



**SOUTH HILL TOWN COUNCIL
REGULAR MEETING MINUTES
MONDAY, MARCH 10, 2025, 7:00 P.M.**

The regular monthly meeting of the South Hill Town Council was held on Monday, March 10, 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 Patrick to call the roll, which was as follows:

A. Council Members

Lillie Feggins-Boone
Ashley Hardee
Carl L. Sasser, Jr.

Randy Crocker
Gavin Honeycutt
Michael Smith

Jenifer Freeman-Hite
Delores Luster

B. Staff in Attendance

Keli Reekes, Town Manager
C.J. Dean, Dir. of Municipal Services
Leanne Patrick, Administrative Asst./Clerk

Greg Geist, Police Chief
David Hash, Code Compliance Official
Jesse Bausch, Town Attorney

II. APPROVAL OF AGENDA

A motion was made by Vice Mayor Honeycutt, second by Councilor Freeman-Hite, to approve the agenda for March 10, 2025, including the additions of Agenda Item B: Franklin and Windsor Stormwater Project and Agenda Item C: Alpine - Thompson Road Water Line Project under the Director of Municipal Services Report. The motion carried unanimously.

III. CITIZENS TO ADDRESS COUNCIL

At this time, the following citizens addressed Council:

- **Beth Farrar Lett** addressed Council with concerns over sewer accessibility to property she owns on N. Mecklenburg Avenue. The property is currently for sale and Mrs. Lett fears she will face challenges selling the property due to inaccessibility to sewer. She asked Council to consider expansion of sewer access to properties on N. Mecklenburg Avenue in upcoming budget discussions.
- **Wade Crowder** expressed concerns over the time limitations to address council, the creation of the Regional Industrial Facility Authority, and the paving of Goodes Ferry Road.

IV. PUBLIC HEARINGS

A. Rezoning Case #2025-4

David Hash informed Council that a Notice of Public Hearing was published which asked for comments regarding Rezoning Case #2025-4, a request by Frankie Howerton, Jr. to rezone the property located on the corner of Pace Drive and N. Mecklenburg Avenue from General Commercial District C2 to General Dwelling District R2-16. The property is currently owned by Premier Developers, LLC.

Mr. Hash opened the Public Hearing:

- William Lewis expressed concerns about traffic.

Mr. Hash closed the Public Hearing.

Upon further discussion, Councilor Freeman-Hite also expressed concerns about traffic safety at the location. Councilor Hardee added that approving Rezoning Case #2025-4 was recommended by the South Hill Planning Commission.

A motion was made by Vice Mayor Honeycutt, second by Councilor Hardee to approve Rezoning Case #2025-4 to rezone the property located on the corner of Pace Drive and N. Mecklenburg Avenue from General Commercial District C2 to General Dwelling District R2-16. The motion carried unanimously.

B. Rezoning Case #2025-5

Mr. Hash informed Council that a Notice of Public Hearing was published which asked for comments regarding Rezoning Case #2025-5, a request by current owners, T & K Property Investments, LLC to rezone the property located on Plank Road between Rideout Lane and Snowbird Road from Transitional Suburban Residential District R1-40 to Single-family Residential District R1-10.

Mr. Hash opened the Public Hearing:

- Wade Crowder asked for clarity about the location of the property.

Mr. Hash closed the Public Hearing.

Upon discussion, Vice Mayor Honeycutt recommended the Town establish a relationship with Mecklenburg County Schools to address traffic concerns. Councilor Hardee added that approving Rezoning Case #2025-5 was recommended by the South Hill Planning Commission.

A motion was made by Councilor Feggins-Boone, second by Councilor Smith to approve Rezoning Case #2025-5 to rezone the property located on Plank Road between Rideout Lane and Snowbird Road from Transitional Suburban Residential District R1-40 to Single-family Residential District R1-10. The motion carried unanimously.

C. Regional Industrial Facility Authority

Keli Reekes informed Council that a Notice of Public Hearing was published which asked for comments on the creation of the Route 58 Activation Corridor Regional Industrial Facilities Authority (RIFA), in partnership with Mecklenburg County, to combine resources to develop a new industrial park.

Mrs. Reekes opened the Public Hearing:

- William Lewis asked for clarification of the location. Mr. Lewis also expressed concerns over taxpayer contributions, traffic and right-of-way challenges, and the need to diversify local industrial park spaces.

Mrs. Reekes closed the Public Hearing.

A motion was made by Vice Mayor Honeycutt, second by Councilor Freeman-Hite to adopt an ordinance to create the Route 58 Activation Corridor Regional Industrial Facilities Authority. The motion carried via roll-call vote as follows:

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

V. ADMINISTRATIVE REPORTS

A. Consent Agenda

1. Minutes

- February 10, 2025 Regular Meeting**
- February 18, 2025 Special Meeting**

2. Monthly Financial Report

Dahlis Morrow submitted the financial report as follows:

General Fund	- \$ 8,915,595.81	Total Investment Accounts	- \$ 30,532,864.02
Water and Sewer Fund	- \$ 64,562.16	Total Police Dept. Savings	- \$ 48,650.32
Cemetery Fund	- \$ 20,571.45		
Nick's Lane	\$ 20,567.32	Del. Taxes Due Thru 02/28/2025 -	\$ 591,183.73
Total in Checking	- \$ 9,021,296.74	(Real Estate and Personal Property)	

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

B. Items for Approval

1. Town Manager Report

a. Police Department Renovations

Mrs. Reekes informed Council that requests for proposals were received for the Police Department renovation project to renovate 111 E. Danville Street into a new Police Department facility. Three proposals were received and reviewed by staff, including the Police Chief, and assessed based on criteria such as experience with Virginia municipalities and related projects, specifically law enforcement facilities. Mrs. Reekes stated that staff recommends Council accept the proposal submitted by Moseley Architects and authorize the Town Manager to negotiate a contract with Moseley Architects.

A motion was made by Councilor Hardee, second by Councilor Luster to accept the proposal from Moseley Architects to facilitate the renovation of 111 E. Danville Street for the purpose of the future Police Department. The motion carried unanimously.

2. Director of Municipal Services Report

a. IFB 2025-01: Asphalt Overlay and Traffic Marking Bids

C.J. Dean informed Council that two sealed bids were received by 2:00 p.m. on Wednesday, February 26, 2025 for asphalt overlay and traffic marking. Mr. Dean recommended awarding the bid for asphalt milling, overlay, and traffic marking to Colony Construction, Inc. The anticipated starting date of the project is projected for late-April to early-May 2025, weather permitting.

Upon discussion, Vice Mayor Honeycutt commended the Municipal Services team for a job well-done. Councilor Feggins-Boone asked Mr. Dean for additional information regarding work being done on S. Hill Avenue in the vicinity of where it merges into Goodes Ferry Road. Mr. Dean provided clarity on the completion of current water line projects in the aforementioned area, stating that estimated completion of the projects could take up to a year to a year and a half.

A motion was made by Councilor Smith, second by Councilor Freeman-Hite to award the bid for asphalt milling, overlay, and traffic marking to Colony Construction, Inc. The motion carried via **roll-call vote** as follows:

Councilor Feggins-Boone-Aye
Councilor Freeman-Hite-Aye
Vice Mayor Honeycutt-Aye
Councilor Sasser-Aye

Councilor Crocker-Aye
Councilor Hardee-Aye
Councilor Luster-Aye
Councilor Smith-Aye

b. Franklin and Windsor Stormwater Project

Mr. Dean informed Council that sealed bids were received at the B & B Consultants, Inc. office at 2:00 p.m. on Wednesday, March 5, 2025, for the Franklin and Windsor Street Stormwater project. Mr. Dean recommended to award the bid to J A Barker Construction for the base bid price of \$141,364.50, and to authorize the Town manager or her designee to sign all of the necessary paperwork to complete the project.

A motion was made by Councilor Smith, second by Councilor Luster to award the bid for the Franklin and Windsor Street Stormwater project to J A Barker Construction for the base bid price of \$141,364.50, and to authorize the Town Manager or her designee to sign all of the necessary paperwork to complete the project. The motion carried via **roll-call vote** as follows:

Councilor Feggins-Boone-Aye
Councilor Freeman-Hite-Aye
Vice Mayor Honeycutt-Aye
Councilor Sasser-Aye

Councilor Crocker-Aye
Councilor Hardee-Aye
Councilor Luster-Aye
Councilor Smith-Aye

c. Alpine – Thompson Water Line Project Resolution

Mr. Dean presented Council with a resolution authorizing acquisition of rights of way and easements for the Alpine – Thompson Water Line Project. Town Attorney Jesse Bausch stated that there are two properties with unclear ownership; however, Mr. Dean and Mr. Bausch are working together to locate owners of the properties.

A motion was made by Councilor Hardee, second by Vice Mayor Honeycutt to approve resolution authorizing acquisition of rights of way and easements for the Alpine – Thompson Water Line Project. The motion carried unanimously.

C. Reports to Accept as Presented

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

1. Town Manager Report

a. Facilities Reservation Calendar

Mrs. Reekes submitted a calendar of activities and reservations at Centennial Park, Parker Park, the South Hill Exchange, and other Town facilities. The calendar is up to date at the time the Council packets are distributed, but it changes frequently as new reservations are made.

2. Police Report

Chief Geist submitted the monthly police report. He reported there were 246 activity incidents, 33 reportable criminal offenses, 896 calls for service, and \$35,105 in property recovered. Other miscellaneous items included 62 training hours and 56 warrants issued. Administrative news was shared.

3. Municipal Services Report

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

- Waterline Installation
- Winter Weather events
- Alpine – Thompson Water Line Project

4. Parks, Facilities and Grounds

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

- Centennial Park playground
- Parker Park basketball court
- Parker Park handicap-accessible ramp at the baseball complex
- Town Hall mold remediation and renovation
- HVAC installation at the Library
- FY25-26 budget planning

5. Code Compliance Report

a. Report of Activity

David Hash submitted the report of activity as follows:

Inspections Completed	-	57
Permits Issued	-	17
Fees Collected	- \$	15,000.86
UEZ Exemption	- \$	0
Rehab Exemption	- \$	232.05
General Exemption	- \$	0

Work Value - \$ 9,931,840.00

New businesses included:

- Hart to Hart Treasures – 935 W. Atlantic Street (retail)

b. Dilapidated Properties

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

6. Business Development Report

Brent Morris submitted the Business Development report on the following:

- New Industrial Park Development
- Strategies for recruiting new businesses, including restaurants and lodging
- Continued efforts to address the need for housing development
- New Town website training
- IT resolutions at temporary Town Hall location

7. Human Resources Report

Kristine Martin submitted the Human Resources report on the following:

a. HR Accomplishments Updates

- Performance evaluations are nearing completion.
- Planning for upcoming benefits renewal discussions

b. Employment News

- Katie Piercy, Accounting Technician, celebrated five years of service with the Town.
- The Town is currently recruiting for a Maintenance Operator position in the Water/Sewer Department.

A motion was made by Councilor Luster, second by Councilor Feggins-Boone, to approve the reports as presented. The motion carried unanimously.

VI. OTHER BUSINESS

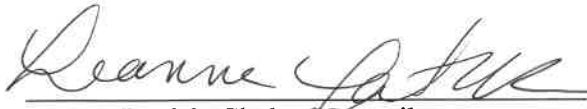
Vice Mayor Honeycutt asked C.J. Dean for updates on the sewer evaluations made by RedZone Robotics. Mr. Dean shared that the project is nearly completed and he will report back to Council at a later meeting with the final assessments.

VII. ADJOURNMENT

There being no further business matters before the South Hill Town Council, Mayor Moody adjourned the meeting at 7:36 p.m.

VALIDATION

Minutes approved this 14th day of APRIL, 2025.

A handwritten signature in blue ink, appearing to read "Leanne Patrick", written over a horizontal line.

Leanne Patrick, Clerk of Council

A handwritten signature in blue ink, appearing to read "W.M. Moody", written over a horizontal line.

W.M. Moody, Mayor

**RESOLUTION OF THE TOWN OF SOUTH HILL
AUTHORIZING ACQUISITION OF RIGHT OF WAY AND EASEMENTS FOR
ALPINE – THOMPSON WATER LINE PROJECT**

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 list attached hereto as Exhibit 1 to this Resolution, for the purpose of constructing a new water line serving the Town known as the Alpine-Thompson Water Line Project, as shown on the plan attached as Exhibit 2 to this Resolution (“the Property”); and

WHEREAS, acquisition of the Property constitutes a public use and serves a public purpose for water 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 10th day of March, 2025:

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 a water line;

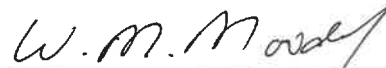
2. That the Town does hereby authorize the Town Manager (or her designee) to make offers for purchase of the Property to the owners thereof in amounts which represent the fair market value of that owner's portion of the Property, as determined according to law, and to negotiate with the property owners, making a bona fide effort to purchase their interests. The Town Manager (or her designee) 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 (or her designee) 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



W.M. Moody, Mayor

Attest:



Leanne Patrick, Clerk of Council

TOWN COUNCIL OF THE TOWN OF SOUTH HILL, VIRGINIA

**AN ORDINANCE TO APPROVE THE CREATION OF THE
ROUTE 58 ACTIVATION CORRIDOR REGIONAL INDUSTRIAL FACILITY
AUTHORITY**

WHEREAS, pursuant to the Virginia Regional Industrial Facilities Act, Chapter 64 of Title 15.2 of the Code of Virginia of 1950, as amended (the “Act”), the Town Council (the “Town Council”) of the Town of South Hill, Virginia (the “Town”) has determined that the creation of the Route 58 Activation Corridor Regional Industrial Facility Authority jointly with Mecklenburg County, Virginia (the “County”) will allow the development of economic development projects on a regional and cooperative basis serving the citizens of the Town and the County;

WHEREAS, because both the County and the Town are located within Planning District 13, pursuant to Virginia Code Section 15.2-6402, the County and Town are authorized to create a regional industrial facility authority;

WHEREAS, the Town Council held a duly advertised public hearing on this matter on March 10, 2025;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of South Hill, Virginia, pursuant to the Act, that:

1. Town Council hereby finds that the economic growth and development of the Town and the comfort, convenience and welfare of its citizens require the development of facilities, and that joint action through a regional industrial facility authority by the Town and the County and any other localities which may in the future become members of the regional industrial facility authority approved in this Ordinance, will facilitate development of the needed facilities.
2. There is hereby created the Route 58 Activation Corridor Regional Industrial Facility Authority (“RIFA”), upon the satisfaction of the following conditions:
 - a. This Ordinance shall become effective upon adoption of a similar Ordinance by the County containing provisions regarding the RIFA identical to the provisions as stated in this Ordinance (except that the names and titles of the applicable local officials and local governing body may be substituted); and
 - b. This Ordinance and the similar County Ordinance are filed with the Secretary of the Commonwealth; and

- c. The Secretary of the Commonwealth certifies that this Ordinance and the similar County Ordinance have been filed and, upon the basis of the facts set forth therein, satisfy the requirements of the Act, upon the issuance of which certificate the RIFA shall be deemed to have been lawfully and properly created and established and authorized to exercise its powers under the Act.
3. This Ordinance shall become effective upon satisfaction of the conditions set forth in Section 2 hereof no later than December 31, 2025, or it shall be considered void.
4. Should any section or provision of this Ordinance be decided to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of any other section or provision of this Ordinance.
5. The initial Member Localities of the RIFA shall be the County and the Town.
6. The Mayor and the Town Manager, either of whom may act alone, are authorized to execute the Route 58 Activation Corridor Regional Industrial Facility Authority Member Locality Participation Agreement ("Agreement"), in substantially the form as presented to Town Council at this meeting, establishing the respective rights and obligations of the Member Localities with respect to the RIFA. The RIFA shall be governed by the Act, this Ordinance, the Agreement as amended and supplemented in accordance with its terms, and the organizational Bylaws, as amended in accordance with its terms.
7. The Town Clerk is directed to file this Ordinance with the Secretary of the Commonwealth.
8. The RIFA shall be governed by the Act, this Ordinance, and by the Agreement executed on behalf of each Member Locality.

ADOPTED at a regular meeting of Town Council this 10th day of March, 2025, the roll call vote being as follows:

	VOTING AYE	VOTING NAY	ABSENT
Lillie Feggins-Boone	<u>✓</u>	<u> </u>	<u> </u>
Randy Crocker	<u>✓</u>	<u> </u>	<u> </u>
Jennifer Freeman- Hite	<u>✓</u>	<u> </u>	<u> </u>
Ashley Hardee	<u>✓</u>	<u> </u>	<u> </u>
Gavin Honeycutt	<u>✓</u>	<u> </u>	<u> </u>
Delores Luster	<u>✓</u>	<u> </u>	<u> </u>
Carl J. Sasser, Jr.	<u>✓</u>	<u> </u>	<u> </u>

Michael Smith

✓

The undersigned hereby certifies that the foregoing is an accurate account of the vote taken at a duly convened meeting of Town Council for the Town of South Hill, Virginia on the 16th day of March, 2025, at which meeting a quorum was present at the time the meeting was convened and at the time said vote was taken.

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

ATTEST:

Leanne Patrick
Leanne Patrick, Clerk of Council