



Expanding Water & Sewer Infrastructure with AWWU

Presentation to the Community & Economic Development Committee of the Anchorage Assembly

June 11, 2026

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AWWU's mission is to protect the health and welfare of the public and the environment by providing responsible water and wastewater services.

AWWU's vision is to be a trusted and collaborative community partner.



2025-2031 Strategic Plan Guides AWWU

COMMUNITY SUSTAINABILITY

Manage operations, infrastructure, and investments to support the economic, environmental, and social health of our community.

| STRATEGY | FIVE-YEAR OBJECTIVE |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Secure Eklutna water rights and preserve future operation of the Eklutna Water System, while promoting opportunities for conservation and environmental stewardship. | To establish all water rights while exploring, assessing, and implementing strategies to promote conservation and environmental stewardship; including a plan to become net energy neutral with the installation of new hydroelectric turbines in the distribution system. |
| Expand affordability programs to support community development needs. | To establish robust affordability programs to assist in development that supports the MOA Administration's community housing strategy. |
| Improve long range planning to facilitate capital and operational projects. | To have a budgeted and prioritized execution process for Utility Plans. |



FINANCIAL VIABILITY

Proactively manage finances to ensure we provide services at responsible rates.

| STRATEGY | FIVE-YEAR OBJECTIVE |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Develop processes for providing timely and accurate financial information, for both operating and capital budgets. | To have transparent and digestible financial information for management's use to support decision-making. |
| Create a more responsive rate setting process. | To recommend modification of state law to allow for responsive and agile rate-making. |
| Streamline critical processes, such as budget and procurement. | To have efficient processes (i.e.: increasing purchasing ceilings) and re-evaluate the annual internal budget-setting process. |

EMPLOYEE & LEADERSHIP DEVELOPMENT

Attract, develop, and retain a talented and valued workforce.

OPERATIONAL OPTIMIZATION

Enhance operations through efficiency, creativity, and advanced technology integration.

| STRATEGY | FIVE-YEAR OBJECTIVE |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Improve tools, processes, and resources to support environmental regulatory compliance. | To have efficient tools and processes to effectively meet environmental regulatory compliance. |
| Implement the EUM framework that enables data-driven decision processes. | To improve all staff's familiarity with the EUM framework and the four focus areas of this Strategic Plan. To have KPIs and decision-making metrics organized within the EUM framework. |
| Improve the customer experience. | To revamp AWWU's digital presence with new applications for customers to improve self-service. To optimize tools and processes for staff. |

| STRATEGY | FIVE-YEAR OBJECTIVE |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Promote and improve safety and emergency resiliency, equipping employees with essential skills; foster a safe work environment. | To further enhance safe work environment where employees feel a strong sense of buy-in, belief in the organization's mission, and a genuine sense of belonging, empowering them to contribute fully and thrive. |
| Attract and retain talent. | To create a talent pipeline and retain employees, while cultivating an atmosphere to attract new workers and significantly reduce licensing barriers. |
| Create and implement formal employee development plans that foster empowerment and involvement. | To implement a performance assessment process that leads to a transparent training portfolio and a formal development plan. Establish task-based and social-based committees to empower employees and enhance their work experience, ultimately supporting talent retention. |



Laws Shaping Funding of Expansion of Water & Sewer Infrastructure

- AWWU is economically regulated by the Regulatory Commission of Alaska (RCA).
 - RCA approves the rates we charge and requires us to justify them.
 - RCA reviews and approves AWWU's Tariff Rules that govern development.
 - RCA requires AWWU to treat every customer the same.
- State statute, State code, ASU & AWU Tariff Rules, and Municipal Code control how we work with private developers.

Bottom Line: the Cost Causer must be the Cost Payer.

Options for Extending Public Water and Sewer

Improvement District:

- Initiated and funded by property owners but built by AWWU

Private Development:

- Infrastructure funded and constructed by developers then contributed to AWWU to maintain

Utility Capital Improvement:

- Funded and constructed by AWWU based on AWWU system needs, often replacement
- Must benefit existing ratepayers

Infrastructure Coordination Agreement:

- A blend of a private development and a utility capital improvement
- AWWU and a private developer coordinate to extend water and sewer to reach new development while improving AWWU's system to benefit *existing* customers



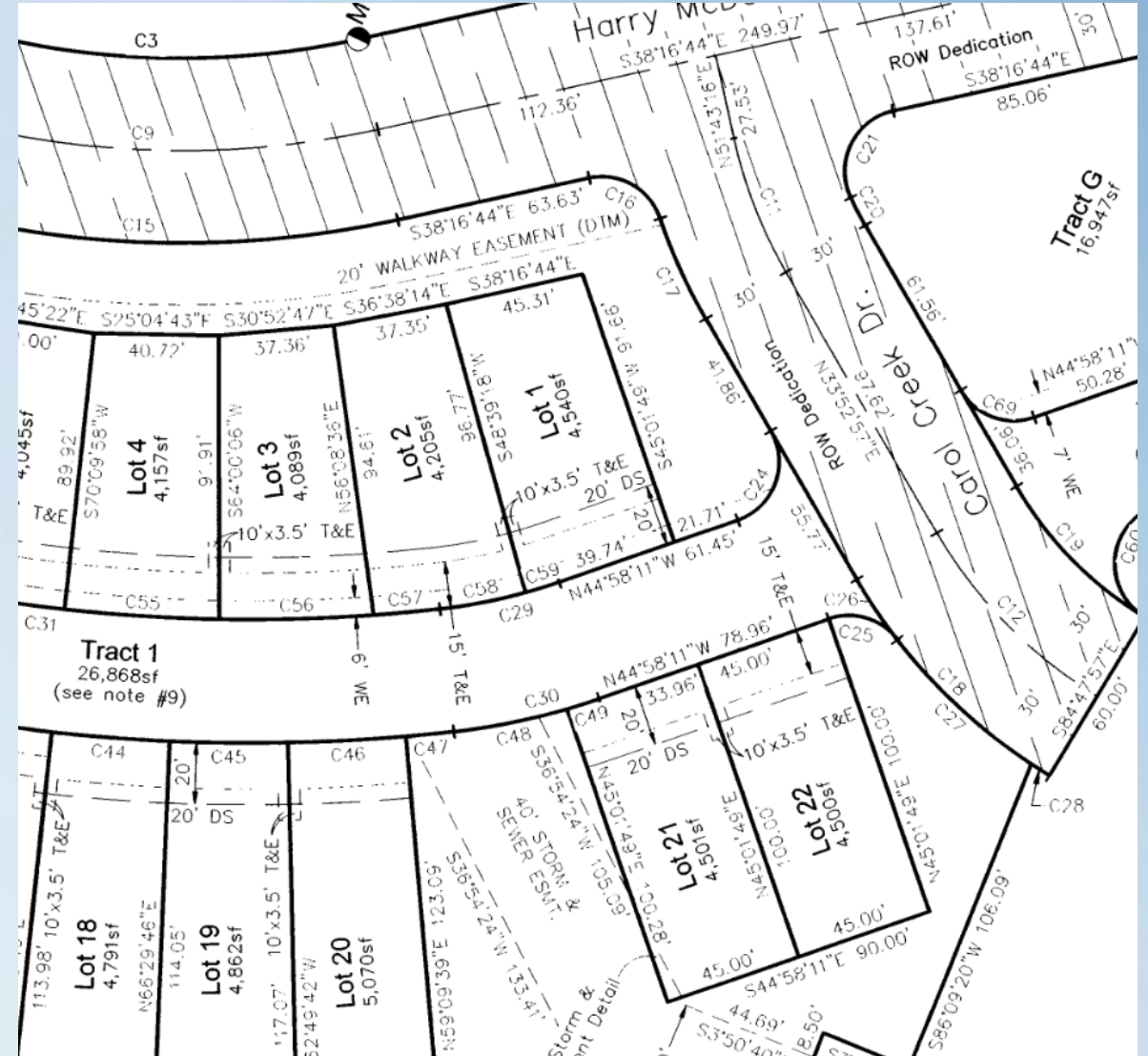
A Creative Private Development Agreement at Carol Creek

- The challenge: relatively small plot of land bounded by steep slopes, the Old Glenn Highway, and existing development in Eagle River.
- Developer's goal: 100+ smaller single-family homes on small lots with affordable HOA dues.
- AWWU's goal: reliable water and sewer infrastructure that AWWU can readily and safely maintain.
- The solution:
 - Private streets
 - Public water and sewer mains under the private streets
 - Water, sewer, and access easement over the entire width of private street
 - AWWU key boxes at the street edge



Positive Outcomes at Carol Creek

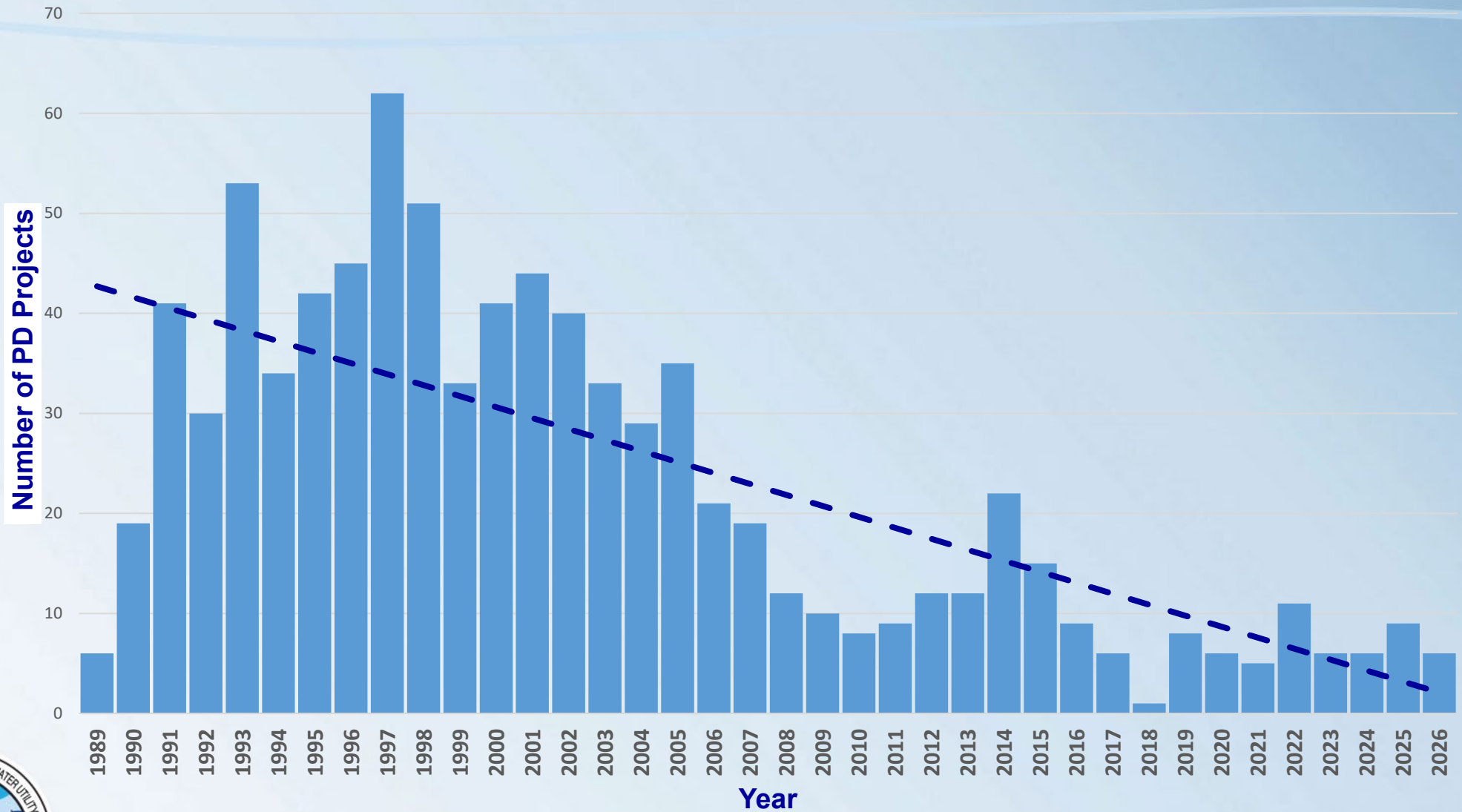
- Plat for 34 attainable homes finalized
- Unit count maximized with narrow private streets
- Public ownership of water & sewer mains lowers HOA dues because association doesn't need reserves for maintenance
- Expanded AWWU ratepayer base
- Mains built to AWWU standards & OSHA access standards achieved



What we avoided at Carol Creek



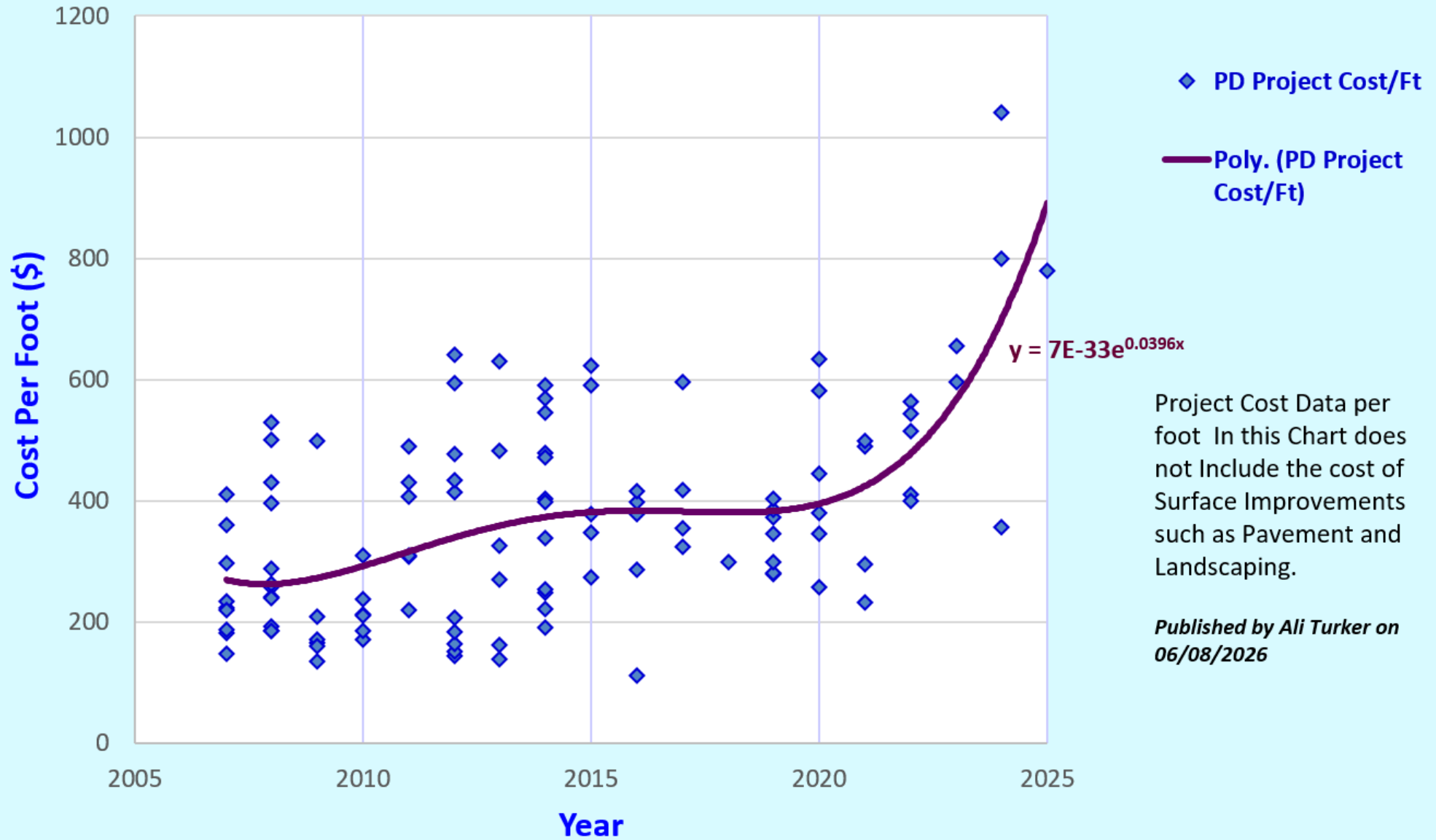
Private Development Projects Built by Year



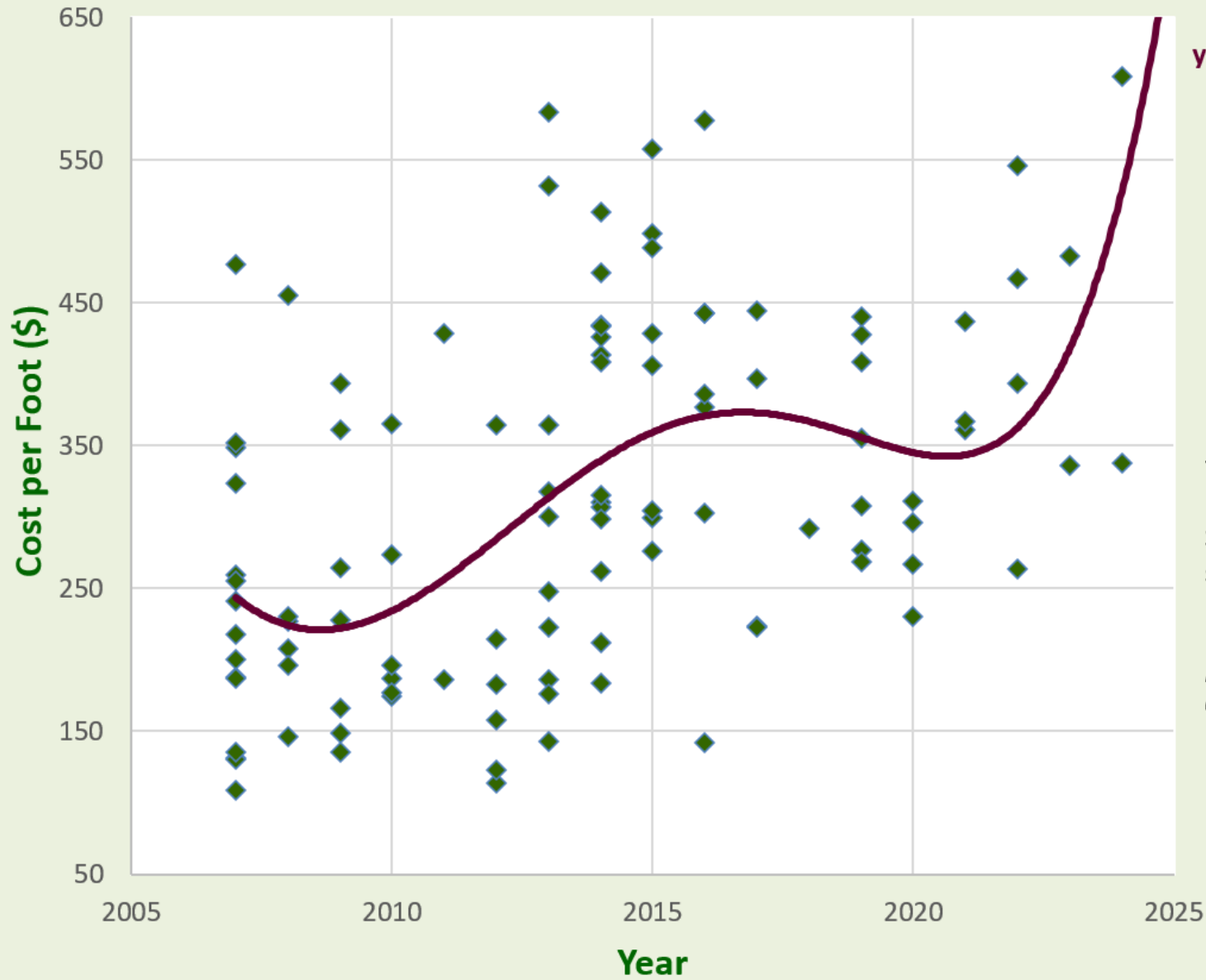
Data from 2024-2026 are incomplete as some projects are still under construction.



Private Development Water Main Cost Over Time



Private Development Sewer Main Cost Over Time



$$y = 6E-36e^{0.0431x}$$

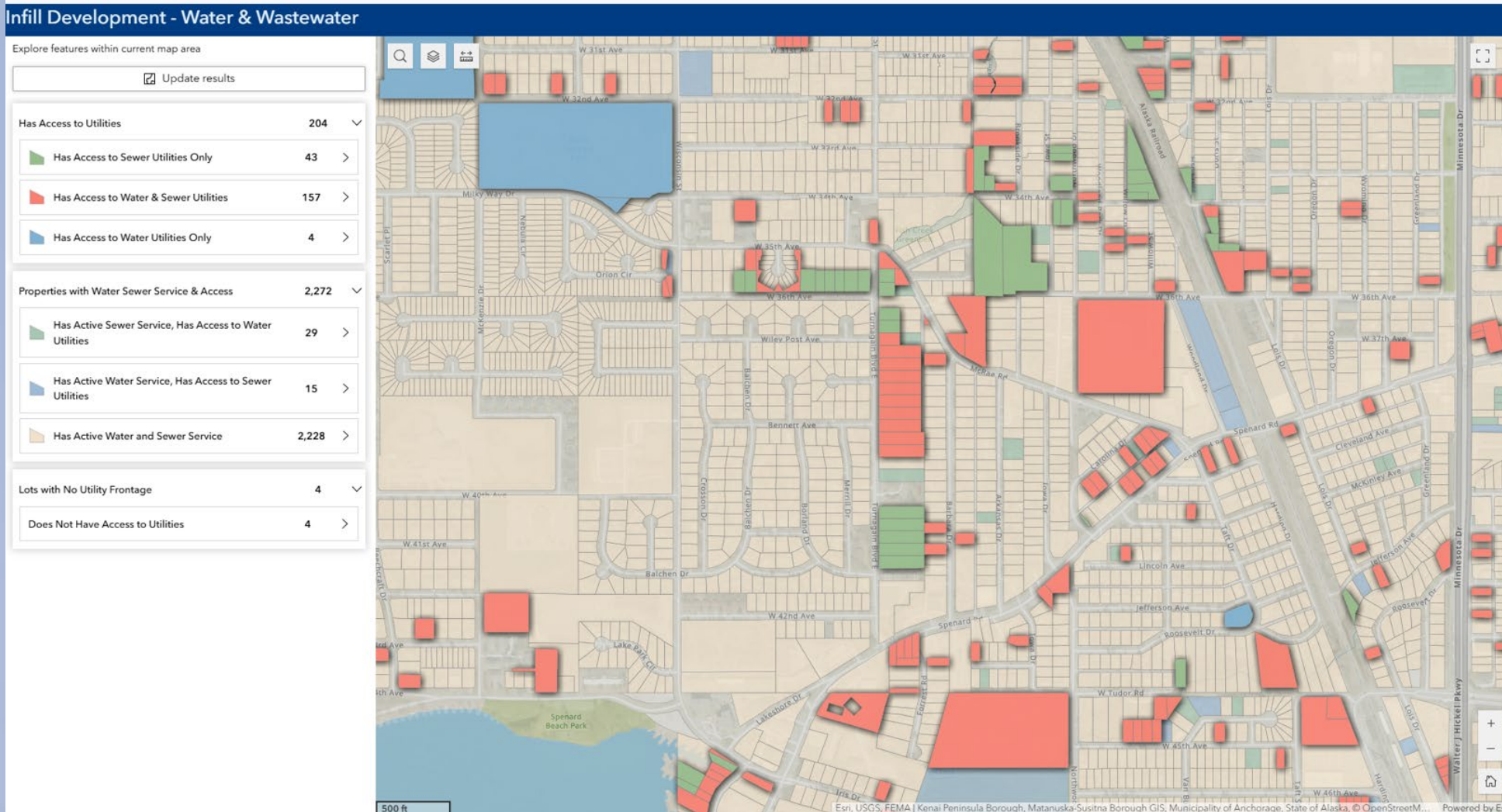
◆ PD Project Cost/Ft

— Poly. (PD Project Cost/Ft)

Project Cost Data per foot In this Chart does not Include the cost of Surface Improvements such as Pavement and Landscaping.

Published by Ali Turker on 06/08/2026

AWWU's New GIS Map Helps Identify Parcels Prime for Infill Development



AWWU Private Development Contacts

www.awwu.biz/customer-service/for-builders-and-developers/private-development-agreements

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