



SOUTH HILL TOWN COUNCIL

REGULAR MEETING MINUTES

MONDAY, SEPTEMBER 8, 2025, 7:00 P.M.

The regular monthly meeting of the South Hill Town Council was held on Monday, September 8, 2025 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
Gavin Honeycutt

Jenifer Freeman-Hite
Carl Sasser, Jr.

Ashley Hardee
Michael Smith

B. Staff in Attendance

Keli Reekes, Town Manager
Greg Geist, Chief of Police
David Hash, Code Compliance Official
Dahlis Morrow, Dir. of Finance & Admin.

C. J. Dean, Dir. of Municipal Services
Leanne Feather, Admin. Asst./Clerk
Kristine Martin, Human Resources Mgr.

II. APPROVAL OF AGENDA

A motion was made by Vice Mayor Honeycutt, second by Councilor Smith, to approve the agenda for September 8, 2025, including the addition of the FY24 Audit Presentation under Item III. The motion carried unanimously.

III. SPECIAL PRESENTATIONS

A. Recognition – Wayne Hudson, Superintendent of Wastewater Treatment Plant: 40 Years of Service

Mayor Moody and Town Manager Keli Reekes presented Wayne Hudson with a plaque in recognition of 40 years of dedicated service to the Town.

B. FY24 Audit Presentation

Taylor Stover, CPA with Robinson, Farmer, Cox Associates, presented the Annual Comprehensive Financial Report for the year ended June 30, 2024. He commended staff for their assistance and reported an unmodified opinion.

A motion was made by Councilor Sasser, second by Councilor Hardee, to accept the FY24 Annual Comprehensive Financial Report as presented. The motion passed via roll call vote as follows:

Councilor Crocker – Aye
Councilor Hardee – Aye
Councilor Sasser – Aye

Councilor Freeman-Hite – Aye
Vice Mayor Honeycutt – Aye
Councilor Smith – Aye

IV. CITIZENS TO ADDRESS COUNCIL

At this time, the following citizens addressed Council:

- **Jimmy Spillane** addressed Council regarding stormwater drainage concerns on West 3rd Street. Mayor Moody requested Director of Municipal Services C. J. Dean investigate the matter.
- **Wade Crowder** commended Town staff, raised concerns about public participation at Council meetings, and commented on Town policies regarding lawn maintenance and new business development.
- **Paul Duffer** reiterated concerns regarding the Town's handling of his property matter.

Mayor Moody addressed public participation at Council meetings by referring to South Hill Town Council Rules of Order and Procedures regarding public participation at Town Council meetings.

V. PUBLIC HEARINGS

A. Special Exception #2025-02

Code Compliance Official David Hash informed Council that a Notice of Public Hearing had been published seeking public comment on a request for a Special Exception Permit by Marrow Street Solar Farm 2, LLC to utilize property between Jubilee Drive and Interstate 85 for a 2 MW Community Solar System. Additionally, Mrs. Reekes stated, upon consultation with the Town Attorney and review of the initial submission materials, it was recommended that the Applicant, Marrow Street Solar Farm 2, LLC, add Marrow Street Solar Farm, LLC to this application. Moving forward, reference shall be made to the "Applicants" being Marrow Street Solar Farm, LLC and Marrow Street Solar Farm 2, LLC. Mrs. Reekes provided the following conditions of the Special Exception:

1. The Applicants and their parents, subsidiaries, and affiliates hereby abandon the development of the Marrow Street Solar Farm project on the adjacent property between Jubilee Drive and Marrow Street (tax parcel number 23287) (also known as "Marrow Street 1") and agree that future development of TMP 23287 / Marrow Street 1 shall conform to the requirements of the Town's zoning ordinance.
2. Within thirty (30) days of the approval of SPEX #2025-2, Applicants will execute and record a deed vacating that certain easement and development agreement on TMP 25884 granted by the Town on February 13, 2024.
3. Definition of Community Solar: Community Solar shall mean a solar energy facility with either (i) a rated capacity less than or equal to five megawatts alternative current or (ii) a disturbance zone greater than two acres and less than or equal to 10 acres.
4. Decommissioning Requirements:
 - The Applicants shall submit a decommissioning plan, approved by the Town, prior to the issuance of a building permit.
 - The plan must include:
 - Removal of all solar panels, equipment, foundations, fencing, and electrical infrastructure to a depth of at least 36 inches.

- Restoration of the property to its pre-construction condition, suitable for agricultural or other permitted uses.
 - A timeline for completion of decommissioning, not to exceed 12 months after operations cease.
 - The Applicants shall provide financial security (surety bond, irrevocable letter of credit, or other acceptable mechanism) to ensure funds are available for decommissioning. Said security shall be reviewed and renewed every five years to ensure adequacy.
5. Revenue Sharing:
- In accordance with Virginia Code § 58.1-2636 and local ordinance, the Applicants shall enter into a revenue share agreement with the Town of South Hill.
 - The operator shall pay a revenue share of up to \$1,400 per Megawatt (MWac) (as adjusted by state law) of nameplate capacity per year for the life of the project, unless otherwise amended by Virginia General Assembly.
 - Revenue share payments shall be made annually to the Town Treasurer and allocated to the Town's General Fund unless otherwise directed by Town Council.
6. Setbacks: All solar panels shall be located a minimum of seventy-five feet (75') from any property line.
7. Landscape Screening: The Applicants shall install and maintain at least fifteen (15) shrubs for every one hundred feet (100') along the northern fence line. At the time of planting, each shrub shall be a minimum of three feet (3') in height.

Mrs. Reekes opened the Public Hearing:

- Justin Vandenbroek, Chief Operating Officer of ESA Solar Energy, LLC, presented proposed revisions to the original plan and expressed appreciation for the community's support of the upcoming changes. Mr. Vandenbroek responded to Council's questions regarding the project's location and its visibility from Interstate 85.
- Sherrie Storm, a neighborhood-adjacent property owner to the proposed solar project, commended the Planning Commission, Town Council, and ESA Solar Energy, LLC for their collaboration and responsiveness to community feedback.

Mr. Hash closed the Public Hearing.

Mayor Moody proposed reopening the Public Hearing after a citizen expressed concern that it had been closed prematurely, and Council agreed.

Mr. Hash reopened the Public Hearing

- Wade Crowder expressed support for the revised solar farm plans.

Mr. Hash closed the Public Hearing.

A motion was made by Vice Mayor Honeycutt, second by Councilor Hardee, to approve Special Exception Permit #2025-02 allowing Applicants to utilize property identified as Tax Parcel Number 23768 ("Marrow Street 2"), zoned General Industrial District I-G, for two 2MW AC Solar Systems (totaling 4MW AC), with the following conditions:

1. The Applicants and their parents, subsidiaries, and affiliates hereby abandon the development of the Marrow Street Solar Farm project on the adjacent property between Jubilee Drive and Marrow Street (tax parcel number 23287) (also known as "Marrow Street 1") and agree that

future development of TMP 23287 / Marrow Street 1 shall conform to the requirements of the Town's zoning ordinance.

2. Within thirty (30) days of the approval of SPEX #2025-2, Applicants will execute and record a deed vacating that certain easement and development agreement on TMP 25884 granted by the Town on February 13, 2024.
3. Additional conditions relative to community solar, decommissioning requirements, revenue sharing, setbacks and landscape screening as presented in the approved preliminary Site Plan or set forth in the conditions above.

The motion carried unanimously.

B. Resolution: Dominion Energy Deed of Easement

Mrs. Reekes informed Council that a Notice of Public Hearing had been published regarding a proposed underground easement to Dominion Energy for installation of underground utilities, removal of overhead lines, and access for maintenance and repair.

Mrs. Reekes opened the Public Hearing:

- Wade Crowder requested clarification on the location of the proposed easement.

Mrs. Reekes closed the Public Hearing.

A motion was made by Councilor Hardee, second by Councilor Smith, to adopt the resolution approving a deed of easement agreement with Dominion Energy. The motion carried unanimously.

VI. ADMINISTRATIVE REPORTS

A. Consent Agenda

1. Minutes

- a. **August 11, 2025 Regular Meeting**
- b. **August 11, 2025 Special Meeting**

2. Monthly Financial Report

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

Petty Cash	\$750
Checking Accounts	\$3,555,639.50
Investments	\$30,544,326.55
Restricted/Committed Funds	\$2,593,518.67
Total of all Funds	\$36,694,234.72

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

B. Items for Approval

1. Town Manager Report

a. New Website Presentation

Mrs. Reekes presented Council with a preview of the new Town website scheduled to launch on September 11, 2025, and commended staff for their efforts in the process.

A motion was made by Councilor Smith, second by Vice Mayor Honeycutt to approve the new Town website scheduled to launch September 11, 2025. The motion carried unanimously.

2. Director of Municipal Services Report

a. Alpine-Thompson Waterline Project

C. J. Dean reported that sealed bids were received for the Alpine-Thompson Waterline Project, with Haymes Brothers submitting the low bid of \$2,277,700. Bids were quantity-priced to cover labor, materials, and installation of the new water lines.

A motion was made by Councilor Smith, second by Councilor Freeman-Hite, to award the Alpine-Thompson Waterline Project to Haymes Brothers as submitted by sealed bids on September 3, 2025, in the amount of \$2,277,700, and to authorize the Town Manager or her designee to sign all of the necessary paperwork to complete this project. The motion passed via roll call vote as follows:

Councilor Crocker – Aye
Councilor Hardee – Aye
Councilor Sasser – Aye

Councilor Freeman-Hite – Aye
Vice Mayor Honeycutt – Aye
Councilor Smith – Aye

C. Reports to Accept as Presented

For efficiency, the following reports for August 2025 were presented as a group to accept as presented.

1. Police Report

Chief Geist submitted the monthly police report. He reported there were 332 Activity incidents, 50 reportable criminal offenses, 732 calls for service, and \$9,179 in property recovered. Other miscellaneous items included 77 training hours and 43 warrants issued. Administrative news was shared.

2. Municipal Services Report

C. J. Dean submitted the Municipal Services report on the following:

- Continued efforts for the installation of new water and sewer lines.
- Five utility projects are out for bid or are due to begin within the month.

3. Parks, Facilities and Grounds

Jason Houchins submitted the Parks, Facilities and Grounds report on the following:

- Estimate to repair Playground at Centennial Park is \$6,000.
- Lighting project for Parker Park basketball courts will start in October.

South Hill Town Council Regular Meeting Minutes

September 8, 2025

Page 5 of 7

- Town Hall HVAC repair due to be completed by mid-September..
- Crews are continually working on Parker Park baseball fields.
- Police Department roof replacement completed. Facilities crew is working on interior repairs.

4. Code Compliance Report

a. Report of Activity

David Hash submitted the report of activity as follows:

Inspections Completed	62
Permits Issued	27
Fees Collected	\$2,113.03
UEZ Exemption	\$0
Rehab Exemption	\$0
General Exemption	\$25.50
Work Value	\$685,585.10

New businesses included:

Lake Shop Treasures	935 W. Atlantic St.	Flea Market Vendor
New Chapter Counseling and Service, LLC	110 South Hill Ave.	Counseling Services
SOVA Pools and Spas Supply Co.	120 W. Danville St.	Retail
The Grace Shop, LLC	120 S. Mecklenburg Ave	Retail/Meeting Space
Emily John Hair	216 W. Atlantic St.	Hair Salon

c. 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 on the following:

- Working with local property owners to make improvements to their properties.
- New marketing materials were sent to nearly 60 prospective retailers and development companies, with a focus on restaurants and grocery stores.
- Working diligently on new website due to launch on September 11, 2025.
- Continued efforts for new business recruitment.

6. Human Resources Report

Kristine Martin submitted the Human Resources report on the following:

- Wayne Hudson, Wastewater Treatment Plant Superintendent, celebrated 40 years of service to the Town of South Hill.
- Ryan Powell passed the Class 2 Virginia Wastewater Works Operator's License exam.

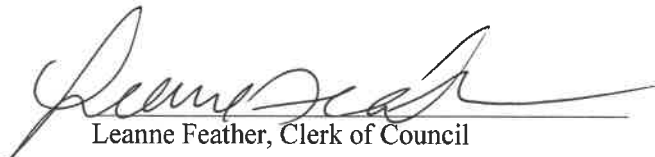
A motion was made by Councilor Freeman-Hite, second by Councilor Sasser, to approve the reports as presented. The motion carried unanimously.

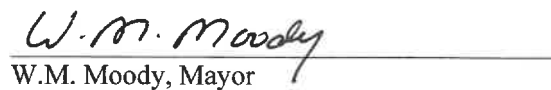
VII. ADJOURNMENT

There being no further business matters before the South Hill Town Council, Mayor Moody adjourned the meeting at 8:03 p.m.

VALIDATION

Minutes approved this 14th day of October, 2025.


Leanne Feather, Clerk of Council


W.M. Moody, Mayor

Public Hearing: Special Exception Permit #2025-02

Additional information:

Upon consultation with the Town Attorney and review of the initial submission materials, it was recommended that the Applicant, Marrow Street Solar Farm 2, LLC, add Marrow Street Solar Farm, LLC to this application. Moving forward, reference shall be made to the “Applicants” being Marrow Street Solar Farm, LLC and Marrow Street Solar Farm 2, LLC.

Special Exception Conditions:

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Recommended Motion:

I move to approve Special Exception Permit #2025-02 allowing Applicants to utilize property identified as Tax Parcel Number 23768 ("Marrow Street 2"), zoned General Industrial District I-G, for two 2MW AC Solar Systems (totaling 4MW AC), with the following conditions:

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**A RESOLUTION APPROVING DEED OF EASEMENT AGREEMENT WITH
DOMINION ENERGY**

WHEREAS, the Town Council (the "Town Council") of the Town of South Hill, Virginia (the "Town") has been presented with a request from Virginia Electric and Power Company, doing business in Virginia as Dominion Energy Virginia ("Dominion Energy"), for an underground easement across a portion of Parcel Record Number 31505, as described in Plat No. 16-25-0285, for the purpose of installing, operating, maintaining, repairing, and, if necessary, relocating underground conduits, cables, transformers, transformer enclosures, handholes, manholes, connection boxes, fiber optic cables, and related appurtenances, and for the removal of overhead electric lines; and

WHEREAS, such Right of Way Agreement also grants Dominion Energy the perpetual right to clear and maintain the easement, including trimming and removing trees or brush that may endanger its facilities, and the right of ingress and egress for construction, inspection, repair, and maintenance, as well as the right to apportion or lease communications capacity to third parties as provided therein;

WHEREAS, in accordance with Section 15.2-1800 of the Code of Virginia of 1950, as amended, the Town Council held a duly advertised public hearing regarding the proposed Right of Way Agreement on September 8, 2025;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council that the approval and execution of such Right of Way Agreement with Dominion Energy Virginia is hereby found and declared to be in the best interests of the Town, and the Mayor, Town Manager, attorney for the Town, and other Town representatives are hereby authorized and directed to take such action as they deem necessary or proper to execute such conveyance, including without limitation, the execution, acceptance, and recordation of the above-mentioned Right of Way Agreement by the Mayor or the Town Manager, with such changes as may be authorized by the Town's attorney.

This Resolution shall take effect immediately.

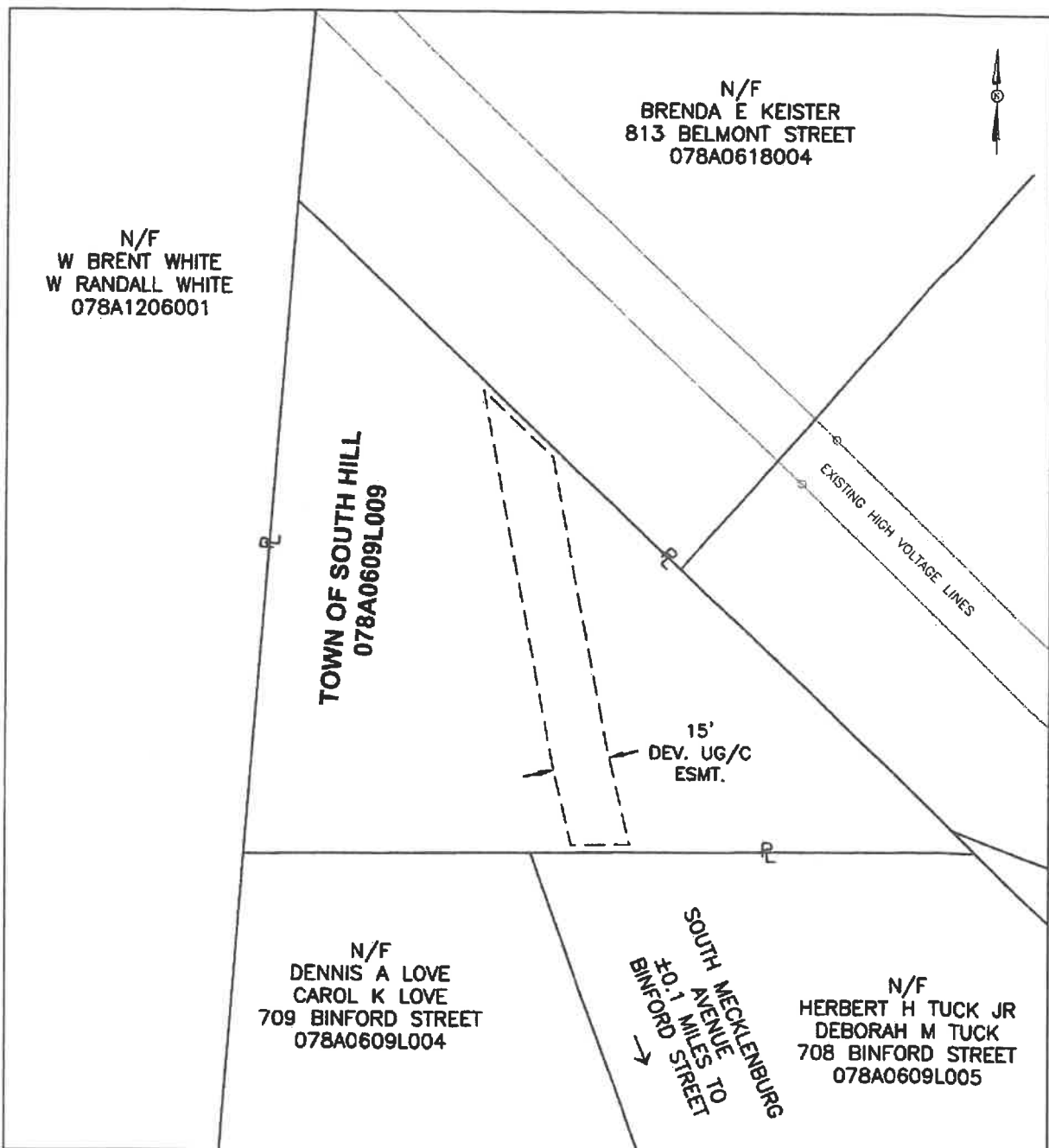
Adopted this 8th day of September, 2025.

Town of South Hill, Virginia

By: W. M. Moody
W. M. Moody, Mayor

ATTEST:

Leanne Feather
Leanne Feather, Clerk of Council



LEGEND - - - Location of Right-of-Way Boundary = Indicates Property Line is Right-of-Way Boundary *NOTE: The centerline of the facilities in the field determine the centerline of the easement.	Region	Local Office	State	PLAT TO ACCOMPANY RIGHT-OF-WAY AGREEMENT UG/C VIRGINIA ELECTRIC AND POWER COMPANY doing business as Dominion Energy Virginia
	Central	South Hill	VA	
	County-City		Grid Number	
	Mecklenburg Co.		L0911	
	Work Request No.	DEMD No.	Scale	
	10762187	16-25-0285	Not to Scale	
	Date	By		
	07/10/2025	A. Forestier		
OWNER INITIALS _____				Page 4 of 4