

**Louisa County Water Authority
Board of Directors
November 12, 2025**

MEMBERS PRESENT: Mr. Jud Foster, Chairman; Mr. Bob Hardy, Vice-Chairman; Mr. Davis Kies; Mr. Byron Wilson; Mr. Robert Morgan; Mr. Tom Filer
(arrived at 6:07 pm)

MEMBERS ABSENT: Mr. Jimmy Snyder

OTHERS PRESENT: Ms. Pam Baughman, General Manager; Mr. Chris Compton, Maintenance Manager; Mr. Nathan Harkrader, Deputy General
Manager; Mr. Bob Babyok; 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 6:01 pm.

1. ADOPTION OF THE AGENDA

Chairman Foster asked if there were any changes or additions to the agenda. The General Manager asked to add two items to the Short Notice
Section 1) for two additional budget requests, 2) to purchase a truck. Mr. Hardy made a motion to adopt the agenda as amended. The motion was
seconded by Mr. Kies and carried 5-0 among the members present.

B. Presentations

C. Citizen Information

Mr. Bob Babyok introduced himself and stated that he came to the meeting to learn what was going on with the Authority and to share some
information about developments such as Wawa, Waffle House and the Amazon Distribution Center coming to Louisa and Fluvanna County.

D. Consent Agenda

2. APPROVAL OF THE MINUTES:

A. OCTOBER 8, 2025 – REGULAR BUSINESS MEETING

3. TREASURER'S REPORT:

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

B. DISBURSEMENTS LISTING – OCTOBER 2025

C. CONSTRUCTION FUND – OCTOBER 2025

D. FIRST QUARTER FY2026 SUMMARY STATEMENT OF REVENUE

E. FIRST QUARTER FY2026 SUMMARY STATEMENT OF EXPENSES

F. FIRST QUARTER FY2026 DETAILED STATEMENT OF REVENUE

G. FIRST QUARTER FY2026 DETAILED STATEMENT OF EXPENSES

H. INVESTMENTS

I. REGIONAL SEWAGE EXPENSES AND REVENUE

J. NORTHEAST CREEK: PAID CONNECTION FEES AND ALLOCATIONS

K. ZION CROSSROADS: PAID CONNECTION FEES AND ALLOCATIONS

The Board reviewed the Consent Agenda, Treasurer's Report and FY2026 First Quarter Statements. Upon completion of the review, Mr. Hardy
made a motion to approve the Consent Agenda, Treasurer's Report and FY2026 First Quarter Statements. The motion was seconded by Mr.
Morgan and carried 6-0 among the members present.

E. Old Business

4. LOUISA COUNTY HIGH SCHOOL / MIDDLE SCHOOL COMPLEX – PLAN FOR SCREENING VAULT INSTALLATION

The Board was informed that the first of three screening vaults has been installed.

5. UPDATE ON VOLTUS

Mr. William Newman, Assistant County Attorney, requested to move the Voltus discussion to closed session under VA Code §2.2-3711(A)(8), consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

Mr. Hardy made a motion to move the Voltus discussion to closed session. The motion was seconded by Mr. Kies and carried 6-0 among the members present.

6. UPDATE -DEED OF EASEMENT – NEC-WTP PROPERTY

The General Manager updated the Board of the Deed of Easement for the Northeast Creek Water Treatment Plant property. The Deed of Easement and the Easement Compensation Agreement have been signed, and copies of the fully executed documents have been requested from SummitIG.

Mr. Tom Filer arrived at 6:07 pm.

7. RT.22- DAVIS HIGHWAY WATER LINE REPLACEMENT

A. VIRGINIA DEPARTMENT OF HEALTH – OFFICE OF DRINKING WATER

B. ENGINEERING PROPOSAL

At the October 8, 2025 Board meeting, the General Manager was asked to begin proceeding with line water line replacement for Rt.22 – Davis Highway and Rt.33 – Jefferson Highway. The General Manager contacted the Virginia Department of Health – Office of Drinking Water to seek guidance on any requirements in the regulations. Mr. James Reynolds, PE, Field Director, stated that he would follow up with a letter outlining the items they would require before we began the replacement. He also stated that the line could be replaced with the same pipe size (12”) or one size up (14”), but anything larger would require full plans and specifications.

At the 2x2 meeting held on October 24, 2025, the water line replacement was discussed with County Administration and the Board of Supervisors present. The County representatives felt very strongly that an engineer should look at the pipe condition and develop a plan for replacement, addressing the most critical areas in the line first and spreading the cost over the next several years.

The General Manager sent the VDH-ODW letter to the engineer to see if everything they requested was included in the original proposal. The General Manager requested an updated proposal because everything was not included in the original proposal.

Mr. Tom Filer updated the Board on the discussion at the 2X2 meeting regarding the 8 miles of 12” ductile iron pipe along Rt.22 / Rt.33. He informed the Board that County Administration wanted a study that identifies and prioritizes the most critical sections of pipe for replacement before funding will be discussed.

The Board discussed the revised proposal and directed the General Manager to contact the engineer to ensure that they were not completing a study to tell us how to determine pipe conditions.

Mr. Filer made a motion to authorize the General Manager to have a study developed that identifies and prioritizes the 8 miles of ductile iron pipe along Rt.22 / Rt.33. The motion failed due to not receiving a second.

Further discussion ensued. The Board directed the General Manager to work with the engineering firm to develop a study that meets the regulatory requirements, as well as identifies, ranks and prioritizes the pipe conditions for a cost not to exceed the spending limitations.

8. AMAZON MEETING MINUTES

A. SEPTEMBER 2025

B. OCTOBER 2025

The Board reviewed the September and October 2025 Amazon meeting minutes.

9. AMAZON EASEMENT ACQUISITION

The Board reviewed the easement acquisition progress for the Amazon raw water line project.

10. TOWN OF MINERAL WELLS

- A. VIRGINIA DEPARTMENT OF HEALTH – OFFICE OF DRINKING WATER LETTER FEBRUARY 5, 2025
- B. VIRGINIA DEPARTMENT OF HEALTH – OFFICE OF DRINKING WATER LETTER OCTOBER 30, 2025

The Board reviewed the letters regarding the Town of Mineral well. On October 8, 2025, the Town of Mineral was able to bring their Well No. 4 online. Staff report experiencing a reduction in demand since the well was brought online.

F. New Business

11. TENCARVA QUOTE FOR LAGOON, ST. FRANCIS AND HIGH SCHOOL PUMP STATION CONTROL PANELS

The General Manager reviewed the proposal to replace the control panels at the Lagoon, St. Francis and High School pump stations with the Board. The pump stations were constructed in the mid-90s, and the control panels have been in operation for the same length of time. The sales representative for Gorman Rupp pumps spent time looking for a cheaper option for the control panels, but because the engines are auto-start, the control panels must be replaced with the manufacturer's control panel.

The General Manager recommends proceeding with the new control panels and paying for them with sewer connection fees on deposit with United Bank in the Sewer Money Market account.

The Board discussed the cost and the possibility of replacing one or two panels this year, using the old panels as replacement parts in the event of a failure, then completing the last panel replacement in next year's budget.

At the conclusion of the discussion, Mr. Hardy made a motion to proceed with the replacement of the control panels. The motion was seconded by Mr. Filer and carried 6-0 among the members present.

G. Reports

H. General Manager's Report

- **October levels:** At the end of October 2025, the static well levels are down less than a foot from the September 2025 levels. From October 2024 to October 2025, the well levels are down on average by .42 feet.

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

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

The latest graphs from the Geologist are also included.

- **James River Water Project – October update** – The project is “coming along nicely”. Progress is ongoing at the pump station site. The wet well is currently three levels up and will be out of the ground fifteen feet above natural grade when complete. The building will be on large concrete piers to keep it out of the 100-year flood plain. The contractor is trying to finalize the wet well prior to the onset of bad weather, causing the work area to fill with water and become a swimming pool. Construction on the 30” intake pipe from the river will begin once the wet well structure is completed. Once the wet well is completed and the building constructed, interior electrical and plumbing work will begin.

The west side of the Rivanna River crossing is “easier the second go-round”. They are shooting rock in the river today.

The road to the pump station is holding up nicely.

- The current past due balance is down to \$11,683.88 from the past due balance provided in the General Manager's Report, which reported the past due balance of \$17,099.32.
- Last week Chris Compton and Henry Goodman attended OSHA training in Ashland, Virginia.
- Amy Dunivan received a nice accolade from a customer.
- Mrs. Dwyer and Mrs. Heatwole's 3rd grade class sent a nice thank you note for the coloring books and crayons the Authority sent to help their class learn how water is treated and why it is important.

- Lisa Dahowski passed her Class II Water Works Operators license.
- The General Manager shared the Asset Information Request Form developed to aid Authority Managers in gathering information for Asset Management / Meantime analysis evaluation. Additionally, Authority Managers were provided with an old asset listing to help get the process started.
- There were no exceedances at the New Bridge WWTP for October 2025.

I. Committees

The General Manager reminded Mr. Foster and Mr. Filer of the 2x2 meeting scheduled for Monday, November 17, 2025 at 3:00 pm.

J. Short Notice Items

BUDGET REQUEST

A. LOUISA REGIONAL WASTEWATER TREATMENT PLANT - AMMONIA-NITROGEN UPGRADE

The General Manager reminded the Board that for several years, a funding request had been made for the Louisa Regional Wastewater Treatment Plant Ammonia-Nitrogen upgrade. The General Manager thought the full funding request of two million dollars for the County's share of the upgrade had been set aside. Wanda Colvin, Finance Director / Deputy County Administrator, contacted the General Manager as a reminder that the funds were not set aside for one year for the upgrade and a funding request for this year would need to be made to have two million set aside for the County's share of the project.

Board approval for making a funding request is required. The funding request is for \$249,500, to bring the total funding request to two million dollars for the County's share of the upgrade.

Mr. Hardy made a motion to approve the funding request of \$249,500 for the County's share of the Ammonia-Nitrogen upgrade at the Louisa Regional Wastewater Treatment Plant, bringing the total funding request to \$2,000,000. The motion was seconded by Mr. Wilson and carried 6-0 among the members present.

B. NORTHEAST CREEK WATER TREATMENT PLANT EXPANSION

The General Manager asked the Board to consider a funding request for the planning phase of the Northeast Creek Water Treatment Plant expansion. The NEC-WTP is currently at approximately 72% capacity and planning will be required by the Virginia Department of Health – Office of Drinking Water once the plant reaches 80% capacity.

Board approval for making a funding request is required. The funding request is for one million dollars for the planning phase.

Mr. Hardy made a motion to approve the funding request of \$1,000,000 for the planning phase of the Northeast Creek Water Treatment Plant upgrade from 1 MGD to 2MGD. The motion was seconded by Mr. Wilson and carried 6-0 among the members present.

C. TRUCK PURCHASE

The General Manager shared with the Board that five trucks were budgeted for fiscal year 2026. After discussion with staff, purchasing two trucks in FY2026, repurposing two trucks and pushing one truck purchase into FY2027 was a better option moving forward. Authority staff have been in contact with several Ford dealers trying to get state contract information without any return calls. Staff reached out to Anderson Woolfolk with General Services'; he gave us a contact with Hendrick Chevrolet. They have a truck on the lot for \$49,778. The only items we would like to add later is a ladder rack for hauling longer runs of pipes on and the safety light.

After further discussion, Mr. Wilson made a motion to authorize the purchase of the truck quoted by Rick Hendrick Chevrolet, the installation of the safety lights and ladder rack at a cost not to exceed \$60,000. The motion was seconded by Mr. Hardy and carried 6-0 among the members present.

K. Closed Session

12. In accordance with §2.2-3711(A)(8), consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

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

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 carried 6-0 among the members present.

Mr. Wilson made a motion to proceed with the Voltus program once the 60-minute lead time was clarified. The motion was seconded by Mr. Kies and carried 6-0 among the members present.

Mr. Wilson asked how much progress has been made on the right-of-way clearing. Chris Compton told him that some of the worse sections have been cleared and that currently General Services has the skid steer for a project they are doing. The maintenance staff hope over the next several months that General Services and the Authority can work together to make further progress.

The General Manager added that the Maintenance staff completed the Rt.22 sewer line strike in the most professional and safe manner. They wore their Tyvek suits during the repair and removed them safely and compliantly. Additionally, several conversations have taken place with the contractor to prevent further strikes, but staff are not under any illusion that additional strikes will not occur as the fiber installation continues. The contractor is working hard to prevent strikes and protect our infrastructure, as well as having clear communication with Authority staff.

Next meeting date - The next business meeting is scheduled for December 10, 2025.

M. Adjournment

THERE BEING NO FURTHER BUSINESS, Mr. Hardy made a motion to adjourn at 7:38 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