discharges to the wastewater system.

501 Ms. Mallek asked if only high-volume dischargers were regulated under the industrial  
502 pretreatment program.

503 Mr. Mawyer stated that discharge volume was only one of the criteria.

504 Ms. Mallek stated she was concerned because they were still dealing with contaminants from  
505 historical sheet metal manufacturing uses. She stated they needed to take some drastic measures  
506 to not lose the benefit of their allocation from the state. She asked how quickly they could start  
507 testing for contaminants.

508 Mr. Mawyer stated that after they identified the industrial users, they would have 90 days to  
509 conduct samples.

510 Mr. Campbell stated it would be Q4 2026 or Q1 2027.

511 Ms. Mallek stated they needed to determine what industrial users were contributing and what  
512 domestic users were contributing. She stated those kinds of behavioral changes could save  
513 ratepayers a lot of money. She asked if there were any restrictions on users who contributed less  
514 than 25,000 gallons per day.

515 Mr. Campbell stated that if a user discharged less than 25,000 gallons per day and did not meet  
516 any other criteria, they were not permitted as a significant industrial user. He stated that  
517 industrial users were separate from domestic users, such as households or institutions.

518 Mr. Mawyer stated that at this point, they did not have a strong waste program which charged  
519 additional fees for wastewater exceeding a certain nutrient concentration regardless of user  
520 classification. He stated some localities did this, and they could impose one, but it was not  
521 currently implemented.

522 Ms. Hildebrand asked if there was anything else they had to do to extend when they expected to  
523 surpass the plant expansion threshold from 2039.

524 Mr. Mawyer stated that they could impose a surcharge program, charge restaurant users, or even  
525 lower the concentration limits to extend capacity.

526 Ms. Mallek asked if they could regulate hospitals or dining halls.

527 Mr. Mawyer stated those were not industrial users, so they were not required to comply with  
528 current regulations.

529 Ms. Mallek asked for clarification about the 25 and 50 parts per billion concentration thresholds.  
530 She asked if they were related to the drinking water regulations.

531 Mr. Campbell stated those were related to regulations for land application of biosolids.

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

533 There were none.

534 ***11. CLOSED MEETING***

535 There was no need for a closed meeting.

536 ***12. ADJOURNMENT***

537 **Ms. Mallek moved that the Board of Directors adjourn the meeting at 3:59 pm. Mr.**  
538 **Sanders seconded the motion, which carried unanimously (6-0). (Mr. Snook was absent)**

539 Respectfully submitted,

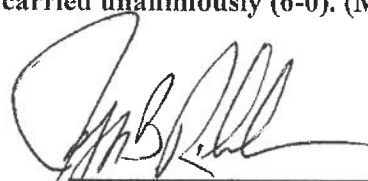
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Mr. Jeff Richardson  
Secretary - Treasurer

