



Board of Directors Meeting

October 27, 2026

2:15pm



695 Moores Creek Lane | Charlottesville, Virginia 22902-9016

434.977.2970



434.293.8858



www.rivanna.org



BOARD OF DIRECTORS

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

DATE: OCTOBER 27, 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 SEPTEMBER 22, 2026**
4. **RECOGNITION**
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 & Communications*
 - b. *Staff Report on CIP Projects*
 - c. *Staff Report on Drought Monitoring*
 - d. *Staff Report on Finance*
 - e. *Staff Report on Information & Operational Technology*
 - f. *Staff Report on Maintenance*
 - g. *Staff Report on Operations*
 - h. *Staff Report on Wholesale Metering*
9. **OTHER BUSINESS**
 - a. *Presentation and Consider Vote to Approve: Financial Update; Year-end Results*
Stephanie Deal, C.P.A., Finance Manager

- b. *Presentation and Consider Vote to Approve: Upper Schenks Branch Sanitary Sewer Easement Agreement; Jennifer A. Whitaker, P.E., Director of Engineering, Maintenance, and Special Projects*
- c. *Presentation and Consider Vote to Approve: Amended Sugar Hollow Reservoir Lease Agreement and Mobile Security Plan; Jennifer A. Whitaker, P.E., Director of Engineering, Maintenance, and Special Projects*
- d. *Presentation and Consider Vote to Approve: Underground Utility Locating Services Contract (IFB # 447) - CMV Contracting, Inc.; Austin Marrs, P.E., Engineering Manager*
- e. *Presentation: Moores Creek Flood Protection Study; Austin Marrs, P.E., Engineering Manager*

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

11. CLOSED MEETING - PERSONNEL

(Motion, second and roll call vote to enter into a closed session to discuss confidential information related to the consideration, or interview of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, as permitted by the personnel exemption at Section 2.2-3711-A(1) of the Code of Virginia.)

*Motion**: *I move that the Rivanna Water & Sewer Authority enter into a closed session to discuss confidential information related to the consideration, or interview of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, as permitted by the personnel exemption at Section 2.2-3711-A(1) of the Code of Virginia.*

(Motion, second and roll call vote to certify the closed session)

*Motion**: *The Rivanna Water and Sewer Authority hereby certifies by recorded vote that, to the best of each member's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed meeting were heard, discussed or considered in the closed meeting to which this certification resolution applies.*

** Closed meeting motion subject to change**

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
September 22, 2026

A regular meeting of the Rivanna Water and Sewer Authority (RWSA) Board of Directors was held on September 22, 2026, at 2:00 p.m. at the Albemarle County Service Authority conference room, 168 Spotnap Road, Charlottesville, VA 22911.

Board Members Present: Mike Gaffney, Sam Sanders, Jeff Richardson, Ann Mallek, Quin Lunsford, Jason McIlwee.

Board Members Absent: Lloyd Snook.

Rivanna Staff Present: Bill Mawyer, Dave Tungate, Lonnie Wood, Jennifer Whitaker, Leah Beard, Daniel Campbell, Brian Ayala, Westley Kern, Jacob Woodson, Jon Williams, Austin Marrs, Deborah Anama, Steve Minnis, Megan Shumate, Bethany Houchens, David White.

Attorney(s) Present Valerie Long

1. CALL TO ORDER

Mr. Richardson, Vice-Chair, convened the September 22, 2026, regular meeting of the Board of Directors of the Rivanna Water and Sewer Authority at 2:08 p.m.

Ms. Mallek moved that the Board of Directors approve the agenda. Mr. Sanders seconded the motion, which carried unanimously (5-0). (Mr. Snook and Mr. Gaffney were absent.)

2. MINUTES OF PREVIOUS MEETING ON AUGUST 25, 2026

Mr. Sanders moved that the Board of Directors approve the August 25, 2026, meeting minutes. Ms. Mallek seconded the motion.

Ms. Mallek stated that at their last meeting, she had mentioned the need to test the soil of the reservoir during their discussion about SeClear. She asked if the Board would consider putting that as an item on their agenda. She stated that she would like to know how much copper had been deposited into the soil.

Mr. Mawyer stated he would make a note of that.

The motion carried unanimously (5-0). (Mr. Snook and Mr. Gaffney were absent.)

3. RECOGNITION

There was none.

4. EXECUTIVE DIRECTOR'S REPORT

Bill Mawyer, Executive Director, stated that they were pleased that their "grow our own" approach to staffing skills was working well, particularly with their water and wastewater operators. He stated that Schuyler Deal earned his Class I Wastewater Operator license and Madison Andriliunas earned her Class I Water Operator license. He noted this was especially critical because they were required to always have two Water Operators on site when the Observatory and South Rivanna plants were operational. He stated that they had been successful in growing these skills within the organization but retaining them had proven to be a challenge.

Mr. Mawyer announced that they celebrated "Source Water Protection Week" from September 27 through October 3, 2026. He stated their *Communications and Outreach Coordinator*, Mr. Kern, was creating social media posts on Facebook and Instagram to increase the awareness of protecting our streams and surface water sources. He noted that the County's Water Protection Ordinance (WPO) included stream and reservoir buffer requirements which were the primary ways that they protected their water sources. He stated they patrolled their reservoirs annually, looking for any violations of the WPO. For example, when residents mowed to the water's edge which was prohibited, and they reported those locations to the County as a zoning issue.

Mr. Mawyer announced they were also celebrating "Imagine A Day Without Water" with the City and the Albemarle County Service Authority (ACSA). He stated the art contest was ongoing with the theme of "Small Drop, Big Difference" for students K through 12, and that was going to conclude October 26th. Winners of the contest will be announced in December.

Mr. Mawyer reported that the WaterJAM 2026 Conference, which was the joint meeting of the Virginia American Water Works Association and the Water Environment Federation, was held in Virginia Beach the previous week. He stated that Austin Marrs, *Engineering Manager*, had given a presentation to the group about their CIP. He explained that this was a marketing program where contractors and consultants came to hear about what work was coming up.

Mr. Mawyer stated that Thomas Barger, *Assistant Manager of the Water Department*, made two presentations; one was about how they had increased their water treatment capacity at South Rivanna by using plate settler devices that increased the surface area without making the basins larger. Thomas also talked about their Operator Training Program including growing their own skill sets and rewarding staff.

Mr. Mawyer stated that Michelle Simpson, P.E., *Senior Civil Engineer*, gave a presentation about flexible strategies for unpredictable development and growth. He stated that her comments focused on using their water model, which they could investigate the water demands of new development and predict what the impacts were from adding those new businesses and subdivisions. He stated he appreciated these staff members increasing the Authority's profile in the utility community at that major conference.

Mr. Mawyer stated that staff received approval from the Board to issue the revenue bond on September 1. He reported that the issuance had been successful with eight bids, and their interest rate was 4.585%. They had been able to effectively borrow \$212 million for new construction projects, and they had refinanced almost \$23 million of an existing 2015 bond. With that

70 refunding, they were going to save about \$1.8 million over the next 20 years, which was about
71 \$89,000 a year.

72 Mr. Mawyer stated they were now funded to complete many ongoing and planned construction
73 projects. He stated they also sponsored an information event for contractors in the region to learn
74 about our upcoming CIP projects to encourage competitive bidding. He stated they had done this
75 event two years prior, and this time they had 23 companies attend; some from as far as
76 Tennessee and West Virginia had come to hear about their projects. Mr. Mawyer stated that
77 work on the Admin Building renovation and addition was ongoing. He had taken a tour last
78 Friday confirmed that the offices, education center, and boardroom were really going to be nice
79 when they were finished in a year or so.

80 Mr. Mawyer stated that next he would discuss drought conditions and the US Drought
81 Monitoring maps. He stated that drought removal was likely in their area, and there was no
82 drought in central Virginia. He stated the state map showed that precipitation and groundwater
83 continued in a warning stage; however, the reservoir levels were normal, and stream flow was in
84 a less serious watch stage. He stated they continued to monitor the weather and the forecast was
85 for rain this week, so he suspected that the following week they would meet with the regional
86 drought committee to assess the total amount of precipitation and consider whether they needed
87 to remain in the drought watch. He noted the OASIS model stated they were moving away from
88 hitting their targets of concern, meaning they were better off than they had been weeks and
89 months prior.

90 Mr. Mawyer stated that in October they were going to give an interesting presentation about their
91 flood protection study at Moores Creek. He stated they had completed a study based on the
92 theory that they would have fewer but more intense storms. He stated that a number of their
93 wastewater facilities were on the banks of stream, and this study was going to provide
94 information about how they could protect some of their wastewater facilities from floods. He
95 stated that in November, they were going to give an update on the Crozet Drinking Water
96 Infrastructure Plan.

97 Ms. Mallek stated the leaves on the trees were absorbing some of the rainfall in the northwest
98 part of the County anyway. She stated the streams were still tiny; four-foot-wide streams were
99 still six inches wide and two inches deep because of all the greenery everywhere. She stated that
100 was also going to impact all their reservoirs because they could not have rivers if they did not
101 have streams. She stated she just wanted everybody to keep thinking about water conservation.
102 She stated there had been a comment somewhere in the packet that after they had the pipeline,
103 they would not have to worry about that anymore. She stated that otherwise, they would end up
104 like Arizona.

105 Mr. Mawyer stated they would be well-resourced once they completed the water supply and
106 distribution pipeline projects.

107 **5. ITEMS FROM THE PUBLIC**

108 *Matters not listed for Public Hearing on the Agenda*

109 There were none.

110 **6. RESPONSES TO PUBLIC COMMENTS**

111 There were no public comments; therefore, there were no responses.

112 **7. CONSENT AGENDA**

113 a. *Staff Report on Administration & Communications*

114 b. *Staff Report on CIP Projects*

115 c. *Staff Report on Drought Monitoring*

116 d. *Staff Report on Finance*

117 e. *Staff Report on Information & Operational Technology*

118 f. *Staff Report on Maintenance*

119 g. *Staff Report on Operations*

120 h. *Staff Report on Wholesale Metering*

121 i. *Approval of Professional Engineering Service Authorization for Rehabilitation of*
122 *Woodburn, Bucks Elbow, Crozet Waterball, Pantops, and Observatory Water Storage Tanks*
123 *(RFP #25-11) - Whitman, Requardt and Associates, LLP)*

124 j. *Approval to Amend Capital Improvement Plan and Increase Construction Contingency -*
125 *Red Hill Water Treatment Plant Upgrade*

126 k. *Approval to Amend Capital Improvement Plan and Increase Construction Contingency -*
127 *Interceptor Sewer and Manhole Repair (Phase 2)*

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

130 **8. OTHER BUSINESS**

131 a. *Presentation and Consider Vote to Award Construction Contract to Replace Flocculators*
132 *at the South Rivanna Water Treatment Plant (IFB # 446) -- J.S. Haren Company*

133 David White, Project Engineer, stated that he would review the treatment process that occurred
134 at the South Rivanna Water Treatment Plant (SRWTP). He explained that beginning with
135 coagulation, chemicals were added to the water that was pumped from South Rivanna Reservoir
136 and then they would go to the flocculation system, which was where they were working for this
137 project. He stated that SRWTP's three flocculators spin and mix the chemicals so they can
138 aggregate sediments into larger particles called "floc".

139 Mr. White stated that from there, big sediments would sink in the basins. The water would move
140 to the filtration building and the granular activated carbon building for additional filtration and

then finish with disinfection. He stated that was where the chlorine was added, and then, it went over to the finished water pump station. He stated that as part of this project, they were going to replace some flocculation equipment that had met, or well exceeded, its 20-year service life.

Mr. White stated that the equipment included paddles and shafts, motors, variable frequency drives (VFD), gearboxes, and sprockets. He reported they had received five competitive bids, the highest being \$2,193,730, and the lowest bidder being J.S. Haren at \$1,206,000. As part of this project, they had come in well under budget. He stated the construction would start the following year in the fall, due to the peak demand seasons, and they could only take one flocculator out of service at a time to work on them.

Ms. Mallek moved that the Board of Directors award Construction Contract to Replace Flocculators at the South Rivanna Water Treatment Plant (IFB # 446) to J.S. Haren Company. Mr. Sanders seconded the motion, which carried unanimously (6-0). (Mr. Snook was absent.)

b. Major Capital Projects Construction Update

Austin Marrs, Engineering Manager, stated that it had been about a year since they had done their major capital project update, so he thought the Board would be pleased to see some of the progress on the Authority's major construction projects. He stated this presentation would highlight some of the excellent work done by their contractors and consultants, as well as their internal team of engineers and inspectors. He stated they would kick the presentation off with the projects that were currently under construction.

Mr. Marrs stated the first project to highlight was the South Fork Rivanna Reservoir to Ragged Mountain Reservoir Pipeline Intake Facilities Project. He explained that this was 6.5 miles of 36-inch ductile iron raw water pipeline to convey raw water from the South Rivanna Reservoir to a connecting pipe near the Birdwood Golf Course. He stated the project also included a large 41 million gallons per day (MGD) raw water pump station intake at South Rivanna, as well as a new permanganate building at the treatment plant. He reported that the pipeline was well underway, and it was about 20% complete. He stated Garney was their contractor and that construction would be ongoing through 2030 with a total budget of \$107 million.

Mr. Marrs stated that next, they had the Ragged Mountain Reservoir to Observatory Water Treatment Plant Raw Water Pump Station and Pipeline project. He stated that this project includes a 36-inch raw water line and a 10 MGD pump station, replacing their existing Stadium Road and Royal pump stations, which were 40 to 70 years old, and then two existing raw water pipelines: the Ragged Mountain raw water line and the Sugar Hollow raw water line. He noted some sections are over 100 years old and have far outlived their useful service life. He stated that the project includes four miles of 36-inch raw water pipeline, and that the pump station was located along Reservoir Road. He stated that the exterior brick work had been started and it looked nice. He stated that Thalle Construction out of Hillsborough, North Carolina, was their contractor on that project. He stated they would have construction efforts ongoing through June 2029 at a budget of \$62 million.

180 Mr. Marrs stated that, next, going through the heart of the City, was Phase I of the Central Water
181 Line. He explained that this was a project to improve water flow out of the Observatory
182 Treatment Plant and the redundancy in the water distribution system.

183 Mr. Marrs explained that the Central Water Line is five miles of 24- and 30-inch ductile iron
184 finished water piping, which included two major crossings of the CSX railway. He stated that
185 Sagres Construction, from Alexandria, Virginia was their contractor, and they were about a
186 quarter of the way through that project. They had completed stage one at the western end of the
187 project. Then, they jumped over to Cherry Avenue to complete some of the work in the school
188 zones over the summer, and they were continuing in Cherry and Cleveland Avenue at this time.
189 They would be working on that project through December 2029 with a budget of \$58 million.

190 Mr. Richardson stated that he thought doing the work on Cherry Avenue while school was out
191 during the summertime was a great customer service focus.

192 Mr. Mawyer added that they had done the same on Observatory at the University during
193 Christmas break. They had completed that pipe work while fewer people were around, and they
194 were proud of what they had achieved there in terms of strategic project management.

195 Mr. Marrs stated that similar sequencing on the Ragged to Observatory Water Line at Hereford
196 Drive was completed last summer where about a thousand feet of 36-inch pipe was installed
197 when UVA was out of session.

198 Mr. Marrs stated the next one was a unique project for Rivanna, the Ragged Mountain Reservoir
199 Pool Raise Project. He explained that this was raising the pool elevation of that reservoir 12 feet,
200 from elevation 671 to 683. He noted that the dam had been constructed in 2014 with this water
201 level increase in mind, but they still had to complete tree clearing around the reservoir, as well as
202 minor modifications to the intake tower and improvements to the blanket drain system in the
203 downstream from the toe of the dam. He stated that the tree clearing around the reservoir was
204 complete. He stated that most of that vegetation cleanup effort was complete at this point. He
205 stated the blanket drain construction was underway. He stated that Faulconer Construction, out
206 of Charlottesville, was their general contractor on this project. They were anticipating
207 construction would be completed around the end of the year at a budget of just over \$13 million.

208 Mr. Marrs stated that the next project, the Administration Building Renovation, was a renovation
209 of the existing, original building constructed in the 1980s, as well as an expansion of that
210 structure. He stated the project was really starting to take shape. He stated that it included a new
211 boardroom, an education center, and a lab space. At this time, some of the electrical conduits
212 were going in, as well as HVAC ductwork, framing, and roofing as well. He stated that Martin
213 Horn, a local company, was their contractor on that one. He stated they were projecting a
214 December 2027 completion date on that project at a budget of about \$30 million.

215 Mr. Marrs stated another project here at Moores Creek was the structural and concrete
216 rehabilitation. He explained that this involved repairs throughout the treatment plant to a lot of
217 their major structures, including the holding ponds, equalization basins, as well as the digesters.
218 He noted the primary clarifier and some of the new baffles had been completed, and renovations
219 of the former compost yard shed are underway, which is now an equipment shed at the north end

220 of the property. He stated that some of that recoating and repair work could be seen in the
221 photos. The project also included improved pump removal from the aeration basins. He stated
222 that W.M. Schlosser Company from Maryland was their contractor on that project. It was all well
223 underway, and construction was anticipated to be completed in May 2027 at about \$15.5 million.

224 Mr. Marrs stated that also occurring at the Moores Creek building was a renovation of some of
225 the operations and maintenance buildings to help expand to provide staff with more room. He
226 noted that these were renovations of 40 to 50-year-old structures that did not meet their current
227 staffing and operational needs. He stated there was some process work in that project including
228 adding cleanouts on the gravity thickener sludge lines. He stated that English Construction, out
229 of Lynchburg, was the contractor on this one. He stated the maintenance building was really
230 starting to take shape, which will provide additional office space. He stated that construction
231 was going through May 2027 at \$12 million.

232 Mr. Marrs stated that another pipeline project underway was the South Fork Rivanna River
233 Crossing. He explained that this was the second high-density polyethylene (HDPE) pipe that they
234 were drilling under the South Fork Rivanna River. The original drilling subcontractor that
235 Faulconer Construction used was unfortunately unable to complete that work and had gotten the
236 drilling head stuck. They were in the process of hiring another subcontractor to get that work
237 completed. He stated that currently, they were anticipating completion of that project in
238 September 2027 at a budget of \$6.5 million. He stated some of the open-cut pipeline had been
239 installed.

240 Mr. Marrs stated next was an important project in Crozet, where they were in the process of
241 rehabilitating all four of their Crozet wastewater pump stations. He explained that those had all
242 been installed in the 1980s and worked to convey wastewater from Crozet to Moores Creek for
243 treatment. He stated that this project included replacement of pumps, valves, and some of the
244 architectural features on the building, like the roofs, and all the electrical equipment in those
245 facilities. He stated that some of the electrical equipment and pumps were being replaced in
246 pump station two. He stated Waco, out of Covington, was their contractor for that project, with
247 anticipated completion in July 2027, at \$12.4 million.

248 Mr. Marrs stated the next was their granular activated carbon (GAC) expansion at the Crozet
249 Water Treatment Plant. He explained that this was an expansion of their existing facilities to go
250 from 1 to 2 MGD so they would be able to reach full treatment capacity with granular activated
251 carbon. He stated that they were starting to expand the existing facility at this time with grading
252 and concrete work. He stated that construction would continue through May 2028 with a total
253 budget of \$12.2 million, and they had received just over \$7.2 million from the Virginia
254 Department of Health for that project.

255 Mr. Lunsford asked if the intent was to treat all the water through the GAC at this facility.

256 Mr. Marrs confirmed that was correct.

257 He stated that the next project on the water side was for powdered activated carbon upgrades at
258 the South Rivanna WTP. He explained that the main purpose of that project was to replace the
259 existing lime silo, which had well outlived its useful service life and needed to be replaced. He

260 stated that there were also some feed pumps in that structure that needed to be replaced as well.
261 He noted that Waco was their contractor on that project, and they were anticipating a
262 construction start just after the new year. He explained that they were waiting on the new silo to
263 arrive, and construction would go through June 2027 at about \$2 million.

264 Ms. Mallek noted it would be logistically challenging to get the trailer and carry a new silo and
265 get the old one out of those.

266 Mr. Marrs stated they would build the new silo adjacent to the existing one, so they should be
267 able to keep the system operational.

268 He continued that another important program for them was their sanitary sewer rehabilitation
269 program. He explained that they were currently in the phase two contract with Vortex Services in
270 Chesapeake. Mr. Marrs stated that this was a trenchless cured-in-place pipe (CIPP) pipeline of
271 about 7,000 feet of their sanitary sewer system to prevent stormwater inflow and groundwater
272 infiltration to the sewer system, as well as manhole coating work to reduce the same inflow and
273 infiltration (I&I) concerns. He stated that the work was well underway now and was about 90%
274 complete at this point. He stated they were anticipating it to finish up by the following June, and
275 this phase of the program was about \$2.3 million.

276 Ms. Mallek asked if those segments were scattered all over the place.

277 Mr. Marrs confirmed the work would be completed in several locations. He explained that they
278 had done a priority-based defect program, where they identified the worst location for
279 rehabilitation.

280 Mr. Mawyer explained that the process was that they cleaned the line and worked from manhole
281 to manhole, which was usually about 400 feet. He stated that they pulled the liner in,
282 impregnated it with the resin, and heated it, which set the resin to rebuild the pipe from the
283 inside. Mr. Marrs stated that with that process, the pipe did not require digging up the street.

284 He stated the next project was phase one of the Glenmore Wastewater Plant repairs. The main
285 purpose of that project was to replace existing equipment at the treatment plant. He noted that the
286 Ultraviolet (UV) disinfection system could be seen on the slide, as well as the aeration blowers.
287 He stated there were noise concerns associated with those blowers as well, so the project would
288 help mitigate some of that concern. He stated that the blower installation was substantially
289 complete, and they were waiting on the wiring and startup. He stated the contractor was expected
290 to be finished next summer in August 2027 for about \$2 million.

291 Mr. Marrs stated the last item on the active construction side was their Scottsville Wastewater
292 Treatment Plant emergency power generator. He explained that this was going to replace the
293 1980s vintage generator at the pump station and would also connect to the treatment plant as
294 well. He stated they would have a brand-new backup power generator for both facilities, which
295 they had not had in the past. He noted a new concrete pad and a duct bank connecting the two
296 facilities were required to pull all that together. He stated that Carrick Construction out of
297 Williamsburg was the contractor for the project, and construction should be finished up by June
298 2027 for about \$1.4 million.

299 Mr. Marrs stated there were several large projects in design and some upcoming construction
300 efforts that would be taking place. He stated phase two of the Central Water Line was going to
301 complete the overall Central Water Line alignment from Observatory Treatment Plant to Free
302 Bridge, and from East Market Street to Route 250. Mr. Marrs stated they were finalizing the site
303 plan process for the City at this time, as well as some of the permits and easement acquisitions.
304 He stated that construction was anticipated to begin next March and would be done in December
305 2029, for about \$21 million.

306 Mr. Marrs stated that another big project was the Beaver Creek Pump Station piping and dam
307 modifications work. He explained that this would be completed through 2 contracts, and the first
308 would be to replace the existing pump station reservoir intake and the pipeline to the treatment
309 plant. He stated there would be a separate contract to replace the spillway to meet Department of
310 Conservation and Recreation dam safety standards with the proposed labyrinth spillway. He
311 explained that they were coordinating that process closely with the Browns Gap Bridge design
312 with VDOT at this time. He stated that the pump station would be completed first in a contract
313 that would run from March 2027 to December 2029, and then the dam would pick up right after
314 that in 2030. The overall budget for that program was about \$72.5 million, with hopefully a \$20
315 million grant from the National Resources Conservation Service.

316 Mr. Marrs stated that a project going out to bid by the end of the month was the Airport Road
317 water storage tanks and pumps. He explained that this would be a new 1-million-gallon welded
318 steel tank at the existing Airport Road site. He stated that on the existing Airport Road pump
319 station contract they had change ordered in two additional 2.5 MGD pumps before that
320 contractor demobilized, so they would be installing additional pumping capacity in the pump
321 station as well. He stated construction would start in March of the following year and run
322 through March 2029, at just over \$7 million.

323 Mr. Marrs stated another big effort would be the North Rivanna River crossing pipeline. This
324 would be another 24-inch HDPE pipe crossing beneath the North Rivanna River, as well as
325 replacing two miles of the existing 12-inch cast iron pipe with new 24-inch ductile iron piping
326 along Route 29. He stated that this would be going to construction in September 2027, finishing
327 in December 2030, at a budget of \$33 million.

328 Mr. Marrs stated that regarding their Dam Concrete Steel Repair Program, this would include
329 concrete steel repairs at Lickinghole Creek, Totter Creek, South Rivanna, and Sugar Hollow
330 Dam. He stated they would have concrete injection grouting, several repairs, and some recoating
331 of the steel hoist beams of some of those dams as well. He stated construction of that one would
332 be starting in March 2027, running through May 2028, with a budget of \$3 million.

333 Mr. Marrs stated that for their water tank repair program, they had five tanks that were due for
334 full interior and exterior sandblasting and recoating: Bucks Elbow, Crozet Waterball, the
335 Woodburn elevated tank, and the Pantops Observatory ground storage tanks. He stated all five
336 tanks were due for those lifecycle recoating efforts. He stated that construction would start in
337 March 2027 for these, running through June 2030, with a budget of \$6.5 million.

338 Mr. Marrs mentioned that last was the Dam Public Safety Improvements Project. He explained
339 that this would enhance signage and other safety systems at their dams. He stated they would

340 have enhanced siren systems for Sugar Hollow, South Rivanna, and Ragged Mountain Dams,
341 and boat barriers for the Totter Creek and Lickinghole. He stated construction would run from
342 July 2027 through December 2028, with a budget of \$4 million.

343 Ms. Mallek asked when the water would start to cover the regrowth of vegetation at Ragged
344 Mountain, so it would not grow a second season.

345 Mr. Marrs explained that they would be transferring water once that project was completed, and
346 they had closed out permits with DCR. He stated that transfers from Sugar Hollow would still
347 follow the same VWP permit that they had for right now. He stated that he did not remember the
348 exact conditions of that, but there were certain Minimum Instream Flow requirements that they
349 had to meet at Sugar Hollow. He added that the intent would be that even before South to
350 Ragged was online, they would be transferred from Sugar Hollow to start that filling process.

351 Mr. Mawyer stated if there were at least 30 million gallons flowing from Sugar Hollow reservoir,
352 they would transfer water to Ragged Mtn Reservoir.

353 Ms. Mallek stated that they tried to maximize operations, but that the vegetation around the
354 reservoir would grow quickly. She stated that she just knew how quickly seeds that had been
355 buried underwater for 50 years germinated when they were exposed to a little sunshine. She
356 stated that it would save them some effort later if they could get that vegetation under water as
357 soon as possible. She then asked about the river drilling and whether they were able to get the
358 stuck drill out.

359 Mr. Marrs replied no; it was still in there. He stated that it was still being strategized with the
360 contractor, but the thought was that either they were going to drill a new borehole or they were
361 going to intercept the existing one.

362 Ms. Mallek asked what a hoist beam was.

363 Mr. Marrs replied that at some of their dams, they had various hoists that raised and lowered
364 gates. He stated they would be recoating those hoist beams.

365 Ms. Mallek stated that it was not something that was underwater.

366 Mr. Marrs confirmed that was correct; it was equipment located above the water.

367 Ms. Mallek stated that the siren systems were very appreciated; however, uncertainty remained
368 about hearing anything at the first bridge from Sugar Hollow. She suggested that someone could
369 sit there with a cell phone or get one of the neighbors in the area to record it, so they could
370 confirm where everyone could hear it. She stated that they could make sure to avoid putting
371 people at risk that way.

372 Mr. Mawyer noted that under Agenda Item 8B, where they itemized all their construction
373 projects, they had 20 projects under construction right now at a value of about \$345 million. For
374 the ones that they were planning with design, they had 24 that they expected to award in the next
375 several years, 18 within the next 12 months, for about \$200 million. They were making progress,
376 but they had a lot of projects still coming.

Mr. Richardson thanked Rivanna on behalf of County staff for the responsiveness on the AstraZeneca project. He stated demands were changing due to their site plans becoming more defined. He stated that also, there were ongoing discussions with the state about grant opportunities in the northern corridor. He commended the Rivanna team for being so highly responsive at a time when they had tremendous industry opportunities in that corridor.

(Combined Session with the RSWA)

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

There were none.

10. CLOSED MEETING

Ms. Mallek moved that the Board of Directors enter into a combined closed session with the Rivanna Solid Waste Authority to discuss reports or plans related to the security of the authorities' facilities, buildings, or structures, or the safety of persons using such facilities, buildings, or structures, as permitted by Section 2.2-3711-A(19) of the Code of Virginia and to discuss, consider, or interview prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, as permitted by the personnel exemption at Section 2.2-3711-A(1) of the Code of Virginia. Mr. Sanders seconded the motion, which carried unanimously by roll call vote (6-0). (Mr. Snook was absent.)

(Motion, second and roll call vote to certify the closed session)

Ms. Mallek moved that the Board of Directors certify by recorded vote that, to the best of each member's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed meeting were heard, discussed or considered in the closed meeting to which this certification resolution applies. Mr. Sanders seconded the motion, which carried unanimously by roll call vote (6-0). (Mr. Snook was absent.)

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

11. ADJOURNMENT

Mr. Sanders moved that the Board of Directors adjourn the meeting at 4:15 p.m.. Ms. Mallek seconded the motion, which carried unanimously (6-0). (Mr. Snook was absent.)

MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: EXECUTIVE DIRECTOR'S REPORT

DATE: OCTOBER 27, 2026

STRATEGIC PLAN PRIORITY: EMPLOYEE DEVELOPMENT

Staff Recognition

The professional qualifications of our staff continue to improve and enhance our services. We congratulate the following employees for successfully completing the requirements for a license from the State Department of Professional and Occupational Regulation:



Conrad Wilson, *Wastewater Operator 1*. Conrad has been a valued member of the wastewater team since 2023. When joining the Authority, he had no prior wastewater treatment experience but through his dedication to the treatment profession, recently passed the Virginia Wastewater Works Class 1 exam.

Promotion



Madison Andriliunas. After a competitive hiring process, Madison was selected to fill the position of *Water Quality Specialist*, responsible for coordinating and performing water quality monitoring activities to support our drinking water treatment, distribution, reservoir, and watershed management programs. Madison joined Rivanna in 2025, recently passed the Water Operator Class 1 exam, and holds a BS degree in Environmental Science from Old Dominion University.

NextGen Skilled Trades Day 2026

Megan O'Donnell Shumate, *HR Manager*, Westley Kern, *Communications and Outreach Coordinator*, and Rich McElfresh, *Vehicle Equipment Mechanic*, participated in PVCC's *NextGen Skilled Trades Day*. Through hands-on workstations and equipment, attendees were able to learn about the variety of skilled trade career opportunities at Rivanna, including Maintenance, Wastewater and Water Operators. Our staff designed interactive displays to help students learn about the skills needed for those careers.



STRATEGIC PLAN PRIORITY: ENVIRONMENTAL STEWARDSHIP

Rivanna River Basin Commission Annual Conference

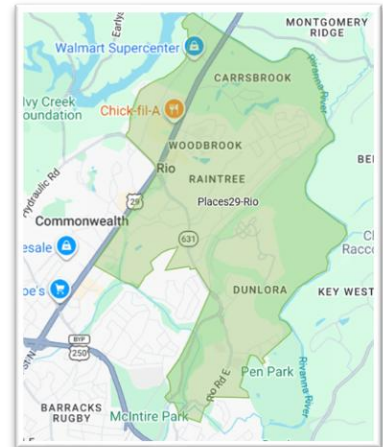
Leah Beard, *Director of Administration & Communications*, Bethany Houchens, *Water Resources Coordinator*, and Westley Kern, *Communications and Outreach Coordinator* managed an information table at the 2026 Rivanna River Basin Commission Conference in Charlottesville on September 30th. This all-day event focused on various regional stewardship activities occurring in and around the Rivanna and James River basins to protect our waterways.



STRATEGIC PLAN PRIORITY: COMMUNICATION AND COLLABORATION

Community Outreach

On October 22nd, Daniel Campbell, *Director of Operations and Environmental Services* and Bradley Puffenbarger, *Water Department Manager*, presented key Authority initiatives to the Places 29 - Rio Community Advisory Committee. Daniel and Bradley shared an overview of the Authority's history and mission as well as construction project updates.



Rotary Club Tour



The Rotary Club of Orange toured Moores Creek AWWRF. Members of the club were able to see the wastewater plant and learn more about the treatment process. Brian Haney, *Wastewater Manager*, and Tom Corrice, *Assistant Wastewater Manager*, provided the tour for the group.

Observatory WTP Tour

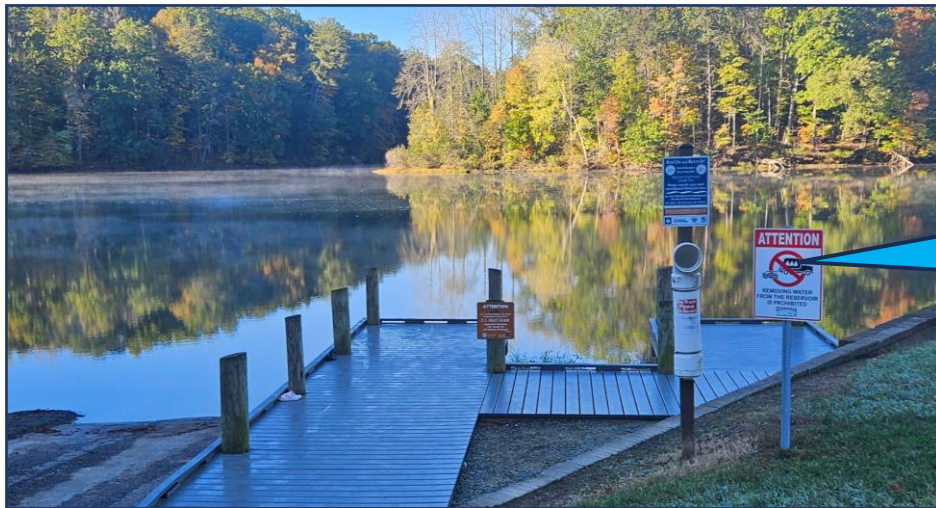
Two groups of high school students from St. Anne's Belfield toured the Observatory WTP to learn about the treatment process and how the chemicals we use remove water contaminants.



Civil Engineering Capstone

Jennifer Whitaker, P. E., *Director of Engineering, Maintenance, and Special Projects*, presented to the UVA Civil Engineering 4th year capstone class on October 7th. Jennifer discussed Public Sector Engineering and provided an overview about the Rivanna Water and Sewer Authority.

STRATEGIC PLAN PRIORITY: ENVIRONMENTAL STEWARDSHIP



Signs were recently installed in several locations at the South Rivanna Reservoir to notify the public that taking water out of the reservoir is prohibited.

STRATEGIC PLAN PRIORITY: PLANNING AND INFRASTRUCTURE

Administration Building – October 15, 2026

Brick installation on the exterior of the addition is underway; preparing to brick existing structure.



Staff visited Loudoun Water's Education Center on October 20th. This tour provided a good opportunity to experience their educational exhibits and outdoor interpretative trails.

Ragged Mtn Reservoir to Observatory WTP Pipe and Pump Station Project – October 19, 2026



SR Reservoir to Ragged Mountain Reservoir Waterline and Pump Station -October 2026

Pipe installation has been completed on Woodburn Road. 36" waterline is being installed in the easement behind Greer Elementary.



Construction crew hammering rock and installing pipe in Colthurst Drive.



New Permanganate Building near the S. Rivanna Dam – *October 19, 2026*



Crozet WTP GAC Expansion Project – September 24, 2026



New clearwell to replace two smaller clearwell boxes.



MEMORANDUM

TO: BOARD OF DIRECTORS

FROM: LEAH BEARD, DIRECTOR OF ADMINISTRATION & COMMUNICATIONS

REVIEWED BY: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: ADMINISTRATION & COMMUNICATIONS REPORT

DATE: OCTOBER 27, 2026

Human Resources

The Authority's turnover rate for the current performance evaluation period which began April 1, 2026 is 12.2%, exceeding our annual Strategic Plan goal of less than 10%. Megan O'Donnell Shumate, *Human Resources Manager*, continues recruitment, retention, and workforce development efforts, while coordinating the ongoing Compensation & Classification Study. Alisa Cooper, *Payroll & Benefits Coordinator* organized employee flu vaccination clinics held on September 29. Other September activities included the UVA Chemical Engineering Fall Networking Event, and a Team Building Breakfast. Administration and HR are also leading the *Executive Director* recruitment process, with applications open through October 21.

Communications & Outreach

Community outreach continued with presentations in September to the 29 North and 5th Street & Avon Community Advisory Committees, and an October presentation to the Rio Community Advisory Committee. Westley Kern, *Communications & Outreach Coordinator*, and Bethany Houchens, *Water Resources Coordinator* networked at the *Rivanna River Basin Conference*, and coordinated communications following the lifting of the regional Drought Watch. In October, Rivanna will host local middle school students for facility tours in partnership with Albemarle County Public Schools, introducing seventh-grade students to water and wastewater operations and future career opportunities at Rivanna. Community partnerships with the County and the City continue to promote *Imagine a Day Without Water*.

Safety

George Cheape, *Safety Manager*, continues safety oversight of major capital projects and coordination of employee and contractor safety initiatives. Rivanna is implementing "OK Alone" and "Safety Plus" systems to strengthen lone-worker protection, training, incident reporting, and safety program administration. A Contractor's Information Meeting was held September 18 to reinforce safety and operational expectations for contractors working at Rivanna facilities.

Grants & Sustainability

In September, the Virginia Department of Emergency Management processed a \$40,524.79 federal grant payment to RWSA through the Building Resilient Infrastructure and Communities (BRIC) Program. The funding supports Rivanna's Flood Protection Resiliency Design and Scoping Project, advancing proactive planning to strengthen infrastructure resiliency against potential flooding impacts. Grant efforts continue to focus on opportunities that offset project costs and advance Strategic Plan priorities.

MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: AUSTIN MARRS, P.E., ENGINEERING MANAGER

REVIEWED BY: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: CIP PROJECTS REPORT

DATE: OCTOBER 27, 2026

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

For the current FY 27 – 31 CIP and additional project information, please visit:
[CIP- Adopted May 2026 WEB.pdf](#)

Summary

Under Construction – 20 Projects - \$345 M

	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	<i>December 2027</i>
6	MC Structural and Concrete Rehabilitation	May 2025	<i>December 2027</i>
7	Crozet Pump Stations Rehabilitation	December 2025	<i>December 2027</i>
8	MC Administration Building Renovation and Addition	August 2025	December 2027
9	SVWRRF Permit Modification Upgrades	December 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	<i>May 2027</i>
16	Sodium Hypochlorite Tank Replacement, OBWTP	September 2026	July 2027
17	MC UV Disinfection System Replacement	November 2026	June 2029

18	SRWTP – PAC System Replacement	January 2027	June 2027
19	ISWRC Sediment Basin Repairs (RSWA)	October 2026	December 2026
20	SRWTP Floc Basin Equipment Replacement	October 2027	May 2028

Design and Bidding – 23 Projects - \$200 M

21	Airport Rd Water Storage Tank and Pumps	March 2027	March 2029
22	Central Water Line, Phase 2	<i>May</i> 2027	December 2029
23	MC Pump Station Slide Gates, Valves, Bypass, and Septage Receiving Upgrades	<i>May</i> 2027	December 2028
24	Beaver Creek Raw Water Pump Station, Intake, & Piping	<i>May</i> 2027	December 2029
25	Beaver Creek Dam Spillway Modifications	January 2030	December 2032
26	Upper Schenks Branch Interceptor, Phase 2	2028	2030
27	Dam Concrete and Steel Repairs	<i>May</i> 2027	May 2028
28	NR River Crossing and Piping	September 2027	December 2030
29	MC Blower Ventilation Replacement	September 2027	March 2029
30	Woodburn, Pantops, and Observatory Water Tank Painting	<i>June</i> 2027	June 2030
31	SRWTP WW Connection	March 2028	June 2029
32	Albamarle Berkeley WWPS Replacement	September 2027	September 2029
33	Berkmar Drive Waterline	March 2028	March 2030
34	Emmet Street Waterline Betterment	April 2027	March 2030
35	Dam Public Safety Improvements	June 2027	December 2028
36	Buck's Elbow Tank and Waterball Repairs and Painting	June 2027	September 2029
37	Northern Convenience Center (RSWA)	September 2027	June 2029
38	ISWRC Scale House Renovation (RSWA)	<i>July</i> 2027	June 2028
39	MC Security Improvements, Front Gate	April 2028	December 2029
40	NRWTP Decommissioning	July 2029	June 2031
41	Urban Water Storage Tank Improvements	June 2028	December 2030
42	Powell Creek Interceptor Upgrade (PC 1-5)	TBD	TBD
43	Northern Area Pressure Zone	TBD	TBD

Planning and Studies

- 44. Crozet Drinking Water Infrastructure Plan Update
- 45. Flood Protection Resiliency Study
- 46. 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:	35%
Base Construction Contract +	
Change Order to Date = Current Value:	\$47,450,000
Completion:	December 2029
Budget:	\$58 M

Current Status: One pipe crew continues 30” pipe installation on Cherry Avenue, while the second crew has moved to Cleveland Avenue to begin installation of the City 8” water line. Rock honeycombing has begun at the end of Lewis St to aid in the excavation of the bore pit for the tunnel under the railroad.

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:	70%
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: Electrical, HVAC, and plumbing work are underway. GAC building piping installation, testing, and disinfection is ongoing.

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’s new HDD subcontractor will mobilize in mid-November to begin the intercept tunnel under the river.

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

Design Engineer:	Kimley-Horn
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Construction Contractor:	Thalle Construction (Hillsborough, NC)
Construction Start:	February 2025
Percent Complete:	50%
Base Construction Contract +	
Change Order to Date = Current Value:	$\$56,532,000 - \$2,779,390 + \$50,931 = \$53,803,541$
Completion:	June 2029
Budget:	\$61.5 M

Current Status: Pipe construction continues between RMR and the new pump station on Reservoir Road, as well as between the new pump station and Birdwood Golf Course on Foxhaven Farm. Masonry and roofing work continues for the exterior of the pump station.

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:	45%
Base Construction Contract+	
Change Order to Date = Current Value:	$\$9,821,000 - \$189,500 = \$9,631,500$
Completion:	<i>December 2027</i>
Budget:	\$11.8 M

Current Status: Framing, electrical, and concrete work continue in the Blower Building. In the Vehicle Maintenance Building, the HVAC has been installed, along with the windows, brick, and siding. Demolition for the new oil storage room and the new sewer line to the Maintenance Buildings is complete.

6. **MC Structural and Concrete Rehabilitation**

Design Engineer:	Hazen and Sawyer (Hazen)
Construction Contractor:	WM Schlosser (Hyattsville, MD)
Construction Start:	May 2025
Percent Complete:	50%
Base Construction Contract+	
Change Order to Date = Current Value:	$\$12,967,500 + \$114,981 = \$13,082,481$
Completion:	<i>December 2027</i>
Budget:	\$15.5 M

Current Status: Blasting and priming of the steel on the South Maintenance Shed is ongoing. Concrete repair work in the west Holding Pond and all repair work in Primary Clarifier #1 are complete.

7. **Crozet Pump Stations Rehabilitation**

Design Engineer:	Wiley Wilson
Construction Contractor:	Waco, Inc. (Sandston, VA)
Construction Start:	December 2025
Percent Complete:	30%
Base Construction Contract+	

Change Order to Date = Current Value:	\$9,583,350
Completion:	<i>December</i> 2027
Budget:	\$12.35 M

Current Status: Work at Pump Station 2 continues. Startup of the new pumps is anticipated next month, after the conclusion of electrical work and pressure testing.

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

Design Engineer:	SEH
Construction Contractor	Martin Horn (Charlottesville, VA)
Construction Start:	August 2025
Percent Complete:	40%
Base Construction Contract+	
Change Order to Date = Current Value	\$22,094,000 + \$2.2 M
Completion:	December 2027
Budget:	\$29.6 M

Current Status: Contractor is installing brick on the exterior of the addition and drywall on the interior.

9. **SVWRRF Permit Modification Upgrades**

Design Engineer:	Short Elliot Hendrickson
Construction Contractor:	Orders Construction Co.
Construction Start:	December 2026
Percent Complete:	5%
Completion:	June 2027
Budget:	\$1.02 M

Current Status: Contractor is completing material submittals. They are scheduled to receive equipment and mobilize to the site in December.

10. **RMR Pool Raise**

Design Engineer:	Schnabel Engineering
Construction Contractor:	Faulconer Construction (Charlottesville, VA)
Construction Start:	September 2025
Percent Complete:	90%
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 clearing work around the reservoir has been completed. Construction of the expanded blanket drain system in the right abutment of the dam and modifications to the intake tower are in progress.

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:	90%
Base Construction Contract+	
Change Order to Date = Current Value	$\$1,439,440 + \$117,974 = 1,557,414$
Completion:	June 2027
Budget:	\$2.3 M

Current Status: Contractor is working on a point repair along the Maury Hills Branch Sewer line near Stribling Ave, along with rehabilitation of selected sections of that sewer.

12. Crozet WTP GAC Expansion, Phase 1

Design Engineer:	SEH
Construction Contractor:	English Construction Company (Lynchburg, VA)
Construction Start:	March 2026
Percent Complete:	40%
Base Construction Contract +	
Change Orders to Date = Current Value	\$9,920,000
Completion:	May 2028
Budget:	\$13.2 M

Current Status: Concrete clearwell base slab and walls have been poured. Controls integration and commissioning have been initiated and will continue through the remainder of the project. Ultraviolet light disinfection equipment will also be replaced.

13. SVWRRF Generator Replacement

Design Engineer:	Wiley Wilson
Construction Contractor:	Carrick Contracting Corp. (Williamsburg, VA)
Construction Start:	April 2026
Percent Complete:	50%
Base Construction Contract +	
Change Orders to Date = Current Value	$\$825,245 - \$192,417 = \$632,828$
Completion:	June 2027
Budget:	\$1.36 M

Current Status: The duct bank and concrete pad have been completed. The generator is scheduled to arrive this month.

14. SRR to RMR Pipeline, Intake, and Facilities

Design Engineer:	Kimley Horn
Construction Contractor:	Garney Construction (Fairfax, VA)
Construction Start:	March 2026
Percent Complete:	30%
Completion:	December 2030
Base Construction Contract +	\$87,633,497
Change Orders to Date = Current Value	
Budget:	\$107 M

Current Status: Pipe installation and hydrostatic testing along Woodburn Road have been completed. Rock removal in the easement located behind Greer Elementary School is ongoing. Mobilization of equipment and material to the easement behind the school continues. Pipe installation and rock removal along Colthurst Drive is ongoing. Construction of the new Permanganate Building at SRWTP continues. Foundation excavation for the new Raw Water Pump Station at South Rivanna has begun.

15. Glenmore WRRF Upgrade, Phase 1

Design Engineer:	SEH
Construction Contractor:	Maverick Construction, LLC (Grasonville, MD)
Construction Start:	June 2026
Percent Complete:	80%
Base Construction Contract +	
Change Orders to Date = Current Value	\$1,067,125 + \$259,731 = \$1,326,856
Completion:	<i>May</i> 2027
Budget:	\$1.96 M

Current Status: Blower startup is anticipated next month. Wire and conduit have been installed in preparation for the manual transfer switch installation by the end of the month.

16. OBWTP Sodium Hypochlorite Tanks Replacement

Design Engineer:	Short Elliott Hendrickson (SEH)
Construction Contractor:	Waco, Inc. (Sandston, VA)
Construction Start:	September 2026
Percent Complete:	10%
Base Construction Contract +	
Change Order to Date = Current Value:	\$227,000
Completion:	July 2027
Budget:	\$293,000

Current Status: Two hypochlorite tanks have been delivered. Installation will begin in November 2026.

17. MC UV Disinfection System Replacement

Design Engineer:	RWSA Engineering
Construction Contractor:	RWSA Maintenance
Construction Start:	November 2026
Percent Complete:	5%
Completion:	June 2029
Budget:	\$1.98

Current Status: 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.

18. SRWTP – PAC System Replacement

Design Engineer:	SEH
Construction Contractor	Waco, Inc (Sandston, VA)
Construction Start:	January 2027

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. Mobilization is anticipated in January 2027. The PAC silo is scheduled to be delivered in December 2026.

19. ISWRC Sediment Basin Repairs (RSWA)

Design Engineer:	SCS Engineering
Construction Contractor:	Ridgetop Excavating (Waynesboro, VA)
Construction Start:	October 2026
Percent Complete:	5%
Base Construction Contract +	
Change Orders to Date = Current Value	\$670,000
Completion:	December 2026
Budget:	\$1.05 M

Current Status: Contractor has scheduled the E&S pre-construction conference to take place this month.

20. SRWTP Flocc Basin Equipment Replacement

Design Engineer:	SEH
Construction Contractor:	J.S. Haren
Construction Start:	January 2027
Percent Complete:	5%
Base Construction Contract +	
Change Orders to Date = Current Value	\$1.2 M
Completion:	June 2028
Budget:	\$1.8 M

Current Status. A preconstruction meeting will be held this month.

Design and Bidding

21. Airport Rd Water Storage Tank and Pumps

Design Engineer:	SEH
Project Start:	December 2025
Project Status:	Bidding
Construction Start:	March 2027
Completion:	March 2029
Budget:	\$7.2 M

Current Status: This project will provide a 1 MG steel tank, pumps and an emergency power generator. Bids will be received in October, with award anticipated at the November Board meeting.

22. Central Water Line, Phase 2

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

Current Status: Updated site plan has been submitted to the City for approval. Easements on two City parcels will be requested from City Council.

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

Design Engineer:	Hazen
Project Start:	June 2023
Project Status:	100% Design
Construction Start:	<i>May 2027</i>
Completion:	December 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.

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

Design Engineer:	Hazen
Project Start:	February 2018
Project Status:	100% Design
Construction Start:	<i>May 2027</i>
Completion:	December 2029
Budget:	\$39 M

Current Status: Final Plans and Specifications have been completed and are ready for advertisement in November. Discussions with the County are underway regarding a lease for the Pump Station property. Easement acquisition for the raw water main from the pump station to the Crozet WTP is nearly complete with a “friendly” condemnation of the last remaining easement approved by the Board in June 2026. As requested by the Board, an archaeological survey of this easement was completed in September prior to filing the Certificate of Take.

25. Beaver Creek Dam Spillway Modifications

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

Current Status: Final design of the dam spillway upgrades is ongoing with efforts focusing on primary

spillway riser modifications and changes to the spillway bridge and roadway design based on feedback from VDOT. A significant (\$20 M) construction grant from the NRCS is anticipated. Construction on this project will begin when the new Pump Station has been completed.

26. Upper Schenks Branch Interceptor, Phase 2

Design Engineer:	CHA Consulting
Project Start:	July 2021
Project Status:	90% Design
Construction Start:	2028
Completion:	2030
Budget:	<i>\$18 M</i>

Current Status: Updating construction documents before advertising for construction bids.

27. Dam Concrete and Steel Repairs

Design Engineer:	GAI Consultants
Project Start:	January 2025
Project Status:	100% Design
Construction Start:	<i>May 2027</i>
Completion:	May 2028
Budget:	\$2.8 M

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

28. 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 pipe route. Wetland delineation is proceeding. Completing final modeling to determine pipe diameter and total length determinations.

29. MC Blower Building Ventilation Replacement

Design Engineer:	Hazen
Project Start:	October 2025
Project Status:	PER
Construction Start:	September 2027
Completion:	March 2029
Budget:	\$1.13 M

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

30. Woodburn, Pantops, and Observatory Water Tank Painting

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

Current Status: The Service Authorization for design, bidding, and construction phase services has been finalized and a kickoff meeting is being scheduled that will include WRA and RWSA Operations, Maintenance, and Engineering Staff.

31. SRWTP Wastewater Connection

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

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

32. Albemarle 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 is underway to replace the 1970s-vintage wastewater pump station. Staff met with ACPS to discuss the project, and Wiley|Wilson is incorporating feedback.

33. Berkmar Drive Waterline Betterment

Design Engineer:	Kimley-Horn
Project Start:	August 2024
Project Status:	70% Design
Construction Start:	March 2028
Completion:	March 2030
Budget:	\$1.76 M

Current Status: VDOT is acquiring right-of-way for the roadway extension and will advertise for bids in 2028. RWSA waterlines will be completed concurrently with the roadway project. RWSA is requesting VDOT to install two waterlines north of the Airport Road Pump Station based on Northern Area Modeling.

34. Emmet Street Waterline Betterment

Design Engineer:	Whitman, Requardt & Associates, LLP (RWSA) Clark Nexsen (City)
Project Start:	2019
Project Status:	100% Design
Construction Start:	April 2027
Completion:	March 2030
Budget:	\$7.4 M

Current Status: Staff are coordinating with the City's design consultant on completion of 100% design drawings for the City's Emmet Streetscape project, which will include installation of an RWSA water main as betterment. Permitting efforts with VDH and CSX Railroad are underway.

35. Dam Public Safety Improvements

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

Current Status: Project includes sirens, signage, boat barriers, and other public safety features at Sugar Hollow, South Rivanna, and Ragged Mtn reservoir dams. Preliminary engineering is underway.

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

Design Engineer:	Whitman, Requardt & Associates, LLP
Project Start:	July 2026
Project Status:	PER
Construction Start:	June 2027
Completion:	September 2029
Budget:	\$1.99 M

Current Status: The Service Authorization for design, bidding, and construction phase services has been finalized and a kickoff meeting is being scheduled that will include WRA and RWSA Operations, Maintenance, and Engineering Staff.

37. 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:	\$1.8 M

Current Status: Design drawings have been completed. TRC is addressing Albemarle County review comments on the Water Protection Ordinance (WPO) plan.

38. ISWRC Scale House Renovation (RSWA)

Design Engineer:	Train Architects
Project Start:	February 2026
Project Status:	Final Design/Planning
Construction Start:	July 2027
Completion:	June 2028
Budget:	TBD

Current Status: The design has been completed and a cost proposal has been requested from our On-Call Maintenance Construction Contractor.

39. 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 to MC to prevent unauthorized traffic from entering the facility. Design for this work is complete, and work will begin once the current construction projects at MC are completed due to the number of contractors that are passing through the existing gates daily.

40. 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 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.

41. Urban Water Storage Tank Improvements

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

Current Status: Project will evaluate RWSA's finished water storage capacity to determine where additional tanks may be needed to improve operations. Construction of up to two water tanks is included in this project. Staff and Engineer are finalizing the scope of work.

42. Powell Creek Interceptor Upgrade (PC 1- 5)

Design Engineer:	Hazen
Project Start:	December 2025
Project Status:	PER
Construction Start:	TBD
Completion:	TBD
Budget:	\$16.4 M

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

43. Northern Area Pressure Zone

Design Engineer:	TBD
Project Start:	TBD
Project Status:	TBD
Construction Start:	June 2028
Completion:	December 2031
Budget:	\$8 M

Current Status: Developing a scope of work.

Planning and Studies

44. Crozet Drinking Water Infrastructure Plan Update

Design Engineer:	Hazen
Project Start:	September 2025
Project Status:	99%
Completion:	October 2026
Budget:	\$450,000

Current Status: The Crozet Area Demand Forecast report is complete. The full Drinking Water Infrastructure Plan Update Report will be presented to the Board in November.

45. Flood Protection Resiliency Study

Design Engineer:	Hazen
Project Start:	August 2024
Project Status:	Preliminary Engineering/Study
Completion:	June 2027 (Other Facilities)
Budget:	\$500,000

Current Status: This project identified flood mitigation measures for various facilities to increase their resiliency from a 1% (100-year) to a 0.2% (500-year) flooding event and is initially focusing on facilities located at Moores Creek. Hazen completed the draft report that details and recommends methods of floodproofing. Staff met with Hazen to discuss the draft report and edits are being finalized. This project received approximately \$200,000 in grant funding from FEMA and VDEM. As the study for MC is being completed, a study is being started for additional RWSA facilities, including GWRRF, SVWRRF, CZWWPS4, and the Crozet FET.

46. 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. Staff are evaluating the budget with the consultant and are working to finalize several Service Authorizations.



TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: BETHANY HOUCHENS, WATER RESOURCES COORDINATOR

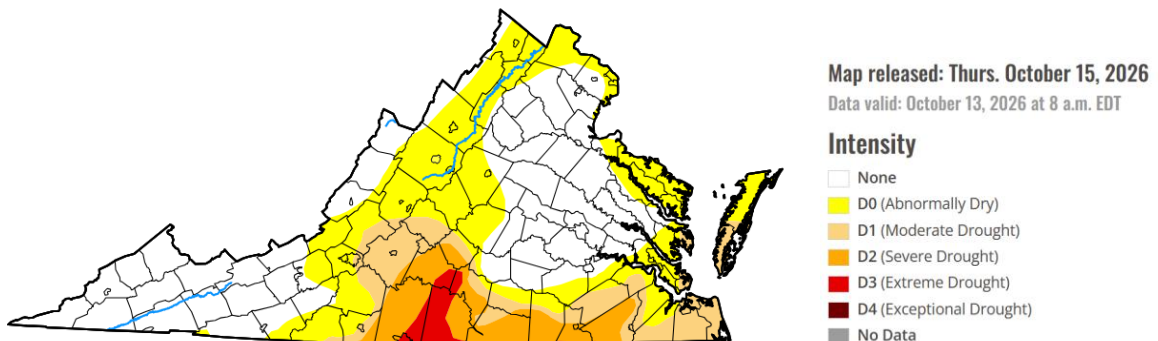
REVIEWED: DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR
BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: DROUGHT MONITORING REPORT

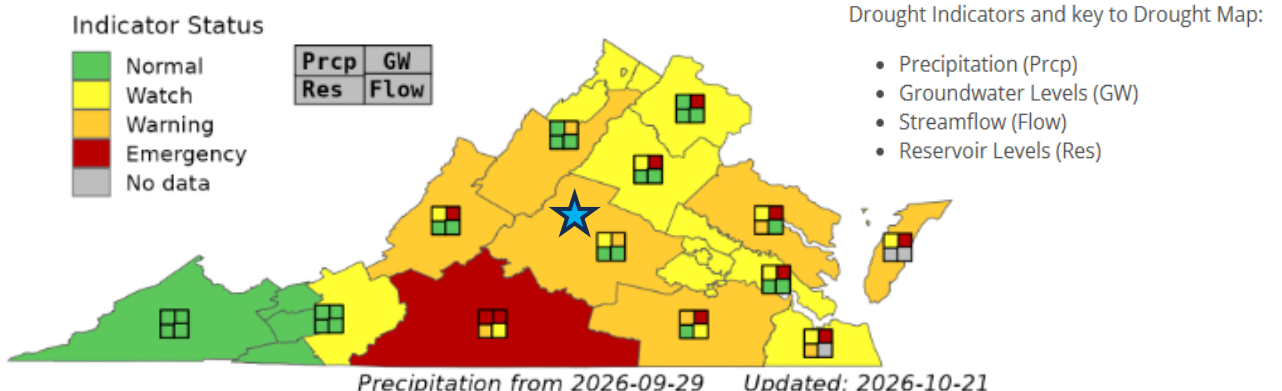
DATE: OCTOBER 27, 2026

State and Federal Drought Monitoring as of October 20, 2026:

- U.S. Drought Monitoring Report: Indicates most of Albemarle County and the City of Charlottesville are in “Abnormally Dry” conditions. A portion of northeast Albemarle is in “Normal” condition.



- VDEQ Drought Status Report: The Middle James region is listed as having “Normal” Reservoir and Stream Flow levels. Precipitation is in a “Watch” status and Groundwater level is in a “Warning” status.



 Charlottesville and Albemarle County

Precipitation & Stream Flows

Local 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 – Sept	29.35	34.22	-4.87	-14

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

Local Precipitation Summary				
4.75 Year Period	Observed (in.)	Normal (in.)	Departure (in.)	Comparison to Normal (%)
Jan 2022 – Sept 2026	191.98	214.22	-22.2	-10%

USGS Stream Gaging Station Near the Urban Area (Oct 7- Oct 13)				
Gage Name	Current		2022-2025	
	Rolling 7-day Avg. Stream Flow		Mean Streamflow	
	cfs	mgd	cfs	mgd
Mechums River	131.7	85.1	103.1	66.6
Moormans River	15.2	9.8	87.6	56.6
NF Rivanna River	85.4	55.2	115.8	74.8
SF Rivanna River	339.3	219.3	256.3	165.7

Status of Reservoirs as of October 20, 2026

- Urban Reservoirs are 91% of Useable Capacity
- Beaver Creek Reservoir (Crozet) is 93% of Useable Capacity
- Totier Creek Reservoir (Scottsville) is 100% of Useable Capacity

Drought History in Central Virginia

- Severe: 1838, 1930, 1941, 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: LONNIE WOOD, DIRECTOR OF FINANCE

REVIEWED: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: AUGUST MONTHLY FINANCIAL SUMMARY – FY 2027

DATE: OCTOBER 27, 2026

Financial Snapshot

The Authority's actual operating revenues for the first two months of this fiscal year are \$480,000 over the prorated annual budget estimates, and operating expenses are \$325,000 over the prorated budget, resulting in an operating surplus of \$155,000. Urban Water flows and operating rate revenue through August are 22.2% over budget estimates. Urban Wastewater flows and operating rate revenue are 3.6% under budget. Revenues and expenses are summarized in the table below:

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

	Budget	Actual	Variance
Operations			
Revenues	\$ 5,511,488	\$ 5,991,506	\$ 480,018
Expenses	5,511,488	5,836,849	(325,361)
Surplus (deficit)	<u>\$ -</u>	<u>\$ 154,657</u>	<u>\$ 154,657</u>
Debt Service			
Revenues	\$ 6,511,094	\$ 6,589,210	\$ 78,116
Expenses	6,511,094	6,447,295	63,799
Surplus (deficit)	<u>\$ -</u>	<u>\$ 141,915</u>	<u>\$ 141,915</u>
Total			
Revenues	\$ 12,022,582	\$ 12,580,716	\$ 558,134
Expenses	12,022,582	12,284,144	(261,562)
Surplus (deficit)	<u>\$ -</u>	<u>\$ 296,572</u>	<u>\$ 296,572</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) was recorded in July. Insurance premiums are generally paid at the beginning of each quarter.
- B. Personnel Costs – (all departments) - The prorated budget for salaries through August is calculated as 2/12 (or 16.7%) of the annual budget on these financial statements. However, actual payroll is paid biweekly, and there have been 5 out of 26 total pay periods through August (or 19.2%). This 2.5% difference affects the comparison of budget vs. actual payroll costs. For several departments, salaries are over the prorated budget, but those overages are reduced by health insurance premium rebates. The Lab Department is also over the prorated budget for salaries due to the final leave payout to the lab manager upon retirement.
- C. Professional Services (Finance – page 9) – Bond issuance costs of \$108,000 were incurred for the new bond issued in September. These costs will be reimbursed by bond proceeds.
- D. Communication – (Information Technology – page 12) – Telephone/data service expenses are running high.
- E. Information Technology (Urban Water, Engineering – pages 2, 12) – Urban Water and Engineering are currently over the prorated budget for an annual software license renewals.
- F. Operations and Maintenance (Urban Water, Urban Wastewater – pages 2, 5) – Urban Water is currently over the prorated budget due to the annual payment this month to UVA for the Observatory WTP lease (as noted in paragraph A), higher than estimated line break repairs and other equipment maintenance and repair costs. Urban Wastewater is over the prorated budget due to a large purchase of chemicals and equipment repair/replacement costs.

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026
Fiscal Year 2027

Consolidated
Revenues and Expenses Summary

<i>Budget</i>	<i>Budget</i>	<i>Actual</i>	<i>Budget</i>	<i>Variance</i>
<i>FY 2027</i>	<i>Year-to-Date</i>	<i>Year-to-Date</i>	<i>vs. Actual</i>	<i>Percentage</i>

Operating Budget vs. Actual

Revenues

Notes

Operations Rate Revenue	\$	30,752,928	\$	5,125,488	\$	5,542,117	\$	416,629	8.13%
Lease Revenue		120,000		20,000		21,121		1,121	5.61%
Admin, Finance, Maint, Eng, and IT Revenue		1,276,700		212,783		229,294		16,510	7.76%
Other Revenues		673,602		112,267		125,612		13,345	11.89%
Interest Allocation		245,700		40,950		73,362		32,412	79.15%
Total Operating Revenues	\$	33,068,930	\$	5,511,488	\$	5,991,506	\$	480,018	8.71%

Expenses

Personnel Cost	B	\$	15,354,152	\$	2,559,025	\$	2,948,487	\$	(389,462)	-15.22%
Professional Services	C		859,500		143,250		227,296		(84,046)	-58.67%
Other Services & Charges			5,011,402		835,234		765,520		69,713	8.35%
Communication	D		362,456		60,409		63,409		(3,000)	-4.97%
Information Technology	E		2,590,579		431,763		384,314		47,449	10.99%
Supplies			55,669		9,278		5,792		3,486	37.57%
Operations & Maintenance	A,F		6,790,751		1,131,792		1,195,524		(63,733)	-5.63%
Equipment Purchases			1,009,431		168,239		74,004		94,234	56.01%
Depreciation			1,035,000		172,500		172,500		-	0.00%
Total Operating Expenses		\$	33,068,940	\$	5,511,490	\$	5,836,849	\$	(325,359)	-5.90%
Operating Surplus/(Deficit)		\$	(10)	\$	(2)	\$	154,658			

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$	36,983,319	\$	6,163,887	\$	6,163,888	\$	2	0.00%
Septage Receiving Support - County		109,440		18,240		109,440		91,200	500.00%
Buck Mountain Lease Revenue		10,000		1,667		-		(1,667)	-100.00%
Trust Fund Interest		355,207		59,201		54,681		(4,521)	-7.64%
Reserve Fund Interest		1,608,600		268,100		261,201		(6,899)	-2.57%
Total Debt Service Revenues	\$	39,066,566	\$	6,511,094	\$	6,589,210	\$	78,115	1.20%

Debt Service Costs

Total Principal & Interest	\$	21,162,463	\$	3,527,077	\$	3,527,077	\$	-	0.00%
Reserve Additions-Interest		1,608,600		268,100		261,201		6,899	2.57%
Debt Service Ratio Charge		1,505,000		250,833		250,833		-	0.00%
Reserve Additions-CIP Growth		14,790,500		2,465,083		2,465,083		-	0.00%
Total Debt Service Costs	\$	39,066,563	\$	6,511,094	\$	6,504,195	\$	6,899	0.11%
Debt Service Surplus/(Deficit)	\$	3	\$	1	\$	85,015			

Summary

Total Revenues	\$	72,135,496	\$	12,022,583	\$	12,580,716	\$	558,133	4.64%
Total Expenses		72,135,503		12,022,584		12,341,043		(318,460)	-2.65%
Surplus/(Deficit)	\$	(7)	\$	(1)	\$	239,672			

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Urban Water Rate Center
Revenues and Expenses Summary

Budget FY 2027	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	\$	13,393,013	\$	2,232,169	\$	2,728,928	\$	496,760	22.25%	
Lease Revenue		90,000		15,000		15,282		282	1.88%	
Grants		-		-		-		-		
Other Revenue		-		-		-		-		
Interest Allocation		104,300		17,383		31,106		13,722	78.94%	
Total Operating Revenues	\$	13,587,313	\$	2,264,552	\$	2,775,316	\$	510,764	22.55%	
Expenses										
Personnel Cost	B	\$	2,815,331	\$	469,222	\$	580,686	\$	(111,464)	-23.76%
Professional Services			234,500		39,083		33,480		5,603	14.34%
Other Services & Charges			1,178,826		196,471		176,379		20,092	10.23%
Communications			104,600		17,433		18,131		(698)	-4.00%
Information Technology	E		156,437		26,073		40,214		(14,141)	-54.24%
Supplies			10,500		1,750		890		860	49.12%
Operations & Maintenance	A,F		3,459,123		576,521		616,570		(40,049)	-6.95%
Equipment Purchases			33,100		5,517		5,517		0	0.00%
Depreciation			325,000		54,167		54,167		0	0.00%
Subtotal Before Allocations		\$	8,317,417	\$	1,386,236	\$	1,526,033	\$	(139,796)	-10.08%
Allocation of Support Departments			5,269,896		878,316		981,489		(103,173)	-11.75%
Total Operating Expenses		\$	13,587,313	\$	2,264,552	\$	2,507,522	\$	(242,970)	-10.73%
Operating Surplus/(Deficit)		\$	(0)	\$	(0)	\$	267,794			

Debt Service Budget vs. Actual

Revenues					
Debt Service Rate Revenue	\$	19,204,672	\$ 3,200,779	\$ 3,200,780	\$ 1 0.00%
Trust Fund Interest		149,000	24,833	22,917	(1,917) -7.72%
Reserve Fund Interest		829,200	138,200	134,519	(3,681) -2.66%
Lease Revenue		10,000	1,667	-	(1,667) -100.00%
Total Debt Service Revenues	\$	20,192,872	\$ 3,365,479	\$ 3,358,215	\$ (7,264) -0.22%
Debt Service Costs					
Total Principal & Interest	\$	8,898,121	\$ 1,483,020	\$ 1,483,020	\$ - 0.00%
Reserve Additions-Interest		829,200	138,200	134,519	3,681 2.66%
Debt Service Ratio Charge		760,000	126,667	126,667	- 0.00%
Est. New Debt Service - CIP Growth		9,705,550	1,617,592	1,617,592	- 0.00%
Total Debt Service Costs	\$	20,192,871	\$ 3,365,479	\$ 3,361,797	\$ 3,681 0.11%
Debt Service Surplus/(Deficit)	\$	1	\$ 0	\$ (3,582)	

Rate Center Summary

Total Revenues	\$	33,780,185	\$ 5,630,031	\$ 6,133,531	\$ 503,501 8.94%
Total Expenses		33,780,184	5,630,031	5,869,319	(239,288) -4.25%
Surplus/(Deficit)	\$	1	\$ 0	\$ 264,213	
Costs per 1000 Gallons	\$	4.00		\$ 3.62	
Operating and DS	\$	9.94		\$ 8.48	
Thousand Gallons Treated or Flow (MGD)		3,397,700	566,283	692,270	125,987 22.25%
		9.309		11.166	

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Crozet Water Rate Center
Revenues and Expenses Summary

<i>Budget FY 2027</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	\$ 1,696,632	\$ 282,772	\$ 282,772	\$ -	0.00%
Lease Revenue	30,000	5,000	5,839	839	16.78%
Other Revenue	-	-	-	-	
Interest Allocation	13,300	2,217	3,962	1,745	78.72%
Total Operating Revenues	\$ 1,739,932	\$ 289,989	\$ 292,573	\$ 2,584	0.89%

Expenses

Personnel Cost	B \$ 394,763	\$ 65,794	\$ 81,937	\$ (16,143)	-24.54%
Professional Services	30,000	5,000	4,210	790	15.80%
Other Services & Charges	163,296	27,216	17,401	9,815	36.06%
Communications	18,000	3,000	1,634	1,366	45.53%
Information Technology	69,400	11,567	2,068	9,498	82.12%
Supplies	3,000	500	194	306	61.11%
Operations & Maintenance	510,305	85,051	55,013	30,038	35.32%
Equipment Purchases	3,800	633	633	(0)	0.00%
Depreciation	65,000	10,833	10,833	(0)	0.00%
Subtotal Before Allocations	\$ 1,257,564	\$ 209,594	\$ 173,925	\$ 35,669	17.02%
Allocation of Support Departments	482,367	80,395	89,519	(9,125)	-11.35%
Total Operating Expenses	\$ 1,739,931	\$ 289,989	\$ 263,444	\$ 26,545	9.15%
Operating Surplus/(Deficit)	\$ 1	\$ 0	\$ 29,129		

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$ 3,753,660	\$ 625,610	\$ 625,610	\$ -	0.00%
Trust Fund Interest	18,800	3,133	2,898	(235)	-7.51%
Reserve Fund Interest	159,100	26,517	25,859	(658)	-2.48%
Total Debt Service Revenues	\$ 3,931,560	\$ 655,260	\$ 654,367	\$ (893)	-0.14%

Debt Service Costs

Total Principal & Interest	\$ 1,126,956	\$ 187,826	\$ 187,826	\$ -	0.00%
Reserve Additions-Interest	159,100	26,517	25,859	658	2.48%
Estimated New Principal & Interest	2,645,500	440,917	440,917	-	0.00%
Total Debt Service Costs	\$ 3,931,556	\$ 655,259	\$ 654,602	\$ 658	0.10%
Debt Service Surplus/(Deficit)	\$ 4	\$ 1	\$ (235)		

Rate Center Summary

Total Revenues	\$ 5,671,492	\$ 945,249	\$ 946,940	\$ 1,691	0.18%
Total Expenses	5,671,487	945,248	918,046	27,202	2.88%
Surplus/(Deficit)	\$ 5	\$ 1	\$ 28,894		
Costs per 1000 Gallons	\$ 7.47		\$ 6.17		
Operating and DS	\$ 24.34		\$ 21.50		
Thousand Gallons Treated	233,042	38,840	42,696	3,856	9.93%
Flow (MGD)	0.638		0.689		

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Scottsville Water Rate Center
Revenues and Expenses Summary

<i>Budget FY 2027</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	\$ 1,065,564	\$ 177,594	\$ 177,594	\$ -	0.00%
Other Revenue	-	-	-	-	
Interest Allocation	7,100	1,183	2,128	944	79.79%
Total Operating Revenues	\$ 1,072,664	\$ 178,777	\$ 179,722	\$ 944	0.53%

Expenses

Personnel Cost	B \$ 258,463	\$ 43,077	\$ 53,798	\$ (10,721)	-24.89%
Professional Services	15,000	2,500	2,383	117	4.68%
Other Services & Charges	62,632	10,439	6,320	4,118	39.45%
Communications	27,400	4,567	4,963	(397)	-8.69%
Information Technology	67,700	11,283	1,034	10,249	90.83%
Supplies	2,169	362	54	307	84.98%
Operations & Maintenance	195,896	32,649	14,058	18,591	56.94%
Equipment Purchases	112,400	18,733	6,657	12,077	64.47%
Depreciation	45,000	7,500	7,500	-	0.00%
Subtotal Before Allocations	\$ 786,660	\$ 131,110	\$ 96,767	\$ 34,343	26.19%
Allocation of Support Departments	286,007	47,668	51,914	(4,247)	-8.91%
Total Operating Expenses	\$ 1,072,668	\$ 178,778	\$ 148,682	\$ 30,096	16.83%
Operating Surplus/(Deficit)	\$ (4)	\$ (1)	\$ 31,040		

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$ 396,492	\$ 66,082	\$ 66,082	\$ -	0.00%
Trust Fund Interest	2,500	417	383	(34)	-8.14%
Reserve Fund Interest	4,300	717	784	67	9.34%
Total Debt Service Revenues	\$ 403,292	\$ 67,215	\$ 67,248	\$ 33	0.05%

Debt Service Costs

Total Principal & Interest	\$ 148,196	\$ 24,699	\$ 24,699	\$ -	0.00%
Reserve Additions-Interest	4,300	717	784	(67)	-9.34%
Estimated New Principal & Interest	250,800	41,800	41,800	-	0.00%
Total Debt Service Costs	\$ 403,296	\$ 67,216	\$ 67,283	\$ (67)	-0.10%
Debt Service Surplus/(Deficit)	\$ (4)	\$ (1)	\$ (35)		

Rate Center Summary

Total Revenues	\$ 1,475,956	\$ 245,993	\$ 246,970	\$ 977	0.40%
Total Expenses	1,475,964	245,994	215,965	30,029	12.21%
Surplus/(Deficit)	\$ (8)	\$ (1)	\$ 31,005		
Costs per 1000 Gallons	\$ 54.38		\$ 31.43		
Operating and DS	\$ 74.82		\$ 45.66		
Thousand Gallons Treated or Flow (MGD)	19,726	3,288	4,730	1,442	43.87%
	0.054		0.076		

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Urban Wastewater Rate Center
Revenues and Expenses Summary

Budget FY 2027	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		\$ 13,293,067	\$ 2,215,511	\$ 2,135,381	\$ (80,131)	-3.62%
Stone Robinson WWTP		23,602	3,934	2,792	(1,142)	-29.03%
Septage Acceptance		600,000	100,000	122,820	22,820	22.82%
Nutrient Credits		50,000	8,333	-	(8,333)	-100.00%
Miscellaneous Revenue		-	-	-	-	
Interest Allocation		111,300	18,550	33,233	14,683	79.15%
Total Operating Revenues		\$ 14,077,969	\$ 2,346,328	\$ 2,294,226	\$ (52,102)	-2.22%
Expenses						
Personnel Cost	B	\$ 1,815,234	\$ 302,539	\$ 326,305	\$ (23,766)	-7.86%
Professional Services		205,000	34,167	42,576	(8,409)	-24.61%
Other Services & Charges		3,152,566	525,428	500,662	24,765	4.71%
Communications		21,600	3,600	2,043	1,557	43.25%
Information Technology		184,672	30,779	28,508	2,271	7.38%
Supplies		-	-	409	(409)	#DIV/0!
Operations & Maintenance	F	1,888,996	314,833	408,327	(93,495)	-29.70%
Equipment Purchases		405,241	67,540	17,220	50,320	74.50%
Depreciation		495,000	82,500	82,500	-	0.00%
Subtotal Before Allocations		\$ 8,168,309	\$ 1,361,385	\$ 1,408,552	\$ (47,167)	-3.46%
Allocation of Support Departments		5,909,661	984,944	1,089,386	(104,442)	-10.60%
Total Operating Expenses		\$ 14,077,970	\$ 2,346,328	\$ 2,497,938	\$ (151,609)	-6.46%
Operating Surplus/(Deficit)		\$ (1)	\$ (0)	\$ (203,712)		

Debt Service Budget vs. Actual

Revenues						
Debt Service Rate Revenue	\$ 13,240,667	\$ 2,206,778	\$ 2,206,778	\$ 0	0.00%	
Septage Receiving Support - County	109,440	18,240	109,440	91,200	500.00%	
Trust Fund Interest	184,500	30,750	28,417	(2,333)	-7.59%	
Reserve Fund Interest	612,200	102,033	99,518	(2,516)	-2.47%	
Total Debt Service Revenues	\$ 14,146,807	\$ 2,357,801	\$ 2,444,153	\$ 86,352	3.66%	
Debt Service Costs						
Total Principal & Interest	\$ 10,963,959	\$ 1,827,327	\$ 1,827,327	\$ -	0.00%	
Reserve Additions-Interest	612,200	102,033	99,518	2,516	2.47%	
Debt Service Ratio Charge	745,000	124,167	124,167	-	0.00%	
Est. New Debt Service - CIP Growth	1,825,650	304,275	304,275	-	0.00%	
Total Debt Service Costs	\$ 14,146,809	\$ 2,357,802	\$ 2,355,286	\$ 2,516	0.11%	
Debt Service Surplus/(Deficit)	\$ (2)	\$ (0)	\$ 88,867			

Rate Center Summary

Total Revenues	\$ 28,224,776	\$ 4,704,129	\$ 4,738,379	\$ 34,249	0.73%
Total Expenses	28,224,779	4,704,130	4,853,223	(149,093)	-3.17%
Surplus/(Deficit)	\$ (3)	\$ (0)	\$ (114,845)		
Costs per 1000 Gallons	\$ 4.15		\$ 4.59		
Operating and DS	\$ 8.32		\$ 8.91		
Thousand Gallons Treated or Flow (MGD)	3,390,400	565,067	544,601	(20,466)	-3.62%
	9.289		8.784		

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Glenmore Wastewater Rate Center
Revenues and Expenses Summary

<i>Budget FY 2027</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	\$ 745,380	\$ 124,230	\$ 124,230	\$ -	0.00%
Interest Allocation	5,600	933	1,687	754	80.79%
Total Operating Revenues	\$ 750,980	\$ 125,163	\$ 125,917	\$ 754	0.60%

Expenses

Personnel Cost	\$ 151,487	\$ 25,248	\$ 26,864	\$ (1,616)	-6.40%
Professional Services	10,000	1,667	90	1,577	94.60%
Other Services & Charges	46,313	7,719	10,925	(3,206)	-41.53%
Communications	23,400	3,900	3,656	244	6.26%
Information Technology	65,286	10,881	776	10,105	92.87%
Supplies	-	-	-	-	-
Operations & Maintenance	148,836	24,806	9,543	15,263	61.53%
Equipment Purchases	3,550	592	592	0	0.00%
Depreciation	80,000	13,333	13,333	(0)	0.00%
Subtotal Before Allocations	\$ 528,872	\$ 88,145	\$ 65,778	\$ 22,367	25.38%
Allocation of Support Departments	222,114	37,019	39,413	(2,394)	-6.47%
Total Operating Expenses	\$ 750,986	\$ 125,164	\$ 105,191	\$ 19,973	15.96%
Operating Surplus/(Deficit)	\$ (6)	\$ (1)	\$ 20,726		

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$ 282,696	\$ 47,116	\$ 47,116	\$ -	0.00%
Trust Fund Interest	307	51	49	(2)	-3.82%
Reserve Fund Interest	-	-	-	-	-
Total Debt Service Revenues	\$ 283,003	\$ 47,167	\$ 47,165	\$ (2)	0.00%

Debt Service Costs

Total Principal & Interest	\$ 18,701	\$ 3,117	\$ 3,117	\$ -	0.00%
Estimated New Principal & Interest	264,300	44,050	44,050	-	0.00%
Reserve Additions-Interest	-	-	-	-	-
Total Debt Service Costs	\$ 283,001	\$ 47,167	\$ 47,167	\$ -	0.00%
Debt Service Surplus/(Deficit)	\$ 2	\$ 0	\$ (2)		

Rate Center Summary

Total Revenues	\$ 1,033,983	\$ 172,331	\$ 173,083	\$ 752	0.44%
Total Expenses	1,033,987	172,331	152,358	19,973	11.59%
Surplus/(Deficit)	\$ (4)	\$ (1)	\$ 20,725		
Costs per 1000 Gallons	\$ 17.41		\$ 11.06		
Operating and DS	\$ 23.97		\$ 16.02		
Thousand Gallons Treated	43,136	7,189	9,513	2,324	32.32%
or					
Flow (MGD)	0.118		0.153		

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Scottsville Wastewater Rate Center
Revenues and Expenses Summary

<i>Budget FY 2027</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	\$ 559,272	\$ 93,212	\$ 93,212	\$ -	0.00%
Interest Allocation	4,100	683	1,247	564	82.51%
Total Operating Revenues	\$ 563,372	\$ 93,895	\$ 94,459	\$ 564	0.60%

Expenses

Personnel Cost	\$ 151,160	\$ 25,193	\$ 26,864	\$ (1,670)	-6.63%
Professional Services	5,000	833	90	743	89.20%
Other Services & Charges	32,314	5,386	7,378	(1,992)	-36.99%
Communications	7,400	1,233	60	1,174	95.17%
Information Technology	25,036	4,173	776	3,397	81.41%
Supplies	-	-	-	-	
Operations & Maintenance	104,606	17,434	7,485	9,949	57.07%
Equipment Purchases	3,550	592	592	0	0.00%
Depreciation	25,000	4,167	4,167	0	0.00%
Subtotal Before Allocations	\$ 354,066	\$ 59,011	\$ 47,410	\$ 11,601	19.66%
Allocation of Support Departments	209,307	34,884	37,369	(2,484)	-7.12%
Total Operating Expenses	\$ 563,372	\$ 93,895	\$ 84,779	\$ 9,117	9.71%
Operating Surplus/(Deficit)	\$ (0)	\$ (0)	\$ 9,681		

Debt Service Budget vs. Actual

Revenues

Debt Service Rate Revenue	\$ 105,132	\$ 17,522	\$ 17,522	\$ -	0.00%
Trust Fund Interest	100	17	16	(0)	-1.66%
Reserve Fund Interest	3,800	633	522	(111)	-17.52%
Total Debt Service Revenues	\$ 109,032	\$ 18,172	\$ 18,061	\$ (111)	-0.61%

Debt Service Costs

Total Principal & Interest	\$ 6,530	\$ 1,088	\$ 1,088	\$ -	0.00%
Reserve Additions-Interest	3,800	633	522	111	17.52%
Estimated New Principal & Interest	98,700	16,450	16,450	-	0.00%
Total Debt Service Costs	\$ 109,030	\$ 18,172	\$ 18,061	\$ 111	0.61%
Debt Service Surplus/(Deficit)	\$ 2	\$ 0	\$ 0		

Rate Center Summary

Total Revenues	\$ 672,404	\$ 112,067	\$ 112,520	\$ 453	0.40%
Total Expenses	672,402	112,067	102,839	9,228	8.23%
Surplus/(Deficit)	\$ 2	\$ 0	\$ 9,681		
Costs per 1000 Gallons	\$ 25.22		\$ 31.16		
Operating and DS	\$ 30.10		\$ 37.79		
Thousand Gallons Treated or Flow (MGD)	22,337	3,723	2,721	(1,002)	-26.91%
	0.061		0.044		

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Administration and Communication

<i>Budget FY 2027</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	\$	444,400	\$	74,067	\$	74,318	\$	252	0.34%
Grants						-		-	
Miscellaneous Revenue		-		-		-		-	
Total Operating Revenues	\$	444,400	\$	74,067	\$	74,318	\$	252	0.34%

Expenses

Personnel Cost	B	\$	1,869,274	\$	311,546	\$	348,971	\$	(37,425)	-12.01%
Professional Services			124,000		20,667		17,955		2,711	13.12%
Other Services & Charges			227,805		37,968		19,406		18,562	48.89%
Communications			8,200		1,367		497		870	63.64%
Information Technology			23,000		3,833		5,189		(1,356)	-35.37%
Supplies			15,500		2,583		1,297		1,286	49.79%
Operations & Maintenance			70,500		11,750		7,443		4,307	36.66%
Equipment Purchases			18,150		3,025		3,025		-	0.00%
Depreciation			-		-		-		-	
Total Operating Expenses		\$	2,356,429	\$	392,738	\$	403,783	\$	(11,044)	-2.81%

Department Summary

Net Costs Allocable to Rate Centers		\$	(1,912,029)	\$	(318,672)	\$	(329,464)	\$	(10,793)	3.39%
<u>Allocations to the Rate Centers</u>										
Urban Water	44.00%	\$	841,293	\$	140,215	\$	144,964	\$	(4,749)	
Crozet Water	4.00%	\$	76,481		12,747		13,179		(432)	
Scottsville Water	2.00%	\$	38,241		6,373		6,589		(216)	
Urban Wastewater	48.00%	\$	917,774		152,962		158,143		(5,181)	
Glenmore Wastewater	1.00%	\$	19,120		3,187		3,295		(108)	
Scottsville Wastewater	1.00%	\$	19,120		3,187		3,295		(108)	
	100.00%	\$	1,912,029	\$	318,672	\$	329,464	\$	(10,793)	

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Finance

<i>Budget FY 2027</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	\$	314,400	\$	52,400	\$	52,400	\$	-	0.00%
Bond Proceeds Funding Bond Issuance Costs		-		-		-		-	
Miscellaneous Revenue		-		-		364		364	
<i>Total Operating Revenues</i>	\$	314,400	\$	52,400	\$	52,764	\$	364	0.69%

Expenses

Personnel Cost	B	\$	1,135,507	\$	189,251	\$	217,194	\$	(27,943)	-14.76%
Professional Services	C		126,000		21,000		113,124		(92,124)	-438.68%
Other Services & Charges			52,850		8,808		10,492		(1,683)	-19.11%
Communication			4,000		667		-		667	100.00%
Information Technology			30,000		5,000		1,410		3,590	71.80%
Supplies			11,000		1,833		993		840	45.83%
Operations & Maintenance			3,750		625		120		505	80.86%
Equipment Purchases			-		-		-		-	#DIV/0!
Depreciation			-		-		-		-	
<i>Total Operating Expenses</i>		\$	1,363,107	\$	227,184	\$	343,331	\$	(116,147)	-51.12%

Department Summary

Net Costs Allocable to Rate Centers		\$	(1,048,707)	\$	(174,784)	\$	(290,568)	\$	(115,783)	66.24%
<u>Allocations to the Rate Centers</u>										
Urban Water	44.00%	\$	461,431	\$	76,905	\$	127,850	\$	(50,945)	
Crozet Water	4.00%	\$	41,948		6,991		11,623		(4,631)	
Scottsville Water	2.00%	\$	20,974		3,496		5,811		(2,316)	
Urban Wastewater	48.00%	\$	503,379		83,897		139,473		(55,576)	
Glenmore Wastewater	1.00%	\$	10,487		1,748		2,906		(1,158)	
Scottsville Wastewater	1.00%	\$	10,487		1,748		2,906		(1,158)	
	100.00%	\$	1,048,707	\$	174,784	\$	290,568	\$	(115,783)	

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Maintenance

<i>Budget FY 2027</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		-		-		2,745		2,745
<i>Total Operating Revenues</i>	<i>\$</i>	<i>-</i>	<i>\$</i>	<i>-</i>	<i>\$</i>	<i>2,745</i>	<i>\$</i>	<i>2,745</i>

Expenses

Personnel Cost	B	\$	1,933,113	\$	322,185	\$	345,139	\$	(22,954)	-7.12%
Professional Services			10,000		1,667		675		992	59.50%
Other Services & Charges			59,300		9,883		8,551		1,333	13.48%
Communications			34,700		5,783		5,795		(11)	-0.20%
Information Technology			25,838		4,306		187		4,119	95.65%
Supplies			3,500		583		51		532	91.18%
Operations & Maintenance			152,659		25,443		17,405		8,038	31.59%
Equipment Purchases			342,240		57,040		33,783		23,257	40.77%
Depreciation			-		-		-		-	
<i>Total Operating Expenses</i>		<i>\$</i>	<i>2,561,350</i>	<i>\$</i>	<i>426,892</i>	<i>\$</i>	<i>411,587</i>	<i>\$</i>	<i>15,305</i>	<i>3.59%</i>

Department Summary

Net Costs Allocable to Rate Centers		\$	(2,561,350)	\$	(426,892)	\$	(408,842)	\$	18,050	-4.23%
<u>Allocations to the Rate Centers</u>										
Urban Water	30.00%	\$	768,405	\$	128,067	\$	122,653	\$	5,415	
Crozet Water	3.50%		89,647		14,941		14,309		632	
Scottsville Water	3.50%		89,647		14,941		14,309		632	
Urban Wastewater	56.50%		1,447,163		241,194		230,996		10,198	
Glenmore Wastewater	3.50%		89,647		14,941		14,309		632	
Scottsville Wastewater	3.00%		76,840		12,807		12,265		541	
	100.00%	\$	2,561,350	\$	426,892	\$	408,842	\$	18,050	

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Laboratory

Budget FY 2027	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	B	\$ 554,030	\$ 92,338	\$ 154,095	\$ (61,757)	-66.88%
Professional Services		-	-	-	-	
Other Services & Charges		3,950	658	2,933	(2,275)	-345.51%
Communications		1,500	250	1,998	(1,748)	-699.20%
Information Technology		28,772	4,795	134	4,661	
Supplies		2,300	383	170	213	55.68%
Operations & Maintenance	F	156,475	26,079	48,910	(22,831)	-87.55%
Equipment Purchases		57,900	9,650	1,070	8,580	88.91%
Depreciation		-	-	-	-	
Total Operating Expenses		\$ 804,927	\$ 134,155	\$ 209,310	\$ (75,156)	-56.02%

Department Summary

Net Costs Allocable to Rate Centers		\$ (804,927)	\$ (134,155)	\$ (209,310)	\$ 75,156	-56.02%
<u>Allocations to the Rate Centers</u>						
Urban Water	44.00%	\$ 354,168	\$ 59,028	\$ 92,097	\$ (33,069)	
Crozet Water	4.00%	32,197	5,366	8,372	(3,006)	
Scottsville Water	2.00%	16,099	2,683	4,186	(1,503)	
Urban Wastewater	47.00%	378,316	63,053	98,376	(35,323)	
Glenmore Wastewater	1.50%	12,074	2,012	3,140	(1,127)	
Scottsville Wastewater	1.50%	12,074	2,012	3,140	(1,127)	
	100.00%	\$ 804,927	\$ 134,155	\$ 209,310	\$ (75,156)	

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Engineering

<i>Budget FY 2027</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		-		-		-	
Northern Area Engineering Services - ACSA		255,600		42,600		42,600	-
Total Operating Revenues	\$	255,600	\$	42,600	\$	42,600	\$ -

Expenses

Personnel Cost	B	\$	2,452,791	\$	408,798	\$	447,530	\$	(38,732)	-9.47%
Professional Services			100,000		16,667		11,163		5,504	33.03%
Other Services & Charges			28,650		4,775		4,903		(128)	-2.68%
Communications			35,656		5,943		81		5,862	98.64%
Information Technology	E		78,838		13,140		44,834		(31,694)	-241.21%
Supplies			7,700		1,283		838		446	34.73%
Operations & Maintenance			95,605		15,934		10,175		5,759	36.14%
Equipment Purchases			21,500		3,583		3,583		0	0.00%
Depreciation			-		-		-		-	
Total Operating Expenses		\$	2,820,740	\$	470,123	\$	523,106	\$	(52,983)	-11.27%

Department Summary

Net Costs Allocable to Rate Centers		\$	(2,565,140)	\$	(427,523)	\$	(480,506)	\$	52,983	-12.39%
<u>Allocations to the Rate Centers</u>										
Urban Water	47.00%	\$	1,205,616	\$	200,936	\$	225,838	\$	(24,902)	
Crozet Water	4.00%		102,606		17,101		19,220		(2,119)	
Scottsville Water	2.00%		51,303		8,550		9,610		(1,060)	
Urban Wastewater	44.00%		1,128,661		188,110		211,423		(23,313)	
Glenmore Wastewater	1.50%		38,477		6,413		7,208		(795)	
Scottsville Wastewater	1.50%		38,477		6,413		7,208		(795)	
	100.00%	\$	2,565,140	\$	427,523	\$	480,506	\$	(52,983)	

Rivanna Water & Sewer Authority
Monthly Financial Statements - August 2026

Information Technology

<i>Budget FY 2027</i>	<i>Budget Year-to-Date</i>	<i>Actual Year-to-Date</i>	<i>Budget vs. Actual</i>	<i>Variance Percentage</i>
---------------------------	--------------------------------	--------------------------------	------------------------------	--------------------------------

Operating Budget vs. Actual

Revenues Notes

Payment for Services SWA	\$	262,300	\$	43,717	\$	56,867	\$	13,150
Miscellaneous Revenue		-		-		-		-
Total Operating Revenues	\$	262,300	\$	43,717	\$	56,867	\$	13,150

Expenses

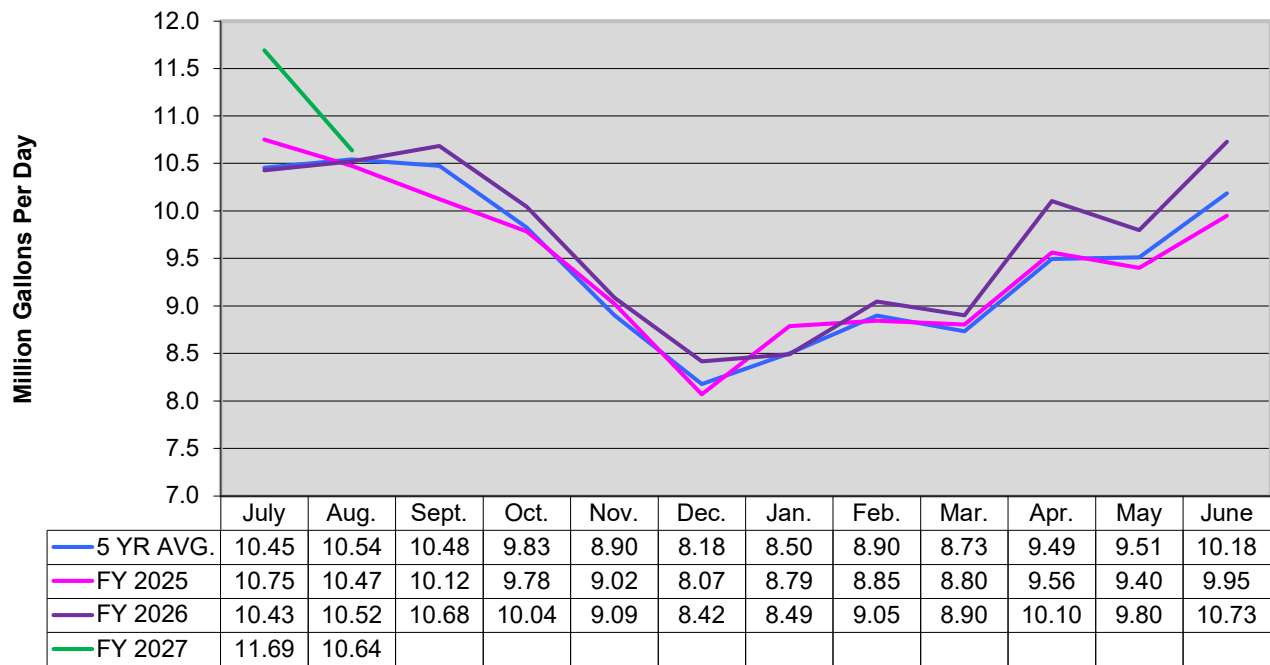
Personnel Cost	B	\$	1,823,000	303,833	\$	339,105	\$	(35,272)	-11.61%	
Professional Services			-	-		1,551		(1,551)	#DIV/0!	
Other Services & Charges			2,900	483		171		312	64.58%	
Communications	D		76,000	12,667		24,552		(11,886)	-93.83%	
Information Technology			1,835,600	305,933		259,184		46,749	15.28%	
Supplies			-	-		895		(895)	#DIV/0!	
Operations & Maintenance			4,000	667		475		192	28.77%	
Equipment Purchases			8,000	1,333		1,333		0	0.00%	
Depreciation			-	-		-		-		
Total Operating Expenses		\$	3,749,500	\$	624,917	\$	627,267	\$	(2,350)	-0.38%

Department Summary

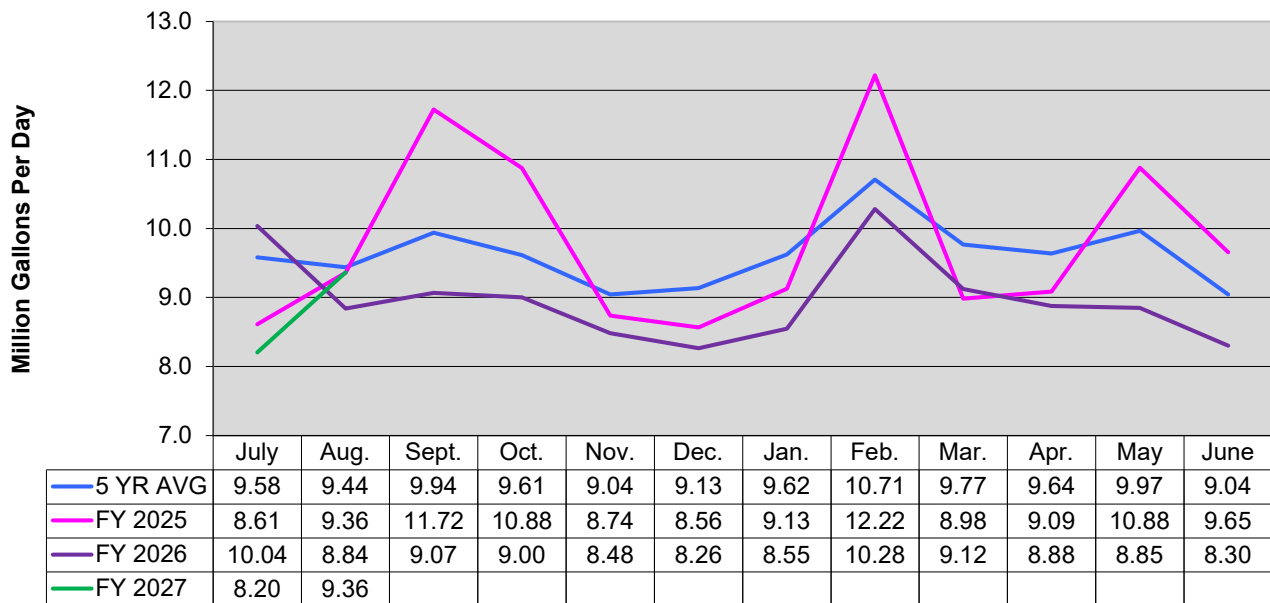
Net Costs Allocable to Rate Centers		\$	(3,487,200)	\$	(581,200)	\$	(570,400)	\$	10,800	-1.86%
<u>Allocations to the Rate Centers</u>										
Urban Water	47.00%	\$	1,638,984	\$	273,164	\$	268,088	\$	5,076	
Crozet Water	4.00%		139,488		23,248		22,816		432	
Scottsville Water	2.00%		69,744		11,624		11,408		216	
Urban Wastewater	44.00%		1,534,368		255,728		250,976		4,752	
Glenmore Wastewater	1.50%		52,308		8,718		8,556		162	
Scottsville Wastewater	1.50%		52,308		8,718		8,556		162	
	100.00%	\$	3,487,200	\$	581,200	\$	570,400	\$	10,800	

**Rivanna Water and Sewer Authority
Flow Graphs**

Urban Water Flows



Urban Wastewater Flows





MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

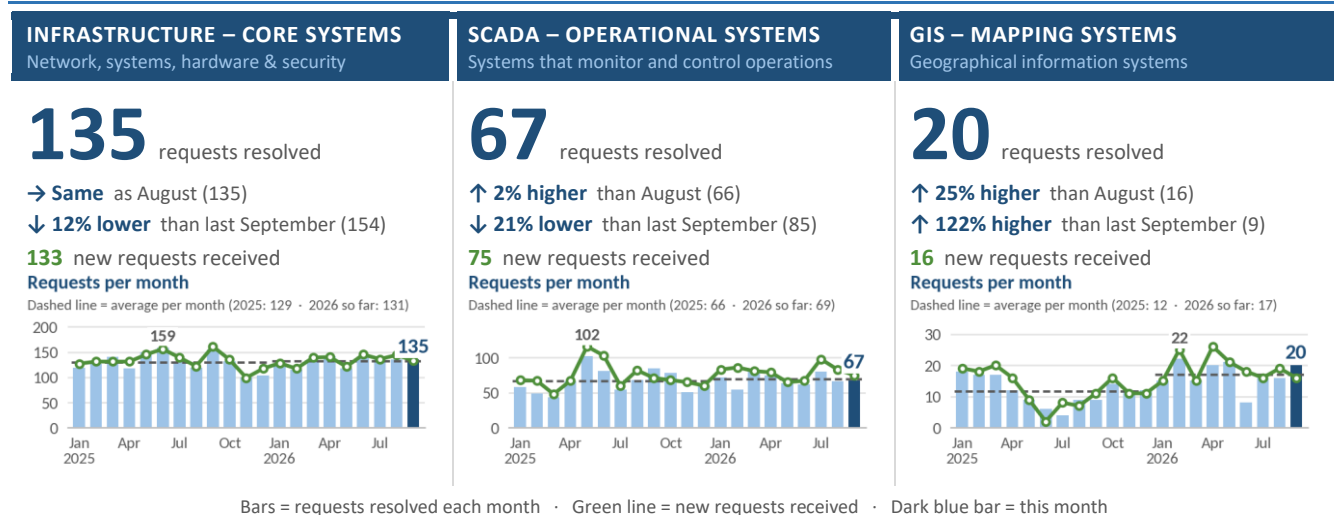
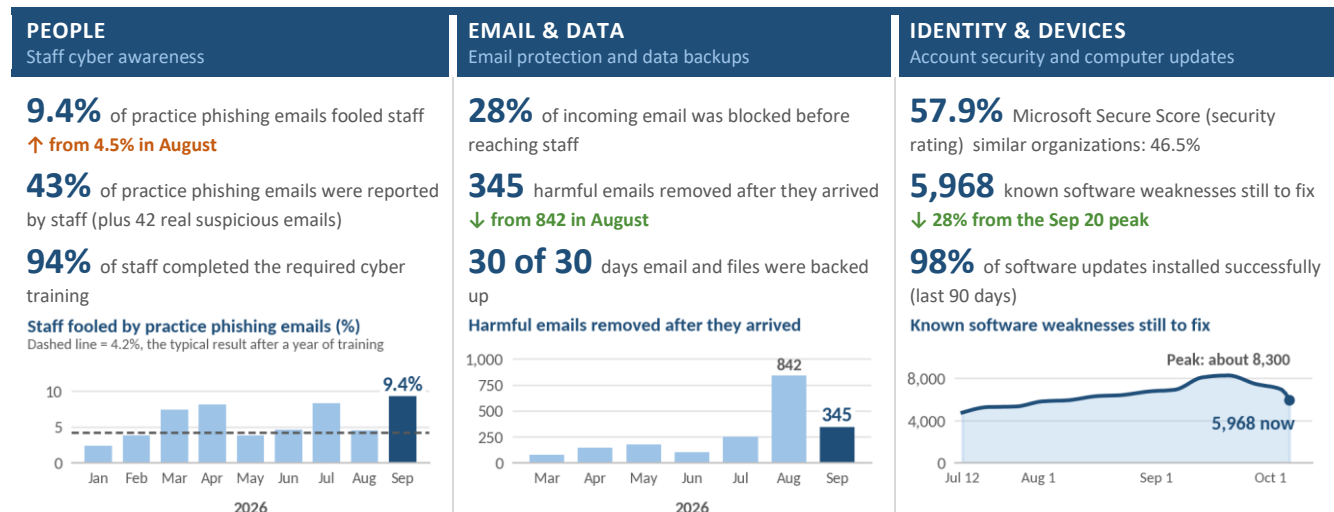
FROM: BRIAN AYALA, DIRECTOR OF INFORMATION & OPERATIONAL TECHNOLOGY

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

SUBJECT: SEPTEMBER 2026 INFORMATION TECHNOLOGY REPORT

DATE: OCTOBER 27, 2026

SERVICE REQUESTS (HELP DESK TICKETS) September 2026 · requests for help that staff send to each technology team



Endpoint protection (antivirus on computers): CrowdStrike replaces Sophos by December; coverage will appear once the rollout begins. Sources: KnowBe4 and Barracuda (September); Secure Score as of Oct 5; PDQ as of Oct 6 (trend and peak read from a chart; approximate).

GIS WORK COMPLETED September 2026 · mapping (GIS) team work finished this month

109

Daily capital-project inspection reports

77

Water inspections processed

18

Sewer inspections processed

23

Miss Utility (call-before-you-dig) reports processed

32 / 73

Map lines / points added from GPS data

13

Map requests from staff completed

Major projects Created and published new database for RWSA Cityworks · Updated security on GIS servers

ASSET MANAGEMENT Inventory growth, work orders and data quality

4,987

Vertical assets (equipment at our facilities)

+7 added in September

4,777

Horizontal assets (pipes, valves and manholes)

+451 added in September

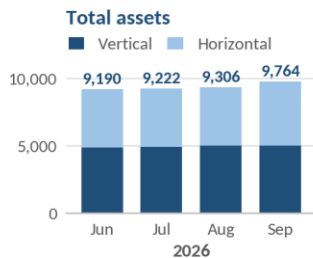
1,886

Critical assets (key equipment)
all install dates verified

587

Maintenance work orders in September

544 planned · 43 repairs



Assets with a known install date

Vertical 3,377

Horizontal 4,120

No date 2,267

7,497 of 9,764 · 77%

Critical assets – install dates verified

1,886

1,886 of 1,886 · 100%

Critical assets: the install dates for all 1,886 were reviewed by Maintenance, Water and Wastewater; complete as of October 14, 2026. An install date is when equipment or a pipe was put into service; it is needed to plan replacements. Install-date counts come from the capital improvement plan (CIP) asset list (8,997 of 9,764 assets listed); assets not listed show as no date.

Cityworks → Trimble Unity Maintain
In progress

Management Strategy Groups (MSGs)
Complete

Install-date verification
Complete

Information & Operational Technology Department Board Update

Infrastructure, Enterprise Systems (including Asset Management), and Supervisory Control and Data Acquisition (SCADA)

In September, the Information and Operational Technology (I&OT) Division received 224 service requests (help desk tickets) and resolved 222 across Infrastructure, SCADA, and Geographical Information Systems (GIS), keeping incoming and completed work nearly in balance. SCADA, the systems that monitor and control water and wastewater operations, received 75 requests and resolved 67.

The Authority finalized its artificial intelligence (AI) policy, which was issued to all staff on October 1, and purchased an enterprise version of Claude to provide approved staff with a sanctioned way to use AI in their work.

Asset Management, part of Enterprise Systems, saw a focused effort with strong collaboration from Maintenance and Operations to improve asset data. As of October 14, the installation dates for all 1,886 critical assets have been verified by Maintenance, Water, and Wastewater, helping to finalize and update the 10-year Capital Improvement Plan (CIP); across all assets, the CIP asset list now has installation dates

for 77 percent (7,497 of 9,764). Management Strategy Groups, which define asset lifecycle and replacement strategies, were also reviewed and updated. The inventory grew by 458 assets to 9,764, and 93 percent of work orders were preventive (planned maintenance rather than repairs).

The Starlink satellite internet rollout, which adds backup network connectivity at critical infrastructure sites, made significant progress in Phase 1: all sites have completed pre-installation items, the first round of equipment has been ordered, and installation will begin throughout October. The Authority is also working with M.C. Dean, one of its Request for Proposal (RFP) vendors, to pilot an industrial uninterruptible power supply (UPS), a battery backup system, at one remote tank to confirm it can withstand an extended power outage. Design and proposal review is ongoing.

Previously reported projects remain on schedule, including the transition from the on-premises Cityworks asset management system to the cloud-based Trimble Unity Maintain system, with completion estimated for March 2027, and the transition to Paradigm's WeighStation for the Solid Waste Authority. The Division also continues to replace aging equipment, including programmable logic controllers (PLCs), the devices that automate operational equipment, and networking equipment that is end of life (no longer supported by the manufacturer).

Cybersecurity

The annual employee cybersecurity awareness training was refreshed, with an updated 45-minute general awareness module and an additional 15-minute module on AI best practices. Both are mandatory for all employees, and 94 percent of staff have completed the training to date. Project kickoffs were held for the annual network penetration testing, which uses authorized testing to find weaknesses before attackers do, and will continue through October and the first half of November. The transition from Sophos to CrowdStrike for antivirus and endpoint detection and response (EDR) protection of workstations and servers is expected to be complete by December.

In September, email filtering blocked 28 percent of about 89,900 messages before delivery and removed another 345 after delivery, and employees reported 42 genuinely suspicious emails. The share of practice phishing emails that fooled staff rose to 9.4 percent (4.5 percent in August) as testing roughly doubled, while 43 percent were reported by staff. The Microsoft Secure Score, a security rating, reached 57.9 percent, compared with 46.5 percent for organizations of similar size, and known software weaknesses (vulnerabilities) fell roughly 28 percent from their September 20 peak after fixes began in late September. The Division continues to adapt to new cyber threats and protection recommendations.

The Authority recently agreed to transition to a .gov email and website domain, which is reserved for official government organizations, over the next 12 months. The Cybersecurity and Infrastructure Security Agency (CISA) has approved rivanna.gov, and a transition plan, including public notice, is under development. The change is intended to build public trust, strengthen the Authority's presence, and partner more closely with CISA.

MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: STEVEN MINNIS, SR., MAINTENANCE MANAGER

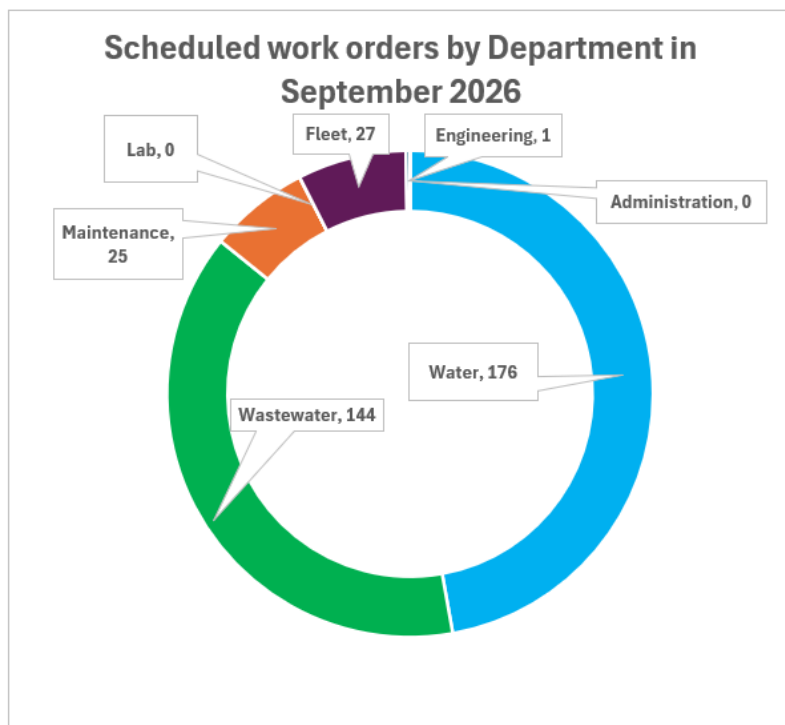
REVIEWED BY: DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR
BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: MAINTENANCE REPORT FOR SEPTEMBER 2026

DATE: OCTOBER 27, 2026

The Maintenance Department is responsible for more than 9,764 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

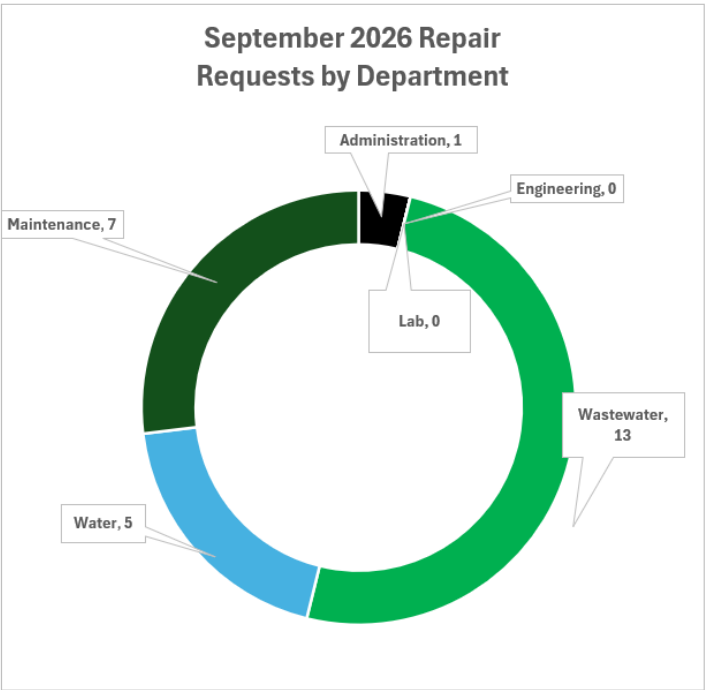


373 SCHEDULED MONTHLY WORK ORDERS BY DEPARTMENT IN SEPTEMBER 2026

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.

SEPTEMBER 2026 REPAIR REQUESTS

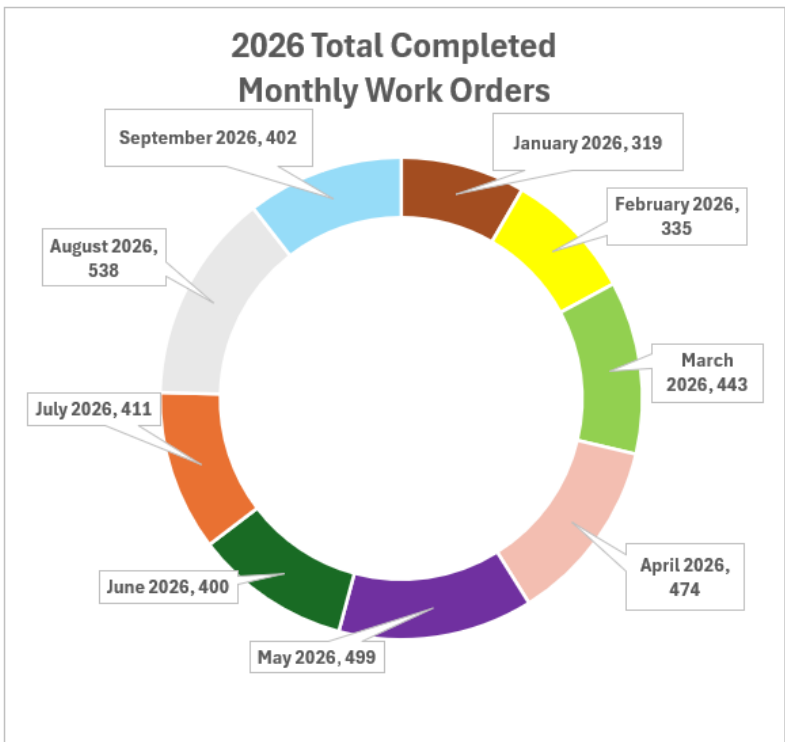


26 REPAIR REQUESTS IN SEPTEMBER 2026

Background:

- These requests are unplanned
- Some examples of these requests in September 2026 :
 - Beaver Creek RWPS Raw Pump #2 failed to start. Mechanic performed a hard reset and pump resumed normal operation.
 - MCAWRRF Effluent Building - Pressure Regulator issue- Mechanic disassembled pressure regulator and found Y strainer clogged. Also found minor cavitation on seat holder inside valve. Repaired and returned to normal operation
 - MCAWRRF Grit Building -Pump #2 Valve handle was loose. Mechanic tightened both set screws to ensure proper valve operation.
 - MCAWRRF Aeration Basin Actuator #4 - Mechanic inspected actuator and replaced the motor.
 - MCAWRRF Bulk chemical building emergency lights not working- mechanic replaced backup batteries in lights and normal operation returned.
 - MCAWRRF broken water line inside boiler building- Maintenance found 1.5" waterline broken in the yard. Maintenance repaired ASAP critical to plant operations.

COMPLETED WORK ORDERS BY MONTH IN 2026

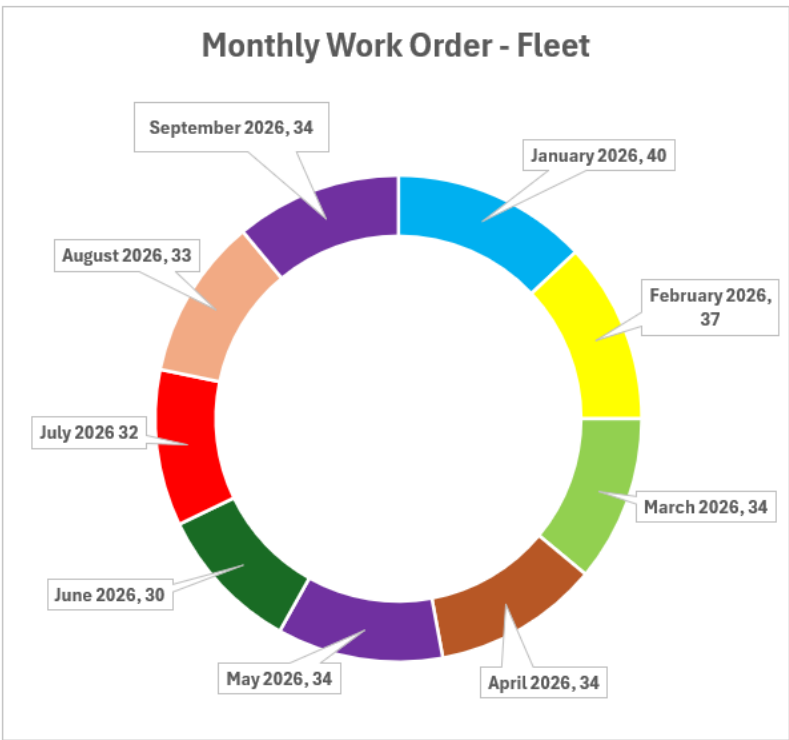


402 WORK ORDERS COMPLETED IN SEPTEMBER 2026

Background:

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

MONTHLY FLEET WORK ORDERS

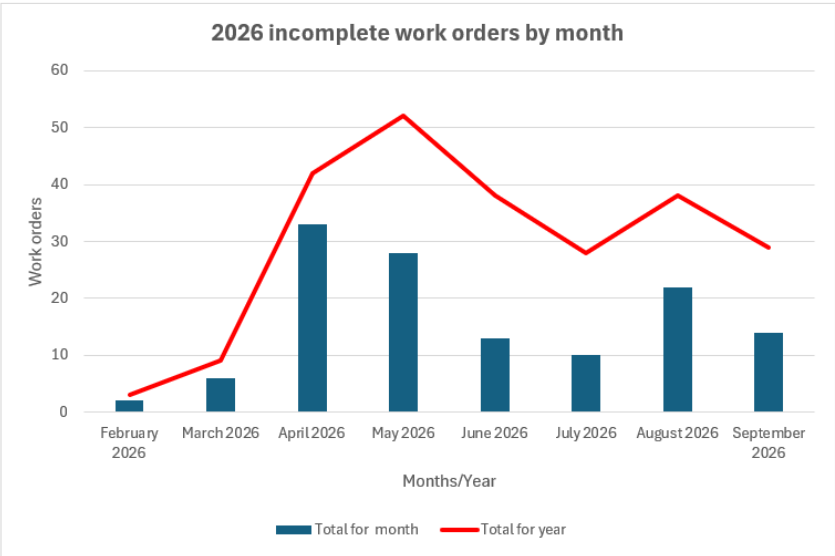


34 MONTHLY FLEET WORK ORDERS IN SEPTEMBER 2026

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



**14 OPEN WORK ORDERS IN
SEPTEMBER 2026**

Background:

- Maintenance cleared 9 of the past due work orders from July 2026
- 1 open work order is for the annual crane inspection and it is November 2026
- 2 work orders are for pump oil changes and Maintenance is waiting for proper oil to arrive.
- The remaining work orders are waiting for parts and will be completed when they arrive.

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 SEPTEMBER 2026

DATE: OCTOBER 27, 2026

WATER OPERATIONS:

The average and maximum daily water volumes produced in September 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	9.57	10.76 (9/14/2026)
Observatory	1.30	2.33 (9/29/2026)
North Rivanna	<u>0.02</u>	<u>0.17 (9/15/2026)</u>
<i>Urban Total</i>	10.89	12.74 (9/4/2026)
Crozet	0.66	0.83 (9/17/2026)
Scottsville	0.06	0.08 (9/28/2026)
Red Hill	<u>0.002</u>	0.003 (9/23/2026)
<i>RWSA Total</i>	11.61	-

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

Status of Reservoirs (as of October 20, 2026):

- Urban Reservoirs are 91% of Total Useable Capacity
 - South Rivanna Reservoir is 100% full
 - Ragged Mountain Reservoir is 84% full
- Sugar Hollow Reservoir is 97% full
- Beaver Creek Reservoir (Crozet) is 93% 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 September 2026. Performance of the WRRFs in September 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	9.16	<QL	9	<QL	22	<QL	1.9
Glenmore	0.186	<QL	15	3.9	30	NR	NL
Scottsville	0.041	<QL	15	1.7	30	<QL	1.9
Stone Robinson	0.0009	<QL	30	5.0	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 September 2026.

<i>State Annual Allocation (lb./yr.) Permit</i>		<i>Average Monthly Allocation (lb./mo.) *</i>	<i>Moore's Creek Discharge September (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	8,330	35%	26%
Phosphorous	19,637	1,636	180	11%	10%

*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 September 2026:

<i><u>Purpose</u></i>	<i><u>Water</u></i>	<i><u>Wastewater</u></i>
<i>Compliance (VDH*, VaDEQ)</i>	440	146
<i>Treatment Process Monitoring</i>	390	129

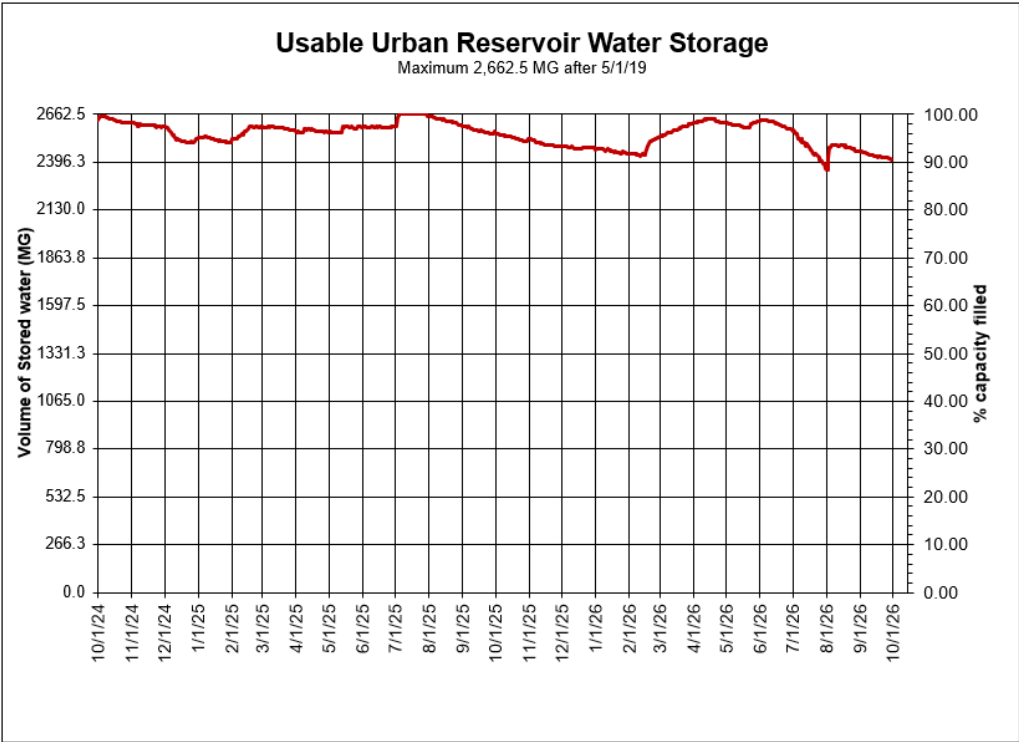
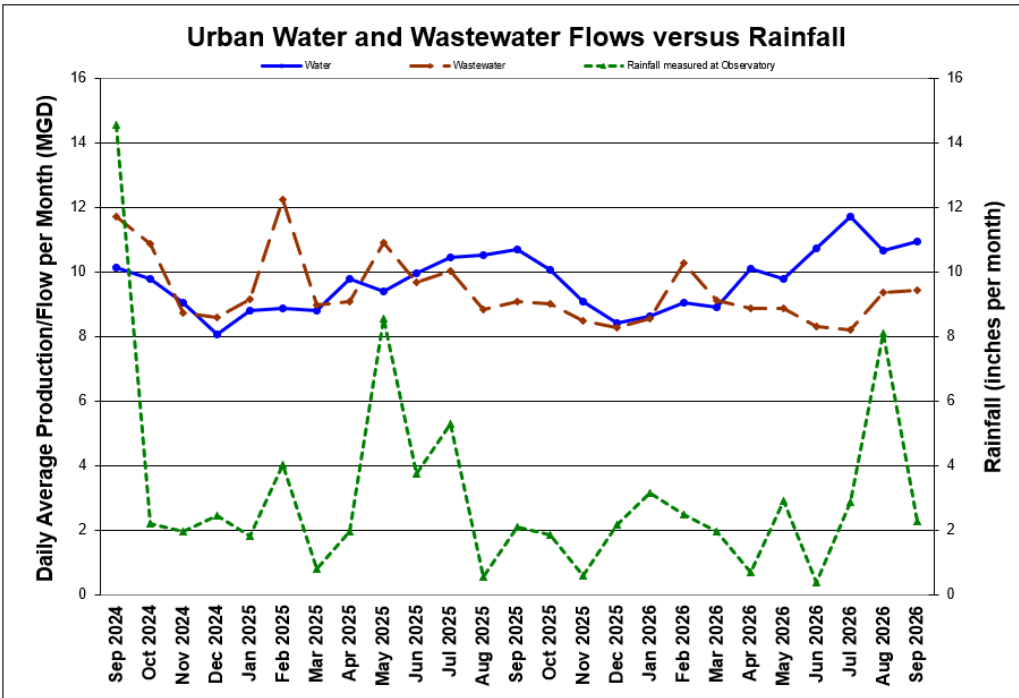
* VDH – Virginia Department of Health for drinking water

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





695 Moores Creek Lane | Charlottesville, Virginia 22902-9016

434.977.2970

434.293.8858

www.rivanna.org

MEMORANDUM

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

FROM: BILL MAWYER, EXECUTIVE DIRECTOR

SUBJECT: WHOLESALE METERING REPORT FOR SEPTEMBER 2026

DATE: OCTOBER 27, 2026

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

		<i>Month</i>	<i>Daily Average</i>	
City Usage (gal)		158,205,929	5,273,531	48.3%
ACSA Usage (gal)		169,357,531	5,645,251	51.7%
Total (gal)		327,563,460	10,918,782	

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 October 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.

[illegible][illegible]

MEMORANDUM

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

**FROM: LONNIE WOOD, DIRECTOR OF FINANCE AND INFORMATION
TECHNOLOGY**

REVIEWED BY: BILL MAWYER, EXECUTIVE DIRECTOR

**SUBJECT: DISPOSITION OF FY 2026 RATE CENTER RESULTS AND WORKING
CAPITAL TARGET**

DATE: OCTOBER 27, 2026

This memo will discuss some highlights of the Authority's year-end results and describe our process of funding the operating account for daily working capital purposes and calculating the appropriate disposition of the rate center results.

The Authority ended FY 2026 with a cash basis surplus of \$1,916,313. Operating revenues exceeded budget estimates by \$2.1 million primarily due to receipt of \$1.5 million in PFAS Litigation Funds, \$300k in grant funds, and \$159k in interest earnings over the budgeted amount. Overall FY 2026 ended with a small expense deficit of \$113k; however, we did experience the following significant budget overages for Engineering & Technical services at \$160k, Telephone & Data Services at \$146k, Software Subscriptions & Purchases at \$370k, Pipeline Repairs at \$221k, Equipment Repair, Replacement, & Maintenance at \$450k, and Equipment Purchases at \$175k. Fortunately, these overages were offset by reduced spending in other areas.

The first figure needed for the disposition total is based on the FY 2026 Working Capital Results. The policy target for FY 2026 was \$10.5 million of working capital (cash) in the operating account. The year ended with a \$12 million cash balance. This leaves a cash balance surplus of \$1.5 million toward the disposition calculation.

FY 2026 - Working Capital Results

Policy Target - 60 Days cash	\$ 10,530,411
Year End Cash Balance	12,075,490
Operational Cash Surplus	<u>\$ 1,545,079</u>

Policy Background: After completion of the audit, staff performs an analysis and reconciliation between rate centers of the year ending financial results and the effect on the operating cash liquidity position. This is also done to ensure that rate center results are kept separate from each other. In some years, one rate center may have a deficit, and others may have a surplus, therefore, we do not want one rate center's surplus funding another rate center's deficit.

There is only one operating cash account where all transactions originate during the year for all capital and operating activities, including inflow from revenues and bond proceeds, and outflow for operating expenses, capital projects and debt payments. Capital transactions are reconciled and separated at the end of each month so monthly and year-end reports on operations are clear of capital transactions. Conversely, all rate centers' operating results are co-mingled until year-end. This process determines the results for the year and makes transfers to or from the respective rate center reserves to ensure proper segregation and keep the operating account whole at the target level.

The operations account has a policy target for working capital balance of 60 days of cash on hand to meet cash flow needs. Based on the FY 2027 budget of \$72.1 million, the new policy target is \$11,857,808, which is an increased target of \$1.3 million from prior year. This is due to the FY 2027 budget increase of \$8,075,000 or 12.6% compared to the FY 2026 budget.

Target Calculation - 60 days cash policy

Some rounding variances will happen

	New Cash Target	
	<u>FY 2027</u>	<u>FY 2026</u>
Adopted Budget	\$ 72,135,000	\$ 64,060,000
Daily working cash needs	197,630	175,507
60 Days of Cash	\$ 11,857,808	\$ 10,530,411
Target Change	\$ 1,327,397	

The Working Capital Results for FY 2026 and the required target change to meet the New Cash Target for FY 2027 are combined to determine the total disposition amount. This total is brought before the Board for action, which is consistent with the Authority's financial policy.

Operational Cash Adjustment Needed

FY 26 - Surplus	\$ 1,545,079
FY 27 - Target Change	1,327,397
Total Operational Cash Surplus	\$ 217,682

The policy target amount of operating cash is overfunded by \$217,700 due to the lower 60-day target balance. Therefore, the following transfers to/(from) the discretionary reserves are recommended for FY 2026 to bring the operations account back to the target balance and properly keep the six rate center reserves separated. Transfers related to similar year-end actions are included below for comparison: Transfers to (from) reserves based on ending results for each rate center:

	<u>FY2026</u>	<u>FY2025</u>	<u>FY2024</u>	<u>FY2023</u>	<u>FY2022</u>
Urban Water	\$ 1,245,000	\$ (1,523,400)	\$ (830,900)	\$ (1,116,400)	\$ (302,200)
Crozet Water	51,300	(126,400)	(97,250)	(210,200)	(115,900)
Scottsville Water	16,200	(16,600)	(88,350)	(78,200)	(64,600)
Urban Wastewater	(1,159,100)	(57,900)	(120,500)	(981,300)	(31,500)
Glenmore Wastewater	74,500	(56,700)	(27,550)	(22,000)	(53,800)
Scottsville Wastewater	<u>(10,200)</u>	<u>(48,500)</u>	<u>(8,450)</u>	<u>(22,100)</u>	<u>(14,400)</u>
	\$ 217,700	\$ (1,829,500)	\$ (1,173,000)	\$ (2,430,200)	\$ (582,400)

To summarize the year-end process, one of the Authority's financial policies is to keep the operations account financially sound with 60 days of working cash for normal operating cash flow needs. That goal will continue to be met, and the reserves will continue to provide for the yearly variances in budget versus actual results. As any given year progresses, the operations account temporarily funds rate center deficits and accumulates surpluses, and a reconciliation of the results to allocate the respective surpluses and deficits is performed annually after the year-end audit is complete. The Board has taken similar action for the previous 18 years. Attached is a summary of the ending reserves for Fiscal Year 2026.

Essentially, the Authority ended year with \$1.5 million in surplus cash for FY 2026. For FY 2027, the increase in the policy target for operating cash of \$1.3 million used up all but \$217,682 of the surplus.

Board Action Requested:

Authorizing the transfer of funds to/(from) the respective reserves for FY 2026 ending results to or from the operations account as follows:

Urban Water	\$ 1,245,000
Crozet Water	51,300
Scottsville Water	16,200
Urban Wastewater	(1,159,100)
Glenmore Wastewater	74,500
Scottsville Wastewater	<u>(10,200)</u>
Total	<u>\$ 217,700</u>

Attachment

Rivanna Water and Sewer Authority
Statement of Reserve Balances
June 2026 Reserves

	June FY 2026 Ending Balance	FROM (TO) OPERATIONS ACCOUNT Adjustment to Approve FY 2026 Board Action Required **	Adjusted FY 2026 Ending Balance
Urban Water			
Discretionary Reserve	\$ 22,917,712	\$ 1,245,000	\$ 24,162,712
Rate Stabilization Fund	1,000,000		1,000,000
Watershed Management Fund	297,528		297,528
Subtotal	24,215,240		25,460,240
Urban Wastewater			
Discretionary Reserve	13,515,759	(1,159,100)	12,356,659
Rate Stabilization Fund	1,000,000		1,000,000
Subtotal	14,515,759		13,356,659
Crozet Water			
Discretionary Reserve	5,021,916	51,300	5,073,216
Scottsville Water			
Discretionary Reserve	371,336	16,200	387,536
Glenmore Wastewater			
Discretionary Reserve	181,244	74,500	255,744
Scottsville Wastewater			
Discretionary Reserve	151,927	(10,200)	141,727
Capital Fund			
Specific Capital Projects	(4,395,480)	-	(4,395,480)
Vehicle Replacement Fund	1,050,614		1,050,614
Subtotal Discretionary Reserves	\$ 41,112,556	\$ 217,700	\$ 41,330,256
Indenture Restricted Minimum	500,000		500,000
Total Reserves *	\$ 41,612,556		\$ 41,830,256

* Agrees to Audited investment balances

** Proposed Board action



FINANCIAL UPDATE

FY 2026 Year-End Results

FOR THE BOARD OF DIRECTORS

10/27/2026

By Stephanie Deal, CPA, Finance Manager

A close-up photograph of a blue and silver ballpoint pen lying diagonally across a document. The document features a bar chart with several blue bars of varying heights. The background of the entire slide is a solid dark blue.

TOPICS FOR TODAY

- Year-End Results
- Operating Working Capital Target
- Disposition of Rate Center Results
- Statement of Reserve Balances
- Board Action: Approve Fund Transfers

FY 2026 - Year-End Results

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	
Total Revenue	\$ 64,059,145	\$ 66,088,409	\$ 2,029,264	3%
Total Expenses	64,059,136	64,172,096	(112,960)	0%
Surplus/(Deficit)	\$ 9	\$ 1,916,313		

YEAR-END RESULTS

FY 2026 - Operating Budget vs Actual Results

<u>Revenue</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	
Operating Revenues	\$ 28,565,847	\$ 28,624,919	\$ 59,072	0%
Interest Income	272,400	431,307	158,907	58%
PFAS Litigation Funds	-	1,486,600	1,486,600	#DIV/0!
Grant Funds	-	300,623	300,623	#DIV/0!
All other revenue line items	1,807,654	1,979,614	171,960	10%
Total Revenue	\$ 30,645,901	\$ 32,823,063	\$ 2,177,162	7%

<u>Expenses</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	
Engineering & Technical Services	\$ 589,500	\$ 749,580	\$ (160,080)	-27%
Telephone & Data Service	200,300	346,755	(146,455)	-73%
Software Subscriptions/Purchases	478,890	848,566	(369,676)	-77%
Pipeline Repairs	214,358	435,041	(220,683)	-103%
Equipment Repair/Replace/Maint	1,314,481	1,764,509	(450,028)	-34%
Equipment (over \$10,000)	265,000	440,207	(175,207)	-66%
All other expense line items	27,583,369	26,175,122	1,408,247	5%
Total Expenses	\$ 30,645,898	\$ 30,759,780	\$ (113,881)	0%

NOTABLE BUDGET ITEMS

FY 2026 - Working Capital Results

Policy Target - 60 Days cash	\$ 10,530,411
Year-End Cash Balance	12,075,490
Operational Cash Surplus	<u>\$ 1,545,079</u>

**OPERATING WORKING CAPITAL
TARGET – FY 2026**

Target Calculation - 60 days cash policy

Some rounding variances will happen

New Cash Target

	<u>FY 2027</u>	<u>FY 2026</u>
Adopted Budget	\$ 72,135,000	\$ 64,060,000
Daily working cash needs	197,630	175,507
60 Days of Cash	\$ 11,857,808	\$ 10,530,411
Target Change	<u>\$ 1,327,397</u>	

Operational Cash Adjustment Needed

FY 26 - Surplus	\$ 1,545,079
FY 27 - Target Change	1,327,397
Total Operational Cash Surplus	<u>\$ 217,682</u>

**OPERATING
WORKING
CAPITAL
TARGET -
FY2027**

DISPOSITION OF RATE CENTER RESULTS

This table presents proposed and historical fund transfers between the individual reserve funds and operations account. Negative amounts are a reduction to the respective reserve fund.

	<u>FY2026</u>	<u>FY2025</u>	<u>FY2024</u>	<u>FY2023</u>	<u>FY2022</u>
Urban Water	\$ 1,245,000	\$(1,523,400)	\$ (830,900)	\$ (1,116,400)	\$ (302,200)
Crozet Water	51,300	(126,400)	(97,250)	(210,200)	(115,900)
Scottsville Water	16,200	(16,600)	(88,350)	(78,200)	(64,600)
Urban Wastewater	(1,159,100)	(57,900)	(120,500)	(981,300)	(31,500)
Glenmore Wastewater	74,500	(56,700)	(27,550)	(22,000)	(53,800)
Scottsville Wastewater	(10,200)	(48,500)	(8,450)	(22,100)	(14,400)
	<u>\$ 217,700</u>	<u>\$(1,829,500)</u>	<u>\$ (1,173,000)</u>	<u>\$ (2,430,200)</u>	<u>\$ (582,400)</u>

Rivanna Water and Sewer Authority
Statement of Reserve Balances
June 2026 Reserves

	June FY 2026 <u>Ending Balance</u>	FROM (TO) OPERATIONS ACCOUNT Adjustment to Approve FY 2026 <u>Board Action Required</u> **	Adjusted FY 2026 <u>Ending Balance</u>
Urban Water			
Discretionary Reserve	\$ 22,917,712	\$ 1,245,000	\$ 24,162,712
Rate Stabilization Fund	1,000,000		1,000,000
Watershed Management Fund	297,528		297,528
Subtotal	24,215,240		25,460,240
Urban Wastewater			
Discretionary Reserve	13,515,759	(1,159,100)	12,356,659
Rate Stabilization Fund	1,000,000		1,000,000
Subtotal	14,515,759		13,356,659
Crozet Water			
Discretionary Reserve	5,021,916	51,300	5,073,216
Scottsville Water			
Discretionary Reserve	371,336	16,200	387,536
Glenmore Wastewater			
Discretionary Reserve	181,244	74,500	255,744
Scottsville Wastewater			
Discretionary Reserve	151,927	(10,200)	141,727
Capital Fund			
Specific Capital Projects	(4,395,480)	-	(4,395,480)
Vehicle Replacement Fund	1,050,614		1,050,614
Subtotal Discretionary Reserves	\$ 41,112,556	\$ 217,700	\$ 41,330,256
Indenture Restricted Minimum	500,000		500,000
Total Reserves *	\$ 41,612,556		\$ 41,830,256

* Agrees to Audited investment balances
 ** Proposed Board action

STATEMENT
 OF
 RESERVE
 BALANCES

The background of the slide is a dense, blue-toned pattern of 3D question marks and small cubes. The question marks are of various sizes and are scattered across the entire frame, creating a textured, three-dimensional effect. The cubes are also scattered, some appearing to be stacked or integrated with the question marks. The overall color scheme is a monochromatic blue, with the text providing a sharp white contrast.

QUESTIONS ?

BOARD ACTION REQUESTED: APPROVE FUND TRANSFER

Authorize the transfer of funds to/(from) the respective reserves for FY 2026 ending results to the operations account as follows:

Urban Water	\$ 1,245,000
Crozet Water	51,300
Scottsville Water	16,200
Urban Wastewater	(1,159,100)
Glenmore Wastewater	74,500
Scottsville Wastewater	(10,200)
Total	<hr/> 217,700 <hr/>

SCHENKS BRANCH SEWER LINE PROJECT EASEMENT PROVISIONS
AGREEMENT

THIS EASEMENT PROVISIONS AGREEMENT (“Agreement”) is entered into this ____ day of ____, 202__, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA** (“City”), the **COUNTY OF ALBEMARLE, VIRGINIA** (“County”), and the **RIVANA WATER AND SEWER AUTHORITY** (“RWSA”), (collectively, “Parties;” individually, “Party”).

These provisions set forth terms for the temporary construction easement and permanent easements on City Parcel ID # 350134000, owned by the County (“County Property”), in connection with the Schenks Branch Sewer Line Project (“Project”).

WITNESSETH

NOW, THEREFORE, for and in consideration of the premises, covenants, and agreements set forth herein, the Parties hereto set forth their agreement as follows:

1. Definitions

“*Easement Areas*” means the areas conveyed under the temporary construction easement and the permanent easements for utilities and the shared-use path on County Property.

“*Off-season*” means November through February, unless otherwise agreed in writing by County.

“*Disturbed Area*” means all areas impacted by construction, including areas beyond the limits of the ditch line.

“*Approved Plant List*” means City’s and RWSA’s list of approved plants for sewer-line easements.

“*Effective Date*” means the date on which the last of City, County, and RWSA executes the Agreement.

“*Commercial Zoning Designation*” means the CX-3 Corridor Mixed Use Zoning District under City’s Development Code, or another then-existing City Zoning District that (i) is classified as a corridor, node, or downtown mixed-use district and (ii) permits commercial development at an intensity equal to or greater than CX-3.

“*Tenth Anniversary*” means the tenth (10th) anniversary of the Effective Date.

2. Compensation

City and RWSA shall jointly pay County **ONE MILLION, ONE HUNDRED AND THIRTY-FOUR THOUSAND, SEVEN HUNDRED AND FORTY-FOUR DOLLARS AND 48/100 CENTS (\$1,134,744.48)** for the temporary construction easement and the permanent easements for utilities and a shared-use path across County Property.

3. Utility Relocation

City and County will collaborate to identify and implement a viable future solution for relocation of utilities on County Property. City and RWSA must design and install the proposed sewer line so that it does not preclude future co-location of utilities within the easement area.

4. Tree Impact Mitigation

City and RWSA must mitigate all construction-related impacts on vegetation located on County Property, including the protection and replacement of trees and the use of trenchless (boring) methods beneath trees, where appropriate.

5. Protection of Pin Oak Tree

City, RWSA, and their contractors must install the sewer line by boring beneath the visitor-parking lot entrance and in the vicinity of the large pin oak tree located on the front lawn of County Property. All protective measures recommended by an ISA-Certified Arborist hired by County, including temporary fencing, must be implemented. County will perform arborist-recommended work to preserve the tree during construction and for five (5) years thereafter, at City's expense.

6. Protection of County Biofilter

City, RWSA, and their contractors must implement all measures recommended by a certified professional (retained by County) to avoid any impact to County's stormwater biofilter. The biofilter must be restored to its pre-construction condition following completion of Project. All associated costs must be paid by City.

7. Access to County Property

At least two (2) of the three (3) existing vehicular entrances from McIntire Road to County Property must always remain open during construction. City and RWSA must provide temporary access plans and wayfinding signage acceptable to County.

8. 1978 Deed Requirement

City must vacate, waive, and/or release the 1978 deed requirement obligating County to dedicate a fifty (50)-foot-wide strip of land along McIntire Road to the Virginia Department of Transportation for road widening.

9. Zoning Status and Contingent Easement Consideration

9.1 No Zoning Commitment

Nothing in these provisions obligates City, City Council, City Planning Commission, or any City officer or employee to initiate, recommend, support, approve, or refrain from taking any action on a Zoning Map Amendment (“ZMA”) or other land-use matter affecting County Property. Nothing in these provisions limits the discretion of any public body or official, prescribes the result of any legislative or administrative process, or excuses compliance with any application, notice, public hearing, or other legal requirement. County may seek a ZMA in the same manner as any other property owner.

9.2 Contingent Easement Consideration

If County Property is not subject to a Commercial Zoning Designation on the Tenth Anniversary, City must pay County the Zoning Value Differential determined under this Section. The payment is additional consideration for the easements and allocates the risk that the zoning designation in effect on the Tenth Anniversary may affect the value of County Property. It is not a penalty or damages for a failure to rezone, and it does not depend on the action, inaction, recommendation, or vote of any individual City official.

9.3 Zoning Value Differential

The “Zoning Value Differential” is the amount, if any, by which the Commercial-Zoning Value exceeds the Actual-Zoning Value. The “Commercial-Zoning Value” is the fair market value of County Property as of the Tenth Anniversary, assuming that County Property were then subject to the CX-3 Corridor Mixed Use Zoning District or, if that District no longer exists, its most nearly equivalent successor District. The “Actual-Zoning Value” is the fair market value of County Property as of the same date under the zoning designation in effect. Both values must reflect the same physical condition, title, easements, and other encumbrances affecting County Property on the valuation date. The zoning assumption must be the only material difference between the two (2) valuations, and neither valuation may assume approval of a Special Use Permit, variance, or other discretionary land-use approval.

9.4 Appraisal Procedure

Within thirty (30) days after the Tenth Anniversary, City and County must jointly retain an independent Virginia Certified General Real Estate Appraiser to determine both values and the Zoning Value Differential. If the Parties do not agree on an appraiser within that period, each Party must retain an independent Virginia Certified General Real Estate Appraiser within the next twenty (20) days. If either Party fails to do so, the determination made by the appraiser timely retained by the other Party is final. Each appraiser must provide a written appraisal within sixty (60) days after being retained.

If two (2) appraisers are retained and their determinations of the Zoning Value Differential differ by no more than 10 percent (10%) of the lower determination, the final Zoning Value Differential is the average of the two (2). If the determinations differ by more than 10 percent (10%), the two (2) appraisers must select a third (3rd) independent Virginia Certified General Real Estate Appraiser within fifteen (15) days. If they do not, either Party may ask the Virginia Commonwealth Chapter of the Appraisal Institute to select the third (3rd) appraiser. The third (3rd)

appraiser must provide a written appraisal within forty-five (45) days after being retained. The final Zoning Value Differential is the average of the two (2) closest determinations, or the average of all three (3), if the differences are equal. Each Party must pay its own appraiser, and the Parties must share equally the cost of a jointly retained or third (3rd) appraiser.

9.5 Payment

City must pay the final Zoning Value Differential within ninety (90) days after it is determined. Payment fully satisfies City's obligations under this Section.

10. Right of First Refusal

10.1 Grant and Term

Beginning on the Effective Date, County grants City a perpetual right of first refusal to purchase all or any portion of County Property on the terms set forth in this Section. The right does not expire on the Tenth Anniversary, upon any payment under Section 9, or solely by the passage of time. The right terminates as to any property purchased by City or sold to a third (3rd) party after City declines or fails to exercise the right in accordance with this Section.

10.2 Notice of Proposed Sale

Before accepting a *bona fide* written offer from an unrelated third (3rd) party to purchase all or any portion of County Property, County must give City written notice of the proposed sale. The notice must include a complete copy of the offer and all amendments and must identify all material economic and non-economic terms of the proposed transaction.

10.3 City Election and Closing

City may exercise the right of first refusal by action of City Council and written notice to County within sixty (60) days after receiving County's notice. If City exercises the right, City and County are bound to purchase and sell the offered property on the same material terms as the third (3rd)-party offer, except that City will have at least ninety (90) days after its election to close and may substitute cash for any non-cash consideration at its objectively reasonable fair market value. City may conduct customary title, survey, environmental, and physical due diligence during the closing period.

10.4 Sale After Non-Exercise

If City declines or fails to timely exercise the right, County may sell the offered County Property to the identified third (3rd) party within one-hundred and eighty (180) days after expiration of City's election period, but not for a lower price or on other terms materially more favorable to the third (3rd) party than those provided to City. Any material change in the terms or failure to close within that one-hundred and eight (180)-day period requires County to offer the County Property to City again under this Section.

10.5 Excluded Transactions

This right of first refusal does not apply to easements, licenses, leases, mortgages, deeds of trust, public dedications, boundary-line adjustments, or conveyances resulting from the exercise or threat of eminent domain. It also does not apply to a conveyance to an entity wholly owned or controlled by County, provided that the transferee assumes County's obligations under this Section in a writing enforceable by City.

10.6 Successors; Memorandum; Remedies

This Section perpetually binds County, and its successors and assigns, except a purchaser that acquires County Property after City has declined or failed to exercise the right in compliance with this Section. As to any County Property then remaining subject to the right, this Section may be terminated only by a written release executed by City and recorded among the land records of City. At City's request and expense, County must execute a short-form Memorandum of this right of first refusal in recordable form. The Parties intend the right to be perpetual. If a court of competent jurisdiction determines that any rule against perpetuities, restraint on alienation, or similar rule prevents the right from continuing perpetually, the right must be reformed and enforced for the longest period permitted by law and must not be declared void solely because of its stated duration. Because a breach may cause harm not adequately remedied by money damages, City may seek specific performance or injunctive relief in addition to any other available remedy.

11. Baseball Field - Work Window and Restoration

RWSA must limit construction on and around the baseball field to the off-season (generally November through February) and restore the baseball field to its existing condition. All fencing, batting cages, concrete pads, and turf removed or disturbed must be replaced to the same standards no later than the end of February.

11.1 Construction Specifications and Testing

An independent geotechnical engineering firm must perform compaction testing and provide results to City, RWSA, and County. Ditch compaction must conform to industry standards and reach a level eight (8) inches below existing grade. Manholes must be installed per design and may be buried up to one (1) foot within the baseball field.

11.2 Restoration of Disturbed Areas

All disturbed areas must be laser-leveled; sub-grade set eight (8) inches below existing grade; eight (8) inches of screened topsoil with pH 7.0 applied; and slow-release starter fertilizer (18-4-6) tilled into the top eight (8) inches of added soil. Sod must consist of eighty percent (80%) turf-type tall fescue and twenty percent (20%) Kentucky bluegrass grown from "blue tag" certified seed, with no plastic netting, installed no more than one (1) inch above adjacent turf. Sod must not be installed when the ground is frozen and may be placed after February, if needed. Sod must receive at least one-half inch (0.5) inch of water per week for four (4) weeks.

A one (1)-year sod-replacement guarantee and a one (1)-year subsurface-settling repair guarantee apply.

12. Landscape Restoration

City and RWSA must implement a County-approved landscaping plan for the easement areas. Approved plantings may be installed in outer easement areas, and low groundcover is required within ten (10) feet of the sewer line centerline.

13. Shared-Use Path

Upon County's conveyance of the required easements, City must construct a shared-use path along the western side of McIntire Road on County Property. A temporary path will be installed first, followed by a permanent path constructed as part of Project.

WITNESS, the following signatures and seals:

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____
Samuel Sanders, Jr.
City Manager

Date: _____

Approved as to Form:

By: _____
John Maddux, Esq.
City Attorney

COUNTY OF ALBEMARLE, VIRGINIA

By: _____

Jeffery B. Richardson

County Executive

Date: _____

Approved as to Form:

By: _____

Andrew Herrick, Esq.

County Attorney

RIVANNA WATER AND SEWER AUTHORITY

By: _____

Date: _____

Approved as to Form:

By: _____

_____, Esq.

RWSA Counsel

Upper Schenks Branch Wastewater Interceptor Replacement



PRESENTED BY:

JENNIFER A. WHITAKER, PE

DIRECTOR OF ENGINEERING & MAINTENANCE/SPECIAL PROJECTS

BOARD OF DIRECTORS MEETING

OCTOBER 27, 2026



Background

- Schenks Branch Interceptor
 - ❑ 21-inch Sewer Main Constructed in the 1950's (~7,100 LF)
 - ❑ Along John Warner Parkway & McIntire Road from Melbourne Road to Preston Ave.
- Previous Sections Built between 2011-2016
 - ❑ Meadowcreek Interceptor
 - ❑ McIntire Road Ext.
 - ❑ John Warner Parkway
 - ❑ 250/McIntire Interchange
 - ❑ Upper Schenks Branch Interceptor Phase 1



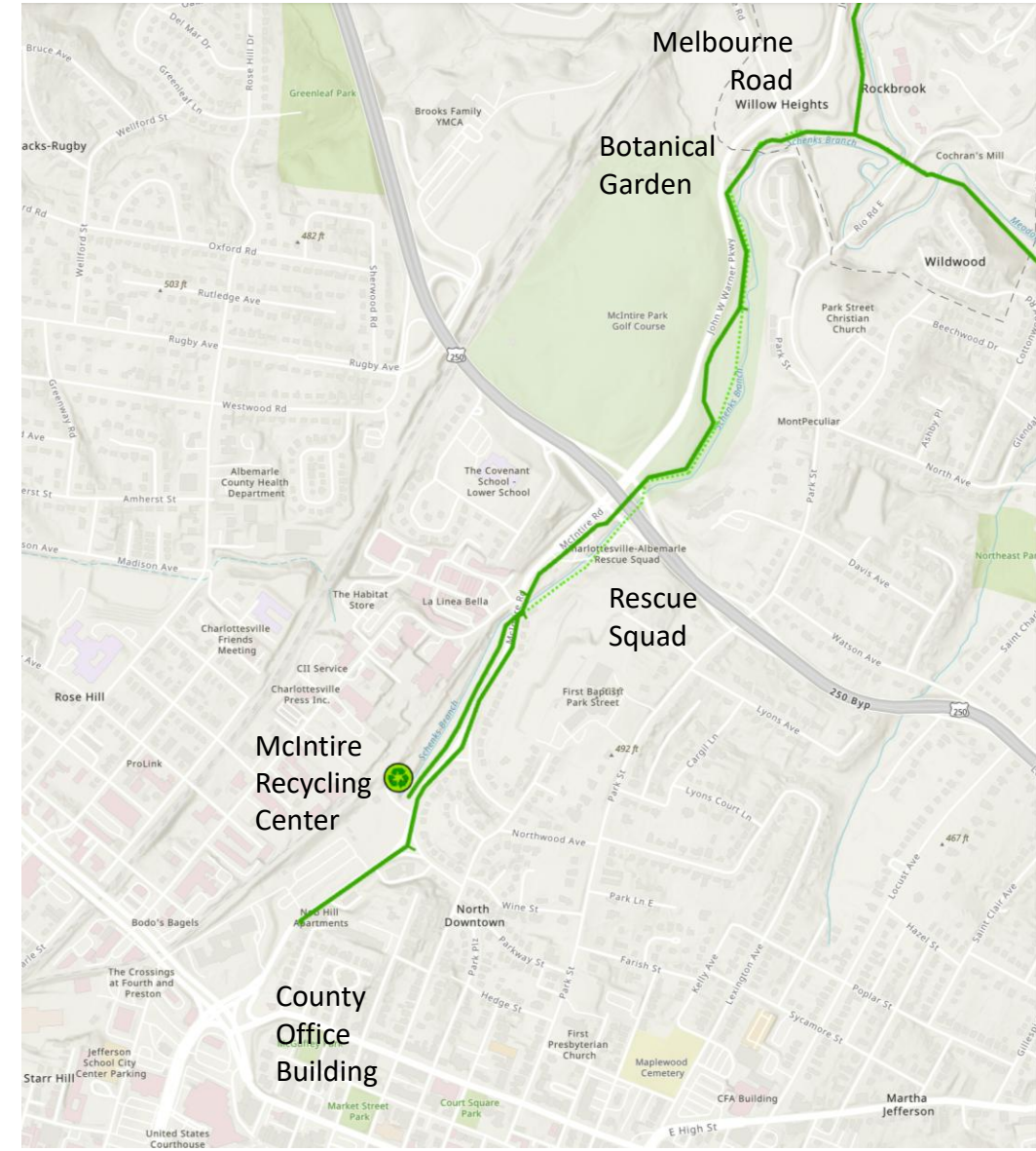
Upper end of SBI – Butterfly Greenway



New Ductile Iron Pipe 2013

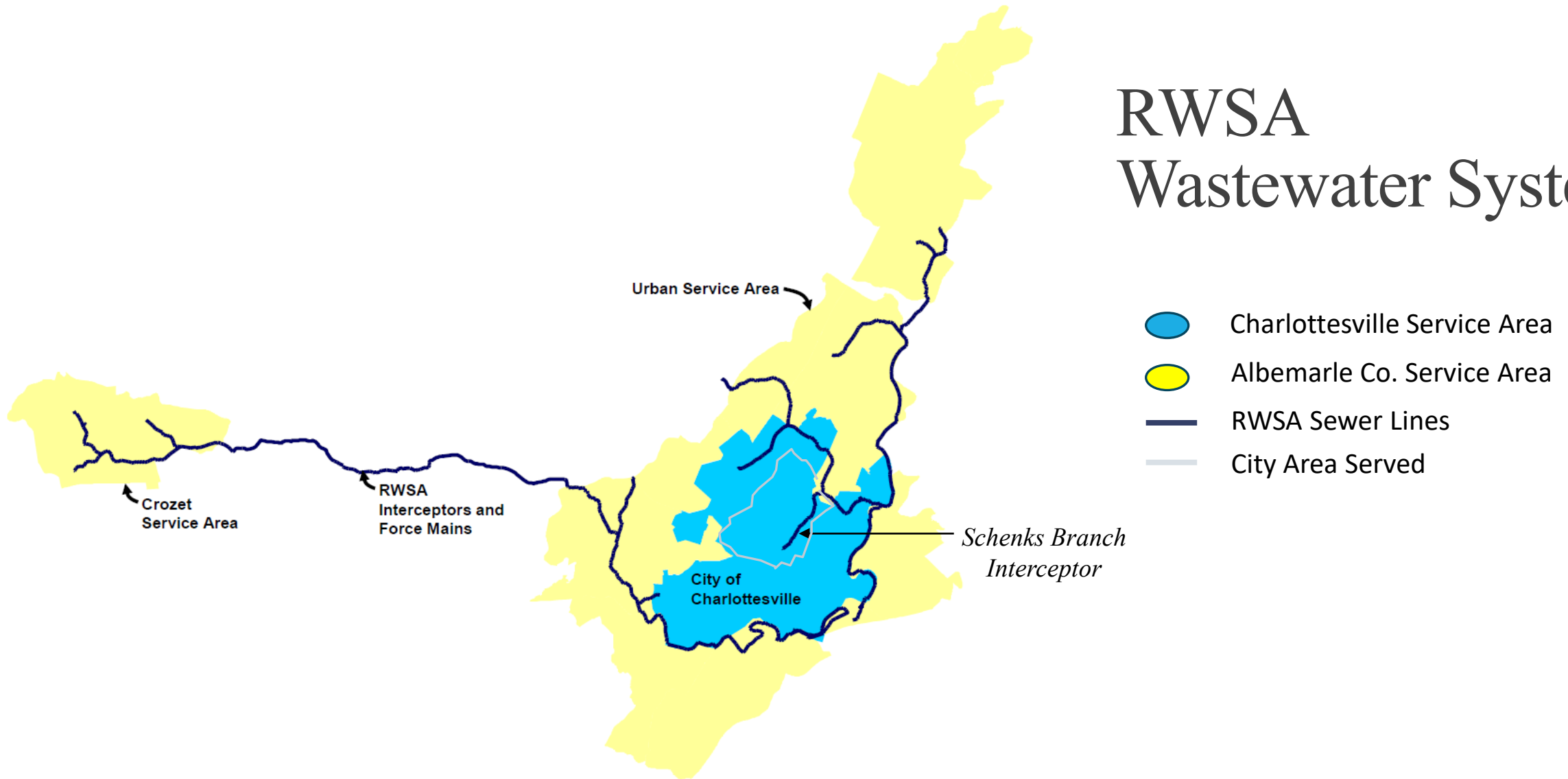
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 - ❑ John Warner Parkway
 - ❑ 250/McIntire Interchange
 - ❑ Upper Schenks Branch Interceptor Phase 1



Schenks Branch Interceptor

RWSA Wastewater System



Phase 2

- Replace the last section of the Schenks Branch Interceptor Pipe
- 2,346 feet Total
1,096 feet RWSA Main
1,250 feet City Main
- Increase Capacity
21-in to 30-in
- Estimated Cost \$18 M
- Co-Managed by
City/RWSA
- Funded & Awarded by
RWSA; City to
Reimburse 100% of Debt
Service Costs
- Eliminated Alternative –
In McIntire Road



Easement Agreement

- Three Party negotiations since 2012 > Finalized October 2026
 - October 5th – Charlottesville City Council Authorized
 - October 7th – Albemarle County Board of Supervisors Authorized
- Compensation to Albemarle County
 - RWSA \$625,438.51 + City \$509,305.97 = \$1,134,744.48
- Joint Exploration of Future Relocation Options for Site Utilities
- Full Mitigation of Construction Impacts
- Protection of the County Biofilter and Pin Oak Tree
- Nov – Feb Work Restrictions on the Baseball Field
- Maintain Access to the County Office Building
- Construction of a Shared Use Path along the easement
- Property Agreements between the City and County



Questions?

Board Action Requested:

- Authorize the Executive Director to execute the Schenks Branch Sewer Line Project Easement Provisions Agreement and the easement payment to Albemarle County for \$625,438.51.



SUGAR HOLLOW RESERVOIR

AMENDED AND RESTATED LEASE AGREEMENT

THIS AMENDED AND RESTATED LEASE AGREEMENT (this “Lease”) is made as of the _____ day of _____, 2026, by and between the **CITY OF CHARLOTTESVILLE**, a municipal corporation (the “City”), and **RIVANNA WATER AND SEWER AUTHORITY** (“Rivanna”) a body corporate and politic created pursuant to the “Virginia Water and Waste Authorities Act” (§ 15.2-5100 of the Code of Virginia, 1950, as amended).

WITNESSETH:

WHEREAS, pursuant to a Four-Party Agreement dated June 12, 1973, by and between the City of Charlottesville, Virginia, the Albemarle County Service Authority, the County of Albemarle, Virginia (the “County”), and Rivanna (the “Four-Party Agreement”), the parties therein agreed that the City would own and retain certain real property including the Sugar Hollow Reservoir, the two Ragged Mountain Reservoirs, and the South Rivanna Reservoir (collectively, the “Reservoirs”), including the real property adjacent to and surrounding such Reservoirs; and

WHEREAS, the Four-Party Agreement further provided that the City agreed to lease to Rivanna all water rights in and to the Reservoirs, including the right to maintain and operate all impoundment and pumping facilities, and the right to withdraw all water that may be available; and

WHEREAS, the Four-Party Agreement further provided that Rivanna will undertake to maintain all dams and other facilities at the Reservoirs for the production of water but shall not be required to maintain areas at such Reservoirs used for municipal purposes; and

WHEREAS, pursuant to the terms of the Four-Party Agreement, the City and Rivanna entered into a Deed and Bill of Sale dated June 13, 1983, which Deed and Bill of Sale is recorded in the Clerk’s Office of the City of Charlottesville in Deed Book 438, page 854, and in the Clerk’s Office of the County of Albemarle in Deed Book 768, page 277 (the “1983 Deed and Bill of Sale”), wherein the City in paragraph V. therein leased to Rivanna for as long as the Four-Party Agreement remains in effect, all water rights in and to the Reservoirs, including the rights to maintain and operate all impoundment and pumping facilities, and to withdraw all water that may be available. The 1983 Deed and Bill of Sale further provided that as specified in the Four-Party Agreement, Rivanna will maintain all dams and water production facilities at such Reservoirs, but will not be required to maintain areas at the Reservoirs used for other municipal purposes; and

WHEREAS, the 1983 Deed and Bill of Sale conveyed lease rights in and to the Reservoirs, but not specifically lease rights in the City’s real property bordering on and surrounding the Reservoirs; and

WHEREAS, further pursuant to the Four-Party Agreement, the City and Rivanna entered into a Lease dated August 18, 1986, wherein the City leased to Rivanna its real property bordering on and surrounding the Reservoirs (the “1986 Lease”) for purposes of maintenance and security control of the Reservoirs; and

WHEREAS, the parties hereto desire to amend and restate the terms of the 1986 Lease with regard to the Sugar Hollow Reservoir to clarify and amend the precise boundaries of the land that is to be subject to this Lease, including the land comprising the Sugar Hollow Reservoir and the land bordering on and surrounding the Sugar Hollow Reservoir, and to make certain other changes in connection therewith; and

NOW THEREFORE, in consideration of the mutual benefits hereunder and the premises contained herein, the parties hereby enter into this Lease to amend and restate the 1986 Lease in its entirety as follows:

1) Sugar Hollow Reservoir Leased Property. The City is fee simple owner of the two parcels of real property located in the County of Albemarle and identified on the current tax maps thereof as tax map parcel 24-1, containing approximately 169.164 acres, and tax map parcel 25-7 containing approximately 726.443 acres, as shown on that certain boundary survey entitled “Boundary Survey Tax Parcels 24-1 and 25-7, Sugar Hollow, Albemarle County, Virginia,” prepared by TRC Engineers, Inc., dated May 21, 2024, which Boundary Survey was recorded with a Deed of Confirmation by the City recorded in the Clerk’s Office of Albemarle County, Virginia as Instrument Number 202400007616 (the “City Property”). The parties hereby agree that as of the date of this Lease, the property that the City leases to Rivanna shall comprise the area containing approximately 98.5 acres (the “Leased Property”), shown as “RWSA Lease Area Apox 98.5 Acres” on that certain lease exhibit entitled “Exhibit – Rivanna Water and Sewer Authority Sugar Hollow Lease Area” prepared by TRC Engineers, Inc. dated July 30, 2025, last revised September, 29, 2026, which lease exhibit is attached hereto as Exhibit A, incorporated herein, and recorded herewith (the “Lease Exhibit”). Rivanna’s rights under this Lease shall also expressly include a non-exclusive easement for unrestricted vehicular access to and from the Leased Property along any portion of Sugar Hollow Road within the City Property (whether private or public) and located outside the boundary of the Leased Property (the “Access Easement”).

Commented [VL1]: Insert last revised date once available

2) Use of Leased Property. As stated in the 1983 Deed and Bill of Sale, Rivanna currently uses, manages, and maintains the Leased Property as a community water supply reservoir, including the maintenance of the dam and all water supply equipment, facilities, and improvements located thereon (including the 18-inch water transmission line from the Sugar Hollow Reservoir to the Ragged Mountain Reservoir) and pertaining to such use (the “Reservoir Use”), and Rivanna shall continue to use the Leased Property for the Reservoir Use during the Term of this Lease (as “Term” is defined in paragraph 6 herein). The parties hereby acknowledge and agree that the following activities and tasks are part of the Reservoir Use, but that such list is not exhaustive and may include other activities and tasks not expressly stated herein:

- a) Maintenance of the dam, including any future expansion or modifications to the dam
- b) Maintenance of all water supply equipment, facilities, appurtenances, and other improvements related thereto, including, but not limited to fencing, the dam parking lot, and utility easements
- c) Water testing
- d) Opening, closing, and maintenance of gates
- e) Maintenance of all signage related to the Reservoir Use

- 3) **Municipal/Recreational Use of the Leased Property** Certain areas of the Leased Property may also be used secondarily as recreational space for members of the general public (the “Municipal/Recreational Uses”). Rivanna has, and shall have the exclusive right to use of the Leased Property for the Reservoir Use and the City shall not lease, allocate, or otherwise allow the use of all or any portion of the Leased Property for any use contrary to the Reservoir Use, or for any use other than the Municipal/Recreational Uses without Rivanna’s express advance written permission.
- 4) **Adjacent Municipal Area; License for Access.** The City may in the future enter into leases, license agreements and/or temporary construction easements for other portions of the City Property located outside the boundaries of the Leased Property. Specifically, the City may grant a license and/or a temporary construction easement to the County for the County to construct and install certain improvements in the area shown as “Adjacent Municipal Area Apox 66.5 Acres” on the Lease Exhibit (the “Adjacent Municipal Area”), which improvements may include a parking lot, restrooms, trash receptacles, security enhancements such as gates and fencing, and other associated facilities intended to support the Municipal/Recreational Uses (collectively, as applicable, the “Future Municipal Improvements”). Notwithstanding the provision in the 1983 Deed and Bill of Sale that, as specified in the Four-Party Agreement, Rivanna will not be required to maintain areas at the Reservoirs used for other municipal purposes, the City and Rivanna have agreed that prior to and upon the completion of the installation of any Future Municipal Improvements, Rivanna will support the City and the County in carrying out certain tasks associated with the Municipal/Recreational Uses in the Adjacent Municipal Area, as assigned to Rivanna in Exhibit B, attached hereto and incorporated herein (collectively, the “Rivanna Adjacent Municipal Area Duties”), and the City hereby grants to Rivanna, its employees, contractors, and agents, the right to enter the Adjacent Municipal Area to carry out the Rivanna Adjacent Municipal Area Duties during the term of this Lease. The City and Rivanna hereby further agree that prior to the completion of any Future Municipal Improvements, they will reasonably negotiate and enter into a license agreement or other similar agreement detailing the scope and terms of the Rivanna Adjacent Municipal Area Duties, consistent with Exhibit B (the “Future Rivanna License Agreement”). The parties’ duties under Exhibit B are effective upon execution of this Lease, and Exhibit B controls any inconsistent allocation of those duties in this Lease. Nothing in this paragraph or in any other paragraph of this Lease shall in any way alter the terms of the 1986 Lease with regard to the South Rivanna Reservoir and the Ragged Mountain Reservoir, the terms of which remain in full force and effect.
- 5) **Maintenance.** Rivanna shall be solely responsible for maintenance and security of its equipment, facilities, buildings, structures, water transmission lines, appurtenances, improvements and any personal property associated with the Reservoir Use and located within the Leased Property. Except for Rivanna’s duties under Exhibit B, and except as may otherwise be described in the Future Rivanna License Agreement, pursuant to the terms of the Four-Party Agreement and the 1983 Deed and Bill of Sale, Rivanna shall have no obligation or responsibility for the management, maintenance, operation, or any other role or liability, without exception, in connection with the Municipal/Recreational Use or any other municipal purpose or use that is beyond the scope of or unrelated to the Reservoir Use. The City agrees to take all necessary steps (including as part of any lease, license, or easement to the County

of the Adjacent Municipal Area or other portions of the City Property outside the boundaries of the Leased Property) to ensure that the Municipal/Recreational Uses are managed and operated to not interfere with the Reservoir Use, whether such Municipal/Recreational Uses are managed and operated by the City or by the County, including, without limitation, by ensuring all trash and debris resulting from the Municipal/Recreational Uses are promptly removed and appropriately disposed of. The City further agrees that the following tasks within the Adjacent Municipal Area shall not constitute Rivanna Adjacent Municipal Area Duties, except as provided in Exhibit B or as may be otherwise agreed to in the Future Rivanna License Agreement:

- Removal of dead animals
- Trash removal
- Maintenance of restrooms
- Mowing and maintenance of parking areas
- Signage
- Maintenance of Sugar Hollow Road and guardrail, or any other roads within the City Property
- Subleases, trails, community projects
- Maintenance of the fish slide
- Fishing permits

6) **Term.** Consistent with paragraph V. of the 1983 Deed and Bill of Sale, and as expressly permitted by Virginia Code Section 15.2-5147.1, which authorizes the City to lease property to Rivanna with or without consideration, and upon such terms and conditions as the governing body determines to be in the best interest of the City, the term of this Lease shall be for so long as the Four-Party Agreement remains in effect, and shall commence on the date that this Lease is fully executed by the parties (the “Term”).

7) **Rent.** Notwithstanding that the 1986 Lease provides that Rivanna will pay One Dollar (\$1.00) annually to the City as rent for all the properties subject to the 1986 Lease, the parties agree that pursuant to Section 15.2-5147.1 of the Virginia Water and Waste Authorities Act, Rivanna shall have no obligation to pay rent to the City for the Leased Property.

8) **Maintenance/Operational Expenses.** Rivanna shall, at its own cost and expense during the Term of this Lease, maintain and keep the Leased Property in a reasonably clean, attractive condition, and not commit or allow any waste or damage to be committed on or to any portion of the Leased Property, provided however, that, except as provided in Exhibit B, in no instance shall Rivanna have any obligation for maintenance of the Leased Property associated with any use other than the Reservoir Use.

9) **Intentionally Omitted.**

10) **Intentionally Omitted.**

11) Adequate Supervision. Rivanna shall be responsible for the well-being and safety of its employees, agents and invitees present on and/or performing activities permitted or required by Rivanna while on the Leased Property or carrying out the Rivanna Adjacent Municipal Area Duties and shall, at all times, provide reasonable and customary supervision of all actions related to the Reservoir Use and the Rivanna Adjacent Municipal Area Duties.

12) Development, Improvements and Signage.

- a. No new or additional improvements of any kind, including roadways and parking areas, that are unrelated to the Reservoir Use shall be made to the Leased Property by Rivanna except with the City's prior written consent provided, however, that such consent shall not be unreasonably withheld, conditioned, or delayed.
- b. No improvements shall be undertaken on the Leased Property by Rivanna, unless and until Rivanna shall have obtained all applicable and required local, state, and federal governmental approvals and permits, and all such improvements shall be undertaken in strict compliance with all applicable local, state, and federal rules, regulations, and laws.
- c. Rivanna shall permit no mechanic's liens, materialmen's liens or other statutory liens to attach to the Leased Property as a result of any alterations, improvements, additions or repairs performed by Rivanna or at Rivanna's direction. If any such lien or notice of lien rights shall be filed with respect to the Leased Property, Rivanna shall immediately take such steps as may be necessary to have such lien released and shall permit no further work to be performed at the Leased Property until such release has been accomplished, unless otherwise agreed to by the City in writing.
- d. Rivanna shall have the right to place signs on the Leased Property related to the Reservoir Use as it deems appropriate or necessary, in conformity with all local regulations. In addition, signs in existence on the date of this Lease are hereby approved and may be maintained or replaced as Rivanna deems appropriate or necessary in connection with the Reservoir Use.

13) Insurance.

- a. Liability Insurance of Rivanna. Rivanna covenants and agrees that it will, at all times during the Term, to keep in full force and effect a policy of public liability and property damage insurance with respect to the Leased Property and the Adjacent Municipal Area and the operations of Rivanna on the Leased Property and in the Adjacent Municipal Area in which the limits of public liability for bodily injury and property damage shall not be less than One Million and 00/100 Dollars (\$1,000,000.00) per accident, combined single limit. The policy shall name the City as an additional insured. The policy shall provide that the insurance thereunder shall not be canceled without thirty (30) days written notice thereof to the City.
- b. Fire and Extended Coverages. Rivanna shall maintain coverage against loss, damage or destruction by fire and such other hazards as are covered and protected against, at standard

rates under policies of insurance commonly referred to and known as “extended coverage,” as the same may exist from time to time.

- c. **Proof of Insurance.** Copies of policies of insurance (or certificates of the insurers) for insurance required to be maintained by Rivanna shall be delivered by Rivanna to the City, upon the issuance of such insurance and thereafter no later than January 31 of each year, unless otherwise agreed to in writing by the parties.

14) Default.

Failure by either party in the performance or compliance with any of the terms, covenants, or conditions provided in this Lease, which failure continues uncured for a period of sixty (60) days after written notice from the other party specifying the items in default shall constitute default; provided, however, if such failure is of a type that is not reasonably capable of being cured within such sixty (60) day period, such sixty (60) day period shall be extended for so long as the party that is failing to perform or comply as required herein is making reasonable and diligent efforts to cure such default.

- 15) Storage and Installation of Property and Equipment.** Rivanna agrees that all property of every kind and description kept, stored or placed on the Leased Property shall be at Rivanna’s sole risk and hazard and that the City shall not be responsible for any loss or damage to any such property. All equipment shall be stored in a safe manner and shall be installed and properly anchored consistent with applicable industry standards and local, state, and federal rules, regulations, and laws.

- 16) Existing Sublease with Trout Unlimited.** Pursuant to the provisions of paragraph V. of the 1986 Lease, which authorized Rivanna to sublease portions of the property leased from the City under the 1986 Lease upon receipt of written approval by the Office of the City Attorney of any such sublease, Rivanna entered into a Lease dated January 20, 1995 with the Thomas Jefferson Chapter of Trout Unlimited as Sublessee (“Trout Unlimited”) wherein Rivanna as Lessee subleases a portion of the City Property to Trout Unlimited for a public fishing area (the “Sublease”). Pursuant to the terms of paragraph 2 of the Sublease, Rivanna intends to terminate such Sublease within thirty (30) days after execution of this Lease, if it has not already. The City and Rivanna acknowledge that the City intends, but is not obligated, to work with Trout Unlimited to negotiate the terms of a license agreement with Trout Unlimited allowing it to access and use certain portions of the City Property located outside the boundaries of the Leased Property for a public fishing area.

- 17) Indemnification.** To the extent permitted by Virginia law, each party hereby agrees to indemnify, defend and hold the other party and its officials, officers and employees harmless from and against any and all liability, loss, claim, suit, damage, charge or expense suffered, sustained, incurred or in any way be subjected to, on account of death of or injury to any person and for damage to, loss of and destruction of any property whatsoever, which arises out of, results from, or is in any way connected with actions taken in the performance of the such party’s obligations under this Lease, or which occurs as a consequence of any negligence, omission or misconduct of such party and any contractors, subcontractors, agents or employees in the performance of such party’s obligations under this Lease.

- 18) Assignment.** Neither party shall have the right to assign any of the rights, privileges or interests accruing to it under this Lease to any other individual or entity, without the written consent of the other party.
- 19) Surrender.** Upon expiration or sooner termination of this Lease, Rivanna shall quit and surrender to the City the Leased Property in good order and condition, except for ordinary wear and tear, provided that Rivanna shall remove from the Leased Property any personal property belonging to Rivanna, and at its cost and expense shall repair any damage caused by such removal. Personal property not so removed shall become the property of the City, which may thereafter remove the property and dispose of it in the City's sole discretion. On the expiration or sooner termination of this Lease, the City may, without further notice to Rivanna, enter on, reenter, possess and repossess the Leased Property by any necessary means.
- 20) Right of Entry.** At any time during the Term of this Lease, the City shall have the right to enter the Leased Property at reasonable times (or at any time in the event of an emergency) for the purposes of inspecting the Leased Property to ensure compliance with the terms of this Lease, provided that Rivanna is provided an opportunity to have a Rivanna representative present at any such inspection. Notwithstanding the prior sentence to the contrary, the City's access to those certain areas of the Leased Property that are behind locked gates on the dam is subject to prior written notice to Rivanna, and a Rivanna employee must be present during such access.
- 21) Waiver.** The waiver by the City or Rivanna of any breach of any term, covenant or condition contained herein shall not be deemed to be a waiver of such term, covenant, or condition or any subsequent breach of the same or any other term, covenant or condition contained herein. No covenant, term or condition of this Lease shall be deemed to have been waived by Rivanna or the City unless the waiver be in writing signed by the party to be charged thereby.
- 22) Entire Agreement.** This Lease and the exhibits attached hereto and forming a part of hereof, sets forth all the covenants, promises, agreements, conditions and understandings, between the City and Rivanna concerning the Leased Property and other than the Sublease, the 1983 Deed and Bargain of Sale, and the Four-Party Agreement there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them with respect to the Leased Property other than as herein set forth, and also except as otherwise agreed to by the parties in the Future Rivanna License Agreement, the terms of which Future Rivanna License Agreement shall be incorporated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding upon the City or Rivanna unless reduced to in writing and signed by them with the same formality as this Lease and identified expressly as an amendment hereto. For the avoidance of doubt, the 1986 Lease shall no longer have any effect with respect to the Sugar Hollow Reservoir or the City Property and this Lease shall fully amend and replace the 1986 Lease as to the Leased Property. The 1986 Lease shall remain in full force and effect with regard to the South Rivanna Reservoir and the Ragged Mountain Reservoir.

23) Headings. The section headings in this Lease are inserted only as a matter of convenience and in no way define, limit, construe, or describe the scope or intent of such sections of this Lease nor in any way do they affect this Lease.

24) Severability. If any term, covenant or condition of this Lease, or the application thereof, to any person or circumstance shall to any extent be invalid or unenforceable the remainder of this Lease, or the application of such term, covenant, or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant, or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

25) Governing Law. This Lease shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

26) Notices. Any notice, demand, request, or other instrument which may be, or are required to be given under this Lease shall be in writing and delivered either in person, by United States certified mail, return receipt requested, postage prepaid, or by overnight delivery (such as Federal Express), and shall be addressed as follows:

Rivanna: Mailing Address:
 695 Moores Creek Lane
 Charlottesville, Va 22902
 Attn: Executive Director

City: Mailing Address:
 Office of the City Manager
 City of Charlottesville
 P.O. Box 911
 Charlottesville, VA 22902
 Attn: City Lease

 Delivery Address:
 Office of the City Manager
 City of Charlottesville
 605 E. Main Street, 2nd Floor
 Charlottesville, VA 22902
 Attn: City Lease

or at such other address as designated by written notice of a party.

27) Memorandum of Lease. The Parties agree to execute a Memorandum of Leases in substantially the form attached hereto as Exhibit C, and further agree that either Party may record such memorandum in the Clerk's Office of the County of Albemarle at its expense.

28) Execution in Counterparts. This Lease may be executed in counterparts, each of which is deemed an original, but all of which constitutes one and the same instrument.

29) Hazardous Materials. Rivanna shall not cause or permit any Hazardous Material (as defined below) to be brought, kept or used in or about the Leased Property except as may be associated with the Reservoir Use and permitted by applicable laws, regulations, and permits. Rivanna agrees to indemnify the City from and against any breach by Rivanna of the obligations stated in the preceding sentence and any breach of such applicable laws, regulations and/or permits, and to the extent permitted by law, agrees to defend and hold the City harmless from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities, or losses (including, without limitation, diminution in value of the Leased Property and sums paid in settlement of claims, attorneys' fees and costs, consultant fees, and expert fees) which arise during Rivanna's occupation of the Leased Property, as a result of such breach. Without limiting the foregoing, if the presence of any Hazardous Material on the Leased Property caused or permitted by Rivanna results in any contamination, then Rivanna shall promptly take all actions at its sole expense as are necessary to return the Leased Property to the condition existing prior to the introduction of any such Hazardous Material; provided however, the City shall also have the right, by written notice to Rivanna, to directly undertake any such mitigation efforts with regard to Hazardous Materials in or about the Leased Property due to Rivanna's breach of its obligations pursuant to this paragraph and to charge Rivanna for the costs thereof.

As used herein, the term "**Hazardous Material**" means any hazardous or toxic substance, material, or waste which is or becomes regulated by any local governmental authority, the Commonwealth of Virginia or the United States Government. The term "**Hazardous Material**" includes, without limitation, any material or substance which is (i) designated as a "**Hazardous Substance**" pursuant to Section 311 of the Federal Water Pollution Control Act (33 U.S.C. § 1317), (ii) defined as a "**Hazardous Waste**" pursuant to Section 1004 of the Federal Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. (42 U.S.C. § 6903), or (iii) defined as a "**Hazardous Substance**" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 et seq. (42 U.S.C. § 9601).

30) Condemnation. If the whole of the Leased Property is taken or condemned for any public or quasi-public use or purpose by any competent authority in appropriation proceedings or by any right of eminent domain or by agreement or conveyance in lieu thereof such that the City is no longer the owner of the Leased Property (each of the foregoing being hereinafter referred to as "Condemnation"), this Lease shall terminate as of the date possession shall be taken by such authority. If less than all of the Leased Property is taken by Condemnation and the remainder cannot be used for the Reservoir Use, in the reasonable judgment of Rivanna, then either the City or Rivanna may terminate this Lease upon notice to the other party within sixty (60) days after possession is taken by such Condemnation. If this Lease is terminated due to a Condemnation, Rivanna shall perform all of its obligations under this Lease up to such date that possession is taken by the authority. If the Reservoir Use may continue after a Condemnation, this Lease shall terminate only with respect to the parts of the Leased Property so taken as of the date possession shall be taken by such authority.

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES IMMEDIATELY FOLLOW*

(SIGNATURE PAGE 1 of 2 TO LEASE)

IN WITNESS WHEREOF, the parties have caused this Lease to be executed by their duly authorized representatives, following below:

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____
Samuel Sanders, Jr., City Manager

Date: _____

APPROVED AS TO FORM:

John Maddux, City Attorney

(SIGNATURE PAGE 2 of 2 TO LEASE)

RIVANNA WATER AND SEWER AUTHORITY

By: _____
William I. Mawyer, Jr. P.E., Executive Director

Date: _____

EXHIBIT A
LEASED PROPERTY

EXHIBIT B

Task	Responsibility
Opening, closing, and maintenance of gates	RWSA
Dead animals in municipal areas	City
Trash pickup and disposal from parking and municipal areas	City
Mowing and maintenance of parking and municipal areas	City
Signage	
• Dam and reservoir	RWSA
• Municipal areas	City
Maintenance of road and guardrail	City
Subleases, trails, community projects in municipal areas	City
Enforcement of Parking Rules	RWSA
Mowing and maintenance of dam, dam parking lot, fencing on dam, and utility easements	RWSA
Dead animals in reservoir	RWSA
Emergency access to dam	RWSA
Enforcement of “no boating” and “no swimming” rules	RWSA
Fish slide	VDWR
Fishing permits	VDWR

Exhibit C

Form of Memorandum of Leases

Memorandum of Lease

Sugar Hollow Reservoir

Prepared by:
Valerie W. Long, Esq., VSB #42968
Williams Mullen
323 2nd St. SE, Suite 900
Charlottesville, VA 22902

Albemarle County TMP #25-7

**EXEMPT FROM RECORDATION TAXES UNDER
SECTION 58.1-811E OF THE
CODE OF VIRGINIA (1950) AS AMENDED**

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this “Memorandum”) is made as of the _____ day of _____, 2026, by and among the **CITY OF CHARLOTTESVILLE**, a municipal corporation of the Commonwealth of Virginia (“Landlord” or “City,” and “Grantor” for indexing purposes), with offices at 605 E. Main St., 2nd Fl., Charlottesville, VA 22902 and **RIVANNA WATER AND SEWER AUTHORITY**, a body corporate and politic created pursuant to the “Virginia Water and Waste Authorities Act” (“Tenant” or “Rivanna,” and “Grantee” for indexing purposes), with offices at 695 Moores Creek Lane, Charlottesville, VA 22902.

1. **Lease:** Landlord and Rivanna are parties to that certain Lease entitled “Sugar Hollow Reservoir Amended and Restated Lease Agreement dated _____, 2026” (the “Rivanna Lease”).

2. **Description of Premises:** The “Leased Property” is located in Albemarle County, Virginia, contains approximately 98.5 acres, is a portion of tax map parcel 25-7, and is shown as “RWSA LEASE AREA APOX 98.5 ACRES” on a drawing made by TRC Engineers dated July 30, 2025, last revised February 27, 2026, entitled “EXHIBIT – ALBEMARLE COUNTY AND

RIVANNA WATER AND SEWER AUTHORITY SUGAR HOLLOW LEASE AREAS,” attached hereto as Exhibit A.

3. **Date of Commencement and Term:** The term of the Rivanna Lease commenced on [date of Amended and Restated Lease Agreement] and shall continue for as long as the Four-Party Agreement dated June 12, 1973, between the City, the Albemarle County Service Authority, the County and Rivanna, remains in effect.

4. **Lease Terms.** All capitalized terms used in this Memorandum of Lease shall have the meaning provided pursuant to the applicable Lease.

5. **Counterparts.** This Memorandum of Lease may be executed in counterparts and all such executed counterparts shall constitute one instrument, binding on all parties, notwithstanding that all parties are not signatories to the same counterpart.

6. **Purpose.** The Parties have entered into this Memorandum of Lease for informational purposes only in order that third parties may have notice of the existence of the Rivanna Lease and the County Lease and some of their specific provisions. This Memorandum of Lease is not a complete summary of either the Rivanna Lease or the County Lease, and is not intended to amend, modify, or otherwise change the terms and conditions of either. Provisions in this Memorandum shall not be used in interpreting the provisions of the Rivanna Lease or the County Lease. In the event of a conflict between this Memorandum and the Rivanna Lease, or between this Memorandum and the County Lease, the Rivanna or County Lease, as applicable, shall control. Upon the expiration or sooner termination of either the Rivanna Lease or the County Lease, this Memorandum shall automatically become null and void, released and discharged, and of no further force and effect with respect to the expiration or terminated Lease, but shall remain in full force and effect with regard to the other Lease.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have caused this Lease to be executed by their duly authorized representatives, following below:

LANDLORD:
CITY OF CHARLOTTESVILLE

By: _____
Samuel Sanders, Jr., City Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

I certify that the following person personally appeared before me this day, acknowledging to me that such person signed the foregoing document in the capacity indicated: Samuel Sanders, Jr., as City Manager of the City of Charlottesville.

Date: _____, 2026

Signature of Notary Public

Notary Printed Name

My Commission Expires: _____

(Official Seal)

TENANT:

RIVANNA WATER AND SEWER AUTHORITY

By: _____
William I. Mawyer, Jr., P.E., Executive Director

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____

I certify that the following person personally appeared before me this day, acknowledging to me that such person signed the foregoing document in the capacity indicated: William I. Mawyer, Jr., P.E. as Executive Director of Rivanna Water and Sewer Authority.

Date: _____, 2026

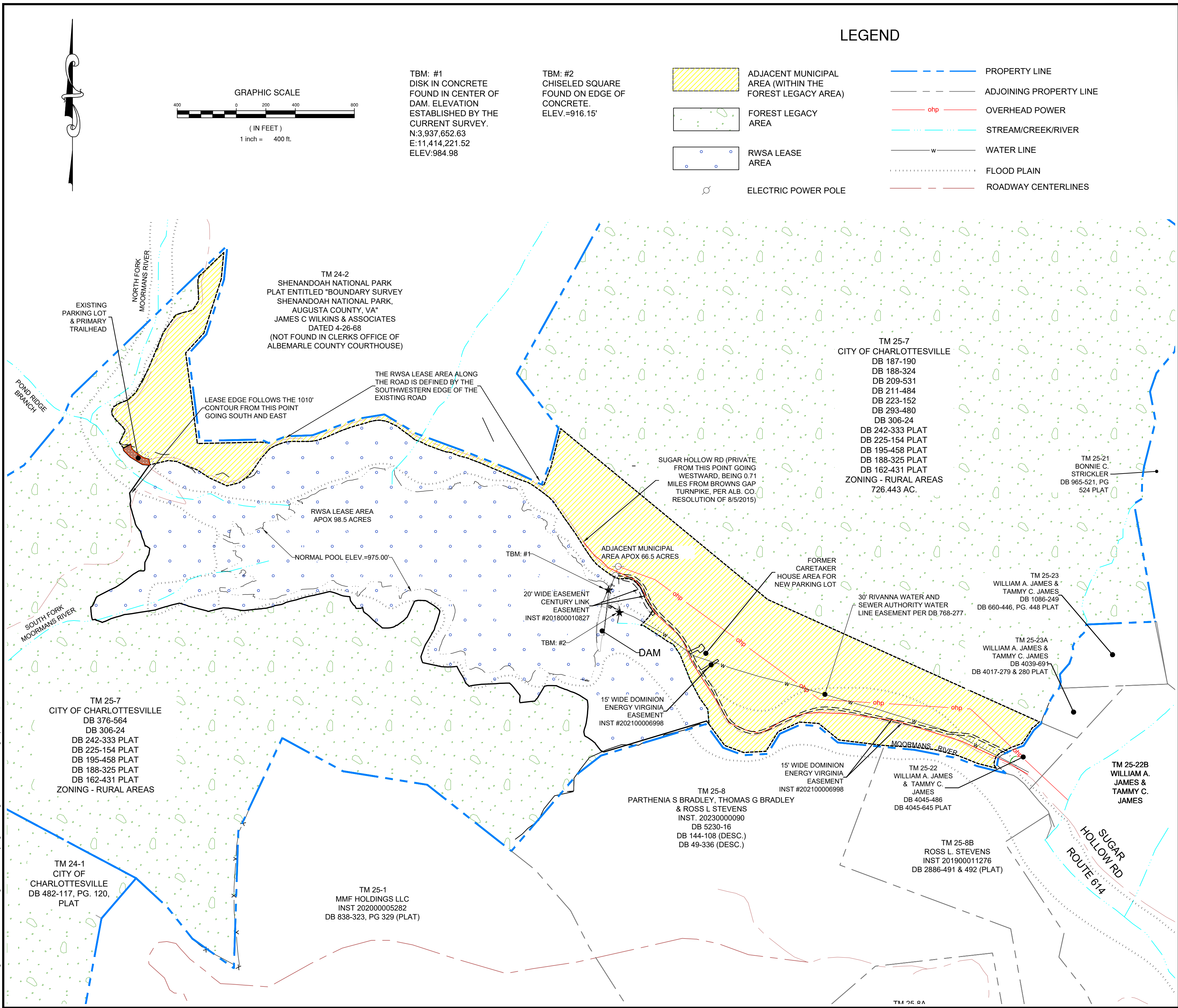
Signature of Notary Public

Notary Printed Name

My Commission Expires: _____

(Official Seal)

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110 Avon Street
Charlottesville, VA 22902
434-295-0700 Fax: 434-295-2105
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Richmond, VA
Blacksburg, VA
Newport News, VA

Raleigh, NC
Northern Virginia
Virginia Beach, VA

TRC

TRC ENGINEERS, INC.

EXHIBIT - ACROSS TAX PARCEL 25-7

EXHIBIT
RIVANNA WATER AND SEWER AUTHORITY
SUGAR HOLLOW LEASE AREA
SUGAR HOLLOW, ALBEMARLE COUNTY, VIRGINIA

REVISIONS

02/27/26
Revised lease areas

08/05/26
Parks and Rec. comments

09/29/26
Revised legend

DESIGNED BY:

DRAWN BY: DHP/NS/DC

CHECKED BY:

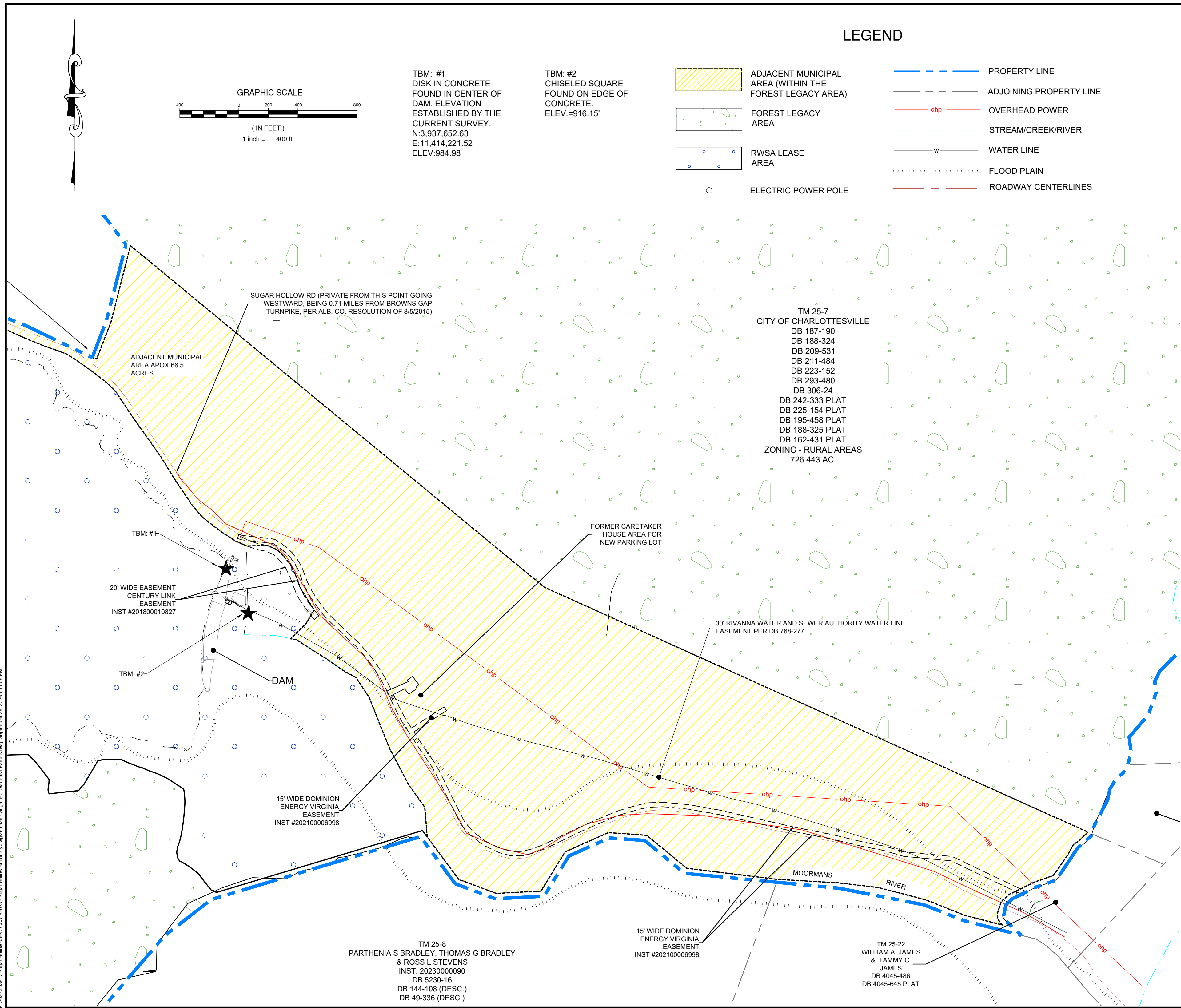
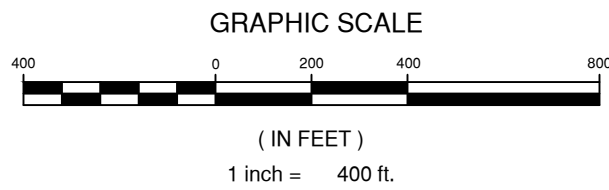
SCALE: 1"=400'

DATE: 07/30/2025

PROJECT NUMBER:
533817

SHEET
1 OF 4

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TBM: #1
DISK IN CONCRETE
FOUND IN CENTER OF
DAM. ELEVATION
ESTABLISHED BY THE
CURRENT SURVEY.
N:3,937,652.63
E:11,414,221.52
ELEV:984.98

TBM: #2
CHISELED SQUARE
FOUND ON EDGE OF
CONCRETE.
ELEV.=916.15'

- ADJACENT MUNICIPAL
AREA (WITHIN THE
FOREST LEGACY AREA)
- FOREST LEGACY
AREA
- RWSA LEASE
AREA
- ELECTRIC POWER POLE

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- OVERHEAD POWER
- STREAM/CREEK/RIVER
- WATER LINE
- FLOOD PLAIN
- ROADWAY CENTERLINES

TM 25-7
CITY OF CHARLOTTESVILLE
DB 187-190
DB 188-324
DB 209-531
DB 211-484
DB 223-152
DB 293-480
DB 306-24
DB 242-333 PLAT
DB 225-154 PLAT
DB 195-458 PLAT
DB 188-325 PLAT
DB 162-431 PLAT
ZONING - RURAL AREAS
726.443 AC.

SUGAR HOLLOW RD (PRIVATE FROM THIS POINT GOING
WESTWARD, BEING 0.71 MILES FROM BROWNS GAP
TURNPIKE, PER ALB. CO. RESOLUTION OF 8/5/2015)

ADJACENT MUNICIPAL
AREA APOX 66.5
ACRES

TBM: #1

20' WIDE EASEMENT
CENTURY LINK
EASEMENT
INST #201800010827

TBM: #2

DAM

15' WIDE DOMINION
ENERGY VIRGINIA
EASEMENT
INST #202100006998

FORMER CARETAKER
HOUSE AREA FOR
NEW PARKING LOT

30' RIVANNA WATER AND SEWER AUTHORITY WATER LINE
EASEMENT PER DB 768-277

15' WIDE DOMINION
ENERGY VIRGINIA
EASEMENT
INST #202100006998

TM 25-8
PARTHENIA S BRADLEY, THOMAS G BRADLEY
& ROSS L STEVENS
INST. 20230000090
DB 5230-16
DB 144-108 (DESC.)
DB 49-336 (DESC.)

TM 25-22
WILLIAM A. JAMES
& TAMMY C.
JAMES
DB 4045-486
DB 4045-645 PLAT

110 Avon Street
Charlottesville, VA 22902
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• Blacksburg, VA • Northern Virginia
• Newport News, VA • Virginia Beach, VA



EXHIBIT - ACROSS TAX PARCEL 25-7

EXHIBIT - EASTERN DETAIL
SUGAR HOLLOW LEASE AREA
SUGAR HOLLOW, ALBEMARLE COUNTY, VIRGINIA

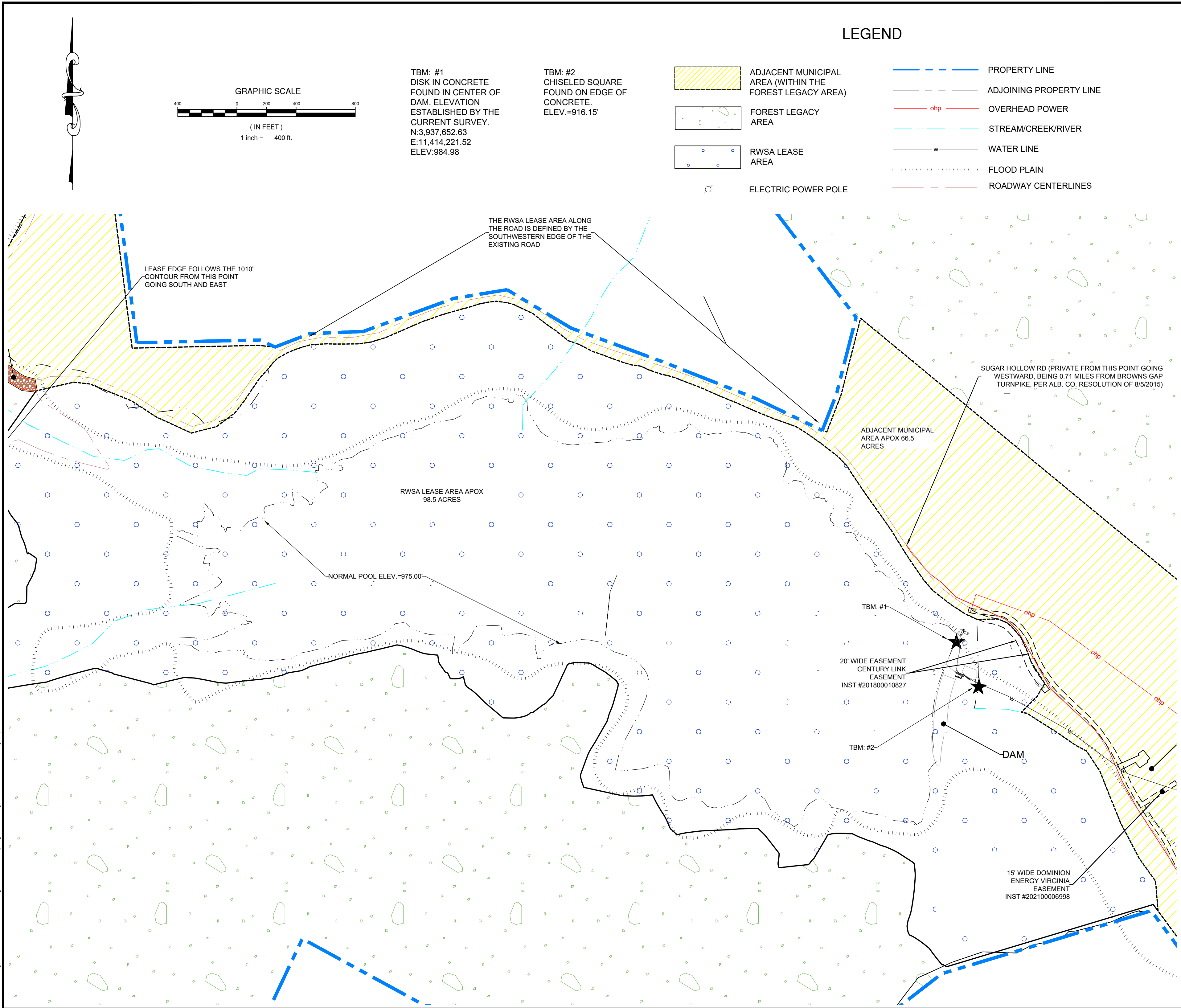
REVISIONS

- 02/27/26
Revised lease areas
- 08/05/26
Parks and Rec. comments
- 09/29/26
Revised legend

DESIGNED BY:
DRAWN BY: DHP/NS/DC
CHECKED BY:
SCALE: 1" = 200'
DATE: 07/30/2025
PROJECT NUMBER:
533817

SHEET
2 OF 4

P:\2023\33817 Sugar Hollow\05-SV\CAD\2023 - Sugar Hollow Boundary.dwg 26 0929 - Sugar Hollow Lease Parcels.dwg September 29, 2024 1:53:30 PM



LEGEND

- ADJACENT MUNICIPAL AREA (WITHIN THE FOREST LEGACY AREA)
- FOREST LEGACY AREA
- RWSA LEASE AREA
- ELECTRIC POWER POLE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- OVERHEAD POWER
- STREAM/CREEK/RIVER
- WATER LINE
- FLOOD PLAIN
- ROADWAY CENTERLINES

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EXHIBIT - ACROSS TAX PARCEL 25-7

EXHIBIT - CENTRAL DETAIL
SUGAR HOLLOW LEASE AREA
SUGAR HOLLOW, ALBEMARLE COUNTY, VIRGINIA

REVISIONS

1	02/27/26	Revised lease areas
2	08/05/26	Parks and Rec. comments
3	09/29/26	Revised legend

DESIGNED BY:

DRAWN BY: DHP/NS/DC

CHECKED BY:

SCALE: 1" = 200'

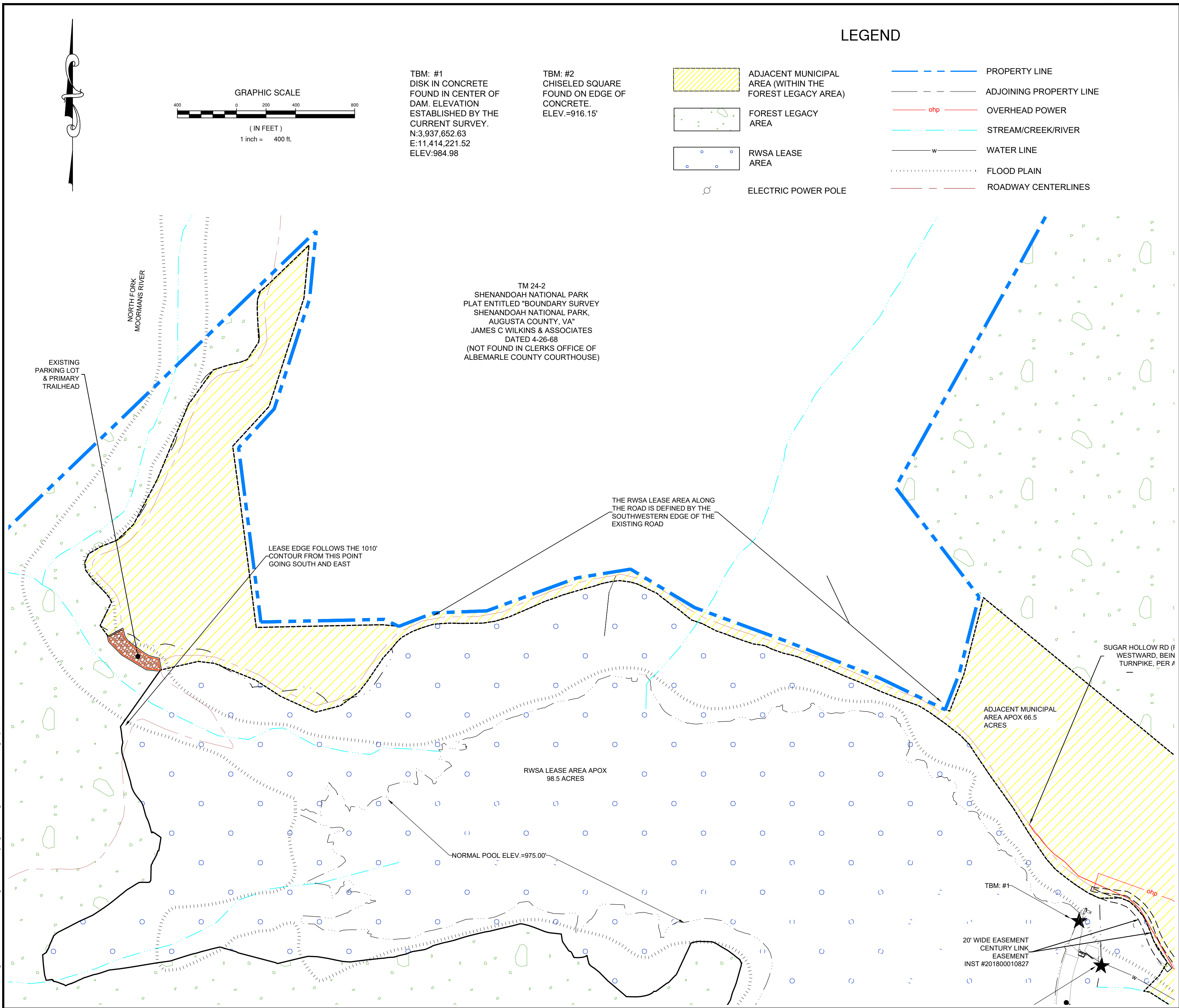
DATE: 07/30/2025

PROJECT NUMBER:

533817

SHEET
3 OF 4

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TRC
TRC ENGINEERS, INC.

EXHIBIT - ACROSS TAX PARCEL 25-7

**EXHIBIT - WESTERN DETAIL
SUGAR HOLLOW LEASE AREA**

SUGAR HOLLOW, ALBEMARLE COUNTY, VIRGINIA

REVISIONS

1	02/27/26	Revised lease areas
2	08/05/26	Parks and Rec. comments
3	09/29/26	Revised legend

DESIGNED BY:

DRAWN BY: DHP/NS/DC

CHECKED BY:

SCALE: 1" = 200'

DATE: 07/30/2025

PROJECT NUMBER:

533817

SHEET
4 OF 4

Amended Sugar Hollow Lease Agreement & Security Program for Urban Reservoirs, Treatment Plants and Tanks



PRESENTED BY:

JENNIFER A. WHITAKER, PE

DIRECTOR OF ENGINEERING & MAINTENANCE/SPECIAL PROJECTS

BOARD OF DIRECTORS MEETING

OCTOBER 27, 2026



Background

- 1973 Four Party Agreement & 1983 Deed
 - ❑ City Leases Water Rights to RWSA
 - ❑ RWSA to Maintain Dams and Water Production Facilities
- 1986 City & RWSA Lease
 - ❑ Land Surrounding Sugar Hollow, Ragged Mtn & S. Rivanna Reservoirs
 - ❑ RWSA to provide Maintenance and Security Control
 - ❑ RWSA permitted to Sublease (e.g. Trout Unlimited)



Ragged Mountain Reservoir and Dam



South Rivanna Reservoir and Dam

LEASE

THIS AGREEMENT, made this 15th day of August, 1986, by and between the CITY OF CHARLOTTESVILLE (the "City"), a municipal corporation, and the RIVANNA WATER AND SEWER AUTHORITY ("Rivanna"), a body corporate and politic created pursuant to the Virginia Water and Sewer Authorities Act (Virginia Code Sections 15.1-1239 et. seq.).

WITNESSETH:

WHEREAS, by an instrument dated June 13, 1983, the City sold and conveyed to Rivanna certain described real estate, water transmission lines, buildings and improvements for the operation and maintenance of a public water supply system and wastewater collection, treatment and disposal system; and

WHEREAS, by said instrument of June 13, 1983 and by an earlier instrument dated June 12, 1973 between the City, Rivanna, the Board of Supervisors of Albemarle County and the Albemarle County Service Authority, the City retained and did not sell certain real property adjacent to and surrounding the South Rivanna, Sugar Hollow and Ragged Mountain Reservoirs; and

WHEREAS, it is mutually beneficial to both the City and Rivanna that said property bordering on the reservoirs and retained by the City under the two aforementioned earlier agreements should now be leased to Rivanna for purposes of maintenance and security control;

NOW THEREFORE, in consideration of the mutual benefits hereunder accruing and the mutual obligations herein acknowledged the parties do agree to the following covenants, terms, conditions and stipulations.

I. City hereby leases to Rivanna, for a period of time beginning August 18, 1986 and ending June 30, 1987, its real property bordering on and surrounding Rivanna, Sugar Hollow and Ragged Mountain Reservoirs.

II. This lease may be canceled and terminated by either party upon sixty (60) days written notice. If not canceled, this lease with any amendments mutually agreed upon by the parties shall automatically renew on June 30 of each year for an additional one year term.

III. Rivanna shall pay to the City a rental of one dollar (\$1.00) annually for the premises herein leased.

1986 Lease

IV. As between the City and Rivanna, maintenance and security control of the leased premises shall be the responsibility of Rivanna.

V. Rivanna shall have the right to sublease portions of the premises leased herein upon receipt of written approval by the Office of the City Attorney of said sublease.

WITNESS the following signatures and seals.

CITY OF CHARLOTTESVILLE

Attest:

Jeanne Cox
Clerk of the Council

By [Signature] (Seal)
Mayor

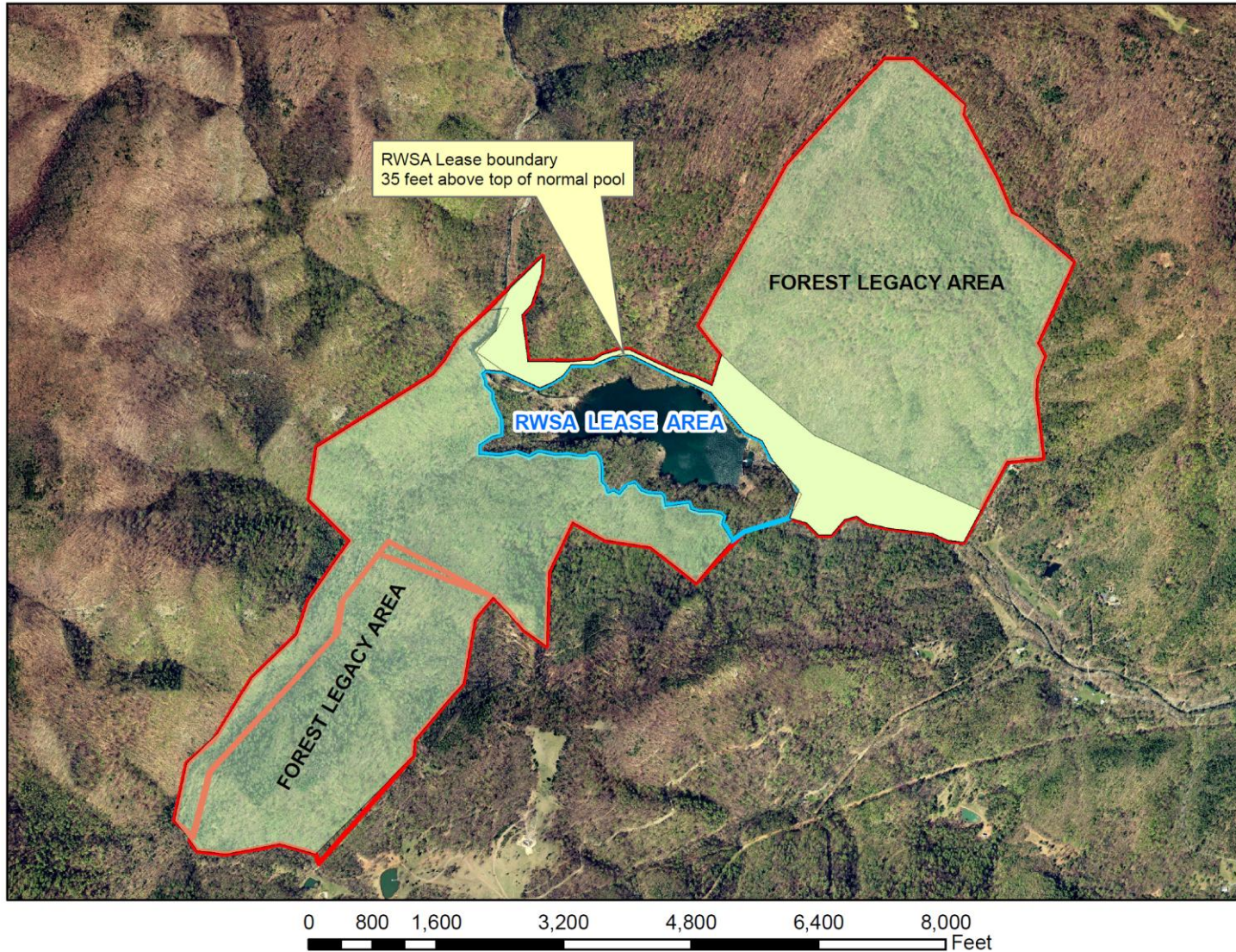
RIVANNA WATER AND SEWER
AUTHORITY

Attest:

[Signature]
Secretary

By Francis H. Fife (Seal)
Chairman

Forest Legacy Program



- Partnership USFS and VDOF
- 2022 City Discussions on Land Use
- 2023 Federal Funding Awarded
- 797 ac. of Forestland Conservation
- Protect Viewshed and Watershed Borders Shenandoah NP
- Allows Improvement Areas
- Excludes RWSA Water Supply Management Area
- Revised Lease & Easement Needed



Blue Hole - SNP

Sugar Hollow
Trailhead and Access Management Improvements
April 29, 2022 | Page 6

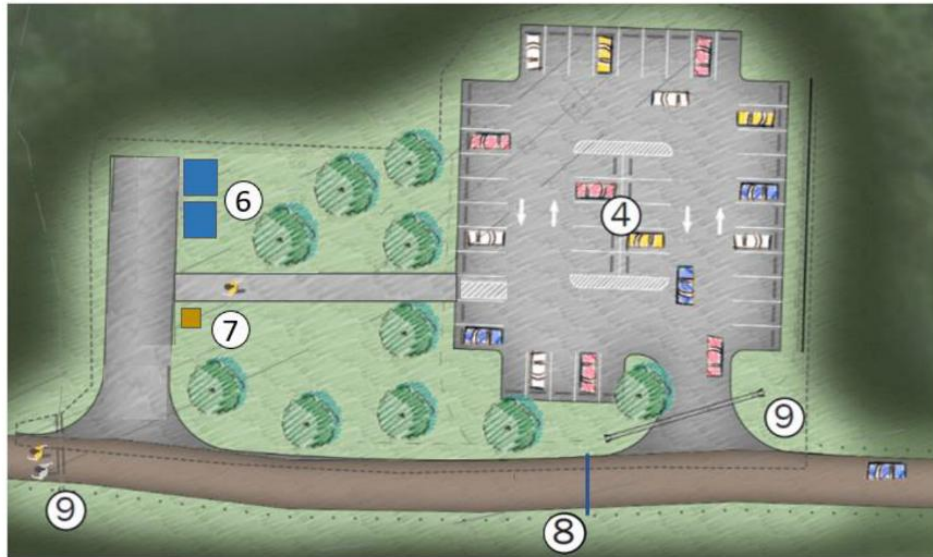


Figure 3 – Illustrative Concept of the Lower Lot

Access & Parking Lot

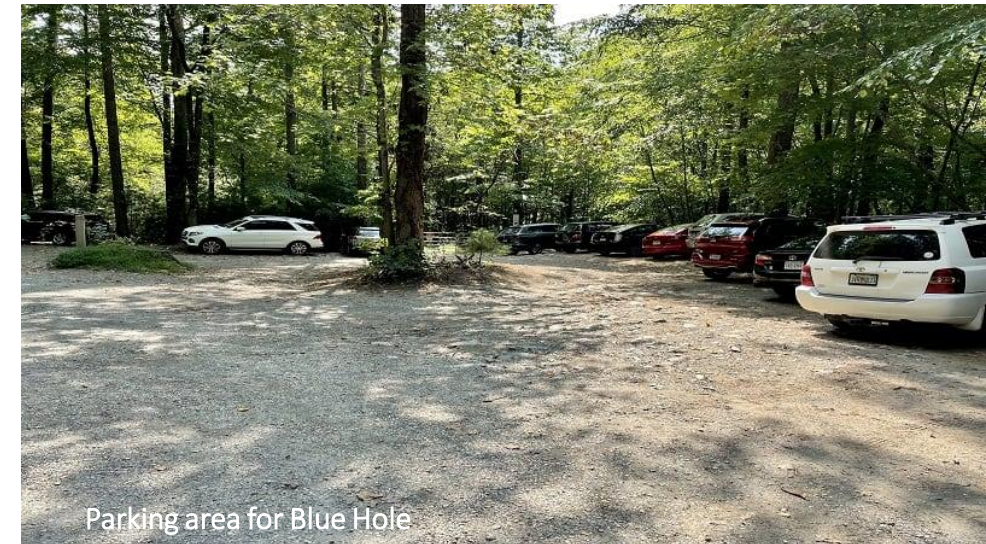
- 2020: Albemarle, Charlottesville and RWSA began working on improved access around Sugar Hollow and into Shenandoah National Park
- 2022: Albemarle Trail Head & Access Plan
- Improvements: Access, Security, Parking, Emergency Response, Riparian Buffer Restoration, Trail Connections, Restrooms, Emergency Call Box
- Potential Recreational Grant Funding

Amended Lease Agreement

- Charlottesville through the Forest Legacy Program was awarded a Grant to place 797 ac. of property into conservation at Sugar Hollow
- An Amended and Restated Lease is required to:
 - Exclude RWSA Water Supply Operational Areas (98.5 acres)
 - Provide Dedicated Easements for Existing RWSA Facilities, and
 - Allow Existing and Future Uses in the Adjacent Municipal Areas
- Termination of RWSA Sublease with Trout Unlimited
- October 5th – Charlottesville City Council Authorized Execution
- October 7th - Albemarle Board of Supervisors Authorized Execution
- RWSA shall be responsible for “Rivanna Adjacent Municipal Area Duties” - Maintenance, Security and Parking Enforcement

RWSA Mobile Security Services

- RWSA is responsible for providing security and parking enforcement at the three urban Reservoirs; Sugar Hollow, Ragged Mountain and South Fork Rivanna.
- Additionally, staff are proposing to increase our physical security program at the urban Water and Wastewater Treatment and Water Storage Facilities.
- Proposed Security Patrols would monitor:
 - Reservoirs: Memorial weekend –September (Sat/Sun 12n-8pm)
 - Plants and Tanks: Year-Round (Fri/Sat 10pm - 6am)
- Proposed Bid to begin Patrols in May 2027



Questions?

Board Action Requested:

- Authorize the Executive Director to execute:
 1. the Sugar Hollow Reservoir Amended and Restated Lease Agreement.
 2. a Future Rivanna License Agreement as stipulated in the Amended and Restated Lease.
 3. a contract for Mobile Security Services in an amount not to exceed \$150,000 annually for up to five years total.



MEMORANDUM

TO: RIVANNA WATER & SEWER AUTHORITY
BOARD OF DIRECTORS

FROM: AUSTIN MARRS, ENGINEERING MANAGER

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

SUBJECT: AWARD OF TERM CONTRACT FOR UNDERGROUND UTILITY
LOCATION AND MARKING SERVICES: (IFB# 447) – CMV
CONTRACTING, INC.

DATE: OCTOBER 27, 2026

This request is to authorize award of a Term Contract, any Purchase Orders, and any renewals with costs up to \$300,000 per year to CMV Contracting, Inc., to provide underground utility locating and marking services.

Background:

RWSA owns and operates approximately 115 miles of water and sanitary sewer lines throughout its service area. RWSA is an active member of the Virginia Miss Utility (811) Program, in which it is required to mark its utilities anytime contractors, developers, or homeowners perform excavation near its utilities. Accurate and timely markings are imperative to prevent utility damage, which has the potential to cause service disruptions, as well as serious injury and property damage. These utility marking services have traditionally been performed fully in-house by RWSA's team of construction inspectors, however, due to the increased workload resulting from the adopted Capital Improvement Plan, RWSA desires to add third-party assistance for underground utility locating and marking. The initial term is for one year with options to annually renew the contract for a total term of up to five years. Purchase Orders will be issued annually with costs based on approved unit rates submitted with the Invitation For Bids.

IFB No. 447 was issued on July 31st, 2026, to solicit proposals from qualified firms to provide underground utility locating and marking services, as directed by RWSA. While RWSA will maintain control of the program, the lowest responsive and responsible contractor would mark and process Virginia Miss Utility Tickets on RWSA's behalf. RWSA's in-house team of inspectors will continue to receive all tickets and will determine which tickets are to be marked by the third-party locator, and which tickets are to be marked by in-house staff.

Five bids were received in response to IFB No. 447 on September 3rd, 2026. Upon review of the bids submitted, staff found that CMV Contracting, Inc., from Scottsville, VA, was the lowest responsive and responsible bidder, at an anticipated cost of approximately \$100,000 per year.

The contract for CMV Contracting, Inc. will be awarded as a term contract with an initial duration of twelve months from the date of award. The agreement includes the option of up to four additional one-year renewals for a total contract term of up to five years.

Board Action Requested:

Authorize the Executive Director to award a Term Contract, any Purchase Orders, and any annual renewals with costs up to \$300,000 per year for underground utility locating and marking services to CMV Contracting, Inc. The initial term will be for one year with options to annually renew the contract for a total term of up to five years.

Term Contract Award for Underground Utility Locating and Marking Services

PRESENTED BY:

G. AUSTIN MARRS, P.E.

ENGINEERING MANAGER

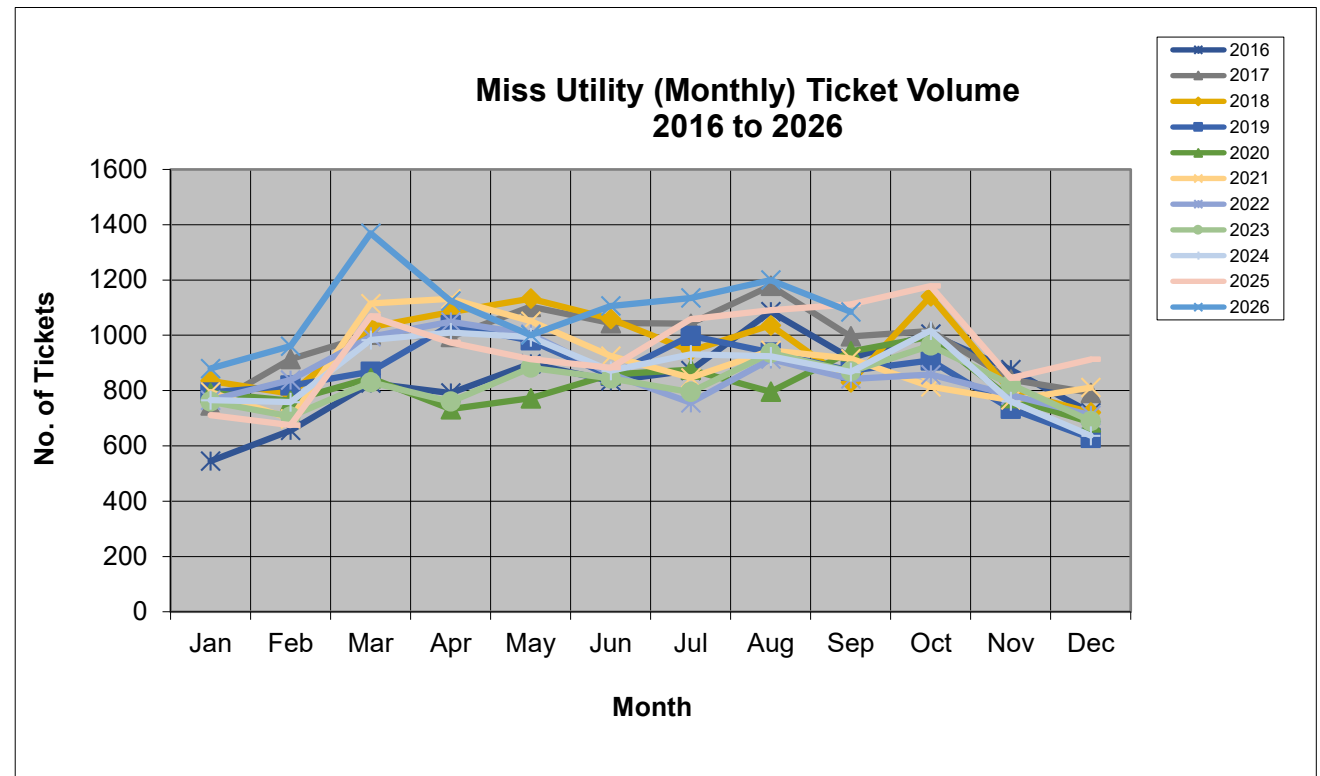
BOARD OF DIRECTORS MEETING

OCTOBER 27, 2026



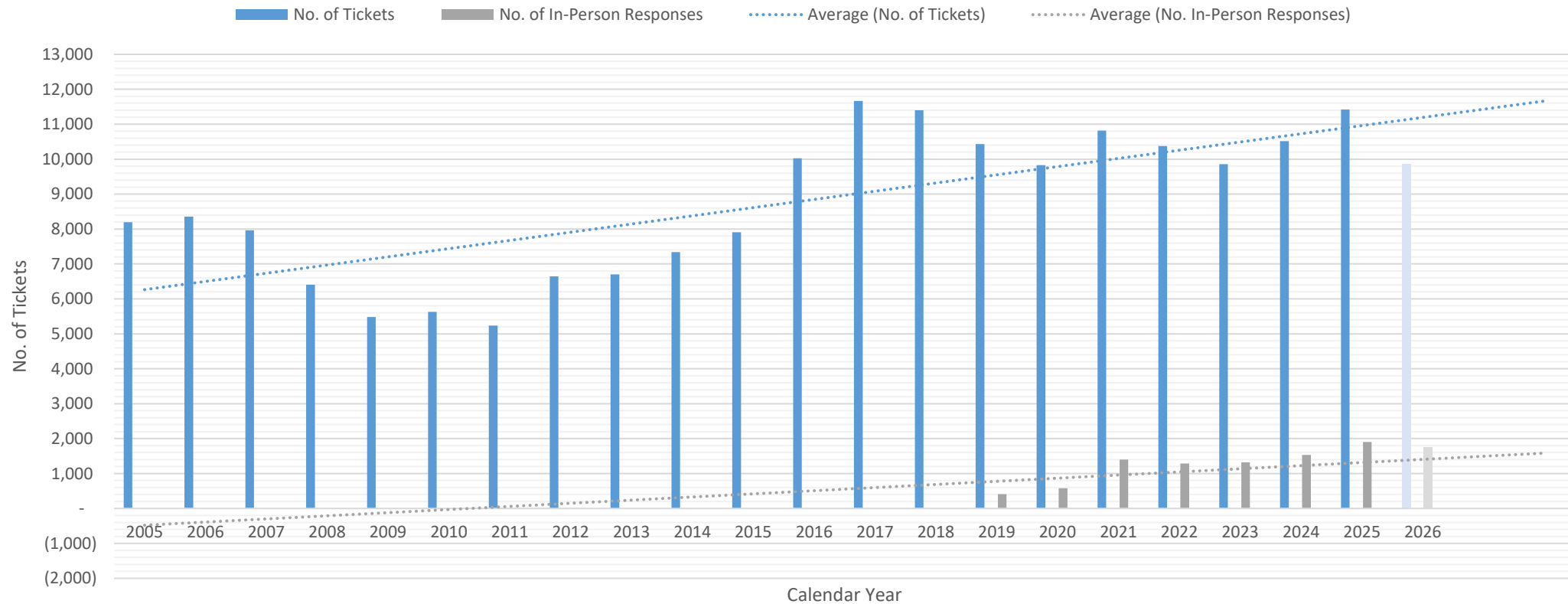
Background

- RWSA owns and operates approx. 115 miles of raw water, finished water, and sanitary sewer pipelines.
- RWSA actively participates in the VA Miss Utility (811) System, which requires all utilities to be marked prior to contractors, developers, and homeowners performing:
 - Excavation
 - Trenching
 - Boring
 - Blasting
- In 2025, RWSA processed 11,423 tickets, or approx. 950 per month, reaching an all-time monthly high of about 1400 in March 2026



Monthly Miss Utility Ticket Volume from 2016 to Present

Annual Miss Utility (811) Program Data



Hybrid Utility Locating Strategy

- RWSA's team of Construction Inspectors (6 plus 1 Supervisor) process all Miss Utility tickets and complete underground utility locating in the field.
- Miss Utility Locating Program has grown to 11,000 requests per year.
- CIP inspection needs have also increased. Currently have 20 projects (\$345 M) under construction including several large, generational piping projects which require full-time inspections.
- Third-party locator needed to supplement in-house staff and reduce costly consultant construction inspections for a net savings of about \$170,000/year.
- Hybrid approach – Tickets will come to RWSA, RWSA will assign desired tickets to third party locator, provide QA/QC, etc.



RWSA Engineering Department

IFB No. 447

- **Advertised on July 31st, bids opened on September 3rd**
- **Bid Form included per ticket rates for Normal (48-hr) and Emergency (3-hr) tickets, as well as Standby Protection/Observation (hourly) rates, should the marked tickets result in a utility conflict that will require inspection.**
- **5 competitive bids received for monthly locating services:**
 - *CMV Contracting, Inc.* - \$8,065
 - Pro GPR Utility Locating - \$12,090
 - TRC Engineers, Inc. - \$16,210
 - McKim & Creed, Inc. - \$17,685
 - T2 UES, Inc. - \$43,400
- **Contract Award recommended: *CMV Contracting, Inc.* (Scottsville, VA) – for approx. cost of \$100,000/yr**
- **Note: Assuming 200 tickets will be marked per month at an average of 45 minutes per ticket, approximately 150 labor hours per month can be redirected from marking to project inspections**
 - $150 \text{ hours/month} \times \$150/\text{hr} \times 12 \text{ months/yr} = \$270,000 - \$100,000 = \text{\textcolor{green}{\$170,000}}$ in potential cost savings vs. 3rd party construction inspections

Questions?

Board Action Requested:

Authorize the Executive Director to execute a Term Contract, any Purchase Orders, and any annual renewals with costs up to \$300,000 per year for underground utility locating and marking services to CMV Contracting, Inc. The initial term will be for one year with options to annually renew the contract for a total term of up to five years.

New South Rivanna Raw Water PS
and Permanganate Building

Thank you!

Moores Creek Flood Protection & Resiliency Evaluation

Presented to the RWSA Board of
Directors by:

G. Austin Marrs, P.E. – RWSA
Engineering Manager

October 27th, 2026





Background

- RWSA owns and operates several facilities that are located within the 100-yr and 500-yr floodplain.
 - MCAWRRF
 - SVWRRF (protected by Town levee)
 - GWRRF
 - CZWWPS #4 & Flow Equalization Tank
- Flooding and extreme weather events are becoming more frequent and severe.
 - 100-yr flood: 1% chance of occurring each year
 - 500-yr flood: 0.2% chance of occurring each year

¹ - [Extreme Precipitation | US EPA](#)

Local History

- 1969: Hurricane Camille (Nelson County): >27" of rain overnight
- 1972: Hurricane Agnes (Town of Scottsville): 34' of floodwaters
- 1995: 25-30" of rain in ~16 hours (Madison County)
 - 500-yr flood of the Rapidan and Robinson Rivers (NOAA)
- 2018: Severe flash flooding in Charlottesville and Albemarle County: up to 10" of rain overnight



Study Overview

- RWSA received a \$200,000 grant through the federal “Building Resilient Infrastructure and Communities” Program (BRIC; FEMA & VDEM) to complete this study.
- Our engineering consultant evaluated facilities at Moores Creek with the following goals:
 - Ability of critical structures to withstand 100-yr and 500-yr flood events
 - Identify necessary improvements to allow these facilities to withstand the flood events
- Note: Federally funded projects must consider the 500-yr floodplain



Facilities Analyzed



- Moore's Creek Pump Station (and Generator) – Green
- Duty Station (Electrical) – Red
- Solids Handling – Blue
- Effluent Building – Orange
- Rivanna Pump Station – Teal
- UV Facility – Purple

Note: *Moore's Creek Lane and Bridge inundated in 500-yr flood*

Results

BUILDING/STRUCTURE	100-YR FLOOD (PASS/FAIL)	500-YR FLOOD (PASS/FAIL)
Duty Station	FAIL	FAIL
Moores Creek Pump Station	FAIL	FAIL
Solids Handling Building	PASS	FAIL
Effluent Pump Station	PASS	PASS ¹
Rivanna Pump Station	PASS	FAIL
UV Disinfection Facility	PASS	PASS

¹ – *Must keep wet well above certain water elevation to prevent uplifting*

Note: Failure can occur on a water elevation and/or structural basis

Consequence of Failure

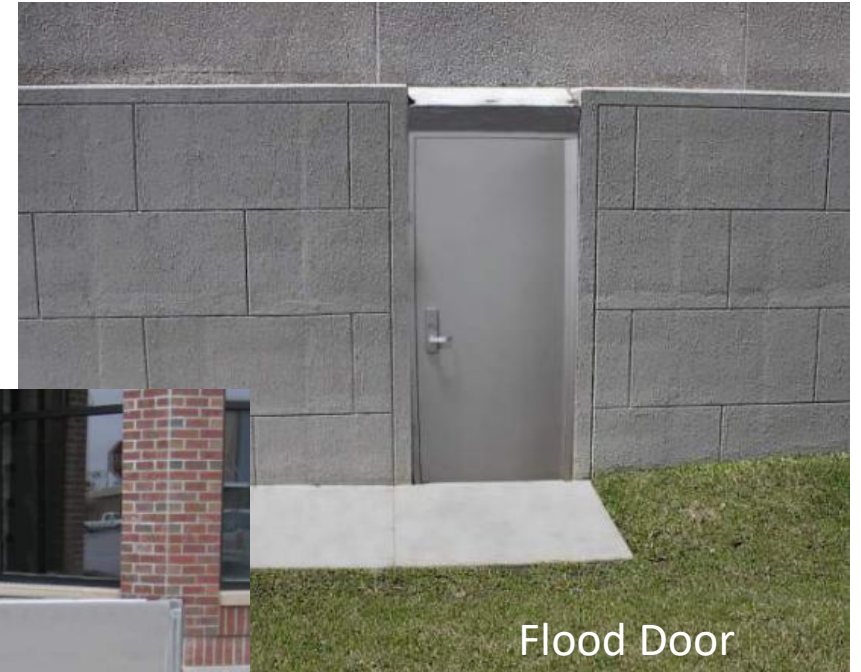


Sewer Manhole Overflow

- Moores Creek Pump Station & Rivanna Pump Station:
 - Wet well raises and fills upstream sewer
 - Untreated wastewater overflows from a manhole & discharges to Moores Creek or the Rivanna River.
- Solids Handling Building
 - Centrifuge rendered unavailable
 - Inability to process solids
 - Treatment process is adversely impacted and ultimately lost once all available capacity is consumed in upstream digesters and clarifiers
- Recovery time – several months
 - Equipment is made to order
 - Bypass pumping equipment of necessary size not readily available locally, difficult to install

Floodproofing Strategies

- Dry Floodproofing: Prevents floodwater from entering a structure
 - Floodproof doors
 - Stop Logs
 - Barriers
 - *Recommended for Rivanna PS*
- Wet Floodproofing: Allows floodwater to enter a structure in a controlled manner
 - Raising critical equipment elevations
 - *Recommended for Solids Handling Building*
- Structural improvements (additional bracing/shoring) often needed in conjunction floodproofing
- Floodwalls

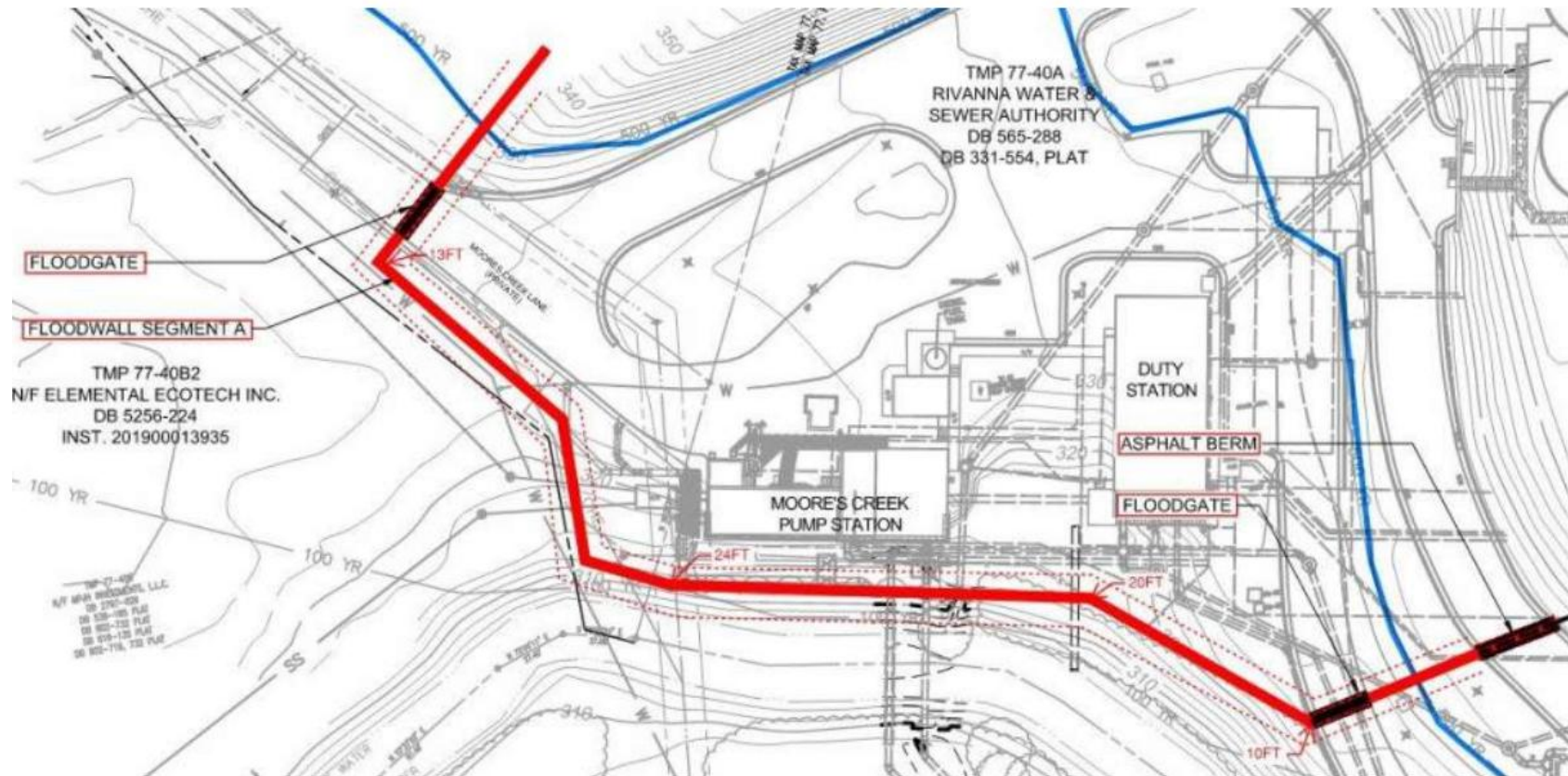


Flood Door

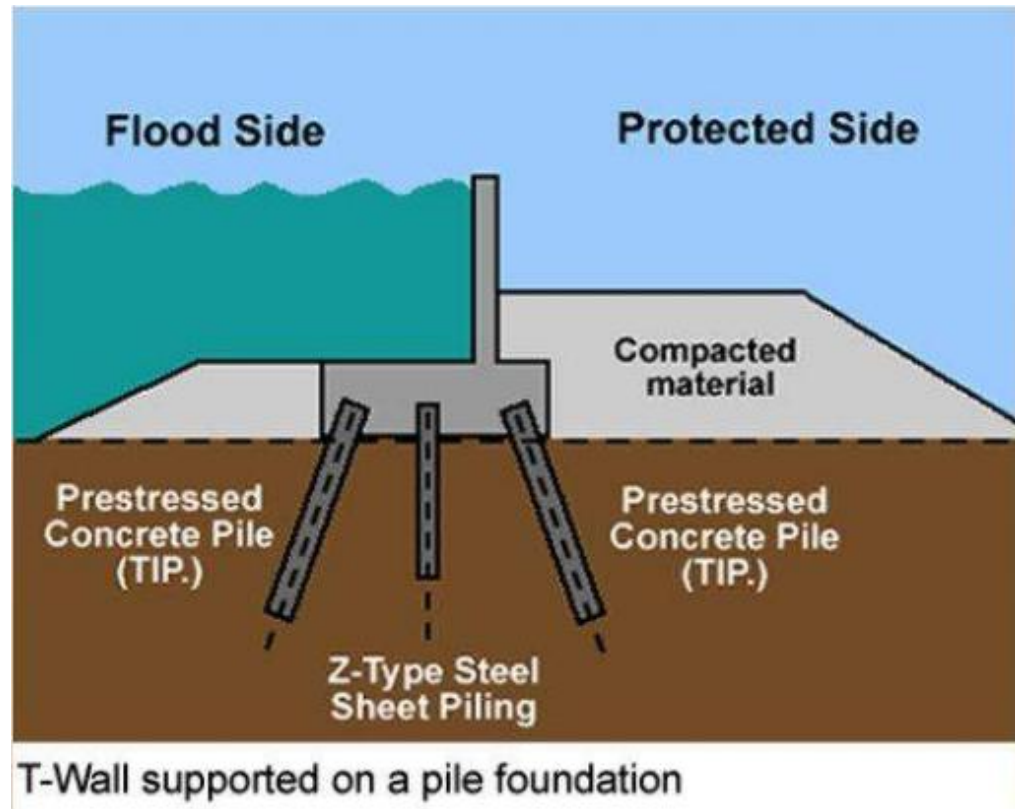


Flood Barrier

9



Floodwall Construction



USACE & USBR E-8 Concrete Structures

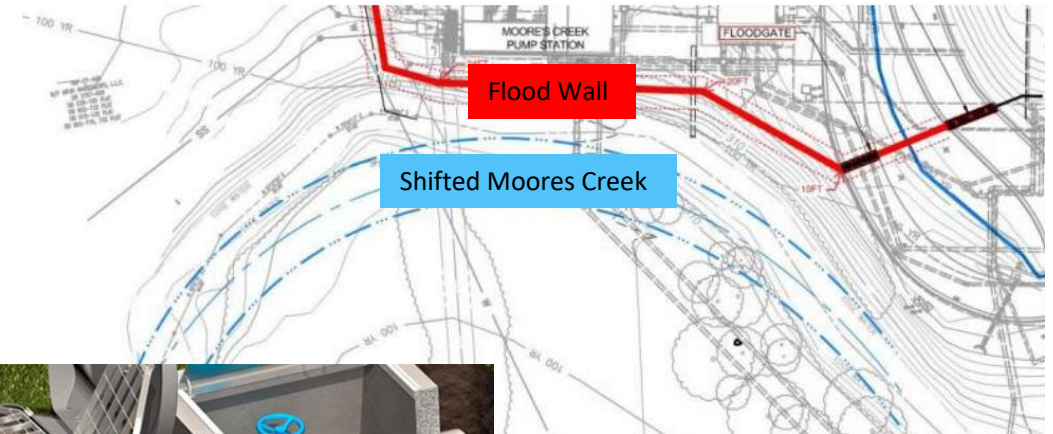
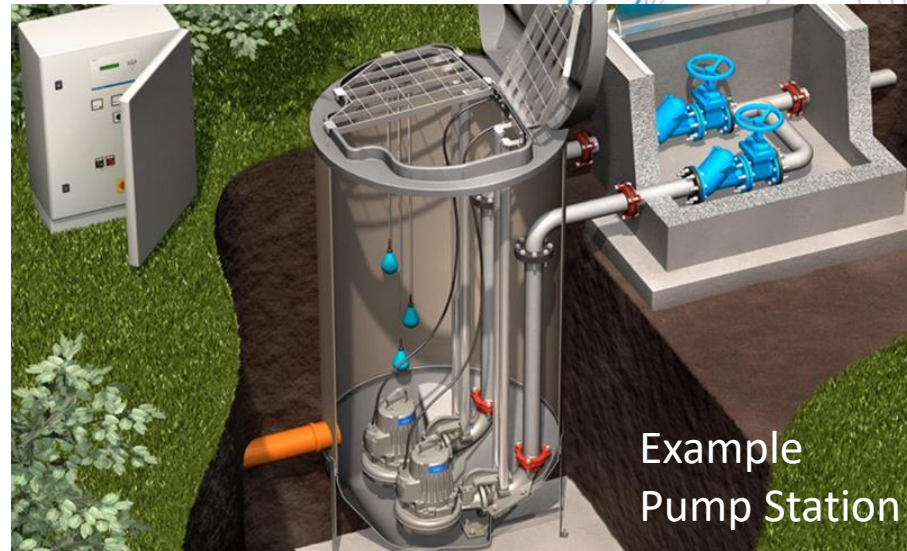


USACE & USBR H-5 Levee Closure Systems

Floodwall Considerations

Challenges:

- Interior Drainage
 - Flood wall keeps flood waters out, but also traps stormwater in
 - Stormwater pump station required (16 MGD)
- Relocation of Moores Creek Required
 - Existing creek alignment too close to proposed flood wall alignment
- Permitting
 - USACE Joint Permit Application
 - Floodplain permits



Example
Pump Station

Recommended Approach

- Combination of:
 - Floodwall around Moores Creek Wastewater Pump Station and Duty Station
 - Wet and dry floodproofing measures for the Solids Handling Building and Rivanna Wastewater Pump Station
 - Emergency access route to I-64 (VDOT approval required) – Moores Creek Ln inundated in 500-yr flood scenario
- Project Duration:
 - Design and Permitting: 3 years, FY 31 - 33
 - Construction: 3 years, FY 34 - 37
- Total Project Cost: \$45-50 M
- Next Steps: Evaluate GWRRF, SVWRRF, CZWWPS4/FET





GLENMORE WWPS – MAY 2018

Questions?

THIS PRESENTATION IS FOR DISCUSSION ONLY