



**RWSA BOARD OF DIRECTORS**  
**Minutes of Regular Meeting**  
**February 22, 2022**

A regular meeting of the Rivanna Water and Sewer Authority (RWSA) Board of Directors was held on Tuesday, February 22, 2022 at 2:15 p.m. via Zoom.

**Board Members Present:** Mike Gaffney, Jeff Richardson, Lauren Hildebrand, Gary O’Connell, Ann Mallek, Brian Pinkston, Michael Rogers.

**Board Members Absent:** none.

**Rivanna Staff Present:** Bill Mawyer, Lonnie Wood, Deborah Anama, Andrea Bowles, David Tungate, John Hull, Jennifer Whitaker.

**Attorney(s) Present:** Carrie Stanton, Valerie Long.

**1. CALL TO ORDER**

Mr. Gaffney called the February 22, 2022, regular meeting of the Rivanna Water and Sewer Authority to order at 2:16 p.m.

**2. STATEMENT FROM THE CHAIR**

Mr. Gaffney read the following statement aloud:

“This is Mike Gaffney, Chair of the Rivanna Water and Sewer Authority. I would like to call the February 22, 2022 meeting of the Board of Directors to order.

“Notwithstanding any provision in our Bylaws to the contrary, as permitted under the City of Charlottesville’s Continuity of Government Ordinance adopted on March 25, 2020, Albemarle County’s Continuity of Government Ordinance adopted on April 15th, 2020, and revised effective October 1, 2020 and Chapter 1283 of the 2020 Acts of the Virginia Assembly effective April 24, 2020, we are holding this meeting by real time electronic means with no board member physically present at a single, central location.

“All board members are participating electronically. This meeting is being held pursuant to the second resolution of the City’s Continuity of Government Ordinance and Section 6 of the County’s revised Continuity of Government Ordinance. All board members will identify themselves and state their physical location by electronic means during the roll call which we will hold next. I note for the record that the public has real time audio-visual access to this meeting over Zoom as provided in the lawfully posted meeting notice and real time audio access over telephone, which is also contained in the notice. The public is always invited to send questions, comments, and suggestions to the Board through Bill Mawyer, the Authority’s Executive Director, at any time.”

Mr. Gaffney called the roll.

47 Ms. Lauren Hildebrand stated she was located at 305 4<sup>th</sup> Street Northwest in Charlottesville, VA.

48

49 Ms. Ann Mallek stated she was located at 4826 Advanced Mills Road in Earlysville.

50

51 Mr. Gary O'Connell stated he was located at the ACSA headquarters at 168 Spotnap Road.

52

53 Mr. Brian Pinkston stated he was located at 1108 St. Charles Court in Charlottesville, VA.

54

55 Mr. Jeff Richardson stated he was located at the County Office Building at 401 McIntire Road in  
56 Charlottesville.

57

58 Mr. Michael Rogers stated he was located at Charlottesville City Hall on Main Street in  
59 Charlottesville.

60

61 Mr. Mike Gaffney stated he was located at 3180 Dundee Road in Earlysville, VA.

62

63 Mr. Gaffney stated the following Authority staff members and consultants were joining the meeting  
64 electronically: Bill Mawyer, Lonnie Wood, David Tungate, Jennifer Whitaker, John Hull, Andrea  
65 Bowles, Deborah Anama, and attorney Valerie Long of Williams Mullen.

66

67 Mr. Gaffney stated they were also joined electronically by Ms. Carrie Stanton, Counsel to the  
68 Authority.

69

### 70 **3. MINUTES OF PREVIOUS BOARD MEETING**

#### 71 *a. Minutes of Regular Board Meeting on January 25, 2022*

72

73 Mr. Gaffney asked if there were any comments, questions, or changes to the board minutes and  
74 heard none.

75

76 **Mr. Richardson moved that the board approve the minutes of the January 25, 2022**  
77 **meeting. The motion was seconded by Ms. Mallek and passed unanimously (7-0).**

78

### 79 **4. RECOGNITIONS**

80 There were no recognitions.

81

### 82 **5. EXECUTIVE DIRECTOR'S REPORT**

83 Mr. Mawyer stated he wanted to recognize and welcome Mr. Michael Rogers, Interim City  
84 Manager, to the group. He stated he had an opportunity to talk with Mr. Rogers that morning and  
85 give him a quick orientation to the world of the Rivanna Water and Sewer Authority as well as  
86 the Rivanna Solid Waste Authority. He stated it was a pleasure to talk with Mr. Rogers, and he  
87 welcomes him to the team.

88

89 Mr. Rogers thanked Mr. Mawyer.

90

91 Mr. Mawyer stated further, he wanted to recognize a RWSA employee, Ms. Carrie Wingo, who  
92 achieved a Class II Water Operator license. He stated this is a test Ms. Wingo had to pass

93 through the state, and this is a part of the “grow our own” program. He stated Ms. Wingo started  
94 with RWSA about a year ago as an unlicensed water operator and within less than a year, she has  
95 moved up to Class II. He stated the progression through these licenses starts with Class IV with  
96 advancements to Class I. it is IV, then III, then II, with only Class I to go. He stated Ms. Wingo  
97 is a graduate civil engineer from the University of Virginia, and she has her Engineering-In-  
98 Training certification. He stated RWSA is pleased to have Ms. Wingo and congratulates her on  
99 improving her Water Operator credentials.

100  
101 Mr. Mawyer stated RWSA was fortunate to hire Mr. Jeff Southworth to be its new Information  
102 Technology Manager. He stated Mr. Southworth comes to RWSA from the Roanoke area, where  
103 he had over 20 years of experience in managing corporate IT systems. He welcomed Mr.  
104 Southworth to the group.

105  
106 Mr. Mawyer stated one of RWSA’s Strategic Plan goals is to optimize all of its programs and  
107 facilities. He stated they started almost four years ago optimizing the water treatment corrosion  
108 inhibitor product used. He stated this is a product that RWSA and most utilities use in their water  
109 treatment process to prohibit metals and lead from leaching out of pipes and plumbing fixtures  
110 into the drinking water. He stated about four years ago, RWSA started a benchtop lab study with  
111 a consultant to change from a polyphosphate to an orthophosphate product, which is a more  
112 current treatment application.

113  
114 Mr. Mawyer stated RWSA studied this for quite a while with a consultant and over the last 22  
115 months, they have been in a process of converting all their water treatment plants from using a  
116 polyphosphate to an orthophosphate product. He stated this has been a transitional process, in  
117 which the water operators started with a 85%-ortho/15%-poly mix for one year at each plant and  
118 then switched to 100% orthophosphate.

119  
120 Mr. Mawyer stated during a treatment change like this one, there is sometimes an issue where  
121 water discoloration can occur, and it can stain laundry. He stated RWSA was pleased, however,  
122 that they received no complaints or concerns from any issues in transitioning to this new water  
123 treatment product. He clarified they never had any lead or metals problem before, but are pleased  
124 they are now using an orthophosphate product that is contemporary across the industry.

125  
126 Mr. Mawyer stated on a slightly less positive note, as the board would recall, RWSA built the  
127 Rivanna Sewer Pump Station, which was opened in 2017, and they were required by the Virginia  
128 DEQ to have an emergency power generator for that facility. He stated it was inspected and  
129 approved by DEQ; however, it was not added to an air control permit that RWSA has for the  
130 emergency power generators located at Moores Creek, and they received a proposed consent  
131 order and fine for not doing so.

132  
133 Mr. Mawyer stated there were no environmental impacts from this generator, as it was purely an  
134 administrative issue of not having this on their list of emergency power generators. He stated  
135 they have added it since then, and they have been working with DEQ. He stated Mr. Henry  
136 “Speaker” Pollard from Williams Mullen is now leading the discussion on this with DEQ.

137  
138 Mr. Mawyer stated Rivanna reviewed the upcoming FY 23 Operating Budget with Ms.

139 Hildebrand and Mr. O'Connell the week prior, and the budget totals \$41.8 million. He stated this  
140 will be presented to the full board next month.

141  
142 Mr. Mawyer stated Rivanna continues to work on infrastructure and master planning for the  
143 South Rivanna to Ragged Mountain Reservoir Water Line Project.

144  
145 Mr. Mawyer stated as they mentioned last month, they are getting the light fixtures replaced at  
146 Moores Creek with the correct fixtures in order to meet the Albemarle County lighting ordinance  
147 requirements without exceeding them and spreading light into the neighborhood. He stated they  
148 hope to have this completed in the next 3-6 months.

149  
150 Mr. Mawyer stated another project that has been creating discussion is the Central Water Line  
151 Project. He stated under Rivanna's Strategic Plan goal of communication and collaboration,  
152 they have presented the project to City Council, the RWSA Board, and the Land Use and  
153 Environmental Planning Committee (which includes UVA, UVA Foundation, and  
154 representatives from the City and County). With this information and the recommended route,  
155 they are now ready to go to the neighborhoods along the route and talk to them about what is  
156 envisioned for this project.

157  
158 Mr. Mawyer stated there is a meeting scheduled with the Fry's Spring neighborhood on March 9.  
159 He stated on February 21, Rivanna received an email from Councilor Payne asking them to give  
160 a presentation to the Fifeville neighborhood. He stated Rivanna is working with Ms. Hildebrand  
161 and her staff, and they will give presentations to any of the neighborhoods along the route who  
162 would like a presentation.

163  
164 Mr. Mawyer stated there was information in the newspaper that week about whether there is  
165 enough water supply for the proposed rezoning at the UVA Foundation's research park on 29  
166 North. He stated when he does the CIP presentation, he would have pictures and graphs, and he  
167 would be able to talk more with the board about that issue.

168  
169 Mr. Mawyer concluded his report and offered to answer any questions.

170  
171 Mr. Gaffney asked if there were comments or questions for Mr. Mawyer.

172  
173 Mr. Pinkston stated with regard to the DEQ piece and the generator, he knows these things  
174 happen in terms of keeping up with the administrative side of things. He asked if controls have  
175 been put in place to prevent this from happening.

176  
177 Mr. Mawyer replied yes. He stated a document management system has been implemented that  
178 will alarm and give Rivanna notice when they need to update permits. He stated this raised their  
179 awareness that while DEQ told Rivanna they had all the permits and that they could start  
180 operating the wastewater pump station, in Rivanna's minds, DEQ did not communicate with  
181 their own air pollution control group in DEQ, nor Rivanna, to advise them to add this to  
182 Rivanna's generator list. He stated while this does not excuse Rivanna, they wish that DEQ had  
183 used the opportunities they had to make Rivanna aware of getting the new generator on the air  
184 pollution control permit list. He stated Rivanna self-reported this, and DEQ did not catch them

185 doing anything wrong. He stated Rivanna told DEQ that it had been omitted from the report and  
186 that they would correct it, which they did.

187

## 188 **6. ITEMS FROM THE PUBLIC**

189 Mr. Gaffney opened the meeting to the public.

190

191 Mr. Hull stated there were three people with comments.

192

193 Mr. Matthew Lucas (1966 Buck Mountain Road, Free Union, VA) stated his residence abuts to  
194 the Buck Mountain Reservoir, and that he wanted to make three points. He stated he wanted to  
195 thank Mr. Mawyer and Ms. Bowles for working with the Free Union community as they  
196 addressed the Buck Mountain Reservoir. He stated they were thoughtful, listened to concerns,  
197 and made an effort to find solutions. He stated he did not think they had to do that, but he  
198 certainly appreciated it and believed that they neighbors did, too.

199

200 Mr. Lucas stated Mr. Bruce Bateman would talk about the Elliot House, and that he would  
201 second the position Mr. Bateman would make.

202

203 Mr. Lucas stated he wanted to talk about the proposed boundary line adjustment at his house. He  
204 stated he presented on this to the board about one year ago and several times over the past 15  
205 years. He stated the board may recall that his farm was originally 100 acres. He stated the RWSA  
206 condemned about 60 acres back in the early 1980s for the reservoir, and that condemnation was  
207 one of two parcels that was not voluntary. He stated the division of property at the time was  
208 based on the water lines at the height of the water, and this is not what one would do for another  
209 purpose. He stated this made sense at the time because it was a larger project, but now, it has  
210 switched to phases of property management.

211

212 Mr. Lucas stated he has been asking the Authority to do a boundary line adjustment. He stated to  
213 be clear, this is not a subdivision nor the creation of a new lot. He stated this is truly an  
214 adjustment between his parcel and the adjacent lot that the Authority had condemned to clean up  
215 the boundary line. He stated specifically, he is looking to clean up what he is counting as 13  
216 different zigs and zags, into one clean line. He stated some of these are small angles, but it is still  
217 a mess. He stated Mr. Mawyer and Ms. Bowles worked with him to finally clean his, which he  
218 sincerely appreciates because the boundary backs right up to his barn and outbuildings, and it  
219 just does not fit the nature of the property.

220

221 Mr. Lucas stated he wanted to emphasize a couple of points. He stated the first is that this  
222 adjustment has no development utility. He stated there is no road frontage or public access, as it  
223 is mostly low-lying land. He stated he also wanted to emphasize that this is truly conservation  
224 land, and his house is from the early 1800s (likely the 1820s). He stated he has put his heart and  
225 soul into thoughtfully restoring this property, and it will end up on a historic registry, which he  
226 has to do.

227

228 Mr. Lucas stated the farm land he owns is in conservation easement with Albemarle County. He  
229 stated the County is selective and only takes on properties they deem important and in the  
230 interest of citizens, so this is an important property.

231  
232 Mr. Lucas stated in summary, he thinks the proposed boundary line adjustment is a win for  
233 everyone. He stated it is a win for water, as there will be no development. He stated it is a win  
234 for the community. He stated it enhances the easement, the viewshed, the history of the property,  
235 and the area. He stated he thinks it is a win for the environment, noting he has planted hundreds  
236 of trees, he keeps bees, and he keeps invasive species at bay without any pesticides. He stated he  
237 hopes the board will support the proposal.

238  
239 Mr. Bruce Bateman (1933 Buck Mountain Road) stated he looked at the board's agenda and  
240 appreciated their time, adding that they had a massive amount of business and that he would not  
241 take much of their time. He stated he would like to speak about two things.

242  
243 Mr. Bateman stated he represents the interest of nine property owners in the vicinity of Buck  
244 Mountain Creek, living on Buck Mountain Road and Catterton Road, for which the board would  
245 see supporting documents in front of them. He stated the point of his speech was two-fold, with  
246 one point being that he thinks the Elliot House deserves consideration for restoration because it  
247 is part of the rural character of the area. He stated he knows this presents some challenges, but he  
248 thinks preserving and restoring the house would be useful.

249  
250 Mr. Bateman stated secondly, he knows there had been consideration to sell 2 acres of land that  
251 is across Buck Mountain Road from the Elliott House adjacent to his property. He stated he and  
252 his wife bought their property in 1986 from the then Water Authority, with the expectation that  
253 they would have complete privacy and be water-fronting one day with the reservoir. He stated of  
254 course, no one was to foresee this spiny mussel issue, which is where they find themselves today.

255  
256 Mr. Bateman stated if a house was placed in the 2 acres across Buck Mountain Road from the  
257 Elliot House, adjoining their property, it would affect their privacy and would also affect the  
258 rural character of Free Union in a way that they would not favor.

259  
260 Mr. Bateman thanked the board for their time and service.

261  
262 Mr. Steve Blaine stated he was speaking on behalf of his clients, Mr. and Mrs. Hefner, who own  
263 property adjacent to the Buck Mountain Reservoir. He stated they would echo the comments  
264 made by others. He stated they appreciate the time and energy that the staff has spent, and they  
265 have met with Mr. Mawyer and Ms. Mallek, who had been out to the farm.

266  
267 Mr. Blaine stated his clients would be very interested in purchasing, if not leasing, adjacent  
268 property to preserve and protect the environment. He stated what they are trying to create at their  
269 farm (which includes a vineyard) what is called a "terrarium," which is a holistic, biodiverse  
270 approach to sustainable farming. He stated their interest is very much in protecting the  
271 environment and farming approach to their vineyard.

272  
273 Mr. Blaine stated his clients would follow the recommendations and follow up with the  
274 appropriate officials at the Authority to pursue their interest in the adjoining properties.

275

276 Mr. Gaffney closed Items from the Public.

277

278 **7. RESPONSES TO PUBLIC COMMENT**

279

280 Mr. Gaffney asked Mr. Mawyer if he had any responses.

281

282 Mr. Mawyer stated it had been a pleasure to meet Mr. Lucas, Dr. Bateman, Mr. Blaine, and the  
283 Hefner Family and to take a look at their concerns and suggestions relative to the Buck Mountain  
284 Property. He stated as best as they could, Rivanna has tried to accommodate some of their  
285 desires in Rivanna’s plans. He stated they still may have a ways to go strategically and working  
286 out the Virginia Public Procurement requirements on how they lease and consider sales of  
287 property. He stated they have all been good to work with and hopefully, Rivanna will find  
288 solutions that accommodate everyone’s desires.

289

290 Mr. Gaffney stated he knew there would be a presentation on the Buck Mountain Property, and  
291 they would have a discussion at that point further on in the meeting. He asked if any board  
292 members had comments they wanted to make on this topic in response to Items From the Public.

293

294 Ms. Mallek stated she wanted to thank the staff and neighbors, noting that the Buck Mountain  
295 territory is very challenging. She stated Buck Mountain Creek can flash up between 10 to 20 feet  
296 higher than it is on a regular day when there is heavy rain. She stated she thinks everyone’s  
297 attention is very well-focused on the preservation of the water quality, adding that Buck  
298 Mountain Creek descends directly into the South Fork Reservoir. She stated she is grateful for  
299 the work done so far, and she will look forward to more details later.

300

301 **8. CONSENT AGENDA**

302

303 *a. Staff Report on Finance*

304

305 *b. Staff Report on Operations*

306

307 *c. Staff Report on Ongoing Projects*

308

309 *d. Staff Report on Wholesale Metering*

310

311 *e. Award Construction Contract and Amend Capital Improvement Plan – MCAWRRF*  
312 *Electrical Infrastructure Improvements – Pyramid Electrical Contractors, LLC*

313

314 *f. Award Construction Contract and Amend Capital Improvement Plan – Scottsville WTP*  
315 *Lagoon Liners Replacement – Haren Construction Company*

316

317 *g. Award Construction Contract – FY 22-23 Sanitary Sewer Rehabilitation Contract -*  
318 *Insituform Technologies, LLC*

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*h. Award Term Contract for Professional Engineering Services - Sewer Evaluation, Rehabilitation, and Repairs; Frazier Engineering*

Mr. Gaffney asked the board if there were any items on the consent agenda they wished to speak to or ask questions about.

Ms. Mallek stated she was confused as to whether her question was on the consent agenda or if it was for later. She asked if the nutrient crest, urban wastewater, and pages of budget items were included in the consent agenda, or if this would be a discussion for later.

Mr. Mawyer stated this would be later.

Ms. Mallek stated she would wait.

Mr. Gaffney asked if there were other questions about the consent agenda.

Mr. Pinkston stated this was an informational piece for his own edification and he was happy to talk about it afterwards as well. He asked in terms of Term contracts for engineering services, if Rivanna typically has a list of those that they rotate through, or if the term contract is being awarded to a single procurement.

Mr. Mawyer replied that this is a single procurement for a specific purpose (sewer line rehabilitation). He stated Rivanna does have an inventory of consultants on term contracts for different specialties such as water treatment and wastewater treatment. He stated they have several term contracts, and they are for a one-year term, and are renewable for four additional years. He stated they do not rotate consultants every year but periodically, they do rotate. He stated the contract on the consent agenda today reached the end of its term and therefore, Rivanna is re-procuring it.

Mr. Gaffney stated he did want to make one comment on the consent agenda. He stated there are a number of construction contract awards, and he knows this has confused board members in the past. He stated all of these projects are in the Capital Improvement Plan and budget, and this is just bringing them up individually for award. He stated this is not increasing the budget except where explained in the actual memorandum.

**Mr. O’Connell moved that the board approve the Consent Agenda. Ms. Hildebrand seconded the motion, which passed unanimously (7-0).**

**9. OTHER BUSINESS**

*a. Presentation and Approval: Buck Mountain Property Management Update; Andrea Bowles, Water Resources Manager*



366 Ms. Andrea Bowles, Water Resources Manager for Rivanna, stated she has been involved in  
367 managing the Buck Mountain property for as long as she has been involved with Rivanna, which  
368 is about 14 years. She stated she wanted to reiterate what Ms. Mallek stated – that it is a tricky  
369 prospect, as there are lots of interests and considerations to consider. She stated this is part of  
370 Rivanna’s responsibility and why herself, Mr. Mawyer, and other staff are always happy to hear  
371 from the public. She thanked Mr. Lucas and Mr. Bateman for their attendance.

372  
373 Ms. Bowles stated she would start off by orienting new members and by reminding longer term  
374 members about the project. She presented a map of Albemarle County, noting that the red circle  
375 was the location of the Buck Mountain property. She stated the property is about 1,300 acres and  
376 is upstream of the South Fork Rivanna Reservoir (seen on the map just below the red circle). She  
377 stated it is located north of the City and in a very rural area.

378  
379 Ms. Bowles stated she would review some of the history of the Buck Mountain property, talk  
380 about the Buck Mountain Master Plan that was completed in 2020 by a local firm called LPDA  
381 (Land Planning and Design Associates), and talk about some of the property management topics  
382 and issues on which that Rivanna has been consulting and working with their consultant. She  
383 stated these topics include the Elliot House (which was mentioned during comments from the  
384 public), the boundary adjustment and sale of approximately 14 acres that Mr. Lucas mentioned,  
385 existing and new leases, a pond that Rivanna owns on the property, and the Allen Farm Lane and  
386 Bridge that was brought up to the board in the past.

387  
388 Ms. Bowles presented a zoomed-in picture of the 1,300 acres of Buck Mountain property. She  
389 stated Buck Mountain Road (Route 665) cuts straight across the property. She stated Route 667  
390 (Catterton Road) goes from Buck Mountain Road to the north endpoint indicated on the map.  
391 She stated the Elliot House is located at the red dot on the map. She indicated the location of the  
392 pond. She stated the bridge is located in the northern part, on Allen Farm Lane.

393  
394 Ms. Bowles stated she would talk about the property in general. She stated Rivanna acquired 38  
395 parcels in the Buck Mountain Creek Watershed in 1984 to 1987. She stated there were two  
396 parcels that were taken through condemnation, as Mr. Lucas suggested, and the rest of them were  
397 bought by Rivanna to build the reservoir. She stated Rivanna purchased 1,150 acres with  
398 agreement of the sellers, and two condemnations at a total of about 150 acres.

399  
400 Ms. Bowles stated the parcels range from 1 to 160 acres in size. She stated the total acreage is  
401 1,314. She stated the property cost the Authority about \$6.95 million.

402  
403 Ms. Bowles stated what eventually stopped the project from proceeding was that a stream survey  
404 showed the presence of the James spinymussel, which is a state and federally listed endangered  
405 species. She stated any development of a dam and flooding would impact that species, so a  
406 reservoir could not be built there.

407  
408 Ms. Bowles stated Rivanna has held the land since that time, and after the property was bought,  
409 much of it was leased back to people who were the original owners, as well as to others. She  
410 stated Rivanna has continued the leasing program and is thankful for the use of the land by

411 leasees as they help police the property. She stated it is a large area, and it is difficult for Rivanna  
412 to monitor.

413

414 Ms. Bowles stated when Rivanna built the Ragged Mountain Reservoir in 2014, they had  
415 impacts to streams and wetlands that needed to be mitigated. She stated they looked for a large  
416 piece of land (i.e., Buck Mountain) that they could do some stream restoration and buffer  
417 enhancements. She stated the upper picture on the screen showed where they put in slope rocks  
418 to help hold the stream in place and provide stability to help with the water quality of the area.

419

420 Ms. Bowles stated regarding the buffer enhancement, Rivanna preserved about 600 acres along  
421 80,000 linear feet of streams. She stated they planted 93 acres with over 40,500 trees. She stated  
422 they then placed the buffer areas in deed restrictions.

423

424 Ms. Bowles stated that the master plan was completed in 2020 to support Rivanna's Strategic  
425 Plan goals. She stated it was an evaluation of the uses of the property with respect to the vision,  
426 mission, and values of Rivanna. She stated environmental stewardship plays a part as well as  
427 operational optimization, the efficient use of resources, infrastructure and master planning, and  
428 what they will do with the property in the future.

429

430 Ms. Bowles stated one topic she wanted to address was the Elliot House. She presented a picture  
431 of the house, noting that the house was built in the late 19<sup>th</sup> century and had some additions in  
432 1905. She stated it likely had other restoration to it since that time. She stated as one could see in  
433 the picture, the house was not in good shape. She stated part of the ceiling is falling, and there is  
434 black mold in different areas.

435

436 Ms. Bowles stated Rivanna has been in touch with the Virginia Department of Historic  
437 Resources, which sent a letter to state that the house is a valuable resource that should be  
438 preserved, if feasible. She stated she and Mr. Mawyer reached out to VDHR to have a discussion  
439 and find out exactly what this means. She stated what they found out is that the Elliot House is a  
440 historic resource because it is older than 50 years. She stated it is not in Rivanna's mission to  
441 preserve structures or lease a house. She stated they used to lease it, but this stopped in 2011.

442

443 Ms. Bowles stated there are currently security issues, with a break-in back in December where  
444 Rivanna had to have the police and maintenance staff come to board up the house.

445

446 Ms. Bowles stated there were a couple of options to present to the board. She stated the first was  
447 to consider selling a 2.2-acre parcel with the house, which is estimated by LPDA to be worth  
448 about \$325,000. She stated they feel that this option would provide the best opportunity for  
449 preservation, and with it not being Rivanna's mission to do this that hopefully, putting it out for  
450 public procurement would help the right person to come along who would want to restore it.

451

452 Ms. Bowles stated they also have the option of demolishing the house and retaining the property.

453

454 Ms. Bowles stated Rivanna worked with a surveyor, Roger Ray and Associates, to parse off part  
455 of the parcel. She stated the entire parcel that the house sits on is 9 acres, and as shown in the  
456 area in red on the map, a 2.2-acre lot (along with the house) could be put up for sale. She stated

457 this does not include any of the deed-restricted area, nor the stream in the back of the property.  
458 She stated all the hatch-marked area in the back on the map would remain under Rivanna's  
459 ownership.

460  
461 Ms. Bowles stated with respect to the proposed sale of the property, looking at the map, the  
462 parcels outlined in white are those that are owned by Mr. Lucas. She stated the parcel behind it  
463 (29-36A) is the one that he is interested in having a boundary line adjustment for. She stated the  
464 dark line on the map that runs across (29-36A) is where the new boundary would be if this were  
465 to go through. She stated the hatched area on the map is the part of the parcel that Mr. Lucas  
466 would like to purchase. She stated he has stated that the purpose is to provide a buffer to current  
467 parcels and conserve the 14 acres.

468  
469 Ms. Bowles pointed out that the funds from these sales would support the Buck Mountain  
470 property maintenance expenses, which she would discuss in more detail later.

471  
472 Ms. Bowles stated one thing staff has talked with the board about in the past is offering up new  
473 leases. She stated that for a long time, Rivanna has not opened any of the property for additional  
474 leasing. She stated they have done some analysis and feel that they will start small by bringing  
475 the four parcels in white on the map into consideration for the issuing of a two-year lease. She  
476 stated it is about 106 wooded acres, noting that all of these parcels are land-locked, with the  
477 exception of 29-35D. She stated Rivanna feels that it would need to be leased as a group, and  
478 whoever leases it could enter the parcels from 29-35D off the public road.

479  
480 Ms. Bowles stated Rivanna is in the process of renewing existing leases. She stated as some  
481 board members may recall, when LPDA did their study, they determined that Rivanna was not  
482 offering lease rates at market value and that the rates should be increased. She stated that on the  
483 map, the blue parcels are leased, and the gold parcels are not leased. She stated the parcels that  
484 are currently leased were leased at the rate of \$10 for pasture, \$3 for forested, and \$0 for deed-  
485 restricted area. She stated this resulted in an annual revenue of \$1,900.

486  
487 Ms. Bowles stated the new lease rates come from what was recommended by LPDA. She stated  
488 LPDA gave them a range, and the rates shown in the right-hand column on the screen are those  
489 that Rivanna wants to use now. She stated they are also including an administrative fee to help  
490 with the personnel costs involved with managing the leases. She stated this would raise the  
491 overall annual revenue to approximately \$8,500.

492  
493 Ms. Bowles stated one of the issues she wanted to bring up is the pond that is owned by Rivanna.  
494 She stated the map shown earlier shows the pond as being in the northwestern section of  
495 Rivanna's property. She stated Rivanna needs to get an up-to-date operating certificate for the  
496 dam itself, which will involve some required studies, and it has to be authorized through the VA  
497 Department of Conservation and Recreation. She stated Rivanna feels that the pond is a liability  
498 for them, and it requires regular maintenance, mowing, and clearing out of the outlet structure.

499  
500 Ms. Bowles stated what Rivanna plans to do with this is complete the DCR-required studies they  
501 need of the dam. She stated this has an estimated cost of \$50,000 or more. She stated any sale of  
502 property would help to fund this type of maintenance.

503

504 Ms. Bowles stated in the future, Rivanna would like to work with the previous landowner to  
505 consider exchange of the pond for an access easement across her property, down to some of the  
506 lower lands by Piney Creek so that these can be accessed when needed.

507

508 Ms. Bowles stated the last topic was property management of the Allen Farm Lane and Bridge.  
509 She stated this is a concrete structure that goes over the very upper part of Buck Mountain Creek  
510 that Rivanna owns. She stated all of the residents along the road (about 20, perhaps) use this  
511 bridge, and they have spoken to staff at length about their concerns. She stated Rivanna had a  
512 legal analysis done to find out whether the residents have the right to use the bridge, and it  
513 concluded that they do have a prescriptive easement to use the road and bridge.

514

515 Ms. Bowles stated after the mitigation plan has been deemed compliant by DEQ (which should  
516 happen in 2024), Rivanna would plan to offer land and the bridge for sale to the public.

517

518 Ms. Bowles stated that staff were requesting the board to authorize the Executive Director and  
519 staff to proceed with legal, financial, and procurement processes to offer the 2.2-acre parcel and  
520 Elliot House for sale, offer about 14 acres for sale to an adjacent neighbor, offer a 2-year lease  
521 for the new properties put up, and renew 2-year property leases at the new market rate with all of  
522 the existing leaseholders.

523

524 Ms. Bowles asked the board if there were questions.

525

526 Ms. Mallek asked what the process was of validating the value of the Elliot House as provided.  
527 She stated this will require an equal amount in addition to fix it up, and she wants to make sure  
528 they are not raising expectations on the part of the board that it will bring in a quarter of a million  
529 dollars when this may be completely unachievable.

530

531 Ms. Bowles replied this was a number that was put out by LPDA, who based it on regional costs.  
532 She stated this is definitely something to look into in more detail to see exactly what they should  
533 be expecting on the sale. She stated this was the most recent estimate they had.

534

535 Ms. Mallek stated this was from one source, then, and not compared to appraised value and the  
536 like, so this was a beginning point.

537

538 Ms. Bowles agreed, it was from one source.

539

540 Ms. Mallek stated everything between the Elliot House and Buck Mountain Creek is almost  
541 vertical, and she wants to make sure that the property line proposed is up on the flat so that the  
542 new owner, whoever it may be, does not have access to any of the vertical slope and be able to  
543 strip it of its trees, which are preventing it from eroding. She asked Ms. Bowles to help her with  
544 that detail.

545

546 Ms. Bowles presented the map. She agreed that at the eastern edge, it does start to get very steep.  
547 She stated there is another parcel adjacent to that before it gets to Buck Mountain Road, and she  
548 believes that when Mr. Brian Ray did this plat, he picked the most reasonable area for a house.

549 She stated staff would look at this to see if the increase in slope was closer than she thought it  
550 was.

551  
552 Ms. Mallek stated that on the map, it looked as if the red line was at the street, and it clearly  
553 needs to be back quite a ways if keeping the slope undisturbed. She stated she wanted to point  
554 this out for future work.

555  
556 Ms. Mallek stated regarding the leases, she is all in favor of updating the cost of leases, as  
557 farmers who use it to bale and for graze land pay almost nothing for it, which carries through  
558 with a lot of other mismanagement. She stated she is grateful that Rivanna is digging into this.

559  
560 Ms. Mallek stated there was a comment about how access to the land-locked parcels would have  
561 to be provided to the public through some adjacent property. She asked Ms. Bowles if she could  
562 go over this again.

563  
564 Ms. Bowles stated Parcels 29-33F, 29-33C, and 29-36A do not have any access to a public road.  
565 She stated Parcel 29-35D does, so Rivanna proposes to offer all four of these parcels as a group  
566 to allow for someone to access the other three parcels through 29-35D. She stated they need to  
567 either let them cross over Rivanna property, unless it is an adjacent landowner (like some of  
568 those who are interested) to access it from their own property.

569  
570 Ms. Mallek stated it was then not necessarily going to someone who would then be coming in off  
571 of Catterton Road.

572  
573 Mr. Mawyer clarified they would be coming in off Buck Mountain Road. He stated 29-35D has  
574 frontage on Buck Mountain Road, which gives them public road access, and then access to the  
575 other three parcels from that point.

576  
577 Ms. Mallek stated she did not realize that the parcel that had the white house on it now was  
578 owned by Rivanna. She stated this, then, is the access point.

579  
580 Ms. Bowles asked Ms. Mallek if she was saying there was a house on 29-35D.

581  
582 Ms. Mallek stated it could be the wrong parcel from her looking at it.

583  
584 Ms. Bowles stated she knew where it was. She stated it is on the small blue triangular parcel.

585  
586 Ms. Mallek stated the driveway to the Elliot House was still to the east of this.

587  
588 Ms. Bowles stated yes and that it was two parcels to the east.

589  
590 Ms. Mallek stated the access to Allen Farm Lane would be the same thing, albeit they were  
591 talking about this being in the future. She stated she is glad Rivanna is considering doing a  
592 decent bridge because having every UPS truck going through the stream every day is a disgrace.  
593 She stated as someone who is in the business of clean water, the fastest they can get this to stop,  
594 the better off they are. She stated this creek used to be a very high-quality stream and had some

595 of the best rankings in the County through the DEQ and Stream Watch. She stated the last time  
596 she was there, it had been degraded quite a bit. She stated she is very grateful they are looking at  
597 this.

598  
599 Mr. Pinkston asked to return to the list of recommendations at the end of the presentation. He  
600 stated he had a couple of general questions. He stated it did not sound like anything Rivanna was  
601 proposing would go against the stated values of RWSA in terms of maintaining whatever  
602 waterflows in place while changing these leases and doing the other things that were noted. He  
603 asked if their considered opinion was that there would be no deleterious impacts by these  
604 requested actions.

605  
606 Ms. Bowles stated this was correct.

607  
608 Mr. Pinkston stated he personally thinks that whatever liabilities they can excise themselves from  
609 – particularly the old house – make a lot of sense. He stated he did not see anything on the  
610 requested action list about the pond or the bridge.

611  
612 Ms. Bowles replied that these are for future decisions, and Rivanna is just presenting some  
613 information about what their plans for the future are at this time. She stated much more research  
614 needs to be done to look into this, so they were not asking the board to make any decisions about  
615 these properties at this time.

616  
617 Mr. Gaffney stated he was not sure he understood some of the comments about the dam and  
618 bridge. He stated he knew this was early and that the matter would evolve over time. He asked if  
619 they were thinking about exchanging the pond site with a property owner after they do the DCR-  
620 required studies, but before anything happens to the dam, and they leave the property owner to  
621 repair the dam.

622  
623 Ms. Bowles replied that Rivanna is currently on track to do the studies that are necessary to find  
624 out what they need to do with the dam. She stated they are taking these first steps so they can  
625 better identify the requirements.

626  
627 Mr. Mawyer stated they would determine what the extent of the repairs might be and then, they  
628 will incorporate this thinking into a strategy, whether it is a sale or an exchange and who will  
629 complete the repairs.

630  
631 Mr. Gaffney stated he had a similar question regarding Allen Farm Lane and Bridge. He asked if  
632 they are looking at potentially selling off a chunk of that property in the northern part, which  
633 includes the bridge, and if they are selling it to a future homeowner with a division right and  
634 giving them the responsibility to improve the bridge, or if this is something Rivanna will study to  
635 see if they can perhaps sell the lot with a division right and use this money to pay for a new  
636 bridge.

637  
638 Mr. Mawyer replied that Rivanna would like to not own the bridge and be responsible for any  
639 cost to repair it. He stated the strategy is to carve off enough of an attractive parcel to encourage  
640 someone to purchase the parcel and the bridge. He reminded the board this is several years into

641 the future, and they are not sure exactly how large this parcel would be, but it will be probably  
642 10 or more acres to make it worthwhile for someone to take on the bridge.

643  
644 Mr. Mawyer stated the bridge is a challenge because as Ms. Bowles explained, it is a private  
645 road, Allen Farm Lane, that crosses a bridge that Rivanna owns, but they cannot stop people  
646 from using the road or the bridge. He stated they have been researching with Williams Mullen on  
647 any kind of solution as to how they can transfer the bridge to another party. He stated the  
648 strategy at the moment is to carve off enough property to make it attractive so that someone  
649 would take on the bridge and own the property. He stated they are not planning to consider the  
650 sale of this property until they are finished with Virginia DEQ requirements including the  
651 invasive species monitoring in the deed-restricted area, which will be until 2024.

652  
653 Ms. Bowles added that Rivanna has had two structural inspections of the bridge – one in 2005,  
654 and one in the past three years. She stated the bridge is structurally sound, and there are only  
655 minor repairs needed.

656  
657 Mr. Mawyer stated there is no imminent failure of the bridge, but it will eventually need  
658 maintenance.

659  
660 Mr. Gaffney stated it could also need a new bridge.

661  
662 Mr. Mawyer stated this was correct. He stated it does not have any guardrails, and the water level  
663 (as Ms. Mallek mentioned) rises rapidly from time to time. He stated they have concerns about  
664 the bridge on Allen Farm Lane, but other than selling it, they have not found any existing  
665 agreement which transfers this responsibility to anyone else.

666  
667 Mr. Mawyer asked Ms. Long if she had anything to add to the discussion, noting that she had  
668 done all the research on the legal issues.

669  
670 Ms. Long stated she did not have anything to add. She stated the presentation covered the topic  
671 well. She noted her recollection and understanding is that the bridge was already in place when  
672 the Authority acquired the property. She stated it was not that they put the bridge in place. She  
673 stated replacing the bridge will be a challenge financially, given the topography of the area and  
674 the fact that it goes over a creek and some sensitive areas. She stated otherwise, everything was  
675 covered.

676  
677 Mr. Mawyer stated one item of note is that for Rivanna to sell any property, they need to get an  
678 agreement from their bond trustees, as Mr. Lonnie Wood (Finance Director) recently reminded  
679 him. He stated this is why the transfers and offerings for sale will not happen immediately if the  
680 board decides to approve them. He stated there are other steps to work through before that  
681 process starts.

682  
683 Mr. O'Connell stated he wanted to thank the staff for their ongoing efforts. He stated he was not  
684 sure how many times they had been before the board, but it was numerous in addition to working  
685 with the community members who have a wide variety of opinions about this property. He stated  
686 he appreciated all the efforts.

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Mr. O’Connell stated he had a question about the house itself. He asked how they structure a procurement so that it is an incentive for a renovation and not just a sale. He asked if there is a way to legally do this.

Ms. Long replied that the Authority has the discretion to add or create any terms of the sale that it deems appropriate. She stated it could, for example, require as a condition of any contract that the house be restored, maintained, or at least not demolished.

Ms. Mallek stated she thinks one possible condition is that they need to be aware of the price put on it to make it possible for someone to restore it.

Ms. Mallek stated going back to Allen Farm Lane, the picture in the presentation showed a very nice bridge, which looks expensive and is much bigger than the one that she put in on her farm for \$30,000 after the flood in 2018. She stated the biggest environmental crisis is the fact that there is a sign there that tells drivers of vehicles over the size of a Prius to drive through the stream. She stated there must be a way to make this stop, and she was not sure if there were other options. She stated there is an end to Catterton Road coming off of Free Union Road that could be a way for truckdrivers to come down that way to bring packages to people.

Ms. Mallek stated she hoped Rivanna would put their minds to that question and figure out another way in the next shorter time period to stop this constant diversion down the sluiceway seen in the picture. She stated dozens of big trucks go through this stream every day.

Ms. Hildebrand stated she believed Mr. Lucas addressed the proposed sale of the 14 acres and mentioned that the current boundary had a lot of nooks and crannies that he was trying to straighten out and yet, she was curious as to how the picture on the slide matched up.

She stated if Rivanna moves forward with this, the first thing they will do is survey.

Mr. Mawyer stated Mr. Lucas was talking about his current property boundary with all the turns.

Mr. Gaffney stated the existing property line looks like a snake.

Ms. Bowles stated the black part on the upper side of the hatched area would be the new property line. She stated the white line just below it is Mr. Lucas’ current boundary to the back of his four or five parcels. She asked if this was clear.

Ms. Hildebrand replied yes.

Mr. Mawyer stated that as Ms. Bowles mentioned, Rivanna will have a surveyor work out the exact new property line because they want to make sure they maintain an elevation for the envisioned reservoir and not sell property that would be part of what was envisioned, in case the reservoir would ever be constructed. He stated this is the concept of how they would make this boundary line adjustment.



733 Ms. Hildebrand thanked staff, adding that she appreciates all their help with this as she knows  
734 this deals with many different people. She stated she could tell this was well thought out.

735  
736 Mr. Gaffney stated there was a requested action authorizing the Executive Director and staff and  
737 asked if a board member would like to make a motion.

738  
739 **Ms. Mallek moved that the RWSA Board authorize the Executive Director to proceed with**  
740 **the legal, financial, and procurement processes as were shown. Mr. Richardson seconded**  
741 **the motion, which passed unanimously (7-0).**

742  
743 *b. Presentation and Approval: Introduction of the FY 2023 – 2027 Capital Improvement*  
744 *Plan; Bill Mawyer, Executive Director*

745 Mr. Mawyer stated as with most programs RWSA manages, they are guided by their Strategic  
746 Plan. The CIP is based on the Strategic Plan goal of Infrastructure and Master Planning, to plan,  
747 deliver, and maintain dependable infrastructure in a financially responsible manner. He stated  
748 this is how the five-year CIP is developed. He stated it includes 41 projects that total just over  
749 \$205 million. He stated it includes about \$122 million for the urban water program  
750 improvements, \$44 million to urban wastewater infrastructure, and \$38 million to non-urban  
751 (i.e., Scottsville, Glenmore, and other facilities). He stated they would finance this in small part  
752 with cash, and with new anticipated debt of \$123 million over the five years.

753  
754 Mr. Mawyer stated there are a lot of assets that are managed by Rivanna, with five water supply  
755 reservoirs, six water treatment plants, four wastewater treatment plants, wastewater and water  
756 pump stations, 68 miles of major water piping, and 44 miles of major wastewater piping. He  
757 stated they diversify their portfolio with a stormwater impoundment at the Lickinghole Creek  
758 Basin. He presented a picture of the Moores Creek Wastewater Treatment Plant. Mr. Mawyer  
759 stated capital assets are \$390 million.

760  
761 Mr. Mawyer stated in comparing this CIP to last year's, it is a \$33 million increase, and this is  
762 largely because FY 27 came into the rolling five-year CIP and added \$17.5 million. He stated  
763 there were budget increases, as well as some additional project costs added into the existing CIP  
764 totaling \$33 million. He stated they added one small project to help them transfer wastewater  
765 sludge from the thickeners to the digestors, as Rivanna felt this was important to complete in the  
766 near term. He stated they did close out or complete 10 projects totaling \$19.3 million. He stated  
767 these were the major changes from last year to the current proposed CIP.

768  
769 Mr. Mawyer stated the goal was to keep the charge increases to the Service Authority and to the  
770 City consistent with what Rivanna forecasted last year, despite the significant cost increases from  
771 inflation that everyone is experiencing. He stated in order to do that, one of the few things  
772 Rivanna can do is to defer projects, in part or in whole. He stated they moved out 24 projects that  
773 were either in the existing CIP last year or proposed in the draft CIP for this year. He stated these  
774 were 24 projects totaling about \$17 million that Rivanna deferred in order to keep the charge  
775 increases similar to what they had predicted last year.

776  
777 Mr. Mawyer stated the charge increases proposed to the City for the five years will be between  
778 6.8% and 8.3%. He stated these charge increases to the Service Authority are estimated to be  
779 between 8.1% and 9.9% over the 5-year period, similar to the previously forecast charges, except

780 for FY27.

781

782 Mr. Mawyer stated the green line of data on the slide was an estimation that if they are able to  
783 get the Natural Resources Conservation Service federal grant for the Beaver Creek Reservoir  
784 Project, it will reduce the Service Authority's charges to what is shown in green. He stated this  
785 will be good news, and Rivanna is optimistic they will receive the grant for Rivanna and ACSA.

786

787 Mr. Mawyer stated regarding Rivanna's 20-year history, one could see a trend. He stated \$205  
788 million would be the highest budget, although in 2013 at \$201 million and with time value of  
789 money, 2013 is the highest five-year CIP over the 20 year period. He stated they are on a  
790 trajectory to get projects completed since 2020, when they had a low of \$97 million. He stated  
791 they are trying to get the projects completed in a timely manner so they have adequate facilities  
792 for the community.

793

794 Mr. Mawyer stated in parallel, outstanding debt continues to grow. He stated Rivanna has \$204  
795 million in debt now. He stated they make payments and debt comes down, but as they borrow  
796 every year or two, the debt goes up.

797

798 Mr. Mawyer stated looking with a longer lens, in the second five years, (FY28-32) Rivanna  
799 projects a \$145-million CIP. He stated the third five years (FY 33-37) is \$172 million, with a  
800 total over the next 15 years of \$523 million in 2022-level funding. He stated this is a significant  
801 CIP, but the mission of Rivanna is to provide the major water and wastewater infrastructure for  
802 the City and the County, which is what the CIP represents.

803

804 Mr. Mawyer stated there are major programs of upgrading the water treatment plants. He stated  
805 Rivanna looks for reliability and redundancy in many of their projects. He stated they then have  
806 operations, maintenance, and safety projects totaling \$18 million over the next five years. He  
807 stated regulations drive many of the projects, to keep wastewater in the pipe with the flow  
808 equalization tank under construction in Crozet, improving the amount of water that they can pass  
809 across the Beaver Creek Dam through the spillway is a major project, capacity to make sure  
810 there is enough water for the community, as well as maintaining the wastewater piping system.  
811 He stated he would later mention a project to renovate and expand the administrative building at  
812 Moores Creek.

813

814 Mr. Mawyer stated the majority of the large projects are from the Community Water Supply  
815 Program. He stated Rivanna continues to renovate the South Rivanna and Observatory Water  
816 Treatment Plants, and those should be completed in 2023. He stated the Ragged Mountain  
817 Reservoir water line needs to be replaced so that they can convey untreated water from the  
818 largest reservoir, Ragged Mountain, to the Observatory Treatment Plant.

819

820 Mr. Mawyer stated the Central Water Line is a major treated water distribution pipe that is  
821 needed to get more water out of the Observatory Treatment Plant and to strengthen the water  
822 infrastructure in the City as well as in the County.

823

824 Mr. Mawyer presented a map, noting that the purple line is the South Fork Rivanna Reservoir to  
825 Ragged Mountain Reservoir Pipeline, which will help Rivanna fill the Ragged Mountain

826 Reservoir. He stated lastly, Project #6 is to raise the water level in the Ragged Mountain  
827 Reservoir.

828  
829 Mr. Mawyer stated going back to his earlier comments, Rivanna received a proposal for a  
830 rezoning at the UVA Research Park on 29 North, and Rivanna had spoken to the board in  
831 December about the northern area utilities plan. He stated in general, there is about 12.8 mgd  
832 available to them now with the water treatment infrastructure, and the community uses about  
833 10.4 mgd, giving them a 2.4-mgd delta that they have to work within for growth. He stated when  
834 Rivanna has a project at the UVAF Research Park, which is at the extreme boundary of the water  
835 distribution infrastructure, and they require a full buildout with 0.5 mgd, this takes about 20% of  
836 the available capacity.

837  
838 Mr. Mawyer stated Rivanna plans for normal growth within the CIP, but with a rezoning (which  
839 is a different level of density and adds a 0.5-mgd demand to the system), they have to look at this  
840 within the timeline they have for these water supply projects which, as noted, would not be  
841 completed until 2033. He stated they may be able to serve UVAF Research Park in a phased  
842 development approach for building 1,400 units and other development. He stated there must be  
843 raw water supply, finished water treatment, and finished water distribution in order to get water  
844 to that location as well as to any customer in the City or County.

845  
846 Mr. Mawyer stated the Authority and the community (through the Community Water Supply  
847 Plan in 2012) approved creating a larger reservoir at Ragged Mountain, and the new dam has  
848 been completed. He stated they know, however, that the watershed for Ragged Mountain is  
849 insufficient and even now, water is piped to Ragged Mountain Reservoir from the Sugar Hollow  
850 Reservoir. He stated the Community Water Supply Plan stated they needed to stop flowing water  
851 from Sugar Hollow and pump it from South Rivanna to fill Ragged Mountain. He stated it was  
852 decided 10 years ago that this would be part of the Community Water Supply Plan.

853  
854 Mr. Mawyer stated they are in the process of acquiring all the easements, but as indicated in the  
855 CIP, this essential water supply project would not be completed until 2033. He stated that on the  
856 water treatment side, they are in good shape because the South Rivanna and Observatory WTP  
857 renovations will be finished in a year or two. He stated then, they will need distribution of water  
858 with the Central Water Line Project to help Rivanna get water out of Observatory WTP and  
859 distributed throughout the urban system.

860  
861 Mr. Mawyer stated when there is a drought and water stops flowing over the South Rivanna  
862 Reservoir Dam, production is shifted from the South Rivanna WTP to the Observatory WTP. He  
863 stated today, Rivanna makes about 8 mgd at the South Rivanna WTP and about 2 mgd at the  
864 Observatory WTP, but when water stops flowing over the dam at the South Rivanna Reservoir,  
865 production is shifted to more of a 50/50 split with 5 mgd or more produced at the Observatory  
866 WTP. He stated when the Observatory renovation is completed, Rivanna will have the ability to  
867 produce about 10 mgd at Observatory. He stated they must, however, be able to pipe it  
868 throughout the urban system including to the northern perimeter of the water system where the  
869 UVAF Research Park is located. Collectively, these water supply projects are critical to ensure  
870 our community has enough drinking water during the next drought.

871

872 Mr. Mawyer stated they are currently building the Airport Road Pump Station, which will help  
873 Rivanna convey water to the research park, NGIC, and the northern area. He stated they have a  
874 holistic approach for infrastructure but it will be 11 years until it is completed. He stated  
875 Rivanna's concern is if new projects come to the forefront through rezonings or other major  
876 redevelopments that require millions of gallons of water, the timing of these projects must  
877 coordinate with the timing of Rivanna's projects. He stated if development builds far in advance  
878 of Rivanna making the infrastructure improvements, Rivanna could either not have enough water  
879 for those projects or other projects located in the urban area.

880  
881 Mr. Mawyer stated Rivanna is talking to the UVA Foundation about this issue now. He stated he  
882 is sure this will be worked out, but this is a planning initiative that Rivanna talked to the board  
883 about in December.

884  
885 Mr. O'Connell asked what the timing is for the rezoning consideration and if it was actually  
886 scheduled in front of the Planning Commission.

887  
888 Ms. Whitaker replied that she believed it did have a schedule, but she did not know what this was  
889 offhand. She stated given the number of comments that has come back on it, she thinks the  
890 Foundation still has at least one, if not two, resubmittals to make to Albemarle County.

891  
892 Mr. Mawyer stated he believed it was an official application for a rezoning, and Rivanna's  
893 question back to them is about the timing is of them building 1,400 units.

894  
895 Ms. Mallek stated back in the 1990s, she remembers the community went completely to pieces  
896 when the project was first rezoned, calling for the use of 600,000 gallons per day. She stated first  
897 of all, they did not have this, and then came the drought of record. She stated she hopes that  
898 someone – whether Rivanna staff, County Planning staff, or UVA Foundation – will be able to  
899 create a matrix that shows what they are using now and how it impacts the original 600,000, and  
900 if the extra 0.5 mgd they are asking for is over and above the 600,000. She stated these are all  
901 questions that there are no answers to yet, to her knowledge, and she looks forward to hearing  
902 this.

903  
904 Mr. Pinkston stated he would second Ms. Mallek's comments, which he believed were spot on.  
905 He stated he supports the new affordable housing initiative that UVA wants to do. He stated he  
906 thinks it is fantastic, and the timing that Mr. Mawyer mentioned is very important for the  
907 Foundation to understand.

908  
909 Mr. Pinkston stated his next question would perhaps be better discussed in another venue, but he  
910 was interested in knowing what the incremental cost is to this system to be able to get water to  
911 the new development. He stated he was not sure if this made sense, but if they have a pocket of  
912 affordable housing that is a headline project and a wonderful thing UVA is doing north of the  
913 City, and it requires a dedicated trunkline feed to that, he thinks understanding the cost of that is  
914 important. He stated he knew Mr. Mawyer was not saying there is a network of piping and  
915 pumping north of the Rivanna that would feed this, but clearly, they are talking about more than  
916 just local distribution means to feed that development.

917

918 Mr. Pinkston stated he thinks the board needs to understand what those costs are and make sure  
919 that this is understood by the Foundation. He stated this may be more of a question for a different  
920 venue, but knowing the answer to that would be helpful.

921  
922 Mr. Mawyer clarified that regarding the 1,400 units, his understanding is that a small percentage  
923 of those will be designated for affordable housing, but the 1,500 affordable housing units  
924 mentioned in the newspaper are in addition to most of the 1,400 proposed for the UVA Research  
925 Park.

926  
927 Mr. Mawyer stated Rivanna's message back in December was that there are a number of large  
928 projects being talked about in the Urban Water System area and they are all good projects. He  
929 stated Rivanna's role, however, is to make sure there is enough raw and treated water to serve  
930 these projects. They have a plan to provide adequate capacity (supply, treatment, and  
931 distribution) for projects that are envisioned within existing comprehensive plans and zonings.  
932 He stated when those plans and zonings change, Rivanna's infrastructure plan has to change with  
933 them.

934  
935 Mr. Mawyer stated Rivanna's message is that they may have to do these projects sooner, which  
936 may be a cost impact to the customers of the City and Service Authority which, if the board  
937 recalls back in 2018 when they first talked about the project from Rivanna to Ragged and looked  
938 at a number of schedule alternatives, everyone agreed that they were looking at a time when  
939 Rivanna's bonding capacity created some availability to build that project without unduly  
940 impacting the rates of the Service Authority and City.

941  
942 Mr. Mawyer stated if one were to suggest speeding up the Rivanna-to-Ragged Pipeline a few  
943 years so that instead of finishing in 2033, they could finish in 2030, when they roll the costs  
944 forward in their charges, the rates he just showed the board will no longer be adequate, and those  
945 charges would increase.

946  
947 Ms. Mallek stated she wanted to jump back momentarily to things on the "postponed" list. She  
948 stated she is hopeful that Rivanna is being very careful in assessing the current state affairs for  
949 things like the water tanks that are not going to get their paint jobs inside. She stated the old story  
950 goes, "For want of a nail, the kingdom is lost," and she wants to make sure they are doing  
951 absolutely everything maintenance-wise up to date as needed so a structure like this would not  
952 end up costing so much more.

953  
954 Mr. Mawyer thanked Ms. Mallek. He stated he would offer that regarding the CIP next year,  
955 there may be more discussion about deferring projects, and Rivanna may talk more with the  
956 board about the balance between affordability and infrastructure maintenance. He stated this is  
957 what Rivanna is trying to balance with Mr. O'Connell and Ms. Hildebrand, and they want to  
958 make sure they are doing their part to provide and maintain the infrastructure our community  
959 needs.

960  
961 Mr. Mawyer stated that Rivanna is building the Airport Road Water Pump Station, which will  
962 help convey water to the north, to Hollymead and the 29 North area. He stated this is currently  
963 under construction.

964

965 Mr. Mawyer stated the board approved and awarded the construction contract to do major  
966 electrical upgrades and replacements at Moores Creek.

967

968 Mr. Mawyer stated if Rivanna can get one more easement from UVA Foundation, they plan to  
969 bid and start construction on part of the South Rivanna to Ragged Pipeline that will go from the  
970 north end of Birdwood Golf Course, under Route 250 in between what used to be Piedmont  
971 Tractor, and under Garth Road and the railroad track, to have this project under construction this  
972 summer.

973

974 Mr. Mawyer stated the Beaver Creek Dam Pump Station and Piping Modifications is a huge  
975 project in the program. Rivanna expects to build a labyrinth spillway with a bridge going across  
976 it on Browns Gap Turnpike. He stated they have to move the raw water pump station and put in a  
977 new raw water pipe from the pump station to the Crozet Water Treatment Plant. He stated this is  
978 a huge project for which Rivanna is trying to get federal funding.

979

980 Mr. Mawyer stated to improve Rivanna's resiliency and redundancy, there is one pipe that goes  
981 from the South Rivanna Water Treatment Plant to the north under the South Fork of the Rivanna  
982 River, and they propose to add a second pipe to give them two pipes and more confidence in  
983 their ability to get water north of the South Rivanna River. He stated that especially when the  
984 North Rivanna Water Treatment Plant is decommissioned in the future, they must reliably get  
985 water from the South Rivanna Water Treatment Plant to the northern area of the Urban System.

986

987 Mr. Mawyer stated they talked about the Central Water Line Project, and they continue to talk to  
988 the community about that project. He stated the board had received a presentation about this  
989 project in January.

990

991 Mr. Mawyer stated lastly, Rivanna is proposing a renovation and addition to their administration  
992 building. He stated this project, which he calls their "tennis ball project," was in the CIP back in  
993 2019, to be completed in 2023. He stated it then got pushed to 2026 and recently, it was pushed  
994 to 2029. He stated Rivanna feels now, however, that there are extensive repairs needed for the  
995 trailers, as the roofs leak, and the wooden structures in and around the trailers are about 15 years  
996 old, as is the entire setup. He stated it has moved far past being a temporary setup. He stated the  
997 main administration building has not been renovated to any significant degree since it was built  
998 in the 1980s. He stated the IT room in the picture shown on the slide shows just how cluttered  
999 and insufficient the IT Support spaces are. He stated the laboratory has not been renovated since  
1000 it was built 40 years ago.

1001

1002 Mr. Mawyer stated Rivanna is proposing a 12,000-square-foot renovation and a 14,000-square-  
1003 foot addition, in the lower parking lot, with a budget of \$8.5 million. He stated this project was  
1004 moved back to a 2025 - 2026 completion timeframe to accommodate the needs that they have.

1005

1006 Mr. Mawyer stated the FY 23-27 CIP includes 41 projects with a total cost of about \$205  
1007 million. He stated one could see on the slide the rate charge increases that Rivanna would need to  
1008 charge to the City and Service Authority to support these projects.

1009

1010 Mr. Mawyer noted that Rivanna is trying their best to get any of the federal funding the board  
1011 reads or hears about. He stated they have requested funding from Albemarle County, and they  
1012 are exploring other federal and state grants as best they can to try to get federal dollars to help  
1013 with the infrastructure projects.

1014  
1015 Mr. Mawyer asked if the board had any questions, adding that he was not asking the board to  
1016 approve the plan today, as the presentation was only informational. He stated that in May, he will  
1017 ask for approval for the operating and CIP budgets.

1018  
1019 Ms. Mallek stated something for Mr. Mawyer to write on his list is that when they are doing the  
1020 second crossing of the Rivanna, she assumes they are drilling underneath the river with the pipe.

1021  
1022 Mr. Mawyer stated yes.

1023  
1024 Ms. Mallek stated that on the north side of the river, between Rio Mills and the river, at least half  
1025 of the land there is wetlands that is full of some threatened and rare salamanders that need the  
1026 ponds that are there. She stated if they stay far enough to the west, closer to the bridge  
1027 connection, the ponds are to the east, closer to the Route 29 bridge, and she did not want Rivanna  
1028 to be surprised when they find this out later.

1029  
1030 Mr. Mawyer thanked Ms. Mallek.

1031  
1032 Mr. Pinkston asked if the rate increases would be year on year.

1033  
1034 Mr. Mawyer replied yes. He stated they are charge increases, so there is a charge to the City and  
1035 to the Service Authority, and this is what Rivanna estimates the percentage of the charge increase  
1036 would be each year. He stated they try to predict five years so they have a vision of what is  
1037 coming.

1038  
1039 Mr. Pinkston asked if this is a component of the rate increase due to the CIP, or if this was the  
1040 rate increase in total.

1041  
1042 Mr. Mawyer replied this was the rate increase in total. He stated it includes the CIP and what  
1043 Rivanna estimates their operating budget increases would be. He stated collectively, they  
1044 combine those when they predict these charge increases.

1045  
1046 Mr. Pinkston stated in FY 24, there would be a 7.2% increase on top of what happened in FY 23.

1047  
1048 Mr. Mawyer stated this was correct. He stated each year, Rivanna considers their anticipated  
1049 annual expenses and revenues and how to balance this equation. He stated as they add more  
1050 construction projects and the bonding costs increase typically in the first few years, they almost  
1051 always have an increase in the budget every year, largely from the CIP. He stated this expense is  
1052 47% of the budget, to pay their debt service for these projects.

1053  
1054 Mr. Pinkston stated he was sure if he were to look at some of the packets he has received, he  
1055 would find a chart that tells him the rate of increase over the past decade.

1056  
1057 Mr. Mawyer replied this was possible but if not, Rivanna could create one.  
1058  
1059 Mr. Pinkston stated it would be helpful.  
1060  
1061 Mr. O'Connell stated there was one in the operating budget proposal.  
1062  
1063 Mr. Mawyer agreed and stated they would have one next month.  
1064  
1065 Mr. O'Connell added that this was also the wholesale rate increase. He stated the retail rate that  
1066 the City and Service Authority would charge their customers is likely to be different. He stated  
1067 they would not know this until later in the spring.  
1068  
1069 Mr. Pinkston thanked Mr. O'Connell.  
1070  
1071 Mr. Gaffney asked Mr. O'Connell if he had additional comments.  
1072  
1073 Mr. O'Connell stated his comment was just about the difference between wholesale and retail  
1074 rates.  
1075  
1076 Mr. Gaffney asked if there were other comments or questions.  
1077  
1078 Mr. Pinkston stated perhaps his question was for a different venue. He asked how Rivanna's  
1079 bonding capacity works and if they have a rating from a rating agency.  
1080  
1081 Mr. Mawyer replied Rivanna has ratings from two of the three of the bonding agencies. He stated  
1082 they have an AA+ rating from Standard & Poor's, and a AA2 rating from Moody's. He stated he  
1083 could provide more information on this as well.  
1084  
1085 Mr. Pinkston stated he would appreciate it.  
1086  
1087 Mr. Richardson stated he had one comment, and he would suggest to Mr. Mawyer to find the  
1088 slide for Mr. Pinkston and other members of the board that shows the debt service over a period  
1089 of time and how he and staff have worked on the timing of the retirement of debt. He stated this  
1090 shows how Rivanna is looking at this not just regarding capacity, but affordability. He stated this  
1091 was one of the components that the board looked at in looking at the timing of when they do the  
1092 cross-country water line that was referenced earlier with the master plan.  
1093  
1094 Mr. Richardson stated this would help as they gauge out to around 2035.  
1095  
1096 Mr. Mawyer stated he would have this for the board next month.  
1097  
1098 Mr. Richardson thanked Mr. Mawyer.  
1099  
1100 **10. OTHER ITEMS FROM BOARD/STAFF NOT ON AGENDA**  
1101 Mr. O'Connell stated given the level of community discussion about the UVA and UVAF



1102 development and the impacts they would have on the water system, he would like to ask the staff  
1103 to, when it is appropriate, come back with a bigger-picture presentation about the major  
1104 development projects being planned, what impacts they see from the proposed development, and  
1105 try to do that before the rezoning actually goes before the Planning Commission.

1106

1107 Mr. Mawyer stated they would do this.

1108

1109 Ms. Mallek stated she would ask her question again, as she was still confused about what was  
1110 coming. She asked if for the discussion where the individual budgets were put in as well as the  
1111 nutrient credits, this was now or later that day. She asked if they were done with the budget  
1112 items.

1113

1114 Mr. Mawyer replied yes.

1115

1116 Ms. Mallek stated her question was regarding the urban wastewater rate center. She stated since  
1117 she is not an engineering genius or a good budget preparer, she always looks at the column for  
1118 changes, and when she saw a 364% change in the expense of nutrient credits for the urban  
1119 system, she was wondering if Mr. Mawyer could provide some extra information about that,  
1120 either now or in an email to everyone. She asked if there are process changes that happened, or if  
1121 there are process changes they can make so that they do not need to be paying so much for these  
1122 credits in the future.

1123

1124 Ms. Mallek stated while credits are great, they always worry her that they are just sending their  
1125 trouble downstream to the next user. She stated she would love to know more about that at some  
1126 point, when it is convenient.

1127

1128 Mr. Mawyer stated he would look at this, but he believed that in the budget for nutrient credits,  
1129 this is revenue that Rivanna is receiving, not an expense.

1130

1131 Ms. Mallek stated this would be grand.

1132

1133 Mr. Mawyer stated Rivanna is not buying any nutrient credits. He stated they have an enhanced  
1134 nutrient removal system that, in effect, takes out more nutrients than they have to, thereby  
1135 creating credits they can sell to the nutrient exchange.

1136

1137 Ms. Mallek stated this is spectacular, and she had thought they lost all those with the last  
1138 renovation in the water plan. She stated this was spectacular news and thanked Mr. Mawyer for  
1139 clarifying it.

1140

1141 Mr. Mawyer stated they still have nutrient credits. He stated they were concerned with proposed  
1142 regulation changes a year or so ago that it would take away many of their credits, but he did not  
1143 think that legislation was approved which is probably why they have increased their expectation  
1144 next year on the revenue from the nutrient credits.

1145

## 1146 ***II. CLOSED MEETING***

1147 There was no closed meeting held.

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1150  
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1153  
1154  
1155  
1156  
1157  
1158

**12. ADJOURNMENT**

**At 3:55 p.m., Mr. O'Connell moved to adjourn the meeting of the Rivanna Water and Sewer Authority. Mr. Pinkston seconded the motion, which passed unanimously (7-0).**

**Respectfully submitted,**



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**Mr. Lonnie Wood  
Assistant Secretary - Treasurer**

