



**SOUTH HILL TOWN COUNCIL  
REGULAR MEETING MINUTES  
MONDAY, APRIL 14, 2025, 7:00 P.M.**

The regular monthly meeting of the South Hill Town Council was held on Monday, April 14, 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 7:01 p.m. Mayor Moody called upon Clerk of Council Leanne Patrick to call the roll, which was as follows:

**A. Council Members**

Randy Crocker  
Gavin Honeycutt  
Michael Smith

Lillie Feggins-Boone  
Delores Luster

Jenifer Freeman-Hite  
Carl L. Sasser, Jr.

**B. Staff in Attendance**

Keli Reekes, Town Manager  
Allen Elliott, Infrastructure Superintendent  
Kristine Martin, Human Resources  
Leanne Patrick, Administrative Asst./Clerk

Ryan Durham, Deputy Police Chief  
David Hash, Code Compliance Official  
Dahlis Morrow, Dir. of Fin. & Admin.

**II. APPROVAL OF AGENDA**

**A motion was made by Councilor Luster, second by Councilor Smith,** to approve the agenda for April 14, 2025, including the addition of Agenda Item B: Resolution of the Town Authorizing Acquisition of Right of Way and Easements for Franklin and Windsor Streets Stormwater Project under the Town Manager Report. The motion carried unanimously.

**III. CITIZENS TO ADDRESS COUNCIL**

At this time, the following citizens addressed Council:

- **Floyd Edmonds** addressed Council on behalf of the Mecklenburg County Cancer Association and Southside Rescue Squad. Mr. Edmonds shared that the recent Shaggin' for a Cure event raised over \$56,000 for citizens of Mecklenburg County whose lives have been impacted by cancer. On behalf of the Southside Rescue Squad, Mr. Edmonds asked Council for permission to host their bucket drive fundraiser on Saturday, May 24 from 7:00 a.m. to 2:30 p.m.

**A motion was made by Vice Mayor Honeycutt, second by Councilor Luster,** to approve the Southside Rescue Squad's request to hold its bucket drive fundraiser on Saturday, May 24 from 7:00 a.m. until 2:30 p.m. The motion carried unanimously.

- **Joan Taylor** addressed Council on behalf of fellow Raleigh Street residents expressing safety concerns regarding the possibility of pedestrian traffic passing through private property to gain access to the future site of Dollar General in their neighborhood.

Upon discussion, Mayor Moody shared that, per the agreement with the developer, a six-foot barrier is to be in place between residential property and the Dollar General by the end of construction. It is unknown at the time of this meeting if the barrier will be a natural barrier of shrubs/trees or man-made like a fence.

- **Wade Crowder** complimented Town employees, expressed concerns over comments made during recent Budget Work Sessions, and asked the Town to address road conditions near the old hospital.

#### **IV. PUBLIC HEARINGS**

##### **A. Special Exemption #2025-1**

David Hash informed Council that a Notice of Public Hearing was published which asked for comments regarding Special Exemption #2025-1, a request by German Neville to utilize the property located at 229 West Danville Street for a dance hall/lounge. The South Hill Planning Commission did not recommend approval.

Mr. Hash opened the Public Hearing:

- Wade Crowder asked for clarification on purpose and location.

Upon discussion, Councilor Feggins-Boone asked why the Planning Commission did not recommend approval. Mr. Hash stated that no one attended the recent Planning Commission meeting to answer questions. Councilor Smith inquired about building occupancy. Mr. Hash replied that a Life Safety Plan is required to establish occupancy which has not yet been completed. Councilor Sasser asked for clarification about rules regarding food and beverage sales percentages for comparable establishments. Mr. Hash stated that Virginia ABC is the appropriate agency to answer those questions.

Further discussion included expressed safety concerns by Councilor Freeman-Hite, desiring additional information regarding security plans. Councilor Smith inquired about parking. Mr. Hash stated that he is unaware about parking plans for the establishment at the time of the meeting. Councilor Freeman-Hite wanted clarification that the request was being made by a tenant, not the owner of the building. Vice Mayor Honeycutt asked if events were already being hosted at the location. Mrs. Reekes shared that several events have been held and the Police have been involved in attempts to shut down the events. Deputy Police Chief Ryan Durham shared that the events have been shut down due to improper permitting.

Mr. Hash closed the Public Hearing.

**A motion was made by Vice Mayor Honeycutt, second by Councilor Smith** to deny Special Exemption #2025-1, a request to utilize the property located at 229 West Danville Street for a dance hall/lounge. The motion carried via **roll-call vote** as follows:

Councilor Crocker-Aye

Councilor Feggins-Boone-Aye

Councilor Freeman-Hite-Aye  
Councilor Luster-Aye  
Councilor Smith-Aye

Vice Mayor Honeycutt-Aye  
Councilor Sasser-Aye

## **B. Proposed FY25-26 Budget and Rates**

Keli Reekes informed Council that a Notice of Public Hearing was published in the April 2, 2025 edition of the local newspaper to inform interested parties that Town Council will hear comments regarding the proposed budget, rates, and fees for FY25-26. Mrs. Reekes gave a presentation of the budget, rates and fees before opening the Public Hearing.

Mrs. Reekes opened the Public Hearing:

- Tyler Howerton addressed Council asking for clarification on increases in the General Fund, Facilities Management, Non-Departmental, and Water & Sewer, as well as why funds continue to be rolled over for capital projects.
- Wade Crowder addressed Council iterating that he agrees with Mr. Howerton's sentiments.

Mrs. Reekes closed the Public Hearing.

Upon discussion, Mrs. Reekes explained that an increase of incoming funds from Microsoft and the related economic incentives are a large contributor to some of the increases in the budget. She cited the mold remediation and upcoming remodel of Town Hall as an anticipated one-time increase for Facilities Management. She also stated that capital improvements are made from funds in reserve, not taxes and that she will provide any detailed information regarding the budget to anyone upon request. Vice Mayor Honeycutt added that investment in our infrastructure is critical to avoid future disruptions and delaying improvements could have significant consequences.

**A motion was made by Councilor Feggins-Boone, second by Councilor Luster** to place the proposed budget, rates, and fees on the agenda for adoption and appropriation at the regularly scheduled Town Council meeting to be held on Monday, May 12, 2025 at 7:00 p.m. The motion carried via **roll-call vote** as follows:

Councilor Crocker-Aye  
Councilor Freeman-Hite-Aye  
Councilor Luster-Aye  
Councilor Smith-Aye

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

## **V. ADMINISTRATIVE REPORTS**

### **A. Consent Agenda**

#### **1. Minutes**

- March 10, 2025 Regular Meeting**
- March 10, 2025 Special Meeting**
- March 17, 2025 Budget Work Session**
- March 19, 2025 Budget Work Session**
- March 26, 2025 Budget Work Session**

#### **2. Monthly Financial Report**

Dahlis Morrow submitted the financial report as follows:

General Fund	-	\$ 7,505,955.90	Total Investment Accounts	-	\$ 30,695,005.43
Water and Sewer Fund	-	\$ 67,381.13	Total Police Dept. Savings	-	\$ 48,369.76
Cemetery Fund	-	\$ 21,371.45			
Nick's Lane		\$ (17,239.18)	Del. Taxes Due Thru 03/31/2025	-	\$ 539,287.61
Total in Checking	-	\$ 7,577,469.30	(Real Estate and Personal Property)		

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

**B. Items for Approval**

**1. Town Manager Report**

**a. Resolution of the Town Authorizing Acquisition of Right of Way and Easements for Franklin and Windsor Streets Stormwater Project**

Mrs. Reekes presented Council with a Resolution authorizing acquisition of right of way and easements for the Franklin and Windsor Street Stormwater Project recommended by legal counsel.

**A motion was made by Councilor Freeman-Hite, second by Councilor Luster** to approve the Resolution of the Town authorizing acquisition of right of way and easements for Franklin and Windsor Streets Stormwater Project. The motion carried unanimously.

**b. Town Hall Update**

Mrs. Reekes shared that mold remediation has been completed. HVAC, roof repairs, and engineering of architectural design for the interior are underway. Once the engineering is complete, Mrs. Reekes will share an estimated timeline for completion.

**C. Reports to Accept as Presented**

For efficiency, the following reports for March 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 414 activity incidents, 34 reportable criminal offenses, 773 calls for service, and \$480 in property recovered. Other miscellaneous items included 384 training hours and 72 warrants issued. Administrative news was shared.

### 3. Municipal Services Report

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

- Completion of Thomas Street service line installation
- New generator installations at a sewer pump station paid for with VDEM grant
- Windsor and Franklin Streets stormwater project work will begin soon
- Northeast waterline project easement delays
- Mountain Creek sewer pump back in service

### 4. Parks, Facilities and Grounds

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

- Current and future Centennial Park playground improvements
- Parker Park basketball court
- Parker Park handicap-accessible ramp at the baseball complex
- Town Hall mold remediation and renovation
- HVAC installation at the Library

### 5. Code Compliance Report

#### a. Report of Activity

David Hash submitted the report of activity as follows:

Inspections Completed	-		40
Permits Issued	-		22
Fees Collected	-	\$	2,910.87
UEZ Exemption	-	\$	0
Rehab Exemption	-	\$	30.60
General Exemption	-	\$	0
Work Value	-	\$	1,408,842.00

New businesses included:

- South Hill BP (New Owner) – 702 E. Atlantic Avenue (Gas Station)
- S & J Antiques – 935 W. Atlantic Street (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.

### 6. Business Development Report

Brent Morris submitted the Business Development report on the following:

- Completed Industrial Park acquisition completed. To be transferred to RIFA
- Met with Virginia Restaurant Association to discuss strategies for recruiting new eateries for downtown
- Continued efforts to address the need for housing development
- Prospective hotel planning
- Working with developer on proposed Plank Road subdivision

### 7. Human Resources Report

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Kristine Martin submitted the Human Resources report on the following:

**a. HR Accomplishments Updates**

- Plans to expand use of NEOGOV system by adopting a learning management system to streamline and enhance employee training and development.

**b. Employment News**

- CJ Dean, Director of Municipal Services, celebrated five years of service with the Town.
- Robbie Thompson, Fleet Mechanic, celebrated 10 years of service with the Town.
- The Town welcomed two new employees to the Public Works team. Aaron Gleiser and Stefan Tanner joined the Town as Maintenance Operators in the Water & Sewer Department.

**A motion was made by Feggins-Boone, second by Vice Mayor Honeycutt, to approve the reports as presented. The motion carried unanimously.**

**VI. OTHER BUSINESS**

**A. Approval of Confidential Settlement Agreement**

Councilor Freeman-Hite addressed the public stating that, while the decision made was challenging and not taken lightly, she believes her vote on the matter is in the best interest of the taxpayers. Councilor Sasser added that his position is similar to Councilor Freeman-Hite's. Vice Mayor Honeycutt expressed his displeasure in having to vote on the matter.

**A motion was made by Vice Mayor Honeycutt, second by Councilor Luster to approve the confidential settlement agreement. The motion carried via roll-call vote as follows:**

Councilor Crocker-Aye  
Councilor Freeman-Hite-Aye  
Councilor Luster-Aye  
Councilor Smith-Aye

Councilor Feggins-Boone-No  
Vice Mayor Honeycutt-Aye  
Councilor Sasser-Aye

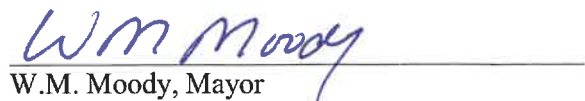
**VII. ADJOURNMENT**

There being no further business matters before the South Hill Town Council, Mayor Moody adjourned the meeting at 7:39 p.m.

**VALIDATION**

Minutes approved this 12 day of May, 2025.

  
Leanne Patrick, Clerk of Council

  
W.M. Moody, Mayor

**RESOLUTION OF THE TOWN OF SOUTH HILL  
AUTHORIZING ACQUISITION OF RIGHT OF WAY AND EASEMENTS FOR  
FRANKLIN AND WINDSOR STREETS STORMWATER 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 from various owners for the purpose of constructing a various stormwater improvements around and along Franklin and Windsor Streets in the Town, as shown on the plan attached as Exhibit 1 to this Resolution ("the Project"); and

WHEREAS, the Project constitutes a public use and serves a public purpose within the Town of South Hill; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council meeting in regular session this 14<sup>th</sup> day of April, 2025:

1. That the Town does hereby authorize the Town Manager to make offers for purchase of easements and/or deeds from the owners of land upon which the Project is to be constructed and maintained 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 and to execute any such deeds, easements and other agreements relating to the Project.

BY ORDER OF THE COUNCIL

  
Mike Moody, Mayor

Attest:

  
Leanne Patrick, Town Clerk