

**Louisa County Water Authority
Board of Directors
March 11, 2026**

MEMBERS PRESENT: Mr. Bob Hardy, Vice-Chairman; Mr. David Kies; Mr. Byron Wilson; Mr. Robert Morgan

MEMBERS ABSENT: Mr. Jud Foster, Chairman and Mr. Jimmy Snyder

OTHERS PRESENT: Ms. Pam Baughman, General Manager; Mr. Tom Filer, Deputy General Manager; Mr. Nathan Harkrader, Deputy General Manager; Mr. William Newman, Assistant County Attorney; Mr. Manning Woodward, Louisa County Board of Supervisors; Mr. Roger Henry, Louisa Town Council; Mr. Cody Langridge, Water Operations Manager; Ms. Emily Langridge; Mr. Andy Wade, Economic Development Director.

A. Call to Order

Vice-Chairman Hardy called the meeting to order at 6:29 pm.

1. ADOPTION OF THE AGENDA

Vice-Chairman Hardy asked if there were any additions or changes to the agenda. Hearing none, Mr. Kies made a motion to approve the agenda as presented. The motion was seconded by Mr. Wilson and carried 4-0 among the members present.

B. Public Hearing

Vice-Chairman Hardy opened the Public Hearing, addressing the audience, stating that the Public Hearing was being held to receive comments from the public regarding a Resolution of Public Purpose to Authorize Acquisition of Easements in the Mineral Magisterial District of Louisa County, Virginia.

Andy Wade, Economic Development Director, addressed the Board of Directors and the public in attendance regarding the need for passing a Resolution of Public Purpose to authorize the General Manager or her designee to make reasonable efforts to acquire easements for the extension of public utilities paralleling Jefferson Highway (Rt.33) from the Louisa County Water Authority's Water Treatment Plant to an existing pump station located on the Louisa County School Board property (Thomas Jefferson Elementary School). The purpose of the project is for the construction and operation of a sewer line, upgraded sewer pump station and appurtenances.

Mr. Wade emphasized that condemnation of property would only be used as a last resort and provided examples of instances condemnation was exercised in the past. Additionally, Mr. Wade stated that property owners would be impacted during construction but would have full use and access once construction was completed.

Mr. Hardy stated that he did not have any speaker cards and asked if anyone in attendance wished to speak. Vice-Chairman Hardy asked if anyone in attendance wished to address the Board, hearing none, Vice-Chairman Hardy closed the Public Hearing and asked the Board members if they wished to comment.

Upon completion of the discussion and Board member statements, Mr. Kies made a motion to adopt the Resolution of Public Purpose authorizing the General Manager to acquire easements necessary for the raw water line from the Northeast Creek Water Treatment Plant to the Thomas Jefferson Elementary pump station site. The motion was seconded by Mr. Morgan. A roll call vote was requested with the following results:

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

The motion carried 4-0 among the members present.

C. Presentations

D. Citizen Information

E. Consent Agenda

2. APPROVAL OF THE MINUTES:

A. FEBRUARY 11, 2026 – REGULAR BUSINESS MEETING

3. TREASURER'S REPORT:

A. O & M REPORT / CAPITAL REVENUE & EXPENDITURE REPORT – FEBRUARY 2026

B. APPROVAL OF DISBURSEMENTS – FEBRUARY 2026

C. CONSTRUCTION FUND – FEBRUARY 2026

D. CONNECTION FEES IN ACCOUNTS RECEIVABLE AT THE END OF FEBRUARY 2026

The Board reviewed the Consent Agenda and Treasurer's Report. Upon completion of the review, Mr. Kies made a motion to approve the Consent Agenda and Treasurer's Report as presented. The motion was seconded by Mr. Morgan and carried 4-0 among the members present.

F. Old Business

4. AMAZON

A. EASEMENT ACQUISITION PROGRESS

The agenda packed included the progress on easement acquisition for the raw water line to the Amazon Data Center at the Lake.

B. LEAK AT AMAZON HOUSE

The Board was informed that the Amazon house (office) had a significant leak which was discovered after the February 2026 meter reading.

C. RFIs

The General Manager informed the Board that the Authority staff have responded to all the RFIs.

5. RIGHT-OF-WAY CLEARING

The General Manager reported that no right-of-way clearing occurred in February 2026. The skid steer was used to get the well rig to Green Springs Well #2 to replace the wet end of the pump that failed in January 2026.

6. VALLEY LINK – JOSHUA FALLS – YEAT 765 kilovolt (kV) ELECTRIC TRANSMISSION LINE PROJECT

The Board was informed that the first of two community open houses for the Valley Link project will be held at the Betty J. Queen Center on March 12, 2026 from 3:30 – 7:30 pm. The second community open house is scheduled on March 26, 2026 from 5:30 – 7:30 pm at the Betty J. Queen Center.

7. FY2027 PRELIMINARY BUDGET

The Board reviewed the FY2027 Preliminary Budget. The General Manager added the following items were considered when developing the budget:

- 1) Electric costs continue to rise.
- 2) More staff will be needed if the Northeast Creek Water Treatment Plant expands operations to 24-hour operations.
- 3) Health insurance increases are expected to be 16.7% higher than last year.
- 4) Includes a 4% increase for staff.
- 5) PFAS sampling. Possible incineration of sludge. Sludge would be trucked to Vinton, VA or West Chester, PA if high levels of PFAS are found in sludge.
- 6) Chemical costs continue to increase.
- 7) Anticipated revenue from Amazon is \$15,000 for water and sewer at the Northeast Creek Campus, raw water sales of \$45,000 to the Lake Anna and Northeast Creek Campus for FY2027.
- 8) CIP requests from staff fall within the anticipated connection fees for FY2027.

Authority staff will work within the confines of the connection fees received to complete as much of the work as possible in FY2027.

Authority staff recommend increasing bulk water sales from \$8.00/1,000 to \$12.00 - \$16.00/1,000. Fire hydrants are expensive to replace, and the current bulk water rate is below current rate charged to residential and commercial customers. At \$16.00/1,000, this would provide an additional increase in revenues of \$20,000.

A decision to hold a Public Hearing for the purpose of receiving comments for a rate increase will need to be made no later than the April meeting to provide enough notice for advertising for the Public Hearing to be held at the Authority's June meeting.

Mr. Filer spoke to the Board regarding looking back at trends in revenues and discovered some opportunity to be a little less conservative in projections. He also stated that he has looked over expenditures and did not see an opportunity to reduce them by a significant amount but was still in the process of reviewing expenditures.

The General Manager stated that at the April meeting a final proposed budget would be presented.

8. NORTHEAST CREEK WATER TREATMENT PLANT NANOFILTRATION SYSTEM

Wigen Water Technologies recommended replacing the pipe chase due to the sand and chemical build up that caused 25 of the nanofilters to fail. We received two quotes to replace the pipe chase 1) Absolute Plumbing \$57,820.25, and 2) Southwood Building Systems, Inc. \$27,965.00. The pipe chase will need to be replaced prior to the next CIP cleaning on the nanofilters.

The Board discussed the options and length of pipe run to be replaced. Upon completion of the discussion, Mr. Wilson made a motion to proceed with the Southwood Building System, Inc. proposal. The motion was seconded by Mr. Morgan and carried 4-0 among the members present.

G. New Business

9. ZION CROSSROADS SYSTEM UPDATE

Over a year ago, the Zion Crossroads Wastewater Treatment Plant staff informed Authority Administration that the UV system is no longer supported, and parts were no longer readily available. The plant staff searched for and bought up inventory, but currently the inventory has been depleted and parts cannot be found. The General Manager has been waiting for the Crossing Pointe connection fees to have adequate funding to pay for an upgraded UV system. The connection fees for the Crossing Pointe Apartments have been received and deposited into the Authority's account.

Two quotes have been received, one included in the agenda packet and the second received after the packet was sent out. The quote in the agenda packet is the same brand name as currently in use, Veolia in the amount of \$425,000. This is basically a plug-and-play installation. A six-array system that brings on arrays as they are needed. In other words, it is sized to treat as flow increases. The second quote is from Trojan in the amount of \$449,000 and would require some retrofitting and it is in the confutation to treat current flows, not future flows.

The Board discussed the need for the UV System replacement and the need for a cover over the system to protect it from the elements. Upon conclusion of the discussion, Mr. Wilson made a motion to proceed with the purchase of the Veolia UV system. Installation and a protective cover will be discussed at a future meeting. The motion was seconded by Mr. Kies and carried 4-0 among the members present.

H. Reports

I. General Manager's Report

- **February levels:** At the end of February 2026, the static well levels are up on average by just under a tenth of an inch from the January 2026 levels. From February 2025 to February 2026, the well levels are up on average by 1.47 feet.

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

The US Drought Map indicates moderate drought conditions across all of Louisa County.

- The current past due balance is down to \$10,716.62 from the past due balance provided in the General Manager's Report, which reported the past due balance of \$16,524.20.

- James River Water Project – March update – The casing pipe ends have been located on both sides of the Rivanna River. Faulconer is currently dewatering the pipe in preparation for the water line to be pushed through. Once the casing pipe is dewatered and the waterline pushed through the casing pipe, a flowable grout will be pumped into the casing pipe to stabilize the water line. They have been experiencing fluctuating River

levels, slowing down progress. This should be completed in the next week or two. The jack-and-bore of the railroad is moving along. The final jack-and-bore for the electrical line will be completed next week. When all the borings are completed and tested, they will be backfilled.

● Legislative Update:

- a. Collective bargaining – HB 1263 and SB 378 are still being negotiated. This would apply to authorities that have union employees.
- b. PFAS Monitoring – SB 138 and HB 938 have been conformed, approved by both chambers, and are headed to the Governor. This legislation will direct DEQ to enforce quarterly monitoring of industrial users through pretreatment programs. If sample results are low after two rounds of testing, frequency of sampling could be reduced.
- c. PFAS Ban of land application – SB 386 and HB 1443 - would eliminate land disposal of biosolids if any PFAS compounds are found. PFAS compounds are considered “forever chemicals” and “in everything chemicals”. Alternate forms of disposal would be required (incinerate).
- d. Procurement -HB 1046 / SB 324 – would require safety procedures for contractors, eliminates the apprentice requirements.
- e. Wages – SB 518 / HB 569 – would require utilities to ensure contractors and subcontractors working for a public utility are paying a prevailing wage rate. Authorities have been removed from the bill.
- F. Water distribution systems – HB 1149 – would grant better access for lead pipe inspections. This bill failed, but there continues to be ongoing discussions to take the bill off the table and get it passed.

J. Committees

K. Short Notice Items

L. Closed Session

10. 3711(A)(1) TO DISCUSS AND CONSIDER PERSONNEL MATTERS; INCLUDING THE DISCIPLINE, APPOINTMENT, ASSIGNMENT, PERFORMANCE AND SALARIES OF SPECIFIC APPOINTEES AND EMPLOYEES.

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

Mr. Kies made a motion to close regular open meeting and immediately reconvene in closed session. The motion was seconded by Mr. Wilson and carried 4-0 among the members present.

RETURN TO OPEN MEETING

Vice-Chairman Hardy 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	ABSENT
Mr. Hardy	YES
Mr. Kies	YES
Mr. Morgan	YES
Mr. Snyder	ABSENT
Mr. Wilson	YES

The motion carried 4-0 among the members present.

Mr. Morgan made a motion to authorize proceeding with the easement acquisition once the documents include the proposed language changes and consensus is reached between the Assistant County Attorney and the General Manager. The motion was seconded by Mr. Kies and carried 4-0 among the members present.

Mr. Morgan made a motion to approve offering Anjelica Edwards a full-time position. The motion was seconded by Mr. Kies and carried 4-0 among the members present.

Mr. Woodward informed the Board that the 2X2 meeting will begin again on March 26, 2026. The Board discussed appointing someone to replace Mr. Filer on the 2X2 committee from the Authority. The General Manager informed the Board that she was asked to provide a history of agreements with the Town of Louisa, Town of Mineral, Louisa County and the Authority.

Next meeting date - The next business meeting is scheduled for April 8, 2026.

M. Adjournment

THERE BEING NO FURTHER BUSINESS, Mr. Wilson made a motion to adjourn at 8:30 pm. The motion was seconded by Mr. Kies and carried 4-0 among the members present.

BY ORDER OF:

Mr. Robert Hardy
Vice-Chairman
LOUISA COUNTY WATER AUTHORITY.