



CASEY B. ARMSTRONG
County Administrator



ROCKINGHAM COUNTY

BOARD OF SUPERVISORS

DEWEY L. RITCHIE

Election District No. 1

SALLIE WOLFE-GARRISON

Election District No. 2

RICK L. CHANDLER

Election District No. 3

LEILA C. LONGCOR

Election District No. 4

JOEL L. HENSLEY

Election District No. 5

MASSANUTTEN WATER & SEWER AUTHORITY MEETING

November 3, 2025

6:00 P.M. MEETING AT THE MPOA J.C. POWELL CONFERENCE ROOM – 3980
MASSANUTTEN DRIVE, MASSANUTTEN, VA

CALL TO ORDER – CHAIR JOEL L. HENSLEY

1. Approval of Minutes – Special Meeting of October 8, 2025
2. Public Hearing – Rate/Fee Schedule
3. Public Hearing – Appropriation of \$30,700,000
4. Appropriation – FY26 Operations Budget
5. Adjourn

BOARD OF SUPERVISORS PUBLIC HEARINGS
RULES OF PROCEDURE

1. Public Hearings - the order of presentation shall be as follows, unless varied by the Chairman.
 - a. Staff report.
 - b. Applicant's presentation.
 - c. Comments, statements or presentations from members of the public. If a planning or zoning matter, those who are in support of the matter before the Board will speak first; those who have questions or concerns will speak next; those who are opposed will close the public comment period.
 - d. Questions from members of the Board
2. The initial presentation by the applicant shall be limited to 10 minutes. Additional time will be granted at the discretion of the Chairman.
3. Each speaker shall be limited to 3 minutes, whether speaking on behalf of a group or as an individual. Additional time will be granted at the discretion of the Chairman.
4. When a large group is anticipated, a speakers' sign-up sheet will be located outside the hearing room. Speakers arriving after the commencement of the hearing will be recognized at the discretion of the Chairman.
5. Repetitive testimony is discouraged.
6. All comments shall be directed to the members of the Board of Supervisors. Debate is prohibited.
7. Public remarks shall be confined to the matter under discussion and shall be relevant. The Chairman shall have the authority to end a presentation that violates these rules.
8. Following discussion of all matters considered in the public hearing, the members will consider one of three actions regarding each matter:
 - Approval (with conditions, as applicable);
 - Denial; or
 - Table for further review.
9. Once the public comment period has been closed, no further public input will be permitted unless clarification is requested by a Board member. The response shall address only those questions raised by the member.

Approved by the Board of Supervisors on May 22, 1996.

October 8, 2025

A Meeting of the Board of Directors of the Massanutten Water and Sewer Authority was held at 3:51 p.m. on Wednesday, October 8, 2025, at the Sipe Center, Bridgewater, Virginia.

Present:

- DEWEY L. RITCHIE, Election District #1
- SALLIE WOLFE-GARRISON, Election District #2
- RICK L. CHANDLER, Election District #3
- LEILA C. LONGCOR, Election District #4
- JOEL L. HENSLEY, Election District #5

Also present:

- CASEY B. ARMSTRONG, County Administrator
- SHEILA K. PALADINO., Deputy County Attorney
- PATRICIA D. DAVIDSON, Deputy County Administrator
- ALLISON ACERO, Deputy Clerk

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CALL TO ORDER.

Chairman Hensley called the meeting to order at 3:51 p.m.

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APPROVAL OF MINUTES.

On motion by Supervisor Chandler, seconded by Supervisor Ritchie, and carried by a roll call vote of 5 to 0, voting recorded as follows: CHANDLER – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board approved the minutes of the meeting held on August 27, 2025.

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CONSIDERATION – RESOLUTION - PRELIMINARY RATE/FEE SCHEDULE

Deputy County Administrator Davidson explained that the Virginia State Code requires any Authority to set a preliminary rate schedule prior to announcing a public hearing on those rates. A public hearing will take place on November 3rd at the MPOA J.C. Powell Conference Room located at 3980 Massanutten Drive, Massanutten, VA 22840 to receive public comments on the establishment of water and sewer rates. Ms. Davidson stated that for the first year, the rates will remain similar to what the previous owner (MPSC) was charging. Rates are able to be reviewed and altered as often as needed.

On motion by Supervisor Longcor, seconded by Supervisor Chandler, and carried by a roll call vote of 5 to 0, voting recorded as follows: CHANDLER – AYE; HENSLEY – AYE; LONGCOR – AYE; RITCHIE – AYE; WOLFE-GARRISON – AYE; the Board adopted the following resolution:

RESOLUTION

The Massanutten Water and Sewer Authority, pursuant to Virginia Code Section 15.2-5136 (G), hereby sets forth the preliminary schedule of rates, fees and charges as follows:

Owner Deposit: \$50 Water Only, \$50 Sewer Only, \$100 for Both
 Renter Deposit: \$75 Water Only, \$75 Sewer Only, \$150 Both

<u>Water</u>	<u>Proposed Base Rate</u>	<u>Wastewater</u>	<u>Proposed Base Rate</u>
5/8"	18.00	5/8"	18.00
3/4"	35.00	3/4"	35.00
1"	55.00	1"	55.00
1.5"	100.00	1.5"	100.00
2"	150.00	2"	150.00
3"	275.00	3"	275.00
4"	450.00	4"	450.00
6"	890.00	6"	890.00
8"	1,415.00	8"	1,415.00
10"	2,030.00	10"	2,030.00

Proposed Per 1,000 Rate

WaterPark	0.0060
Residential Water	0.0180
Residential Wastewater	0.0200
Commercial Water	0.0120
Commercial Wastewater	0.0140
Hospitality Water	0.0120
Hospitality Wastewater	0.0140

<u>Connection Fees</u>	<u>Water</u>	<u>Wastewater</u>	<u>GPM</u>	<u>Max Eq Connections</u>
3/4"	\$3,750	\$6,750	20	1
5/8"	\$3,750	\$6,750	20	1
1"	\$9,360	\$16,840	50	4
1.5"	\$18,750	\$33,750	100	10
2"	\$30,000	\$54,000	160	30
3"	\$60,000	\$108,000	300	75
4"	\$96,500	\$168,500	500	200
6"	\$187,000	\$337,000	1,000	600
8"	\$282,000	\$508,000	1,500	1,200
10"	\$468,000	\$842,000	2,500	3,000

Water and Sewer bills are due on the 1st of each month, or a 1% interest will be incurred.

The Massanutten Water and Sewer Authority shall hold a public hearing on November 3, 2025, at 6:00 p.m., on the preliminary rates set forth above. Staff shall prepare the proper notices for such hearing and ensure that the notices are given by two publications, at least six (6) days apart, in the *Daily News Record*, a newspaper having a general circulation in the area to be served by the Massanutten Water and Sewer Authority.

By order of the Massanutten Water and Sewer Authority on this 8th day of October 2025.

Given under our hand this eighth day of October
in the year two thousand twenty-five, A.D.

ADJOURN.

Chairman Hensley declared the meeting adjourned at 3:57 p.m.

Chairman

DRAFT

PUBLIC NOTICE

**MASSANUTTEN WATER AND SEWER AUTHORITY
PRELIMINARY RATES, FEES, AND CHARGES**

The Board of the Massanutten Water and Sewer Authority will hold a public hearing to receive public comment on the establishment of water and sewer rates. The meeting will be held on November 3, 2025, at 6:00 p.m. at the MPOA J.C. Powell Conference Room located at 3980 Massanutten Drive, Massanutten VA 22840. This public hearing is being held pursuant to section 15.2-2100, Code of Virginia, 1950, as amended and to Rockingham County Code Section 2.33. All residents, businesses, property owners, and others having an interest in the Authority are invited and encouraged to attend and provide the Board with written or oral comments and ask questions concerning the Authority's proposed water and sewer rates, within reasonable time limits that are established by the Board.

Owner Deposit: \$50 Water Only, \$50 Sewer Only, \$100 for Both
Renter Deposit: \$75 Water Only, \$75 Sewer Only, \$150 Both

Water Proposed Base Rate

5/8"	18.00
3/4"	35.00
1"	55.00
1.5"	100.00
2"	150.00
3"	275.00
4"	450.00
6"	890.00
8"	1,415.00
10"	2,030.00

Wastewater Proposed Base Rate

5/8"	18.00
3/4"	35.00
1"	55.00
1.5"	100.00
2"	150.00
3"	275.00
4"	450.00
6"	890.00
8"	1,415.00
10"	2,030.00

Proposed Per 1,000 Rate

WaterPark	6.00
Residential Water	18.00
Residential Wastewater	20.00
Commercial Water	12.00
Commercial Wastewater	14.00
Hospitality Water	12.00

PUBLIC NOTICE

The Massanutten Water and Sewer Authority will hold a public hearing on November 3, 2025, commencing at 6:00 p.m., at the MPOA J.C. Powell Conference Room located at 3980 Massanutten Drive, Massanutten VA 22840, to take public comment on the supplemental appropriation of funds for the acquisition of Massanutten Water and Sewer Authority.

Massanutten Water and Sewer Authority

The purpose of this amendment and appropriation is to authorize the expenditure of \$30,700,000 of proceeds from the General Fund Reserve to be reimbursed through a debt issuance in the spring of 2026 and paid for by the users of the Massanutten Water and Sewer Authority.

**Massanutten Water and Sewer Authority
FY 2025-26**

	Adopted	Amended
Revenue:		
Transfer from the General Fund	\$ 0	\$ 30,700,000
Expenditure:		
Massanutten Water and Sewer Authority	\$ 0	\$ 30,700,000

For more information visit the website:

<https://www.rockinghamcountyva.gov/966/Massanutten-Water-Sewer-Authority>

By Order of the Massanutten Water and Sewer Authority

Massanutten Water and Sewer Authority

November 3, 2025

FY2025-2026

Budget Appropriation

Massanutten Water and Sewer Authority

A new budget appropriation in the amount of \$2,199,693 is requested to establish the budget for the newly acquired Massanutten Water and Sewer Authority (MWSA). Based on information obtained from the previous owner staff has estimated the cost to run the authority for the remaining eight months of the fiscal year. Staff recommend that the MWSA appropriate funds as presented.

Budget Appropriation: \$2,199,693

Revenue

WATERPARK CHARGES	\$32,075
RESIDENTIAL WATER	\$419,277
RESIDENTIAL WASTE WATER	\$452,560
HOSPITALITY WATER	\$575,666
HOSPITALITY WASTE WATER	\$720,115

Expenditure

1407-04402-00000-000-501100-000	SALARIES & WAGES-FULLTIME	79,744.83
1407-04402-00000-000-501200-000	OVERTIME	8,333.33
1407-04402-00000-000-502100-000	FICA / MEDICARE	6,737.98
1407-04402-00000-000-502202-000	RETIREMENT-HYBRID	11,961.72
1407-04402-00000-000-502300-000	HEALTH INSURANCE	10,000.00
1407-04402-00000-000-502400-000	GROUP LIFE INSURANCE	366.67
1407-04402-00000-000-502703-000	WORKERS COMP INSURANCE	1,333.33
1407-04402-00000-000-503301-000	REPAIRS & MAINTENANCE	80,000.00
1407-04402-00000-000-503600-000	ADVERTISING	166.67
1407-04402-00000-000-505101-000	ELECTRICAL SERVICES	20,000.00
1407-04402-00000-000-505201-000	POSTAGE	10,000.00
1407-04402-00000-000-505203-000	TELECOMMUNICATIONS	8,666.67
1407-04402-00000-000-505304-000	OTHER PROPERTY INSURANCE	11,466.67
1407-04402-00000-000-505504-000	PROFESSIONAL DEVELOPMENT	1,666.67
1407-04402-00000-000-506001-000	OFFICE SUPPLIES	500.00
1407-04402-00000-000-506007-000	REPAIR & MAINTENANCE SUPPLIES	33,333.33
1407-04402-00000-000-506014-000	OTHER OPERATING SUPPLIES	13,333.33
1407-04402-00000-000-508011-000	DEPRECIATION	333,333.33
1407-04402-00000-000-508305-000	SITE IMPROVEMENTS	666,666.40

Department:04402 - TOTAL WATER & SEWER DISTRIBUTION EXPENDITURES \$1,297,610.93

Department:04403 WATER TREATMENT EXPENDITURES:

1407-04403-00000-000-501100-000	SALARIES & WAGES-FULLTIME	42,838.56
1407-04403-00000-000-501200-000	OVERTIME	4,166.67
1407-04403-00000-000-502100-000	FICA / MEDICARE	3,595.90

**Massanutten Water and Sewer Authority
November 3, 2025**

1407-04403-00000-000-502202-000	RETIREMENT HYBRID	6,425.78
1407-04403-00000-000-502300-000	HEALTH INSURANCE	5,000.00
1407-04403-00000-000-502400-000	GROUP LIFE INSURANCE	183.33
1407-04403-00000-000-502703-000	WORKERS COMP INSURANCE	666.67
1407-04403-00000-000-503109-000	OTHER PROFESSIONAL SERVICES	20,000.00
1407-04403-00000-000-503301-000	REPAIRS & MAINTENANCE	23,333.33
1407-04403-00000-000-503600-000	ADVERTISING	166.67
1407-04403-00000-000-505101-000	ELECTRICAL SERVICES	66,666.67
1407-04403-00000-000-505201-000	POSTAGE	333.33
1407-04403-00000-000-505203-000	TELECOMMUNICATIONS	1,666.67
1407-04403-00000-000-505304-000	OTHER PROPERTY INSURANCE	-
1407-04403-00000-000-505504-000	PROFESSIONAL DEVELOPMENT	833.33
1407-04403-00000-000-506001-000	OFFICE SUPPLIES	333.33
1407-04403-00000-000-506007-000	REPAIR & MAINTENANCE SUPPLIES	13,333.33
1407-04403-00000-000-506014-000	OTHER OPERATING SUPPLIES	33,333.33
1407-04403-00000-000-506024-000	WATER TREATMENT CHEMICALS	106,666.67
1407-04403-00000-000-508005-000	VEHICLES -	
1407-04403-00000-000-508305-000	SITE IMPROVEMENTS	66,666.67
Department:04403 - TOTAL WATER TREATMENT EXPENDITURES		\$396,210.24

Department:04404 WASTE WATER TREATMENT EXPENDITURES:

1407-04404-00000-000-501100-000	SALARIES & WAGES-FULLTIME	115,667.01
1407-04404-00000-000-501200-000	OVERTIME	12,500.00
1407-04404-00000-000-502100-000	FICA / MEDICARE	9,804.78
1407-04404-00000-000-502202-000	RETIREMENT HYBRID	17,350.05
1407-04404-00000-000-502300-000	HEALTH INSURANCE	15,000.00
1407-04404-00000-000-502400-000	GROUP LIFE INSURANCE	550.00
1407-04404-00000-000-502703-000	WORKERS COMP INSURANCE	2,000.00
1407-04404-00000-000-503109-000	OTHER PROFESSIONAL SERVICES	133,333.33
1407-04404-00000-000-503301-000	REPAIRS & MAINTENANCE	50,000.00
1407-04404-00000-000-503600-000	ADVERTISING	166.67
1407-04404-00000-000-505101-000	ELECTRICAL SERVICES	106,666.67
1407-04404-00000-000-505201-000	POSTAGE	333.33
1407-04404-00000-000-505203-000	TELECOMMUNICATIONS	2,666.67
1407-04404-00000-000-505304-000	OTHER PROPERTY INSURANCE	-
1407-04404-00000-000-505504-000	PROFESSIONAL DEVELOPMENT	2,500.00
1407-04404-00000-000-506001-000	OFFICE SUPPLIES	666.67
1407-04404-00000-000-506007-000	REPAIR & MAINTENANCE SUPPLIES	23,333.33
1407-04404-00000-000-508305-000	SITE IMPROVEMENTS	13,333.33
Department:04404 - TOTAL SEWER TREATMENT EXPENDITURES		\$505,871.83
TOTAL MWSA EXPENDITURES		\$2,199,693.00