

Town of Louisa
Town Council Retreat
October 4, 2025

Present:

Matthew Kersey, Interim Mayor;
Vicky Harte, Vice-Mayor;
Roger Henry, Sylvia Rigsby, Council
members;
Stuart Turille, Town Manager

Also in Attendance:

Stephanie Dorman, Clerk;

Absent:

Danny Crawford, John J. Purcell IV

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

Mayor Kersey called the Louisa Town Council Retreat to order at 8:30 AM and led the Pledge of Allegiance.

INTRODUCTION: PURPOSE AND GOALS OF RETREAT

1. Come up with clear goals & vision for the Town.
2. Create a Town Manager Work Plan

LOUISA'S FUTURE VISION: WHAT DO WE WANT TO BE, BECOME AND BE KNOWN FOR?

3. Roger Henry: family oriented. Can enjoy life with family. Parks, walking, restaurants that you can walk to and from, and recreation
4. Vicky Harte: Heart of Louisa County. Wants to maintain viability of Town and keeping it the heart of the County. Becoming sustainable and for the Police Department to have proper manpower.
5. Roger Henry: Town needs grocery stores and emergency care centers
6. Sylvia Rigsby: family oriented, rural, peaceful, quite life outside of work. Known for the history of the Town.

7. Matthew Kersey: Agriculture base. Opportunities to bring people into Town, including jobs and recreation. 2x2 meetings with the County.

SWOT (STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS) ANALYSIS:

1. Strengths

- Parks
- Art Center
- Proximity to national bike trail

2. Weaknesses

- Roger Henry: Grocery Stores, Abandon buildings, Code enforcement, lighting in alley way behind Main Street
- Vicky Harte: Piping infrastructure, acting on emergent basis, replacing pipes that are incorrectly leveled, aging infrastructure.
- Sylvia Rigsby: Sewer grading.
- Roger Henry: Sewer pump station reaching end of life, Town Buildings.
- Vicky Harte: Bathrooms at our parks.
- Roger Henry: Showing citizens what taxes are going towards
- Connectivity (Internet)
- Water run off

3. Opportunities

- Vicky Harte: leasing fireman fairgrounds, venue for hosting events like Ag fair, etc.
 - Sylvia Rigsby: Would like a plan for land and terms before entering into a lease.
- Vicky Harte: Civil War waking path could attract tourism. Could include Oakland Cemetery in walking path.
- Buckingham Railroad:
 - Roger Henry: have fair grounds tie into shopping and eating here.
 - Vicky Harte: Sales from the 2 hour dinners and ABC license would result in revenue for the Town.
 - Sylvia Rigsby: destination event because of the Polar express theme. Potential to work in Civil War stops. Shopping opportunity.
 - Rail System: Potential to bring in manufacturers.
- Additional Tourism
 - UVA research firms.

4. Threats

- Vicky Harte: Traffic flow from development.

- Roger Henry: Pump Station reaching end of life.
- Vicky Harte: Flooding zone and FEMA involvement.
- Roger Henry: taking care of roads and gaps in sidewalks.
- Matthew Kersey: growth and crime rate increase.
- Vicky Harte: Higher than average crime rate. Relying on County for policing.
- Vicky Harte: Water run-off and inadequate infrastructure

IMPACTS OF FUTURE DEVELOPMENT:

1. Traffic/Transportation

- Traffic Study and traffic management for incoming development.
 - Manager will look at financial impact.

2. Infrastructure

3. Housing and population density

COMPREHENSIVE PLANNING:

1. Land use

- Historic overlay
 - Roger Henry: - Rezoning preventing destruction of historic homes
 - Matthew Kersey: - Residential v. Commercial zoning for houses used as businesses and vice versa. Spot zoning for home-based businesses.
- Regulations for short-term rentals
- Annexation
 - The Town needs to know the cost benefits before looking into this option.
 - Expands tax base for commercial properties.
- Flooding
 - County properties are causing a flooding impact to Town properties.

2. Economic Development:

- Technology Overlay District could bring small scale manufacturing, Software, tech school, etc.
 - Benefits from both the State and Federal government for having a Technology Overlay District.
 - Could bring a mix of professional businesses and commercial properties

1
2 **3. Downtown**

- 3 ○ More events like National Night Out that are community based.

4 **4. Tourism**

- 5 ○ Trains
6 ○ Battlefield
7 ○ Center points from Charlottesville and Richmond.

8 **5. Professional, knowledge-based and small-scale manufacturing**

9 **6. Recreation**

- 10 ○ Fireman Fair Grounds
11 ○ Henson building
12 ○ Is there a need for a Community Building?

13 **7. Water-Sewer-Stormwater Infrastructure/Capital improvement program**

14
15 **ORGANIZATIONAL HOUSEKEEPING:**

- 16 ○ Committee Assignments
17 ○ Process from Committee to Agenda
18 ▪ Committees to be advisory.
19 ▪ Town Manager will take committee recommendations to Council.
20 ○ Agenda deadlines
21 ▪ Agendas sent to Council one week in advance.
22 ▪ Two weeks prior, email to council asking what they would like on the
23 agenda.
24 ○ Town Manager/Council roles
25 ▪ Town Manager handles all operations.
26 ▪ Council to work through Town Manager

27
28
29 **FINANCIAL:**

- 30 ○ Complete ARPA funds use – deadline for project obligations?
31 ▪ 2024: funds needed to be allocated.
32 ▪ 2026: funds need to be used
33 ○ Other Additional sources/revenue analysis
34 ▪ Town Manager will conduct a Revenue Analysis
35 • Building permits
36 ○ Tourism, new train
37 ○ Grants

- Need Capital Improvements Plan and then apply for grants based on the plan.

- Annexation

RELATIONSHIPS: BUILDING ADVOCACY FOR OUR INTERESTS

Local/Regional/State/Federal

- Local:

- Louisa First
- Chamber of Commerce

- County

- EDA
- Planning Commission
- Parks and Recreation

- State

- Grants

SUMMARIZE ACTION ITEMS & ADJOURN

Vision Statements:

1. Town of Louisa is a small town that maintains quality and charm for businesses and families, for today and tomorrow, as the heart of Louisa County.
2. Town will plan for Growth in a proactive way that will protect and preserves the tranquility quality of life.
3. Town will be leaders in planning for economic development in a proactive way that protects the quality of life.
4. Town will be leaders in planning for economic development as the heart of the County, conductivity, and cultural activities.
5. Small town community valuing local spirit by providing activities for all ages, as a pedestrian and bikeable area with conductivity.
6. The Town will be a leader in promoting economic development, promoting vitality, for entrepreneurs, local employment and businesses, offering opportunity for manufacturing and creating jobs for young families.
7. Town will be open, transparent, and data driven to offer clear understanding of value provided for tax dollars.
8. Government will be a performance driven organization, producing data to offer clear performance measures, for understanding of value of citizens tax dollars.

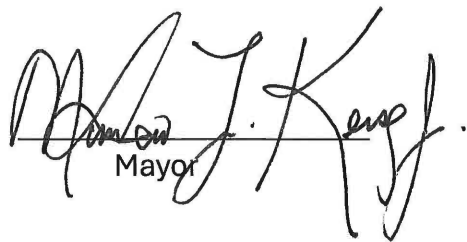
9. Town with a modern, resilient, and viable infrastructure suitable to maintain future growth and protect current citizens and provide communication with citizens on system maintenance.

10. Active, engaged government that is involved with local, state, and federal authorities and other stakeholders to promote wellbeing of the town.

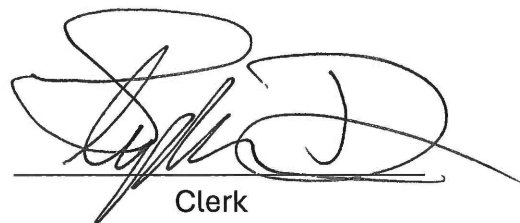
11. Community offering safe and clean haven for citizens and visitors.

12. Strive to provide walkable and bikeable are that is connected to downtown to promote community spirit.

ADJOURNMENT



Mayor



Clerk