

**Louisa County Water Authority
Board of Directors
April 8, 2026**

MEMBERS PRESENT: Mr. Judson Foster, Chairman; Mr. James Snyder; Mr. Roger Henry; Mr. David Kies; Mr. Byron Wilson

MEMBERS ABSENT: Mr. Bob Hardy, Vice Chairman, Mr. Robert Morgan

OTHERS PRESENT: Ms. Pam Baughman, General Manager; Mr. Tom Filer; Deputy General Manager - Administration; Mr. Nathan Harkrader, Deputy General Manager - Operations; Mr. Chris Compton, Maintenance Manager; Mr. William Newman, Assistant County Attorney

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. Hearing none, Mr. Wilson made a motion to adopt the agenda as presented. The motion was seconded by Mr. Kies and carried 5-0 among the members present.

B. Presentations

C. Citizen Information

D. Consent Agenda

2. APPROVAL OF THE MINUTES:

A. MARCH 11, 2026 – REGULAR BUSINESS MEETING

3. TREASURER'S REPORT:

- A. O & M REPORT / CAPITAL REVENUE & EXPENDITURE REPORT – MARCH 2026
- B. APPROVAL OF DISBURSEMENTS – MARCH 2026
- C. CONSTRUCTION FUND – MARCH 2026
- D. CONNECTION FEES IN ACCOUNTS RECEIVABLE AT THE END OF MARCH 2026

The Board reviewed the Consent Agenda and Treasurer' 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. Snyder and carried 5-0 among the members present.

E. Old Business

4. AMAZON

A. MEETING MINUTES – MARCH 5, 2026

The Off-site Infrastructure meeting minutes for March 5, 2026 are included in the agenda packet.

B. EASEMENT ACQUISITION – RAW WATER LINE

The agenda packet included the progress report on easement acquisition activities for the raw water line to the Amazon Data Center at Lake Anna.

C. RAW WATER LINE – PIPE INSTALLATION

The agenda packet included the progress report on the pipe installation activities for the raw water line to the Amazon Data Center at Lake Anna.

D. EASEMENT ACQUISITION – FORCE MAIN ON RT.33

The agenda packet included the progress report on easement acquisition activities for the sewer force main on Rt.33 – Jefferson Highway from the Water Treatment Plant to Thomas Jefferson Elementary School.

5. RIGHT-OF-WAY-CLEARING

- March 2, 2026 – assist Royall Pump and Motor at Zion Crossroads – Green Springs Well #2.
- March 24, 2026 – move pallets at Northeast Creek Water Treatment Plant.
- March 31, 2026 - move pallets, remove trash pallets, added a 75 ft. expansion lane in front of the maintenance shop, 40x30 parking pad.

6. FY2027 PROPOSED BUDGET

Tom Filer, Deputy General Manager – Administration, presented the Board with the recommended FY2027 Budget. Mr. Filer stated that the budget included a 5% rate increase for commercial customers and an increase in bulk water sales from \$8.00/1,000 to \$12.00/1,000. Additional information was provided on staff increases being reduced from 4% - 3% and an increase in health insurance costs of 16.7%, with some of those costs being paid by the employee.

The Board discussed alternatives to passing health insurance costs along to staff and the changes that would cause the discussed rate increases.

Upon the completion of the discussion, Mr. Kies made a motion to advertise for a Public Hearing to be held on June 10, 2026 to discuss the following rate changes: 1) an 8% increase in commercial customer rates; 2) an increase in bulk water rates from \$8.00/1,000 to \$15.00/1,000; 3) a 10% increase in connection fees. The motion was seconded by Mr. Snyder and carried 5-0 among the members present.

Mr. Wilson made a motion to adopt the budget with the changes in revenue and expenditures discussed. The motion was seconded by Mr. Kies and carried 5-0 among the members present.

F. New Business

7. 2X2 MEETING

A. SUMMARY OF AGREEMENTS: TOWN OF LOUISA AND TOWN OF MINERAL

A summary of agreements was prepared for the March 26, 2026 2x2 meeting and was included in the agenda packet.

B. SYSTEM LIMITATIONS

A system limitations summary was prepared for the March 26, 2026 2x2 meeting and was included in the agenda packet.

The General Manager shared the above-mentioned documents along with an Excel spread sheet summarizing some of the limiting factors in the Authority owned and operated systems.

8. Employee Handbook: Edits for discussion

Mr. Byron Wilson reviewed the hiring practices outlined in the Employee Handbook and provided additional practices he is recommending being included in the Employee Handbook. Upon completion of the review, the Board directed the hiring practices section to be edited to include the proposed changes and brought back to the Board for final review and approval.

The General Manager provided updated Job Descriptions for the Deputy General Manager – Administration and Deputy General Manager – Operations for the Board to review as well as an updated Organization Chart. Included in the organizational chart new hires (Kent Morehouse, Brett Coleman and Angelica Edward from part-time to full-time).

Upon completion of the review, Mr. Wilson made a motion to change the General Manager's title to Executive Director of Utilities, and accordingly the Deputy General Manager's titles to Deputy Executive Director of Utilities – Administration and Deputy Executive Director of Utilities – Operations. The motion was seconded by Mr. Kies and carried 5-0 among the members present.

G. Reports

H. General Manager's Report

- **March levels:** At the end of March 2026, the static well levels are up on average by just under four tenths of an inch from the February 2026 levels. From March 2025 to March 2026, the well levels are up on average by 1.12 feet.

As of today, The Department of Environmental Quality drought map shows emergency conditions for stream flows, warning conditions for precipitation, watch conditions for ground water and normal conditions for reservoir levels.

The US Drought Map indicates moderate drought conditions across all of Louisa County, with severe drought conditions to the west of Louisa County.

- The current past due balance is down to \$10,785.09 from the past due balance provided in the General Manager’s Report, which reported a past due balance of \$14,039.95.
- James River Water Project – April update – The pump station piers are on grade. The slab on deck will be installed in the coming weeks. Road fabric has been installed, and the road is holding up well. The CSX Railroad boring is complete for the conduit installed for electricity under the tracks and an additional 200 ft of conduit has been installed.

The preconstruction meeting for the work in the James River has been completed. Two trees will need to be removed before the porta-dam can be installed.

When the crew attempted to pull the pipe through the casing crossing the Rivanna River, the pipe flooded again. Once the pipe is dewatered again, and a clear stretch of weather can be determined, they will schedule to pull the pipe through the casing. Once the work commences, they will work 24 hrs. a day until the pipe has been completely pulled through the casing.

October 4, 2027 is the substantial completion date for the James River Water Project.

- The Utility Standards for Louisa County Water Authority / Town of Louisa is now completed.
- The GIS information has been submitted to the engineer for the Rt.22 / Rt.33 pipeline evaluation. The sample meter has been ordered and received. We will begin sampling while the engineer begins building the model.

I. Committees

J. Short Notice Items

K. Closed Session

9. 3711(A)(29) DISCUSSION OF THE AWARD OF A PUBLIC CONTRACT INVOLVING THE EXPENDITURE OF PUBLIC FUNDS, INCLUDING INTERVIEWS OF BIDDERS OR OFFERORS, AND DISCUSSION OF THE TERMS OR SCOPE OF SUCH CONTRACT, WHERE DISCUSSION IN OPEN SESSION WOULD ADVERSELY AFFECT THE BARGAINING POSITION OR NEGOTIATING STRATEGY OF THE PUBLIC BOARD.

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 5-0 among the members present.

RETURN TO OPEN MEETING

Chairman Foster read the following statement, Pam 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	ABSENT
Mr. Henry	YES
Mr. Kies	YES
Mr. Morgan	ABSENT
Mr. Snyder	YES
Mr. Wilson	YES

The motion carried 5-0 among the members present.

Next meeting date - The next business meeting is scheduled for May 13, 2026.

L. Adjournment

THERE BEING NO FURTHER BUSINESS, Mr. Wilson made a motion to adjourn at 7:39 pm. The motion was seconded by Mr. Snyder and carried 5-0 among the members present.

BY ORDER OF:

Mr. Judson Foster
Chairman
LOUISA COUNTY WATER AUTHORITY.