

**Louisa County Water Authority
Board of Directors
January 14, 2026**

MEMBERS PRESENT: Mr. Judson Foster, Chairman; Mr. Bob Hardy, Vice-Chairman; Mr. Byron Wilson; Mr. David Kies; Mr. Robert Morgan; Mr. Tom Filer; Mr. Jimmy Snyder (arrived at 6:36 pm)

OTHERS PRESENT: Ms. Pam Baughman, General Manager; Mr. Nathan Harkrader, Deputy General Manager; Mr. Cody Langridge, Water Operations Manager; Mr. Chris Compton, Maintenance Manager; Mr. William Newman, Assistant County Attorney; Mr. Manning Woodward, Louisa County Board of Supervisors

A. Call to Order

Chairman Foster called the meeting to order at 6:00 pm.

1. ADOPTION OF THE AGENDA

Chairman Foster asked if there were any additions or changes to the agenda. The General Manager asked to add a Short Notice item for a discussion of personnel, to move item 7. to closed session and add a closed session (A)(6) to discuss the investment of public funds, where competition and bargaining are involved and discussion in open meeting would adversely affect the bargaining position of the County. Mr. Hardy asked to add a Short Notice item for discussion of the Amazon Web Services land purchase. Mr. Kies made a motion to approve the agenda as amended. The motion was seconded by Mr. Hardy and carried 6-0 among the members present.

B. Presentations

C. Citizen Information

D. Consent Agenda

2. APPROVAL OF THE MINUTES:

A. DECEMBER 10, 2025 – REGULAR BUSINESS MEETING

3. TREASURER'S REPORT:

A. O & M REPORT / CAPITAL REVENUE & EXPENDITURE REPORT – DECEMBER 2025

B. APPROVAL OF DISBURSEMENTS – DECEMBER 2025

C. CONSTRUCTION FUND – DECEMBER 2025

The General Manager pointed out that the Town of Louisa and Town of Mineral water and sewer bills were not received until the first part of January and explained the reason a check in the amount of \$148,380 was written to the Louisa / Fluvanna Housing Foundation. (A refund of connection fees to set up an 18-month payback period.) The General Manager informed the Board that currently \$266,374 sits in a receivable account for connection fees. The Board asked for a breakdown of the connection fees to be included in the Treasurer's Report.

Mr. Kies made a motion to approve the Consent Agenda and Treasurer's Report. The motion was seconded by Mr. Wilson and carried 6-0 among the members present.

E. Old Business

4. LOUISA COUNTY HIGH SCHOOL / MIDDLE SCHOOL COMPLEX – FIRE FLOW TEST

The General Manager informed the Board that the fire flow test passed for the Louisa County Middle School Addition and students occupied the space after the winter break.

The CTE building connection was completed Wednesday, January 14, 2026. The filter vault is scheduled to be installed in the week of January 19, 2026.

5. RT.22- DAVIS HIGHWAY WATER LINE REPLACEMENT

The Board was informed that the information needed for the engineers to conduct Rt.22 / R.33 water line replacement assessment is being gathered by staff and will be provided to the engineers as information is assembled.

6. AMAZON

A. WATER POSITIVE PROGRAM

The Board was informed that two engineers from Ramboll (Amazon engineers) conducted a site visit at the Northeast Creek Water Treatment Plant on December 16, 2025. They reviewed the current conventional treatment process and nanofiltration system. Louisa County Water Authority staff included Cody Langridge, Water Operations Manager and Pam Baughman, General Manager. Also in attendance was Vice-Chairman, Bob Hardy.

Most of the discussion centered on the decision to construct and implement the nanofiltration system. On December 18, 2025, the General Manager provided a breakdown of pilot tests and steps taken to reach the decision that nanofiltration was the only effective way to remove the dissolved organics from the source water. In other words, the conventional treatment system followed by the nanofiltration system was designed specifically to treat the source water. The final approval from the Louisa County Water Authority Board of Directors, by recommendation of Hurt & Proffit and LCWA staff, was to install reverse osmosis equipment with nanofiltration filters.

Ramboll has sent two Request for Information (RFI)s to Louisa County Water Authority – 1) Louisa County Northeast Creek Water Treatment Plant and 2) Louisa County Water Authority for the distribution system. Staff is actively working on gathering the information as time allows and will provide the information as soon as possible.

B. EASEMENT ACQUISITION TRACKING

The Board reviewed the latest update on the raw waterline easement acquisition to serve the Lake Anna Amazon Campus.

7. BIO-CAT (MOVED TO CLOSED SESSION)

F. New Business

8. TRACTOR PURCHASE FOR LOUISA REGIONAL WASTEWATER TREATMENT PLANT

The Board reviewed the three quotes provided under the State Contract for tractors to be used at the Louisa Regional Wastewater Treatment Plant. The tractor that has been onsite for staff use over the past fifteen years was passed down from Parks and Recreation. Currently, this tractor is unusable, and the tractor used by the Maintenance Staff is at the Louisa Regional Wastewater Treatment Plant. The cost of repairing the old tractor does not make sense anymore.

Mr. Jimmy Snyder arrived at 6:36 pm.

The Board discussed the proposals provided. Mr. Kies added that whichever tractor was decided upon it must include rollover protection. Upon completion of the discussion, Mr. Filer made a motion to proceed with the purchase of a tractor at a cost not to exceed \$40,000. The motion was seconded by Mr. Hardy and carried 7-0.

9. PUMP STATION PREVENTATIVE MAINTENANCE

The Board was informed that the bi-annual pump station preventative maintenance took place in December 2025. The results for some of the pump stations were poor. Staff is working on getting costs together for replacement pumps / motors and other necessary repairs / replacement. Staff's goal is to include the costs in the FY2027 CIP Budget.

10. FLASH MIXER REPLACEMENT AT NORTHEAST CREEK WATER TREATMENT PLANT

The flash mixer at the Northeast Creek Water Treatment Plant is leaking fluids. Cody Langridge, Water Operations Manager, has rigged up a way to catch the fluids and prevent them from entering the water treatment process. The flash mixer in use is the only one we have. Staff are proposing to seek approval for a replacement at a cost of \$55,679.40. Once received this mixer can be installed and the old one repaired and placed into inventory.

An email quote was requested and the cost provided was \$20,000 for another type of mixer but significant retrofitting would need to occur, including replacement of the shaft. Meaning the total cost is unknown.

The Board discussed the proposals provided. Upon completion of the discussion, Mr. Wilson made a motion to proceed with the purchase of a replacement flash mixer at the cost of \$55,679.40. The motion was seconded by Mr. Kies. Further discussion ensued.

Mr. Wilson amended his motion to proceed with the purchase of a replacement flash mixer and repair the old mixer to be placed into inventory at a cost not to exceed \$60,000. The motion was seconded by Mr. Hardy and carried 7-0.

G. Reports

H. General Manager's Report

- On December 24, 2025, the two "first line" Flygt influent pumps failed at the Louisa Regional Wastewater Treatment Plant. The back-up Flygt pump was placed into service and immediately reported a seal failure. The two back-up pumps (old Gorman-Rupp station) were placed into service, but they both failed in the early morning hours of Monday, December 29, 2025. The maintenance staff worked on the back-up pumps and were only able to get pump #1 online. A bypass pump was ordered and set up for use throughout the remainder of the holidays. The seal issue on the back-up "first line" Flygt pump was repaired and placed back into service. The Maintenance Tech was onsite Tuesday, January 13, 2026 and was unable to get the back-up pump to work. It was determined that the suction line was completely blocked with grease and after taking the pipe apart and back flushing it, the blockage would not move. A jetter truck and pump truck will be onsite on Monday, January 19, 2026 to try to remove the blockage. Once back-up pump #2 is online the bypass pump will be returned. We are currently trying to work through warranty issues on the two "first line" Flygt pumps.
- On December 31, 2026, an air relief valve broke on the effluent line from the Zion Crossroads WWTP to the South Anna River. The incident was reported to the regulatory agency and maintenance staff got the effluent discharge stopped.
- Several subsequent Trihalomethane samples have been collected. The Virginia Department of Health – Office of Drinking Water will allow us to average our first quarter 2026 samples to have a more accurate / representative sample result. Staff is hopeful that compliance can be regained in the first quarter of 2026.
- **December levels:** At the end of November 2025, the static well levels are up on average .43 feet from the November 2025 levels. From December 2024 to December 2025, the well levels are down on average by .94 feet.

The Department of Environmental Quality drought map shows emergency conditions for precipitation and stream flow, watch conditions for groundwater and normal conditions for reservoir levels.

The US Drought Map indicates moderate to severe drought conditions across Louisa County.

The geologist provided updated graphs for the monitoring wells through December 2025.

The latest DEQ Advisory was sent to everyone on January 13, 2026.

- Angel Stanley received her Class II Wastewater Operator License.
- Dakota Wheeler received his Class II Water Operator License.
- The 2026 Legislative process has started, with several problematic bills already entered.
- The current past due balance is down to \$9,820.12 from the past due balance provided in the General Manager's Report, which was reported as the past due balance of \$12,046.39.
- James River Water Project – January update – the wet well site has been back filled since the December 2025 progress report. Falconer Construction hopes to turn over the site to MEB Construction for the pump station later in the spring. The Rivanna River steel casing crossing is complete. In the coming weeks the carrier pipe will be fed through the steel casing. Additional borings will occur in mid-February for Rt.6 and under the railroad tracks. Additional wetlands crossing is currently on hold awaiting the credits before boring occurs.

Mr. Wilson asked how the right-of-way clearing progress was proceeding. Chris Compton stated that they had gotten the skid steer back last week and were working on the right-of-way from the Spring Creek Golf Maintenance shop to the section behind the town homes in Spring Creek. Chris expressed some concerns about accessing some of the easements behind some of the homes in Spring Creek. Mr. Foster informed Chris that the Spring Creek Golf Course was closed on Mondays and maybe access could be obtained through the golf cart path to prevent gaining access through homeowners' properties. Chris also expressed concern that homeowners may complain about the noise, but that the work needed to be completed. Mr. Wilson asked for a right-of-way progress report to be provided on future agendas under Old Business.

I. Committees

J. Short Notice Items

A. PERSONNEL

During the FY2026 O & M Budget process, two new positions were deferred until after January 1, 2026. The General Manager asked if she could direct Kait Pierce, Human Resources Manager, to proceed with advertising and filling these positions. The current organizational chart was passed out showing the two vacant positions. The Board directed the General Manager to proceed with the approved positions in the budget.

AMAZON WEB SERVICES

Mr. Hardy expressed concerns about the recent announcement that Amazon Web Services purchased a total of 1,925 acres, of which a 1,445-acre tract adjoins the northern border of the Northeast Creek Reservoir.

K. Closed Session

11. 3711(A)(8) CONSULTATION WITH LEGAL COUNSEL REGARDING A SPECIFIC LEGAL MATTER REQUIRING THE PROVISION OF LEGAL ADVICE BY SUCH COUNSEL.

12. 3711(A)(6) TO DISCUSS THE INVESTMENT OF PUBLIC FUNDS, WHERE COMPETITION AND BARGAINING ARE INVOLVED AND DISCUSSION IN OPEN MEETING WOULD ADVERSELY AFFECT THE BARGAINING POSITION OF THE COUNTY.

Mr. Hardy made a motion to close regular open meeting and immediately reconvene in closed session. The motion was seconded by Mr. Kies and carried.

RETURN TO OPEN MEETING

Chairman Foster read the following statement, "I will now poll members to certify that, to the best of your knowledge, only public business matters lawfully exempted from the open meeting requirements under the Virginia Freedom of Information Act, and as identified in the motion for which the closed meeting was convened, were discussed, and considered by the Board. If any member believes that the Board varied from the purpose stated for the closed meeting, please state so and the reason prior to casting the vote." A roll call vote was requested with the following results:

Mr. Foster	YES
Mr. Hardy	YES
Mr. Filer	YES
Mr. Kies	YES
Mr. Morgan	YES
Mr. Snyder	YES
Mr. Wilson	YES

The motion carried 7-0.

Mr. Filer made a motion to authorize the General Manager to execute the Rappahannock Electric Cooperative easement agreement once concurrence has been received from the County Attorney's office. The motion was seconded by Mr. Snyder and carried 7-0.

Next meeting date - The next business meeting is scheduled for February 11, 2026.

M. Adjournment

THERE BEING NO FURTHER BUSINESS, Mr. Wilson made a motion to adjourn at 8:13 pm. The motion was seconded by Mr. Kies and carried 7-0.

BY ORDER OF:

Mr. Judson Foster
Chairman
LOUISA COUNTY WATER AUTHORITY