



Louisa Town Council – Regular Meeting
212 Fredericksburg Avenue
Louisa, Virginia 23093
Tuesday, March 17, 2026

I: Call to Order - 6:00 PM

II: Administrative Items:

1. Invocation
2. Pledge of Allegiance
3. Adoption of the Agenda
4. Consent Agenda Items
 - a. Consideration of Accounts and Appropriations
 - b. Approval of Minutes: May 20, 2025, February 17, 2026

III: Public Comment:

This section of the Council meeting provides citizens the opportunity to discuss matters, which are not listed on the printed agenda. Any person wishing to bring a matter to the Council's attention under this section of the agenda should: (1) State their name and address; (2) State the matter that they wish to discuss and what action they would like the Council to take. When appropriate or if requested, we will respond to direct questions in writing. Please limit comments to 3 minutes or less.

IV: Comments/Discussion by Members of Town Council

V: Old Business:

1. Discussion and Action: Historic Museum Barracks Building Space

VI: New Business:

1. Discussion and Action: Addition of Downtown Events Line Item in the Budget (revenue/expenditures)
2. Discussion and Action: Special Events Applications Request – Easter
3. Discussion and Action: Special Events Applications Request – Heritage Day
4. Discussion and Action: Sewer Fee Policy
5. Discussion and Action: Public Works Capital Items for Purchase

VII: Comments/Discussion by Members of Town Council

VIII: Appointments

1. Committee Appointments

IX: Standing Committee Reports:

1. Personnel Committee
2. Legal Matters Committee
3. Trash, Recycling & Litter Committee
4. Finance Committee
5. Cemeteries Committee
6. Streets & Sidewalks Committee
7. Water & Sewer Committee
8. Police Committee
9. Facilities
10. Community Events

X: Reports from Staff:

1. Police Chief
2. Public Works Superintendent
3. Legal Counsel
4. Clerk
5. Treasurer
6. Town Manager

XI: Adjournment

TOWN OF LOUISA

Preliminary Bill List for Town Council Meeting - March 17, 2026

VENDOR NAME	GENERAL FUND	WATER FUND	SEWER FUND	HILLCREST FUND	TOTAL
Advance Auto Parts	143.37	104.99			\$ 248.36
Automated Office Systems	99.00				\$ 99.00
BMS Direct, Inc.		180.35	180.35		\$ 360.70
Cedar Mountain Stone Corp.		5,594.66	543.83		\$ 6,138.49
Central Virginia Contractors, Inc.		4,760.00	2,070.00		\$ 6,830.00
Cintas	142.18	142.16	142.16		\$ 426.50
Cody Langridge/PWS Operations, LLC		1,201.33			\$ 1,201.33
Core & Main LP		14,150.85			\$ 14,150.85
County of Louisa, Landfill	1,126.80				\$ 1,126.80
Document Destruction of VA, LLC	80.00				\$ 80.00
Fortiline Water Works		1,197.29			\$ 1,197.29
Harper Electric, LLC	175.00				\$ 175.00
Hefty, Wiley & Gore, P.C.	4,500.00				\$ 4,500.00
Hudson-Payne Electronics, Corp.	240.00				\$ 240.00
Intrastate Pest Control	126.18				\$ 126.18
J.S. Purcell Lumber Corp.	54.03	39.08		37.99	\$ 131.10
LKA Signs & Designs, LLC	509.42				\$ 509.42
Louisa Auto Parts, Inc.	307.93		30.98		\$ 338.91
Louisa County Water Authority		38,903.02	45,005.22		\$ 83,908.24
Louisa Hardware	46.77				\$ 46.77
Magna5 MS, LLC	517.86				\$ 517.86
Main St. Plumbing & Electrical Supply		767.85			\$ 767.85
Mansfield Oil Co.	648.21	188.22	109.52		\$ 945.95
Mechums River Security Solutions	195.00				\$ 195.00
Ricoh USA, Inc.	373.52				\$ 373.52
Special Renovations, Inc.		6,368.05			\$ 6,368.05
Stafford Technologies	274.95				\$ 274.95
Superior Plus Propane	1,615.77				\$ 1,615.77
THC Enterprises, Inc.	2,851.99				\$ 2,851.99
Unifirst Corp.	468.19				\$ 468.19
Virginia Utility Protection		78.00			\$ 78.00
TOTALS:	14,496.17	73,675.85	48,082.06	37.99	136,292.07

VENDOR NAME	GENERAL FUND	WATER FUND	SEWER FUND	HILLCREST FUND	TOTAL
Stocks General Contractors, LLC		140,921.50			\$ 140,921.50

THE TOWN OF LOUISA

Incorporated 1873

P.O Box 531
212 Fredericksburg Ave.
Louisa, VA 23093

Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

Town of Louisa Monthly Meeting Minutes May 20, 2025

Present: Danny Carter, Mayor; Council Members: John J Purcell IV, Vicky Harte, Roger Henry, Daniel Crawford; Jeff Gore, Legal Counsel.

Staff: Craig Buckley, Interim Town Manager; Twiglenda Harris, Deputy Clerk; Martin Nachtmann, Chief of Police.

Absent: Council Member: Sylvia Rigsby

All Copies, including reports, handouts, and documents can be found following the minutes.

Mayor Carter called the Louisa Town Council meeting to order at 6:02 PM

Business from the floor:

There was no business from the floor.

Consent Agenda:

There was a discussion on water discount rate for the Town, accounts and appropriation of funds, and how staff changes have delayed the transcription of meeting minutes.

Council Member Harte made a motion to approve the Consent Agenda, apart from minutes not being ready for discussion; Council Member Purcell seconded the motion. The vote went as follows: 4-0 in favor.

New Business

- 1. Discussion/Action: Citizen request to connect two homes located outside town to our water system.**

This item was removed and not discussed.

- 2. Discussion/Action: Appropriation of additional funds for the sewer system assessment project.**

There was a discussion on change orders regarding manholes, smoke testing, and pipe stability.

Council Member Crawford asked how this happened, how much this would cost the town, and who was responsible for misappropriation of the sewer line funds.

Council Member Purcell stated there has never been a complete map of the sewer system, and having a model is where we need to start.

The discussion continued about estimates and testing.

Council Member Harte clarifies that we will rescind the use of reserves, change order to sewer fund savings, and then continue an ongoing discussion about additional charges.

The discussion continued about reappropriation of funds from savings in the sewer fund.

Council Member Purcell made a motion to rescind the prior appropriation from the reserves and redirect appropriation funds from the sewer system fund for the change order. Council Member Harte seconded the motion. The vote went as follows: 4-0.

3. Discussion/Action: Appropriation of funds for the purchase of new police vehicles and cameras.

Council Member Purcell stated that the finance committee has this listed for next fiscal year, 26. We do have salary savings now.

Chief Nachtman stated that the salary savings from the two open positions at the police department will cover the 1 year of prepayment for new cameras and the new police vehicle for this fiscal year.

Council Member Harte asked how much money the Town has in our savings to take care of our invoices and obligations.

Council Member Purcell stated he did not have a specific number right now.

Council Member Purcell made the motion to approve the appropriation of police department fund savings for a new vehicle and prepayment of cameras. Council Member Henry seconded the motion. The vote went as follows: 3 in favor, 1 against.

4. Discussion/Action: Discussion on upcoming Juneteenth parade application.

There was a discussion regarding the Juneteenth parade application (sponsored by the Historical society), town code regarding parades, parade route, attendance, main street closure time for the duration of the event, VDOT permits, staffing for the event, and overtime compensation due to the holiday.

Chief Nachtman reported that based on the application he only anticipates 100 people at the event. He stated that it should only be 20 minutes long. It is a holiday and should start around 4:00 PM and end around 5:00PM.

Council Member Harte made the motion to preliminarily approve the Juneteenth celebration to occur on June 19, pending approval of all associated permits. Council Member Purcell seconded the motion. The vote went as follows: 4-0 in favor.

5. Discussion/Action: Appropriation of fund for purchase of a replacement sewer pump.

There was a discussion about appropriating funds for a pump replacement and clarifying the pump's location at the wastewater treatment plant that is being replaced.

Interim Town Manager, Mr. Buckley stated the cost would be around \$55,000.00.

Council Member Harte stated the appropriation for the pump replacement is scheduled for the next budget cycle, she is against appropriating anymore funds from the Towns salary savings because there are still ongoing discussions of administrative contracting that is potentially going to cost.

Council Member Henry asked if the purchase isn't voted on, will there be enough capital funds to cover.

Council Member Purcell stated we have reserves we are able to pull from.

The Town Council decided to take no action on this matter at present.

6. Discussion/Action: Merits of a Forensic Audit

The Council had a discussion and questions about unauthorized people approving purchases and moving funds without Council approval. There were concerns about the budget, staff salaries, differences between the yearly audit and forensic audit, former employees having access, and missing funds. There were concerns and questions about missing cemetery money. There was a discussion on vacant staff salaries unaccounted for, and the police department hiring a part-time employee on a full-time salary.

Council Member Henry made a motion that Interim Town Manager, Craig Buckley, write a request letter to the State Police requesting a forensic audit to review the financial practices of the Town. Council Member Crawford seconded the motion. The vote went as follows: 3 in favor, 1 against.

Standing Committee Reports

Personal Committee:

Council Member Harte reported that they created job postings for Town Treasurer and Town Clerk. A combined job description is available for Clerk/Treasurer if Council decides to combine the positions.

Council Member Harte also reported the Town has received 18 applications for the Town Manager position, out of the 18 candidates, top 4 will move forward for an interview. Qualifications for these positions have been updated to fit state requirements.

Legal Matter Committee:

Council Member Harte reported that the Committee is currently focused on re-writing the charter and awaiting to finalize budget details before finishing.

Finance Committee:

There is nothing else to report on the budget.

Staff Reports

Police:

Chief Nachtman spoke on the following: The police station has 3 times the number of citations this month, two officers went to speed training, the station "calls for service" have increased, still working to fill the two vacancies, and lastly, they are close to deploying license plate cameras.

Project manager:

No report

Legal Counsel:

No report

Clerk/Treasurer:

No report

Manager:

Mr. Buckley reported that he was looking into outside payroll assistance, maintaining internal quality controls, and gaining internal permissions for computer access.

Comments from Council:

Council Member Harte referenced the Thomas Jefferson Planning District Commission update and asked if there is a possibility of scheduling a Council presentation to answer questions.

Mr. Buckley asked if we could add this to the agenda for July or August.

Closed Session:

Council Member Henry made the motion to approve the closed session. Council Member Crawford seconded the motion. The vote went as follows: 4-0 in favor.

The Council went into a closed session to discuss the performance of an employee.

There was a motion to adjourn the meeting. Council Member Harte seconded the motion. The vote went as follows: 4-0 in favor.

Audio Ends

Mayor

Clerk

1 **Town of Louisa**

2 **Town Council Monthly Meeting**

3 **February 17, 2026**

4
5
6 **Present:**

Ashley Michael, Mayor;
Vicky Harte, Vice-Mayor;
Danny Crawford, Roger Henry, Sylvia Rigsby,
John J. Purcell IV Council members;
Jeff Gore, Legal Counsel.

7
8
9
10
11 **Also in Attendance:**

Stuart Turille, Town Manager;
Franchesca Mall-Padilla, Treasurer;
Anthony Larry, Superintendent of Public Works
Stephanie Dorman, Clerk;
Martin Nachtman, Chief of Police.

12
13
14
15
16
17
18
19 **All copies, including reports, handouts, and documents**
20 **can be found following the minutes.**

21
22 Mayor Michael called the Louisa Town Council Meeting to order at 6:01 PM. Vice Mayor
23 Henry led the Invocation as well as the Pledge of Allegiance.

24 **ADOPTION OF AGENDA:**

25 Agenda Amendments:

- 26
- 27 • Move Closed Session to item IV.
 - 28 • Add "Appointments" as Item V.
 - 29 • Move Old Business to item VI.
 - 30 • Move New Business to item VII.
 - 31 • Add "Recruitment and Retention Ordinance" to Old Business.
 - 32 • Add "LCWA Manual Bill" to Old Business.
 - Add "Discussion on 420 W. Main Street" to New Business.

- 1 Motion to approve agenda as amended.
- 2 Motion made by Rigsby, Seconded by Purcell.
- 3 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

4 **CONSENT AGENDA ITEMS:**

5 **May 20, 2025, Minutes**

- 6 Staff will review these minutes and will present revised minutes at the March meeting.
- 7 These minutes will be removed from the Consent Agenda and no action will be taken on
- 8 these at this time.

9 **January 20, 2025 Minutes:**

- 10 Removal of line 23 on page two.

11 **January 24, 2025 Minutes:**

- 12 No edits.
- 13 Motion to approve January 20th and January 24th minutes as amended.
- 14 Motion made by Rigsby, Seconded by Henry.
- 15 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

16 **Accounts and Appropriations:**

- 17 Council will discuss the VML bill with the corresponding agenda item.
- 18 Motion to approve the accounts and appropriations, excluding the VML bill.
- 19 Motion made by Henry, Seconded by Harte.
- 20 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

21 **BUSINESS FROM THE FLOOR:**

- 22 No public comments.

23 **CLOSED SESSION:**

- 24 In accordance with Virginia Code §2.2-3711(A)(1) Code of Virginia, Town Council convene in
- 25 closed session to discuss personnel matters regarding consideration of candidates for
- 26 appointment to the Economic Development Authority.

- 27
- 28 Motion to convene into closed session.

1 Motion made by Harte, Seconded by Rigsby.
2 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

3
4 **CERTIFICATION:**

5 Voting to certify closed session: Crawford, Henry, Purcell, Rigsby.
6 Voting Absentia: Harte

7 **Appointments:**

8 Motion to appoint Margaret Molina, Matthew Kersey, and Pamela Quarles to the EDA.

9 Motion made by Purcell, Seconded by Rigsby.

10 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

11 **OLD BUSINESS:**

12 **1. Recruitment and Retention Ordinance**

13 The Town Manager and Chief of Police advised the Council of the need for a
14 Recruitment and Retention Ordinance. The Chief advised Council that there has been
15 an increase in interest since the pay band was increased.

16
17 Motion to approve the Ordinance as presented.

18 Motion made by Purcell, Seconded by Crawford.

19 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

20

21 **2. Discussion and Action: Adoption of Annual Bylaws**

22

23 Council Member Harte and the Town Attorney discussed the sentence structure in
24 Section 7.1. The addition of ruminates should clarify this section.

25

26 Motion to adopt the Bylaws.

27 Motion made by Harte, Seconded by Henry.

28 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

29 **NEW BUSINESS:**

30 1. Discussion on 420 W. Main Street

1 The Town Manager and a representative for the contractor, Ryan Staudinger, advised
2 that there is a leak on West Main Street that requires immediate repair due to
3 systemic failure and significant age.

4
5 Council, Town Manager, and Mr. Staudinger discussed the cost and different
6 installation options.

7
8 Motion for authorization of up to 600 feet of piping installation, with a total
9 expenditure amount up to \$75,000.00, appropriated from the water funds reserve.

10
11 Motion made by Harte, Seconded by Henry.

12 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

13
14 **OLD BUSINESS:**

15 **3. Discussion and Action: VML Contract**

16 The Town Manager and VML representative, Tina Staples, discussed the contract
17 currently in place with the Town. Ms. Staples advised Council that her
18 understanding of the engagement was limited to the scope of work she had been
19 contracted to perform. She stated that she was not familiar with the specific cost
20 terms of the agreement and expressed surprise upon seeing the matter listed as an
21 agenda item for Council consideration.

22
23 The Town Manager acknowledged that he had underestimated both the amount of
24 work required and the associated costs of the engagement. Council engaged in
25 discussion with the Town Manager regarding the financial aspects of the contract,
26 specifically clarifying whether the amount being discussed represented additional
27 funds beyond what had previously been approved or whether it reflected the total
28 project cost.

29
30 Council Member Purcell would like acknowledgement from VML of why the
31 contracted amount was exceeded.

32
33 Motion to approve the amended contract with the total expenditure amount of
34 \$40,000.00, allocated from the general fund.

35
36 Motion made by Rigsby, Seconded by Purcell.

37 Voting For: Harte, Henry, Purcell, Rigsby.

1 Voting Against: Crawford.

2

3 Motion for approval of VML line-item payment from the Accounts and
4 Appropriations list.

5

6 Motion made by Purcell, Seconded by Rigsby.

7 Voting For: Harte, Henry, Purcell, Rigsby.

8 Voting Against: Crawford.

9

10 **4. Discussion: FY26-27 Budget**

11

12 The Town Manager presented the items discussed at the strategic meeting in January,
13 No action was taken on this item.

14

15 **5. LCWA Manual Bill**

16 The Town Manager explained to Council why the Town received a bill for the LCWA
17 Manual and that a check was sent after the Treasurer sent Council a clarification email.

18

19 The Town Manager and Council discussed whether this item was budgeted for and if this has
20 been approved.

21

22 Motion to approve the LCWA Manual costs.

23

24 Motion made by Henry, Seconded by Rigsby.

25 Voting For: Crawford, Harte, Henry, Purcell, Rigsby.

26

27 **NEW BUSINESS:**

28 **2. Discussion and Action: Addition of Downtown Events Line Item in the Budget**

29

30 This item was tabled to the March meeting due to time constraints.

31

32

33 **COMMENTS BY MEMBERS OF TOWN COUNCIL:**

34 Comments were not made due to time constraints.

35 **STANDING COMMITTEE REPORTS:**

1 Council Member Crawford would like to relinquish being the chair to the Legal Committee to
2 Council Member Harte.

3 **STAFF REPORTS:**

4 Written staff reports were accepted due to time constraints.

5 **ADJOURNMENT**

6 Motion to adjourn.

7 Motion made by Crawford, Seconded by Henry.

8 All in favor.

9 Council adjourned at 10:29 PM.

10

11

12

Mayor

Clerk

14

15

16

17

LOUISA TOWN COUNCIL



AGENDA ITEM REPORT

Meeting Date: March 17, 2026

To: Louisa Town Council
From: Stuart Turille, Town Manager
Subject: Barracks Building: Use of Town Storage Space by Museum

Background:

- I met with the Museum Director to discuss the use of the barracks building behind the Museum.
- According to the Director, the Museum actually owns the barracks (see Deed of Gift attachment); there is a verbal agreement to share use of the building for storage, with the Town having use of the left side, the Museum using the right.
- The Town agreed to allow the Museum to use our left side temporarily for 6 months at an August 21, 2025 meeting, while the Museum renovates the back porch for an additional museum display location, which is funded by a grant.
- The Director estimates that the Museum will need another 3 months to complete the work and relocate the items from the Barracks to the museum.

Recommended Action:

Allow an additional time extension to June 17, 2026 to use “our” side of the barracks building. The extension will terminate June 17, 2026. All items to be removed by June 18, 2026, if not before.

9

TAX EXEMPT PURSUANT TO VIRGINIA CODE §58.1-811(C)(4)
TAX EXEMPT PURSUANT TO VIRGINIA CODE §58.1-811(D)

Prepared by:
Jeffrey S. Gore
Hefty & Wiley, P.C.
1001 E. Broad St., Suite 230
Richmond, VA 23219



Doc ID: 002987190009 Type: DG
Recorded: 01/16/2014 at 10:23:41 AM
Receipt#: 2014-00000220
Fee Amt: \$0.00 Page 1 of 9
Instr# 201400000298
Susan Hopkins, Louisa Clerk of Court:
Susan R. Hopkins Clerk of Court
File#

Tax Map #: Portion of 40A2(2)-C
Parcel(s) #: 1, 2, 3, 4, 5 and 6
Grantee Name: Louisa County Historical Society
Grantee Address: P.O. Box 1172
Louisa, Virginia 23093

BK 1348 PG 838-846

DEED OF GIFT

THIS DEED is made as of this 23rd day of December, 2013, by and between the TOWN OF LOUISA, Virginia, a political subdivision of the Commonwealth of Virginia and body politic, as Grantor ("Town"); and the LOUISA COUNTY HISTORICAL SOCIETY ("Historical Society"), a nonstock Virginia corporation exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, as Grantee ("Grantee").

WITNESSETH:

For the consideration stated herein, which the Parties to this Deed agree is sufficient, Grantor grants and conveys unto Grantee, with Special Warranty of title, fee simple title the following described real estate, to-wit:

All that certain tract of land containing 1.391 acres, more or less, located in the Town of Louisa, Virginia, it being a portion of Tax Map Number 40A2(2)-C, consisting of portions of Parcel(s) 1, 2, 3, 4, 5 and 6, including all improvements thereon (the "Property"), as more particularly shown on the Survey Plat of Division prepared by Alpha Land Survey, LLC dated 12/20/2013, which is attached hereto as

Town of Louisa – Louisa County Historical Society
Deed of Gift
Page 1 of 8

Exhibit A, made a part hereof, and recorded herewith in the Clerk's Office of the Circuit Court of Louisa County, Virginia.

Said Property being a portion of the same real property conveyed unto Town by Deed dated September 25, 2002, from W.A.C. Pettit, III, aka William A.C. Pettit, III, and recorded in the aforesaid Clerk's Office in Deed Book 740, Page 506; and a portion of the same real property conveyed unto Town by Deed dated September 26, 2006, from the Louisa Historic School, L.L.C. and recorded in the aforesaid Clerk's Office in Deed Book 1029, Page 637.

This conveyance is subject to any and all applicable easements, covenants, conditions, restrictions and agreements of record which are applicable to the Property or any portion thereof; and as set forth in this Deed and in Exhibit A.

CONDITIONS AND COVENANTS

1. EASEMENTS AND RIGHTS OF WAY

The Town retains the right to claim and obtain any and all easements and rights of way, from time-to-time as necessary for ingress, egress, drainage, utilities and inspection, as the case may be, in perpetuity, in a manner that does not interfere with the rights of Grantee, Grantee's permitted use of the Property or any improvements constructed on the Property by Grantee in the future. Town shall exercise reasonable care to protect the Property from damage or injury occasioned in the enjoyment of the easements reserved herein. Town shall restore the Property and any improvements disturbed thereby to their original condition prior to the disturbance. Grantee may use the easement areas for any purpose that shall not be inconsistent with the rights herein reserved by Town or interfere with Town's use of the easements. The parties shall execute such additional documents as may be reasonably necessary to effectuate the intent of this paragraph.

Town of Louisa – Louisa County Historical Society
Deed of Gift
Page 2 of 8

2. EXISTING GARAGES/STORAGE BUILDINGS

The Town shall retain exclusive rights to access and use the two garages/storage buildings located on the Property at the time of this conveyance; such structures being clearly marked on the above-referenced plat. The Town shall be responsible for adequately insuring and maintaining these structures. Further, the Town shall have the right to alter or replace the garage/storage buildings as long as such alteration or replacement occurs within the same footprint as exists for such structures at the time of this conveyance. In such event, the usage rights and maintenance responsibilities of the Town shall continue to apply to such new or altered structures. If the Town Council determines that one or both of these structures is no longer required for Town use, then it shall notify Grantee and Grantee shall have the exclusive right to take over the use and maintenance of such structure(s), or may in its sole discretion, alter, or demolish such structure(s). The Town agrees to cover the costs to remove these structures should Grantee so choose once the Town no longer needs them for its use.

3. USE RESTRICTIONS

The Property shall only be used for agricultural, cultural, educational or historic activities or demonstrations that serve the primary purpose of educating the public about and preserving local, state or national cultural history in a manner consistent with the mission of the Louisa County Historical Society. The Property shall not be used for any for-profit, commercial business purpose. Nor shall it be used for any purposes unrelated to the permitted uses set out herein.

4. REVERSION

Town of Louisa – Louisa County Historical Society
Deed of Gift
Page 3 of 8

All rights granted in this Deed shall cease and become null and void and Grantee's interest along with all improvements and appurtenances shall revert to Town if Grantee fails to use or ceases to use the Property and all of its improvements exclusively for the purposes set out in this Deed; provided, however that if such failure is due to events or circumstances beyond Grantee's control, including, but not limited to fire, wind, storm, strike, unavailability of materials, acts of God, acts or orders of Federal, State or local governments or their agencies or their courts, the Property shall not revert to Town.

In the event the Town Council of the Town believes that the Grantee has at any time failed to comply with Section 3, above, it shall provide written notice to Grantee at least ninety (90) days prior to the any reversion of title setting forth the specific facts that establish Grantee has violated the use restrictions described above. The Grantee shall have an opportunity to cure any alleged default and to appear before the Council to contest the allegations. The Council's decision shall be final, with the exception that neither party waives any rights that it may have at law. The foregoing reversionary clause shall be stamped on the face of all recorded plats and surveys.

Town's right of reversion shall only be subject and subordinate to the lien, operation and effect of each mortgage, deed of trust, and/or other, similar instrument of encumbrance, including agreements restricting the use of the Property, hereafter covering any or all of the Property (and each renewal, modification, consolidation, replacement or extension thereof), if approved in writing by Council. The Town agrees that such approval shall not be unreasonably

Town of Louisa – Louisa County Historical Society
Deed of Gift
Page 4 of 8

withheld. Grantee agrees that it shall not encumber the Property in any way or for any purpose that violates the restrictions set out herein.

5. COVENANTS TO RUN WITH THE LAND.

It is the intent of the Town and Grantee that all rights and obligations including the conditions, covenants and restrictions set forth in this Deed shall run with the land in perpetuity and shall be binding upon and inure to the benefit of the Parties' respective heirs, beneficiaries, assigns, and successors in interest.

6. TAX EXEMPTIONS.

This Deed is exempt from grantor's tax pursuant to §58.1-811(C)(4) of the Code of Virginia, because the Grantor herein is a town of the Commonwealth of Virginia. This Deed is exempt from recordation tax pursuant to §58.1-811(D) of the Code of Virginia, because it is a Deed of Gift.

7. TOWN COUNCIL APPROVAL.

The Town Council for the Town of Louisa, Virginia has caused this Deed of Gift to be executed by the Town Manager, pursuant to due authorization of Council following a public hearing required by §15.2-1800 of the Code of Virginia.

The signature and seal of the authorized representatives of the Grantee and Town are set out below in acknowledgement of this Deed

Town of Louisa -- Louisa County Historical Society
Deed of Gift
Page 5 of 8

GRANTOR: TOWN OF LOUISA, VIRGINIA, a Body Politic and Political
Subdivision of the Commonwealth of Virginia

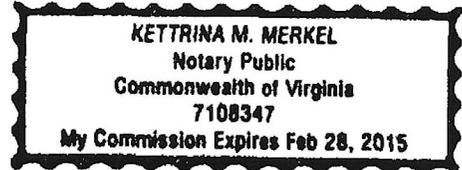
By: *Brian Marks*
Brian Marks
Town Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUISA, to-wit:

The foregoing instrument was acknowledged before me this 23rd day of December,
2013 by Brian Marks, Town Manager for the Town of Louisa, Virginia, a body politic and
political subdivision of the Commonwealth of Virginia, on behalf of the County.

Kettrina M. Merkel
Notary Public

Printed Name: *Kettrina M. Merkel*
My commission expires: *February 28, 2015*
My Registration Number is *7108347*



GRANTEE: LOUISA COUNTY HISTORICAL SOCIETY, a nonstock Virginia corporation
Exempt from federal income taxation by virtue of Sections 501(c)(3) of
the Internal Revenue Code of 1986.

By: *Maren Smith*
Name: *Maren Smith*
Title: *President*

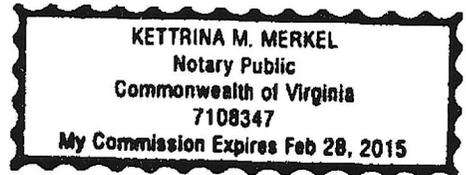
Town of Louisa – Louisa County Historical Society
Deed of Gift
Page 6 of 8

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Louisa, to-wit:

The foregoing instrument was acknowledged before me this 7th day of January, 2014,
by Maren Smith on behalf of the Louisa County Historical Society, a
nonstick Virginia corporation exempt from federal income taxation by virtue of Sections 501(c)
(3) of the Internal Revenue Code of 1986.

Kettrina M. Merkel
Notary Public

Printed Name: Kettrina M. Merkel
My commission expires: February 28, 2015
My Registration Number is 7108347



Approved as to form:

[Signature]
Town Attorney

Town of Louisa – Louisa County Historical Society
Deed of Gift
Page 7 of 8

**EXHIBIT A
SURVEY PLAT**

Town of Louisa – Louisa County Historical Society
Deed of Gift
Page 8 of 8

Virginia Grid North

State Route 71014 * West Boulevard

General Notes:
 No current title report has been provided.
 Underground utilities and subsurface facilities have not been located.
 Other easements, restrictions and property rights may exist that are not shown on this plan.
 By graphic determination this lot is not mapped in FEMA Flood Hazard Zone "A" per Flood Insurance Rate Map, Community Number 510092, Panel 0150, Suffix B, Dated, November 5, 1997.
 Boundary shown is based on a current field survey.
 Primary improvements shown were located from actual field measurements. The improvements are within the lot lines and there are no apparent encroachments or visible easements unless otherwise shown.
 This property served by public water and sewer system.

Source of Title
 Property embraced within the limits of this subdivision is land conveyed by deed from Louise Historic School, LLC to Town of Louisa, Virginia, dated 26 September, 2006 and recorded in Deed Book 1029, Page 637 in the Clerk's Office of the Circuit Court of Louisa County, Virginia.

TM 40A2(2)-B1
 Town of Louisa, Virginia
 DB 1029-637
 DB 740-506
 DB 8-1591

Residue of TM 40A2(2)-C
 and
 Residue of TM 40A2(2)-B
 (11.024 Acres)
 (per PB 8-1591)

Residue of TM 40A2(2)-C
 and
 Residue of TM 40A2(2)-B
 (11.024 Acres)
 (per PB 8-1591)

Residue of TM 40A2(2)-C
 Town of Louisa, Virginia
 DB 1029-637
 DB 740-506
 DB 8-1591

Portion of TM 40A2(2)-C
1.364 Acres
 DB 1029-637
 DB 740-506
 PB 8-1591

Residue of TM 40A2(2)-C
 and
 Residue of TM 40A2(2)-B
 (11.024 Acres)
 (per PB 8-1591)

TM 40A2(2)-C
 Town of Louisa, Virginia
 DB 1029-637
 DB 740-506
 DB 8-1591

RECORDED IN CLERK'S OFFICE OF LOUISA COUNTY CLERK OF COURTS ON JANUARY 16, 2014 AT 10:23:41 AM AS REQUIRED BY VA CODE § 58-1-402 STATE: \$0.00 LOCAL: \$0.00 SUSAN HOPKINS, LOUISA CLERK OF COURT SUSAN R. HOPKINS CLERK OF COURT

All representation of the Town of Louisa, Lot lines for Blocks "B1" and "C", as shown on this plat (delineated by thin double-dashed lines) are taken from PB 8-1591 and are for aesthetic purposes only. No survey was performed to ascertain the exact location of said lines and nothing in this plat is to indicate any degree of accuracy of said lines.

Approving Authority
 Deputy Subdivision Agent

Owner's Certificate
 This subdivision of land shown on this plat is with the free consent and in accordance with the desires of the undersigned owner.

GIVEN under my hand and seal this 23rd day of November 2013

Notary
 Commonwealth of Virginia
 County of Louisa
 The foregoing instrument was acknowledged before me by Brian D. Marks

This 23rd day of November 2013

My commission expires February 28, 2015
Kettrina M. Merkel 7108347
 Notary Public Number



Plat of Division
 1.364 Acres from TM 40A2(2)-C
 Prepared for
Louisa Historical Society
 Town of Louisa
 Louisa County, Virginia
 Scale 1" = 50' * 18 November 2013

Alpha Land Surveys LLC
 PO Box 532, Louisa, VA 23093
 540.894.4061 * alphalands@gmail.com

Scale in Feet



Job No.: L-1034 - Boundary
 100-SURVEY\LOUSA County Job\louis-1034\surveyant_Museum_BND.sci

Month	Event/Day	Tentative Date	Location	Short Description
April	Earth Day Clean Up	April 25 th	Downtown	Town Beautification and Clean Up
May	Memorial Day	May 23 rd	Arts Center/Down Town	Sponsored Meal for Vets, Movie in Arts Center
June	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
July	Fourth of July	July 4 th	Downtown	July 4 th Celebration parade, event, fireworks
August	National Night Out	August 4	Downtown	Organized by Chief, will assist
	Back to School Block Party	August 8	Town Hall	Stuff the Bus, Kids Activities
September	Hometown Kickball Classic	September 12 or 19	Albert's Field	Community Kickball Game
October	Fall Festival and Downtown Trick or Treating	October 10 th	Downtown and Fairgrounds	Organized by Parks and Rec
November	Veteran's Day	November 11	Downtown	ROTC Band, Culinary Meal, Presentation of Quilts
December	Christmas/Holiday	December 11 and 12	Tree Lighting, Parade and Vendor Event	Organized by Parks and Rec
		December 12-24	Elf on the Shelf	Find Hidden Elves in town

May – October:

Suggesting Monthly/Bi-Monthly Market be held either at Court Square/Field Next to parking lot at Town Hall. Vendors, Baked Goods, Crafters, Artisans, Music. Second/Fourth Saturday Each Month. Coordination with Arts Center to avoid overlap. Collaboration with Historical Society on Demo Days

SPECIAL EVENT APPLICATION REQUEST

Return to:
Town of Louisa
P.O. Box 531
Louisa, VA 23093



FOR OFFICIAL USE ONLY

Organizational Status:

Non-Profit Commercial Independent
 Maps Attached ABC Permit Required
 Tent Permit Required License Verified

INDEMNITY RELEASE

In making this request, the applicant understands that the sponsor will hold harmless and indemnify the town, its officers, employees, and agents against injury, loss or damage occurring as a result of this special event. Sponsors of special events held on public property will be required to provide Special Event Liability Insurance in an amount not less than \$1 million dollars, naming the Town of Louisa, its officers, officials, employees and agents as an additional insured party to the contract. For additional information regarding this requirement please contact the Town of Louisa at 967-1400.

Sponsor(s) Name: Louisa County Park & Recreation

Address: 522 Industrial Dr.
Louisa, VA 23093

Sponsor Telephone: 540-967-4424

Event Contact Name: () Christina Miller

Contact Address: 522 Industrial Dr.
Louisa VA 23093

Contact Telephone: Office () 540-967-4424

Home () _____

Cell () 540-764-0101

Date Application Received By Town

Christina Miller

APPLICANT SIGNATURE

3/4/24

DATE

DATE APPLICATION SUBMITTED: _____, _____

EVENT PURPOSE / BRIEF DESCRIPTION:

Easter Eggstravaganza - A free community easter event.

IDENTIFY EVENT CATEGORY: CARNIVAL DEMONSTRATION FAIR FESTIVAL
 FUNDRAISER HISTORICAL CELEBRATION MARATHON
 RACE/WALK PARADE OTHER (Describe Other) _____

EVENT VENUE & LOCATION REQUESTED: 208 Fredericksburg Ave Louisa, VA 23093

LIST RACE/WALK STREET ROUTES, IF APPLICABLE (A clear & legible map showing walk/run routes also requested -Please attach map to application):

STREET CLOSING REQUESTED, IF SO INCLUDE LOCATIONS AND CLOSING /OPENING TIME(S): YES NO
LOCATION(S): _____

CLOSING DATE(S) _____ CLOSING/OPENING TIME(S): FROM _____ am/pm UNTIL: _____ am/pm

EVENT START DATE/TIME: Sat. 3/28 10am EVENT END DATE/TIME: Sat. 3/28 1pm
(WEEKDAY) (DATE) (TIME) (WEEKDAY) (DATE) (TIME)

EVENT SET UP DATE/TIME (INCLUDE WEEKDAY): Friday 3/27 8am
(WEEKDAY) (DATE) (TIME)

EVENT BREAKDOWN DATE/TIME (INCLUDE WEEKDAY): Sat. 3/28 3pm
(WEEKDAY) (DATE) (TIME)

EVENT RAIN DATE REQUESTED: YES NO DATE REQUESTED: Sat. 4/4
(WEEKDAY) (DATE)

ESTIMATED # PARTICIPANTS: 400 WILL AMPLIFIED MUSIC BE USED: YES NO

IDENTIFY TYPE MUSICAL ENTERTAINMENT REQUESTED: BAND DISC-JOCKEY OTHER

TOWN UTILITIES NEEDED? YES NO IDENTIFY TYPE UTILITIES NEEDED, IF APPLICABLE: _____

TOWN EQUIPMENT REQUESTED? YES NO

IF YES, IDENTIFY TYPE EQUIPMENT REQUESTED: _____

OTHER TOWN SERVICES REQUESTED YES NO

(Please identify the area of services needed including staff assistance if applicable): _____

PLEASE USE THIS SPACE TO PROVIDE A DIAGRAM OF HOW YOU PROPOSE TO SET UP THE EVENT VENUE SPACE

IDENTIFY EVENT EQUIPMENT & QUANTITY OF EQUIPMENT TO BE PLACED IN/ON REQUESTED VENUE SPACE

OF BOOTHS _____ SIZE OF EACH BOOTH _____

OF CANOPIES (Pop-Up) _____ SIZE OF EACH CANOPY _____

OF TABLES _____ SIZE OF EACH TABLE _____

OF TENTS _____ SIZE OF EACH TENT _____

OF STANDS _____ SIZE OF EACH STAND _____

OTHER EQUIPMENT _____ (See Below)

(PLEASE DESCRIBE OTHER EQUIPMENT REQUESTED FOR PLACEMENT):

Please note if "other" equipment includes the use of a moon bounce and or inflatable carnival type rides and activities provided by a 3rd party vendor, proof of insurance by the vendor providing such equipment will be required. The 3rd party vendor shall provide a current certificate of insurance indicating at least \$1 million in general liability and completed operations coverage and certificate of workers' compensation coverage, if applicable. Said insurance shall name the Town of Louisa (including its officers, officials, employees and agents) as an additional insured party to the insurance contract. A copy of said documents must be provided to the Town of Louisa by the requested due date specified.

moon bounce

LCPRT - insurance has already been ~~sent~~ sent

ALCOHOLIC BEVERAGE INVOLVED IN THIS ACTIVITY: YES P NO (If Yes please describe circumstances involved with the use of alcoholic beverage and if the activity involves the sale of alcohol at this event)

Describe:

SPECIAL EVENT APPLICATION REQUEST

Return to:
Town of Louisa
P.O. Box 531
Louisa, VA 23093



FOR OFFICIAL USE ONLY

Organizational Status:

Non-Profit Commercial Independent
 Maps Attached ABC Permit Required
 Tent Permit Required License Verified

INDEMNITY RELEASE

In making this request, the applicant understands that the sponsor will hold harmless and indemnify the town, its officers, employees, and agents against injury, loss or damage occurring as a result of this special event. Sponsors of special events held on public property will be required to provide Special Event Liability Insurance in an amount not less than \$1 million dollars, naming the Town of Louisa, its officers, officials, employees and agents as an additional insured party to the contract. For additional information regarding this requirement please contact the Town of Louisa at 967-1400.

Sponsor(s) Name: Louisa County Historical Society

Address: 214 Fredericksburg Ave

Louisa, VA 23093

Sponsor Telephone: Katelyn Coughlan

Event Contact Name: () 540-967-5975

Contact Address: Same as above

Contact Telephone: Office () 540-967-5975

Home () _____

Cell () _____

Date Application Received By Town

APPLICANT SIGNATURE

3/11/2026

DATE

DATE APPLICATION SUBMITTED: March 11, 2026

EVENT PURPOSE / BRIEF DESCRIPTION:

Louisa County Historical Society- Annual Heritage Day Festival- to included historical craft vendors,
living history demonstrators, and kids activities.

IDENTIFY EVENT CATEGORY: CARNIVAL DEMONSTRATION FAIR FESTIVAL
 FUNDRAISER HISTORICAL CELEBRATION MARATHON
 RACE/WALK PARADE OTHER (Describe Other) _____

EVENT VENUE & LOCATION REQUESTED: Louisa County Historical Society, 214 Fredericksburg Ave, Louisa VA

LIST RACE/WALK STREET ROUTES, IF APPLICABLE (A clear & legible map showing walk/run routes also requested -Please attach map to application):

STREET CLOSING REQUESTED, IF SO INCLUDE LOCATIONS AND CLOSING /OPENING TIME(S): YES NO
LOCATION(S): _____

CLOSING DATE(S) _____ CLOSING/OPENING TIME(S): FROM _____ am/pm UNTIL: _____ am/pm

EVENT START DATE/TIME: Sat 4/25/26 10:00 am (WEEKDAY) (DATE) (TIME) EVENT END DATE/TIME: Sat 4/25/26 4:00 pm (WEEKDAY) (DATE) (TIME)

EVENT SET UP DATE/TIME (INCLUDE WEEKDAY): Fri 4/24/26 10 am -4 pm (WEEKDAY) (DATE) (TIME)

EVENT BREAKDOWN DATE/TIME (INCLUDE WEEKDAY): Sat 4/25/26 4-5pm (WEEKDAY) (DATE) (TIME)

EVENT RAIN DATE REQUESTED: YES NO DATE REQUESTED: _____ (WEEKDAY) (DATE)

ESTIMATED # PARTICIPANTS: 100 WILL AMPLIFIED MUSIC BE USED: YES NO

IDENTIFY TYPE MUSICAL ENTERTAINMENT REQUESTED: BAND DISC-JOCKEY OTHER

TOWN UTILITIES NEEDED? YES NO IDENTIFY TYPE UTILITIES NEEDED, IF APPLICABLE: _____

Requesting access to the water pump at the corner of our/town property for use by blacksmiths

TOWN EQUIPMENT REQUESTED? YES NO

IF YES, IDENTIFY TYPE EQUIPMENT REQUESTED: _____

OTHER TOWN SERVICES REQUESTED YES NO

(Please identify the area of services needed including staff assistance if applicable): _____

Grass should be mown prior the event, sometime between 4/20-4/22

PLEASE USE THIS SPACE TO PROVIDE A DIAGRAM OF HOW YOU PROPOSE TO SET UP THE EVENT VENUE SPACE

See attached map

IDENTIFY EVENT EQUIPMENT & QUANTITY OF EQUIPMENT TO BE PLACED IN/ON REQUESTED VENUE SPACE

OF BOOTHS _____ SIZE OF EACH BOOTH _____
OF CANOPIES (Pop-Up) 15 SIZE OF EACH CANOPY 10x10ft
OF TABLES 15 SIZE OF EACH TABLE 6-8 ft
OF TENTS _____ SIZE OF EACH TENT _____
OF STANDS _____ SIZE OF EACH STAND _____
OTHER EQUIPMENT _____ (See Below)

These will all be provided by the Historical Society or attending vendors.

(PLEASE DESCRIBE OTHER EQUIPMENT REQUESTED FOR PLACEMENT):

Please note if "other" equipment includes the use of a moon bounce and or inflatable carnival type rides and activities provided by a 3rd party vendor, proof of insurance by the vendor providing such equipment will be required. The 3rd party vendor shall provide a current certificate of insurance indicating at least \$1 million in general liability and completed operations coverage and certificate of workers' compensation coverage, if applicable. Said insurance shall name the Town of Louisa (including its officers, officials, employees and agents) as an additional insured party to the insurance contract. A copy of said documents must be provided to the Town of Louisa by the requested due date specified.

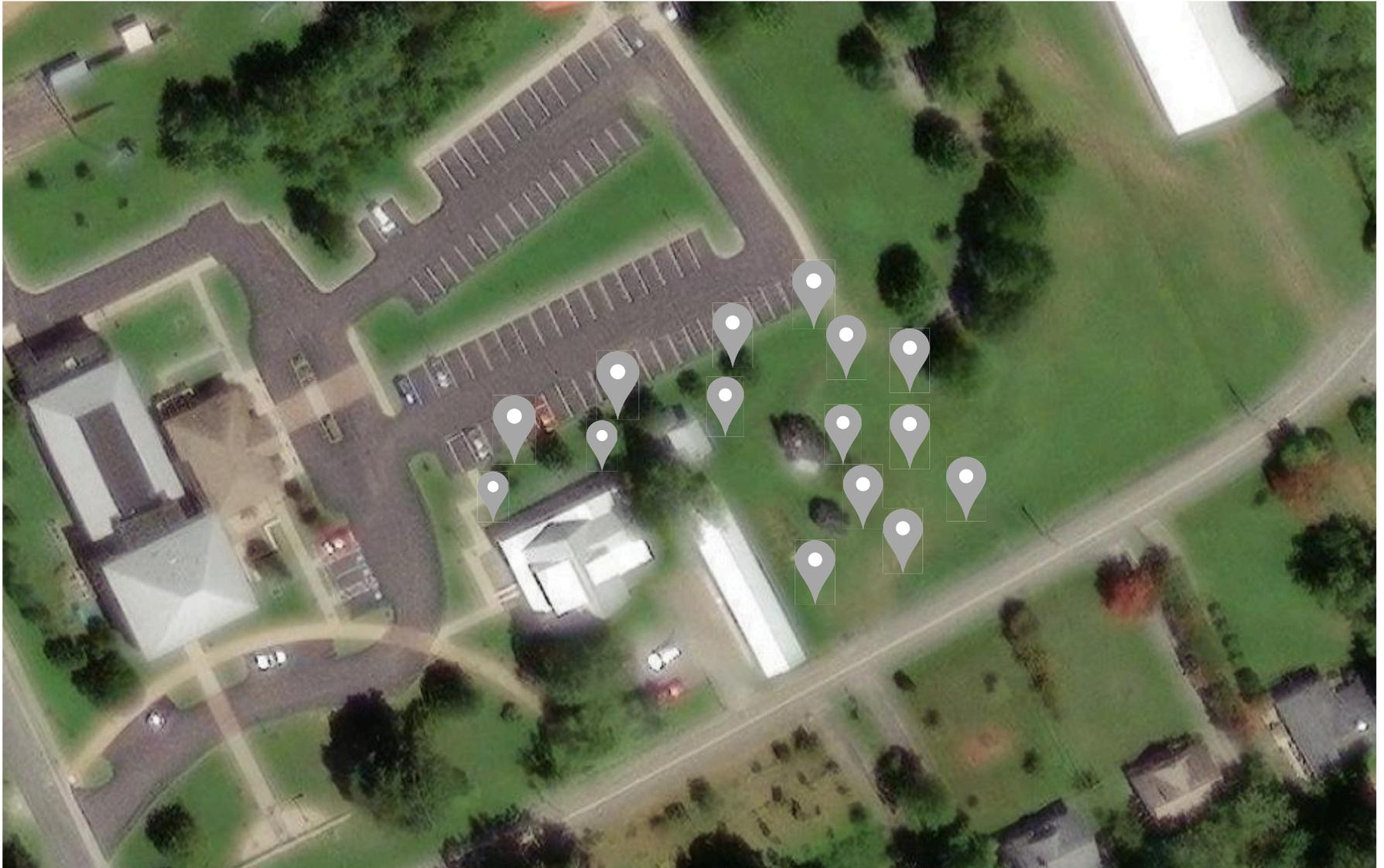
ALCOHOLIC BEVERAGE INVOLVED IN THIS ACTIVITY: ___ YES NO (If Yes please describe circumstances involved with the use of alcoholic beverage and if the activity involves the sale of alcohol at this event)

Describe:

Other note, we will have black powder rifle/cannon demonstrations during the event. These are conducted by professional reenactors. These are timed demonstrations, and we will provide the scheduled times both to Town and the Police department as soon as they are finalized.

Generally around 11 am and 1 pm.

Heritage Day 2026





HERITAGE DAY FESTIVAL

SATURDAY, APRIL 25th, 2026

10:00 AM - 4:00 PM

SARGEANT MUSEUM &
HERITAGE FARM

Come join us for a fun-filled day exploring the rich history of Louisa County! Enjoy living history demonstrations like hearth-cooking, spinning, blacksmithing, and so much more!

There will be activities for kids, animals, craft and food vendors, music, and plenty of excitement! This event is happening rain or shine, and best of all, it's FREE and open to everyone!



LOCATED JUST OFF MAIN STREET
214 FREDERICKSBURG AVE. LOUISA VA 23093



IFAR Issue Analysis--Town Sewer Fee Connection Policy

Facts:

- A meeting was held with Buckingham RR to discuss the sewer connection fee to its new train off-load/equipment site, 203 Fredericksburg Avenue, about 100 yards down the track from the depot. The Railroad said that the sewer connection at the site is needed to remove passenger waste.
- The Facilities standard manual states that a minimum 4" sewer connection line is needed for gravity fed sewer waste. The Town's FY25-26 Adopted Fee Code says that commercial connections using a 4" sewer line has a connection fee of \$252,000 plus installation costs. This fee was explained to the RR Project Manager in a meeting.
- The RR submitted a plan to connect to our manhole. After receiving the final invoice for the connection fee plus engineering costs, the RR said the costs were too high and wanted to pursue an alternative solution.
- Another meeting was held to discuss an alternative to connect a sewer line to the train depot and from there to the Town system. RR said water into sewer would be 60 to 200GPD, not high. The Town Manager requested a submission of the plans for review, but no plans were submitted.
- Instead, RR notified Town that it would use a septic tank system to reduce high cost.
- Town has an ordinance prohibiting the use of septic tanks. It also has an ordinance requiring connection to our sewer system if it is available, which it is.
- LCWA has a policy of calculating sewer fee connections based on **expected monthly water consumption**, rather than the sewer pipe connection size –**see LCWA policy below**.
- LCWA will allow a smaller sewer pipe size if a grinder pump is used, because the waste is liquefied in grinder and less pipe size is needed to pass material through the pipe.

Issue:

Should Town consider adopting a sewer connection policy consistent with LCWA policy that assesses sewer connection fee based **on water meter size and expected water consumption rather than pipe size?**

Analysis:

- A \$252,000 connection fee for a 4” line, while consistent with the 4” line requirement in the Facilities Standards manual, is perceived as unfair to a user who may be contributing much smaller amounts of water and waste into the system on daily and monthly basis than a larger residential or commercial/industrial site.
- Basing the connection fee on the 4” sewer gravity line (facility standard) manual **requirement guarantees that almost all sewer connections will start at this high fee**, without a consideration for water usage into the sewer system.
- What Town Fee Schedule Would be if Town Adopted LCWA approach:

Meter Size	Maximum GPM	Gallons Per Month	WATER	SEWER
3/4” or 5/8”	20	4,000 / 16,000	\$5,736	\$9,264
1”	50	16,000 / 32,000	\$19,008	\$27,438
1 ½”	100	32,000 / 72,000	\$32,880	\$50,400
2”	160	72,000 / 116,000	\$50,718	\$80,640
3”	450	116,000 / 204,000	\$87,120	\$151,200
4”	1,000	204,000 / 348,000	\$139,758	\$252,000
6”	2,000	348,000 / 540,000	\$280,002	\$504,000

Recommendation:

Adopt a Town policy consistent with the LCWA sewer connection fee policy, based on **gallons per month water inflow amount, by adding the following language to the Towns FY25-26 adopted fee schedule:**

The calculation of commercial sewer connection fees is based on gallons per month of water usage.

Louisa County Water Authority Service Policies

Updated April 9, 2025

I. LCWA current Connection Fee Policy:

A. Connection Fees:

A Connection Fee is a specified one-time fee paid for the right to make a specific size connection to the water system or a connection to the sewer system. A Connection Fee is valid for one year from payment, is transferable with the property and is non-refundable. If one year has passed since the payment of the connection fee, and the property has not been connected to the Louisa County Water Authority system, then before connecting to the system, a property owner will be required to pay to the Authority the difference between the current prevailing rate and the rate initially paid. **The Connection Fee reserves a portion of the capacity of the water or sewer systems.**

1. Single Family Dwelling (per dwelling):

WATER	SEWER
\$5,250.00	\$6,750.00

2. The schedule of Connection Fees for Industrial and Commercial customers is as follows:*

Meter Size	Maximum GPM	Gallons Per Month	WATER	SEWER
3/4" or 5/8"	20	4,000 / 16,000	\$5,250.00	\$6,750.00
1"	50	16,000 / 32,000	\$11,813.00	\$15,188.00
1 1/2"	100	32,000 / 72,000	\$21,263.00	\$27,338.00
2"	160	72,000 / 116,000	\$30,618.00	\$39,366.00
3"	450	116,000 / 204,000	\$77,502.00	\$99,645.00
4"	1,000	204,000 / 348,000	\$155,004.00	\$199,290.00
6"	2,000	348,000 / 540,000	\$279,007.00	\$358,723.00

Louisa County Water Authority will negotiate and set rates for all meters over 6".

*Estimated monthly consumption must be agreed to by the Louisa County Water Authority and is subject to adjustment based on actual use. **Connection Fees are to be determined by gallons per month requested regardless of the meter size.**

Up-sizing of meters to actual use: When it is determined, through an average annual look back period, that a commercial or industrial user is using beyond their purchased monthly capacity (prior twelve month average usage greater than the higher capacity and at least nine months over that capacity); a letter will be sent to the customer offering an opportunity to purchase a higher level of capacity less any previously paid Connection Fees

Reduction of meter size to actual use: If a commercial or industrial customer pays a Connection Fee for a capacity range and over time, due to conservation efforts or a decline in business activities, falls below the purchased capacity for an average annual look back period

capacity (prior twelve month average usage less than the lower capacity and at least nine months under that capacity); a cost saving opportunity exists for a reduction in capacity range and meter size. The cost reduction is applied in the monthly billing at a smaller meter size, but no refunds of Connection Fees will be given under any circumstances. If capacity levels return to a higher capacity range the monthly billing will be adjusted accordingly.

Hook-up Charges:

All water and sewer hook-up charges are billed at actual cost of labor, meters, meter boxes or manholes as required, yokes, expanders, valves, corporation stops and all appurtenant items required for a complete water and/or sewer hook-up. The hook-up fee will consist of actual expenses and may vary according to conditions found at the site. An estimate of hook-up charges will be provided upon request.

Relevant Town Ordinances

§ 132-12 **Wastewater disposal.**

Except as provided in this chapter, ***it shall be unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of wastewater.***

§ 132-13 **Connection to treatment works required.**

The owner of any house, building, or property which is used for commercial, industrial and/or residential purposes, abutting on any street, alley, or right-of-way in which there is or may be located a sewer connected to the treatment works of the Town of Louisa, is required at the owner's expense to install suitable toilet facilities therein, and to connect such facilities directly to the proper sewer ...within 100 feet of the property line. This section shall not apply to any person served by a privately constructed, owned, operated, and maintained sewer and treatment facility which discharges directly to a natural outlet in accordance with the provisions of this chapter and applicable state and federal laws.

§ 132-13.1 **Connection to public sewer fees.**

The Town Council shall, from time to time, fix a connection fee for making connections to the public sewer within the Town. A copy of the schedule of such connection fees shall be maintained on file in the office of the Town Manager, and such fee shall be payable before such connection to the public sewer.



The Town of Louisa, Virginia

Incorporated 1873

P.O. Box 531
212 Fredericksburg Avenue
23093

Phone: (540) 967-1400
Fax: (540) 967-9580 Louisa, Virginia
www.louisatown.org

UTILITY and SERVICE RATES

Beginning 7/1/2025

Water Base Rate	\$45.44 for 4,000 gallons
Water Over 4,000	\$8.11 for 1,000 gallons
Sewer Base Rate	\$52.74 for 4,000 gallons
Sewer Over 4,000	\$11.02 for 1,000 gallons
Bulk Sale of Water	\$20.27
Meter Deposit	\$25.75 minimum
Meter Reconnection Fee	\$300.00
Water Base Rate (out of town)	\$51.03 for 4,000 gallons
Water Over 4,000 (out of town)	\$9.80 for 1,000 gallons
Sewer Base Rate (out of town)	\$77.14 for 4,000 gallons
Sewer Over 4,000 (out of town)	\$11.75 for 1,000 gallons

Residential Sewer
Connection Fee

Per Single Family Unit 5/8" \$9,264.00 Plus installation cost

Residential Water
Connection Fee

Per Single Family Unit 5/8" \$5,736.00 Plus installation cost

**Commercial Sewer
Connection Fees Based on
Monthly Water
Consumption**

Large and Commercial Water
Connection

1"	\$19,008.00 Plus installation cost
1.5"	\$32,880.00 Plus installation cost
2"	\$50,718.00 Plus installation cost
3"	\$87,120.00 Plus installation cost
4"	\$139,758 Plus installation cost
6"	\$280,002.00 Plus installation cost

Large and Commercial Sewer
Connection

1"	\$27,438.00 Plus installation cost
1.5"	\$50,400.00 Plus installation cost
2"	\$80,640.00 Plus installation cost
3"	\$151,200.00 Plus installation cost
4"	\$252,000.00 Plus installation cost
6"	\$504,000.00 Plus installation cost

Commercial Solid Waste
Tipping Fee

\$20/15.50/11.50

TAXES

Real Estate \$.1635/100

Personal Property \$.71/100

Meals Tax 6%

Lodging 6%

ZONING

Building Permit \$250

Burial Permits (including
cremains) – Hillcrest \$200

Stone Permits – Hillcrest \$150

Sign Permits \$30 plus \$1 per sqft
over 32 sqft

Rezoning

SUP \$1000

Trespass Notice \$15

HILLCREST BURIAL SPACES

Town Real Estate Owners \$1500

All Others \$2500

COLUMBARIUM SPACES

Town Real Estate Owners \$1500

All Others \$2500

Opening/ Closing \$2800

Columbarium

FOIA

Accident Reports \$15 plus Staff Time

Digital Files/ Videos on
thumb drive \$25 plus Staff Time

Digital photos – emailed (up
to 10) \$5 plus Staff Time

Printed photos – mailed (up
to 5) \$15 plus Staff Time

Documents up to 50 pages \$ 15 plus Staff Time

Proposed FY26 Budget, Fees, and Rates List

Town of Louisa, Virginia

PROPOSED BUDGET FOR FISCAL YEAR COMMENCING JULY 1, 2025
 COMPARED WITH BUDGET FOR CURRENT FISCAL YEAR BUDGET COMMENCING JULY 1, 2024

This budget is prepared for informative and fiscal planning purposes only. Its proposal does not constitute an obligation or commitment on the part of the Town Council of this Town to appropriate any funds for that item or purpose. There is no allocation or designation of any funds of the Town for any purpose until there has been an appropriation for that purpose by the Town Council, in accordance with VA Code 15.2-2506. **The Town Council will hold a public hearing on the proposed budget, fees, and rates on June 13, 2025, 6:00PM, at Town Hall, 212 Fredericksburg Avenue.** In addition to the FY26 budget, this public hearing will include a proposed Water & Sewer Rates Ordinance (VA Code §§15.2-2143 & 15.2-2122) and a proposed Zoning & Planning Fee Ordinance (VA Code §15.2-2286). Copies of such ordinances and the full FY26 budget document can be viewed at www.louisatown.org or may be obtained at Town Hall or by calling or emailing the Town at (540-967-1400) and www.louisatown.org. Comments can also be submitted prior to the meeting by email at info@louisatown.org. Members of the public shall have the opportunity to provide written and oral comments during the public hearing. **The FY26 Budget, Fees, and Rates are scheduled to be considered for adoption at a Council meeting on June 24, 2025.**

				Current Fiscal	Fiscal Year	
				Commencing	Commencing	Increase/(Decrease)
				July 1, 2024	July 1, 2025	
General Fund						
Revenue Estimates:						
	Real Estate & PP Tax Levy			\$441,300.00	\$483,636.84	\$42,336.84
	Meals/Transient Lodging Tax Levy			\$777,000.00	\$826,200.00	\$49,200.00
	Business and Professional License			\$250,000.00	\$230,000.00	-\$20,000.00
	Sales Tax			\$135,000.00	\$135,000.00	\$0.00
	Interest on Bank Deposits			\$10,600.00	\$22,000.00	\$11,400.00
	Bank Franchise Tax			\$200,000.00	\$194,000.00	-\$6,000.00
	Law Enforcement Assistance Grant			\$45,000.00	\$46,849.00	\$1,849.00
	Other State and Local Revenue			\$61,100.00	\$73,375.00	\$12,275.00
	Grant Funds			\$3,269,000.00	\$1,225,673.12	-\$2,043,326.88
	From Reserves			\$690,000.00	\$274,666.79	-\$415,333.21
	Total Projected General Fund Revenue			\$5,879,000.00	\$3,511,400.75	-\$2,367,599.25
Contemplated Expenditures:						
	Administrative			\$887,440.00	\$899,646.40	\$12,206.40
	Streets and Sidewalks			\$237,675.00	\$294,260.00	\$56,585.00
	Police			\$738,600.00	\$749,403.75	\$10,803.75
	Fire			\$27,000.00	\$27,000.00	\$0.00
	Trash/Recycle Collection			\$103,200.00	\$103,200.00	\$0.00
	Ball Park			\$4,500.00	\$4,800.00	\$300.00
	Oakland Cemetery			\$35,585.00	\$31,857.00	-\$3,728.00
	Sub Total			\$2,034,000.00	\$2,110,167.15	\$76,167.15
	Capital Expenditures:			\$3,845,000.00	\$1,401,233.60	-\$2,443,766.40
	Total Contemplated General Fund Expenditures			\$5,879,000.00	\$3,511,400.75	-\$2,367,599.25

	Balance or	Surplus/(Deficit)	\$0.00	\$0.00
Water Fund				
<u>Revenue</u>				
Water Revenue			\$763,000.00	\$764,908.00 \$1,908.00
Other - State/Local/Federal			\$650,000.00	\$515,273.12 -\$134,726.88
USDA Loan Proceeds - Water Project			\$1,402,000.00	\$1,402,000.00
From Reserves			\$0.00	\$0.00 \$0.00
Total Projected Water Revenue			\$2,815,000.00	\$2,682,181.12 -\$132,818.88
<u>Expenses</u>				
Operating Expenditures			\$716,600.00	\$689,768.00 -\$26,832.00
Sewer Fund Transfer			\$46,400.00	\$10,140.00 -\$36,260.00
Debt Service			\$0.00	\$0.00 \$0.00
Transfer to Reserves			\$0.00	\$0.00 \$0.00
Capital Expenditures			\$2,052,000.00	\$1,982,273.12 -\$69,726.88
Total Contemplated Water Expenditures			\$2,815,000.00	\$2,682,181.12 -\$132,818.88
	Balance or	Surplus/(Deficit)	\$0.00	\$0.00
Sewer Fund				
<u>Revenue</u>				
Sewer Revenue			\$753,600.00	\$808,920.00 \$55,320.00
Other - State/Local/Federal			\$696,400.00	\$650,000.00 -\$46,400.00
From Reserves			\$0.00	\$65,140.00 \$65,140.00
Total Projected Sewer Revenue			\$1,450,000.00	\$1,524,060.00 \$74,060.00
<u>Expenses</u>				
Operating Expenses			\$630,560.00	\$676,620.00 \$46,060.00
Debt Service			\$169,440.00	\$169,440.00 \$0.00
Capital Expenditures			\$650,000.00	\$678,000.00 \$28,000.00
Total Contemplated Sewer Expenditures			\$1,450,000.00	\$1,524,060.00 \$74,060.00
	Balance or	Surplus/(Deficit)	\$0.00	\$0.00
Hillcrest Cemetery Fund				
<u>Revenue</u>				
Interest Income			\$18,000.00	\$18,000.00 \$0.00
Sale of Lots			\$10,000.00	\$17,500.00 \$7,500.00
Other			\$3,250.00	\$11,600.00 \$8,350.00
General Fund Transfer			\$32,200.00	\$27,214.10
From Hillcrest Reserve Funds			\$45,000.00	\$39,000.00 -\$6,000.00
Total Projected Revenue			\$108,450.00	\$113,314.10 \$4,864.10
<u>Expenses</u>				
Operating Expenses			\$108,450.00	\$113,314.10 \$4,864.10
Capital Improvements			\$0.00	\$0.00 \$0.00
Total Contemplated Expenditures			\$108,450.00	\$113,314.10 \$4,864.10
	Balance or	Surplus/(Deficit)	\$0.00	\$0.00
All Funds				
Total Projected Revenue			\$10,252,450.00	\$7,830,955.97 -\$2,421,494.03

Total Contemplated Expenditures			\$10,252,450.00		\$7,830,955.97	-\$2,421,494.03

Notice is hereby given that the Town Council proposes the following tax levies for the Fiscal Year commencing July 1, 2025 are adjusted as follows:

Unit Levy: Cents per \$100 Assessed Value	<u>FY25</u>	<u>Proposed Levy</u>	<u>Change</u>
Real Estate Tax		\$0.1635	No Change
Tangible Personal Property		\$0.71	No Change
Prepared Meals Tax	5.5%	6.0%	0.5%
Lodging Tax	1.0%	6.0%	5.0%

Notice is hereby given that the Town Council proposes the following utility rates for the Fiscal Year commencing July 1, 2025 as indicated.

<u>UTILITY and SERVICE RATES</u>	<u>Current FY</u>	<u>FY 7/1/25-6/30/26</u>	<u>Change</u>	
Water Base Rate	\$ 44.12	\$ 45.44	\$1.32	for 4,000 gallons
Water Over 4,000 Rate	\$ 7.87	\$ 8.11	\$0.24	for 1,000 gallons
Sewer Base Rate	\$ 49.38	\$ 52.74	\$3.36	for 4,000 gallons
Sewer Over 4,000 Rate	\$ 10.35	\$ 11.02	\$0.67	for 1,000 gallons
Bulk Sale of Water w/\$25.75 Minimum	\$ 19.68	\$ 20.27	\$0.59	per 1,000 gallons
Meter Deposit	\$ 150.00	\$ 300.00	\$150.00	
Water Base Rate (out of town)	\$ 49.55	\$ 51.03	\$1.48	for 4,000 gallons
Sewer Base Rate (out of town)	\$ 72.43	\$ 77.14	\$4.71	for 4,000 gallons
Water Over 4,000 Rate (out of town)	\$ 9.51	\$ 9.80	\$0.29	for 1,000 gallons
Sewer Over 4,000 Rate (out of town)	\$ 11.00	\$ 11.75	\$0.75	for 1,000 gallons
Residential Sewer Connection Fee				
Per Single Family Unit 5/8"	\$ 7,720.00	\$ 9,264.00	\$1,544.00	Plus installation cost
Residential Water Connection Fee				
Per Single Family Unit 5/8"	\$ 4,780.00	\$ 5,736.00	\$956.00	Plus installation cost
Large and Commercial Water Connection				
1"	\$ 15,840.00	\$ 19,008.00	\$3,168	Plus installation cost
1.5"	\$ 27,400.00	\$ 32,880.00	\$5,480	Plus installation cost
2"	\$ 42,265.00	\$ 50,718.00	\$8,453	Plus installation cost
3"	\$ 72,600.00	\$ 87,120.00	\$14,520	Plus installation cost
4"	\$ 116,465.00	\$ 139,758.00	\$23,293	Plus installation cost
6"	\$ 233,335.00	\$ 280,002.00	\$46,667	Plus installation cost
Large and Commercial Sewer Connection				
1"	\$ 22,865.00	\$ 27,438.00	\$4,573	Plus installation cost
1.5"	\$ 42,000.00	\$ 50,400.00	\$8,400	Plus installation cost
2"	\$ 67,200.00	\$ 80,640.00	\$13,440	Plus installation cost
3"	\$ 126,000.00	\$ 151,200.00	\$25,200	Plus installation cost
4"	\$ 210,000.00	\$ 252,000.00	\$42,000	Plus installation cost
6"	\$ 420,000.00	\$ 504,000.00	\$84,000	Plus installation cost
Commercial Solid Waste Tipping Fee	\$20/\$15.50/\$11.50	\$20/\$15.50/\$11.50	No Change	
ZONING & PERMIT FEES				
Building Permit	\$0.00	\$ 250.00	\$250	

Remodel Permit		\$0.00		\$ 200.00	\$200		
Utility Install Permit		\$0.00		\$ 50.00	\$50		
Sign Permits		\$15 plus \$1sq ft>32		\$30 plus \$1sq ft>32	\$15		
Rezoning		\$ 1,000.00		\$ 1,500.00	\$500		
SUP		\$ 750.00		\$ 1,000.00	\$250		
FOIA FEES							
CrashReports		\$15.00/each		\$15.00/each	No Change	Plus staff time	
Case/Incident Reports		\$15.00/each		\$15.00/each	No Change	Plus staff time	
Digital File/Video (DVD/Thumb Drive)		\$25.00/each		\$25.00/each	No Change	Plus staff time	
Digital Photos (up to 10 emailed)		\$ 5.00		\$ 5.00	No Change	Plus staff time	
Printed Photos (up to 5 mailed USPS)		\$ 15.00		\$ 15.00	No Change	Plus staff time	
All Other Documents (up to 50 pages)		\$ 15.00		\$ 15.00	No Change	Plus staff time	
HILLCREST CEMETERY FEES							
Town Real Estate Owners		\$ 800.00		\$ 1,500.00	\$700		
All Others		\$ 1,500.00		\$ 2,500.00	\$1,000		
Burial Permits (including cremains)		\$100 - \$150		\$ 200.00	\$50 - \$100		
Stone Permits		\$ 50.00		\$ 150.00	\$100		
Columbarium Fees:							
Opening/Closing		\$0.00		\$ 2,800.00	\$2,800		
Town Real Estate Owners		\$ 800.00		\$ 1,500.00	\$700		
All Others		\$ 1,500.00		\$ 2,500.00	\$1,000		

This summary and the entire proposed budget may be viewed at www.louisatown.org or call/email to request a copy.

The budget for the Fiscal Year commencing July 1, 2025 will be adopted at a Council meeting on June 24, 2025.



LOUISA TOWN COUNCIL

AGENDA ITEM REPORT

Meeting Date: March 17, 2026

To: Louisa Town Council
From: Stuart Turille, Town Manager
Subject: Public Works' Purchase of Equipment

Background:

- \$40,000 was placed in the budget for a new Tractor.
- The Public Works Superintendent found one at lower cost of \$@26,499 saving \$13,501
- Public Works needs two new lawnmowers and proposes to use the savings to purchase 2 lawnmowers for \$7,067 and \$7,285.
- The lawnmowers are needed now for the upcoming grass season now that the weather is warm.
- Public Works to take on more grass cutting at Town Hall and Oakland cemetery to save contractor costs.

Recommended Action:

Purchase tractor at lower cost and use the budgeted savings to purchase lawnmowers.

Attachments: Quotes attached.

-- Standard Features --

-- Custom Options --



B Series LX2620HSDC
 *** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Kubota Indirect Injection
 3 Cylinder Engine
 EPA Tier 4 Compliant
 Charging Output (Cab) 60.0
 Amps
 12V - 430 CCA
 Dual Air Cleaner Element

FLUID CAPACITY

Fuel Tank (Cab) 8.5 gal.
 Cooling System 4.5 qts.
 Crankcase 4.2 qts.
 Transmission and Hydraulics 4.0 gal.
 Front Axle 5.0 qts.

EXHAUST EMISSION CONTROL TYPE

No Exhaust After Treatment Required

INSTRUMENTS

Tachometer/Hour Meter
 Oil Pressure
 Fuel Gauge
 Coolant Temperature

HYDRAULICS / HITCH / DRAWBAR

Open Center
 Tandem Pumps Gear Type
 3.7 gpm Power Steering
 5.0 gpm Remote/3 Pt. Hitch
 8.7 gpm Total Hyd. Flow

CAB FEATURES

Kubota-built Factory-Installed CAB
 Tilt Steering
 Cruise Control
 AC/Heater
 Deluxe Seat with Armrest
 Telescoping Stabilizers
 Front LED Work Lights
 Front and Rear Wiper
 12V Outlet and Cup Holder
 Integrated Loader Valve and Joystick

3-POINT HITCH & DRAWBAR

Cat I 3-Point Hitch
 At Lift Point 2139 lbs.
 24" Behind 1676 lbs.
 Position Control 3-Point Valve

SAFETY EQUIPMENT

2-Post Foldable ROPS
 ROPS Certified CAB
 Retractable Seat Belt
 Flip-Up PTO Shield
 Safety Start Switches
 Electric Key Shut Off
 Parking Brake
 SMV Sign

POWER TAKE OFF

Independent with Hydraulic Clutch
 Rear PTO - 1 Speed
 SAE Std 1 3/8" Six Spline
 540 rpm @ 2398 Eng. rpm
 Mid PTO - 1 Speed
 2500 rpm @ 2500 Eng. rpm

TRANSMISSION

Hydrostatic Drive
 3 Forward Ranges
 3 Reverse Ranges
 Cruise Control
 Wet Disc Brakes
 Rear Differential Lock

FRONT AXLE

Hydrostatic Power Steering
 Cast Iron
 Bevel Gear 4WD
 Tread Spacing - Nonadjustable

Model Specifications

LX2620HSDC CAB
 SAE Gross HP: 24.8
 PTO HP: 19.5
 Engine Model: D1305
 Displacement: 77.0 Cu In

LX2620HSDC Base Price: \$30,380.00

- (1) STEERING STOP KIT \$25.00
 B4573-STEERING STOP KIT
- (1) 7.7 FT BACKHOE \$9,330.00
 BH77-7.7 FT BACKHOE
- (1) CAB SUBFRAME KIT FOR BH77 \$1,343.00
 BH4973B-CAB SUBFRAME KIT FOR BH77
- (2) RUBBER SHOE \$324.00
 L9467-RUBBER SHOE
- (1) 16" BACKHOE BUCKET \$841.00
 BT1952A-16" BACKHOE BUCKET
- (1) REAR LED LIGHT KIT/CAB \$251.00
 B7345-REAR LED LIGHT KIT/CAB
- (1) 54" QA BUCKET \$588.00
 B2371-54" QA BUCKET
- (1) FRONT END LOADER FOR LX10, LX2620 \$4,986.00
 LA535-FRONT END LOADER FOR LX10, LX2620
- (1) BOLT ON CUTTING EDGE \$221.00
 B2373-BOLT ON CUTTING EDGE

Configured Price: \$48,289.00

Sourcewell Discount: (\$10,623.58)

SUBTOTAL: \$37,665.42

Dealer Assembly: \$991.83

Freight Cost: \$1,393.75

PDI: \$400.00

Ballast fluid in rear tires \$400.00

Delivery \$300.00

Total Unit Price: \$41,151.00

Quantity Ordered: 1

Final Sales Price: \$41,151.00

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

+ Manufacturer Estimate

SELECTED TIRES

sub1423

FT TITN 23X8.50-12 R4 STL 6BLT TL2

RT TITN 14-17.5 R4 STL 6BLT TL2

***Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price.** All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

© 2018 Kubota Tractor Corporation. All rights reserved.

198.143.47.3

2025 MASSEY FERGUSON 1M.25

USD **USD \$26,499**



Machine Location: [8745 James Madison Highway, Warrenton, Virginia 20187](#)

Seller Information

Warrenton Equipment

Contact: Richard Varona

Phone: (540) 486-5420

Warrenton, Virginia 20187

(540) 486-5420

[Video Chat](#)



[Hide Thumbnails](#)

Description

2025 Massey Ferguson 1M.25 Tractor w/ Front Loader and Cab This 1M.25 is a new model this year and is perfect for a compact tractor with a cab. It has A/C and Heat and is a full factory cab. Small enough to get into tight areas, yet tough enough to handle larger projects.

Specifications

Year	2025	Manufacturer	MASSEY FERGUSON
Model	1M.25	Serial Number	AG3M1M250SJV20802
Condition	Used	Hours	7.5
Hours Meter	Accurate / Verified	Loader	Yes
Loader Make	Massey Ferguson	Loader Model	FL2106
Rear Three Point Hitch	Yes	Tires or Tracks	Tires
Front Tire Configuration	Singles	Rear Tire Configuration	Singles
Front Tire Size	25x8.50-14 R4	Rear Tire Size	14-17.5 NHS 6PR R4
Canopy	4 Post	Cab	Yes
ROPS	Yes	3rd Function Hydraulics	Yes
Air	Yes	Heat	Yes
Engine Horsepower	24.8 HP	Drive	4WD

Transmission Type Power Shuttle
of Reverse Speeds 12

of Forward Speeds 12
Max Travel Speed 30 mph

Show As Paragraph

EZ Performance Center

135 South Madison Road

Orange VA 22960

540-672-5555

Buyer's Order

Town Of Louisa

P.O. Box 531
Louisa, VA 23093

H 5409671400 W

C

Date

Deal No.

Salesperson Caitlin Phillips

Lienholder None

Email utility@louisatown.org

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2025	Bad Boy	BRV36FX691V	BRV36FX69107250022	0022	\$7,067.00
New	2026	Bad Boy	BRV5428EVG	BRV5428EVG10250013	0013	\$7,285.00

Parts and Labor:		Price	Qty	Ext Price	Dealer Unit Price	\$14,352.00
					Parts & Accessories	\$0.00
					Labor	\$0.00
					Freight	\$0.00
					Dealer Prep	\$0.00

Labor:	Cash Price	\$14,352.00
	Trade Allowance	\$0.00
	Payoff	\$0.00

Notes:	Net Trade	\$0.00
	Net Sale (Cash Price - Net Trade)	\$14,352.00
	Sales Tax	\$0.00
	Title/License/Registration Fees	\$0.00
	Document or Administration Fees	\$0.00
	Credit Life Insurance	\$0.00
	Accident & Disability	\$0.00

Trade Information	Total Other Charges	\$0.00
	Sub Total (Net Sale + Other Charges)	\$14,352.00
	Cash Down Payment	\$0.00

Amount to Pay/Finance \$14,352.00

Monthly Payment of \$0.00 For 0 Months at 0.00% Interest

Committee	Councilor (Chair)	Councilor
Public Works	John Purcell	Roger Henry
Public Safety	Vicky Harte	Sylvia Rigsby
Finance	Sylvia Rigsby	Danny Crawford
Personnel	Sylvia Rigsby	John Purcell
Community Development & Events	Roger Henry	Danny Crawford
Cemeteries	Danny Crawford	Vicky Harte
Intergovernmental Relations	Roger Henry	Vicky Harte

The Town of Louisa, Virginia
Incorporated 1873

P.O. Box 531
212 Fredericksburg Avenue
Louisa, Virginia 23093



Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

To: Mayor Michael and Town Council Members
From: Martin Nachtman, Chief of Police
Date: March 9, 2026
Re: Staff Report

The Police Department continues to heavily focus on hiring police officers to fill the current vacant positions.

The Police Department is continuing preparations for the 4th of July parade, festival, and fireworks.

VDOT permits have been submitted for both the 4th of July parade and for the radar speed signs to be displayed at various locations throughout Town of Louisa.

Local Law Enforcement (LOLE) grant has been submitted to cover the expense of the radar speed signs.

The Town of Louisa, Virginia
Incorporated 1873

P.O. Box 531
212 Fredericksburg Avenue
Louisa, Virginia 23093



Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

To: Mayor Michael and Town Council Members
From: Anthony Larry, Superintendent of Public Works
Date: 3/9/2026
Re: February Council Report

Public Works-

- The following routine operations were performed: Miss Utility tickets, Work Orders, installation and repair of meters, and record management. The meter reads and re-reads.
-
- Utility operations (waterline repairs, sewer maintenance, monthly water meter reads, hydrant checks).
-
- 420 W. Main Street waterline project
-
- Addressed Pump Failure at Ellisville Pump Station.
-
- Water meter relocation at 103 Cammack Street.
-
- Assisted Stocks with Struck water lateral Louisa Car Wash.
-
- Began Prep for Grass Cutting Season.

Personnel-

- Regularly Scheduled Weekly Safety Meetings
- Cameron Hensley Completed- Playground Safety Inspections
- Applied and received VRSA Grant for Safety Supplies.

The Town of Louisa, Virginia
Incorporated 1873

P.O. Box 531
212 Fredericksburg Avenue
Louisa, Virginia 23093



Phone: (540) 967-1400
Fax: (540) 967-9580
www.louisatown.org

To: Mayor Michael and Town Council Members
From: Stephanie Dorman, Clerk
Date: March 9, 2026
Re: Staff Report

Council:

1. EDA Meeting Agenda
2. Water/Sewer Meeting Agenda

Administration:

1. Salary Compensation Study
2. Commercial Trash Invoices
3. Water Disconnections
4. Press Releases
5. Training on Water Billing
6. 1 FOIA Request

Upcoming Meetings:

1. April 21, 2026 @ 6:00pm

Deposit Account Balances

As of February 28, 2026

Institution Name	Treasurer's Fund Account Number	Balance	Maturity Date (if applicable)	Date of Next Interest (if applicable)	Interest Rate (if applicable)
------------------	---------------------------------	---------	-------------------------------	---------------------------------------	-------------------------------

Operating Account (All Funds - General 100, Police Asset Forfeiture 102, Water 501, Sewer 502 and Hillcrest 702)

Blue Ridge Bank	999 103 0008	\$ 1,670,446.57	N/A	N/A	N/A
-----------------	--------------	-----------------	-----	-----	-----

General Fund (100)

LGIP	999 105 0001	\$ 392,815.15	N/A	Monthly	3.867%
LGIP (Oakland Cemetery)	999 105 0002	\$ 55,450.95	N/A	Monthly	3.867%
Blue Ridge Bank - Savings Account	999 103 0017	\$ 299,181.59	N/A	Quarterly	1.000%
Blue Ridge Bank - Money Market Account	999 103 0009	\$ 730,152.18	N/A	Monthly	2.395%
Blue Ridge Bank - PF ARPA Funds MM	999 103 0020	\$ 1,839,478.05	N/A	Monthly	2.585%
General Fund - Total		\$ 3,317,077.92			

Water Fund (501)

LGIP	999 105 0003	\$ 836,664.25	N/A	Monthly	3.867%
Blue Ridge Bank - Savings Account	999 103 0018	\$ 420,088.48	N/A	Monthly	2.050%
Water Fund - Total		\$ 1,256,752.73			

Sewer Fund (502)

LGIP	999 105 0005	\$ 384,516.87	N/A	Monthly	3.867%
United Bank - Checking Account	999 108 0006	\$ 680.11	N/A	N/A	N/A
Sewer Fund - Total		\$ 385,196.98			

Hillcrest Cemetery Fund (702)

LGIP	999 105 0004	\$ 551,741.25	N/A	Monthly	3.867%
Hillcrest Fund - Total		\$ 551,741.25			

Total Cash on Deposit (All Institutions)	\$ 7,181,215.45
--	-----------------

Total Cash on Deposit at Blue Ridge Bank	\$ 4,959,346.87
Total Cash on Deposit at United Bank	\$ 680.11
Total Cash on Deposit at LGIP	\$ 2,221,188.47

TOWN OF LOUISIANA
 BUDGET TO ACTUALS
 February 2026

GENERAL FUND REVENUE	TOTAL BUDGET	REVENUE YTD	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
Real Estate Current Year Tax	363,258	368,940	5,682	102%	
Delinquent Real Estate Tax	3,500	2,696	(804)	77%	
Personal Property Current Year Tax	78,000	84,975	6,975	109%	
Delinquent Personal Property Tax	5,600	4,508	(1,092)	81%	
VA Personal Property Relief Allowance	21,379	21,379	0	100%	
Public Service Tax Current Year	7,000	9,031	2,031	129%	
Penalties - All Property Tax	2,900	3,688	788	127%	
Interest - All Property Tax	2,000	4,665	2,665	233%	
Local Sales Use and Tax	135,000	177,617	42,617	132%	
Consumption Tax	4,000	6,086	2,086	152%	
Business License Tax	230,000	149,531	(80,469)	65%	
Bank Stock Tax	194,000	-	(194,000)	0%	
Transient Lodging Tax	16,200	17,353	1,153	107%	
Meals Tax	810,000	591,114	(218,886)	73%	
Zoning Permits	1,875	1,149	(726)	61%	
Special Use Permits	3,000	750	(2,250)	25%	
Court Fines & Forfeitures	5,000	7,331	2,331	147%	
Parking Violation Fees	100	-	(100)	0%	
PD Fines/Charges	2,800	131	(2,669)	5%	
Interest Earned	22,000	54,473	32,473	248%	
Pettit Storage Rental	4,800	3,200	(1,600)	67%	
Parking Lot Building Rental	6,600	4,000	(2,600)	61%	
Arts Center Lease Rent	12,000	-	(12,000)	0%	
Solid Waste Fees	7,500	3,794	(3,706)	51%	
Miscellaneous	500	5,467	4,967	1093%	
Sale of Equipment	9,000	775	(8,225)	9%	
NSF Fees	100	25	(75)	25%	
MLR Rebate	4,500	1,350	(3,150)	30%	
Lot Sales at Hillcrest Cemetery	7,000	3,500	(3,500)	50%	
Rolling Stock Tax	1,600	-	(1,600)	0%	
Communication Tax	3,000	3,376	376	113%	
Arts Center Grant	4,500	4,500	-	100%	
TEA Grant Downtown	-	-	-	0%	
Additional Grant for TA Project	-	-	-	0%	
GENERAL FUND REVENUE	TOTAL BUDGET	REVENUE YTD	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS

TOWN OF LOUISIANA
BUDGET TO ACTUALS
February 2026

Law Enforcement - 599 Funds	46,849	46,852	3	100%
DCJS Grants	30,000	19,999	(10,001)	67%
Anti-Litter Grant	1,900	-	(1,900)	0%
Fire Program Grant	15,000	-	(15,000)	0%
ARPA Grant	-	-	-	0%
VRA LSI Principal Forgive Loan	-	-	-	0%
Transfer from Reserves - TA Sidewalk	281,685	-	(281,685)	0%
Trans DR-ARPA to Water Infra Imp	515,273	-	(515,273)	0%
Trans DR-ARPA to Sewer Infra Imp	650,000	-	(650,000)	0%
	3,509,419	1,602,256	(1,907,162)	45.7%

GENERAL FUND EXPENDITURES - BY DEPARTMENT	TOTAL BUDGET	EXPENSE YTD	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
General Fund Administrative Expenses	2,157,134	629,715	1,527,419	29%	
Police Department Expenses	749,404	356,599	392,805	48%	
Fire and Rescue Department Expenses	27,000	6,000	21,000	22%	
Oakland Cemetery Expenses	31,857	20,164	11,693	63%	
Street and Sidewalk Expenses	544,024	245,488	298,536	45%	
TOTAL GENERAL FUND EXPENDITURES	3,509,419	1,257,965	2,251,454	35.8%	

TOTAL - GENERAL FUND	TOTAL BUDGET	YEAR TO DATE	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
REVENUES	3,509,419	1,602,256	(1,907,162)	45.7%	
EXPENSES	3,509,419	1,257,965	(2,251,454)	35.8%	
GENERAL FUND NET INCOME		344,291	-	9.8% DIFFERENCE OF REVENUES LESS EXPENDITURES	

WATER FUND REVENUE	TOTAL BUDGET	REVENUE YTD	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
Interest Earned	31,600	14,253	(17,347)	45%	
Water Revenue	695,250	547,682	(147,568)	79%	
Water Connections	32,058	8,244	(23,814)	26%	
Penalty Fees	6,000	1,150	(4,850)	19%	
Loan Proceeds	1,351,022		(1,351,022)	0%	

TOWN OF LOUISA
BUDGET TO ACTUALS
February 2026

ARPA Funding General Fund Transfer	515,273	(515,273)	0%
TOTAL WATER FUND REVENUE	2,631,203	(2,059,874)	21.7%

WATER FUND EXPENDITURES	TOTAL BUDGET	EXPENSE YTD	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
WATER SALARIES AND BENEFITS	159,750	57,142	102,608	36%	
WATER OPERATING EXPENSES	529,000	39,681	483,319	8%	
CAPITAL IMPROVEMENTS	1,931,295	236,789	1,694,506	12%	
TRANSFERS	10,140	-	10,140	0%	
TOTAL WATER FUND EXPENDITURES	2,624,185	333,612	2,290,573	12.7%	

WATER FUND	TOTAL BUDGET	YEAR TO DATE	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
REVENUES	2,631,203	571,330	(2,059,874)	21.7%	
EXPENSES	2,624,185	333,612	(2,290,573)	12.7%	

WATER FUND	237,718	-	9.0% DIFFERENCE OF REVENUES LESS EXPENDITURES
------------	---------	---	---

SEWER FUND REVENUE	TOTAL BUDGET	REVENUE YTD	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
Interest Earned	15,000	9,253	(5,747)	62%	
Sewer Revenue	747,600	546,753	(200,847)	73%	
Sewer Connection	46,320	9,264	(37,056)	20%	
Transfer from General Funds	55,000	-	(55,000)	0%	
Water to Sewer for Transfer for Operations	10,140	-	(10,140)	0%	
ARPA Funding General Fund Transfer	650,000	-	(650,000)	0%	
SEWER FUND REVENUE	1,524,060	565,270	(958,790)	37%	

SEWER FUND EXPENDITURES	TOTAL BUDGET	EXPENSE YTD	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
SEWER SALARIES AND BENEFITS	161,910	61,822	100,088	38%	
SEWER OPERATING EXPENSES	514,710	492,500	22,210	96%	
CAPITAL IMPROVEMENTS	678,000	31,554	646,446	5%	
DEBT SERVICE	169,440	112,960	56,480	67%	
SEWER FUND EXPENDITURES	1,524,060	698,836	825,224	46%	

TOWN OF LOUISIANA
 BUDGET TO ACTUALS
 February 2026

SEWER FUND	TOTAL BUDGET	YEAR TO DATE	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
REVENUES	1,524,060	565,270	958,790	37.1%	
EXPENSES	1,524,060	698,836	825,224	45.9%	
SEWER FUND		(133,566)	-	-8.8%	DIFFERENCE OF REVENUES LESS EXPENDITURES

HILLCREST REVENUE	TOTAL BUDGET	REVENUE YTD	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
Burial Permits	3,750	4,550	800	121%	
Stone Permits	2,250	2,000	(250)	89%	
Columbarium Services	5,600	-	(5,600)	0%	
Interest Earned	18,000	13,277	(4,723)	74%	
Sales of Lots	17,500	8,000	(9,500)	46%	
Transfer from Reserves	39,000	-	(39,000)	0%	
Transfer from General Fund	27,214	-	(27,214)	0%	
HILLCREST REVENUE	113,314	27,827	(85,487)	25%	

HILLCREST EXPENDITURES	TOTAL BUDGET	EXPENSE YTD	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
HILLCREST SALARIES AND BENEFITS	106,214	63,155	43,059	59%	
HILLCREST OPERATIONS	2,600	1,620	980	62%	
HILLCREST CAPITAL IMPROVEMENTS	4,500	-	4,500	0%	
HILLCREST EXPENDITURES	113,314	64,775	48,539	57%	

HILLCREST	TOTAL BUDGET	YEAR TO DATE	VARIANCE	% OF ACTUAL TO BUDGET	TREASURER/COUNCIL COMMENTS
REVENUES	113,314	27,827	85,487	24.6%	
EXPENSES	113,314	64,775	48,539	57.2%	
TOTAL HILLCREST		(36,947)	-	-32.6%	DIFFERENCE OF REVENUES LESS EXPENDITURES

This is subject to change



Town Manager's Report March 17, 2026

1. **After-Action Report: Winter Storm Fern:**

- Town resolved a number of water main and manhole issues resulting from a rapid thaw of the storm.
- 420 W. Main Street project is moving forward but slowed detection of underground water lines.
- Town staff conducted an after-action meeting to discuss ways to improve our response to weather events. Town to write Emergency Operations Plan.

2. **Water Main Project:**

Progressing to Fredericksburg Ave with the final tie into new line and some additional paving on West side of Town.

3. **Buckingham RR—203 Fredericksburg Ave – Water Tap**

Water tap installed with continued discussions on sewer tap alternatives.

4. **4th of July Planning:**

underway with EDA, Chamber and Town Staff. This is just one of the events in planning for more community events by the Community Events Committee.

5. **FY25-26 Budget**

While I am working on completing the FY24-25 audit with auditors and developing a preliminary FY26-27 Revenue/Expense forecast, staff will be contacting you to schedule committee meetings.