



**SOUTH HILL TOWN COUNCIL
REGULAR MEETING AGENDA
MONDAY, AUGUST 11, 2025, 7:00 PM**

Temporary Location: 111 E. Danville Street ~ South Hill, VA 23970

Phone: (434) 447-3191 ~ Fax: (434) 447-5064

<https://www.southhillva.org/> ~ southhill@southhillva.org

Note: This meeting will be held in person and will **not** be livestreamed.

- ☑ Please remember sign ups for Citizens to Address Council are required before meeting begins. Sign up sheets are located on the table outside the front Council doors. Speakers are asked to use the aisle microphone.
- ☑ Please silence all cell phones while Council is in session.

- I. Opening
 - A. Welcome, Invocation, and Pledge of Allegiance
 - B. Call to Order
 - C. Roll Call
- II. Approval of Agenda – August 11, 2025
- III. Citizens to Address Council *Comments are limited to three minutes (five minutes if on behalf of a group).*
- IV. Public Hearings
 - A. Resolution: Deed of Easement Agreement with Microsoft – C. J. Dean, Dir. of Municipal Services
 - B. Ordinance: Tunstall Road Water Line Easement Vacation – C. J. Dean, Dir. of Municipal Services
- V. Administrative Reports
 - A. Consent Agenda *All consent agenda items are considered routine by Town Council and will be acted upon by one motion (move to approve the consent agenda). There will be no separate discussion of these items unless a Council member requests an item be removed or considered separately.*
 - 1. Minutes
 - a. July 14, 2025 Regular Meeting
 - 2. Monthly Financial Report
 - B. Items for Approval *Items for approval are individual items to be considered by Town Council and to be acted upon by individual motions. There will be separate discussion of these items.*
 - 1. Town Manager Report
 - a. South Hill Volunteer Fire Department Bucket Drive Request
 - b. Schedule Public Hearing – Dominion Underground Easement
 - 2. Director of Municipal Services Report
 - a. Benton Street Drainage Improvements Bid Award
 - C. Reports to Accept as Presented *All reports are considered informational to Town Council and require no action (move to accept the reports as presented). There will be no separate discussion of these items unless a Council member requests an item be removed for discussion separately.*
 - 1. Police Report
 - 2. Municipal Services Report
 - 3. Parks, Facilities, and Grounds Report
 - a. Facilities Reservation Calendar
 - 4. Code Compliance Report
 - a. Monthly Report

- b. Dilapidated Properties
- 5. Business Development Report
- 6. Human Resources Report

VI. Appointments
A. Regional Industrial Facilities Authority

VII. Other Business

VIII. Adjournment

This agenda is subject to change at the discretion of the South Hill Town Council.

CURRENT OFFICIALS

Council Members

The Honorable Mike Moody, Mayor	Gavin Honeycutt, Vice Mayor
Randy Crocker	Lillie Feggins-Boone
Jenifer Freeman-Hite	Ashley C. Hardee
Delores Luster	Carl L. Sasser, Jr.
Michael Smith	

Staff

Keli Reekes, Town Manager
Leanne Patrick Feather, Clerk of Council
Sands Anderson PC, Town Attorney Services

To assist us in providing dissemination of materials, presenters are requested to submit 12 copies of their remarks and/or handouts to the Clerk prior to meetings. These copies will be provided to Town Council members and staff.
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Public Hearings

South Hill Town Council Meeting
August 11, 2025

- A. Resolution: Deed of Easement Agreement with Microsoft
- B. Ordinance: Tunstall Road Water Line Easement Vacation

PUBLIC HEARING

Deed of Easement Agreement

A Notice of Public Hearing was published in the last two editions of the local newspaper to inform interested parties that Town Council will hear comments on a proposed easement from the Town of South Hill as grantor to Microsoft Corporation as grantee. The proposed easement will allow the access to property to be used by the grantee or its designee to interconnect with Town utilities. The easement will cross land owned by the Town of South Hill and identified as Parcel Record Number 39030.

Open Public Hearing

Close Public Hearing

Recommended Motions:

I move to adopt the resolution approving a deed of easement agreement with Microsoft Corporation.

**A RESOLUTION APPROVING DEED OF EASEMENT AGREEMENT WITH
MICROSOFT CORPORATION**

WHEREAS, the Town Council (the "Town Council") of the Town of South Hill, Virginia (the "Town") has authorized a project for improvement of the Town's water and sewer system, and in order to complete such improvements Microsoft Corporation has requested the Town provide an easement for a term not to exceed 40 years across a portion of Parcel Record Number 39090 to permit Microsoft Corporation to interconnect to the Town's system; and

WHEREAS, there has been presented to this meeting a form of Deed of Easement Agreement with the Town to Microsoft Corporation that would grant such required easement;

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 Deed of Easement Agreement on August 11, 2025;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council that the approval and execution of such Deed of Easement Agreement by the Town 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 Deed of Easement 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 ____ day of August, 2025.

BY ORDER OF THE COUNCIL

W. M. "Mike" Moody, Mayor

Attest: _____
Leanne Feather, Clerk of Council



**PRELIMINARY PLAT
NOT FOR RECORDATION**

Now or Formerly
Roanoke River Service Authority
Instrument #220003345
Plat-Instrument #220003344
Parcel ID #39413

Now or Formerly
**Love's Travel Stops &
Country Stores, Inc.**
Instrument #110003399
Plat-Instrument #120000538
Parcel ID #37593

**20' Sanitary Sewer Easement
0.02 Acres or 1,038 Sq. Ft.**

Now or Formerly
Microsoft Corporation
Instrument #210006114
Plat-Instrument #200005011
Parcel ID #39029

Town of South Hill
Instrument #210000249
Plat-Instrument #200005011
Parcel ID #39030

INTERSTATE #85 (Variable Width R/W)

PLAT OF A 20' SANITARY SEWER EASEMENT Located in THE TOWN OF SOUTH HILL, MECKLENBURG COUNTY, VIRGINIA

Surveyor's Certificate

I hereby certify that this current easement survey, to the best of my knowledge and belief, is correct and complies with the Minimum Procedures and Standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

The property shown hereon was surveyed without the benefit of a title report and does not necessarily reflect all encumbrances on the property.

**PRELIMINARY PLAT
NOT FOR RECORDATION**

LEGEND:
IPF= Iron Pin Found
IPS= Iron Pln Set
N.P.B.= New Plat Book
P.B.= Plat Book
D.B.= Deed Book
R/W= Right-of-Way
T.P.= Tax Parcel

OWNER:
Town of South Hill

LEGAL REFERENCE:
Instrument #210000249
Instrument #200005011

TAX MAP:
Parcel ID #39030

SCALE: 1" = 40'
DATE: May 1, 2025
FILE: 53222E-SS EASE SH-NB-L
SITE: AVC 01 Hillcrest

B & B Consultants, Inc.
Engineers • Surveyors • Planners • Lab Analysts
706 Hamilton Blvd, South Boston, VA 24592
Phone: (434) 572-3251 Fax: (434) 572-1751
Other Offices: South Hill • Chase City



**PRELIMINARY PLAT
NOT FOR RECORDATION**

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Surveyor's Certificate

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The property shown hereon was surveyed without the benefit of a title report and does not necessarily reflect all encumbrances on the property.

Now or Formerly
Microsoft Corporation
Instrument #210006114
Plat-Instrument #200005011
Parcel ID #39029

**20' Sanitary Sewer Easement
0.02 Acres or 703 Sq. Ft.**

Now or Formerly
Microsoft Corporation
Instrument #210006114
Plat-Instrument #200005011
Parcel ID #39029

Town of South Hill
Instrument #210000249
Plat-Instrument #200005011
Parcel ID #39030

INTERSTATE #85 (Variable Width R/W)

N20° 30' 50"E 6'18.01' (Tie)

S20° 30' 50"W 6'16.16' (Tie)

N11° 10' 28"E 240.36' (Tie)

S20° 30' 50"W 562.95' (Tie)

N11° 10' 28"E
6.12'

N20° 30' 50"E
13.95'

S70° 00' 32"E
35.99'

S20° 30' 50"W
20.00'

N70° 00' 32"W
35.09'

LEGEND:

IPF= Iron Pin Found
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N.P.B.= New Plat Book
P.B.= Plat Book
D.B.= Deed Book
R/W= Right-of-Way
T.P.= Tax Parcel

OWNER:

Town of South Hill

LEGAL REFERENCE:

Instrument #210000249
Instrument #200005011

TAX MAP:

Parcel ID #39030

SCALE: 1" = 40'
DATE: May 1, 2025
FILE: 53222F-SS EASE SH-NB-L
SITE: AVC 01 Hillcrest

**PRELIMINARY PLAT
NOT FOR RECORDATION**

PUBLIC HEARING

Vacate Easement Near Tunstall Road

A Notice of Public Hearing was published in the last two editions of the local newspaper to inform interested parties that Town Council will hear comments on an ordinance providing for the vacation of an existing Town water line easement near Tunstall Road for a water line that is no longer operable.

Open Public Hearing

Close Public Hearing

Recommended Motions:

I move to adopt the ordinance vacating a utility easement located along Tunstall Road in the Town of South Hill, Virginia.

**ORDINANCE VACATING UTILITY EASEMENT LOCATED ALONG TUNSTALL
ROAD IN THE TOWN OF SOUTH HILL, VIRGINIA**

WHEREAS, the Town of South Hill, Virginia previous retained a water line easement, pursuant to a deed to the Industrial Development Authority of the Town of South Hill, Virginia dated as of June 2, 2000 and recorded in the Circuit Court of Mecklenburg County, Virginia in Deed Book 606, Page 538 (**the “Easement”**), as depicted as the “20’ waterline easement” on the plat attached hereto as **Exhibit A (the “Plat”)**;

WHEREAS, the Easement is no longer used by the Town of South Hill, Virginia for utility or other public purposes;

WHEREAS, Greenlight Investments, LLC, the fee simple owner of Tax Map Parcel 78A08-11-001 has requested Town Council to vacate the Easement as shown on the above Plat; and

WHEREAS, Town Council has reviewed the information provided by Town staff, and conducted a public hearing on August 11, 2025 after publication of notice of said public hearing within a local newspaper, as required by Virginia Code §§15.2-1800 and 15.2-1813.

NOW THEREFORE BE IT ORDAINED, by the Council of the Town of South Hill, Virginia, THAT vacation of the above-described existing water line easement is hereby approved along with a corresponding deed of vacation. The Town Attorney is authorized to prepare a deed of vacation of easement and the Town Manager and/or Mayor is authorized to execute the same to effectuate the vacation of the existing easement as approved by this Ordinance.

Done in the Town of South Hill, this ordinance shall become effective August 11, 2025.

BY ORDER OF THE COUNCIL

W. M. "Mike" Moody, Mayor

Attest: _____
Leanne Feather, Clerk of Council

NOTES

1.

THE PROPERTY SHOWN HEREIN IS IDENTIFIED ON THE MECKLENBURG COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #78A08-11-001 AND A PORTION TUNSTALL DRIVE HAVING NO TAX MAP NUMBER.
2.

THE PROPERTY SHOWN HEREIN IS NOW IN THE NAME OF GREENLIGHT INVESTMENTS, LLC AS RECORDED IN INSTRUMENT NO. 210001871 AND THE LANDS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE TOWN OF SOUTH HILL, VIRGINIA AS RECORDED IN DEED BOOK 606 PAGE 547, AMONG THE LAND RECORDS OF MECKLENBURG COUNTY, VIRGINIA.
3.

HORIZONTAL DATUM SHOWN HEREIN IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - SOUTH AS ESTABLISHED FROM A CURRENT GPS SURVEY AND TIED TO NGS BENCHMARK NO. U 393.
4.

THIS PLAT WAS PREPARED WITH REFERENCE TO A BOUNDARY SURVEY COMPLETED BY THIS FIRM ON AUGUST 5, 2024 AND WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1222247-ATL, WITH A COMMITMENT DATE OF JUNE 11, 2024.
5.

THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, X ZONE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MECKLENBURG COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 325 OF 475", MAP NUMBER 51117C0325C, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 11, 2009.
6.

THE PURPOSE OF THE FINAL PLAT IS TO INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY USAGE THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THOSE RESTRICTIONS THAT SHOW UP ON THE RECORDED FINAL PLAT SHALL BE PICKED UP BY THE SURVEYOR AND SHOWN ON THE LOT SURVEY GIVEN TO PURCHASERS AT THE TIME OF CLOSING. IN THIS WAY, THE PROPERTY OWNER SHALL BE MADE AWARE OF THE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS.
7.

MAINTENANCE OF ALL STORM DRAIN EASEMENTS AS SHOWN ON PLAT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR ASSIGNS.

NOTICE: THE PARCEL DESCRIBED AND CONVEYED HEREIN IS EXCEPTED FROM APPROVAL UNDER THE SUBDIVISION CHAPTER OF MECKLENBURG COUNTY ON AS FAR AS AN ADDITIONAL PARCEL BEING CONVEYED TO AN ADJOINING LANDOWNER AND MAY NOT BE RECONVEYED EXCEPT AS A WHOLE WITH THE ADJOINING PROPERTY OR WITH FURTHER APPROVAL AS REQUIRED UNDER THE SUBDIVISION CHAPTER OF MECKENBURG COUNTY.

SUBDIVISION AGENT APPROVAL

DATE

SURVEYOR'S CERTIFICATE

I, SETH J. EYE, A DULY LICENCE LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF DINWIDDIE, VIRGINIA, REGARDING THE PLATTING OF DIVISIONS WITHIN THE COUNTY, HAVE BEEN COMPLIED WITH.



SETH J. EYE

VIRGINIA LICENSED LAND SURVEYOR NO. 3674

DATE

OWNER'S CONSENT AND DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE TOWN OF SOUTH HILL VIRGINIA AND THE LANDS OF GREENLIGHT INVESTMENTS, LLC, SITUATED IN ELECTION DISTRICT 5, IN THE COUNTY OF MECKLENBURG, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

SIGNATURE

PRINTED NAME

TITLE

GIVEN OUR HANDS THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE ON _____ DAY OF _____, 20____.

OWNER'S CONSENT AND DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE TOWN OF SOUTH HILL VIRGINIA AND THE LANDS OF GREENLIGHT INVESTMENTS, LLC, SITUATED IN ELECTION DISTRICT 5, IN THE COUNTY OF MECKLENBURG, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

SIGNATURE

PRINTED NAME

TITLE

GIVEN OUR HANDS THIS _____ DAY OF _____, 20____.

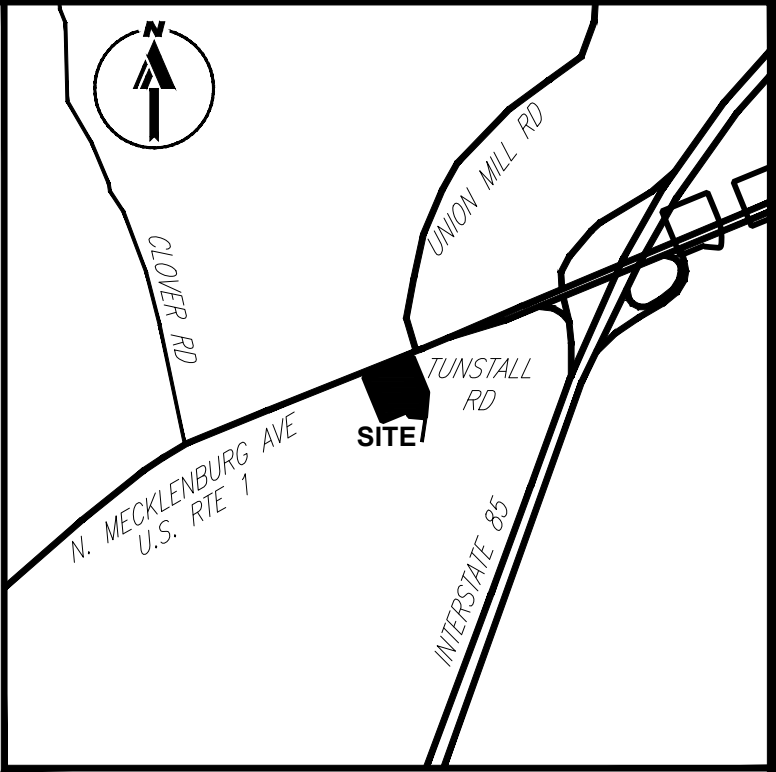
NOTARY PUBLIC

MY COMMISSION WILL EXPIRE ON _____ DAY OF _____, 20____.

AREA TABULATION

GREENLIGHT INVESTMENTS, LLC	
ORIGINAL AREA	262,502 S.F. OR 6.026 AC.
CONVEYANCE AREA	-7,826 S.F. OR 0.180 AC.
REVISED AREA	254,676 S.F. OR 5.846 AC.

THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE TOWN OF SOUTH HILL, VIRGINIA	
ORIGINAL AREA	27,198 S.F. OR 0.624 AC.
CONVEYANCE AREA	+7,826 S.F. OR 0.180 AC.
REVISED AREA	35,024 S.F. OR 0.804 AC.
TOTAL AREA:	289,700 S.F. OR 6.650 AC.



VICINITY MAP
SCALE: 1"=2000'

OWNER:
GREENLIGHT INVESTMENTS, LLC
411 S. HICKS STREET
LAWRENCEVILLE, VA 23868

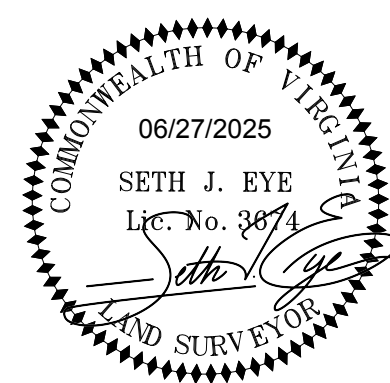
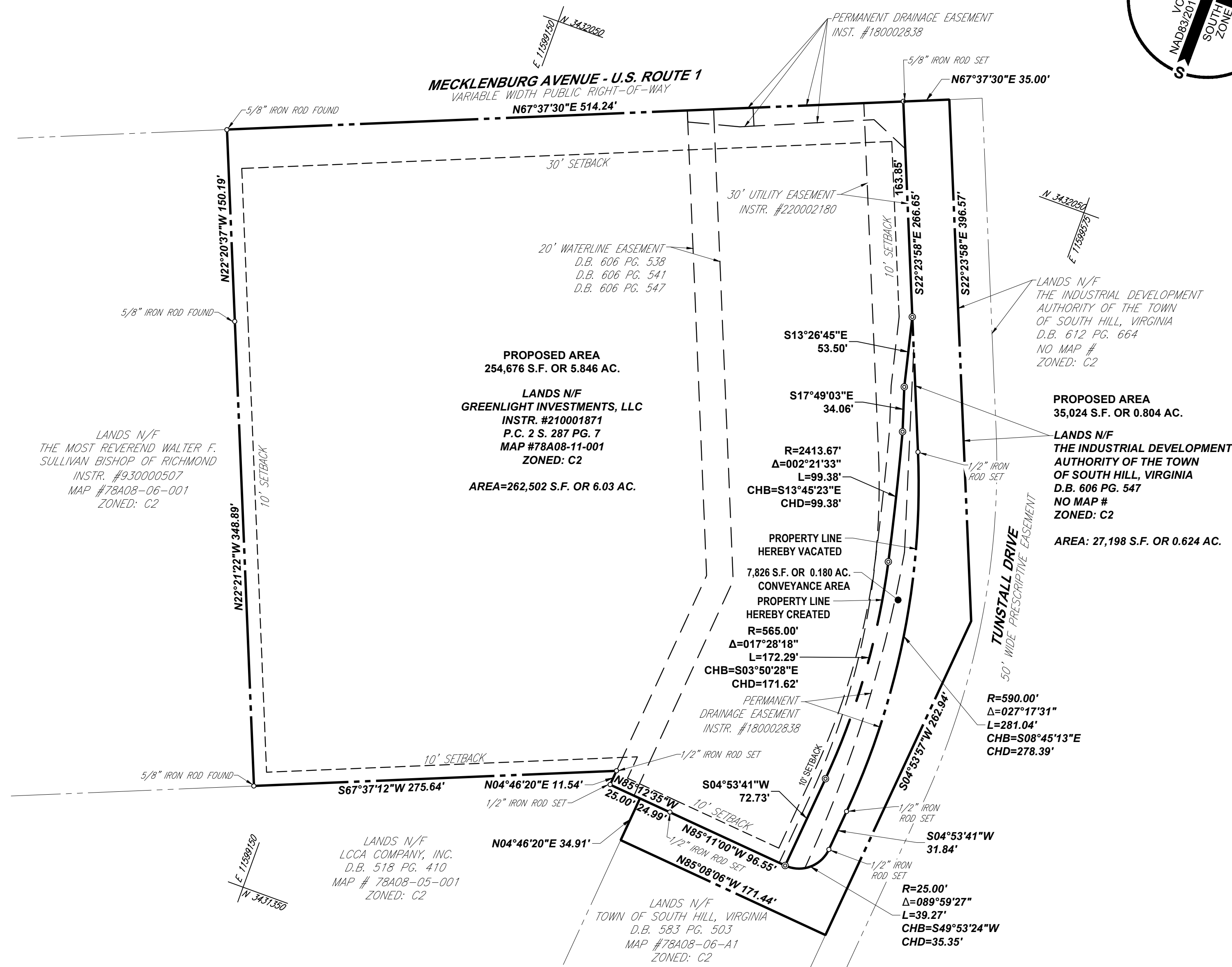
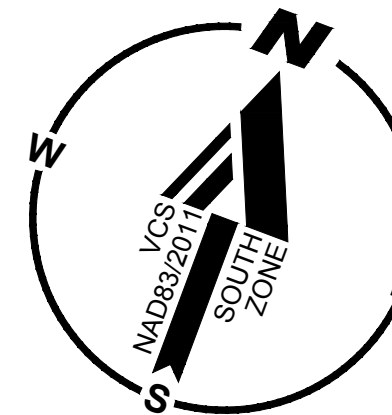
OWNER:
THE INDUSTRIAL DEVELOPMENT
AUTHORITY OF THE TOWN OF SOUTH HILL,
VIRGINIA
211 N. MECKLENBURG AVENUE
SOUTH HILL, VA 23970

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN
THE LANDS OF
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE TOWN OF SOUTH HILL, VIRGINIA
D.B. 606 PG. 547
AND
THE LANDS OF
GREENLIGHT INVESTMENTS, LLC
INSTR. #210001871
ELECTION DISTRICT 5
MECKLENBURG COUNTY, VIRGINIA
SCALE: AS SHOWN DATE: JUNE 27, 2025
DRAWN: JM SHEET 1 OF 2

BOHLER//

WWW.BOHLERENGINEERING.COM

12825 WORLDGATE
DRIVE, SUITE 700
HERNDON, VIRGINIA
20170 703.709.9500



SETH J. EYE
VIRGINIA LICENSED LAND SURVEYOR NO. 3674

DATE

LEGEND

© PROPERTY CORNER TO BE SET



S-DEDI-PLAT-VAC240092.00-0A.DWG

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN
THE LANDS OF
**THE INDUSTRIAL DEVELOPMENT
AUTHORITY OF THE TOWN OF SOUTH HILL, VIRGINIA**
D.B. 606 PG. 547
AND
THE LANDS OF
GREENLIGHT INVESTMENTS, LLC
INSTR. #210001871
ELECTION DISTRICT 5
MECKLENBURG COUNTY, VIRGINIA
SCALE: 1" = 60' DATE: JUNE 27, 2025
DRAWN: JM SHEET 2 OF 2

BOHLER//

WWW.BOHLERENGINEERING.COM

12825 WORLDGATE
DRIVE, SUITE 700
HERNDON, VIRGINIA
20170 703.709.9500

Administrative Reports
South Hill Town Council Meeting
August 11, 2025

- A. Consent Agenda
- B. Items for Approval
- C. Reports to Accept as Presented

Consent Agenda
South Hill Town Council Meeting
August 11, 2025

1. Minutes
 - a. July 14, 2025 Regular Meeting
2. Monthly Financial Report



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

The regular monthly meeting of the South Hill Town Council was held on Monday, July 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 7:00 p.m. Mayor Moody called upon Clerk of Council Leanne Feather to call the roll, which was as follows:

A. Council Members

Randy Crocker
Carl Sasser, Jr.

Gavin Honeycutt
Michael Smith

Delores Luster

B. Staff in Attendance

Keli Reekes, Town Manager
Greg Geist, Chief of Police
Kristine Martin, Human Resources
Brent Morris, Business Dev. Manager

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

II. APPROVAL OF AGENDA

A motion was made by Councilor Smith, second by Councilor Luster, to approve the agenda for July 14, 2025. The motion carried unanimously.

III. CITIZENS TO ADDRESS COUNCIL

At this time, the following citizens addressed Council:

- **Wade Crowder** expressed concerns about landscaping at the former First Citizens Bank, lighting at Parker Park's basketball courts, the broken Rotary clock, employee diversity, road conditions on Mecklenburg Avenue, the state of local cemeteries, and shared concerns over the South Hill Town Council's Rules of Procedures.

Town Manager Keli Reekes reminded Council of the newly implemented South Hill Town Council's Rules of Procedure, specifically regarding the process for citizens to address Council.

Mayor Moody added that lights have been ordered for the basketball courts at Parker Park and will be installed upon arrival. He also noted that parts for the Rotary clock repair have been ordered and installation will follow their delivery by the vendor.

IV. ADMINISTRATIVE REPORTS

A. Consent Agenda

1. Minutes

a. June 9, 2025 Regular Meeting

2. Monthly Financial Report

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

Petty Cash	\$750
Checking Accounts	\$5,859,040.15
Investments	\$30,887,727.00
Restricted/Committed Funds	\$2,587,917.68
Total of all Funds	\$39,335,434.83

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

B. Items for Approval

1. Town Manager Report

a. Business Incentive Package

Following up from the June regular meeting where staff was asked to review and revise the proposed Business Incentives presented at the April Town Council Retreat, Mrs. Reekes reported that, upon further review, staff recommended no changes and suggested the incentives remain as originally presented.

Upon further discussion, Mrs. Reekes clarified that the proposed incentives are available to both new and existing businesses.

A motion was made by Vice Mayor Honeycutt, second by Councilor Sasser to adopt the Town Incentive Package as presented effective July 14, 2025. The motion passed via roll call vote as follows:

Councilor Crocker – Aye
Councilor Luster – Aye
Councilor Smith – Aye

Vice Mayor Honeycutt – Aye
Councilor Sasser – Aye

b. Resolution Authorizing Purchase of Real Property

Mrs. Reekes presented Council with a Resolution to finalize the purchase of property adjacent to the Farmers Market intended to support the future expansion of Market Square in the Capital Improvement Plan.

A motion was made by Councilor Luster, second by Councilor Sasser to adopt the Resolution of the Town Council of South Hill, Virginia Authorizing Purchase of Real Property as presented, and further authorize the Town Manager to sign all relevant documents. The motion passed via roll call vote as follows:

Councilor Crocker – Aye
Councilor Luster – Aye
Councilor Smith – Aye

Vice Mayor Honeycutt – Aye
Councilor Sasser – Aye

2. Police Department Report

a. Proclamation for National Night Out 2025

Police Chief Greg Geist requested Council approval of a proclamation declaring August 5, 2025, as National Night Out in the Town of South Hill. He noted that a celebration will be held at Parker Park on that date.

A motion was made by Vice Mayor Honeycutt, second by Councilor Luster to approve the proclamation declaring August 5, 2025 National Night Out in the Town of South Hill. The motion carried unanimously.

3. Human Resources Report

a. Updates to the Town of South Hill Employment Policy Handbook

Human Resources Manager Kristine Martin presented recommended updates to the Town of South Hill Employment Policy Handbook to ensure legal compliance, reflect best practices, and enhance clarity and consistency.

A motion was made by Councilor Crocker, second by Councilor Sasser to approve the updates and changes to the Town of South Hill Employment Policy Handbook for the effective date of July 14, 2025. The motion carried unanimously.

C. Reports to Accept as Presented

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

1. Police Report

Chief Geist submitted the monthly police report. He reported there were 488 activity incidents, 50 reportable criminal offenses, 742 calls for service, and \$12,523 in property recovered. Other miscellaneous items included 203 training hours and 63 warrants issued. Administrative news was shared.

2. Fire Department Report

Chief Michael Vaughan submitted the quarterly Fire Report. He reported the SHVFD responded to 183 alarm calls in the fourth quarter. Calls responded to in Town were 90, within the county district were 93, and involving fire were 23. Mutual aid given was 22. Automatic aid received was 36. Training included live fire, roof ventilation, and hose deployment training. Fundraising efforts included T-shirt sales, Hop’N Shop, Letter Drive Fundraiser, and the Spring Gobbler Raffle. Administrative news was shared.

3. Municipal Services Report

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

- Windsor and Franklin Streets stormwater project completed.
- Updates on obtaining utility easements.
- VDH water incident reporting updates.
- DEQ's approval of Town's ordinance that was adopted at the June 2025 regular meeting.

4. Parks, Facilities and Grounds

a. Facilities Reservation Calendar

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

- Centennial Park Dog Park water fountains are to be repaired.
- Parker Park basketball court completed and ribbon cutting planned.
- Town Hall HVAC and roof repairs nearing completion.
- Town Hall interior and exterior bid proposals in process.
- Library updates after vehicle accident on July 5, 2025.

5. Code Compliance Report

a. Report of Activity

David Hash submitted the report of activity as follows:

Inspections Completed	52
Permits Issued	44
Fees Collected	\$42,184.50
UEZ Exemption	\$0
Rehab Exemption	\$0
General Exemption	\$0
Work Value	\$95,834,296.55

New businesses included:

Emma Gutierrez	935 W. Atlantic Street	Flea Market Vendor
Rolinda Gill	935 W. Atlantic Street	Flea Market Vendor
S & H Deli	827 N. Mecklenburg Ave.	Deli
Myrna's Creations	935 W. Atlantic Street	Flea Market Vendor
OGR	935 W. Atlantic Street	Flea Market Vendor
Re-Uz-It	935 W. Atlantic Street	Flea Market Vendor
Mindalign Counseling Group	101 N. Brunswick Ave.	Outpatient Therapy
Lump's Look-N-Shop	935 W. Atlantic Street	Flea Market Vendor
Imperfectly Planned, LLC	116 Glenwood Circle	Online 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:

- Enterprise Zone reporting for 2024 completed.
- County hotel study completed to assess demand for additional lodging.
- Continued efforts for business recruitment, including target-marketing retailers and restaurants.
- Creating new marketing materials for business recruitment efforts.

7. Human Resources Report

Kristine Martin submitted the Human Resources report on the following:

- Launched NEOGOV's Learning Management System for employee training.
- New timeclock system is live.
- Open enrollment success with 100% of employees enrolled.
- Officer Julio Alacron completed Central Virginia Criminal Justice Academy.
- Welcomed Jennifer Pamplin as Accounting Technician in the Finance Department.

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

V. OTHER BUSINESS

Vice Mayor Honeycutt acknowledged the positive impact of the recent South Hill Baseball State Tournament and commended Town staff for their excellent maintenance of facilities. Mayor Moody echoed these sentiments and also expressed gratitude to first responders and volunteers for their contributions during the tournament.

Councilor Smith sought clarification on a provision within the recently adopted South Hill Town Council Rules of Procedure concerning the distribution of materials by citizens during Council meetings. The provision stipulates that any materials intended for distribution must be submitted to the Town Clerk by noon on the day of the meeting for prior review.

VI. ADJOURNMENT

There being no further business matters before the South Hill Town Council, Mayor Moody adjourned the meeting at 7:18 p.m.

VALIDATION

Minutes approved this _____ day of _____, 20_____.

Leanne Feather, Clerk of Council

W.M. Moody, Mayor



STATEMENT OF CASH ACCOUNTABILITY
June 2025

<u>Institution</u>	<u>Description</u>	<u>Rate</u>	<u>Previous Year Balance</u>	<u>Current Balance</u>
Cash				
	Petty Cash		\$750.00	\$750.00
SUB TOTAL			<u>\$750.00</u>	<u>\$750.00</u>
Checking Accounts				
First Citizens Bank	General Fund Checking	0.60%	\$8,668,474.45	\$5,349,032.38
First Citizens Bank	PD Cash Account	0.60%	\$17,286.05	\$12,999.91
SUB TOTAL			<u>\$8,685,760.50</u>	<u>\$5,362,032.29</u>
Investments				
LGIP	General Investment	4.39%	\$0.00	\$3,051,604.99
First Citizens Investment	General Investment	4.27%	\$8,484,796.58	\$8,884,931.15
VIP	1-3 Year High Quality Bond	4.39%	\$9,076,348.72	\$8,291,949.61
VIP	Stable Liquidity	4.39%	\$10,241,927.49	\$10,804,248.59
SUB TOTAL			<u>\$27,803,072.79</u>	<u>\$31,032,734.34</u>
Restricted Funds				
Atlantic Union Bank	Construction	0.50%	\$2,542,261.55	\$2,554,984.43
First Citizens Bank	Federal Forfeiture Funds	0.10%	\$26,093.35	\$26,119.42
Benchmark Community Bank	State Forfeiture Funds	1.67%	\$7,672.58	\$7,867.15
SUB TOTAL			<u>\$2,576,027.48</u>	<u>\$2,588,971.00</u>
TOTAL OF ALL FUNDS			<u>\$39,065,610.77</u>	<u>\$38,984,487.63</u>

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-2-1011-0401	CURRENT TAXES - REAL	0	3,000,000.00	0	0	-3,000,000.00
10-2-1011-0402	DELINQUENT TAXES-REAL	0	15,000.00	0	0	-15,000.00
10-2-1012-0401	CURRENT TAXES - PUB SER REAL	0	65,000.00	0	0	-65,000.00
10-2-1013-0403	CURRENT TAXES-P/P,M/H,M/T	-212.06	2,300,000.00	0.00	0.00	-2,300,000.00
10-2-1013-0404	PPTRA REIMBURSEMENT	0	113,068.00	0	0	-113,068.00
10-2-1016-0410	PENALTIES - ALL PROP.TAXES	56.29	20,000.00	321.43	321.43	-19,678.57
10-2-1016-0411	INTEREST - ALL PROP. TAXES	793.11	25,000.00	1,056.63	1,056.63	-23,943.37
10-2-1022-0411	COMMUNICATIONS SALES TAX	10,502.57	125,000.00	0	0	-125,000.00
10-2-1022-0412	CONSUM.UTILITY TAX-ELECT.	0.00	158,000.00	0	0	-158,000.00
10-2-1022-0414	CONSUM.UTILITY TAX-GAS	0.00	35,000.00	0	0	-35,000.00
10-2-1022-0416	MEALS TAX	3,956.21	2,500,000.00	2,579.63	2,579.63	-2,497,420.37
10-2-1022-0417	LODGING TAX	0.00	860,000.00	0.00	0.00	-860,000.00
10-2-1022-0418	CIGARETTE TAX	15,750.00	200,000.00	13,500.00	13,500.00	-186,500.00
10-2-1023-0415	BUSINESS LICENSE	1,644.18	1,100,000.00	22,072.69	22,072.69	-1,077,927.31
10-2-1023-0416	PENALTIES - BUSINESS LICENSE	77.05	4,000.00	93.00	93.00	-3,907.00
10-2-1025-0421	MOTOR VEHICLE LICENSE FEES	5,464.15	45,000.00	0	0	-45,000.00
10-2-1026-0422	BANK STOCK TAXES	0	240,000.00	0	0	-240,000.00
10-2-1027-0423	PENALTIES - OTHER LOCAL TAX	405.62	10,000.00	271.10	271.10	-9,728.90
10-2-1027-0424	INTEREST - OTHER LOCAL TAX	0.41	500.00	0	0	-500.00
10-2-1033-0435	BUILDING PERMITS	1,566.75	80,000.00	471,329.74	471,329.74	391,329.74
10-2-1041-0436	COURT FINES/FORFEITURES	0	45,000.00	0	0	-45,000.00
10-2-1041-0437	PARKING FINES	0	150.00	50.00	50.00	-100.00
10-2-1041-0438	EVENT PERMIT APPLICATION FEES	100.00	500.00	100.00	100.00	-400.00
10-2-1051-0437	INVESTMENT GAINS (LOSSES)	-2,200.06	0.00	0	0	0.00
10-2-1051-0439	INTEREST ON DEPOSITS	48,530.35	400,000.00	11,674.55	11,674.55	-388,325.45
10-2-1051-0440	INCOME AND OTHER	-380.46	0.00	0	0	0.00
10-2-1052-0444	RAILROAD LEASES	0	500.00	0	0	-500.00
10-2-1060-0444	MECKLENBURG CO.TIPPING FEE	20,130.97	0.00	0	0	0.00
10-2-1060-0445	WASTE COLL & DISP FEES	45,523.24	530,000.00	33,998.00	33,998.00	-496,002.00
10-2-1060-0446	MOWING & BRUSH COLLECTION FEES	0	1,000.00	0	0	-1,000.00
10-2-1060-0447	WASTE COLLECTIONS PENALTY	1,251.63	10,000.00	1,157.65	1,157.65	-8,842.35
10-2-1068-0458	CHARGES FOR COPIES	70.00	500.00	70.00	70.00	-430.00
10-2-1068-0459	AT&T/VERIZON TANK RENTAL	7,515.15	60,400.00	0	0	-60,400.00
10-2-1068-0461	ZONING & SUBDIVISION FEES	0	10,000.00	0	0	-10,000.00
10-2-1068-0463	MISCELLANEOUS REVENUES	883.10	10,000.00	3,943.53	3,943.53	-6,056.47
10-2-1068-0464	EXPENSES-REIMBURSED	0	2,500.00	0	0	-2,500.00
10-2-1068-0471	MISC REVENUE - SALE OF PROPERTY	0	50,000.00	0	0	-50,000.00
10-2-1068-0473	MISC REVENUE - DMV STOPS	0	5,000.00	120.00	120.00	-4,880.00
10-2-1068-0476	ECONOMIC INCENTIVES	0	2,180,000.00	0	0	-2,180,000.00

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-2-1069-0465	MISC.RECOVERED COST	4,338.05	25,000.00	2,758.50	2,758.50	-22,241.50
10-2-1069-0467	WATER/SEWER ADMIN FEES	0	162,500.00	0	0	-162,500.00
10-2-1069-0468	VRSA INSURANCE REFUND/DIVIDEND/GRANT	0	4,000.00	0	0	-4,000.00
10-2-2070-0472	ROLLING STOCK (MVCT)	0	150.00	0	0	-150.00
10-2-2070-0474	RENTAL VEHICLE TAX	5,429.25	55,000.00	0	0	-55,000.00
10-2-2070-0475	SALES & USE TAX	-83,305.02	850,000.00	79,994.78	79,994.78	-770,005.22
10-2-2070-0477	STREET & HIGHWAY REVENUE	0	1,800,000.00	0	0	-1,800,000.00
10-2-2070-0479	FIRE PROGRAMS FUND	0	25,000.00	0	0	-25,000.00
10-2-2071-0431	DRUG FINE MONEY	0	100,000.00	0	0	-100,000.00
10-2-2071-0432	E-SUMMONS	674.33	4,000.00	0	0	-4,000.00
10-2-3071-0480	POLICE DEPT. GRANT	49,820.00	36,000.00	0	0	-36,000.00
10-2-3071-0484	ARTS COUNCIL GRANT	0	4,500.00	0	0	-4,500.00
10-2-4073-0579	INSURANCE RECOVERIES	0	20,000.00	40,872.00	40,872.00	20,872.00
10-2-5073-0591	TRANSFER FROM FUND BALANCE	0	5,026,882.00	0	0	-5,026,882.00
10-2-9000-0201	OVERPAYMENTS	-163.80	0.00	0.00	0.00	0.00
GENERAL FUND Revenue Totals		138,221.01	22,314,150.00	685,963.23	685,963.23	-21,628,186.77

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-0-0000-0000	GENERAL FUND:	0	0	0	0	0
10-1-0000-1000	GENERAL GOVERNMENT ADMINIST.	0	0	0	0	0
10-1-0100-0000	MAYOR & TOWN COUNCIL	0	0	0	0	0
10-1-0100-1000	SALARIES	800.00	9,600.00	800.00	800.00	8,800.00
10-1-0100-1303	COUNCIL FEES	3,200.00	38,400.00	3,200.00	3,200.00	35,200.00
10-1-0100-1305	PLANNING COMMISSION FEES	180.00	5,040.00	0	0	5,040.00
10-1-0100-2001	FICA	322.83	4,058.00	309.06	309.06	3,748.94
10-1-0100-2009	UNEMPLOYMENT INSURANCE	5.43	50.00	4.00	4.00	46.00
10-1-0100-2011	CELL PHONE ALLOWANCE	40.00	480.00	40.00	40.00	440.00
10-1-0100-5309	INSURANCE-PUBLIC OFFICIALS	3,189.00	3,200.00	3,508.00	3,508.00	-308.00
10-1-0100-5504	TRAVEL- MEETINGS/EDUCATION	0	5,000.00	0	0	5,000.00
10-1-0100-5801	DUES & SUBSCRIPTIONS	3,282.00	3,500.00	3,609.00	3,609.00	-109.00
10-1-0100-5804	DEPARTMENTAL SUPPLIES	0	750.00	0	0	750.00
	0100 MAYOR & TOWN COUNCIL	11,019.26	70,078.00	11,470.06	11,470.06	58,607.94

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0101-0000	FINANCE AND ADMINISTRATION	0	0	0	0	0
10-1-0101-1000	SALARIES	20,092.42	313,136.00	17,206.78	17,206.78	295,929.22
10-1-0101-2001	FICA	1,454.83	23,955.00	1,305.04	1,305.04	22,649.96
10-1-0101-2003	RETIREMENT	3,210.54	66,729.00	4,233.87	4,233.87	62,495.13
10-1-0101-2005	MEDICAL PLANS	4,825.30	36,976.00	2,806.61	2,806.61	34,169.39
10-1-0101-2006	GROUP LIFE INSURANCE	167.50	4,102.00	220.55	220.55	3,881.45
10-1-0101-2007	DISABILITY INSURANCE	0	1,790.00	127.07	127.07	1,662.93
10-1-0101-2009	UNEMPLOYMENT INSURANCE	0	60.00	3.14	3.14	56.86
10-1-0101-2010	WORKERS COMPENSATION	127.00	290.00	123.00	123.00	167.00
10-1-0101-3006	OFFICE EQUIP. MAINTENANCE	244.50	4,500.00	248.67	248.67	4,251.33
10-1-0101-3010	CONTRACT/TECHNICAL SERVICES	6,895.04	115,000.00	3,395.40	3,395.40	111,604.60
10-1-0101-5201	POSTAGE	0	25,000.00	0	0	25,000.00
10-1-0101-5203	TELECOMMUNICATIONS	1,225.90	15,600.00	2,926.88	2,926.88	12,673.12
10-1-0101-5309	PROPERTY INSURANCE	1,464.00	1,500.00	0	0	1,500.00
10-1-0101-5504	TRAVEL - MEETINGS/EDUCATION	0	5,000.00	370.00	370.00	4,630.00
10-1-0101-5801	DUES AND SUBSCRIPTIONS	453.75	18,100.00	293.75	293.75	17,806.25
10-1-0101-5804	DEPARTMENTAL SUPPLIES	4,678.41	33,000.00	0	0	33,000.00
10-1-0101-5805	CIGARETTE STAMPS	0	10,478.00	0	0	10,478.00
10-1-0101-5806	DMV STOP EXPENSE	0	4,500.00	0	0	4,500.00
10-1-0101-5808	IT SERVICE & MAINTENANCE	0	77,932.00	0	0	77,932.00
0101 FINANCE AND ADMINISTRATION		44,839.19	757,648.00	33,260.76	33,260.76	724,387.24

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0102-0000	TOWN MANAGER	0	0	0	0	0
10-1-0102-1000	SALARY - TOWN MANAGER	10,115.39	137,000.00	10,369.23	10,369.23	126,630.77
10-1-0102-1001	SALARIES	7,978.45	64,000.00	4,615.40	4,615.40	59,384.60
10-1-0102-1010	VEHICLE ALLOWANCE	1,153.84	7,200.00	600.00	600.00	6,600.00
10-1-0102-2001	FICA	1,480.52	15,927.00	1,187.15	1,187.15	14,739.85
10-1-0102-2003	RETIREMENT	3,384.18	42,833.00	3,624.42	3,624.42	39,208.58
10-1-0102-2005	MEDICAL PLANS	1,813.37	20,175.00	2,325.70	2,325.70	17,849.30
10-1-0102-2006	GROUP LIFE INSURANCE	122.09	2,633.00	191.75	191.75	2,441.25
10-1-0102-2007	DISABILITY INSURANCE	0	1,130.00	78.16	78.16	1,051.84
10-1-0102-2009	UNEMPLOYMENT INSURANCE	1.46	40.00	0	0	40.00
10-1-0102-2010	WORKERS COMPENSATION	130.00	200.00	105.00	105.00	95.00
10-1-0102-2011	CELL PHONE ALLOWANCE	190.00	900.00	75.00	75.00	825.00
10-1-0102-5203	TELECOMMUNICATIONS	60.01	0.00	0	0	0.00
10-1-0102-5504	TRAVEL - MEETINGS/EDUCATION	0	5,000.00	0	0	5,000.00
10-1-0102-5801	DUES & SUBSCRIPTIONS	0	1,000.00	0	0	1,000.00
10-1-0102-5804	DEPARTMENTAL SUPPLIES	0	874.00	0	0	874.00
0102 TOWN MANAGER		26,429.31	298,912.00	23,171.81	23,171.81	275,740.19

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0103-0000	DIRECTOR OF MUNICIPAL SERVICES	0	0	0	0	0
10-1-0103-1000	SALARY	9,719.74	131,857.00	9,973.61	9,973.61	121,883.39
10-1-0103-1010	VEHICLE ALLOWANCE	553.84	7,200.00	553.84	553.84	6,646.16
10-1-0103-2001	FICA	792.62	10,638.00	816.68	816.68	9,821.32
10-1-0103-2003	RETIREMENT	2,243.88	28,099.00	2,306.04	2,306.04	25,792.96
10-1-0103-2005	MEDICAL PLANS	998.81	6,987.00	1,117.94	1,117.94	5,869.06
10-1-0103-2006	GROUP LIFE INSURANCE	69.71	1,727.00	127.69	127.69	1,599.31
10-1-0103-2007	DISABILITY INSURANCE	0	600.00	50.97	50.97	549.03
10-1-0103-2009	UNEMPLOYMENT INSURANCE	0	20.00	0	0	20.00
10-1-0103-2010	WORKERS COMPENSATION	809.00	1,090.00	839.00	839.00	251.00
10-1-0103-5203	TELECOMMUNICATIONS	48.55	800.00	88.07	88.07	711.93
10-1-0103-5504	TRAVEL - MEETINGS/EDUCATION	0	1,000.00	0	0	1,000.00
10-1-0103-5801	DUES & SUBSCRIPTIONS	0	1,000.00	0	0	1,000.00
10-1-0103-5804	DEPARTMENTAL SUPPLIES	0	1,000.00	0	0	1,000.00
0103 DIRECTOR OF MUNICIPAL SERVICES		15,236.15	192,018.00	15,873.84	15,873.84	176,144.16

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0104-0000	BUSINESS DEVELOPMENT DEPT	0	0	0	0	0
10-1-0104-1000	SALARY	0	94,660.00	7,112.30	7,112.30	87,547.70
10-1-0104-1010	VEHICLE ALLOWANCE	0	7,200.00	553.84	553.84	6,646.16
10-1-0104-2001	FICA	0	7,792.00	585.72	585.72	7,206.28
10-1-0104-2003	RETIREMENT	0	20,172.00	1,894.95	1,894.95	18,277.05
10-1-0104-2005	MEDICAL PLANS	0	8,668.00	996.50	996.50	7,671.50
10-1-0104-2006	GROUP LIFE INSURANCE	0	1,240.00	91.11	91.11	1,148.89
10-1-0104-2007	DISABILITY INSURANCE	0	440.00	36.86	36.86	403.14
10-1-0104-2009	UNEMPLOYMENT INSURANCE	0	20.00	0	0	20.00
10-1-0104-2010	WORKERS COMPENSATION	0	80.00	51.00	51.00	29.00
10-1-0104-2011	CELL PHONE ALLOWANCE	0	900.00	75.00	75.00	825.00
10-1-0104-5203	TELECOMMUNICATIONS	0	800.00	40.01	40.01	759.99
10-1-0104-5504	TRAVEL - MEETING/EDUCATION	0	2,000.00	0	0	2,000.00
10-1-0104-5801	DUES & SUBSCRIPTIONS	0	500.00	0	0	500.00
10-1-0104-5803	MARKETING	0	35,000.00	0	0	35,000.00
10-1-0104-5804	DEPARTMENTAL SUPPLIES	0	1,000.00	0	0	1,000.00
10-1-0104-5805	SITE READINESS	0	20,000.00	0	0	20,000.00
10-1-0104-5806	BUSINESS INCENTIVE EXPENSE	1,927.38	20,000.00	95.00	95.00	19,905.00
10-1-0104-5807	FACADE AND UP FIT INCENTIVE EXPENSE	0	100,000.00	1,459.08	1,459.08	98,540.92
0104 BUSINESS DEVELOPMENT DEPT		1,927.38	320,472.00	12,991.37	12,991.37	307,480.63

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0105-1000	HUMAN RESOURCES SALARY	3,572.30	96,880.00	7,283.07	7,283.07	89,596.93
10-1-0105-1001	INCENTIVE PAY	0	68,000.00	0	0	68,000.00
10-1-0105-2001	FICA	263.51	7,411.00	527.66	527.66	6,883.34
10-1-0105-2003	RETIREMENT	135.45	20,645.00	1,940.35	1,940.35	18,704.65
10-1-0105-2005	MEDICAL PLANS	507.99	10,576.00	1,143.58	1,143.58	9,432.42
10-1-0105-2006	GROUP LIFE INSURANCE	0	1,269.00	93.30	93.30	1,175.70
10-1-0105-2007	DISABILITY INSURANCE	0	350.00	37.71	37.71	312.29
10-1-0105-2009	UNEMPLOYMENT INSURANCE	0	60.00	0	0	60.00
10-1-0105-2010	WORKERS COMPENSATION	39.00	290.00	49.00	49.00	241.00
10-1-0105-2011	CERTIFICATION INCENTIVE PAY	0	15,000.00	0	0	15,000.00
10-1-0105-3010	CONTRACT/TECHNICAL SERVICES	0	28,500.00	0	0	28,500.00
10-1-0105-5504	TRAVEL-MEETINGS/EDUCATION	0	1,500.00	0	0	1,500.00
10-1-0105-5506	EMPLOYEE APPRECIATION/RECOGNITION	0	20,000.00	2,922.03	2,922.03	17,077.97
10-1-0105-5801	DUES & SUBSCRIPTIONS	0	20,000.00	0	0	20,000.00
10-1-0105-5803	HEPATITIS SHOTS/DRUG TEST/DMV	0	3,000.00	0	0	3,000.00
10-1-0105-5804	DEPARTMENTAL SUPPLIES	0	1,000.00	0	0	1,000.00
10-1-0105-5806	SAFETY COMMITTEE	0	7,500.00	0	0	7,500.00
0105 HUMAN RESOURCES DEPT		4,518.25	301,981.00	13,996.70	13,996.70	287,984.30

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0106-0000	NON-DEPARTMENTAL	0	0	0	0	0
10-1-0106-3007	ADVERTISING	0	8,000.00	0	0	8,000.00
10-1-0106-3011	AUDIT	0	35,000.00	0	0	35,000.00
10-1-0106-3012	LEGAL EXPENSES	0	275,000.00	0	0	275,000.00
10-1-0106-3014	REFUNDS ON TAXES	0	1,000.00	0	0	1,000.00
10-1-0106-3015	MISCELLANEOUS REFUNDS	0	500.00	0	0	500.00
10-1-0106-3016	ECONOMIC INCENTIVE GRANT	0	2,420,000.00	0	0	2,420,000.00
10-1-0106-5309	PROPERTY INSURANCE - MISC	14,958.00	17,974.00	17,469.00	17,469.00	505.00
10-1-0106-5800	OPERATING/CAPITAL RESERVE	0	650,000.00	0	0	650,000.00
10-1-0106-5804	DMV STOP EXPENSE	50.00	0.00	0	0	0.00
0106 NON-DEPARTMENTAL		15,008.00	3,407,474.00	17,469.00	17,469.00	3,390,005.00

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Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0120-0000	POLICE DEPARTMENT	0	0	0	0	0
10-1-0120-1000	SALARY - CHIEF	8,524.96	119,000.00	8,084.62	8,084.62	110,915.38
10-1-0120-1002	SALARIES - OVERTIME	6,683.65	80,000.00	8,598.96	8,598.96	71,401.04
10-1-0120-1004	SALARIES - PART TIME	0	14,000.00	1,120.00	1,120.00	12,880.00
10-1-0120-1010	SALARIES - COMMAND STAFF	16,539.36	275,713.00	18,268.60	18,268.60	257,444.40
10-1-0120-1011	SALARIES - CORPLS & PTRL OFFICERS	49,590.23	747,960.00	49,010.72	49,010.72	698,949.28
10-1-0120-1012	SALARIES - CLERK & DISPATCHERS	9,034.54	200,797.00	12,927.18	12,927.18	187,869.82
10-1-0120-1013	SALARY - PT DISPATCHERS	1,232.00	2,000.00	0	0	2,000.00
10-1-0120-1014	SALARIES - SRGTS & DETECTIVES	32,916.32	420,409.00	30,034.07	30,034.07	390,374.93
10-1-0120-1028	SALARY - ANIMAL WARDEN	1,656.96	21,000.00	1,691.52	1,691.52	19,308.48
10-1-0120-1029	HOLIDAY PAY	17,818.72	68,000.00	11,785.19	11,785.19	56,214.81
10-1-0120-2001	FICA	10,667.63	149,089.00	10,554.45	10,554.45	138,534.55
10-1-0120-2003	RETIREMENT	28,748.63	353,720.00	27,571.53	27,571.53	326,148.47
10-1-0120-2005	MEDICAL PLANS	31,521.19	209,661.00	30,739.92	30,739.92	178,921.08
10-1-0120-2006	GROUP LIFE INSURANCE	912.51	21,744.00	1,526.72	1,526.72	20,217.28
10-1-0120-2007	DISABILITY INSURANCE	0	800.00	52.83	52.83	747.17
10-1-0120-2008	LINE OF DUTY ACT EXPENSE	17,039.00	30,250.00	10,650.00	10,650.00	19,600.00
10-1-0120-2009	UNEMPLOYMENT INSURANCE	9.55	380.00	1.12	1.12	378.88
10-1-0120-2010	WORKERS COMPENSATION	50,325.00	50,000.00	64,244.00	64,244.00	-14,244.00
10-1-0120-2011	CELL PHONE ALLOWANCE	40.00	480.00	40.00	40.00	440.00
10-1-0120-2012	UNIFORMS	317.40	20,000.00	36.45	36.45	19,963.55
10-1-0120-2013	CLOTHING ALLOWANCE	0	4,050.00	0	0	4,050.00
10-1-0120-2014	GYM MEMBERSHIPS/OFFICER WELLNESS	0	5,000.00	1,264.00	1,264.00	3,736.00
10-1-0120-3004	REPAIRS & MAINTENANCE	330.84	25,000.00	1,358.18	1,358.18	23,641.82
10-1-0120-3006	OFFICE EQUIP. MAINTENANCE	2,621.18	20,000.00	434.95	434.95	19,565.05
10-1-0120-5100	ELECTRICAL SERVICE	0	10,000.00	1,232.84	1,232.84	8,767.16
10-1-0120-5102	NATURAL GAS/HEATING	0	2,000.00	0	0	2,000.00
10-1-0120-5203	TELECOMMUNICATIONS	404.15	35,000.00	941.36	941.36	34,058.64
10-1-0120-5309	PROPERTY & LIABILITY INSURANCE	23,512.00	25,360.00	20,763.00	20,763.00	4,597.00
10-1-0120-5405	CLEANING/JANITORIAL SUPPLIES	0	9,000.00	0	0	9,000.00
10-1-0120-5408	VEHICLE & EQUIP. MAINTENANCE	2,416.35	45,000.00	2,498.95	2,498.95	42,501.05
10-1-0120-5411	FUEL EXPENSE	0	60,000.00	0	0	60,000.00
10-1-0120-5412	SHOOTING RANGE EXPENSE	0	33,000.00	0	0	33,000.00
10-1-0120-5504	TRAVEL - MEETINGS/EDUCATION	1,098.91	50,000.00	0.00	0.00	50,000.00
10-1-0120-5505	FORENSICS EXPENSE	0.00	11,000.00	0	0	11,000.00
10-1-0120-5510	DRUG ENFORCEMENT EXPENSES	1,275.00	5,500.00	1,275.00	1,275.00	4,225.00
10-1-0120-5515	RECORDS MANAGEMENT EXPENSES	0	18,000.00	300.00	300.00	17,700.00
10-1-0120-5520	ASSET FORFEITURE EXPENSES	0	8,500.00	0	0	8,500.00
10-1-0120-5801	DUES & SUBSCRIPTIONS	12,589.95	15,000.00	1,442.53	1,442.53	13,557.47

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10-1-0120-5803	PHYSICALS	0	3,000.00	0	0	3,000.00
10-1-0120-5804	DEPARTMENTAL SUPPLIES	19,831.04	40,000.00	5,470.31	5,470.31	34,529.69
10-1-0120-5805	AXON LEASE	22,024.55	109,000.00	74,473.62	74,473.62	34,526.38
10-1-0120-5806	FLOCK SAFETY LEASE	0	14,000.00	0	0	14,000.00
10-1-0120-5808	IT SERVICE & MAINTENANCE	4,685.33	58,000.00	15,071.76	15,071.76	42,928.24
10-1-0120-5809	GRANT EXPENSES	0	36,000.00	17,585.99	17,585.99	18,414.01
10-1-0120-7001	COMMUNICATIONS EQUIPMENT	0	8,000.00	828.75	828.75	7,171.25
10-1-0120-7009	CAPITAL OUTLAY	0	941,165.00	13,050.00	13,050.00	928,115.00
0120 POLICE DEPARTMENT		374,366.95	4,375,578.00	444,929.12	444,929.12	3,930,648.88

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Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0124-0000	CODE COMPLIANCE OFFICIAL	0	0	0	0	0
10-1-0124-1000	SALARIES	15,172.58	213,744.00	15,934.11	15,934.11	197,809.89
10-1-0124-2001	FICA	1,150.52	16,351.00	1,163.78	1,163.78	15,187.22
10-1-0124-2003	RETIREMENT	3,046.01	45,549.00	3,760.27	3,760.27	41,788.73
10-1-0124-2005	MEDICAL PLANS	3,084.01	21,576.00	4,037.82	4,037.82	17,538.18
10-1-0124-2006	GROUP LIFE INSURANCE	107.61	2,800.00	204.28	204.28	2,595.72
10-1-0124-2007	DISABILITY INSURANCE	0	960.00	83.95	83.95	876.05
10-1-0124-2009	UNEMPLOYMENT INSURANCE	0	40.00	0	0	40.00
10-1-0124-2010	WORKERS COMPENSATION	922.00	1,190.00	971.00	971.00	219.00
10-1-0124-2011	CELL PHONE ALLOWANCE	80.00	960.00	80.00	80.00	880.00
10-1-0124-2012	UNIFORMS	0	1,200.00	0	0	1,200.00
10-1-0124-3007	ADVERTISING	0	2,500.00	0	0	2,500.00
10-1-0124-5309	PROPERTY INSURANCE	746.00	900.00	654.00	654.00	246.00
10-1-0124-5408	VEHICLE & EQUIP. MAINTENANCE	0	1,000.00	16.36	16.36	983.64
10-1-0124-5411	FUEL EXPENSE	0	1,800.00	0	0	1,800.00
10-1-0124-5413	STATE LEVY - 2% OF PERMIT REV	0	10,000.00	0	0	10,000.00
10-1-0124-5504	TRAVEL - MEETINGS/EDUCATION	0	1,500.00	0	0	1,500.00
10-1-0124-5801	DUES & SUBSCRIPTIONS	0	250.00	0	0	250.00
10-1-0124-5802	DEMOLITION COSTS	0	20,000.00	0	0	20,000.00
10-1-0124-5803	REIMBURSE FEES	0	200.00	30.60	30.60	169.40
10-1-0124-5804	DEPARTMENTAL SUPPLIES	0	1,500.00	35.99	35.99	1,464.01
10-1-0124-5805	STORMWATER / E&S	0	10,000.00	0	0	10,000.00
0124 CODE COMPLIANCE OFFICIAL		24,308.73	354,020.00	26,972.16	26,972.16	327,047.84

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10-1-0126-0000	STREET MAINTENANCE	0	0	0	0	0
10-1-0126-1000	SALARIES	28,703.24	398,688.00	29,499.96	29,499.96	369,188.04
10-1-0126-1002	SALARIES - OVERTIME	951.45	20,000.00	1,590.38	1,590.38	18,409.62
10-1-0126-2001	FICA	2,220.59	32,030.00	2,294.04	2,294.04	29,735.96
10-1-0126-2003	RETIREMENT	5,205.39	84,960.00	7,076.33	7,076.33	77,883.67
10-1-0126-2005	MEDICAL PLANS	6,962.45	61,663.00	8,235.14	8,235.14	53,427.86
10-1-0126-2006	GROUP LIFE INSURANCE	200.57	5,223.00	379.16	379.16	4,843.84
10-1-0126-2007	DISABILITY INSURANCE	0	1,920.00	161.86	161.86	1,758.14
10-1-0126-2009	UNEMPLOYMENT INSURANCE	1.40	80.00	0	0	80.00
10-1-0126-2010	WORKERS COMPENSATION	11,279.00	20,330.00	17,027.00	17,027.00	3,303.00
10-1-0126-2011	CELL PHONE ALLOWANCE	40.00	480.00	40.00	40.00	440.00
10-1-0126-2012	UNIFORMS	0	2,000.00	0	0	2,000.00
10-1-0126-2013	CLOTHING ALLOWANCE	0	4,200.00	0	0	4,200.00
10-1-0126-3015	ENGINEERING	0	12,000.00	0	0	12,000.00
10-1-0126-5100	ELECTRIC SERVICE(STREETLIGHTS)	0	110,000.00	598.53	598.53	109,401.47
10-1-0126-5203	TELECOMMUNICATIONS	224.62	3,470.00	479.29	479.29	2,990.71
10-1-0126-5309	PROPERTY INSURANCE	11,098.00	14,500.00	10,886.00	10,886.00	3,614.00
10-1-0126-5407	STREET MAINTENANCE	7,484.84	1,800,000.00	1,323.26	1,323.26	1,798,676.74
10-1-0126-5408	VEHICLE & EQUIP. MAINTENANCE	3,229.52	40,000.00	1,250.20	1,250.20	38,749.80
10-1-0126-5411	FUEL EXPENSE	0	35,000.00	1,652.41	1,652.41	33,347.59
10-1-0126-5504	TRAVEL - MEETINGS/EDUCATION	0	9,000.00	0	0	9,000.00
10-1-0126-5804	DEPARTMENTAL SUPPLIES	0	16,074.00	0	0	16,074.00
10-1-0126-5805	SAFETY/PROTECTIVE EQUIP.	6.89	2,500.00	0.00	0.00	2,500.00
10-1-0126-7009	CAPITAL OUTLAY	0	3,671,717.00	0	0	3,671,717.00
	0126 STREET MAINTENANCE	77,607.96	6,345,835.00	82,493.56	82,493.56	6,263,341.44

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10-1-0132-0000	SOLID WASTE	0	0	0	0	0
10-1-0132-1000	SALARIES	12,619.67	165,414.00	12,216.48	12,216.48	153,197.52
10-1-0132-1002	SALARIES - OVERTIME	811.01	8,500.00	49.95	49.95	8,450.05
10-1-0132-2001	FICA	1,021.31	13,304.00	935.44	935.44	12,368.56
10-1-0132-2003	RETIREMENT	2,316.29	35,250.00	2,903.47	2,903.47	32,346.53
10-1-0132-2005	MEDICAL PLANS	2,803.67	24,323.00	3,110.94	3,110.94	21,212.06
10-1-0132-2006	GROUP LIFE INSURANCE	80.64	2,167.00	156.75	156.75	2,010.25
10-1-0132-2007	DISABILITY INSURANCE	0	760.00	65.64	65.64	694.36
10-1-0132-2009	UNEMPLOYMENT INSURANCE	0	40.00	0	0	40.00
10-1-0132-2010	WORKERS COMPENSATION	9,213.00	11,030.00	11,553.00	11,553.00	-523.00
10-1-0132-2012	UNIFORMS	0	1,100.00	0	0	1,100.00
10-1-0132-2013	CLOTHING ALLOWANCE	0	1,800.00	0	0	1,800.00
10-1-0132-3004	REPAIRS & MAINTENANCE	0	30,000.00	0	0	30,000.00
10-1-0132-5309	PROPERTY INSURANCE	4,049.00	5,200.00	2,653.00	2,653.00	2,547.00
10-1-0132-5408	VEHICLE & EQUIP. MAINTENANCE	9,116.62	25,000.00	265.45	265.45	24,734.55
10-1-0132-5411	FUEL EXPENSE	0	25,000.00	0	0	25,000.00
10-1-0132-5504	TRAVEL - MEETINGS/EDUCATION	0	0.00	100.00	100.00	-100.00
10-1-0132-5805	SAFETY/PROTECTIVE EQUIP.	150.00	0.00	0.00	0.00	0.00
10-1-0132-6000	WASTE COLLECTION FEE	0	385,000.00	2,084.71	2,084.71	382,915.29
10-1-0132-7000	LANDFILL TIPPING FEES	0	10,000.00	0	0	10,000.00
	0132 SOLID WASTE	42,181.21	743,888.00	36,094.83	36,094.83	707,793.17

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10-1-0133-0000	FLEET MAINTENANCE	0	0	0	0	0
10-1-0133-1000	SALARIES	9,762.51	188,513.00	13,993.29	13,993.29	174,519.71
10-1-0133-1002	SALARIES - OVERTIME	731.04	1,500.00	0	0	1,500.00
10-1-0133-2001	FICA	806.37	14,536.00	1,083.27	1,083.27	13,452.73
10-1-0133-2003	RETIREMENT	1,365.29	40,172.00	3,661.63	3,661.63	36,510.37
10-1-0133-2005	MEDICAL PLANS	1,325.33	17,336.00	1,993.00	1,993.00	15,343.00
10-1-0133-2006	GROUP LIFE INSURANCE	67.84	2,470.00	179.47	179.47	2,290.53
10-1-0133-2007	DISABILITY INSURANCE	0	1,070.00	74.39	74.39	995.61
10-1-0133-2009	UNEMPLOYMENT INSURANCE	0	40.00	0	0	40.00
10-1-0133-2010	WORKERS COMPENSATION	2,720.00	4,320.00	2,693.00	2,693.00	1,627.00
10-1-0133-2011	CELL PHONE ALLOWANCE	40.00	480.00	40.00	40.00	440.00
10-1-0133-2012	UNIFORMS	0	600.00	0	0	600.00
10-1-0133-2013	CLOTHING ALLOWANCE	0	1,800.00	0	0	1,800.00
10-1-0133-3004	REPAIRS & MAINTENANCE	3,090.49	10,000.00	11,049.99	11,049.99	-1,049.99
10-1-0133-5100	ELECTRICAL SERVICE	0	10,000.00	16.43	16.43	9,983.57
10-1-0133-5102	HEATING	0	5,000.00	0	0	5,000.00
10-1-0133-5203	TELECOMMUNICATIONS	136.06	3,500.00	90.68	90.68	3,409.32
10-1-0133-5309	PROPERTY INSURANCE	876.00	700.00	445.00	445.00	255.00
10-1-0133-5408	VEHICLE & EQUIP. MAINTENANCE	0	20,000.00	2,783.06	2,783.06	17,216.94
10-1-0133-5411	FUEL EXPENSE	0	800.00	0	0	800.00
10-1-0133-5504	TRAVEL - MEETINGS/EDUCATION	0	300.00	0	0	300.00
10-1-0133-5801	DUES & SUBSCRIPTIONS	0	7,500.00	0	0	7,500.00
10-1-0133-5804	DEPARTMENTAL SUPPLIES	0	36,100.00	41.57	41.57	36,058.43
10-1-0133-5805	SAFETY/PROTECTIVE EQUIP.	0	1,700.00	0	0	1,700.00
	0133 FLEET MAINTENANCE	20,920.93	368,437.00	38,144.78	38,144.78	330,292.22

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10-1-0134-0000	FACILITY MAINTENANCE	0	0	0	0	0
10-1-0134-1000	SALARIES	10,517.39	139,723.00	7,141.78	7,141.78	132,581.22
10-1-0134-1002	SALARIES - OVERTIME	0	500.00	73.80	73.80	426.20
10-1-0134-2001	FICA	809.76	10,741.00	556.37	556.37	10,184.63
10-1-0134-2003	RETIREMENT	1,661.53	29,775.00	1,798.20	1,798.20	27,976.80
10-1-0134-2005	MEDICAL PLANS	2,797.68	27,127.00	2,114.44	2,114.44	25,012.56
10-1-0134-2006	GROUP LIFE INSURANCE	70.56	1,830.00	92.16	92.16	1,737.84
10-1-0134-2007	DISABILITY INSURANCE	0	920.00	38.99	38.99	881.01
10-1-0134-2009	UNEMPLOYMENT INSURANCE	0	50.00	0	0	50.00
10-1-0134-2010	WORKERS COMPENSATION	1,811.00	2,850.00	1,638.00	1,638.00	1,212.00
10-1-0134-2012	UNIFORMS	0	600.00	0	0	600.00
10-1-0134-2013	CLOTHING ALLOWANCE	0	1,800.00	0	0	1,800.00
10-1-0134-3004	REPAIRS & MAINTENANCE	5,222.44	60,000.00	1,086.66	1,086.66	58,913.34
10-1-0134-3015	ENGINEERING	1,500.00	10,000.00	0	0	10,000.00
10-1-0134-5100	ELECTRICAL SERVICE	0	30,000.00	1,995.97	1,995.97	28,004.03
10-1-0134-5102	HEATING	0	7,000.00	0	0	7,000.00
10-1-0134-5309	PROPERTY INSURANCE	10,971.00	8,500.00	14,347.00	14,347.00	-5,847.00
10-1-0134-5405	CLEANING/JANITORIAL SUPPLIES	0	7,500.00	214.25	214.25	7,285.75
10-1-0134-5408	VEHICLE & EQUIP. MAINTENANCE	21.99	1,000.00	0	0	1,000.00
10-1-0134-5411	FUEL EXPENSE	0	1,000.00	0	0	1,000.00
10-1-0134-5805	SAFETY/PROTECTIVE EQUIP.	0	800.00	0	0	800.00
10-1-0134-7009	CAPITAL OUTLAY	0	1,200,000.00	0	0	1,200,000.00
10-1-0134-7804	DEBT SERVICE	82,551.57	166,676.00	73,612.46	73,612.46	93,063.54
	0134 FACILITY MAINTENANCE	117,934.92	1,708,392.00	104,710.08	104,710.08	1,603,681.92

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10-1-0450-0000	PARKS AND GROUNDS	0	0	0	0	0
10-1-0450-1000	SALARIES	25,896.41	354,285.00	26,812.52	26,812.52	327,472.48
10-1-0450-1002	SALARIES - OVERTIME	0	2,000.00	0	0	2,000.00
10-1-0450-2001	FICA	1,937.92	27,256.00	2,020.07	2,020.07	25,235.93
10-1-0450-2003	RETIREMENT	3,869.17	75,498.00	6,405.43	6,405.43	69,092.57
10-1-0450-2005	MEDICAL PLANS	3,361.17	59,611.00	7,240.55	7,240.55	52,370.45
10-1-0450-2006	GROUP LIFE INSURANCE	173.19	4,641.00	333.39	333.39	4,307.61
10-1-0450-2007	DISABILITY INSURANCE	0	1,430.00	139.88	139.88	1,290.12
10-1-0450-2009	UNEMPLOYMENT INSURANCE	3.58	70.00	0	0	70.00
10-1-0450-2010	WORKERS COMPENSATION	2,937.00	5,820.00	5,878.00	5,878.00	-58.00
10-1-0450-2011	CELL PHONE ALLOWANCE	0	480.00	40.00	40.00	440.00
10-1-0450-2012	UNIFORMS	0	2,500.00	0	0	2,500.00
10-1-0450-2013	CLOTHING ALLOWANCE	0	4,200.00	0	0	4,200.00
10-1-0450-3004	REPAIRS & MAINTENANCE	5,289.78	105,000.00	3,235.42	3,235.42	101,764.58
10-1-0450-5100	ELECTRICAL SERVICE	0	25,000.00	460.28	460.28	24,539.72
10-1-0450-5203	TELECOMMUNICATIONS	730.78	5,720.00	532.27	532.27	5,187.73
10-1-0450-5309	PROPERTY INSURANCE	3,585.00	3,500.00	3,207.00	3,207.00	293.00
10-1-0450-5408	VEHICLE & EQUIP. MAINTENANCE	0	8,000.00	1,361.40	1,361.40	6,638.60
10-1-0450-5411	FUEL EXPENSE	0	8,000.00	0	0	8,000.00
10-1-0450-5504	TRAVEL - MEETINGS/EDUCATION	0	2,000.00	0	0	2,000.00
10-1-0450-5804	DEPARTMENTAL SUPPLIES	0	250.00	0	0	250.00
10-1-0450-5805	SAFETY/PROTECTIVE EQUIP.	0	1,000.00	0	0	1,000.00
10-1-0450-7009	CAPITAL OUTLAY	0	282,000.00	0	0	282,000.00
	0450 PARKS AND GROUNDS	47,784.00	978,261.00	57,666.21	57,666.21	920,594.79

INCOME/EXPENSE REPORT
JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0451-0000	LIBRARY	0	0	0	0	0
10-1-0451-3004	REPAIRS & MAINTENANCE	20.84	6,000.00	20.84	20.84	5,979.16
10-1-0451-5100	ELECTRICAL SERVICE	0	16,000.00	1,916.10	1,916.10	14,083.90
10-1-0451-5102	HEATING	0	3,000.00	0	0	3,000.00
	0451 LIBRARY	20.84	25,000.00	1,936.94	1,936.94	23,063.06

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
10-1-0920-0000	COMMUNITY DEVELOPMENT	0	0	0	0	0
10-1-0920-5606	REGIONAL PLANNING COMMISSION	7,603.20	7,604.00	7,603.20	7,603.20	0.80
10-1-0920-5607	REGIONAL AIRPORT	25,000.00	25,000.00	25,000.00	25,000.00	0.00
10-1-0920-5608	SOUTH HILL CDA	0	15,250.00	0	0	15,250.00
10-1-0920-5609	COMMUNITY DEVELOPMENT	3,400.00	50,000.00	3,414.00	3,414.00	46,586.00
10-1-0920-5612	SOUTHSIDE RESCUE SQUAD	150,000.00	200,000.00	200,000.00	200,000.00	0.00
10-1-0920-5614	CHAMBER OF COMMERCE/SHOPS OF SOUTH HILL	175,000.00	100,000.00	100,000.00	100,000.00	0.00
10-1-0920-5616	SOUTH HILL VOLUNTEER FIRE DEPARTMENT	500,000.00	1,025,000.00	500,000.00	500,000.00	525,000.00
10-1-0920-5617	SOUTH HILL BREAD BOX	0	10,000.00	10,000.00	10,000.00	0.00
10-1-0920-5618	LAB BUS	0	70,802.00	0	0	70,802.00
10-1-0920-5620	BUSINESS EDUCATION PARTNERSHIP	4,000.00	4,000.00	4,000.00	4,000.00	0.00
10-1-0920-5622	SOUTH HILL REVITALIZATION	0	20,000.00	20,000.00	20,000.00	0.00
10-1-0920-5623	SOUTHERN VA FOOD HUB	12,000.00	24,000.00	24,000.00	24,000.00	0.00
10-1-0920-5626	COLONIAL CENTER - VCA GRANT AND MATCH	0	9,000.00	0	0	9,000.00
10-1-0920-5629	ROANOKE RIVER RAILS TO TRAILS	0	500.00	0	0	500.00
10-1-0920-5630	MECKLENBURG COUNTY SENIOR CITIZENS	0	5,000.00	5,000.00	5,000.00	0.00
10-1-0920-7009	CAPITAL OUTLAY	0	500,000.00	0	0	500,000.00
	0920 COMMUNITY DEVELOPMENT	877,003.20	2,066,156.00	899,017.20	899,017.20	1,167,138.80
	GENERAL FUND Expenditure Totals	1,721,462.65	22,314,150.00	1,820,198.42	1,820,198.42	20,493,951.58

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
30-2-5000-0001	WATER SALES	172,012.32	1,700,000.00	209,052.06	209,052.06	-1,490,947.94
30-2-5000-0002	WATER CONNECTION FEES	4,000.00	16,000.00	4,000.00	4,000.00	-12,000.00
30-2-5000-0004	SEWAGE TREATMENT/LACROSSE	2,869.64	40,000.00	5,537.84	5,537.84	-34,462.16
30-2-5000-0005	SEWAGE TREATMENT/BRODNAX	1,076.48	20,000.00	1,231.92	1,231.92	-18,768.08
30-2-5000-0006	PENALTIES-PAST DUE SALES	5,596.88	75,000.00	7,359.14	7,359.14	-67,640.86
30-2-5000-0007	INTEREST ON DEPOSITS	0	100,000.00	844.79	844.79	-99,155.21
30-2-5000-0008	WWTP EXPANSION PAYMENT/LACROSSE	1,455.90	17,470.00	0	0	-17,470.00
30-2-5000-0009	WWTP EXPANSION PAYMENT/BRODNAX	727.95	8,735.00	0	0	-8,735.00
30-2-5000-0010	SEPTIC TANK HAULERS FEE	14,652.58	60,000.00	14,340.45	14,340.45	-45,659.55
30-2-5000-0011	SET UP FEE - BULK WATER	20.00	200.00	0	0	-200.00
30-2-5000-0013	CUT ON / TRANSFER FEES	5,120.00	50,000.00	4,170.00	4,170.00	-45,830.00
30-2-5000-0016	LEACHATE TREATMENT	11,301.16	425,000.00	20,893.54	20,893.54	-404,106.46
30-2-5000-0020	TRANSFER FROM FUND BALANCE	0	2,176,924.00	0	0	-2,176,924.00
30-2-5000-0021	TRANSFER FROM GENERAL FUND	0	7,338,288.00	0	0	-7,338,288.00
30-2-5000-0025	MISCELLANEOUS INCOME	6,693.23	2,000.00	256,540.00	256,540.00	254,540.00
30-2-5000-0031	SEWER SALES	146,017.27	1,472,000.00	128,577.30	128,577.30	-1,343,422.70
30-2-5000-0032	SEWER CONNECTION FEES	-3,000.00	24,000.00	6,000.00	6,000.00	-18,000.00
30-2-5000-0493	AMERICAN RESCUE PLAN SEWER COLL GRANT	0	492,580.00	0	0	-492,580.00
30-2-5000-0497	CONSTRUCTION CONTRIBUTION	0	4,258,603.00	0	0	-4,258,603.00
30-2-5000-0580	SALE OF PROPERTY	0	15,000.00	0	0	-15,000.00
WATER & SEWER FUND Revenue Totals		368,543.41	18,291,800.00	658,547.04	658,547.04	-17,633,252.96

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
30-0-0000-0000	WATER & SEWER FUND	0	0	0	0	0
30-1-6000-0000	WATER DISTRIBUTION SYSTEMS	0	0	0	0	0
30-1-6000-1000	SALARIES	6,494.39	158,686.00	12,066.30	12,066.30	146,619.70
30-1-6000-1002	SALARIES - OVERTIME	402.65	9,000.00	304.06	304.06	8,695.94
30-1-6000-1010	INCENTIVE	0	9,700.00	0	0	9,700.00
30-1-6000-2001	FICA	523.06	12,828.00	926.33	926.33	11,901.67
30-1-6000-2003	RETIREMENT	1,247.79	33,816.00	2,906.42	2,906.42	30,909.58
30-1-6000-2005	MEDICAL PLANS	1,682.38	32,172.00	2,779.79	2,779.79	29,392.21
30-1-6000-2006	GROUP LIFE INSURANCE	43.91	2,079.00	154.25	154.25	1,924.75
30-1-6000-2007	DISABILITY INSURANCE	0	530.00	43.88	43.88	486.12
30-1-6000-2009	UNEMPLOYMENT INSURANCE	0	30.00	0.44	0.44	29.56
30-1-6000-2010	WORKERS COMPENSATION	1,408.00	3,590.00	3,537.00	3,537.00	53.00
30-1-6000-2012	UNIFORMS	0	1,600.00	0	0	1,600.00
30-1-6000-2013	CLOTHING ALLOWANCE	0	1,800.00	0	0	1,800.00
30-1-6000-3004	REPAIRS AND MAINTENANCE	2,648.23	150,000.00	136.66	136.66	149,863.34
30-1-6000-3010	CONTRACT/TESTING SERVICES	0	7,000.00	0	0	7,000.00
30-1-6000-3015	ENGINEERING	0	5,000.00	0	0	5,000.00
30-1-6000-5100	ELECTRICAL SERVICE	0	3,500.00	316.15	316.15	3,183.85
30-1-6000-5203	TELECOMMUNICATIONS	209.26	2,000.00	279.09	279.09	1,720.91
30-1-6000-5309	PROPERTY INSURANCE	6,371.00	6,600.00	11,183.00	11,183.00	-4,583.00
30-1-6000-5408	VEHICLE & EQUIP. MAINTENANCE	4.72	4,500.00	20.99	20.99	4,479.01
30-1-6000-5411	FUEL EXPENSE	0	5,000.00	0	0	5,000.00
30-1-6000-5413	VA DEPT OF HEALTH FEES	7,842.00	8,000.00	7,842.00	7,842.00	158.00
30-1-6000-5504	TRAVEL - MEETINGS/EDUCATION	500.00	2,000.00	500.00	500.00	1,500.00
30-1-6000-5700	WATER TANK MAINTENANCE	76,116.61	90,000.00	77,943.41	77,943.41	12,056.59
30-1-6000-5804	DEPARTMENTAL SUPPLIES	0	200.00	0	0	200.00
30-1-6000-5805	SAFETY/PROTECTIVE EQUIP.	150.00	600.00	0	0	600.00
30-1-6000-5807	NORTHSIDE INFRASTRUCTURE	0	4,450,000.00	17,900.00	17,900.00	4,432,100.00
30-1-6000-7009	CAPITAL OUTLAY	0	1,250,000.00	0	0	1,250,000.00
30-1-6000-7050	WATER PURCHASES - RRSA	0	1,300,000.00	111,597.14	111,597.14	1,188,402.86
30-1-6000-7804	DEBT SERVICE	133,506.01	352,519.00	164,766.79	164,766.79	187,752.21
	6000 WATER DISTRIBUTION SYSTEMS	239,150.01	7,902,750.00	415,203.70	415,203.70	7,487,546.30
30-1-6040-8600	TRANSFER TO OTHER FUNDS	0	81,250.00	0	0	81,250.00
	6040 Total	0.00	81,250.00	0.00	0.00	81,250.00

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
30-1-6050-0000	SEWER COLLECTION SYSTEM	0	0	0	0	0
30-1-6050-1000	SALARIES	10,209.42	158,686.00	12,066.23	12,066.23	146,619.77
30-1-6050-1002	SALARIES - OVERTIME	770.31	9,000.00	304.04	304.04	8,695.96
30-1-6050-2001	FICA	825.63	12,828.00	926.32	926.32	11,901.68
30-1-6050-2003	RETIREMENT	1,781.17	33,816.00	2,906.40	2,906.40	30,909.60
30-1-6050-2005	MEDICAL PLANS	2,239.64	32,172.00	4,199.72	4,199.72	27,972.28
30-1-6050-2006	GROUP LIFE INSURANCE	68.97	2,079.00	154.21	154.21	1,924.79
30-1-6050-2007	DISABILITY INSURANCE	0	530.00	86.96	86.96	443.04
30-1-6050-2009	UNEMPLOYMENT INSURANCE	0	30.00	0.45	0.45	29.55
30-1-6050-2010	WORKERS COMPENSATION	580.00	1,410.00	2,191.00	2,191.00	-781.00
30-1-6050-2012	UNIFORMS	0	1,600.00	0	0	1,600.00
30-1-6050-2013	CLOTHING ALLOWANCE	0	1,800.00	0	0	1,800.00
30-1-6050-3004	REPAIRS & MAINTENANCE	2,156.00	125,000.00	9,325.82	9,325.82	115,674.18
30-1-6050-3015	ENGINEERING	0	20,000.00	0	0	20,000.00
30-1-6050-5100	ELECTRICAL SERVICE	267.12	35,000.00	1,084.18	1,084.18	33,915.82
30-1-6050-5203	TELECOMMUNICATIONS	40.01	500.00	0	0	500.00
30-1-6050-5309	PROPERTY INSURANCE	4,120.00	5,500.00	7,962.00	7,962.00	-2,462.00
30-1-6050-5408	VEHICLE & EQUIP. MAINTENANCE	229.45	25,000.00	696.33	696.33	24,303.67
30-1-6050-5411	FUEL EXPENSE	0	10,000.00	0	0	10,000.00
30-1-6050-5504	TRAVEL - MEETINGS/EDUCATION	0	5,000.00	0	0	5,000.00
30-1-6050-5804	DEPARTMENTAL SUPPLIES	0	200.00	0	0	200.00
30-1-6050-5805	SAFETY/PROTECTIVE EQUIP.	0	600.00	0	0	600.00
30-1-6050-7009	CAPITAL OUTLAY	60,997.00	7,765,903.00	0	0	7,765,903.00
30-1-6050-7804	DEBT SERVICE	263,992.49	550,784.00	245,197.87	245,197.87	305,586.13
	6050 SEWER COLLECTION SYSTEM	348,277.21	8,797,438.00	287,101.53	287,101.53	8,510,336.47
30-1-6940-8600	TRANSFER TO OTHER FUNDS	0	81,250.00	0	0	81,250.00
	6940 Total	0.00	81,250.00	0.00	0.00	81,250.00

INCOME/EXPENSE REPORT

JULY 2025

Account Id	Account Description	Prior Rev/Expd	Anticipated/Budgeted	Current Rev/Expd	YTD Rev/Expd	Balance/Excess/Deficit
30-1-7000-0000	WASTEWATER TREATMENT PLANT	0	0	0	0	0
30-1-7000-1000	SALARIES	23,019.94	349,847.00	23,394.47	23,394.47	326,452.53
30-1-7000-1002	SALARIES - OVERTIME	0	2,000.00	0	0	2,000.00
30-1-7000-1004	SALARIES - PART TIME	506.09	11,000.00	506.09	506.09	10,493.91
30-1-7000-2001	FICA	1,781.59	27,758.00	1,820.35	1,820.35	25,937.65
30-1-7000-2003	RETIREMENT	4,451.01	74,552.00	5,672.45	5,672.45	68,879.55
30-1-7000-2005	MEDICAL PLANS	3,986.44	40,034.00	4,490.46	4,490.46	35,543.54
30-1-7000-2006	GROUP LIFE INSURANCE	155.68	4,583.00	299.80	299.80	4,283.20
30-1-7000-2007	DISABILITY INSURANCE	0	1,600.00	121.76	121.76	1,478.24
30-1-7000-2009	UNEMPLOYMENT INSURANCE	0	80.00	0.51	0.51	79.49
30-1-7000-2010	WORKERS COMPENSATION	2,674.00	4,280.00	4,430.00	4,430.00	-150.00
30-1-7000-2012	UNIFORMS	0	300.00	0	0	300.00
30-1-7000-2013	CLOTHING ALLOWANCE	0	2,400.00	0	0	2,400.00
30-1-7000-3004	REPAIRS & MAINTENANCE	2,174.06	175,000.00	35.89	35.89	174,964.11
30-1-7000-3010	CONTRACT/TESTING SERVICES	0	35,000.00	0	0	35,000.00
30-1-7000-3012	LEGAL EXPENSES	0	20,000.00	0	0	20,000.00
30-1-7000-3015	ENGINEERING	0	50,000.00	0	0	50,000.00
30-1-7000-5100	ELECTRICAL SERVICE	0	130,000.00	8,538.36	8,538.36	121,461.64
30-1-7000-5203	TELECOMMUNICATIONS	217.80	3,950.00	324.28	324.28	3,625.72
30-1-7000-5309	PROPERTY INSURANCE	20,481.00	16,800.00	10,718.00	10,718.00	6,082.00
30-1-7000-5405	CLEANING & JANITORIAL	0	500.00	0	0	500.00
30-1-7000-5408	VEHICLE & EQUIP. MAINTENANCE	0	5,000.00	0	0	5,000.00
30-1-7000-5411	FUEL EXPENSE	0	15,000.00	0	0	15,000.00
30-1-7000-5413	DEQ FEES	0	25,000.00	0	0	25,000.00
30-1-7000-5415	CHEMICALS	0	22,000.00	0	0	22,000.00
30-1-7000-5416	LAB SUPPLIES	187.58	12,000.00	0	0	12,000.00
30-1-7000-5419	DISPOSAL EXPENSE	0	60,000.00	0	0	60,000.00
30-1-7000-5504	TRAVEL - MEETINGS/EDUCATION	0	10,000.00	0	0	10,000.00
30-1-7000-5804	DEPARTMENTAL SUPPLIES	0	2,000.00	0	0	2,000.00
30-1-7000-5805	SAFETY/PROTECTIVE EQUIP.	0	2,000.00	0	0	2,000.00
30-1-7000-7009	CAPITAL OUTLAY	0	207,000.00	0	0	207,000.00
30-1-7000-7804	DEBT SERVICE	59,150.28	119,428.00	52,745.19	52,745.19	66,682.81
	7000 WASTEWATER TREATMENT PLANT	118,785.47	1,429,112.00	113,097.61	113,097.61	1,316,014.39
	WATER & SEWER FUND Expenditure Totals	706,212.69	18,291,800.00	815,402.84	815,402.84	17,476,397.16

Items for Approval
South Hill Town Council Meeting
August 11, 2025

1. Town Manager Report
 - a. South Hill Volunteer Fire Department Bucket Drive Request
 - b. Schedule Public Hearing – Dominion Underground Easement
2. Director of Municipal Services Report
 - a. Benton Street Drainage Improvements Bid Award

Agenda Item A

To: Mayor and Town Council
From: Town Manager
Date: August 11, 2025
Re: SHVFD Bucket Drive

Chief Michael Vaughan requests permission for the South Hill Volunteer Fire Department to hold a bucket drive fundraiser on Saturday, August 30, 2025. Donations will be accepted at six (6) locations throughout town:

- North Mecklenburg Avenue (E-Z Stop)
- East Atlantic Street (Farrar Auction and Realty)
- West Atlantic Street (Food Lion)
- West Danville Street (Slip In)
- Walmart (Shaw Street)
- Peebles Street/Furr Street

Recommended Motion

I move to approve the South Hill Volunteer Fire Department request to hold a bucket drive fundraiser on Saturday, August 30, 2025 from 7:00AM until 2:00PM.

Agenda Item B

To: Mayor and Town Council
From: Town Manager
Date: August 11, 2025
Re: Schedule Public Hearing – Dominion Energy Easement

Dominion Energy is requesting an underground easement from the Town of South Hill (see attached) to move forward with the installation of underground facilities and the removal of overhead electric lines. The easement will authorize the proposed work and allow Dominion Energy to access power lines and equipment for installation, maintenance and repair.

A Public Hearing is required for the disposition of property per Code of VA § 15.2-1800.

Recommended Motion

I move to schedule a Public Hearing at Town Council's September 2025 regular meeting to hear comments regarding Dominion Energy's request for an underground easement from the Town of South Hill.



Right of Way Agreement

THIS RIGHT OF WAY AGREEMENT, is made and entered into as of this ____ day of _____, _____, by and between THE TOWN OF SOUTH HILL ("**GRANTOR**") and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia public service corporation, doing business in Virginia as Dominion Energy Virginia, with its principal office in Richmond, Virginia ("**GRANTEE**").

WITNESSETH:

1. That for and in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **GRANTOR** grants and conveys unto **GRANTEE**, its successors and assigns, the perpetual right, privilege and exclusive easement over, under, through, upon, above and across the property described herein, for the purpose of transmitting and distributing electric power by one or more circuits; for its own internal telephone and other internal communication purposes directly related to or incidental to the generation, distribution, and transmission of electricity; for fiber optic cables, wires, attachments, and other transmission facilities, and all equipment, accessories and appurtenances desirable in connection therewith, for the purpose of transmitting voice, text, data, internet services, and other communications services, including the wires and attachments of third parties; and for lighting purposes; including but not limited to the rights:

1.1 to lay, construct, operate and maintain one or more lines of underground conduits and cables including, without limitation, one or more lighting supports and lighting fixtures as **GRANTEE** may from time to time determine, and all wires, conduits, cables, transformers, transformer enclosures, concrete pads, manholes, handholes, connection boxes, accessories and appurtenances desirable in connection therewith; the width of said exclusive easement shall extend fifteen (15) feet in width across the lands of **GRANTOR**; and

1.2 Paragraph is for granting overhead rights within this Right of Way Agreement and is intentionally not included; and

1.3 to apportion, lease, or license the voice, text, data, internet service, and other communications rights herein in whole or in part to third parties as may be useful or practical, including the rights to transmit third party data and the right to apportion, lease, or license surplus communications capacity to third parties for the exercise of such rights.

2. The easement granted herein shall extend across the lands of **GRANTOR** situated in Mecklenburg County, Virginia, as more fully described on Plat(s) Numbered 16-25-0285, attached to and made a part of this Right of Way Agreement; the location of the boundaries of said easement being shown in broken lines on said Plat(s), reference being made thereto for a more particular description thereof.

3. All facilities constructed hereunder shall remain the property of **GRANTEE**. **GRANTEE** shall have the right to inspect, reconstruct, remove, repair, improve, relocate on and within the easement area, including but not limited to the airspace above the property controlled by **GRANTOR**, and make such changes, alterations, substitutions, additions to or extensions of its facilities as **GRANTEE** may from time to time deem advisable.

This Document Prepared by Virginia Electric and Power Company and should be returned to:
Dominion Energy Virginia, 2700 Cromwell Drive, 2nd Floor, Norfolk, VA 23509.

Initials: _____

(Page 1 of 4 Pages)

DEVID No(s). 16-25-0285

Tax Map No. 078A06-09-L-009

Form No. 728493-1 (Dec 2021)

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Right of Way Agreement

4. **GRANTEE** shall have the right to keep the easement clear of all buildings, structures, trees, roots, undergrowth and other obstructions which would interfere with its exercise of the rights granted hereunder, including, without limitation, the right to trim, top, retrim, retop, cut and keep clear any trees or brush inside and outside the boundaries of the easement that may endanger the safe and proper operation of its facilities. All trees and limbs cut by **GRANTEE** shall remain the property of **GRANTOR**.

5. For the purpose of exercising the right granted herein, **GRANTEE** shall have the right of ingress to and egress from this easement over such private roads as may now or hereafter exist on the property of **GRANTOR**. The right, however, is reserved to **GRANTOR** to shift, relocate, close or abandon such private roads at any time. If there are no public or private roads reasonably convenient to the easement, **GRANTEE** shall have such right of ingress and egress over the lands of **GRANTOR** adjacent to the easement. **GRANTEE** shall exercise such rights in such manner as shall occasion the least practicable damage and inconvenience to **GRANTOR**.

6. **GRANTEE** shall repair damage to roads, fences, or other improvements (a) inside the boundaries of the easement (subject, however, to **GRANTEE**'s rights set forth in Paragraph 4 of this Right of Way Agreement) and (b) outside the boundaries of the easement and shall repair or pay **GRANTOR**, at **GRANTEE**'s option, for other damage done to **GRANTOR**'s property inside the boundaries of the easement (subject, however, to **GRANTEE**'s rights set forth in Paragraph 4 of this Right of Way Agreement) and outside the boundaries of the easement caused by **GRANTEE** in the process of the construction, inspection, and maintenance of **GRANTEE**'s facilities, or in the exercise of its right of ingress and egress; provided **GRANTOR** gives written notice thereof to **GRANTEE** within sixty (60) days after such damage occurs.

7. **GRANTOR**, its successors and assigns, may use the easement for any reasonable purpose not inconsistent with the rights hereby granted, provided such use does not interfere with **GRANTEE**'s exercise of any of its rights hereunder. **GRANTOR** shall not have the right to construct any building, structure, or other above ground obstruction on the easement; provided, however, **GRANTOR** may construct on the easement fences, landscaping (subject, however, to **GRANTEE**'s rights in Paragraph 4 of this Right of Way Agreement), paving, sidewalks, curbing, gutters, street signs, and below ground obstructions as long as said fences, landscaping, paving, sidewalks, curbing, gutters, street signs, and below ground obstructions do not interfere with **GRANTEE**'s exercise of any of its rights granted hereunder. In the event such use does interfere with **GRANTEE**'s exercise of any of its rights granted hereunder, **GRANTEE** may, in its reasonable discretion, relocate such facilities as may be practicable to a new site designated by **GRANTOR** and acceptable to **GRANTEE**. In the event any such facilities are so relocated, **GRANTOR** shall reimburse **GRANTEE** for the cost thereof and convey to **GRANTEE** an equivalent easement at the new site.

8. **GRANTEE'S** right to assign or transfer its rights, privileges and easements, as granted herein, shall be strictly limited to the assignment or transfer of such rights, privileges and easements to any business which lawfully assumes any or all of **GRANTEE'S** obligations as a public service company or such other obligations as may be related to or incidental to **GRANTEE'S** stated business purpose as a public service company; and any such business to which such rights, privileges and easements may be assigned shall be bound by all of the terms, conditions and restrictions set forth herein.

9. If there is an Exhibit A attached hereto, then the easement granted hereby shall additionally be subject to all terms and conditions contained therein provided said Exhibit A is executed by **GRANTOR** contemporaneously herewith and is recorded with and as a part of this Right of Way Agreement.

10. Whenever the context of this Right of Way Agreement so requires, the singular number shall mean the plural and the plural the singular.

Initials: _____

(Page 2 of 4 Pages)

DEVID No(s). 16-25-0285

Form No. 728493-1 (Dec 2021)

© 2025 Dominion Energy



Right of Way Agreement

11. **GRANTOR** covenants that it is seised of and has the right to convey this easement and the rights and privileges granted hereunder; that **GRANTEE** shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement, rights and privileges; and that **GRANTOR** shall execute such further assurances thereof as may be reasonably required.

12. The individual executing this Right of Way Agreement on behalf of **GRANTOR** warrants that they have been duly authorized to execute this easement on behalf of said County.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.

IN WITNESS WHEREOF, GRANTOR has caused its name to be signed hereto by authorized officer or agent, described below, on the date first above written.

APPROVED AS TO FORM:

TOWN OF SOUTH HILL

(Name)

By:

(Title)

Title:

State of

County of

, to-wit:

I, _____, a Notary Public in and for the State of _____

at Large, do hereby certify that this day personally appeared before me

in my jurisdiction aforesaid _____,

(Name of officer or agent)

(Title of officer or agent)

on behalf of The Town of South Hill

, Virginia, whose name is

signed to the foregoing writing dated this _____ day of _____, 20____, and acknowledged the same before me.

Given under my hand _____, 20____

Notary Public (Print Name)

Notary Public (Signature)

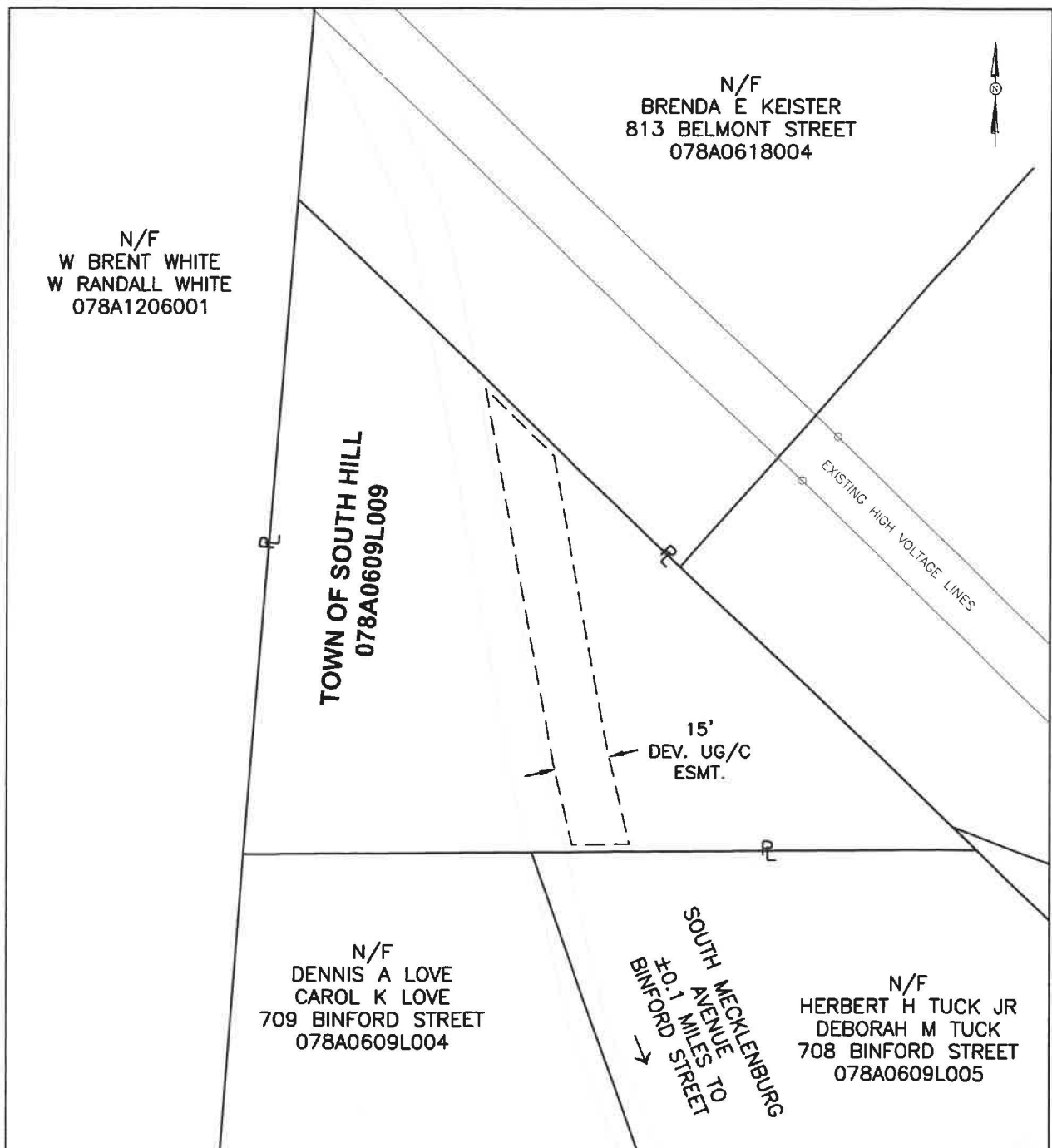
Virginia Notary Reg. No. _____


My Commission Expires: _____

(Page 3 of 4 Pages)

DEVIDNo(s) 16-25-0285

(Notary Seal Here)



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.		LO911	
	Work Request No.	DEVID No.	Scale	
	10762187	16-25-0285	Not to Scale	
Date	By			
07/10/2025	A. Forestier			
OWNER INITIALS _____				Page 4 of 4

Agenda Item A

To: Mayor and Town Council
From: Director of Municipal Services
Date: August 11, 2025
Re: Benton Street Drainage Improvements Project

On August 6, 2025, the Town received sealed bids for the Benton Street Drainage Improvements Project. Walker Construction submitted the low bid for providing the labor and materials for the Benton Street Drainage Improvements Project per advertised Invitation for Bid. Bids are quantity priced to cover labor and materials, and installation of the new stormwater collection lines and curb and guttering, street repairs.

The Bids received were as follows:

The Total Base Bid and Alternate #1 by Walker Construction was \$ 849,300.00
The Total Base Bid and Alternate # 1by J A Barker Construction was \$ 870,403.50

Recommended Motion:
I move to award the Circle Drive Waterline Replacement Project to Walker Construction as submitted by sealed bids on August 6, 2025, in the amount of \$849,300.00, and to authorize the Town Manager or her designee to sign all of the necessary paperwork to complete this project.

Reports to Accept as Presented

South Hill Town Council Meeting

August 11, 2025

1. Police Report
2. Municipal Services Report
3. Parks, Facilities, and Grounds Report
 - a. Facilities Reservation Calendar
4. Code Compliance Report
 - a. Monthly Report
 - b. Dilapidated Properties
5. Business Development Report
6. Human Resources Report



South Hill Police Department

103 S. Brunswick Avenue
South Hill, Virginia 23970



Greg Geist, Chief of Police

Police Report July 2025

Activity:

	Jul 25	Jul 24	Jun 25
• Traffic Stops	231	142	272
• Traffic Summons Issued	120	107	185
• DUI Arrests	5	4	7
• Reportable/Non-Reportable Vehicle Crashes	28	22	24

Criminal Reports:

○ Larcenies Reported	10	21	16
○ Larcenies Cleared	7	12	8
○ Assaults Reported	7	7	8
○ Assaults Cleared	6	7	7
○ Murders	0	0	0
○ Clear	0	0	0
○ Break Ins Reported	0	2	0
○ Break Ins Cleared	0	1	0
○ Rapes Reported	1	0	0
○ Rapes Cleared	0	0	0
○ Robberies (Attempts) Reported	0	0	0
○ Robberies Cleared	0	0	0
○ Arsons Reported	0	0	0
○ Arsons Cleared	0	0	0



434-447-3104

Service



Honor



434-955-2101

Pride

Dedication

○ All Other Reportable Offenses	32	18	26
○ All Other Reportable Offenses Cleared	29	12	12

	Jul 25	Jul 24	Jun 25
• Alarms	24	35	36
• Animal Complaints	9	17	18
• Disturbance Calls	33	34	28
• Police Escorts Business/Funeral	11	27	15
• 911 Hang Up Calls/Open Lines	32	37	32
• Vehicle Unlocks	34	2	28
• Vandalisms	2	3	3
• All Other Calls for Service	568	906	636
• Total Calls for Service	713	1007	742
• Property Reported Stolen	\$3124	\$31385	\$25003
• Property Recovered	\$3124	\$24699	\$12523

Miscellaneous:

• Court	30	43	23
• Training Hours	134	109	203
• Warrants Issued/Served	62	46	63
• Inoperative Vehicles Tagged	24	0	2
• Inoperative vehicles Tagged YTD	58	10	12

Administrative News

The following completed various trainings:

- Cpl. Cameron Waters – CIT Core Training – Clarksville
- Sgt. John Childers and Detective Amanda Parker – Firearms Instructor – Training Academy Lynchburg
- Aux. Officer David Nichols – Constitutional Use of Force – Henrico
- Lt. Chris Parrott & Cpl. Russ Inge – VCIN Security and Awareness General – online
- Joanna Fitts – VLEPSC Accreditation – online
- Donna Burch – (Required) Equitable Sharing Program Accounting and Bookkeeping (ESAC Federal Forfeiture) online

The Department is compliant with the Forfeited Asset Sharing Program (DCJS). The yearly report was submitted and accepted. The yearly report was also submitted to ESAC. We are awaiting acceptance and compliance.

Officer Dennis Harris resigned from the department effective July 31, 2025.

Agenda Item A

To: Mayor and Town Council
From: Director of Municipal Services
Date: August 11, 2025
Re: Municipal Services Projects

The public works crews have been busy installing new water and sewer services to new residential construction. The crews have also been connecting to recently installed water lines from the old galvanized water lines. The conversion to the new waterline takes time, as other maintenance/emergencies override planned activities.

Several utility projects are advertised with bid due within the next thirty days:

- Benton Street stormwater project, Bids Due August 6.
- Northeast Waterline- Thompson Street/Alpine Lane to North Mecklenburg Avenue, bids due September 3.
- Sycamore/Howerton water and sewer project, bids due September 2.
- Whittle's Mill powerhouse removal, the Town is working with three contractors for quotes for compliance work to release the FERC permit.

The Wastewater Plant staff has completed the State required toxicity testing during conditions of flooding. These conditions were not ideal, but the staff operated the plant with great expertise and the plant's effluent testing met and exceeded the State mandated regulations.

There are several projects that are in the final stages of engineering that will be moving into the easement acquisition stage soon.

This item is for Council information only. No action is required.

Agenda Item A

To: Mayor and Town Council
From: Parks/Facilities
Date: August 11, 2025
Re: Monthly Update

- We are waiting on Cunningham Recreation to provide an estimate on damages to the playground surfacing after the fireworks at Centennial Park in June. Some of the surfacing was melted during the event and I highly recommend not having fireworks at Centennial in the future. We are fortunate that the damage is minimal and that the colors are fresh and can easily be matched.
- Installation of the Musco lighting system, approved in this year's budget, has been scheduled at the new basketball courts at Parker Park. Musco is in the process of approving all plans and want to tentatively start in October. The first step will be delivery of equipment and lighting.
- We are still waiting on Southern Air to begin the installation of the new HVAC system in Town Hall. The drawings for the complete system has been approved by the structural engineer and Code Compliance Department.
- B&B Consulting and Kilian Engineering is still in the process of writing a bid proposal for the interior and exterior of Town Hall. We are meeting with Moseley Architects and B&B the second week of August to finalize the bid. Hopefully we can get the bid out by the end of the month.
- The library has been repaired in full by Howerton Construction and Tanner Masonary. All work was completed on August 4, 2025, and the library remained open throughout the process.
- The Parks crew has closed baseball fields 3&4 for recovery from the tournament. We top-dressed the infields and are giving the new sod a chance to grow in before the start of fall ball. It is a slow process, but seems to be recovering well.
- We will be replacing the small trailer with a shed that was chosen by Dixie Girls Softball. This is temporary until we decide on a permanent solution moving forward.
- The Police Station roof is scheduled to be totally replaced starting August 4th by Howerton Construction and this was the best solution for the Town. The roof will also come with a twenty year warranty just as Town Hall has. Deep River Restoration has removed carpet, flooring, paneling, and everything that was damaged on the interior. Fortunately very little asbestos or mold was discovered and will make repairs inside minimal and isolated to three areas. Also a VRSA insurance adjuster was out to assess all the damage on August 31st.

This item is for Council information only. No action is required.

South Hill Facilities Reservation Record 2025

<u>DATE</u>	<u>GROUP</u>	<u>PURPOSE</u>	<u>ATTENDANCE</u>	<u>TIME</u>	<u>VENUE</u>
8/3/2025	TOMASINA COOK	FAMILY REUNION	75	9AM	CENTENNIAL PAVILION
8/9/2025	KAREN SULTON	FAMILY REUNION	120	9AM	CENTENNIAL PAVILION
8/15/2025	TOWN OF SOUTH HILL & SH REV. COMMITTEE	BACK TO SCHOOL BASH		4PM-UNTIL	CENTENNIAL PARK
8/16/2025	JANET JONES-JAMISON	FAMILY GATHERING	30	11AM	CENTENNIAL PAVILION
8/17/2025	MARY GOODE	FAMILY REUNION	40	11AM-6PM	CENTENNIAL PAVILION
8/23/2025	PEGGY ROBINSON	ROBINSON'S REUNION	50	9AM-6PM	CENTENNIAL PAVILION
8/30/2025	IDA FOUNTAIN/RASELA ZIPPARO	FAMILY REUNION	APPROX. 100	9AM	CENTENNIAL PAVILION
9/1/2025	EASTER FAMILY (MARIO & MELANISE)	BIRTHDAY PARTY	40	ALL DAY	CENTENNIAL PAVILION
9/6/2025	SOUTHSIDE YOUTH DEVELOPMENT GROUP	YOUTH PROGRAMS	???	ALL DAY	CENTENNIAL PAVILION
9/12/2025	LAKE COUNTRY ARE AGENCY ON AGING	SENIOR PICNIC	80	ALL DAY	CENTENNIAL PAVILION
9/13/2025	WHITTLE GROVE BAPTIST CHURCH	CHURCH OUTING	75	ALL DAY	CENTENNIAL PAVILION
9/13/2025	FREEDOM HOUSE MINISTRIES	LADIES EVENING OUT	300-500	2PM-8PM	SOUTH HILL EXCHANGE
9/18/2025	SOUTHSIDE VA QUAIL FOREVER	BANQUET SETUP	200	PM	SOUTH HILL EXCHANGE
9/19/2025	SOUTHSIDE VA QUAIL FOREVER	BANQUET	200	ALL DAY	SOUTH HILL EXCHANGE
9/20/2025	PAMELA REESE	REUNION	20-40	10AM-4PM	CENTENNIAL PAVILION
9/27/2025	DANCE IT OUT	CHILDREN'S ART FESTIVAL	75	10AM	CENTENNIAL PAVILION
10/4/2025	ALANA TUCKER	FAMILY GATHERING	50	8AM	CENTENNIAL PAVILION
10/11/2025	LANYIA HARGROVE	BABY SHOWER	40	12PM-6PM	CENTENNIAL PAVILION
10/18/2025	SOUTH HILL CHAMBER OF COMMERCE	JARED STOUT BAND - SUMMER CONCERT			CENTENNIAL AMPHITHEATER/EXCHANGE
10/25/2025	TOWN OF SOUTH HILL & SOUTH HILL REV.	FALL FESTIVAL			CENTENNIAL PARK
11/6/2025	SOUTH HILL CHAMBER OF COMMERCE	JOB FAIR			SOUTH HILL EXCHANGE
11/13/2025	R.T. ARNOLD LIBRARY	HOLIDAZY BAZAAR	???	ALL DAY	SOUTH HILL EXCHANGE
11/14/2025	R.T. ARNOLD LIBRARY	HOLIDAY BAZAAR	???	ALL DAY	SOUTH HILL EXCHANGE
11/15/2025	R.T. ARNOLD LIBRARY	HOLIDAY BAZAAR	???	ALL DAY	SOUTH HILL EXCHANGE
11/19/2025	SOUTH HILL CHAMBER OF COMMERCE	SEAFOOD FESTIVAL			SOUTH HILL EXCHANGE
12/5/2025	SOUTH HILL CHAMBER OF COMMERCE	HOMETOWN CHRISTMAS		ALL DAY	SOUTH HILL EXCHANGE
12/6/2025	SOUTH HILL CHAMBER OF COMMERCE	HOMETOWN CHRISTMAS		ALL DAY	SOUTH HILL EXCHANGE

South Hill Facilities Reservation Record 2025

<u>DATE</u>	<u>GROUP</u>	<u>PURPOSE</u>	<u>TIME</u>	<u>VENUE</u>
8/1/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE
8/2/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
8/4/2025	VCU HEALTH (JACKIE DANIEL)	CAHN VAN	8:30AM-3PM	MARKET SQUARE
8/4/2025	BEER FED BEEF	DINNER	5PM-7:30PM	MARKET SQUARE
8/9/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
8/11/2025	BEER FED BEEF	DINNER	5PM-7:30PM	MARKET SQUARE
8/15/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE
8/16/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
8/18/2025	BEER FED BEEF	DINNER	5PM-7:30PM	MARKET SQUARE
8/23/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
8/25/2025	BEER FED BEEF	DINNER	5PM-7:30PM	MARKET SQUARE
8/29/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE
8/30/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
9/1/2025	BEER FED BEEF	DINNER	5PM-7:30PM	MARKET SQUARE
9/6/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
9/8/2025	BEER FED BEEF	DINNER	5PM-7:30PM	MARKET SQUARE
9/12/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE
9/13/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
9/15/2025	BEER FED BEEF	DINNER	5PM-7:30PM	MARKET SQUARE
9/20/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
9/22/2025	BEER FED BEEF	DINNER	5PM-7:30PM	MARKET SQUARE
9/26/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE
9/27/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
9/29/2025	BEER FED BEEF	DINNER	5PM-7:30PM	MARKET SQUARE
10/4/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
10/10/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE
10/11/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
10/18/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
10/24/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE
10/25/2025	FARMER'S MARKET		8AM-12PM	MARKET SQUARE
11/7/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE
11/21/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE
12/5/2025	SOUTH HILL CHAMBER OF COMMERCE	HOMETOWN CHRISTMAS		MARKET SQUARE/PARKING LOT
12/6/2025	SOUTH HILL CHAMBER OF COMMERCE	HOMETOWN CHRISTMAS		MARKET SQUARE/PARKING LOT

South Hill Facilities Reservation Record 2025

12/7/2025	SOUTH HILL CHAMBER OF COMMERCE	HOMETOWN CHRISTMAS		MARKET SQUARE/PARKING LOT
12/19/2025	DESTINATION THERAPY	MASSAGES	9AM-5PM	MARKET SQUARE

PERMIT AND INSPECTION REPORT FOR : July 2025

	INSPECTIONS	PERMITS	FEES
BUILDING	10	10	\$2,662.23
MECHANICAL	4	4	\$49,109.29
PLUMBING	4	4	\$12,524.87
ELECTRICAL	10	10	\$402,443.17
FIRE PROT	2	2	\$4,618.98
SIGN	2	2	\$61.20
LAND DIST	0	0	\$0.00
TOTALS	32	32	\$471,329.74

RECAP OF EXEMPT PERMITS:

TYPE OF PERMIT	\$ THIS MONTH	\$ YTD
UEZ	\$0.00	\$0.00
REHAB	\$56.10	\$494.88
GENERAL	\$643.09	\$1,726.79

WORK VALUE	\$92,456,921.40	\$204,780,424.95
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FYTD	Fees	\$471,329.74	Work Value	\$92,456,921.40
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NEW BUSINESSES IN TOWN OF SOUTH HILL

7/1/2025 – 7/31/2025

Jonhanis A Garcia – 935 W. Atlantic St. – Flea Market Vendor

Arby's (New owners/AES Southeast, LLC) – 1149 E Atlantic St. – Restaurant

The Hungry Farmer (New owners/The Twins Pit, LLC) – 923 W Atlantic Ave. –
Restaurant

Finchland Photography, LLC – 231 E Atlantic St. – Photography Studio

Liberty Tax Service (New owners/Darran Johnson) – 422 Furr St. – Tax Office

Range: First to Last Issue Date Range: 07/01/25 to 07/31/25

**Indicates payment is in batch

Permit No	Issue Date	Insrt/Dc-Blk/Lot	Property Location	Alteration Cost	New Volume		BUILDING	ELECTRICAL	TOTAL
App Date	Owner Name		Work Type	Use Type	Additional Cost		FIRE	LAND DISTURB	MECHANICAL
Description of Work							PLUMBING	SIGN	
25-00157	07/08/25	078A08-07-002	210 TUNSTALL ROAD	72,000.00	0	PAID:	387.60	0.00	387.60
06/23/25	MICROSOFT CORPORATION		TEMPORARY TRAIL		0.00		0.00	0.00	0.00
Install temporary trailers on worksite							0.00	0.00	
25-00162	07/16/25	078A08-07-002	210 TUNSTALL ROAD	78,865,425.00	0	PAID:	0.00	402,213.67	402,213.67
07/08/25	MICROSOFT CORPORATION		WIRING	UNKNOWN	0.00		0.00	0.00	0.00
Wiring for data center							0.00	0.00	
25-00163	07/18/25	078A08-07-002	210 TUNSTALL ROAD	2,440,855.00	0	PAID:	0.00	0.00	12,448.37
07/08/25	MICROSOFT CORPORATION		NEW COMMERCIAL	UNKNOWN	0.00		0.00	0.00	0.00
Plumbing for data center							12,448.37	0.00	
25-00164	07/18/25	078A08-07-002	210 TUNSTALL ROAD	9,550,625.00	0	PAID:	0.00	0.00	48,708.19
07/08/25	MICROSOFT CORPORATION		HVAC SYSTEM	UNKNOWN	0.00		0.00	0.00	48,708.19
Mechanical for data center							0.00	0.00	
25-00165	07/08/25	078A18-23-B-032	821 HITE STREET	2,500.00	0	PAID:	0.00	0.00	25.50
07/08/25	WALTON MARTHA ELIZABETH		WATSEW LATERALS		0.00		0.00	0.00	0.00
Replacing sewer line							25.50	0.00	
25-00166	07/10/25	078A11-16-002	111 NORTH WEST STREET	9,000.00	0	PAID:	66.30	0.00	66.30
07/09/25	KELLETT ANGELA D		DECK ADDITION	R-5	0.00		0.00	0.00	0.00
Construct 21' x 29" deck				Res; 1 & 2 Family			0.00	0.00	
25-00167	07/14/25	078A06-18-020	828 BELMONT STREET	21,000.00	0	PAID:	127.50	0.00	127.50
07/10/25	TANNER STEVEN K & MICHELLE G		ENCAPSULATE CRA	R-5	0.00		0.00	0.00	0.00
Crawlspace Encapsulation				Res; 1 & 2 Family			0.00	0.00	
25-00168	07/14/25	078A16-24-021A	908 WEST MAIN STREET	2,500.00	0	PAID:	0.00	0.00	25.50
07/14/25	OAKLEY WOODY L		PLUMBING REMOD	R-5	0.00		0.00	0.00	0.00
Create bathroom in existing room				Res; 1 & 2 Family			25.50	0.00	
25-00169	07/14/25	078A16-24-021A	908 WEST MAIN STREET	1,500.00	0	PAID:	0.00	25.50	25.50
07/14/25	OAKLEY WOODY L		REMOD EXIST STR	R-5	0.00		0.00	0.00	0.00
Convert existing room into bathroom				Res; 1 & 2 Family			0.00	0.00	

August 4, 2025
10:34 AM

TOWN OF SOUTH HILL
Permit Fee Report by Permit No

Page No: 2

Permit No	Issue Date	Insrt/Dc-Blk/Lot	Property Location	Alteration Cost	New Volume		BUILDING	ELECTRICAL	TOTAL
App Date	Owner Name		Work Type	Use Type	Additional	Cost	FIRE	LAND DISTURB	MECHANICAL
Description of Work							PLUMBING	SIGN	
25-00170	07/16/25	078A21-A-007	1321 WEST DANVILLE STREET	56,000.00	0	PAID:	0.00	0.00	285.60
07/15/25	BIGGS DAVID K &	KAC INVESTMENTS LL	HVAC SYSTEM	B	Business	0.00	0.00	0.00	285.60
Install gasline, 5 heater and 2			destratification fans				0.00	0.00	
25-00171	07/15/25	078A17-16-002-060A	606 WEST VIRGINIA STREET	0.00	0	PAID:	0.00	25.50	25.50
07/15/25	BING SUSAN CAROL		RECONNECTION IN R-5	Res; 1 & 2 Family		0.00	0.00	0.00	0.00
Reconnection Inspection							0.00	0.00	
25-00172	07/18/25	078A17-16-002-007	613 WEST DANVILLE STREET	2,000.00	0	PAID:	0.00	0.00	30.60
07/18/25	DANIEL WILLIAM J		SIGN INSTALL			0.00	0.00	0.00	0.00
Install new sign							0.00	30.60	
25-00173	07/21/25	078A12-41-A	704 NORTH LUNENBURG AVENUE	22,400.00	0	PAID:	134.64	0.00	134.64
07/21/25	HAWTHORNE JAMES H & HAWTHORNE KAROL		INTERIOR REPAIR			0.00	0.00	0.00	0.00
Repair floor and house from damage							0.00	0.00	
25-00174	07/21/25	078A12-41-A	704 NORTH LUNENBURG AVENUE	1,600.00	0	PAID:	0.00	0.00	25.50
07/21/25	HAWTHORNE JAMES H & HAWTHORNE KAROL		PLUMBING REMOD			0.00	0.00	0.00	0.00
Plumbing remodel							25.50	0.00	
25-00175	07/21/25	078A12-41-A	704 NORTH LUNENBURG AVENUE	200.00	0	PAID:	0.00	25.50	25.50
07/21/25	HAWTHORNE JAMES H & HAWTHORNE KAROL		WIRING	R-5	Res; 1 & 2 Family	0.00	0.00	0.00	0.00
Electrical repairs							0.00	0.00	
25-00176	07/21/25	078A12-41-A	704 NORTH LUNENBURG AVENUE	1,000.00	0	PAID:	0.00	0.00	25.50
07/21/25	HAWTHORNE JAMES H & HAWTHORNE KAROL		HVAC SYSTEM	R-5	Res; 1 & 2 Family	0.00	0.00	0.00	25.50
Replace duct work							0.00	0.00	
25-00177	07/21/25	078A17-42-004-013	103 SOUTH BRUNSWICK AVENUE	86,770.00	0	WAIVED:	462.93	0.00	462.93
07/21/25	TOWN OF SOUTH HILL		REPAIR ROOF	B	Business	0.00	0.00	0.00	0.00
Replacing roof							0.00	0.00	
25-00178	07/25/25	078A13-04-007A	216 WEST FERRELL STREET	16,000.00	0	PAID:	102.00	0.00	102.00
07/21/25	WOODY TIFFANY		REMOD EXIST STR R-5	Res; 1 & 2 Family		0.00	0.00	0.00	0.00
Demo bathroom			New sheetrock, tile, paint, trim	Replace swing door with pocket door			0.00	0.00	
25-00179	07/23/25	078A13-04-007A	216 WEST FERRELL STREET	1,790.00	0	PAID:	0.00	25.50	25.50
07/21/25	WOODY TIFFANY		WIRING			0.00	0.00	0.00	0.00

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Permit No	Issue Date	Insrt/Dc-Blk/Lot	Property Location	Alteration Cost	New Volume		BUILDING	ELECTRICAL	TOTAL
App Date	Owner Name		Work Type	Use Type	Additional	Cost	FIRE	LAND DISTURB	MECHANICAL
Description of Work							PLUMBING	SIGN	
Wiring for bathroom remodel							0.00	0.00	
25-00180	07/22/25	078A17-23-I-005	706 ROBERTSON STREET	250.00	0	PAID:	0.00	25.50	25.50
07/22/25	ALLEN SAMUEL H JR		WIRING	R-5	Res; 1 & 2 Family	0.00	0.00	0.00	0.00
Replacing entrance cable wire							0.00	0.00	
25-00181	07/22/25	078A23-A-013	1126 GOODES FERRY ROAD	5,000.00	0	WAIVED:	0.00	0.00	56.10
07/22/25	TYLER BARBARA J		HEATPUMP	R-5	Res; 1 & 2 Family	0.00	0.00	0.00	56.10
Install hvac w/ duct work in rehab hou							0.00	0.00	
25-00182	07/30/25	078A17-67-002	506 ROBERTSON STREET	6,776.00	0	PAID:	54.96	0.00	54.96
07/23/25	HODGES RICARDO		SOLAR PANELS	R-5	Res; 1 & 2 Family	0.00	0.00	0.00	0.00
Install solar panels on existing residential roof. 8.8 KW. Addition o2 0-60A circuits							0.00	0.00	
25-00183	07/30/25	078A17-67-002	506 ROBERTSON STREET	3,194.40	0	PAID:	0.00	25.50	25.50
07/23/25	HODGES RICARDO		WIRING	R-5	Res; 1 & 2 Family	0.00	0.00	0.00	0.00
Install 2 circuits							0.00	0.00	
25-00184	07/23/25	078A08-05-001	1658 NORTH MECKLENBURG AVENU	17,829.00	0	PAID:	111.33	0.00	111.33
07/22/25	LCCA COMPANY INC		ADDITION	UNKNOWN		0.00	0.00	0.00	0.00
6'6" X 13'X 6" slab for blue star generator							0.00	0.00	
25-00185	07/29/25	078A20-01-008	1556 MONTGOMERY STREET	797,682.00	0	PAID:	0.00	0.00	4,068.18
07/23/25	SHALAG US INC					0.00	4,068.18	0.00	0.00
Phase I of sprinkler system install							0.00	0.00	
25-00186	07/29/25	078A20-01-008	1556 MONTGOMERY STREET	108,000.00	0	PAID:	0.00	0.00	550.80
07/23/25	SHALAG US INC		FIRE SPRINKLER	F-1	Factory & Indust; Mod Hazard	0.00	550.80	0.00	0.00
Installation of fire sprinkler for PhaII							0.00	0.00	
25-00187	07/24/25	078A17-A-109	110 EAST DANVILLE STREET	31,325.00	0	WAIVED:	180.16	0.00	180.16
07/24/25	TOWN OF SOUTH HILL		EXTERIOR REPAIR	A-2	Assy; Restaurants,Nightclubs &	0.00	0.00	0.00	0.00
Repair library from car damage							0.00	0.00	
25-00188	07/24/25	078A12-13-002	803 FOREST HILL DRIVE	3,200.00	0	PAID:	0.00	25.50	25.50
07/24/25	BERKOWITZ, IRVING		ELECTRICAL SERV	R-5	Res; 1 & 2 Family	0.00	0.00	0.00	0.00
Upgrade electrical service to 200 amp							0.00	0.00	

Permit No	Issue Date	Insrt/Dc-Blk/Lot	Property Location	Alteration Cost	New Volume	BUILDING	ELECTRICAL	TOTAL
App Date	Owner Name		Work Type	Use Type	Additional Cost	FIRE	LAND DISTURB	MECHANICAL
Description of Work						PLUMBING	SIGN	
25-00189	07/25/25	078A18-02-085	405 WINDSOR STREET	2,500.00	0	PAID:	0.00	25.50
07/25/25	JEFFREYS KATHY L		WIRING	R-5	Res; 1 & 2 Family	0.00	0.00	0.00
Rewiring from electrical fire						0.00	0.00	
25-00191	07/31/25	078A17-A-010	516 WEST ATLANTIC STREET	325,000.00	0	PAID:	1,677.90	0.00
07/29/25	SOUTH HILL MEDICAL BUILDING LC		INTERIOR REPAIR I-2	Institutional; Medical, Nursin	0.00	0.00	0.00	0.00
Adding New automatic doors and moving partition walls. Interor remodel.						0.00	0.00	
25-00193	07/29/25	078A13-A-034B	140 EAST FERRELL STREET	3,000.00	0	PAID:	0.00	0.00
07/29/25	COMMUNITY MEMORIAL HEALTHCENTER		SIGN INSTALL	I-2	Institutional; Medical, Nursin	0.00	0.00	0.00
Install 1 ground sign						0.00	30.60	30.60
25-00194	07/31/25	078A18-A-026	214 CIRCLE DRIVE	0.00	0	PAID:	0.00	25.50
07/31/25	CIRCLE DRIVE LLC		ELECTRICAL SERV			0.00	0.00	0.00
RECONNECTION INSPECTION FROM FIRE DAMA						0.00	0.00	

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Permit No	Issue Date	Insrt/Dc-Blk/Lot	Property Location	Alteration Cost	New Volume	BUILDING	ELECTRICAL	TOTAL
App Date	Owner Name		Work Type		Additional Cost	FIRE	LAND DISTURB	MECHANICAL
Description of Work			Use Type			PLUMBING	SIGN	
Grand Totals:				92,456,921.40	0	PAID:	2,662.23	471,329.74
						0.00	4,618.98	49,019.29
							12,524.87	
						WAIVED:	643.09	699.19
							0.00	56.10
							0.00	
					PERMIT COUNT:	10	10	32
						2	0	4
						4	2	

*NOTE: This report contains only PAID & WAIVED fees.

Range: First to Last			Range of Building Codes: First to Last					
Activity Date Range: 07/01/25 to 07/31/25		Activity Type Range: First to Last						
Application Id	Insrt/Dc-Blk/Lot	Inspector	Property Location		Owner Name		Phone	Permit No
Building Code	Activity Type		Date	Start Time	End Time	Actual Time		
5922	097000-13-001		260 BUTTS STREET			MICROSOFT CORPORATION		24-00091
BUILDING	ABOVE CEILING		07/08/25			PASS		
BUILDING	FOUNDATION INS		07/28/25			PASS		
6002	097000-13-001		260 BUTTS ST			MICROSOFT CORPORATION		24-00174
MECHANICAL	ELE ROUGH IN		07/10/25			PASS		
6226	078A11-04-015		1100 W. ATLANTIC ST			NEWMAN HERBERT W SR RESIDUARY TRUST		25-00029
BUILDING	TEMPORARY CO		07/22/25			PASS		
6236	078A20-01-008		1556 MONTGOMERY STREET			SHALAG US INC		25-00039
PLUMBING	PLB FINAL		07/16/25			PASS		
6265	078A13-02-005C		841,843,845 & 847 N MECKLENBUR			PREMIER DEVELOPERS LLC		25-00067
ELECTRICAL	ELE-METER BASE		07/15/25			PASS		
6269	078A13-A-049		508 EAST FERRELL STREET			VIRGINIA ELECTRIC & POWER		25-00071
BUILDING	FOOTING INS		07/22/25			PASS		
6273	078A20-01-008		1556 MONTGOMERY STREET			SHALAG US INC		25-00075
MECHANICAL	FINAL INSPECTIO		07/16/25			PASS		
6276	098000-A-005C		820 COUNTRY LN			FREEMAN COMPANIES LLC		25-00078
BUILDING	INSULATION INS		07/11/25			PASS		
6277	078A11-28-002		1100 W ATLANTIC ST			RHETSON CAPITAL LLC		25-00079
PLUMBING	PLB ROUGH IN		07/22/25			PASS		
6298	078A11-26-004		447 RALEIGH AVE			ROCK RIVER, INC		25-00100
BUILDING	ANCHOR BOLTS		07/21/25			PASS		
6299	078A11-26-005		431 RALEIGH AVE			ROCK RIVER, INC		25-00101
BUILDING	ANCHOR BOLTS		07/21/25			PASS		
6305	078A11-28-001		1100 W ATLANTIC ST.			2075 INVESTMENTS, LLC		25-00107
SIGN	FOOTING INS		07/10/25			PASS		

Application Id Building Code	Insrt/Dc-Blk/Lot Activity Type	Inspector	Property Location Date	Start Time	End Time	Owner Name Actual Time	Status	Phone	Permit No
6307 BUILDING	078A07-05-002 FRAMING INS		1019 GREEN HILL ROAD 07/08/25			BROWN ALLEN F & BROWN MAXIE M PASS			25-00109
6312 ELECTRICAL	078A12-A-207 ELEC FINAL		617 NORTH MECKLENBURG AVENUE 07/22/25			PATEL HITESHKUMAR PASS			25-00114
6322 MECHANICAL	078A11-28-001 MECH ROUGH IN		1100 W ATLANTIC ST. 07/22/25			2075 INVESTMENTS, LLC PASS			25-00123
6326 MECHANICAL	078A16-01-018 GAS PIPE-TEST		226 SMITH STREET 07/17/25			SUPERIOR INVESTMENTS INC PASS			25-00127
6327 MECHANICAL	078A16-01-018 GAS PIPE-TEST		228 SMITH STREET 07/17/25			SUPERIOR INVESTMENTS INC PASS			25-00128
6328 MECHANICAL	078A16-01-018 GAS PIPE-TEST		230 SMITH STREET 07/17/25			SUPERIOR INVESTMENTS INC PASS			25-00129
6329 MECHANICAL	078A16-01-018 GAS PIPE-TEST		232 SMITH STREET 07/17/25			SUPERIOR INVESTMENTS INC PASS			25-00130
6330 MECHANICAL	078A16-01-018 GAS PIPE-TEST		234 SMITH STREET 07/17/25			SUPERIOR INVESTMENTS INC PASS			25-00131
6331 MECHANICAL	078A16-01-018 GAS PIPE-TEST		236 SMITH STREET 07/17/25			SUPERIOR INVESTMENTS INC PASS			25-00132
6345 ELECTRICAL	078A11-28-001 ELE-METER BASE		1100 W ATLANTIC ST. 07/01/25			2075 INVESTMENTS, LLC PASS			25-00146
6346 BUILDING	078A17-23-H-007 FINAL INSPECTIO		605 SOUTH HILL AVENUE 07/24/25			HICKS GEORGE H PASS			25-00147
6364 PLUMBING	078A18-23-B-032 PLB UNDERGROUND		821 HITE STREET 07/11/25			WALTON MARTHA ELIZABETH PASS			25-00165
6365 BUILDING	078A11-16-002 FINAL INSPECTIO		111 NORTH WEST STREET 07/21/25			KELLETT ANGELA D PASS			25-00166

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Application Id Building Code	Insrt/Dc-Blk/Lot Activity Type	Inspector	Property Location Date	Start Time	End Time	Owner Name Actual Time	Status	Phone	Permit No
6370 ELECTRICAL	078A17-16-002-060A ELE SPECIAL INS		606 WEST VIRGINIA STREET 07/16/25			BING SUSAN CAROL PASS		(434)447-5847	25-00171
6387 ELECTRICAL	078A12-13-002 ELEC FINAL		803 FOREST HILL DRIVE 07/25/25			BERKOWITZ, IRVING PASS			25-00188
6393 ELECTRICAL	078A18-A-026 ELE SPECIAL INS		214 CIRCLE DRIVE 07/31/25			CIRCLE DRIVE LLC PASS			25-00194

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TOWN OF SOUTH HILL
Permit Activity Report by Application Id

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Application Id	Insrt/Dc-Blk/Lot	Property Location		Owner Name		Phone	Permit No
Building Code	Activity Type	Inspector	Date	Start Time	End Time		

Activity Type Totals:

ABOVE CEILING:	1	ANCHOR BOLTS:	2	ELE ROUGH IN:	1	ELE SPECIAL INS:	2	ELE-METER BASE:	2
ELEC FINAL:	2	FINAL INSPECTIO:	3	FOOTING INS:	2	FOUNDATION INS:	1	FRAMING INS:	1
GAS PIPE-TEST:	6	INSULATION INS:	1	MECH ROUGH IN:	1	PLB FINAL:	1	PLB ROUGH IN:	1
PLB UNDERGROUND:	1	TEMPORARY CO:	1						

Building Code Totals:

BUILDING:	10	ELECTRICAL:	6	MECHANICAL:	9	PLUMBING:	3	SIGN:	1
Total Activities:	29	Total Permits:	28						

Inspector Totals:

None: 29

DILAPIDATED PROPERTY LISTING

ADDRESS	OWNER	DESCRIPTION	LAST CONTACT	FOLLOW UP	VACANT (Y/N)	RENTER OR OWNER OCCUPIED
416 North Mecklenburg Avenue	House/Smith	rot, peeling paint, damaged rain gutters	05/2025	08/2025	NO	OWNER OCCUPIED
911 East Atlantic Street	Days Inn	electrical and plumbing issues Hotel has been shut down for repairs	07/2025	09/2025	YES	HOTEL
1287 West Danville Street	R. Thomas	roof, chimney, rotting woodwork, foundation masonry	07/2025	09/2025	YES	IN COURT
513 North Mecklenburg Avenue	Crutchfield	rot in fascia and windows	07/2025	08/2025	YES	RENTAL
202 Windsor Street	D. Helms	fascia, porch ceiling, porch columns	07/2025	08/2025	NO	OWNER OCCUPIED
416 Fairview Avenue	R. & A. Soyars	overgrowth, carport, trash/debris	07/2025	09/2025	NO	RENTAL
701 Virginia Street	Revis	rot in fascia and windows	06/2025	09/2025	YES	DECEASED OWNER NO WILL
104 East Virginia Street	S. & M. Townes	rot in fascia and windows, broken windows, fallen gutters	04/2025	08/2025	YES	RENTAL
326 West Atlantic Street	W. Hines; SOLD	collapsed roof, siding, fascia, rake boards, door & window woodwork	06/2025	08/2025	YES	FOR SALE
904 West Main Street	A. Harris & Others	rot in porch, fascia and windows. Roof issues.	05/2025	08/2025	YES	RENTAL
228 Clay Street	C. Purcell	rot in porch, fascia and windows, broken windows, missing siding	07/2025	09/2025	YES	RENTAL
808 Virginia Avenue	K. Kelly	missing shingles, outbuildings, rotten siding, peeling paint	05/2025	08/2025	YES	RENTAL
211 East Atlantic Street	P. Duffer	painting windows/scraping paint	06/2024	08/2025	YES	RENTAL
400 Goodes Ferry Road	P. Duffer	rot in fascia and windows, peeling paint	06/2025	08/2025	NO	OWNER OCCUPIED
402 Goodes Ferry Road	P. Duffer	rot in fascia and windows, peeling paint	06/2025	08/2025	YES	RENTAL
315 West Danville Street	P. Duffer	building posted as unsafe	06/2025	08/2025	YES	RENTAL
1214 Plank Road	P. Duffer/Lake Gaston Soccer Association, Inc.	rot, front porch foundation, roof, unstable structure	06/2025	08/2025	YES	RENTAL
901 Goodes Ferry Road	W. Rook	siding and paint, roof, fascia, rake board, chimney	05/2025	08/2025	YES	RENTAL
510 Moseley Lane	B. Ashworth; sold	over grown lot, peeling paint, broken windows, wood rot	06/2025	09/2025	NO	OWNER OCCUPIED
110 North Mecklenburg Avenue	Brown's Home Rentals LLC	peeling paint, damaged awning covers	07/2025	08/2025	YES	FOR SALE
704 Robertson Street	S. Allen	peeling paint, rot in fascia and windows	06/2025	08/2025	NO	RENTAL
706 Robertson Street	S. Allen	peeling paint, rot in fascia and windows	06/2025	08/2025	NO	RENTAL
103 West Third Street	S. Allen	peeling paint, rot in fascia and windows	06/2025	08/2025	NO	RENTAL
101 West Third Street	S. Allen	peeling paint, rot in fascia and windows	06/2025	08/2025	NO	RENTAL
110 East Third Street	S. Allen	peeling paint, rot in fascia and windows	06/2025	08/2025	YES	RENTAL
108/110 East Second Street	S. Allen	peeling paint, rot in fascia and windows	06/2025	08/2025	NO	RENTAL
106 East Second Street	S. Allen	peeling paint, rot in fascia and windows	06/2025	08/2025	NO	RENTAL
456 Old Hwy 58	W. Thomas	roof, rot and paint, overgrowth	07/2025	09/2025	YES	MULTIPLE HEIR
212 Windsor Street	B. Jeffries	overgrowth, trash and debris, porsh, trim and shutters	05/2025	08/2025	YES	RENTAL
509 Pleasant Street	M. Schooler; foreclosure	tarp on roof, rot in fascia and windows, peeling paint	06/2025	08/2025	YES	RENTAL
1225 Plank Road	P. Duffer	broken windows, wood rot, porch damage, roof issues, peeling paint	06/2025	08/2025	YES	RENTAL
1217 Plank Road	P. Duffer	broken windows, peeling paint	06/2025	08/2025	YES	RENTAL
1003 Plank Road	Plank Property, LLC	peeling paint	07/2025	09/2025	NO	NEWMART BUILDERS
703 North Mecklenburg Avenue	Rainey	peeling paint	07/2025	09/2025	NO	OWNER OCCUPIED
909 Plank Road	Windy Hills Property; J. Hayes	peeling paint	07/2025	09/2025	YES	RENTAL WAREHOUSE
701 Forest Hill Drive	Paul Duffer	collapsed rear deck, rot in fascia and windows, peeling paint	06/2025	08/2025	NO	RENTAL
507 North Mecklenburg	Crutchfield	Broken windows, roof leaks, peeling paint, wood rot, porch damage	06/2025	08/2025	NO	RENTAL
210 Park Lane	Taylor	Peeling paint, rotten wood, damaged chimneys	04/2025	08/2025	NO	VACANT
800 Goodes Ferry	S&S Mecklenburg	rusty water tanks, collapsed roof on out buildings	04/2025	08/2025	NO	OLD BGF BUILDING
509 North Mecklenburg	Hope Estates	Damaged block foundation, peeling paint, rust/corrosion	06/2025	08/2025	NO	RENTAL
103 North West Street	ELDAGBEAR LLC	tarp on roof, rot in fascia and windows, peeling paint	06/2025	08/2025	NO	RENTAL
209 East Atlantic	J. Stanley	Rotten wood, peeling paint	06/2025	08/2025	NO	RENTAL
1524 West Danville	J. Stanley	Rotten wood, peeling paint, broken windows	06/2025	08/2025	YES	COMMERCIAL BUILDING
804 Plank Road	AMN Rentals	Broken windows, peeling paint, rotten wood	06/2025	09/2025	NO	RENTAL
914 West Main	W. Tisdale	Peeling paint, rotten wood	06/2025	09/2025	NO	OWNER OCCUPIED
808A West Main	R. Walker	Peeling paint, rotten wood	06/2025	09/2025	NO	OWNER OCCUPIED

DILAPIDATED PROPERTY LISTING

ADDRESS	OWNER	DESCRIPTION	LAST CONTACT	FOLLOW UP	VACANT (Y/N)	RENTER OR OWNER OCCUPIED
817 West Danville	Intrepid Ventures LLC	Peeling paint, rotten wood	07/2025	10/2025	NO	PATIENT TRANSPORT
881 Powell Drive	Cig 48 Pinewwod LLC	Stairs collapsing, paint, missing fascia	07/2025	10/2025	NO	RENTAL
625 West Danville	M. Luddy	Paint, open brick	07/2025	10/2025	NO	OWNER OCCUPIED
As of July 2025						
SECTION 106 UNSAFE STRUCTURES OR STRUCTURES UNFIT FOR HUMAN OCCUPANCY						
106.3.1 Vacating unsafe structure. If the code official determines there is actual and immediate danger to the occupants or public, or when life is endangered by the occupancy of an unsafe structure, the code official shall be authorized to order the occupants to immediately vacate the unsafe structure.						
106.8 Emergency repairs and demolition.						

Completed Dilapidated Properties

Program Start Date: 4-16-2016

<i>Address</i>	<i>Owner</i>	<i>Notes</i>
412 South Hill Avenue	Twanda Feggins Walker	House removed/Lot cleared
207 North Mecklenburg Avenue	Debra Jeffries	House removed/Lot cleared
304 North Lunenburg Avenue	Charles Crowder/Joanne Bacon	Singlewide removed/Lot cleared
115 Coleman Lane	Stanley T Baskerville	House removed/Lot cleared
215 Dortch Lane	Roger & Patsy Poythress	House painted
1109 Halifax Street	Ola M Holmes Life Est	House removed/Lot cleared
1108 Halifax Street	Earnestine Hart	House removed/Lot cleared
209 East Atlantic Street	Judith Stanley	House painted
106 North Matthews Street	W O Hines	House removed/Lot cleared
635 West Virginia Street	G Rowley & Mary E Ferguson	House removed/Lot cleared
510 Ridgewood Avenue	Allen Lambert & Others	House repaired/Lot cleaned
103 East Third Street	Sam Allen	House repaired
802 West Atlantic Street	William Wills	House repaired
505 East Atlantic Street	Virginia Triplette	Lot cleaned
205 East Atlantic Street	Judith Stanley	House painted
209 East Atlantic Street	Judith Stanley	House repaired/ painted
132 Bedford Street	Jose Martinez	House removed
1106 Goodes Ferry Road	David Williams	Lot cleaned
1228 Halifax Street	Ronald Valentine	Singlewide removed
111 South Mecklenburg Avenue	Gwendolyn Williams	Work completed
307 Moseley Lane	Jeremiah Perry	Lot cleaned

Completed Dilapidated Properties

Program Start Date: 4-16-2016

513 North Mecklenburg Avenue	Melvin Crutchfield	House painted
110 South Main Street	George Brown	Building removed
114 North Matthews Street	Herbert Newman	Building removed
515 Meadow Street	Timothy Cooke	Work complete
305 Windsor Street	Herman Connell	House removed
1200 Halifax Street	Dorothy Talley	House removed
103 West Third Street	Sam Allen	House repaired
101 West Third Street	Sam Allen	House repaired
128 South Mecklenburg Avenue	Jimmy Martin	Building repaired
132 Bedford Street	Jose Martinez	Garage repaired
122 Clay Street	GTC Properties	Lot cleaned and cut
302 West High Street	Elleana Fielding	Lot cleaned and cut
935 West Atlantic Street	Shirley Williams	Property cleaned
115 Clay Street	Walter McClenney	Property cleaned
660 Lombardy Street	Joe Cappaert	Singlewide removed
117 Clay Street	Larry Cook	Lot cleaned
507 Moseley Lane	Leroy Cook	Lot cleaned
923 West Atlantic Street	Tammy Ochodnick	House repaired
510 Moseley Lane	Barry Ashworth	Lot cleaned
609 West Danville Street	Charles Lynn	Building painted
227 Circle Drive	Circle Drive LLC	House removed

Completed Dilapidated Properties

Program Start Date: 4-16-2016

154 Buena Vista Circle	Daniel Hightower	House repaired
422 East Atlantic Street	Kenneth Evans	Overgrowth removed
806 West Virginia Street	Kuy Kelly	House removed
210 Park Lane	Jon Taylor	House painted
112 Center Lane	Alex Graham	Building painted
418 Old Highway Fifty-eight	Willie Smith	House removed
911 East Atlantic Street	Bobby Shah	Lot cleaned
930 West Danville Street	Delores Taylor	House removed
932 West Danville Street	Barbara Jefferson	House removed
906 Plank Road	Ivory Joyner	House painted
118 South Lunenburg Avenue	Loretta Avent	Building repaired and painted
208 Pennington Street	Brent Richey	Repairs complete
114 C Clay Street	Michael Robinson	Trailer removed
1179 Country Lane	Alfred Bracey	House removed
201 East Atlantic Street	Francis Clark	House painted
112 East Atlantic Street	William Robbins	House removed
403 North Mecklenburg Avenue	William Wills	House painted
109 East Third Street	Sam Allen	House repaired
101 East Third Street	Sam Allen	House repaired and painted
706 Brooke Avenue	Sam Allen	House repaired and painted
103 East Third Street	Sam Allen	House repaired and painted

Completed Dilapidated Properties

Program Start Date: 4-16-2016

506 Moseley Lane	F. Holden	House removed
609 Grazier Street	M. Shearin	House removed
117 Clay Street	L. Cooke	Repairs complete
302 W. High Street	Stepping Stones Properties, LLC	Repairs complete
704 Brook Avenue	S. Allen	Repairs Complete
202 North Brunswick	Oscar Cruz	trash removed
101 West Second Street	S. Soyars	Repairs Complete
419 East Atlantic	T. Stanley	Repairs Complete
Corner of Dortch & Main	Butts	Repairs Complete
704 Brooke	S. Allen	Repairs Complete
505 North Mecklenburg	L. Ogburn	Repairs Complete
617 North Mecklenburg	Kumar	Repairs Complete
103 South Mecklenburg	Jenkins	Repairs Complete
108 East 1st Street	Windy Hills	Repairs Complete
110 East 1st Street	Windy Hills	Repairs Complete
112 East 1st Street	Windy Hills	Repairs complete
112 Raleigh Ave	B. Pearce	Repairs Complete
500 West Danville	B&P Enterprises LLC.	Repairs Complete
501 West Danville	Crop Production Services LLC	Repairs Complete
639 West Virginia Avenue	Dortch/Rudolph	Repairs Complete
502 North Mecklenburg	Moore	Repairs complete
212 North Mecklenburg	Crowder	Repairs Complete
101 West 2nd	Soyars	Repairs Complete

Completed Dilapidated Properties

Program Start Date: 4-16-2016

609 West Atlantic	Bellewood LLC	Repairs complete
514 Pleasant Street	KC&J Properties	Repairs complete
603 Franklin Street	Exit Reality	Repairs complete
1248 West Danville	Thomas	Repairs complete
605 Franklin Street	Exit Realty	Repairs complete
728 North Mecklenburg	Janson	Repairs complete
702 North Mecklenburg	Taylor	Repairs complete
410 East Ferrell	Taylor	House demolished
508 Brook Avenue	Brown	Repairs complete
642 Northington	Jones	Repairs complete
125 Clay Street	Maddux	Repairs complete
509 Franklin	Exit Reality	Repairs complete
Fox Run Apartments	South Hill Associates LLC	Repairs complete
810 West Main	Rose Walker	Repairs complete
505 Franklin	Hayes	Repairs complete
113 East Pine	Windy Hills	To be demolished
115 East Pine	Windy Hills	To be demolished
119 East Pine	Windy Hills	To be demolished
915 West Danville	Maitland	Repairs complete
402 South Hill Ave	Windy Hills	Repairs complete
800 Goodes Ferry	S & S Mecklenburg LLC	Repair Complete
516 East Atlantic	Windy Hills	Repair Complete
518 East Atlantic	Windy Hills	Repair complete

Completed Dilapidated Properties

Program Start Date: 4-16-2016

410 West Atlantic	Powell	Repair complete
621 Northington	Conner	Repair complete
410 Circle Drive	Newmart	Repairs Complete
702 Brook Ave	Allen	Repairs Complete
704 Brook Ave	Allen	Repairs Complete
703 Robertson	Allen	Repairs Complete
705 Robertson	Allen	Repairs Complete
109 East 3rd	Allen	Repairs Complete
107 East 3rd	Allen	Repairs Complete
112 Windsor Street	Windy Hills	Repairs Complete
617 West Danville	Luddy	Repairs Complete
225 Circle Drive	Circle Drive LLC	Repairs Complete
110 Windsor Street	Windy Hill	Repairs Complete
107 NORTH WEST	ELDAGBEAR LLC	Repairs Complete
719 East Ferrell	South Hill Partners LLC	Repairs Complete
409 South Hill Ave	Feggins Funeral Home Inc.	Repairs Complete
120 A/B Matthews	AAR Investments	Repairs Complete
607 Franklin	B. Champlain	Repairs Complete
704 Goodes Ferry	K. Bugg	Repairs Complete
<i>607 Franklin</i>	<i>B. Champlain</i>	<i>Repairs Complete</i>
<i>106 East Virginia</i>	<i>S & M Townes</i>	<i>Repairs Complete</i>

Agenda Item A

To: Mayor and Town Council
From: Business Development Manager
Date: August 11, 2025
Re: Monthly Update

- The update to the new incentives approved by Council have been completed. We are currently working on updated the incentive application to reflect the updated incentives.
- The new hotel study has indicated that South Hill needs 350 additional rooms. We are continuing to work with multiple developers to meet this need. I have attached the new study for Council to review. This study demonstrates that South Hill is currently running one of the highest occupancy rates in south central Virginia.
- We are continuing to promote commercial sites and buildings for prospective developers and businesses. Also, we have been working with local real estate brokers and realtors on local incentives and the enterprise zone incentives.
- Legal counsel recommended a Phase 1 on the property the Town is purchasing next to market square. That is currently being performed at this time.
- Continuing to work with Retail Strategies on target marketing retailers and restaurants that would be a good fit in South Hill.
- The new marketing materials are complete. We will be utilizing these materials for the recruitment of new developers and businesses. We are also working on a new incentive marketing item that can be sent out to downtown businesses to encourage them to improve their properties.
- Finance has now received all payments due from year end of fiscal year 24/25 and we saw a \$3,889,031.91, or 5.6%, increase in meals and lodging sales from \$65,665,839.83 in 23/24 to \$69,554,871.74 in 24/25.

This item is for Council information only. No action is required.



Mecklenburg County Hotel Analysis

Mecklenburg County, VA

Prepared By: Katy Black & Jack Burke

Date: June 9, 2025

Agenda



- 1 Mecklenburg County Location & Current Economic Overview
- 2 Market Area Demand Generators
- 3 Mecklenburg County Hotel Market Overview
- 4 Submarket Analyses & Recommendations
- 5 Summary Conclusion

2



Mecklenburg County Location & Current Economic Overview

3

Mecklenburg County Location



Rural, yet accessible south-central Virginia county; 8% of the land in the county is water

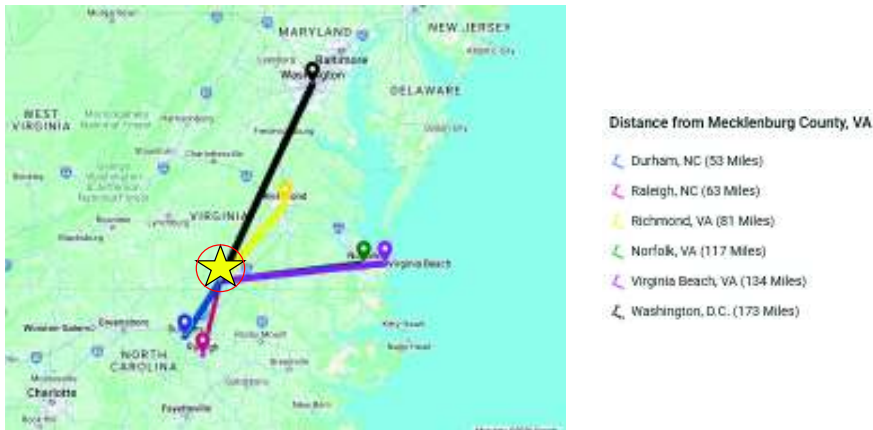


4

Mecklenburg County Regional Connectivity



Proximate to major population centers, which is a strategic advantage for economic activity



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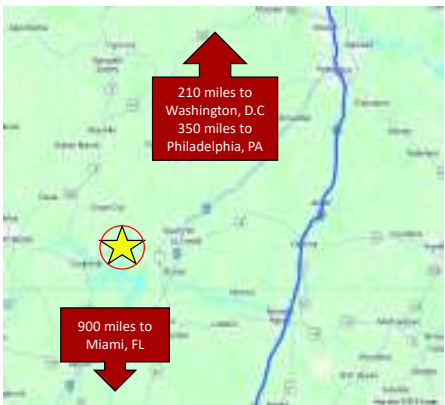
Mecklenburg County Regional Connectivity



Key corridors connecting Mecklenburg County to major east coast markets



Interstate 85 Regional Connectivity



Interstate 95 Regional Connectivity

6

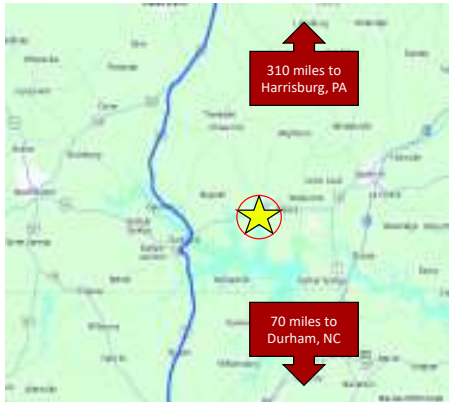
Mecklenburg County Regional Connectivity



Vital east-west (US-58) and north-south (US-15) corridors for Mecklenburg County



U.S. Highway 58 Regional Connectivity



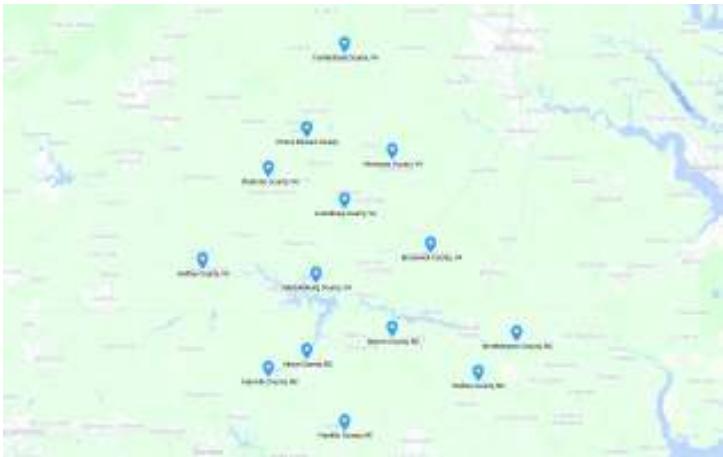
U.S. Highway 15 Regional Connectivity

7

Regional Economic Benchmarking



Mecklenburg County key economic and demographic indicators compared to adjacent counties

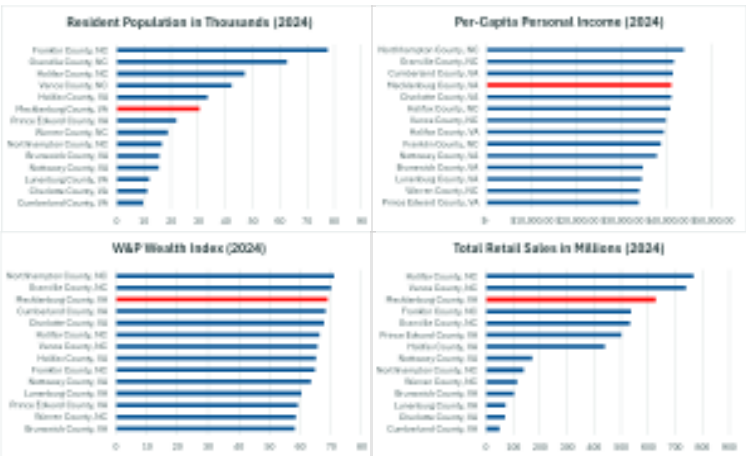


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Regional Economic Benchmarking



Mecklenburg County generally ranks high compared to nearby counties



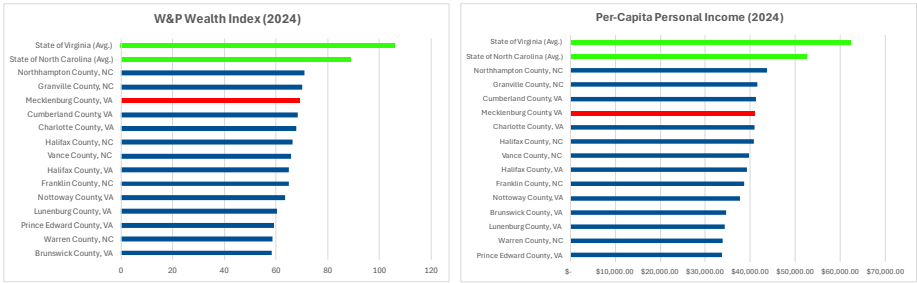
Source: Woods & Poole Economics, Inc.

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Regional Economic Benchmarking



Mecklenburg County falls below state averages for Wealth Index and Per-Capita Income



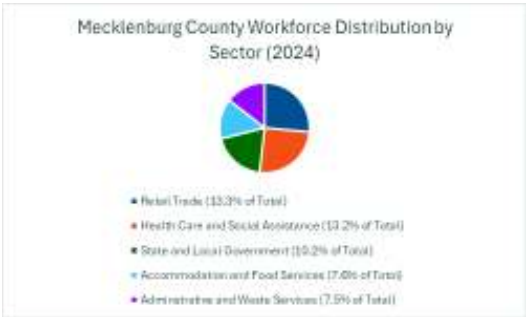
Source: Woods & Poole Economics, Inc.

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Regional Economic Benchmarking



Employment Composition by Industry Sector in Mecklenburg County (2024)



Source: EnviroNics Analytics

- Retail Trade represents a significant portion of local employment, supported by retail areas in South Hill and Clarksville, that serve residents, visitors to Buggs Island Lake (John H. Kerr Reservoir), and travelers passing through on U.S. Route 58 and Interstate 85.
- VCU Health Community Memorial Hospital (located in South Hill) is the only major hospital (70 beds) in Mecklenburg County, anchoring the county's Health Care and Social Assistance sector.
- Government employment in Mecklenburg County is driven by the substantial size of public sector employers, the necessity of comprehensive public services, the appeal of stable government jobs, and active economic development efforts requiring administrative support.

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Demographic Comparison by Town



Areas used for demographic analyses



Legend:



Three-Mile Radius:

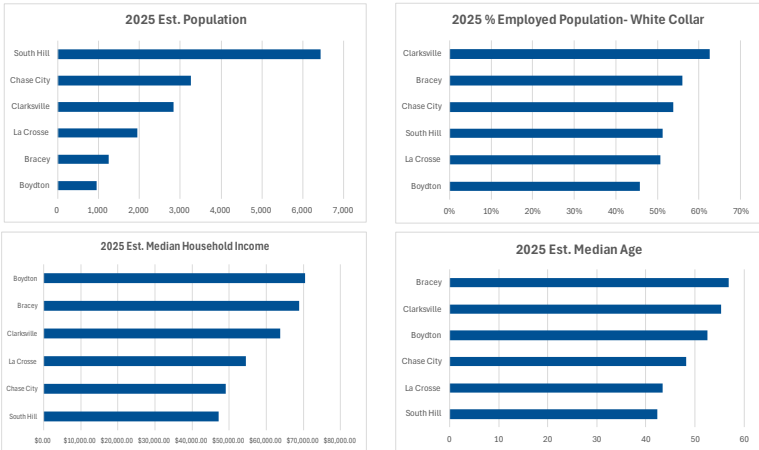
- Clarksville
- South Hill
- Bracey
- Chase City
- Boynton
- La Crosse

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Demographic Comparison by Town



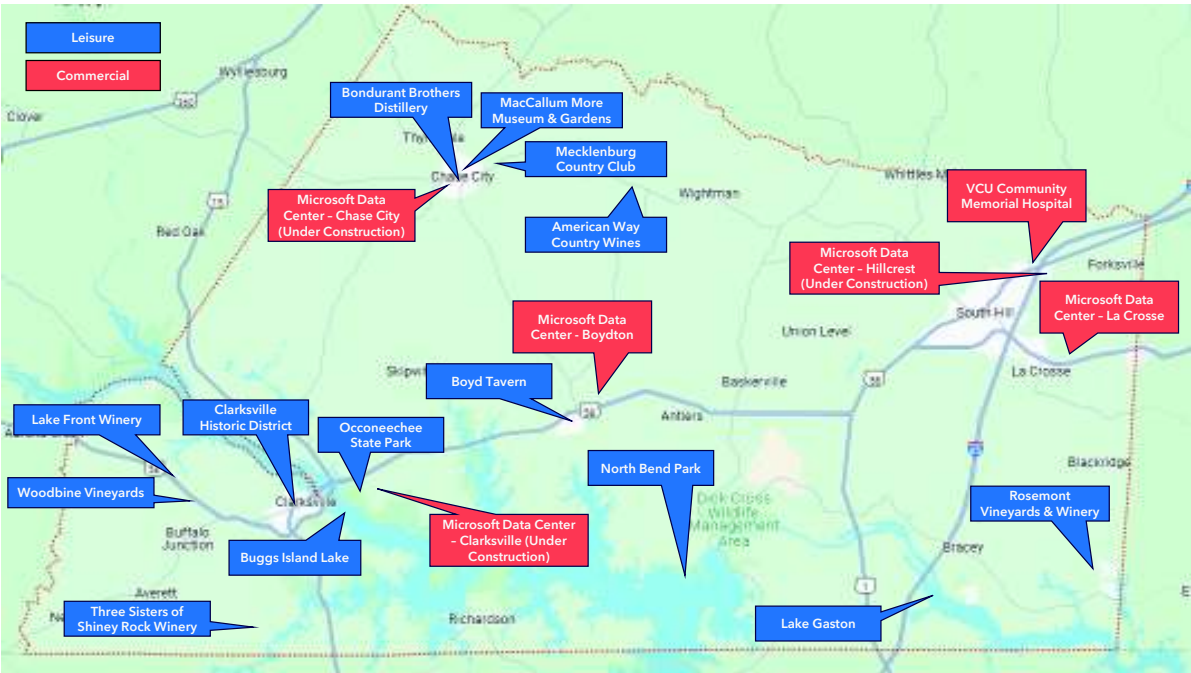
South Hill leads in population and total households; Clarksville remains towards the top



Source: Woods and Poole Economics, Inc.



Market Area Demand Generators



Market Area Demand Generators



Microsoft Datacenters



- There are a total of 12 datacenter sites in Mecklenburg County (11 of which are owned by Microsoft). Microsoft is actively expanding their footprint across Mecklenburg County with several new datacenter developments. Currently permitted and under-construction sites include:
 - Hillcrest Industrial Park, South Hill
 - Roanoke River Regional Business Park, La Crosse
 - Lakeside Commerce Park, Clarksville
 - Microsoft Data Center, Chase City
- Microsoft owns nearly 4,000 acres of land in Mecklenburg County, including conservancy areas. Microsoft and its vendors employ roughly 700 people in the county, with data center operations supporting 2,500 jobs annually and 12,500 direct and indirect jobs over the past five years.
- Since the construction of its Boydton campus in 2010, Microsoft has invested billions into the Southern Virginia economy through the expansion of its datacenter operations across the region and workforce development initiatives like the Microsoft Datacenter Academy at Southside Virginia Community College.

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Market Area Demand Generators



Clarksville Area - Occaneechee State Park – Buggs Island Lake (John H. Kerr Reservoir)



- Access to Buggs Island Lake (Virginia's largest lake) with 50,000-acre reservoir and 800 miles of wooded shoreline.
- Significant leisure-driven demand from fishing, boating and camping.
- Anchored by the town of Clarksville – Virginia's only lakeside town.
- The lakefront region includes:
 - Includes two waterfront hotels
 - Five campgrounds & cabins
 - Dining and shopping options
 - A lakeside brewery
 - Boat & kayak rentals
 - Three marinas

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Market Area Demand Generators



South Hill VCU Health Community Memorial Hospital



- In November 2017, a 167,000-square-foot, state-of-the-art VCU hospital opened in South Hill, marking the first new medical facility in the area since 1954.
 - Designed with future growth in mind, the facility's structural capability allows for an expansion.
- The hospital offers 70 acute care beds, a cardiac catheterization lab, an emergency department, three operating rooms, and an obstetrics suite.
- The hospital serves as a critical healthcare hub for South Hill and the surrounding regions.

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Market Area Demand Generators



Boydton Government Demand



- Boydton serves as the county seat of Mecklenburg County, housing key government offices and administrative functions.
- The Mecklenburg County Board of Supervisors approved a \$6.7 million expansion of the county's administrative office in Boydton in December 2023 to accommodate growing service demands.
 - The new 9,980-square-foot addition will be attached to the existing office building. Construction is to be completed in mid-2025.
- Boyd Tavern is a historic former inn and tavern dating back to the 1700s. The building is used for special events and exhibits.

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Market Area Demand Generators



South Hill – Parker Park



- Parker Park is a major multi-use recreational facility in South Hill, serving as a central hub for youth and adult sports in Mecklenburg County.
- In July 2023, Parker Park hosted the Dixie Youth Baseball (DYB) World Series, bringing in teams from multiple states and attracting hundreds of players, families, and spectators.
- Its central location near Interstate 85 makes it easily accessible for regional events and steady flow of weekend tourism demand.

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Market Area Demand Generators



Mecklenburg County Annual Events

Season	Event Name	Location
Spring	Clarksville Lake Wine Festival	Clarksville
Spring	South Hill Farmer's Market	South Hill
Spring	Jazz in the Gardens	Chase City
Summer	Lake Life Live Summer Concert Series	Clarksville
Summer	Party at the Pavilion	Chase City
Summer	Concerts in the Park	South Hill
Summer	Bluegrass in Boydton	Boydton
Summer	LakeFest	Clarksville
Summer	Sit n Sip	Boydton
Fall	Harvest Days Festival	Clarksville
Fall	South Central Fair	Chase City
Fall	Boydton Day	Boydton
Fall	Rosemont Winery End of Harvest Festival	LaCrosse
Winter	Hometown Christmas	South Hill

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Mecklenburg County Hotel Market Overview

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South Central Virginia Overview

Greater regional trends reflect positive hotel occupancy and rate trends



Year	Average Daily Room Count	Occupied Room Nights	Change	Occupancy	Average Rate	Change	RevPAR	Change
2015	3,135	619,444	—	54.1 %	88.69	—	\$48.01	—
2016	3,101	593,600	(4.2)	52.4	92.49	4.3	48.50	1.0
2017	3,125	603,672	1.7	52.9	93.45	1.0	49.45	2.0
2018	3,155	653,837	8.3 %	56.8	94.29	0.9 %	53.53	8.3 %
2019	3,099	627,746	(4.0)	55.5	98.82	4.8	54.84	2.5
2020	3,119	533,262	(15.1)	46.8	91.26	(7.7)	42.74	(22.1)
2021	3,371	722,726	35.5	58.7	106.02	16.2	62.28	45.7
2022	3,395	731,639	1.2	59.0	117.78	11.1	69.54	11.7
2023	3,368	759,267	3.8	61.8	123.96	5.2	76.57	10.1
2024	3,324	763,438	0.5	62.9	128.42	3.6	80.81	5.5

Average Annual Compounded Change:

2015 – 2024

2.3 %

4.2 %

6.0 %

South Central Virginia comprises 57 hotel properties with a total of roughly 3,300 hotel rooms. Only 750 of these rooms are located in Mecklenburg County. Roughly half of the hotels in this region are in Danville, including the 320-room Ceasars Virginia that opened in December 2024. No new supply is under construction throughout the region.

For greater context, the average for occupancy in the state of VA was 62% in 2024, and the average ADR was \$133. The hotel market in South-Central VA generally tracks on par with the statewide hotel performance metrics.



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Mecklenburg County Hotel Market Overview

The following chart outlines all the hotel inventory in the county. Mecklenburg County accounts for 23% of the hotel inventory in South-Central Virginia. A majority of the hotel rooms are in South Hill, which is the primary commercial center in the county. South Hill is also adjacent to the interstate. The data reflects an aging inventory with no full-service hotels. The largest hotel has 88 hotel rooms. It is important to note that a 155 rooms closed in September 2023 in South Hill (1970s-built Days Inn & Baymont by Wyndham). The closure attributed to age and configuration of the hotels as opposed to performance.

Hotels Included in Sample	Class	City	Room Inventory	Year Opened	Parent Company
Quality Inn South Hill I-85	Midscale Class	South Hill	50	1987	Choice Hotels International, Inc.
Motel 6 Bracey, VA - I-85	Economy Class	Bracey	48	1994	G6 Hospitality LLC
Hampton Inn South Hill	Upper Midscale Class	South Hill	54	1997	Hilton Worldwide
Clarion Pointe On The Lake Clarksville-South Hill West	Upper Midscale Class	Clarksville	69	1997	Choice Hotels International, Inc.
Best Western Plus South Hill Inn	Upper Midscale Class	South Hill	57	1998	BWH Hotels
Comfort Inn & Suites South Hill I-85	Upper Midscale Class	South Hill	52	1999	Choice Hotels International, Inc.
Quality Inn Clarksville	Midscale Class	Clarksville	66	1980	Choice Hotels International, Inc.
Fairfield Inn & Suites South Hill I 85	Upper Midscale Class	South Hill	68	2007	Marriott International
Holiday Inn Express & Suites South Hill	Upper Midscale Class	South Hill	72	2017	IHG Hotels & Resorts
Microtel Inn & Suites by Wyndham South Hill	Economy Class	South Hill	88	2020	Wyndham Hotels & Resorts
Americas Express Inn	Economy Class	South Hill	47	1987	Independent
Wesco Hotel	Economy Class	Chase City	24	1965	Independent
Budget Inn Express	Economy Class	South Hill	16	1983	Independent
Greenwood Inn	Economy Class	South Hill	17	1985	Independent
The Delicate Flower B&B - Clarksville	Economy Class	Clarksville	4	1885	Independent
Cooper's Landing Inn & Traveler's Tavern	Economy Class	Clarksville	12	1830	Independent
The Sunnyside Sisters B&B	Economy Class	Clarksville	5	1833	Independent
Lighthouse Motel	Economy Class	Clarksville	14	1983	Independent
Bayview Efficiencies	Economy Class	Clarksville	12	1990	Independent
The Pearl on Jefferson	Economy Class	Boydton	3	2021	Independent
TOTAL			779		

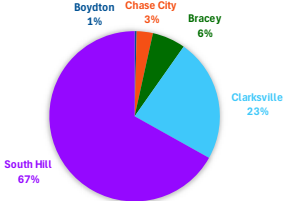
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Mecklenburg County Hotel Market Overview

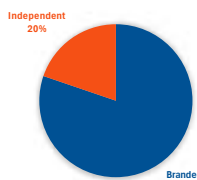


South Hill accounts for a majority of the hotel inventory in Mecklenburg County at 67%, while Clarksville is home to 23% of the hotel rooms in the county. A majority of the rooms are within a hotel that is affiliated with a nationally recognized brand affiliation, such as Wyndham, Choice, Marriott, Best Western, or Hilton. This affiliation provides for consistent product, quality, and service levels, as well as nationwide marketing, online presence and an association with a frequent-stay program. All of the hotel rooms in Mecklenburg County are in the economy, midscale, or upper-midscale segments. The county does not have any upscale, upper-upscale, or luxury hotels. Additionally, there are no hotels that primary cater to extended-stay travelers.

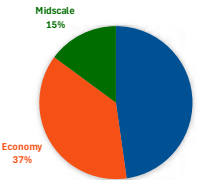
NUMBER OF HOTEL GUESTROOMS BY CITY



BRANDED VS. INDEPENDENT HOTELS



HOTEL INVENTORY BY CHAIN SCALE



Mecklenburg County Hotel Market Overview



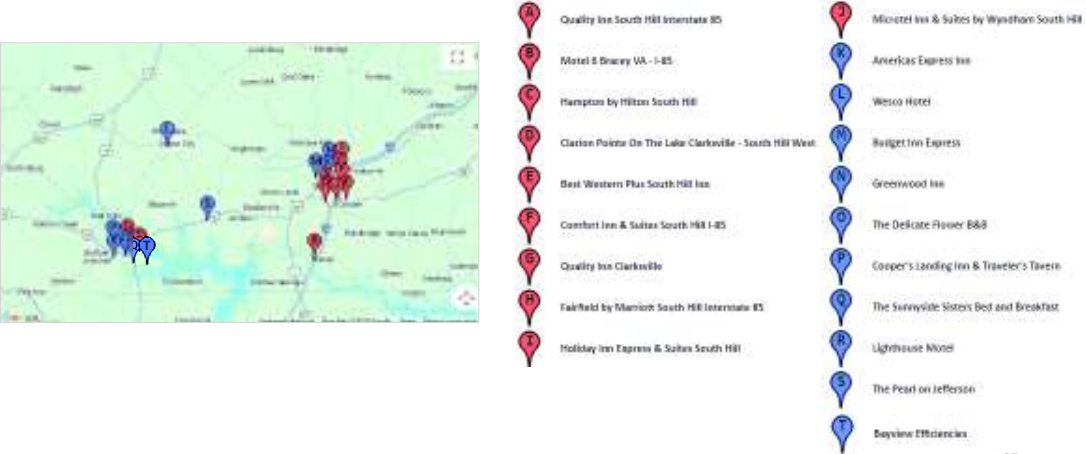
The following chart illustrates the various brands, chain scales, and parent companies for branded hotels in the U.S. This has been provided for reference to understand the product and positioning of the existing inventory and that of the recommended products.

	Hilton	IHG	HYATT	Marriott	WYNDHAM	CHOICE	B&B / Best Western	Other
Branded / International	Hampton by Hilton				Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton
Branded / Domestic	Hampton by Hilton	Hampton by Hilton, Hampton by Hilton Select		Hampton by Hilton	Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton
Branded / Domestic / Select	Hampton by Hilton	Hampton by Hilton, Hampton by Hilton Select		Hampton by Hilton	Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton
Branded / Domestic / Select	Hampton by Hilton	Hampton by Hilton, Hampton by Hilton Select		Hampton by Hilton	Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton
Branded / Domestic / Select	Hampton by Hilton	Hampton by Hilton, Hampton by Hilton Select		Hampton by Hilton	Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton
Branded / Domestic / Select	Hampton by Hilton	Hampton by Hilton, Hampton by Hilton Select		Hampton by Hilton	Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton
Branded / Domestic / Select	Hampton by Hilton	Hampton by Hilton, Hampton by Hilton Select		Hampton by Hilton	Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton
Branded / Domestic / Select	Hampton by Hilton	Hampton by Hilton, Hampton by Hilton Select		Hampton by Hilton	Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton
Branded / Domestic / Select	Hampton by Hilton	Hampton by Hilton, Hampton by Hilton Select		Hampton by Hilton	Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton
Branded / Domestic / Select	Hampton by Hilton	Hampton by Hilton, Hampton by Hilton Select		Hampton by Hilton	Wyndham Garden, Wyndham Signature Collection, Wyndham Rewards	Wyndham Garden, Wyndham Signature Collection	Best Western, Best Western Premier	Hampton by Hilton

Map of Lodging Inventory throughout County



The following map indicates the location of hotels in Mecklenburg County. Red markers indicate branded hotels, while blue markers are independent properties. This map reflects the strong concentration of hotels in South Hill, followed by Clarksville.



Mecklenburg County Short-Term Rental (STR) Market



The following data is from AirDNA, which is a company that tracks short-term rental (units rented on AirBNB or VRBO) data and statistics.



- There are 180 active STR Listings in Mecklenburg County.
- Short-term rentals in this county are largely clustered around Lake Gaston area near Bracey and the VA-NC border.
- Most of the shoreline around Buggs Island Lake (John H. Kerr Reservoir) is federally owned and protected, limiting development near the shoreline.
- Very strong demand in June, July, and August supports ADR levels above \$400 during those months. Both occupancy and rate taper off considerably during other months.
- A majority of the units that are rented on AirBNB or VRBO are homes with more than three bedrooms.

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Submarket Analyses

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Submarket Analysis – South Hill



South Hill hotel market outlook



- **Key Demand Drivers:**
 - Main demand drivers are from nearby Microsoft Data Centers throughout the county.
 - Ancillary demand from retail, healthcare, government, and manufacturing are important to the overall demand base in this market as well.
 - Location along Interstate 85 results in strong levels of transient, highway demand, particularly given the commercial base throughout the market (i.e. restaurants, retail, etc.).
 - Parker Park is a multi-use complex that serves as a central hub for youth and adult sports in Mecklenburg County.
 - The Center for Information Technology Excellence (CITE) is a satellite campus of Southside Virginia Community College that provides training in IT, cybersecurity, and data center operations to support the region's growing technology workforce.

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South Hill Hotel Facilities Profile



Branded hotels maintain strong amenity set, aging economy hotels include limited offerings

Property	Number of Rooms	Year Opened	Food and Beverage Outlets	Indoor Meeting Space (SF)	Meeting Space per Room	Facilities & Amenities
Best Western Plus South Hill Inn 101 Thompson Street	57	1998	Breakfast Dining Area	300	5.3	Guest Laundry Area; Outdoor Swimming Pool; Fitness Room; Lobby Workstation; Vending Area(s)
Comfort Inn & Suites South Hill I-85 250 Thompson Street	52	1999	Breakfast Dining Area	264	5.1	Guest Laundry Area; Fitness Room; Lobby Workstation; Vending Area(s); Truck Parking
Fairfield by Marriott South Hill Interstate 85 150 Arnold Drive	68	2007	Breakfast Dining Area	—	—	Guest Laundry Area; Indoor Swimming Pool; Indoor Whirlpool; Fitness Room; Lobby Workstation; Market Pantry; Outdoor Patio & Barbecue Area
Hampton by Hilton South Hill I-85 US 58 200 Thompson Street	54	1997	Breakfast Dining Area	459	8.5	Lobby Workstation; Guest Laundry Area; Outdoor Swimming Pool; Fitness Room
Holiday Inn Express & Suites South Hill 1840 North Mecklenburg Avenue	72	2017	Breakfast Dining Area	400	5.6	Lobby Workstation; Guest Laundry Area; Indoor Swimming Pool; Fitness Room; Market Pantry
Quality Inn South Hill I-85 918 East Atlantic Street	66	1987	Breakfast Dining Area	—	—	Lobby Workstation; Guest Laundry Area; Truck Parking; Exercise Room
Microtel Inn & Suites by Wyndham South Hill 111 Arnold Drive	88	2020	Breakfast Dining Area	500	5.7	Guest Laundry Area; Indoor Swimming Pool; Fitness Room; Lobby Workstation; Outdoor Patio & Barbecue Area
Americas Express Inn South Hill 623 East Atlantic Street	47	1987	Breakfast Dining Area	—	—	Vending Area(s)
Budget Inn Express 617 North Mecklenburg Avenue	16	1983	N/A	—	—	Vending Area(s)
Greenwood Inn 909 Pace Drive	17	1985	N/A	—	—	Vending Area(s)

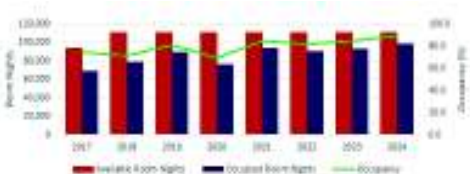
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Submarket Analysis – South Hill (selected hotels)



The following data reflects hotel operating data for five hotels in South Hill. These five hotels consistently report to STR, a firm that compiles and distributes composite hotel operating metrics.

Year	Average Daily Rate	Occupied Rooms Nights	Change	Average Occupied Rooms	Average Rate	Change	Revenue	Change
2017	203	88,981	—	74.2	120.14	—	148,898	—
2018	204	78,918	-11.3%	71.4	98.48	(-17.8%)	140,421	(-5.7%)
2019	204	69,702	-12.6%	71.1	95.12	(-3.5%)	127,151	(-9.1%)
2020	201	79,288	14.3%	99.0	87.64	(-7.3%)	140,448	(-0.2%)
2021	204	80,823	1.9%	81.8	120.11	44.2%	140,448	(-0.2%)
2022	204	90,085	11.4%	81.4	136.27	13.4%	140,448	(-0.2%)
2023	201	90,449	0.4%	84.9	115.07	(-16.3%)	140,448	(-0.2%)
2024	204	96,233	6.4%	88.7	123.89	6.8%	140,448	(-0.2%)
2024-25	207	97,537	1.3%	89.7	123.89	0.0%	140,448	(-0.2%)
Year-to-Date Through February	204	11,188	—	87.4	121.62	—	140,448	(-0.2%)
2024	204	11,188	—	87.4	121.62	—	140,448	(-0.2%)
2025	207	15,245	35.4%	88.7	123.89	6.8%	140,448	(-0.2%)
Year-to-Date Through February	204	11,188	—	87.4	121.62	—	140,448	(-0.2%)
2025	207	15,245	35.4%	88.7	123.89	6.8%	140,448	(-0.2%)



The South Hill hotel market has shown strong post-pandemic recovery, with occupancy reaching nearly 89% in 2024 (as a point of comparison, the occupancy for all of South-Central VA was 63% in 2024). This reflects a very strong performing market with high demand and an undersupply of inventory.

ADR levels are generally aligned with the average of the greater submarket, indicating that the hotels in this market are not able to drive rate in light of very high occupancy levels. This is attributed to the product type, asset class, and age of the hotels in this market, as well as the presence of corporate demand, which negotiates discounted rates in exchange for a guarantee of room nights occupied over a period of time.

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Submarket Analysis – South Hill

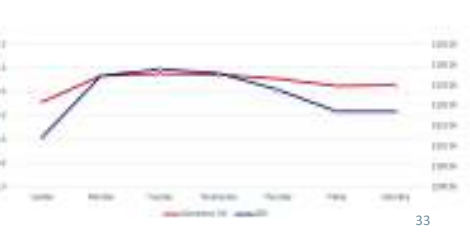


The hotel operating statistics by month and by day-of-week indicate very little seasonality in this market and limited change from weekday to weekend. This is attributed to longer-stay demand where a portion of corporate guests are not checking out over the weekend. Additionally, the corporate demand is year-round in South Hill.

Month	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Month
Mar - 22	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Apr - 24	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
May - 26	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Jun - 28	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Jul - 30	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Aug - 31	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Sep - 30	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Oct - 31	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Nov - 30	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Dec - 31	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Jan - 31	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Feb - 29	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%
Average	87.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%	88.4%



Month	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Total Month
Mar - 22	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Apr - 24	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
May - 26	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Jun - 28	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Jul - 30	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Aug - 31	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Sep - 30	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Oct - 31	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Nov - 30	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Dec - 31	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Jan - 31	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Feb - 29	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62
Average	121.62	121.62	121.62	121.62	121.62	121.62	121.62	121.62



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Submarket Analysis – South Hill



Assessment conclusions

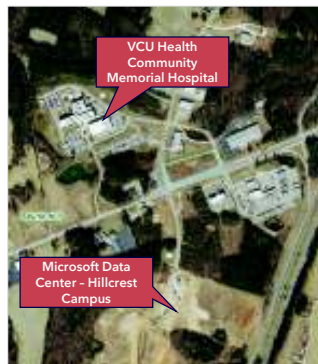


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Submarket Analysis – South Hill



Recommended hotel development sites in South Hill, from highest to lowest priority



Site #1: Near VCU Hospital
Parcel Record Number: 36365



Site #2: Near Interstate 85
Parcel Record Number: 19662



Site #3: Off U.S. Highway 58
Parcel Record Number: 19326

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Submarket Analysis – South Hill



- Based on our review of occupancy levels throughout the year, we have concluded to 195 of capacity room nights in South Hill annually. In other words, there are 195 nights throughout the year when hotels are sold out and guests are displaced.
- We have estimated roughly 60,000 unaccommodated room nights annually in South Hill, which is indicated of a significant undersupply of hotel inventory.
- It is our opinion that 300 to 350 hotel rooms would bring the market into balance.
- We would recommend three hotels with different product offerings and price points in the near term. Potential options for product types and brand are presented to the right. Currently, the market does not have an extended-stay hotel; as such, we would highly recommend a product of this type for South Hill.
- Given current price points, a full-service hotel was not considered to be feasible in the near term.

South Hill Void Analysis & Recommended Brands	
Segment	Recommended Brands
Economy Extended-Stay	WoodSpring Suites, ECHO Suites by Wyndham, Extended Stay America
Midscale Extended-Stay	StudioRes by Marriott, LivSmart Studios by Hilton, Everhome Suites, Extended Stay America Premier Suites, My Place
Upper-Midscale Extended Stay	Hyatt Studios, Home2 Suites by Hilton, TownePlace Suites by Marriott
Upscale Extended-Stay	Homewood Suites by Hilton, Residence Inn by Marriott, Hyatt House, Staybridge Suites
Upscale Select-Service	Courtyard by Marriott, Hilton Garden Inn, Aloft, Cambria, and Hyatt Place

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Benchmarking Meeting Space



Smaller hotels often pair 1,500 – 5,000 square feet of meeting space with limited guestroom counts, showing a proven and efficient model for local markets in Mecklenburg County.

Hotels Included in Sample	Class	City, State	Room Inventory	Indoor Meeting Space (SF)	Meeting Space per Room	Year Opened
Homewood Suites by Hilton Davidson	Upscale Class	Davidson, NC	128	2,184	17.06	1987
Hampton Inn & Suites by Hilton Richmond Downtown	Upper Midscale Class	Richmond, VA	144	5,614	38.99	2021
SpringHill Suites Chesapeake Greenbrier	Upscale Class	Chesapeake, VA	132	3,128	23.70	2008
Holiday Inn Express & Suites Danville	Upper Midscale Class	Danville, VA	93	1,750	18.82	1989
Hampton Inn & Suites Chapel Hill - Carrboro	Upper Midscale Class	Carrboro, NC	142	2,752	19.38	2013
Hampton Inn & Suites Raleigh/Crabtree Valley	Upper Midscale Class	Raleigh, NC	136	4,116	30.26	2013
Fairfield Inn & Suites Charlotte Airport	Upper Midscale Class	Charlotte, NC	91	2,250	24.73	2016
Holiday Inn Express & Suites Ruckersville	Upper Midscale Class	Ruckersville, VA	122	3,600	29.51	2006
Holiday Inn Express & Suites Manassas	Upper Midscale Class	Manassas, VA	75	3,077	41.03	2000
Holiday Inn Express Richmond - Midtown	Upper Midscale Class	Richmond, VA	147	2,380	16.19	1971
Holiday Inn Express Washington DC SW - Springfield	Upper Midscale Class	Springfield, VA	178	3,750	21.07	1975
Home2 Suites by Hilton Woodbridge Potomac Mills	Upper Midscale Class	Woodbridge, VA	126	2,000	15.87	2019
Homewood Suites by Hilton Dulles International Airport	Upscale Class	Herndon, VA	109	2,364	21.69	1998

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New Hotel Feasibility South Hill



- As previously indicated, the likely profile of new hotel development in South Hill would be an extended-stay product given the demand demographics and lack of hotels with extended-stay amenities.
- We have studied four categories of extended-stay hotels to determine the feasibility level of each. Our analysis indicates that an economy or midscale extended-stay product would be feasible, while an upper-midscale or upscale extended-stay hotel would be feasible with incentives (property tax abatement, occupancy tax rebate, infrastructure support, etc.).
- The chart to the right estimates the rooms revenue for each type of hotel. The rooms revenue is then converted to a value figure using a rooms revenue multiplier. This value is then compared to the cost to construct in order to determine feasibility. If the value is higher than the cost, then developer would be considered feasible.
- Because the value is higher than the cost to construct for economy and midscale extended-stay, those hotel types are feasible in this market. Upper-midscale and upscale extended stay hotels are close to being feasible and would likely need some incentives to bridge the feasibility gap.
- Upper-midscale and upscale extended-stay hotels have more extensive amenities and facilities and require a higher staff-to-room or staff-to-guest ratio, notably increasing operating costs at these higher price points. As such, the rooms revenue multiplier declines as the quality of the operation increases given the shift in overall profitability.
- As indicated to the right, an upscale, select-service product would be challenging in this market from a feasibility perspective. Hotels such as a Hilton Garden Inn, Hyatt Place, SpringHill Suites, or Courtyard tend to achieve lower occupancies given the lack of extended-stay demand. Furthermore, these hotels feature food and beverage operations and require a level of service that limits strong profitability at these hotels compared to extended-stay hotels.

2023 Hotel Feasibility Analysis	Economy Extended-Stay	Midscale Extended-Stay	Upper-Midscale Extended-Stay	Upscale Extended-Stay	Upscale Select-Service
Rooms and Rooms Revenue	120	120	120	120	120
Occupancy Percentage	80%	85%	80%	80%	75%
Average Room Rate	\$100	\$125	\$150	\$175	\$190
Rooms Revenue	\$9,600	\$15,000	\$14,400	\$16,800	\$14,100
Value Multiplier	1.5	1.2	1.0	0.8	0.7
Value	\$14,400	\$18,000	\$14,400	\$13,440	\$9,870
Construction Cost	\$12,000	\$18,000	\$20,000	\$25,000	\$25,000
Feasibility	Yes	Yes	No	No	No

Hotel Type	Rooms	Rooms Revenue	Value Multiplier	Value	Construction Cost	Feasibility
Economy Extended-Stay	120	\$9,600	1.5	\$14,400	\$12,000	Yes
Midscale Extended-Stay	120	\$15,000	1.2	\$18,000	\$18,000	Yes
Upper-Midscale Extended-Stay	120	\$14,400	1.0	\$14,400	\$20,000	No
Upscale Extended-Stay	120	\$16,800	0.8	\$13,440	\$25,000	No
Upscale Select-Service	120	\$14,100	0.7	\$9,870	\$25,000	No

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Submarket Analysis – La Crosse



La Crosse Economic Overview

- La Crosse is located along US-58, to the southeast of South Hill.
 - This is the primary thoroughfare connecting Mecklenburg County with Norfolk/Virginia Beach to the east.
- Just one mile from the larger town of South Hill, residents and travelers along US-58 primarily dine, shop, and stay in South Hill.
- There is an industrial park and Microsoft data center in La Crosse; however, other commercial development is limited.
- La Crosse is along the proposed route of the **Southeast High-Speed Rail (SEHSR)** corridor. If constructed, this project would connect Richmond to Raleigh with a stop in La Crosse, boosting regional accessibility and long-term travel potential.



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Submarket Analysis – La Crosse



La Crosse Train Depot Redevelopment

- The historic train depot building in La Crosse has been considered for redevelopment; however, converting this structure into a hotel presents significant challenges.
 - High redevelopment costs, combined with the site's distance from the interstate, limit its feasibility for hospitality use.
- Good-quality hotel development generally requires a reasonably mature commercial context, providing hotel guests with convenient dining options and other services typically required by travelers.
- Given the current market conditions the building is more appropriately positioned for adaptive reuse as residential apartments or offices.
- However, if the proposed SEHSR project moves forward and includes a station in La Crosse, it could significantly enhance travel accessibility and regional visibility – potentially justifying a short-term lodging use in the future.



La Crosse Train Depot Redevelopment Site

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Submarket Analysis – La Crosse



Assessment Conclusions



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Submarket Analysis – Chase City



Chase City Hotel Market Outlook

- Key Demand Drivers:
 - Southside Virginia Community College (SVCC)
 - MacCallum More Gardens and Museum
 - Chase City Health & Rehab Center
 - Mecklenburg Country Club
 - Future Microsoft Data Center
- Current Transient Accommodations:
 - The 24-room Wesco Motel (\$70-\$80/night)
 - Newby's RV Park (34 spaces - \$700/month)
 - Historic Boswell Mansion redevelopment to small B&B (10 rooms), café, and speakeasy
- Other Developments
 - Robert E. Lee School redevelopment
 - 26 apartments
 - Chase City Conservancy
 - Conservation project for 230 acres



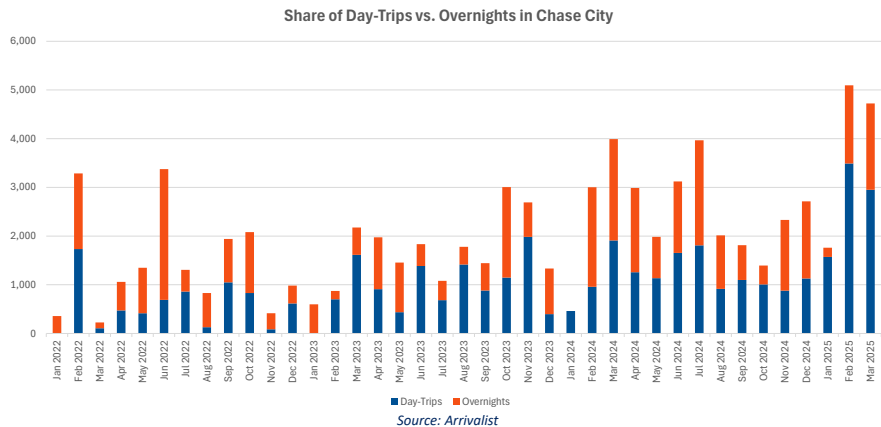
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Submarket Analysis – Chase City



Over 1,000 people per month are traveling to Chase City and staying overnight

This translates to a potential need for overnight accommodations, but considering 2 people per room, this would equate to 500 room nights per month (i.e. a 20-room or less hotel)

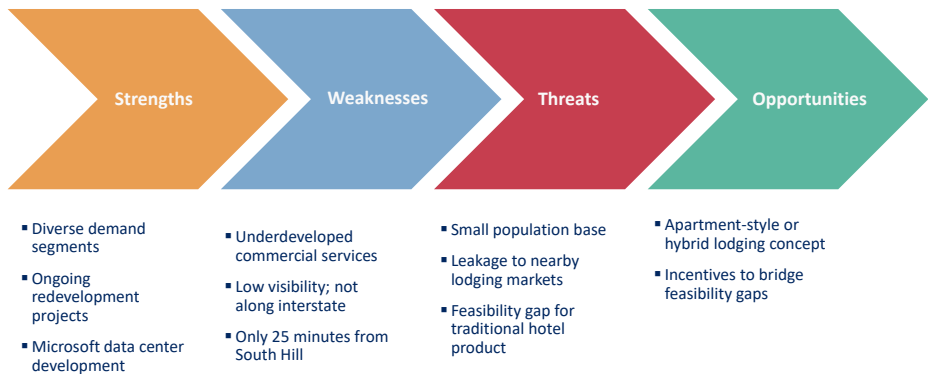


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Submarket Analysis – Chase City



Assessment Conclusions



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Submarket Analysis – Chase City



Hotel development sites in Chase City, from highest to lowest priority



Site #1: Near State Hwy 47
Parcel Record Number: 27875



Site #2: 301 N Main St
Parcel Record Number: 21715



Site #3: 333 Walker St
Parcel Record Number: 20949

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Submarket Analysis – Chase City



- Chase City's lodging market is anchored by modest transient accommodations, with the 24-room Wesco Motel and Newby's RV Park serving price-sensitive guests and long-term stays.
- Key demand drivers include Southside Virginia Community College and upcoming large-scale developments such as the Microsoft Data Center.
- An economy extended-stay or apartment-style hotel would address workforce housing needs and transient demand with a flexible, cost-effective model.
- Medium-term focus (5-year plan) should prioritize attracting flexible lodging operations that require minimal staffing and can scale with demand.
- Chase City incentives will likely be necessary attract hotel development, but local redevelopments within the area signal a supportive foundation for future investment.

Chase City Void Analysis & Recommended Brands

Segment	Recommended Brands
Economy Extended-Stay	Suburban Studios, WoodSpring Suites, Studio 6, HomeTowne Studios, ECHO by Wyndham



Suburban Studios

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Submarket Analysis – Clarksville



Clarksville Hotel Market Outlook

- Key Demand Drivers:
 - Tourism in Clarksville is largely driven by the presence of John H. Kerr Reservoir, a major regional attraction that supports a wide range of local businesses.
 - The town also hosts several events and festivals throughout the year, the most prominent being LakeFest, which drew an estimated 50,000 visitors in 2024.
- Current Hotel Supply:
 - Clarksville's lodging market is anchored by two primary hotels: the 69-room Clarion Pointe on the Lake and 66-room Quality Inn Clarksville, both of which are situated on the water, with the Quality Inn offering access to a public dock. The market is further supported by a modest inventory of short-term rentals, bed-and-breakfast accommodations, and short-term efficiency apartments located throughout Clarksville.

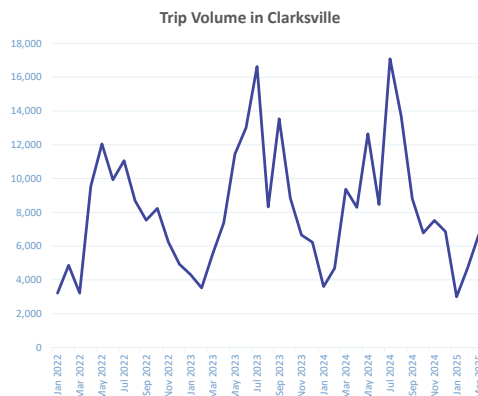


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Submarket Analysis – Clarksville



Clarksville Hotel Market Overview



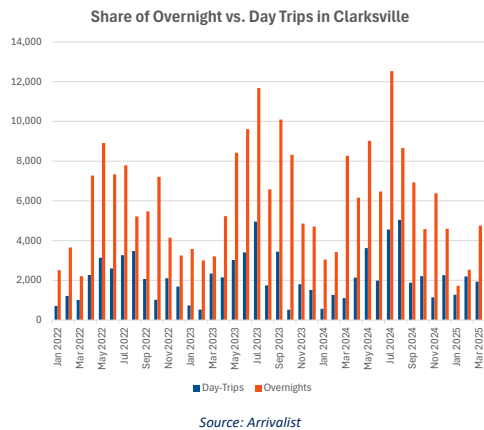
- Visitation peaks in summer months (July and August), with July 2024 reaching over 17,000 trips, and remains healthy in shoulder seasons.
- Seasonality is strong but extended, with high demand from May through October that is aligned with lake tourism and events.

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Submarket Analysis – Clarksville



Clarksville Hotel Market Overview



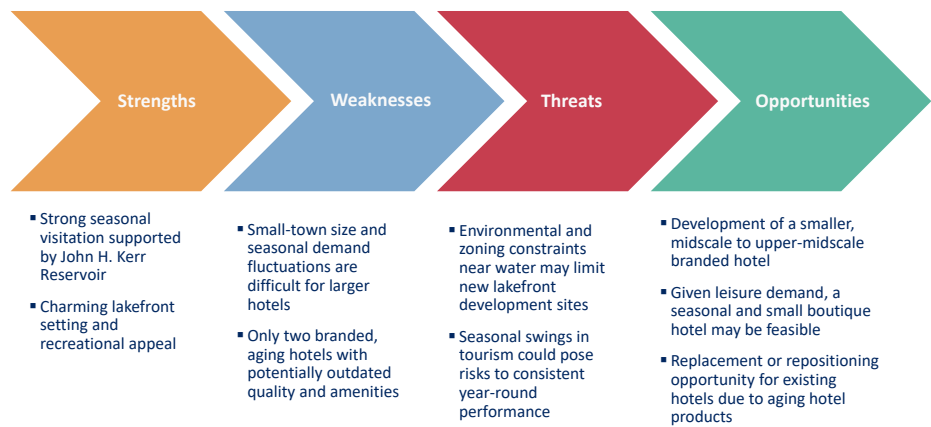
- Clarksville sees a consistent majority of overnight visitors, with an average of roughly 70% of monthly trips being overnights.
 - During the peak of summer in July 2024, Clarksville secured a 73% capture in overnight share.
- The average stay in Clarksville is 1.5 to 2.2 nights.
- Even in the off-season, Clarksville maintains an overnight share above 50-70%

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Submarket Analysis – Clarksville



Assessment Conclusions



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Submarket Analysis – Clarksville



Recommended hotel development sites in Clarksville, from highest to lowest priority



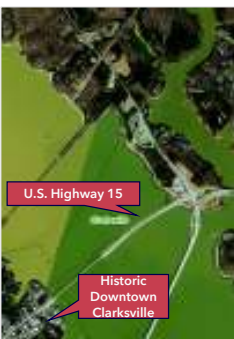
Site #1: 26800 Hwy 47
Parcel Record Number: 4139



Site #2: Near U.S. Hwy 58
Parcel Record Number: 36498



Site #3: Near U.S. Hwy 15
Parcel Record Number: 10069



Site #4: Near U.S. Hwy 15
Parcel Record Number: 3770

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New Hotel Feasibility Clarksville



We have completed a feasibility analysis for a limited-service, branded hotel in Clarksville. We would recommend a limited-service product that can cater to leisure and corporate travelers. In order for a traditional hotel in this market to be feasible, it would need to be able to capture demand from both segments, particularly during months when there is limited tourism to the area. Given the nearby datacenter and proximity to Boynton, it is our opinion that the corporate demand would be robust enough to support development.

The chart to the right estimates the rooms revenue for a limited-service hotel. The rooms revenue is then converted to a value figure using a rooms revenue multiplier. This value is then compared to the cost to construct in order to determine feasibility. If the value is higher than the cost, then developer would be considered feasible.

Because the value is higher than the cost, a limited-service hotel would be feasible in this market.

Clarksville Feasibility Analysis	
Upper-Midscale Limited-Service	
Number of Rooms	120
Occupancy Positioning	72%
Rate Positioning	\$150
RevPAR Positioning	\$105
Rooms Revenue	\$4,500,000
Value Multiplier	4.50
Value	\$20,250,000
Value/Key	\$172,465
Cost Average	\$170,000

Feasibility Comment: Yes

Class	Building and Site Improvements	Soft Costs	FF&E	Pre-Opening and Working Capital	Developer Fee	Total
Limited-Service Hotel						
Workings	\$21,750	\$178,750	\$18,000	\$18,000	\$6,750	\$285,250
Market	\$15,750	\$193,500	\$15,500	\$15,500	\$5,750	\$245,000
% of Total	11%	67%	10%	11%	7%	100%



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Benchmarking Meeting Space



Smaller hotels often pair 1,500 – 5,000 square feet of meeting space with limited guestroom counts, showing a proven and efficient model for local markets in Mecklenburg County.

Hotels Included in Sample	Class	City, State	Room Inventory	Indoor Meeting Space (SF)	Meeting Space per Room	Year Opened
Homewood Suites by Hilton Davidson	Upscale Class	Davidson, NC	128	2,184	17.06	1987
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SpringHill Suites Chesapeake Greenbrier	Upscale Class	Chesapeake, VA	132	3,128	23.70	2008
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Holiday Inn Express & Suites Manassas	Upper Midscale Class	Manassas, VA	75	3,077	41.03	2000
Holiday Inn Express Richmond - Midtown	Upper Midscale Class	Richmond, VA	147	2,380	16.19	1971
Holiday Inn Express Washington DC SW - Springfield	Upper Midscale Class	Springfield, VA	178	3,750	21.07	1975
Home2 Suites by Hilton Woodbridge Potomac Mills	Upper Midscale Class	Woodbridge, VA	126	2,000	15.87	2019
Homewood Suites by Hilton Dulles International Airport	Upscale Class	Herndon, VA	109	2,364	21.69	1998

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Insight on Boutique Hotel Potential



Because of strong seasonality and the influx of leisure travelers to Clarksville, we have also considered the potential for a boutique hotel product. Leisure travelers to Clarksville would likely be attracted to a high-quality, boutique lodging option; however, this demand is seasonal and appears have some price sensitivity. For example, during LakeFest, rates for hotel rooms are \$170 to \$190. Other times during the summer, rate levels are closer to \$150 (and often below that benchmark). Assuming a high-quality, 20-room boutique hotel, a likely occupancy would be 55% to 60% at approximately a \$150 average daily rate, which accounts for much higher rates during the summer and more competitive rates during the off season.

Small hotels in seasonal markets pose many challenges from a traditional feasibility perspective; however, an owner-operated structure with very minimal staffing and significant owner efforts to minimize operational costs could help mitigate some risks. Additionally, the cost to develop or re-develop boutique hotels is significantly higher on a per-key basis and financing is more challenging for independent properties without a nationally recognized brand affiliation.

Based on specific site, size, and quality assumptions, additional analyses can be completed.



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Case Study: Hotel Cape Charles – Cape Charles, VA



Successful execution of a seasonal, owner-operated boutique hotel

- Hotel Cape Charles is a 22-room boutique hotel located in the heart of Cape Charles, Virginia, a small coastal town with a population of 1,265 (2023).
- The building was constructed circa 1920 and operated as the McCarthy Hotel through the 1950's. The property closed following the final ferry departure in 1963 and briefly reopened in 2007 but closed just a few years later due to the economic downturn. After an extensive two-year renovation, Hotel Cape Charles reopened in 2012.
- The hotel's rates range from \$220 to \$375 per night. The high rate is achieved due to the recent renovations and the proximity to major metro areas like Norfolk, Virginia Beach, and Richmond.
- The hotel successfully leverages strong seasonal summer tourism, walkable access to local dining and retail, and utilizes the area's unique charm to maintain a healthy year-round occupancy and rate, despite off-season softness.
- The hotel features a modern coastal design, local artwork, and branding that resonates with upscale leisure travelers who travel from markets like Richmond, Norfolk, and Washington D.C.
- With thoughtful execution, a boutique hotel can serve as an anchor for broader downtown and tourism-related revitalization.



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Submarket Analysis – Boydton



Boydton Hotel Market Outlook

- Key Demand Drivers:
 - Opportunity for commercial demand from the nearby state-of-the-art Microsoft Data Center.
 - Boydton is the county seat of Mecklenburg County, which means demand generated from county government offices and administrative functions generate visitation.
 - Tourism and proximity to Buggs Island Lake.
- Current Transient Lodging Supply:
 - The Pearl on Jefferson (3 rooms, average rate between \$100 – 130)
 - Boyd Tavern (closed)

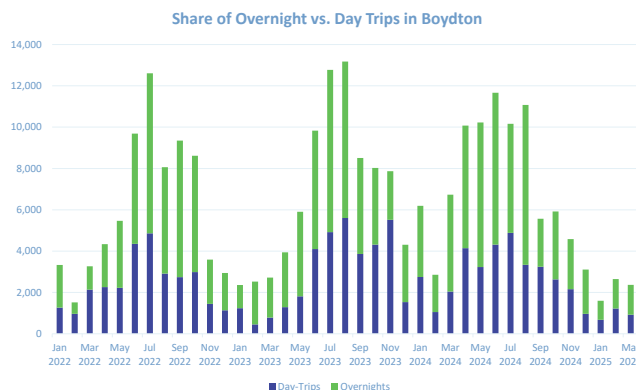


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Submarket Analysis – Boydton



Boydton Hotel Market Overview



- Monthly visitation ranged from roughly 1,600 trips (lows) to nearly 12,700 trips (peak).
- Peak season is in May-August.
- Boydton regularly attracts 6,000+ trips/month in warm months, indicating strong seasonal tourism patterns.
- Overnight visitors represent 60% to 70% of total trips.

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Submarket Analysis – Boydton



Assessment Conclusions



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Submarket Analysis – Boydton



Boydton Hotel Market Outlook

The Boyd Tavern



Boutique Bed-and-Breakfast Example



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Submarket Analysis – Bracey



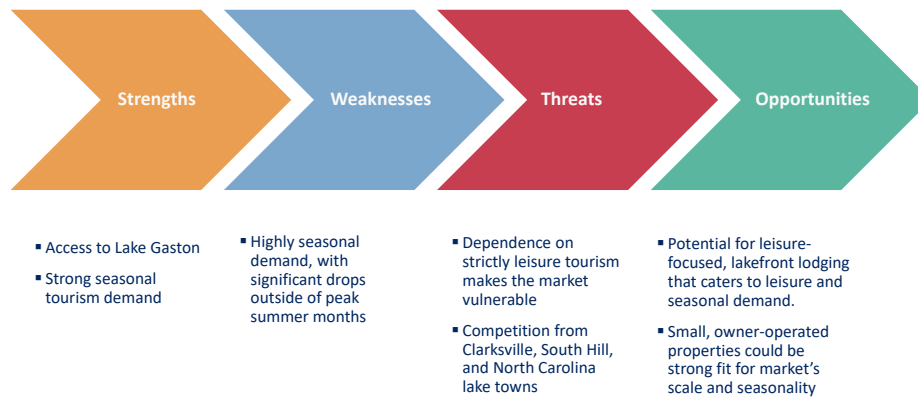
Bracey Hotel Market Outlook

- Key Demand Drivers:
 - Lake Gaston drives steady demand to Bracey area.
 - The area sees additional demand from second-home owners, seasonal residents, and weekend travelers from other nearby cities.
- Current Hotel Supply:
 - The only traditional hotel in Bracey is the 49-room Motel 6, located on the western edge of town adjacent to Interstate 85.
 - In addition, several short-term rental options serve the area, with the majority situated along the shoreline of Lake Gaston catering to lakefront visitation.



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Assessment conclusions



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Conclusion

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Conclusion Summary

South Hill

- Current occupancy levels indicate immediate need for additional hotel inventory
- Target 300 to 350 new hotel rooms over the next three to five years
- Seek brands, asset classes, and product types that are not currently represented (ideal locations would be highway adjacent)

La Crosse

- Town is not mature enough from a commercial context to support a traditional hotel
- Proximity to South Hill provides travelers to La Crosse with adequate lodging, dining, and retail options
- Longer-term opportunity with potential train project; however, a hotel would need to be done in tandem with other commercial developments (i.e. retail and dining)

Chase City

- Recommendation for medium-term focus on attracting a hotel (five-year plan)
- Focus on a lodging option that can be versatile and cater to a wide demand base (locals seeking housing, relocations, contractors, travelers visiting family and friends)
- Economy, extended-stay or apartment-style hotels would be ideal given their limited staffing needs
- Current development and redevelopment projects in the area are promising for hotel opportunity here; however, local incentives would be necessary

Clarksville

- Seasonal market with less diverse demand base primarily focused on tourism; two hotels in this market are over 25 years old
- Occupancy is more challenging compared to South Hill given lack of interstate adjacency and seasonal tourism
- Current rates at the existing properties indicate opportunity for development, particularly given their ages and brand affiliations
- Would recommend a 65-85 room hotel, well-branded hotel (Hampton, Holiday Inn Express, Fairfield Inn); local incentives may be necessary to bridge feasibility gap

Boydton

- Demand for overnight lodging in Boydton not currently considered to be robust enough to support a traditional hotel; however, leisure travelers pose an opportunity
- Opportunity here potentially for Boyd Tavern conversion to a hotel, attracting travelers seeking historic lodging experiences
- Commercial and government travelers require convenient dining options and other services that is not currently offered in Boydton

Bracey

- Potential opportunity here for leisure-focused, lakefront lodging
- Would likely need to be a small, seasonal, owner-operated property with villa-style accommodations (three to four bedrooms)

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Assumptions and Limiting Conditions



1. This report is set forth as a summary of findings only for a market study of the proposed subject hotel; this is not an appraisal report.
2. This report is to be used in whole and not in part; furthermore, all statements of assumptions and limiting conditions apply to the entire report, including any additional forms or addenda items presented.
3. No responsibility is assumed for matters of a legal nature, nor do we render any opinion as to title, which is assumed marketable and free of any deed restrictions and easements; the property is evaluated as free and clear unless otherwise stated.
4. We assume that there are no hidden or unapparent conditions of the sub-soil or structures, such as underground storage tanks, that would affect a property's development potential. No responsibility is assumed for these conditions or for any engineering that may be required to discover them.
5. We have not considered the presence of potentially hazardous materials or any form of toxic waste on the project site. We are not qualified to detect hazardous substances and urge the client to retain an expert in this field if desired.
6. The Americans with Disabilities Act (ADA) became effective on January 26, 1992. We have assumed that any proposed hotel would be designed and constructed to be in full compliance with the ADA.
7. We have made no survey of any of the sites, and we assume no responsibility in connection with such matters. Sketches, photographs, maps, and other exhibits are included to assist the reader in visualizing the property. It is assumed that the use of the described real estate will be within the boundaries of the property described, and that no encroachment will exist.
8. All information, financial operating statements, estimates, and opinions obtained from parties not employed by TS Worldwide, LLC, are assumed true and correct. We can assume no liability resulting from misinformation.
9. Unless noted, we assume that there are no encroachments, zoning violations, or building violations encumbering any of the subject sites.
10. Any proposed property is assumed to be in full compliance with all applicable federal, state, local, and private codes, laws, consents, licenses, and regulations (including the appropriate liquor license if applicable), and that all licenses, permits, certificates, franchises, and so forth can be freely renewed or transferred to a purchaser.
11. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless specified otherwise.
12. None of this material may be reproduced in any form without our written permission, and the report cannot be disseminated to the public through advertising, public relations, news, sales, or other media.
13. We are not required to give testimony or attendance in court because of this analysis without previous arrangements and shall do so only when our standard per-diem fees and travel costs have been paid prior to the appearance.
14. If the reader is making a fiduciary or individual investment decision and has any questions concerning the material presented in this report, it is recommended that the reader contact us.
15. We take no responsibility for any events or circumstances that take place subsequent to the date of our field inspection.
16. The quality of a lodging facility's onsite management has a direct effect on a property's economic viability. Any financial forecasts presented in this analysis assume responsible ownership and competent management. Any departure from this assumption may have a significant impact on the projected operating results.
17. The estimated operating results presented in this report are based on an evaluation of the overall economy, and neither consider nor make provision for the effect of any sharp rise or decline in local or national economic conditions. To the extent that wages and other operating expenses may advance during the economic life of the property, we expect that the prices of rooms, food, beverages, and services will be adjusted to at least offset those advances. We do not guarantee that the estimates will be attained, but they have been prepared based upon information obtained during the course of this study and are intended to reflect the expectations of a typical hotel investor.
18. This analysis assumes continuation of all provisions of the Internal Revenue Code of 1986, as amended to date.
19. Many of the figures presented in this report were generated using sophisticated computer models that make calculations based on numbers carried out internally to many decimal places. In the interest of simplicity, most numbers have been rounded to the nearest tenth of a percent; thus, these figures may be subject to small rounding errors.
20. It is agreed that our liability to the client is limited to the amount of the fee paid as liquidated damages. Our responsibility is limited to the client; the use of this report by third parties shall be solely at the risk of the client and/or third parties. The use of this report is also subject to the terms and conditions set forth in our engagement letter with the client.
21. Evaluating and comprising financial forecasts for hotels is both a science and an art. Although this analysis employs various mathematical calculations to provide value indications, the final forecasts are subjective and may be influenced by our experience and other factors not specifically set forth in this report.
22. This study was prepared by TS Worldwide, LLC. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by our staff as company employees, rather than as individuals.

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Glossary



Average Daily Rate (ADR): A statistical unit that represents the total guest room revenue divided by the total number of occupied rooms.

Chain Scales: According to STR, hotel brands are categorized under the following chain scale segments: Luxury, Upper-Upscale, Upscale, Mid-Scale with Food and Beverage, Mid-Scale without Food and Beverage, and Economy. Chain scales are based primarily on the average rate achieved across a particular hotel brand.

Limited-Service Operation: A hotel operation without a food and beverage department, which provides basic amenities at a reasonable price to guests.

Market Share: That portion of a market's total demand accommodated by a given property.

RevPAR (Revenue per Available Room): A unit of comparison applied in the appraisal of lodging facilities; RevPAR is calculated by multiplying a property's percentage of occupancy by its average room rate. RevPAR is used throughout the lodging industry to compare the revenue of competing facilities.

Select-Service Operation: A hotel operation designed to answer the market demand for a level of service and amenities beyond the limited-service segment, but less than the full-service hotel segment; select-service properties offer a limited degree of food and beverage options and typically fall within middle to upper-middle tiers within their respective markets.

Stability: A stage in a market area's life cycle in which the market area experiences equilibrium without marked gains or losses.

Stabilized Occupancy: Occupancy at that point in time when abnormalities in supply and demand or any additional transitory conditions cease to exist, and the existing conditions are those expected to continue over the economic life of the property; the optimum range of long-term occupancy that an income-producing real estate project is expected to achieve under competent management after exposure for leasing in the open market for a reasonable period of time at terms and conditions comparable to competitive offerings.

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Thank you!

Katy Black & Jack Burke



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Agenda Item A

To: Mayor and Town Council
From: Human Resources Manager
Date: August 4, 2025
Re: HR Report for August 2025

EMPLOYMENT NEWS:



Congratulations to **Jay Clary (Public Works)** on reaching a significant milestone—**5 years of dedicated service** with the Town of South Hill. Your commitment and dedication to serving our community do not go unnoticed. We are proud to celebrate this achievement and are grateful for your contributions to the department and the citizens of South Hill. Please join us in celebrating Jay's service and commitment.



Congratulations to **Juan Uribe (Parks & Recreation)**. We are pleased to announce that Juan Uribe has officially accepted the offer for the position of Facilities Technician. Juan has been a valued member of our team in the Parks & Recreation Department since he joined the Town in November of last year. We are confident that his skills, dedication, and strong work ethic will make him an excellent fit in this new role. His transfer will be effective August 9th. Please join us in congratulating Juan on this exciting new chapter in his career with the Town of South Hill.



We would like to extend our sincere congratulations to **Barry Baxter (Fleet)** for successfully obtaining his Safety Inspection License. This certification is a significant achievement and reflects Barry's dedication to maintaining high standards of safety and compliance within our operations. To earn this license, Barry completed specialized training and passed a rigorous examination administered by the Virginia State Police, which covers vehicle systems, safety regulations, inspection procedures, and legal compliance standards. This credential authorizes him to conduct official safety inspections on vehicles, ensuring they meet all required safety guidelines. Barry's accomplishment not only demonstrates his personal commitment to excellence but also enhances the capabilities and service quality of our Fleet Department. Please join us in recognizing and celebrating his hard work and professionalism.

The Town is currently recruiting for the following positions:

- Accreditation Manager (Civilian position – Police Department)
- Maintenance Operator, Parks & Recreation
- Wastewater Treatment Plant Trainee, WWTP

Appointments

South Hill Town Council Meeting
August 11, 2025

A. Regional Industrial Facilities Authority

AGENDA ITEM A

To: South Hill Town Council

From: Mayor Mike Moody

Date: August 11, 2025

Re: Regional Industrial Facilities Authority Board Appointments

To fulfill the recommended requirements for the newly formed Route 58 Activation Regional Industrial Facilities Authority (RIFA) board with Mecklenburg County, Mayor Moody has made the following appointment recommendations:

- South Hill Town Council: Councilor Randy Crocker
- South Hill Town Staff: Brentley Morris, Business Development Manager
- South Hill IDA: Spencer Crowder

Recommended Motions:

1. I move to appoint Randy Crocker as the South Hill Town Council representative to the Regional Industrial Facilities Authority (RIFA) board.
2. I move to appoint Brentley Morris as the South Hill Town Staff representative to the Regional Industrial Facilities Authority (RIFA) board.
3. I move to appoint Spencer Crowder as the South Hill IDA representative to the Regional Industrial Facilities Authority (RIFA) board.