



SOUTH HILL TOWN COUNCIL
REGULAR MEETING MINUTES
MONDAY, JUNE 8, 2026, 7:00 P.M.

The regular monthly meeting of the South Hill Town Council was held on Monday, June 8, 2026, at 7:00 p.m. in the temporary Council Chambers of the South Hill Town Hall located at 111 E. Danville Street, South Hill, Virginia 23970.

I. OPENING

Honorable Mayor Mike Moody called the regular meeting to order at 7:00 p.m. Mayor Moody called upon Clerk of Council Leanne Feather to call the roll, which was as follows:

A. Council Members

Randy Crocker
Ashley Hardee
Carl Sasser, Jr.

Lillie Feggins-Boone
Gavin Honeycutt
Michael Smith

Jenifer Freeman-Hite
Delores Luster

B. Staff in Attendance

Keli Reekes, Town Manager
Ryan Durham, Chief of Police
Dahlis Morrow, Dir. of Fin. and Admin.

C. J. Dean, Dir. of Municipal Services
Leanne Feather, Admin. Asst./Clerk
Jesse Bausch, Town Attorney Services

II. APPROVAL OF AGENDA

A motion was made by Vice Mayor Honeycutt, second by Councilor Luster, to approve the agenda for June 8, 2026. The motion carried unanimously.

III. CITIZENS TO ADDRESS COUNCIL

At this time, the following citizens addressed Council:

- **Wade Crowder** raised concerns regarding Council responsibilities, the status of Nicks Lane, the need for additional asphalt patching throughout Town, and the Town's responsibility when tenants default on water bills. He also expressed appreciation for Town staff.
- **Glenn Hudson**, a property owner in Town, expressed appreciation for a recent meeting between local landlords and Town staff regarding responsibilities when tenants default on water bills. He stated that he believes the Virginia Code is open to interpretation and unfair to property owners.
- **Paul Duffer** expressed concern regarding Council's lack of interaction with citizens during public comment and shared concerns about landlord responsibilities when tenants default on water bills.

Mayor Moody stated that the Citizens to Address Council portion of the meeting is intended as an opportunity for Council to listen to citizens' comments. He noted that policies limiting interaction and setting time restrictions are in place to maintain an efficient meeting flow.

IV. PUBLIC HEARINGS

A. Acquisition of Right of Way and Easements for Dockery Creek Sewer and Route 58 Bypass Utility Projects

Director of Municipal Services C. J. Dean reported that notice of a public hearing was published regarding a proposed resolution to authorize condemnation proceedings, if necessary, for property needed for the Dockery Creek Sewer Project and Route 58 Bypass Utility Project, including parcels 19837, 35450, and 19477.

Mr. Dean opened the Public Hearing:

- Wade Crowder asked whether the Town intended to acquire property from affected landowners by force.
- Glenn Hudson asked for clarification regarding location.

Mr. Dean closed the Public Hearing.

Discussion included Mr. Dean requesting a revision to the resolution date to reflect the meeting date, clarifying that the easement is needed to maintain Town infrastructure, noting the project will not impact property development, and stating that negotiations with property owners have been ongoing for several months.

A motion was made by Vice Mayor Honeycutt, second by Councilor Feggins-Boone, to approve the resolution authorizing acquisition of right-of-way and easements for the Dockery Creek Sewer and Route 58 Bypass Utility Projects, with the date revised to reflect the meeting date. The motion carried unanimously.

V. ADMINISTRATIVE REPORTS

A. Consent Agenda

1. Minutes

a. May 11, 2026

2. Monthly Financial Report

Director of Finance and Administration Dahlis Morrow submitted the financial report as follows:

Petty Cash	\$700.00
Checking Accounts	\$5,148,310.12
Investments	\$29,860,557.12
Restricted/Committed Funds	\$1,419,206.02
Total of all Funds	\$36,428,773.26

A motion was made by Councilor Feggins-Boone, second by Councilor Hardee, to approve the Consent Agenda. The motion carried unanimously.

B. Items for Approval

1. Town Manager Report

a. Resolution to Dissolve Economic Incentive Grant Agreement

Town Manager Keli Reekes reported that a resolution was presented to discontinue the Economic Incentive Grant Agreements related to Microsoft's data center operations, effective July 1, 2026, following adoption of a revised tax structure and agreement among all parties for FY 2026 – 2027.

A motion was made by Councilor Hardee, second by Councilor Freeman-Hite, to approve the resolution regarding the economic incentive agreements. The motion carried by roll call vote as follows:

Councilor Crocker – Aye	Councilor Feggins-Boone – Aye
Councilor Freeman-Hite – Aye	Councilor Hardee – Aye
Vice Mayor Honeycutt – Aye	Councilor Luster – Aye
Councilor Sasser – Aye	Councilor Smith – Aye

b. Sewer Agreement

Mrs. Reekes reported that, following discussions in closed session, an agreement was presented to allow the Town to complete sewer line repairs adjacent to Town Hall at a cost not to exceed \$20,000, including a release of liability from the property owner.

A motion was made by Vice Mayor Honeycutt, second by Councilor Luster to approve the sewer agreement and authorize the Town Manager or her designee to sign all related documents.. The motion carried by roll call vote as follows:

Councilor Crocker – Aye	Councilor Feggins-Boone – Aye
Councilor Freeman-Hite – Aye	Councilor Hardee – Aye
Vice Mayor Honeycutt – Aye	Councilor Luster – Aye
Councilor Sasser – Aye	Councilor Smith – Aye

Concluding her report, Mrs. Reekes presented drawings of the proposed gateway and wayfinding signs, noting the project was approved at the May 11, 2026 regular meeting.

2. Director of Municipal Services Reports

a. FY27 – FY29 Fuel Bid Award

Mr. Dean reported that Parker Oil Company submitted the low bid for fuel supply for FY27–FY29, with pricing unchanged from the prior year across all categories. Parker Oil Company was the only bid received.

A motion was made by Councilor Hardee, second by Vice Mayor Honeycutt to award the fuel contract to Parker Oil Company, Inc. Councilor Smith abstained due to a conflict of interest. The motion carried by roll call vote as follows:

Councilor Crocker – Aye	Councilor Feggins-Boone – Aye
Councilor Freeman-Hite – Aye	Councilor Hardee – Aye
Vice Mayor Honeycutt – Aye	Councilor Luster – Aye
Councilor Sasser – Aye	

b. Rt. 58 Sewer Extension Project Contract A

Mr. Dean reported that Haymes Brothers, Inc. submitted the low bid of \$6,493,450 for the Route 58 Bypass Sewer Extension Project Contract A, with additional bids received from four other firms.

Discussion included Mrs. Reekes noting that the water portion of the project is fully funded by Microsoft and that \$12 million is budgeted for the sewer portion.

A motion was made by Councilor Freeman-Hite, second by Councilor Freeman-Hite, to award the Route 58 Bypass Sewer Extension Project Contract A to Haymes Brothers, Inc. in the amount of \$6,493,450 and to authorize the Town Manager or her designee to sign all related documents. The motion carried by roll call vote as follows:

Councilor Crocker – Aye	Councilor Feggins-Boone – Aye
Councilor Freeman-Hite – Aye	Councilor Hardee – Aye
Vice Mayor Honeycutt – Aye	Councilor Luster – Aye
Councilor Sasser – Aye	Councilor Smith – Aye

c. Rt. 58 Bypass Water and Sewer Extension Project Contract B

Mr. Dean reported that Concrete Foundations, Inc. submitted the low bid of \$8,039,639 for the Route 58 Bypass Water and Sewer Extension Project Contract B, with multiple bids received.

Discussion included Mr. Dean clarifying that the two projects will run concurrently from the same starting point in opposite directions which will minimize conflict, and that bid awards are governed by Virginia procurement regulations.

A motion was made by Vice Mayor Honeycutt, second by Councilor Hardee, to award Contract B of the Route 58 Bypass Water and Sewer Extension Project to Concrete Foundations, Inc. in the amount of \$8,039,639 and to authorize the Town Manager or her designee to sign all related documents. The motion carried by roll call vote as follows:

Councilor Crocker – Aye	Councilor Feggins-Boone – Aye
Councilor Freeman-Hite – Aye	Councilor Hardee – Aye
Vice Mayor Honeycutt – Aye	Councilor Luster – Aye
Councilor Sasser – Aye	Councilor Smith – Aye

3. Police Department Report

a. Adoption of Ordinance for South Hill Police Department: Title 46.2 And Article Two, 18.2-266 –18.2-273, Code of Virginia of 1950 as Amended

Chief Durham presented Council with the South Hill Police Department's annual ordinance amendments to be adopted by the General Assembly. He requested Council adopt the ordinance incorporating the legislative changes to Title 46.2 and Article Two, 18.2-266 - 18.2-273, Code of Virginia of 1950 as Amended.

A motion was made by Councilor Feggins-Boone, second by Councilor Luster, to approve the ordinance amendments. The motion carried unanimously.

C. Reports to Accept as Presented

For efficiency, the following reports for May 2026 were presented as a group to accept as presented.

1. Police Report

Chief of Police Ryan Durham submitted the monthly police report. He reported there were 291 Activity incidents, 47 reportable criminal offenses, 612 calls for service, and \$1,412 in property recovered. Administrative news was shared.

2. Municipal Services Report

C.J. Dean submitted the Municipal Services report updating Council that milling and repaving are underway, and several utility projects are in progress or nearing completion over the next 30 days, with some minor weather-related delays. Additional projects are advancing through construction and easement acquisition, including major water and sewer expansions scheduled to begin in July 2026.

3. Parks, Facilities and Grounds

Jason Houchins submitted the Parks, Facilities and Grounds report, noting that the team is preparing to host the 2026 Dixie Boys State Tournament beginning June 26, while Town Hall renovation work continues on schedule with completion expected in early August.

4. Code Compliance Report

a. Report of Activity

David Hash submitted the report of activity as follows:

Inspections Completed	58
Permits Issued	43
Fees Collected	\$4,563.29
UEZ Exemption	\$0
Rehab Exemption	\$554.91
General Exemption	\$3,861.68
Work Value	\$1,827,911.99

New business licenses in the Town of South Hill in May 2026:

Southern Pine Realty Solutions	110 N. Mecklenburg Ave	Real Estate Sales
Russell Lee Gosney	413 Jeffreys Lane	Door Dash
Creations by Kristen, LLC	1111 Valley Rd.	Wooden Door Signs
Delilah's Deals	935 W Atlantic St.	Flea Market Vendor
Currin's Art Corner	935 W Atlantic St.	Flea Market Vendor

b. Dilapidated Properties

Along with the list of completed dilapidated properties, a report on the status of approximately 45 dilapidated properties was also presented.

5. Business Development Report

Brent Morris submitted the Business Development report, noting that staff continues to advance business development efforts through incentive programs, business outreach, and collaboration with local organizations. Planning is underway for Sparks in the Park and Hometown Christmas, while staff also works on signage design, potential property acquisitions, and engaging prospective businesses for future investment.

6. Human Resources Report

Kristine Martin submitted the Human Resources report, , noting a significant increase in health insurance costs for FY 2026–2027, positive feedback on the Town’s safety practices following a recent review, and ongoing recruitment for open positions.

A motion was made by Vice Mayor Honeycutt, second by Councilor Luster to approve the reports as presented. The motion carried unanimously.

VI. APPOINTMENTS

A. South Hill Industrial Development Authority

A motion was made by Councilor Smith, second by Councilor Freeman-Hite, to reappoint Steven Creedle to the South Hill Industrial Development Authority for a four-year term beginning June 9, 2026, and ending June 8, 2030. The motion carried unanimously.

B. Roanoke River Service Authority

A motion was made by Councilor Feggins-Boone, second by Councilor Luster, to reappoint Michael Smith to the Roanoke River Service Authority for a three-year term beginning July 1, 2026, and ending June 30, 2030, and to appoint Carl Sasser as an alternate for a term beginning July 1, 2026 and ending June 30, 2030. The motion carried unanimously.

C. Board of Zoning Appeals

A motion was made by Councilor Feggins-Boone, second by Councilor Hardee, to reappoint Joseph Cappaert to the Board of Zoning Appeals for a five-year term beginning July 11, 2026 and ending July 10, 2031, and Mike Sparkman for a five-year term beginning August 9, 2026 and ending August 8, 2031. The motion carried unanimously.

VII. OTHER BUSINESS

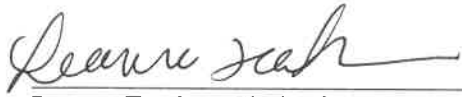
Vice Mayor Honeycutt thanked Mayor Moody for clarifying the policy for citizens to address Council, outlined the distinction between Council and staff responsibilities, commended the streets crew, and expressed concern about shifting unpaid tenant water bill costs to taxpayers rather than property owners.

VIII. ADJOURNMENT

There being no further business matters before the South Hill Town Council, Mayor Moody adjourned the meeting at 7:44 p.m.

VALIDATION

Minutes approved this 13th day of July, 2026.



Leanne Feather, Clerk of Council



W.M. Moody, Mayor

**RESOLUTION OF THE TOWN OF SOUTH HILL
AUTHORIZING ACQUISITION OF RIGHT OF WAY AND EASEMENTS FOR
DOCKERY STREET SEWER AND ROUTE 58 BYPASS UTILITY PROJECTS**

WHEREAS, it is necessary for the Town of South Hill (hereinafter, “the Town”) to acquire fee simple right of way and associated easements by purchase or eminent domain from various owners as shown in the lists attached hereto as Exhibits 1-A and 1-B to this Resolution, for the purpose of constructing a new sewer line serving the Town known as the Dockery Street Sewer Project and water and sewer line improvements known as the Route 58 Bypass Utility Project, each as shown on the plans attached as Exhibits 2-A and 2-B to this Resolution (together, “the Property”); and

WHEREAS, acquisition of the Property constitutes a public use and serves a public purpose for water and sewer utilities within the Town of South Hill; and

WHEREAS, Virginia Code Sections 15.2-1901 and 15.2-1901.1 give the Town the power to exercise the right of eminent domain if the Town is unable to purchase property rights after making a good faith offer or under certain other circumstances; and

WHEREAS, the Town needs to acquire the Property using the “quick take” method set out in Chapter 3 of Title 25.1, Code of Virginia, if acquisition by purchase is unsuccessful after a bona fide effort to purchase;

NOW, THEREFORE, BE IT RESOLVED by the Town Council meeting in regular session this 8th day of June, 2026:

1. That the adoption of this Resolution constitutes the Town’s certification that the acquisition of the Property has been reviewed by the condemnor for purposes of complying with Virginia Code § 1-219.1 and that the acquisition of the Property is for a public purpose,

namely for the possession, ownership, occupation, and enjoyment of the Property by the public as water and sewer lines;

2. That the Town does hereby authorize the Town Manager to make offers for purchase of the Property to the owners thereof in amounts which represent the fair market value of that owner's portion of the Property, as determined according to law, and to negotiate with the property owners, making a bona fide effort to purchase their interests. The Town Manager is authorized to adjust the exact amount of land needed for the acquisition and the final grading of such Property through negotiations;

3. That, if the offer to purchase is not accepted after a bona fide effort to purchase, the Town hereby authorizes the Town Attorney to petition the appropriate court in the name of the Town for condemnation of the Property or portions thereof which have not been sold to the Town;

4. That the Town authorizes its Town Manager to verify by affidavit any petition required to be filed for condemnation and authorizes its Mayor and Treasurer to execute a certificate of taking relating to the Property, pursuant to Virginia Code §§ 15.2-1904(D) and 25.1-305(A)(2) (a "quick take"); and

5. That the Town authorizes the payment into the court of the offered payment for the Property upon the owner's filing of a petition for payment under Virginia Code § 25.1-310.

BY ORDER OF THE COUNCIL



Mike Moody, Mayor

Attest:



Leanne Feather, Town Clerk

**RESOLUTION OF THE TOWN OF SOUTH HILL
REGARDING ECONOMIC INCENTIVE AGREEMENTS**

WHEREAS, the Town of South Hill, Virginia (“Town”), the Industrial Development Authority of the Town of South Hill, Virginia (“IDA”), and Mecklenburg County, Virginia (“County”) entered into certain Economic Incentive Grant Agreements dated January 22, 2021, and October 8, 2021 (collectively, the “Agreements”) related to property owned and operated by Microsoft Corporation (“Microsoft”); and

WHEREAS, pursuant to the Agreements, the Town agreed to appropriate and remit to the IDA amounts equal to tax revenues received by the Town from Microsoft, for the purpose of providing economic incentive grants to Microsoft; and

WHEREAS, the Agreements further contemplate the sharing of certain County tax revenues with the Town and subsequent remittance through the IDA to Microsoft; and

WHEREAS, the Town, County, IDA, and Microsoft have engaged in discussions regarding the structure and administration of these Agreements and have reached a mutual understanding regarding a revised approach; and

WHEREAS, all parties are in agreement that the Agreements should be discontinued and replaced with an alternative structure that better supports community engagement; and

WHEREAS, the Town Council has determined that, in lieu of continuing the Agreements, it is in the best interest of the Town to implement a reduction in the data center personal property tax rate applicable within the Town;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of South Hill, Virginia, that:

1. The Town hereby affirms its intent to terminate, discontinue, and cease participation in the Agreements, consistent with the mutual understanding of all parties.
2. The Town Council acknowledges that this action is taken in coordination with the County, the IDA, and Microsoft, and reflects a shared agreement to transition away from the existing incentive structure.
3. The Town Council affirms that any prior appropriations contemplated under the Agreements shall be discontinued consistent with this Resolution and applicable law.

Adopted this 8th day of June 2026 by the Council of the Town of South Hill, Virginia.



W. M. “Mike” Moody, Mayor

Attest: 

Leanne Feather, Clerk of Council

**AN ORDINANCE ADOPTING TITLE 46.2 AND ARTICLE TWO 18.2-266-
18.2-273,
Code of Virginia of 1950 as amended**

WHEREAS, The **Town of South Hill**, Virginia, a municipal corporation, pursuant to Authority duly invested therein, has the responsibility to control, govern and direct motor vehicular laws and regulations and laws and regulations concerning the health and safety of persons, and

WHEREAS, The Commonwealth of Virginia has heretofore enacted legislation concerning the control and operation of motor vehicles and the health and safety of persons, and

WHEREAS, pursuant to Section 46.2-1313, and Section 1-220 Code of Virginia, of 1950 as amended, the Town Council of the **Town of South Hill**, Virginia has the authority to adopt and to incorporate by reference various provisions of the Code of Virginia and may include future amendments to the state statutes, and, after thorough and mature consideration thereof, the Town Council deems such adoption and incorporation to be in the best interest:

THEREFORE BE IT RESOLVED:

1. Pursuant to authority vested, the **Town of South Hill** hereby adopts and incorporates by specific reference thereto Title 46.2, code of Virginia, 1950, as amended, and the **2026** Cumulative Supplement, relating to motor vehicle laws, and as amended in the future. In addition, the **Town of South Hill** hereby adopts and incorporates express reference thereto, Article Two, Chapter 7, of 18.2, Code of Virginia, 1950, as amended, commencing with section 18.2-266 through 18.2-273 as in force on July 1, 1994, and as amended in the future.
2. The **Town of South Hill** hereby adopts and incorporates by specific reference thereto any and all amendments, additions and deletions as may from time to time be made by the General Assembly of the Commonwealth of Virginia which may be entered subsequent to the adoption and incorporation thereof as authorized by Virginia Code Section 1-220.
3. By the adoption and incorporation of the foregoing provisions of the Code of Virginia regulating motor vehicular operation and control and the health and safety of its citizens, the **Town of South Hill** hereby has and shall have the authority to enforce the revisions adopted by reference and incorporated therein.
4. This resolution and adoption of this ordinance shall take place upon entry hereof. This the 8th day of **June 2026**.

W.M. Moody, Mayor 6/8/2026

Attest:

Sean J. [Signature], Clerk