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**Town of Louisa
Monthly Meeting
August 15, 2023**

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Present: R. Garland Nuckols, Mayor; Danny Carter, John J. Purcell IV, Sylvia Rigsby, Vicky Harte, Council members; Jeff Gore, Legal Counsel; Elizabeth T. Nelson, Town Manager; Jessica M. Ellis, Clerk/Treasurer; Craig Buckley, Chief of Police; John Robins, Project Manager

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Absent: Jessi Lassiter, Vice-Mayor

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Also in Attendance: Daniel Lauro, Bond Counsel with Botkin Rose, PLC; Gary Deal, representative for Jefferson Home Builders Inc.; Marvin Hinchey and Angus McDonald of Hinchey & Baines, PLC; Roger Henry, town resident at 303 Cutler Avenue; Gary Morris, town resident at 308 Cardinal Road & Chief of the Louisa County Rescue Squad

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

Mayor Nuckols called the Louisa Town Council meeting to order at 6:01 p.m.

BUSINESS FROM THE FLOOR

Roger Henry, town resident at 303 Cutler Avenue, stood and spoke stating that recent comments made by a member of Council has forced him to speak publicly. Mr. Henry expressed that he felt the Council member should apologize and consider resigning for making the comment that Council would be responsible if someone loses their life as a result of flooding. He also stated that he felt that, as a matter of etiquette, a Council member should not discuss or vote on a matter that would benefit themselves, specifically referencing the FEMA insurance program. Mr. Henry went on to state that he felt the

1 focus of Council should be on the town’s future, including its growth
2 and the need for retaining and acquiring much needed employees.

3
4 Gary Morris, town resident at 308 Cardinal Road and Chief of the
5 Louisa County Rescue Squad, stood and spoke expressing his
6 gratitude for all of the town’s assistance over the years and stated
7 that he hopes that the rescue squad will be able to move back into
8 town.

9
10 **CONSENT AGENDA**

11
12 Mrs. Nelson noted that the bill list is higher than usual this month due
13 to: multiple water leaks; new valves at the sewer treatment plant; the
14 meter reading software; an invoices from the Louisa County Water
15 Authority for the optimization study (\$97,000).

16
17 Council member Carter made the motion to approve the amended
18 agenda. Council member Rigsby seconded the motion. The vote
19 went as follows: 4-0 in favor.

20
21 **PUBLIC HEARINGS**

22
23 **1) A public hearing to receive public comment and to consider**
24 **the adoption of a proposed resolution authorizing the issuance**
25 **by the town of an aggregate not to exceed \$1,402,000 general**
26 **obligation loan/ line of credit note (the “note”). The town would**
27 **use the proceeds of the note, together with other funds lawfully**
28 **available to the town, to provide interim financing to (i) acquire,**
29 **construct, rehabilitate, and equip various improvements to the**
30 **town’s water system and related facilities, including but not**
31 **limited to replacement and repair of water lines; and (ii) pay**
32 **costs of issuance in connection with the financing (the**
33 **“project”).**

34
35 Mayor Nuckols opened the public hearing at 6:12 pm asking if
36 there was anyone present that would like to speak for or against
37 the proposed resolution. Mrs. Nelson stated that no one had signed
38 up to speak and no written comments were received. Hearing no

1 further response, Mayor Nuckols closed the public hearing at 6:13
2 pm.

3
4 **2) A public hearing to receive public comment and to consider**
5 **the adoption of a proposed Resolution authorizing the issuance**
6 **by the Town of an aggregate not to exceed \$1,402,000 Town of**
7 **Louisa, Virginia Water Revenue Bond (the “Bond”). The Town**
8 **would issue the Bond to the United States of America, acting**
9 **through Rural Utilities Service, an Agency of the United States**
10 **Department of Agriculture (“RUS”), to pay capital costs,**
11 **including for the payment or reimbursement of principal and**
12 **interest accrued for interim financing, to (i) acquire, construct,**
13 **rehabilitate, and equip various improvements to the Town’s**
14 **water system and related facilities, including but not limited to**
15 **replacement and repair of water lines; and (ii) pay costs of**
16 **issuance in connection with the financing (the “Project”). The**
17 **Town would pledge water revenues to repay the Bond and**
18 **establish certain reserve accounts as required by RUS.**

19
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21 was anyone present that would like to speak for or against the
22 proposed resolution. Mrs. Nelson stated that no one had signed up
23 to speak and no written comments were received. Hearing no further
24 response, Mayor Nuckols closed the public hearing at 6:13 pm.

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34 **interest accrued for interim financing, to (i) acquire, construct,**
35 **rehabilitate, and equip various improvements to the Town’s**
36 **water system and related facilities, including but not limited to**
37 **replacement and repair of water lines; and (ii) pay costs of**
38 **issuance in connection with the financing (the “Project”). The**

1 **Town would pledge water revenues to repay the Bond and**
2 **establish certain reserve accounts as required by RUS.**

3
4 Mayor Nuckols opened the public hearing at 6:14 pm asking if there
5 was anyone present that would like to speak for or against the
6 consideration of PUD 2023-01 known as Laurel Ridge. Mrs. Nelson
7 stated Mr. Morris signed up to speak, and that written
8 correspondence was received by staff that will be read aloud by the
9 project manager, John Robins.

10
11 Gary Morris, 308 Cardinal Road and Chief of the Louisa Rescue
12 Squad, stood and stated that he was able to review the plans and
13 visit the future site of the development and spoke in support of the
14 project and proffers.

15
16 John Robins, Project Manager for the town, read aloud questions and
17 comments submitted by Kim Kelley-Wagner, town resident at 144
18 Jefferson Hwy.

19
20 At the conclusion of public comments, Mayor Nuckols closed the
21 public hearing at 6:21 pm.

22
23 **NEW BUSINESS**

24
25 **1) Discussion/Action: Resolution Authorizing a General**
26 **Obligation Note for the Interim Financing of the Town of**
27 **Louisa's Water Project**

28
29 Mrs. Nelson reported that all the financing documents were included
30 in the packet for review. She noted that Daniel Lauro, Bond Counsel,
31 was in attendance should there be any questions. Mrs. Nelson stated
32 the financing was put out for RFP and United Bank was chosen as
33 they had the most favorable terms.

34
35 Council member Harte questioned what we're fixing and what the
36 costs are that brings the total to \$1.4 million.

37
38 Council and staff responded stating that we are replacing four water
39 lines in town. The cost includes digging, line replacement, sidewalk

1 and street repair surrounding those lines, as well as legal fees. Mrs.
2 Nelson stated that the project only covers those four lines, and that
3 the town was informed by engineers that those particular lines were
4 in need of immediate attention.

5
6 Following the brief discussion, Council member Rigsby then made
7 the motion to move forward with the project by adopting the resolution
8 using United Bank for interim financing. Council member Carter
9 seconded the motion. The vote went as follows: 4-0 in favor.

10
11 **2) Discussion/Action: Resolution Authorizing a Water Revenue**
12 **Bond for the USDA Financing of the Town of Louisa's Water**
13 **Project.**

14
15 Mrs. Nelson reported that this is the same infrastructure project,
16 however, this is for the permanent financing with USDA for 4.25%.

17
18 Council member Purcell made the motion to adopt the water revenue
19 bond resolution for permanent financing. Council member Rigsby
20 seconded the motion. The vote went as follows: 4-0 in favor.

21
22 **3) Discussion/Action: Consideration of PUD 2023-01: A**
23 **Rezoning Application, Known as Laurel Ridge**

24
25 Gary Deal, Marvin Hinchey, and Angus McDonald gave a
26 presentation on a proposed development, known as Laurel Ridge.
27 The development will be a phased project over the next 7-10 years.
28 Mr. Deal spoke to the nature of the project while Mr. Hinchey, an
29 engineer, spoke to the layout of the development. Mr. McDonald
30 then spoke from an architectural standpoint about the structures and
31 the materials that will be used to build them. Mr. Deal and Mr.
32 Hinchey addressed questions from Council relating to: the use of
33 public space; road width; parking; sidewalks, State Route 33 turn
34 lanes, as well as garbage and recycling collection.

35
36 Following the presentation and a lengthy question/answer period,
37 Council member Harte made the motion to approve PUD 2023-01.
38 Council member Carter seconded the motion. The vote went as
39 follows: 4-0 in favor.

1
2 **4) Discussion/Action: Emergency Medical Transportation**
3 **Services Resolution**
4

5 Mrs. Nelson reported that Mr. Gore drafted a resolution based on Mr.
6 Breckenridge's request at the last Council meeting. Mrs. Nelson
7 stated that Mr. Breckenridge has reviewed the resolution and feels
8 that it will satisfy the application requirement. Mrs. Nelson noted that
9 there was no one present from Brittany's Transit Services to
10 speak/answer questions.

11
12 Mayor Nuckols stated that he had concerns with the company
13 actually responding to emergency calls and questioned if they would
14 be solely picking up patients within the town limits.

15
16 Council and staff then held a discussion wherein it was made clear by
17 legal counsel that the town would have no liability involved – should
18 they vote to approve the resolution.

19
20 Council member Purcell made the motion to approve the resolution of
21 support. Council member Harte seconded the motion. The vote went
22 as follows: Rigsby, against; Purcell, for; Carter, for; Harte, for (3-1 in
23 favor).

24
25 **5) Discussion/Action: Virginia Commission for the Arts –**
26 **Creative Communities Partnership Grant Award**
27

28 Mrs. Nelson reported that this grant (\$4500) is applied for and
29 awarded annually. She stated that this is a 50/50 match grant and
30 that, at this time, the town needs to acknowledge the grant and
31 accept and award the funds to the Arts Center.

32
33 Council member Rigsby made the motion to acknowledge, accept
34 and award the funds to the Arts Center. Council member Purcell
35 seconded the motion. The vote went as follows: 4-0 in favor.

36
37 **6) Discussion/Action: Town Entry Signs**
38

1 Mrs. Nelson gave an update on the new entryway signs. She
2 showed Council two different types of materials to choose from for
3 the construction of the signs while explaining the durability and cost
4 of both. Mrs. Nelson explained that the cost for the four signs would
5 be roughly \$20,000 and would need Council's authorization to
6 appropriate the funds from savings. She also stated that she would
7 discuss funding with the EDA as well.

8
9 Council member Carter made the motion to approve the black
10 material for the new signs and to appropriate \$20,800 from reserves
11 to cover the cost (\$5200 each). Council member Rigsby seconded
12 the motion. The vote went as follows: 4-0 in favor.

13 14 **STANDING COMMITTEE REPORTS**

15 16 **Streets & Sidewalk Committee:**

17
18 Mrs. Nelson reported that, in addition to the entryway signs, the
19 committee also discussed long-term parking issues at the town's
20 public parking lot on the corner of Main Street and Cutler Avenue.
21 Mrs. Nelson stated that people are parking vehicles as well as a food
22 truck on the premises for lengthy periods of time which compromises
23 parking spaces for Frostie's as well as patrons visiting businesses
24 and restaurants on Main Street. Mrs. Nelson informed Council that
25 they are working with the Chief on the matter and plan to post
26 signage informing people that the lot is for short-term parking.

27 28 **STAFF REPORTS**

29 30 **Police:**

31
32 Chief Buckley spoke on the following:

- 33
34
- 35 • National Night Out was very successful.
 - 36 • The Chief invited many of the participants of NNO to participate in the town's 150th celebration.

- 1 • The Chief has updated vacant position descriptions for the
2 department with the Chief's Association noting the upgrades to the
3 retirement plan which has resulted in more applications.
4 • The Chief also made mention of the quote he received for the new
5 police vehicle.
6

7 **Project Manager:**

8
9 Mr. Robins stated that he had nothing to add to his report.
10

11 **Legal Counsel:**

12
13 No report.
14

15 **Clerk/Treasurer:**

16
17 No report.
18

19 **Manager:**

20
21 Mrs. Nelson reported:
22

- 23 • The 150th celebration planning is coming along and September
24 30th will be here very soon. Mrs. Nelson asked Council to please
25 promote the event.
26 • Mrs. Nelson also reported that the EDA has requested a joint
27 meeting with Council.
28

29 **COMMUNICATIONS**

30
31 Mrs. Harte then made a motion to have Council consider joining the
32 FEMA flood insurance program, and hold a joint meeting with the
33 Planning Commission to discuss the matter. There was no second to
34 the motion made by Council member Harte, and after some
35 discussion amongst Council members and legal Counsel, the motion
36 failed. Council and staff resolved to follow up with Chris Coon with
37 the County of Louisa for any committee updates.
38

1 Council member Harte also took a moment to respond to comments
2 made during the Business from the Floor period regarding her focus
3 on flooding in her neighborhood instead of the town as a whole and
4 its future. Mrs. Harte stated that flooding in town is a big problem and
5 is what got her elected.

6
7 **ADJOURNMENT**

8
9 Council member Purcell made the motion to adjourn the meeting at
10 7:41 p.m. Council member Carter seconded the motion.

11
12
13 _____
14 Mayor

15 _____
Clerk