

Minutes of the 930th Meeting
AlexRenew Board of Directors
6:00 p.m., Tuesday, June 17, 2025

On Tuesday, June 17, 2025, the AlexRenew Board of Directors held its regular meeting in the Ed Semonian Board Room at 1800 Limerick Street, and broadcast via Microsoft Teams, with the following present:

Members: Mr. John Hill, Chair
Mr. James Beall, Vice Chair
Ms. Becky Hammer, Secretary-Treasurer
Mr. Mark Jinks, Member
Dr. Moussa Wone, Member

Staff: Mr. Justin Carl, General Manager/CEO
Ms. Amanda Waters, General Counsel/Deputy GM
Ms. Caitlin Feehan, Chief Administrative Officer
Ms. Felicia Glapion, Chief Engineering Officer
Mr. Lake Akinkugbe, Director of Finance
Mr. Matt Robertson, Director of Communications
Mr. Kevin Pilog, Engineering Manager
Mr. Kyle Chan, Engineer II
Ms. Lorna Huff, Executive Assistant to the Board & CEO

Fairfax County Representative: Mr. Shahram Mohsenin, Chief,
Wastewater Planning and Monitoring Division

City Representative: Ms. Erin Bevis-Carver, Chief
T&ES/Sanitary Infrastructure Division

Consultants: Mr. Ed Cronin, Senior Advisor, Brown and Caldwell
Ms. Priyanka Saha, Civil Engineer, Brown and Caldwell

1. Call to Order

The Chair called the meeting to order at 6:01 p.m.

2. Approval of Agenda

There being no changes to the Agenda, the Vice Chair requested a motion to approve the agenda. Mr. Beall moved, and Ms. Hammer seconded. The Board unanimously approved.

3. Public Comment Period

There being no members of the public in attendance, the Chair closed the public comment period.

4. Consent Agenda

The Chair requested that members review the Consent Agenda that contained the minutes from the May 17, 2025 Public Hearing, and the May 20 2025, Regular Meeting for approval. There being no questions or comments, Ms. Hammer moved to approve the Consent Agenda. Mr. Jinks seconded. The Board unanimously approved.

5. Board Administrative Items

a. Board Calendar

Mr. Carl reminded members about AlexRenew's Open House on September 7, 2025.

b. Finance and Audit Committee – Next Meeting: November 12, 2025

Mr. Jinks reported that the Board would approve the FY2026 Operating and Capital Budget and 2026 and 2027 Rate Recommendation later in the meeting.

c. Governance Committee – Next Meeting: October 7, 2025

The Chair reported that the Board will hold elections for officers and committee leadership positions at the July meeting.

The Chair recognized Mr. Carl who reported on AlexRenew's Safety Month. At the last meeting, Mr. Alex Rigby, AlexRenew's Safety Manager, discussed AlexRenew's Safety Month activities and SafeStart, AlexRenew's behavioral based safety program. As a follow-up to the discussion, Board members and Ms. Bevis-Carver shared their individual SafeStart stories and the lessons learned.

6. Unfinished Business

a. Review and Approve FY2026 Operating and Capital Budget

The Chair recognized Mr. Jinks to report on AlexRenew's FY2026 Operating and Capital Budget, FY2026 and FY2027 Rate Recommendations and revisions to the Rate-setting Policy. Mr. Jinks reviewed the budget process, noting AlexRenew's primary sources of revenue from direct billing of customers and contributions from Fairfax County. The Board and committee reviewed the budget and compiled 25 questions which staff addressed and incorporated into the final budget. The proposed FY2026 Operating and Capital Budget is \$258 million.

The Chair commended Mr. Jinks's leadership and budget oversight, which provided members with confidence in the final document. The Chair requested that Mr. Jinks move to approve the budget. Mr. Jinks made a motion to approve the FY2026 Operating and Capital Budget; Dr. Wone seconded. The Board unanimously approved.

b. Review and Approve Fiscal Years 2026-2027 Rate Recommendation

The FY2026 Budget is funded by AlexRenew rates. A rate increase of 5.0% for FY2026 and 5.7% for FY2027 was recommended. Rate increases will primarily fund RiverRenew, with a portion of the increases associated with necessary increases to support plant operations. The Board and staff are currently exploring alternative rate structures, which may warrant changes to the FY2027 increase. Any such revision would require future Board action. Mr. Jinks moved to approve the rate increases for FY2026 and FY2027 as currently recommended. Ms. Hammer seconded. The Board unanimously approved.

c. Review and Approve Revised Rate-setting Policy

Mr. Jinks reported that the Rate-setting Policy has been in effect for many years. The current proposal amends the policy on late fees which were suspended during the pandemic and then restarted with enforcement through disconnections. Late fees are designed to incentivize timely bill payment. The late fee charge is listed as a 10% charge on the bill amount that is 21 days past due. Mr. Jinks moved to approve the Board's revised Rate-setting Policy. Dr. Wone seconded. The Board unanimously approved.

Staff Introductions

Mr. Kyle Chan, Engineer II from AlexRenew, and Mr. Ed Cronin, Senior Advisor from Brown and Caldwell, introduced themselves.

7. New Business

a. Review and Approve Contract 25-009 for Job Order Agreements.

Mr. Carl reviewed AlexRenew's Job Order Contracts (JOC) program that was initiated in 2023 with three initial JOC contractors. It has significantly improved operational efficiency by expediting asset renewal, reducing procurement burdens, and enabling maintenance staff to focus on core responsibilities. The program has also reduced the need for separate capital project procurements.

Although one year remained on the original three-year JOC term, staff initiated a new solicitation to replace an underperforming contractor and align with July 2024 updates to the Virginia Public Procurement Act (VPPA), which increased the individual task order limit from \$500,000 to \$1 million and extended the total contract term from three to four years.

RFP-25-009 was issued on March 11, 2025, as a competitive negotiation under Virginia Code § 2.2-4302.2. Four proposals were received, and staff recommends awarding contracts to three wastewater contractors—PC Construction, ACE Construction (both incumbents), and The Matthews Group (new)—and one building and facilities contractor, S Works (new). Staff will continue to update the Board monthly on JOC projects.

The Chair asked for an estimate of the amount of money we will spend over the course of the four contracts for the year. Mr. Carl reported that staff expects to spend approximately \$2.5 million over the four contractors and does not anticipate an increase.

There being no additional questions or comments, the Chair requested a motion to approve. Mr. Beall moved and Mr. Jinks seconded. The Board unanimously approved.

Be It Resolved That: The Board authorizes the CEO to execute Job Order Contracts with American Contracting and Environmental Services, (ACE); PC Construction Company (PC); S-Works Construction Corp. (S-Works) and the Matthews Group (TMG)

b. Presentation on Headworks Renewal Project

Mr. Carl reported that the purpose of these presentations is to provide the Board with a summary and timeline of each project prior to bringing any amendments to the Board for approval. He requested Board feedback on this process.

Mr. Carl recognized Mr. Chan, Assistant Project Manager of the Headworks Renewal Project. Mr. Chan provided an overview of the Headworks Renewal Project including project description and location of major processes and infrastructure upgrades included in the project. The Chair asked about the elevation of the primary settling tanks in terms of sea level rise and their risk. Mr. Chan and Mr. Carl reported that AlexRenew is performing a climate study, indicating the need for infrastructure to be 17 feet above sea level to reduce risks from climate change. The primary settling tanks are above the established 17 feet. Mr. Jinks asked about improvements once flow leaves the headworks. Mr. Chan reported staff should see a significant reduction in ragging issues at the primary sludge pumps. The Construction Manager At-Risk (CMAR) contract is with Ulliman Schutte and overall project schedule with construction begins in early 2026 and

proceeds through early 2030. Dr. Wone asked about design status. The design for each amendment is progressing at different schedules and so the designs are at various stages as well.

Mr. Chan then reviewed the GMP process. Mr. Jinks asked how staff handles changes in tariffs or regulations. Staff accounts for these by using owner and contractor contingencies. The Chair asked about contractor's general conditions which is contractor overhead. Mr. Chan then presented on the Headworks Renewal Amendments and Next Steps.

The Chair commended staff on the presentation's level of detail for the Board and the presentation.

c. Presentation on Commonwealth Infiltration and Inflow Study

The CEO recognized Mr. Cronin and Ms. Bevis-Carver who provided an update on the Commonwealth Infiltration and Inflow (I&I) Study, which has been studying potential alternatives to address I&I in the Commonwealth Sewershed Area.

The presentation provided an overview of the modeling performed to-date to investigate potential alternatives. Three modeling scenarios were presented: (1) no improvements, (2) full sewer rehabilitation, and (3) increasing the Commonwealth Interceptor size to 54 inches.

In response to Board questions, Ms. Bevis-Carver clarified that:

- Surveys focused on exterior sources of inflow, not basement drains.
- Existing linings along sewers within the Commonwealth Sewershed Area, installed in the 2000s, remain effective.
- She will follow up with data on the number of sewer linings installed during that period.
- UV curing is used where possible to minimize health impacts.
- Lined pipes are part of the City's capital improvement program and funded annually. Most pipes can be lined; replacements occur when warranted.
- Basement backups on Maple Avenue are due to capacity issues; next steps include evaluating alternatives and finalizing the study.

Ms. Hammer noted that pipe lining reduces plant flows, while upsizing the interceptor does not.

The Chair thanked the presenters and encouraged a long-term perspective in selecting a solution.

8. Monthly Outcomes Update

Mr. Carl referenced Tab 10 noting the RFP for the Nutrient Reduction Project is anticipated to be issued in July. Proposals are expected in September. Staff issued a Community Outreach and Communication services RFP for upgrading the website and providing a full suite of support for the communications team. On June 3, staff received 28 proposals which are being evaluated. Due to the overwhelming response, staff will bring to the Board in October instead of September.

Delinquencies and LEAP Dashboard & Delinquencies

Mr. Robertson provided an update on customer delinquencies and LEAP progress. He reported an 18-account decrease in delinquencies, with a corresponding reduction of \$26,000. Currently, approximately \$632,000—about 65% of total arrears—is under active payment plans.

LEAP provided \$17,254 in assistance to 25 customers this period, including several high-balance account holders.

Community Engagement

Mr. Robertson reported on community outreach in May. He thanked Board members for attending the Hooffs Run Dedication Day. He noted the event was well attended despite the weather.

The Chair referenced Table 5.1 asking about the lower than budgeted capital expenditures and debt service. Mr. Carl clarified that the RiverRenew projection included in the FY2025 capital budget was based on the former timeline, with the anticipated completion in July 2025. This estimate has resulted in a lower than budgeted actual expenditures for RiverRenew for the Fiscal Year.

PhaseForward Dashboard

Mr. Carl provided a progress report on ongoing work.

RiverRenew Dashboard

Mr. Carl thanked the Board for their attendance at the Hooffs Run Dedication Day. The Chair noted that the event felt more like a community event than an engineering event and requested Board member feedback. Mr. Beall noted that while Hooffs Run was an engineering accomplishment, most people were impressed by the restorations to the stream and cemetery. Dr. Wone commended AlexRenew on the relationship with the community. The Chair discussed AlexRenew's increased visibility since its name change.

The Board Retreat is scheduled for February 20-21, 2026. On Friday, a half-day event with Ms. Waters hosting a Governance game and then team building at Building Momentum.

Ms. Waters shared that she will be speaking on behalf of AlexRenew and the National Association of Clean Water Agencies (NACWA), along with members of the drinking water industry, and academia to brief members of Congress on PFAS CERCLA liability.

There being no additional business, the Chair requested a motion to adjourn. Mr. Jinks moved and Mr. Beall seconded. The Board unanimously approved.

The meeting adjourned at 8:01 p.m.

APPROVED:


Secretary-Treasurer