



SOUTH HILL TOWN COUNCIL

REGULAR MEETING MINUTES

MONDAY, MAY 11, 2026, 7:00 P.M.

The regular monthly meeting of the South Hill Town Council was held on Monday, May 11, 2026, at 7:00 p.m. in the temporary Council Chambers of the South Hill Town Hall located at 111 E. Danville Street, South Hill, Virginia 23970.

I. OPENING

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

A. Council Members

Randy Crocker
Gavin Honeycutt
Michael Smith

Lillie Feggins-Boone
Delores Luster

Ashley Hardee
Carl Sasser, Jr.

Jenifer Freeman-Hite was absent.

B. Staff in Attendance

Keli Reekes, Town Manager
Leanne Feather, Admin. Asst./Clerk
Dahlis Morrow, Dir. of Fin. and Admin.

Ryan Durham, Chief of Police
David Hash, Code Official

II. APPROVAL OF AGENDA

A motion was made by Vice Mayor Honeycutt, second by Councilor Luster, to approve the agenda for May 11, 2026. The motion carried unanimously.

III. POLICE WEEK PROCLAMATION: MAY 11 – 17, 2026

Mayor Moody read the proclamation declaring May 11–17, 2026, as Police Week in the Town of South Hill and recognized Chief Durham, expressing appreciation to local law enforcement officers for their service, dedication, and sacrifices to the community.

IV. CITIZENS TO ADDRESS COUNCIL

At this time, the following citizens addressed Council:

- **Paul Duffer** addressed Council regarding concerns about potholes within Town limits and expressed safety concerns related to large work vehicles traveling through Town.
- **Wade Crowder** addressed Council regarding the condition of Nicks Lane due to ongoing work activity, concerns about potholes throughout Town, and comments regarding a new business opening in Town.

V. PUBLIC HEARINGS

A. Rezoning Case #2026-2

Code Official David Hash reported that a Notice of Public Hearing had been published in the local newspaper to notify interested parties that Town Council will receive public comments regarding Rezoning Case #2026-2, involving the proposed rezoning of property located between North Mecklenburg Avenue and Interstate 85 from Transitional Suburban Residential District R1-40 to General Commercial District C-2.

Mr. Hash opened the Public Hearing:

- Wade Crowder requested clarification regarding the location of the property.
- James Butts, legal counsel for the property owners, stated that there are currently no immediate development plans for the property; however, the owners regularly receive inquiries regarding the property's zoning.

Mr. Hash closed the Public Hearing.

Discussion included an inquiry from Councilor Smith regarding whether utilities are currently accessible to the property.

A motion was made by Councilor Crocker, second by Councilor Luster, to approve the request to rezone property located between North Mecklenburg Avenue and Interstate 85 from Transitional Suburban Residential District R1-40 to General Commercial District C-2. The motion carried unanimously.

B. Rezoning Case #2026-3

Mr. Hash reported that a Notice of Public Hearing had been published in the local newspaper to notify interested parties that Town Council will receive public comments regarding Rezoning Case #2026-3, involving the proposed rezoning of property located at 1208 E. Atlantic Street from Neighborhood Commercial District C-1 to General Commercial District C-2.

Mr. Hash opened the Public Hearing:

- Wade Crowder requested clarification regarding the location of the property.
- Justin Smith, property owner, stated that the property is currently under contract and that site plans have been submitted to the Town's Code Office for review.

Mr. Hash closed the Public Hearing.

A motion was made by Vice Mayor Honeycutt, second by Councilor Feggins-Boone, to approve the request to rezone the property located at 1208 E. Atlantic Street from Neighborhood Commercial District C-1 to General Commercial District C-2. The motion carried unanimously.

C. Easement Resolution

Town Manager Keli Reekes reported that a Notice of Public Hearing had been published in the last two editions of the local newspaper to notify interested parties that Town Council would receive public comments regarding proposed easements from the Town of South Hill to Mid-Atlantic Broadband Communities Corporation and Middle Mile Infrastructure, LLC for the construction of communications shelters across Town-owned property.

Mrs. Reekes opened the Public Hearing:

- Wade Crowder requested clarification regarding the location of the property.

Mrs. Reekes closed the Public Hearing.

A motion was made by Councilor Hardee, second by Councilor Luster, to approve resolution approving easements for the benefit of Mid-Atlantic Broadband Communities Corporation and Middle Mile Infrastructure, LLC. The motion carried unanimously.

VI. ADMINISTRATIVE REPORTS

A. Consent Agenda

1. Minutes

a. April 13, 2026

2. Monthly Financial Report

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

Petty Cash	\$700.00
Checking Accounts	\$5,408,806.62
Investments	\$29,788,885.40
Restricted/Committed Funds	\$1,418,633.94
Total of all Funds	\$36,617,025.96

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

B. Items for Approval

1. Town Manager Report

a. Fiscal Year 2026-2027 Budget Adoption and Appropriation

Mrs. Reekes reported that a Public Hearing was held on April 13, 2025, to receive comments regarding the Town's proposed FY 2026–2027 budget and proposed rates and fees. The proposed budgets included \$23,822,471 for the General Fund, \$21,940,021 for the Water and Sewer Fund, \$4,000 for the Cemetery Fund, and \$480,000 for the Housing Rehabilitation Project Fund.

A motion was made by Councilor Feggins-Boone, second by Councilor Luster to adopt the proposed ordinance imposing and levying taxes within the Town upon real property, personal property, and machinery and tools for tax year beginning July 1, 2026. The motion carried by roll call vote as follows:

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

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

A motion was made by Councilor Feggins-Boone, second by Councilor Luster to adopt and appropriate by ordinance the FY 2026-2027 budget as presented. The motion carried by roll call vote as follows:

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

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

b. Request for Proposals – Gateway and Wayfinding Signage Program

Mrs. Reekes reported that the Town received proposals from three firms for the Gateway and Wayfinding Signage Program identified in the Reimagine 2032 Downtown Revitalization Plan. Following staff review and evaluation, staff recommended awarding the design-build project to XTreme Signs based on project approach, understanding of the Town's branding, and overall cost.

Discussion included the proposed project timeline, planned gateway sign locations, sharing proposed plans with Council, and consideration of including Highway 47 in future gateway signage plans.

A motion was made by Councilor Luster, second by Councilor Hardee to accept the proposal submitted by XTreme Signs, and authorize the Town Manager or her designee to sign all relevant documents. The motion carried by roll call vote as follows:

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

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

C. Reports to Accept as Presented

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

1. Police Report

Chief of Police Ryan Durham submitted the monthly police report. He reported there were 272 Activity incidents, 46 reportable criminal offenses, 662 calls for service, and \$1,831 in property recovered. Administrative news was shared.

2. Municipal Services Report

C.J. Dean submitted the Municipal Services report updating Council on ongoing water and sewer infrastructure projects, Right of Way permits, and easement acquisitions for upcoming utility improvements throughout Town.

3. Parks, Facilities and Grounds

Jason Houchins submitted the Parks, Facilities and Grounds report, noting that improvements and renovations at Town Hall remain ongoing, along with several facilities and electrical projects throughout Town.

4. Code Compliance Report

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a. Report of Activity

David Hash submitted the report of activity as follows:

Inspections Completed	80
Permits Issued	35
Fees Collected	\$206,507.24
UEZ Exemption	\$0
Rehab Exemption	\$0
General Exemption	\$158.10
Work Value	\$43,378,469.09

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

Jessica Martinez	935 W Atlantic St.	Flea Market Vendor
R.G.	935 W Atlantic St.	Flea Market Vendor
Gaye Fleming	520 E Atlantic St.	Barber/cosmetologist
TK	935 W Atlantic St.	Flea Market Vendor
Backyard Butchers	Peddler	Frozen and prepackaged meats

b. Dilapidated Properties

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

5. Business Development Report

Brent Morris submitted the Business Development report, noting continued efforts related to economic development, downtown revitalization, business recruitment, and community event planning.

6. Human Resources Report

Kristine Martin submitted the Human Resources report, noting that the Town is currently reviewing health insurance renewal proposals and conducting a market analysis to evaluate benefit options for employees. Updates were also provided regarding the recent Employee Appreciation Luncheon and current employment opportunities within the Town.

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

VII. OTHER BUSINESS

Councilor Feggins-Boone expressed heartfelt appreciation to the community for their support and prayers during a recent personal health journey.

VIII. ADJOURNMENT

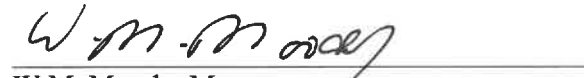
There being no further business matters before the South Hill Town Council, Mayor Moody adjourned the meeting at 7:27 p.m.

VALIDATION

Minutes approved this 8th day of June, 2024.



Leanne Feather, Clerk of Council



W.M. Moody, Mayor

**RESOLUTION OF THE TOWN OF SOUTH HILL, VIRGINIA
APPROVING EASEMENTS FOR THE BENEFIT OF MID-ATLANTIC BROADBAND
COMMUNITIES CORPORATION AND MIDDLE MILE INFRASTRUCTURE, LLC**

WHEREAS, by four deeds, the first dated February 13, 2006, recorded in the Clerk's Office of the Circuit Court for Mecklenburg County, Virginia ("Clerk's Office") as Instrument Number 060001666, the second dated January 2, 2018, recorded in the Clerk's Office as Instrument Number 180000317, the third dated December 9, 2021, recorded in the Clerk's Office as Instrument Number 210006113, and the fourth dated September 20, 2024, recorded in said Clerk's Office as Instrument Number 240004287, the Town of South Hill, Virginia (the "Town") conveyed to Mid-Atlantic Broadband Communities Corporation ("MBC") easements (together, the "Access Easements") to afford MBC access from Tunstall Road, east to a point of intersection with property acquired by MBC from LCCA Company, Inc. by deed dated September 19, 2024 and recorded in said Clerk's Office as Instrument Number 240004433 (the "Property");

WHEREAS, Middle Mile Infrastructure, LLC ("MMI") is negotiating with MBC for acquisition of an easement traversing a portion of the Property ("Easement Area");

WHEREAS, as a condition of acquiring the Easement Area from MBC, MMI must be assured of access to the Easement Area;

WHEREAS, South Hill has agreed to convey to MMI the Access Easements, conditioned on MMI having secured from MBC, by recorded deed, the Easement Area;

NOW, THEREFORE, IT IS HEREBY RESOLVED by Town Council of the Town of South Hill, Virginia as follows:

1. The Town approves the conveyance to MMI of the Access Easements, conditioned on MMI having secured from MBC, by recorded instrument, the Easement Area.
2. Once the instrument conveying the Easement Area from MBC to MMI has been recorded, the Town agrees to convey to MMI the Access Easements and to confirm the Access Easements for the benefit of MBC on the terms and conditions set forth in the recorded deeds from South Hill to MBC, provided that the term of such Access Easements shall not exceed forty (40) years.
3. The Town will not require any payment from MMI or MBC for the Access Easements, the consideration for which conveyance shall be the benefits realized by the Town from having the services provided by MMI and MBC to the citizens of the Town in connection with the operation of the Easement Area by MBC and MMI.

ADOPTED this 11th day of May, 2026.

BY ORDER OF THE COUNCIL


Mike Moody, Mayor

Attest: 
Leanne Feather, Town Clerk

AN ORDINANCE

**An Ordinance Imposing And Levying Taxes
Within The Town of South Hill, Virginia Upon
Real Property, Personal Property, And
Machinery And Tools For Tax Year Beginning
July 1, 2026 And Ending June 30, 2027**

WHEREAS, it is necessary for the Council of the Town of South Hill, Virginia to adopt the Town's operating budget for Fiscal Year 2026-2027 and to establish the various tax levies pertaining to the same and after duly providing notice and holding a public hearing same;

NOW THEREFORE BE IT ORDAINED by the Council of the Town of South Hill as follows:

Section 1. That for the support and operations of the Town government, the Council of the Town of South Hill, Virginia hereby levies the following tax rates on all real property, all tangible personal property, and all machinery and tools, all as defined in Town Code for the fiscal and tax year beginning July 1, 2026 and ending June 30, 2027 as follows:

A. Real Estate

Upon all real estate and improvements thereon, not exempt from local taxation, there shall be a tax levy of No Dollars and Thirty-One Cents (\$0.31) for every One Hundred Dollars (\$100.00) of assessed value, which shall be based upon 100% of the fair market value thereof.

B. Public Service Corporation

Upon all property of public service corporations not exempt from local taxation, there shall be a levy of No Dollars and Thirty-One Cents (\$0.31) for every One Hundred Dollars (\$100.00) of assessed value.

C. Tangible Personal Property

Upon all tangible personal property not otherwise exempt from local taxation, excluding automobiles, motor vehicles, motorcycles, and trucks, there shall be a tax levy of One Dollar and Fifty Cents (\$1.50) for every One Hundred Dollars (\$100.00) of assessed value.

D. Tangible Personal Property – Data Centers

Upon all computer equipment and peripherals used in a data center, there shall be a tax levy of No Dollars and Thirty Cents (\$0.30) for every One Hundred Dollars (\$100.00) of assessed value.

For purposes of this section, "data center tangible personal property" shall be defined and administered in accordance with applicable provisions of the Code of Virginia.

E. Machinery and Tools

Upon all machinery and tools used or employed by any person, firm or corporation in any trade or business, not exempt from local taxation, there shall be a tax levy of No Dollars and Thirty-Eight Cents (\$0.38) for every One Hundred Dollars (\$100.00) of assessed value.

Section 2. This ordinance shall become effective July 1, 2026.

Adopted at a regular meeting of Council this 11th day of May, 2026, the roll call vote being as follows:

	VOTING AYE	VOTING NAY	ABSENT
Randy Crocker	☒		
Lillie Feggins-Boone	☒		
Jenifer Freeman-Hite			☒
Ashley C. Hardee	☒		
Gavin Honeycutt	☒		
Delores Luster	☒		
Carl L. Sasser, Jr.	☒		
Michael Smith	☒		

The undersigned hereby certifies that the forgoing is an accurate account of the vote taken at a duly convened meeting of the Town Council for the Town of South Hill, Virginia, on the 11th day of May, 2026, at which a quorum was present at the time the meeting was convened and at the time said vote was taken.

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

ATTEST:

Leanne Feather
Leanne Feather, Clerk of Council

AN ORDINANCE

**An Ordinance To Adopt The FY 2026-2027
Budget For The Town of South Hill, Virginia And To
Appropriate Funds For The Same**

WHEREAS, it is necessary for the Council of the Town of South Hill, Virginia to adopt the Town’s operating budget for Fiscal Year 2026-2027 and to establish the various tax levies pertaining to the same and after duly providing notice and holding a public hearing same;

BE IT ORDAINED by the Council of the Town of South Hill, Virginia as follows:

Section 1. That the Town Council hereby approves and adopts the document entitled *“Town of South Hill Proposed Budget, Rates and Fees Fiscal Year 26-27.”*

Section 2. In order to provide the requisite funds for said budget, the sum of \$46,246,492 is hereby appropriated to the following fund accounts for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Fund	Amount
General Fund	\$23,822,471
Water and Sewer Fund	21,940,021
Cemetery Fund	4,000
Housing Rehabilitation Project Fund	480,000
<i>Total</i>	<i>\$46,246,492</i>

Section 3. Additionally, the FY 2027 Capital Improvement Plan is hereby adopted to support projected expenditures for capital projects previously authorized by the Town Council within the General and Water and Sewer Funds.

Section 4. The Town Manager is hereby authorized and directed to do all things necessary to implement said budget to include executing all purchase orders of any amounts and making all payments and disbursements consistent with the purpose and intent of this budget.

Section 5. The Town Manager is hereby authorized to make the appropriate transfers among the various budgetary accounts within each fund.

Section 6. This ordinance shall become effective July 1, 2026.

Adopted at a regular meeting of Council this 11th day of May, 2026, the roll call vote being as follows:

	VOTING AYE	VOTING NAY	ABSENT
Randy Crocker	✓		
Lillie Feggins-Boone	✓		
Jenifer Freeman-Hite			✓
Ashley C. Hardee	✓		
Gavin Honeycutt	✓		

Delores Luster
Carl L. Sasser, Jr.
Michael Smith

<u>✓</u>	<u> </u>	<u> </u>
<u>✓</u>	<u> </u>	<u> </u>
<u>✓</u>	<u> </u>	<u> </u>

The undersigned hereby certifies that the forgoing is an accurate account of the vote taken at a duly convened meeting of the Town Council for the Town of South Hill, Virginia, on the 11th day of May, 2026, at which a quorum was present at the time the meeting was convened and at the time said vote was taken.

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

ATTEST:

Leanne Feather
Leanne Feather, Clerk of Council