



# COUNTY OF LOUISA

## MEMORANDUM

TO: Board of Supervisors

FROM: Chris Coon, Deputy County Administrator

DATE: March 30, 2026

RE: Budget Supplement and Land Acquisition for Future Landfill Cell Development

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### **Purpose**

The purpose of this memorandum is to request Board of Supervisors approval of a budget transfer and supplement, as outlined in the attached resolution, and authorization for staff to proceed with the acquisition of approximately 450 acres adjacent to the County landfill for future landfill cell development.

### **Background**

Louisa County's landfill is a critical public facility that supports residential, commercial, and industrial growth. As the County continues to grow, landfill usage has increased, requiring long-term planning to ensure continued disposal capacity.

Recent trends indicate:

- Waste intake has increased beyond historical averages, approaching approximately 29,000 tons annually
- Existing landfill cells are projected to reach capacity within approximately five years
- Planned future cells are expected to extend operations into the early 2060s, though this timeline has shortened due to increased waste volumes

Landfill expansion requires significant long-term planning. Regulatory requirements typically necessitate approximately 20 years of advance planning, plus additional time for permitting and approvals. This extended timeline requires the County to act proactively to secure land for future expansion.

### **Contract Status and Due Diligence**

On December 1, 2025, the Board authorized staff to enter into a Purchase and Sale Agreement for property adjacent to the existing landfill and approved a \$500,000 deposit, which will be applied toward the total purchase price.

Key contract provisions include:

- Purchase price of \$9,000 per acre
- Minimum acquisition of 450 acres
- Closing to occur no later than April 15, 2026
- A due diligence period extending through closing, allowing the County to evaluate site suitability for permitting and development

The agreement provides the County the ability to terminate the contract prior to the expiration of the due diligence period; however, portions of the deposit become non-refundable over time on a monthly basis.

As the County approaches the end of the due diligence period, the Board must determine whether to proceed with closing or terminate the agreement.

### **Technical Evaluation**

The County's consultant, LaBella Associates, conducted a preliminary evaluation of the subject properties.

Key findings include:

- No fatal flaws identified that would prevent landfill expansion
- Geological conditions consistent with the existing landfill
- Environmental features such as wetlands can be accommodated through design and buffering
- Approximately 200 acres of usable landfill area, providing an estimated 200-250+ years of additional landfill capacity

### **Proposed Acquisition**

The proposed acquisition includes:

- Approximately 450 acres adjacent to the existing landfill
- Purchase price of \$9,000 per acre
- Total purchase cost of \$4,050,000
- A \$500,000 deposit already paid, which will be applied toward the purchase price

This acquisition represents a strategic opportunity to expand landfill capacity at the current location, avoiding the need to identify and permit a new landfill site, which would be significantly more complex, costly, and uncertain.

### **Financial Summary**

Funding for the acquisition is proposed as follows:

- Available in New Cell Development Capital Project: \$1,380,478.42
- Transfer from Landfill Closure Capital Project: \$1,894,200
- General Fund Balance Supplement: \$275,321.58

This approach maximizes the use of existing landfill-related capital funding while minimizing the impact on the General Fund.

**Recommendation:**

Staff recommends that the Board of Supervisors:

1. Approve the Resolution attached, and
2. Authorize staff to proceed with the acquisition of the adjacent land included in the Purchase and Sale Agreement approved on December 1, 2025

This action will secure long-term landfill capacity, maintain local control of waste management, and position the County to meet future service demands in a fiscally responsible manner.