

MEMORANDUM

To: Albemarle County Board of Supervisors
From: Quin Lunsford, Executive Director
Date: April 15, 2026
Re: Albemarle County Service Authority (ACSA) Quarterly Briefing
cc: Mr. Jeff Richardson, County Executive; Mr. Trevor Henry, Deputy County Executive; Ms. Ann Wall, Deputy County Executive; ACSA Board of Directors; ACSA Leadership Team and Operations Council

We thank you for the continued opportunity to share with the Board of Supervisors and the broader community what is happening at your water agency, the Albemarle County Service Authority. We pride ourselves on safe, clean, and reliable Albemarle water. Here are some recent updates from the ACSA:

1. **FY 2027 Budget, Rates, and CIP** – The next budget effective July 1, 2026 is in development. The proposed budget and rates will be presented to the ACSA Board at the April 16th meeting, with a public hearing scheduled for June. A customer newsletter on the budget and rates will be provided to customers in May. One of the main drivers in the ACSA's budget are water and wastewater services from the RWSA. These charges are expected to increase by 15% this year compared to last. The FY 2027 Budget proposes both the use of reserves and a debt issuance to reduce increases to our customers. One of our strategic goals is to keep our water and sewer rates as affordable as possible, while we continue to make major investments in infrastructure.
2. **Customer Information System (CIS) Replacement Project** - The ACSA's Strategic Plan emphasizes Customer Experience (CX) and the project to implement and deploy a new CIS reflects our commitment to improve ways our customers and community partners are able to interact with the ACSA. The software provider will be onsite in April and intermittently throughout the year to design, test, and ultimately deploy the new system. This system will streamline many internal processes but more importantly, leverage our advanced metering infrastructure to provide our customers near real-time information related to their consumption. Our customers will have the ability to tailor their experience with the ACSA in a way that best suits their needs. We expect the design, development, and testing phases to span the next twelve months, with our goal to go-live late next spring.
3. **Risk and Resilience Assessment** – In order to comply with the America's Water Infrastructure Act (AWIA) of 2018, which requires community water systems serving more than 3,300 individuals to update Risk and Resilience Assessments (RRA)

every five years, the ACSA completed its revised RRA this past December. Launch! Consulting, which facilitated the original RRA, assisted the ACSA in the reassessment.

4. **Fix a Leak Campaign** – The City of Charlottesville, Albemarle County Service Authority, and Rivanna Water & Sewer Authority celebrated the Fix a Leak campaign by encouraging the community to save water by finding and fixing leaks in their homes. Fix a Leak Week (March 16–22) is a national initiative sponsored by the U.S. Environmental Protection Agency’s WaterSense program. It’s aimed to raise awareness about how to detect and repair household leaks—an important effort, as more than 1 trillion gallons of water are wasted each year in American homes due to leaks. This year, the campaign was extended throughout the entire month of March. To make participation more engaging, residents were invited to take part in a Fix a Leak Scavenger Hunt, which helped them learn more about their home’s water fixtures while checking for potential leaks. Participants completed the Fix a Leak Scavenger Hunt Worksheet (PDF) and submitted it—online, by mail, or in person—by April 13 for a chance to win a special prize. Prize eligibility was limited to residents of the City of Charlottesville and Albemarle County.
5. **ACSA Capital Projects Update** - The approved FY 2026 Capital Improvement Program totals \$18.5 million. The ACSA’s 10-year CIP projects nearly \$177 million in infrastructure investments and upgrades. Highlights and current major projects are detailed below:

Madison Park Pump Station Upgrade - This project replaced the current pump station that was constructed nearly 40 years ago by a private developer. The original equipment was wearing down and the building is undersized to handle SCADA monitoring equipment. The previous pump station was demolished, and the replacement station was completed October 2025.

Crozet Phase 4 Water Main Replacement - This project replaced aging and undersized asbestos-cement and PVC water mains along Rockfish Gap Turnpike, Crozet Avenue, Hillsboro Lane, and the neighborhood streets of the Park View subdivision. ACSA staff worked closely with County Schools to coordinate connections to Brownsville Elementary, Henley Middle and Western Albemarle High Schools to the new water main. The water main replacement and repaving was completed in October 2025.

Ragged Mountain Phase 1 Water Main Replacement - This project will replace the oldest active water main remaining in our system, which was part of the water main that served customers on Fontaine Avenue Extended and Reservoir Road. This cast iron pipe is over 90 years old and is severely tuberculated, which significantly reduces the flow capacity in this section. Construction has begun and we expect this replacement to be completed in FY 2027.

Northfields Water Main Replacement - This project replaces asbestos cement water mains that were part of the original well system that dates to the 1960’s. As a former well system that was connected to public water, most of the mains are also undersized. During design of this project, ACSA staff identified several

sections of sanitary sewer that could be installed along the roadway in coordination with the water main replacement work. These efforts will provide sanitary sewer service to nearly 20 existing neighborhood properties currently served by private septic fields. Project is at the 90% design stage and easement acquisition efforts are underway.

Avon Operations Center - The Avon Street property has long been held as a future location to build additional facilities in a central location, as needed. The current Maintenance Yard at our Pantops Operations Center is becoming overcrowded with equipment and materials. This project will develop the ACSA owned Avon Street property into a satellite facility for larger vehicle and materials storage. This new site will also replace some of our storage at Crozet that was lost with the water plant expansion there. This site creates the opportunity for sustainable and conservation-oriented applications including solar energy and electric vehicle charging stations. The pictures of the site below show progress made through March 2026.



Scottsville Phase 4 Water Main Replacement - This project will replace aging and undersized water mains along James River Road, Warren Street, Hardware Street, and several other roads in Downtown Scottsville. Design efforts are nearing completion and easement acquisition efforts are underway. Construction activities will begin in late Fiscal Year 2027.

Briarwood Water Main Replacement - Our Strategic Plan calls for the eventual replacement of PVC (pre-1990) water mains in our system, as they are older and made of weaker material than the current industry norm. This project replaced the PVC water mains that have been in service since the early 1980's. Water service switchovers along Briarwood Drive have been completed and our contractor is currently preparing the neighborhood for final pavement restoration. This project will be substantially complete by May 2026.

Broadway Street Water Main Replacement – This project replaced the ductile iron water main that was installed in the early 1970's and has been found to be in deteriorating condition based upon recent excavations. With the redevelopment of the Woolen Mills Factory and Albemarle County's increased attention on economic revitalization of this corridor, replacement of this water main was crucial to transforming this area. Construction and repavement was completed in November 2025.

Raintree and Fieldbrook Water Main Replacement - This project will replace the PVC water mains that have been in service since the 1980s and will eliminate pipe saddles at the water service connections that have been failing due to corrosion. Project is at the 90% design phase with easement acquisitions underway. Construction scheduled for 2027.

Airport Trunk Sewer Upgrade - With the continued growth in the Hollymead Town Center area, the existing sewer collector serving the airport and the area west of Route 29 needs upgrading to handle full build-out. A study of the drainage basin was completed in 2016, with the recommendation the sewer main be increased in size by replacing it in place. Easement acquisition is complete and a final review of the design documents are underway. Advertisement of the RFP is scheduled for late spring and construction to begin in FY 2027.

Bellair – Liberty Hills Sewer - Over the past several years there has been an increase in residents of the Bellair Subdivision seeking to connect to public sanitary sewer service, since most residents are currently served by private septic fields. Our staff is compiling comments on the updated 50% design documents.

Barracks West Water Main Replacement - This project replaces the undersized and aging cast-iron and galvanized water mains that were installed in the late 1960s. These water mains are original to the Old Salem Apartments development, now called Barracks West. The contractor mobilized in March 2026 and we expect the project to conclude by October 2026.

Townwood Water Main Replacement - This project continues our systematic program to replace PVC water mains that have been in service since the early 1980's and have recently experienced several water main breaks causing water

service disruptions. ACSA staff met with interested community members on March 25th and provided an overview of the project. This project is at the 95% design phase, with easement acquisition underway.

Buckingham Circle Sewer – Over the past few years, many residents of the Buckingham Circle Subdivision have expressed interest in connection to public sanitary sewer service. Feedback from the subdivision indicates that more than 70% of the property owners are interested in connection to public sewer if made available. Review of the 90% design documents are underway with construction expected to begin late in FY 2027.

Let us know if you have further questions or comments. We are more than glad to meet with you or hold a virtual meeting to talk about any of our projects, or facilities, or provide a tour if that would be useful.