

**Louisa County Water Authority  
Board of Directors  
September 10, 2025**

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

MEMBERS ABSENT: Mr. Jimmy Snyder

OTHERS PRESENT: Ms. Pam Baughman, General Manager; Ms. Patricia Smith, County Attorney; Mr. Andy Wade, Economic Development Director; Mr. Manning Woodward, Louisa County Board of Supervisors; Mr. Nathan Harkrader, Deputy General Manager; Mr. Cody Langridge, Water Operations Manager; Mr. Chris Compton, Maintenance Manager; Ms. Danielle Mychajlonka, Human Resources Manager; Mr. Mitchell Sasser, The Central Virginian; Ms. Tammy Purcell, Engage Louisa

**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 changes or additions to the agenda. The General Manager asked to 1) add an additional closed session pursuant to the provisions of Section 2.2-3711(A)(1) to discuss and consider personnel matters, including the discipline, appointment, assignment, performance and salaries of specific appointees and employees. 2) remove Item 6 from the agenda. Mr. Filer made a motion to adopt the agenda as amended. The motion was seconded by Mr. Kies and carried 6-0 among the members present.

**2. PUBLIC HEARING – DISCUSSION OF A RESOLUTION OF PUBLIC PURPOSE TO AUTHORIZE ACQUISITION OF EASEMENTS**

Chairman Foster 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 and Cuckoo Magisterial Districts 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 from Jefferson Highway (Rt.33) to the property located northeast of the intersection of Kentucky Springs Road and Haley Drive. The purpose of the easement acquisition is for the construction of a raw water pipeline. 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. Foster stated that he did not have any speaker cards and asked if anyone in attendance wished to speak. Ms. Reba Hicks and Mr. JR Stallings spoke against passing the Resolution of Public Purpose.

Chairman Foster asked if anyone else in attendance wished to address the Board, hearing none, Chairman Foster closed the Public Hearing and asked the Board members if they wished to comment.

Upon completion of the discussion and Board member statements, Mr. Hardy 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 Lake Anna ASW Campus. The motion was seconded by Mr. Filer. 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	ABSENT
Mr. Wilson	YES

The motion carried 6-0.

**B. Presentations**

**C. Citizen Information**

**D. Consent Agenda**

3. APPROVAL OF THE MINUTES:

A. AUGUST 13, 2025 – REGULAR BUSINESS MEETING

4. Treasurer’s Report:

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

B. APPROVAL OF DISBURSEMENTS – AUGUST 2025

C. CONSTRUCTION FUND – AUGUST 2025

The Board reviewed the Consent Agenda and Treasurer’s Report for August 2025. Upon completion of the review, Mr. Filer made a motion to approve the Consent Agenda and Treasurer’s Report. The motion was seconded by Mr. Kies and carried 6-0 among the members present.

**E. Old Business**

5. DEWBERRY – LCWA / TOWN OF LOUISA UTILITY STANDARDS UPDATE REVIEW – WORKSHOP #1 MINUTES

The Board was informed that updating of the LCWA / Town of Louisa Utility Standards was back on track and underway. The August 20, 2025, workshop meeting was very productive and collaborative amongst Town of Louisa staff and Authority staff.

6. NEW BRIDGE WWTP

REMOVED FROM THE AGENDA.

7. UPDATE ON VOLTUS

Nathan Harkrader shared with the Board that staff met with a representative from VOLTUS to review how the program works. Before bringing the program before the Board for approval, operational impacts are being considered.

8. UPDATE ON GIS

The Board was informed that Mr. Tim O’Keefe met with Nathan Harkrader, Mary Johnson and Danielle Mychajlonka on September 9, 2025, to discuss the process of continuing and completing GIS for the Authority.

9. AMAZON – CONDITIONAL SITE PLAN APPROVAL

The Board was informed that Amazon Web Services was granted “conditional approval” to proceed with finalizing their site plan with moving the first connection 2,350 feet further west on Rt.33 – Jefferson Highway. This request was made during plans review to ensure that the Northeast Creek Water Treatment Plant can meet chlorine contact logs and prevent waterborne illnesses.

**F. New Business**

10. DISCUSSION – DEED OF EASEMENT – NEC-WTP PROPERTY

The Board reviewed the easement request package received from Kurt Riesenbergh, with SummitIG, LLC requesting an easement along Rt.33 – Jefferson Highway along the Northeast Creek Water Treatment Plant property. The easement is for a fiber optic installation project.

Upon completion of the discussion, Mr. Hardy made a motion to have easement documents executed by the General Manager on the condition of a better map being provided for the record and upon approval of the County Attorney. The motion was seconded by Mr. Wilson and carried 6-0 among the members present.

## 11. RT.22- DAVIS HIGHWAY WATER LINE REPLACEMENT

The Board was informed that Authority maintenance staff have been flushing the water line on Rt.22 - Davis Highway in preparation of a fire flow test for the new Middle School Addition. The line appears to be scoured; however, it appears that the flushing is causing the ductile iron pipe to break down. Flushing operations have stopped, but the pipe condition will need to be addressed.

Staff are actively looking for valves, but fear that there are not enough valves and fire hydrants to keep water flowing to the schools and Town of Mineral. We are actively looking into pipe lining, but this may only be a temporary solution to completely replacing the line. We have discussed trying to replace the line from where we stopped several years ago to Chopping Road. At Chopping Road, the waterline crosses under Rt.22 – Davis Highway and it is further from the railroad tracks, meaning less coal ash deposits and electrolysis from the tracks.

### G. Reports

#### H. General Manager's Report

- **August levels:** At the end of August 2025, the static well levels are down on average by .5 feet from the end of July 2025 levels. From August 2024 to August 2025, the well levels are down on average by .7 feet.

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

The US Drought Map indicates normal conditions across all of Louisa County, with some drought in Northern Virginia and along the Eastern Shore of the Commonwealth.

- James River Water Project – September Update – The Rivanna River crossing work has been suspended due to time of year restrictions. The pump station access road is almost complete with one culvert pipe yet to be installed. The wet well blasting and excavation work is approximately 10 – 12 feet above the sub grade. It is anticipated that in a couple of weeks the site will be turned over for the pump station construction to begin. Dominion Virginia Power is in the process of running conduit; wire will be pulled later.

- The Auditors were on site to complete the field work on Friday, September 5, 2025.

- On the October agenda the rate review process will be initiated.

- There were no exceedances at the New Bridge WWTP for August 2025.

- The current past due balance is down to \$9,481.64 from the past due balance provided in the General Manager's Report, which reported the past due balance of \$15,735.94.

- The General Manager informed the Board that she would be out of the office from September 12 – 19 for a much-needed vacation and attending a conference where she will receive certification to continue to serve on the Virginia Rural Water Association Board of Directors.

### I. Committees

#### J. Short Notice Items

#### K. Closed Session

Mr. Hardy made a motion to close regular open meeting and reconvene in closed session. The motion was seconded by Mr. Filer and carried 6-0 among the members present.

12. In accordance with §2.2-3711(A)(7), Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body.

In accordance with §2.2-3711(A)(1), to discuss and consider personnel matters; including the discipline, appointment, assignment, performance and salaries of specific appointees and employees.

## 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	ABSENT
Mr. Wilson	YES

The motion passed 6-0 among the members present.

**L. Election of Officers**

The General Manager informed the Board that the September meeting is when the new slate of officers is elected. The current officers are Judson Foster, Chairman; Bob Hardy, Vice-Chairman; and Pam Baughman, Secretary / Treasurer.

Mr. Filer made a motion to reinstate the current slate of officers. The motion was seconded by Mr. Wilson and carried 6-0 among the members present.

Mr. Kies asked for an agenda topic to be added for discussion at the October 8, 2025 meeting titled Meantime Failure and feedback from the engineers on the water line situation.

**Next meeting date** - The next business meeting is scheduled for October 8, 2025.

**M. Adjournment**

THERE BEING NO FURTHER BUSINESS, Mr. Filer made a motion to adjourn at 7:14 pm. The motion was seconded by Mr. Wilson and carried 6-0 among the members present.

BY ORDER OF:

Mr. Judson Foster  
Chairman  
LOUISA COUNTY WATER AUTHORITY