

**Louisa County Water Authority
Board of Directors
August 13, 2025**

MEMBERS PRESENT: Mr. Bob Hardy, Vice-Chairman; Mr. Tom Filer; Mr. Robert Morgan; Mr. David Kies; Mr. Jimmy Snyder; Mr. Byron Wilson
(arrived at 6:05 pm)

MEMBERS ABSENT: Mr. Jud Foster, Chairman

OTHERS PRESENT: Pam Baughman, General Manager; Nathan Harkrader, Deputy General Manager; Danielle Mychajlonka; Human Resources Manager; Cody Langridge, Water Operations Manager; Chris Compton, Maintenance Manager; Mr. Manning Woodward, Louisa County Board of Supervisors; Ms. Patricia Smith, County Attorney

A. Call to Order

Vice- Chairman Hardy called the meeting to order at 6:02 pm.

1. ADOPTION OF THE AGENDA

Vice-Chairman Hardy asked if there were any changes or additions to the agenda. The General Manager informed the Board that the Treasurer's Report did not include the Fourth Quarter FY2025 Reports. Copies were provided to the Board via email earlier in the day and paper copies handed out at the meeting. Additionally, two closed session items were added; 1) VA Code Section §2.2-3711(A)(5): for the purpose of discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the community.; 2) VA Code Section §2.2-3711(A)(8): for the purpose of 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 adopt the agenda as amended by the Treasurer's Report and addition of closed session items. The motion was seconded by Mr. Filer and carried 5-0 among the members present.

B. Presentations

C. Citizen Information

D. Consent Agenda

2. APPROVAL OF THE MINUTES:

A. JULY 9, 2025 – REGULAR BUSINESS MEETING

3. TREASURER'S REPORT:

- A. O & M REPORT / CAPITAL REVENUE & EXPENDITURE REPORT – JULY 2025
- B. APPROVAL OF DISBURSEMENTS – JULY 2025
- C. CONSTRUCTION FUND – JULY 2025
- D. FOURTH QUARTER FY 2025 SUMMARY STATEMENT OF REVENUE
- E. FOURTH QUARTER FY 2025 DETAILED STATEMENT OF REVENUE
- F. FOURTH QUARTER FY 2025 SUMMARY STATEMENT OF EXPENDITURES
- G. FOURTH QUARTER FY 2025 DETAILED STATEMENT OF EXPENDITURES
- H. INVESTMENTS
- I. SEWER EXPENSE AND REVENUE
- J. NEC – PAID CONNECTION FEES AND ALLOCATIONS
- K. ZC – PAID CONNECTION FEES AND ALLOCATIONS

The Board reviewed the Consent Agenda, Treasurer's Report and Fourth Quarter Statements. The General Manager reminded the Board that the updated Treasurer's Report would be the report under consideration for approval. Upon completion of the review, Mr. Kies made a motion to approve the Consent Agenda, updated Treasurer's Report and Fourth Quarter Statements. The motion was seconded by Mr. Morgan and carried 5-0 among the members present.

E. Old Business

4. NORTHEAST CREEK WATER TREATMENT PLANT – INCLINE PLATE SETTLER PROJECT

The Board was informed that the Northeast Creek Water Treatment Plant – Incline Plate Settler Project is complete. The final payment was issued to WACO, Inc. on July 31, 2025 and the final engineering payment will be made on August 15, 2025. There are a few warranty items being worked on, but nothing substantial.

5. MINUTES FROM JULY 10, 2025 AMAZON MEETING

The Board reviewed the minutes from the July 10, 2025 Amazon meeting.

Mr. Byron Wilson arrived at 6:05 pm.

6. UPDATE ON VOLTUS

Nathan Harkrader updated the Board, informing them that he was working on setting a date for a demonstration from VOLTUS and reminded the Board about the program. VOLTUS has stated that the generators owned by the Authority would qualify for the program.

7. UPDATE ON GIS

Nathan Harkrader updated the Board, stating that he is waiting for hourly rates from the engineers to move the GIS forward. Mary Johnson has met with County staff to determine the possibility of using a County license to support the Authority GIS and possibly bringing a contract employee onboard to advance the Authority GIS.

F. New Business

8 DISCUSSION – AUTHORIZATION FOR THE GENERAL MANAGER TO SIGN A BOUNDARY LINE ADJUSTMENT PLAT FOR NORTHEAST CREEK WTP PROPERTY

The General Manager informed the Board that the Authority is in receipt of a boundary line adjustment for the Northeast Creek Water Treatment Plant property. The adjustment will add approximately 1.75 acres. The reason for the adjustment and additional property is for the pump station site that will be constructed for the Amazon Data Center.

The Board discussed the boundary line change. Upon completion of the discussion, Mr. Filer made a motion to authorize the General Manager to sign the boundary line change. The motion was seconded by Mr. Kies and carried 6-0 among the members present.

9 DISCUSSION – REQUEST FOR ADDITIONAL FUNDS TO COMPLETE THE NORTHEAST CREEK WTP REPAIRS (GRAVITY FILTER, NANOFILTRATION, VALVES)

The General Manager shared an email from Cody Langridge to the Virginia Department of Health – Office of Drinking Water updating them on the Northeast Creek Water Treatment Plant completed, in progress and upcoming repairs and maintenance projects. The gravity filter re-bedding project began on Monday, August 11, 2025. The filter drain work is scheduled to begin the week of August 18, 2025.

Originally staff indicated that the cost of these repairs would be approximately \$300,000 - \$500,000. The Board approved \$300,000 for these repairs at the May 21, 2025 Board of Directors meeting. Authority staff began working on acquiring prices to complete the work, while the Town of Louisa conducted valve and hydrant testing. Currently costs are \$336,958 and we are waiting for the cost of removing the old calcite from the contactors. Staff are requesting additional funds in the amount of \$80,000, bringing the total to \$380,000 to complete the repairs. This will provide a little room for anything unforeseen.

The Board asked why the costs were higher. The General Manager stated that costs have been trending higher since May due to price increases and tariffs going into effect. Staff was asked if a metal container would be needed for storage of materials. Cody Langridge responded that by the time one could be purchased and brought onsite, the calcite and other related materials would be in place and the need for additional storage would not be an issue. Cody added that currently there is not any room onsite to set a container, due to the raw water pump station construction and AWS construction.

The Board discussed the request for an additional \$80,000 to complete the repairs to the Northeast Creek Water Treatment Plant. Upon completion of the discussion, Mr. Wilson made a motion to approve the additional request for \$80,000 in additional funding to complete the repairs. The motion was seconded by Mr. Filer and carried 6-0 among the members present.

G. Reports

H. General Manager's Report

- **July levels:** At the end of July 2025, the static well levels are up on average by .73 feet from the end of June 2025 levels. From July 2024 to July 2025, the well levels are up on average by .2 feet.

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

The US Drought Map indicates normal conditions across all of Louisa County and the Commonwealth.

- The current past due balance is down to \$8,901.16 from the past due balance provided in the General Manager's Report, which reported the past due balance of \$10,403.92.

- James River Water Project – July Update – As of August 6, 2025, the water line crossing the Rivanna River had reached the halfway point. The crew will be pulling off the site until October, due to time of year restrictions for entering the river. Anticipated substantial completion is now scheduled for October 4, 2027.

- The audit prep work is complete. Up next, the rate review for 2025 and the beginning of rate discussion for FY2027.

- There were no exceedances in June or July at New Bridge WWTP.

- The General Manager pointed out that staff members are spread thin with all the construction projects currently underway in the County. Chris Compton recently stated that he believes we could work 24/7 and still be behind. Current work includes: CTE and Middle School addition, water and sewer lines from Ferncliff to Shannon Hill, Spring Creek water and sewer lines extensions, James River Water Project, work at Bowlers Mill and Northeast Creek Dams, and Amazon. There are four connections in the Ferncliff area and seven homes in the Northeast Creek water and sewer systems. Additional regulatory efforts to include the Safety Manual re-write, safety trainings, accounting policies, Regional Water Supply Planning, American Water Infrastructure updates, cybersecurity, toxicity testing, vector attraction testing, lead and copper testing, and more. Looking for additional revenue through grants and programs like VOLTUS.

I. Committees

J. Short Notice Items

K. Closed Session

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

A. VA Code Section §2.2-3711(A)(5): discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the community.

B. VA Code Section §2.2-3711(A)(8): for the purpose of consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

RETURN TO OPEN MEETING:

The General Manager was asked to read the following statement prior to the vote to certify the closed session.

"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
Mr. Hardy
Mr. Filer
Mr. Kies
Mr. Morgan
Mr. Snyder
Mr. Wilson

The motion carried__-__.

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

L. Adjournment

THERE BEING NO FURTHER BUSINESS, Mr. Kies made a motion to adjourn at 7:35 pm. The motion was seconded by Mr. Wilson and carried 6-0 among the members present.

BY ORDER OF:

Mr. Robert Hardy
Vice-Chairman
LOUISA COUNTY WATER AUTHORITY