

# 194

Augusta Water  
Regular Board Meeting, Thursday, May 28, 2026, at 1:30 p.m.  
Field Operations Training Room

PRESENT: Andrew C. Middleton, Chairman, North River District  
Garry R. Gordon, Vice Chairman, Middle River District  
Harvey Almarode, South River District  
Allen Dahl, Beverley Manor District  
Matthew Egeli, Wayne District  
Phil Martin, Executive Director  
Brent Canterbury, Treasurer  
Jean Marshall, Board Secretary  
Randall Perdue, Legal Counsel

ABSENT: Michael L. Shull, Riverheads District  
Timothy Simmons, Pastures District

\* \* \* \* \*

## CALL TO ORDER

The Chairman called the meeting to order at 1:31p.m.

\* \* \* \* \*

## ADOPTION OF AGENDA

Mr. Martin requested Item 11, Closed Session be changed to become Item 7, with all other items following subsequently. Mr. Egeli moved, seconded by Mr. Dahl to approve the revised Agenda.

Vote was as follows:

Yeas: Middleton, Gordon, Almarode, Dahl, and Egeli  
Nays: None

Motion approved.

\* \* \* \* \*

## APPROVAL OF MINUTES

### **1. April 16, 2026 Regular Board Meeting**

Mr. Gordon moved, seconded by Mr. Almarode to approve the Minutes of the Regular Board Meeting of April 16, 2026, which were sent to the members prior to this meeting.

Vote was as follows:

Yeas: Middleton, Gordon, Almarode, Dahl, and Egeli  
Nays: None

Motion approved.

Regular Board Meeting, Thursday, May 28, 2026, at 1:30 p.m.

## 2. May 8, 2026 Executive Committee Meeting

Mr. Gordon moved, seconded by Mr. Egeli to approve the Minutes of the Executive Committee Meeting of May 8, 2026, which were sent to the members prior to this meeting.

Motion was approved by voice vote.

\* \* \* \* \*

### MATTERS PRESENTED BY THE PUBLIC

Ben Zimmerman of 120 Lee Highway, Verona, VA expressed his concerns regarding the recent purchase of Seawright Springs by Augusta Water. Mr. Zimmerman reminded the Board members of the history of the springs, as well as the claim of the springs having medicinal properties. He is concerned Augusta Water will not allow those who have been collecting water from Seawright Springs for many years to continue to do so. He urged the Board not to change the public access to the springs. Mr. Zimmerman believes individuals who have accessed the springs over a long period may have acquired a prescriptive easement and would strongly oppose any attempt by Augusta Water to alter or restrict access.

Mendy Lawrence of 104 Seawright Road, Mt. Sidney, VA stated she grew up in the community at Mt. Pisgah and has a lot of attachment to Seawright Springs. She reiterated Mr. Zimmerman's comments concerning the great historical significance of the springs. She and her husband currently own the property adjacent to Seawright Springs. They are concerned how the spring, which currently feeds their home, will hold up if Augusta Water begins taking in large amounts of water from it. They are also concerned about the land adjacent to their property being developed in the future. She discouraged development of the property for housing and encouraged the Board to consider putting the property into a conservation or historical easement. She asked the Board to consider the continuation of allowing public access to the springs. Another concern she mentioned is a rather large sink hole above the springs, which is full of trash.

Ben Cash of 288 Old Goose Creek Road, Fishersville, VA stated he and his wife own two lots identified on the tax map he provided as Tax Map 66-74 and 66-74B. He built his current home on Tax Map 66-74B in 2002, at which time he connected to county sewer. Because public water is not available to his property, he was required to drill a well; in 2023, the well went dry. Instead of drilling a new well, Mr. Cash was able to purchase an easement from neighboring property owners in order to install a 1200' water line so he could connect to county water. The water connection served both his house and his barn. In 2025 Mr. Cash applied for and was granted a Special Use Permit from Augusta County to turn 1200 square feet of the barn into an Airbnb. William Monroe, Director of Engineering at Augusta Water, contacted Mr. Cash to inform him the house and the barn had to be within 50' of each other to be served by the same meter. The option to purchase an easement to install an additional 1200' waterline to service the barn is no longer available. Mr. Cash suggested the possibility of placing a deed restriction on the property identified as Tax Map 66-74B in order to prohibit the parcel from being subdivided in the future and eliminating the potential of two dwellings on one meter. Mr. Cash also asked the Board for any options they may have for providing water to the barn.

Mr. Dahl asked Mr. Cash to confirm the meter to his property is on Greenview Drive. Mr. Cash confirmed the easement for the private line starts on Greenview Drive and crosses Garland Easter’s property, which is parallel to Mr. Cash’s property.

Mr. Martin stated the Airbnb has the potential to become a dwelling and could be sold. Having two dwellings on the same meter is a concern. Mr. Martin is uncertain about the legalities of a deed restriction.

Mr. Dahl stated, a deed restriction would be found during a title search, should the property ever be for sale. He also stated, if the only concern is about a future subdivision of the property, there should be a way to resolve this issue for Mr. Cash.

Mr. Egeli stated the deed restriction is a fine suggestion and agrees it would definitely show up in a title search.

Dr. Middleton thanked Mr. Cash for bringing his concerns to the Board, and stated the Board and Staff will consider his request.

\* \* \* \* \*

CLOSED SESSION- 2.2-3711(A)(8)

Mr. Gordon moved, seconded by Mr. Egeli to go into Closed Session Pursuant to Virginia Code 2.2-3711(A)(8), consultation with Augusta Water counsel, regarding specific legal matters regarding the recent acquisition of the Seawright Springs property which require the provision of legal advice by such counsel.

\*Note: Mr. Almarode was not present for this vote.

Vote was as follows:

Yeas: Middleton, Gordon, Dahl, and Egeli  
Nays: None

Motion approved.

Mr. Gordon moved, seconded by Mr. Dahl to come out of Closed Session.

Vote was as follows:

Yeas: Middleton, Gordon, Almarode, Dahl, and Egeli  
Nays: None

Motion approved.

Board members were requested to certify only matters pursuant to Virginia Code §2.2-3711(A)(8) were heard, discussed or considered. Members certifying were Middleton, Gordon, Almarode, Dahl, and Egeli.

Regular Board Meeting, Thursday, May 28, 2026, at 1:30 p.m.

EXECUTIVE DIRECTOR’S HIGHLIGHTS

Mr. Martin pointed out in the Highlights the supply issue with Augusta Water’s fluoride supplier, Shannon Chemicals, who recently informed Staff they are unable to acquire Fluoride. Univar, Augusta Water’s second low bidder for the contract to purchase fluoride also indicated to Staff they are rationing their supply due to the inaccessibility of it. Augusta Water currently has enough fluoride to last approximately three weeks, at which time Univar may be able to send a supply of it. Mr. Martin explained because there are no requirements to fluoridate drinking water, he has instructed Ron Elkins, Director of Treatment Operations, to reduce the feed rate of fluoride by half. Mr. Martin stated due to the fact fluoride is becoming difficult to obtain, it may be a good time to consider eliminating it from the drinking water.

Dr. Middleton asked if we need to notify Augusta Water customers that the fluoride levels are being decreased.

Mr. Martin stated notification in the decrease of fluoride is not required. If fluoride is eliminated completely from the water, Staff would be required to notify Virginia Department of Health.

After further discussion regarding the use of fluoride and whether it should be eliminated from the water supply, Dr. Middleton suggested the Legal Committee look in to the legality of eliminating it.

There were no other questions by the Board members.

\* \* \* \* \*

PROGRESS REPORT

The April Progress Report was included in the Board packets and was reviewed with the Board. There were no questions by the Board members.

\* \* \* \* \*

COMMITTEE REPORTS

There were no reports given by the Committee’s.

\* \* \* \* \*

FY-27 PROPOSED BUDGET

Mr. Canterbury gave a PowerPoint presentation on the FY-27 proposed budget and stated no changes have been made since the April meeting.

There being no discussion by the Board members regarding the FY-27 proposed budget, Mr. Egeli moved, seconded by Mr. Gordon to authorize Staff to advertise the proposed rate

Regular Board Meeting, Thursday, May 28, 2026 at 1:30 p.m.

schedule and to set a Public Hearing to coincide with the June 18, 2026 Board of Directors meeting.

Vote was as follows:

Yeas: Middleton, Gordon, Almarode, Dahl, and Egeli  
Nays: None

Motion approved.

\* \* \* \* \*

BOARD COMMENTS

There were no comments by the Board members.

\* \* \* \* \*

ADJOURNMENT

There being no further business, Mr. Gordon moved, seconded by Mr. Egeli to adjourn the meeting at 3:48 p.m.

Vote was as follows:

Yeas: Middleton, Gordon, Almarode, Dahl, and Egeli  
Nays: None

Motion approved.

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Chairman