



SOUTH HILL TOWN COUNCIL

REGULAR MEETING MINUTES

MONDAY, AUGUST 10, 2026, 7:00 P.M.

The regular monthly meeting of the South Hill Town Council was held on Monday, August 10, 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
Delores Luster

Jenifer Freeman-Hite
Carl Sasser, Jr.

Ashley Hardee
Michael Smith

Councilor Lillie Feggins-Boone and Vice Mayor Honeycutt were absent.

B. Staff in Attendance

Keli Reekes, Town Manager
Leanne Feather, Admin. Asst./Clerk
Jesse Bausch, Town Attorney

Ryan Durham, Chief of Police
Dahlis Morrow, Dir. of Fin. and Admin.

II. APPROVAL OF AGENDA

A motion was made by Councilor Sasser, second by Councilor Hardee, to approve the agenda for August 10, 2026. The motion carried unanimously.

III. SPECIAL PRESENTATIONS: DAVENPORT – FINANCING OPTIONS

Ben Wilson of Davenport & Co. presented financing options for upcoming capital projects. Discussion included loan terms, funding availability, repayment obligations, and permitted uses of the loan proceeds, with legal clarification provided by Town Attorney Jesse Bausch.

A motion was made by Councilor Crocker, second by Councilor Luster, to proceed with a 20-year direct bank loan with Atlantic Union, and further schedule a Public Hearing for Council's next regular meeting scheduled for September 14, 2026. The motion carried by roll call vote as follows:

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

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

IV. CITIZENS TO ADDRESS COUNCIL

At this time, the following citizens addressed Council:

- **Wade Crowder** expressed concerns regarding a recent late fee incurred on a Town utility account, the use of the dog park, potholes throughout Town, and the cost of the Town's Christmas light display.
- **Karissa Phillips** reported continued concerns regarding commercial vehicles parked on public streets and noise from events at The Exchange. She also requested additional oversight of event rentals.
- **Paul Duffer** expressed concerns regarding a late fee incurred on a Town utility account.

V. PUBLIC HEARING: ADDITIONAL APPROPRIATION OF FUNDS – VDOT

Town Manager Keli Reekes reported that a public hearing had been advertised to consider a budget amendment appropriating \$575,761 for preliminary engineering costs associated with the Country Lane/Route 58 Intersection Improvement Project. She noted that the project was previously included in the Town's Capital Improvement Plan, and payment is required during the current fiscal year.

Mrs. Reekes opened the Public Hearing:

- Tiffanie Stiltner, co-owner of Screamin' Eagle Trucking, expressed concerns regarding the proposed U-turn as part of the project and the potential for increased accidents. She also stated that previous concerns had been submitted for consideration but that she had not received a response from VDOT.
- Aaron Stiltner, co-owner of Screamin' Eagle Trucking, expressed opposition to VDOT's proposed plans, citing safety concerns and requesting that VDOT reconsider the current project design.
- Wade Crowder stated that he shared the same concerns expressed by the previous speakers regarding the proposed VDOT project.
- Karissa Phillips expressed concerns that citizen feedback had not been adequately considered, questioned why certain aspects of the proposed project could not be revised, and requested that VDOT consider the broader traffic impacts of the project along U.S. 58.

Mrs. Reekes closed the Public Hearing.

Discussion included the project timeline, potential impacts of withholding funding, legal review of prior agreements, concerns regarding citizen feedback, and requests for VDOT to revisit the proposed design and attend a future Council meeting.

A motion was made by Councilor Smith, second by Councilor Crocker, to table the matter until the October 13, 2026, regular Town Council meeting to allow for additional review. The motion carried by roll call vote as follows:

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

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

VI. ADMINISTRATIVE REPORTS

A. Consent Agenda

1. Minutes

a. July 13, 2026 Regular Meeting

2. Monthly Financial Report

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

Petty Cash	\$750.00
Checking Accounts	\$4,464,509.89
Investments	\$29,971,145.80
Restricted/Committed Funds	\$1,420,369.95
Total of all Funds	\$35,856,775.64

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

B. Items for Approval

1. Town Manager Report

a. SHVFD Bucket Drive

Town Manager Keli Reekes reported that Chief Michael Vaughan requested permission for the South Hill Volunteer Fire Department to hold a bucket drive fundraiser on September 5, 2026, at six locations throughout Town.

A motion was made by Councilor Freeman-Hite, second by Councilor Hardee, to approve the South Hill Volunteer Fire Department request to hold a bucket drive fundraiser on Saturday, September 5, 2026. The motion carried unanimously.

b. Policy for Electronic Participation in Meetings

Mrs. Reekes reported that the Town's Electronic Participation in Meetings Policy is required to be reviewed and adopted annually. She noted that the Town Attorney reviewed the policy and recommended no changes, as it remains compliant with applicable laws and regulations.

A motion was made by Councilor Hardee, second by Councilor Smith to adopt the Policy for Electronic Participation in Meetings as presented. The motion carried unanimously.

c. Resolution – Land Acquisition

Mrs. Reekes reported that, as discussed in Closed Session, Council had expressed interest in acquiring the Nutrien Ag and Shepherd's Inn properties for future public purposes. She presented two resolutions authorizing the Town Manager to proceed with the acquisitions and execute the necessary actions to complete the transactions.

A motion was made by Councilor Hardee, second by Councilor Sasser to approve the resolution approving the acquisition of the Shepherd's Inn property as presented, and further appropriate \$185,000 from the unassigned general fund balance to the FY27 General Fund. The motion carried by roll call vote as follows:

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

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

A motion was made by Councilor Luster, second by Councilor Hardee to approve the resolution approving the acquisition of the Nutrien Ag property as presented. The motion carried by roll call vote as follows:

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

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

C. Reports to Accept as Presented

For efficiency, the following reports for July 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 338 Activity incidents, 58 reportable criminal offenses, 618 calls for service, and \$45,141 in property recovered. Administrative news was shared.

2. Municipal Services Report

C.J. Dean submitted the Municipal Services report highlighting ongoing water and sewer infrastructure improvements, progress on several utility projects, recent system repairs, and continued efforts to acquire easements for current and future capital projects.

3. Parks, Facilities and Grounds

Jason Houchins submitted the Parks, Facilities and Grounds report, noting continued progress on the Town Hall renovation project, and completion of several electrical improvements. He also highlighted improvements to Parker Park athletic fields and other Town facilities completed by staff.

4. Code Compliance Report

a. Report of Activity

David Hash submitted the report of activity as follows:

Inspections Completed	77
Permits Issued	41
Fees Collected	\$4,099.85
UEZ Exemption	\$0
Rehab Exemption	\$0
General Exemption	\$575.03
Work Value	\$865,069.27

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

Shelly's Diner	1312 W. Danville St.	Restaurant
Anchored, LLC	913C W, Danville St.	Mental Health Counseling
Wawa, Inc.	1431 Country Lane	Retail Convenience Store with Fuel Sales
Debbie's (New Ownership)	327 W. Atlantic St.	Restaurant

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, highlighting ongoing recruitment of restaurant and industrial prospects, progress on grant applications and economic development initiatives, planning for the 2026 Hometown Christmas celebration, and continued collaboration with Retail Strategies. He also recognized the grand opening of Wawa and its investment in the community.

6. Human Resources Report

Kristine Martin submitted the Human Resources report, recognizing employee service milestones and providing an update on current job openings within the Town.

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

VII. OTHER BUSINESS

Councilor Smith noted that the late fee associated with a Town utility account was not separately identified in the financial records and suggested future tracking for transparency purposes. Mayor Moody noted that no action could be taken because the matter was not on the agenda and advised that it be brought forward at a future meeting.

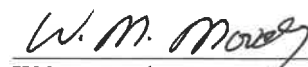
VIII. ADJOURNMENT

There being no further business matters before the South Hill Town Council, Mayor Moody adjourned the meeting at 8:11 p.m.

VALIDATION

Minutes approved this 14th day of September, 2026.


Leanne Feather, Clerk of Council


W.M. Moody, Mayor

**RESOLUTION OF THE TOWN COUNCIL OF SOUTH HILL, VIRGINIA
AUTHORIZING PURCHASE OF REAL PROPERTY
(NUTRIEN AG AND HESTER PROPERTIES ALONG W. DANVILLE STREET
BETWEEN WARREN AND GOODES FERRY)**

WHEREAS, the Town Council (**the “Council”**) of the Town of South Hill, Virginia (**the “Town”**) has determined that it is in the best interests of the Council and the citizens of the Town to purchase certain real property located in the Town, consisting of (a) property known as Parcel Record Numbers 25224, 25222, 29787 and 28345 located along W. Danville Street between Warren Street and Goodes Ferry Road, South Hill (**the “Nutrien Property”**), owned by Nutrien Ag Solutions, Inc. or a predecessor, successor or affiliate thereof (**“Nutrien”**) and (b) property known as Parcel Record Number 25058 located at 315 Warren Street, South Hill (**the “Hester Property,” and, together with the Nutrien Property, the “Properties”**) owned by Jason and Donna Hester, as individuals or through Hot and Cold Happenings, LLC (**the “Hesters”**); and

WHEREAS, all or a portion of the Properties were damaged by fire on July 6, 2024 and since that time, Nutrien has undertaken environmental work to remediate impacts to the Properties; and

WHEREAS, the Town Manager has been presented with a summary of proposed terms and conditions by Nutrien (**the “Proposal”**) for the acquisition of the Properties by the Town at no cost to the Town, but subject to deed restrictions required by the Virginia Department of Environmental Quality (**“DEQ”**), requiring that the Properties may only be used as a parking lot or similar uses, which proposed uses are in line with the planned improvements for such area by the Town;

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby finds and determines that it is in the best interests of the Council and the citizens of the Town for the Town to acquire the Properties;

BE IT FURTHER RESOLVED, that the Council hereby authorizes and directs the Town Manager and the Mayor of the Town, acting alone or together, to take such actions as are necessary and/or expedient in their sole discretion to acquire the Properties and undertake such actions contemplated by the Proposal, including without limitation, the execution and delivery of a purchase contract for the Properties, payment and delivery of the reasonable closing costs of Nutrien and the Hesters relating to the conveyance of the Properties to the Town, the acceptance and recordation of deeds to the Properties, including restrictions relating to the use of the Properties required by DEQ and any other applicable regulatory bodies, the undertaking of title insurance, environmental assessments and surveys related to the Properties, and the execution and delivery of a settlement statement and such other documents as either deems necessary to implement the purposes and intents of this resolution;

BE IT FURTHER RESOLVED, that all actions taken in furtherance of the acquisition of the Properties prior to the date of adoption of this Resolution are hereby ratified and confirmed.

Adopted this 10th day of August, 2026.

ADOPTED at a regular meeting of Council this 10th day of August, 2026, the roll call vote being as follows:

VOTING AYE

Councilor Randy Crocker
Councilor Jenifer Freeman-Hite
Councilor Ashley Hardee
Councilor Delores Luster
Councilor Carl Sasser
Councilor Michael Smith

VOTING NAY

ABSENT

Councilor Lillie Feggins-Boone
Vice Mayor Gavin Honeycutt

The undersigned hereby certifies that the foregoing is an accurate account of the vote taken at a duly convened meeting of Town Council for the Town of South Hill, Virginia, on the 10th day of August, 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
Mike Moody, Mayor

ATTEST:

Leanne Feltner
Town Clerk

**RESOLUTION OF THE TOWN COUNCIL OF SOUTH HILL, VIRGINIA
AUTHORIZING PURCHASE OF REAL PROPERTY
(PRN #23563 – SHEPHERD’S INN PROPERTY)**

WHEREAS, the Town Council (**the “Council”**) of the Town of South Hill, Virginia (**the “Town”**) has determined that it is in the best interests of the Council and the citizens of the Town to purchase certain real property located in the Town, consisting of property known as Parcel Record Number 23563 located along W. Danville Street between Warren Street and Goodes Ferry Road, South Hill (**the “Property”**), owned by Nicole Slayton (**“Seller”**); and

WHEREAS, the owner of the Property has agreed to sell it to the Town for the sum of \$185,000 (**the “Purchase Price”**), and the Council desires to purchase the Property for the Purchase Price; and

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby finds and determines that it is in the best interests of the Council and the citizens of the Town for the Town to purchase the Property for the Purchase Price;

BE IT FURTHER RESOLVED, that the Council hereby authorizes and directs the Town Manager and the Mayor of the Town, acting alone or together, to take such actions as are necessary and/or expedient in their sole discretion to purchase the Property, including without limitation, the execution and delivery of a purchase contract for the Property, the delivery of the Purchase Price to the seller of the Property and reasonable closing costs relating to the conveyance of the Property to the Town, the acceptance and recordation of deeds to the Property, the undertaking of title insurance, environmental assessments and surveys related to the Property, and the execution and delivery of a settlement statement and such other documents as either deems necessary to implement the purposes and intents of this resolution;

BE IT FURTHER RESOLVED, that all actions taken in furtherance of the acquisition of the Property prior to the date of adoption of this Resolution are hereby ratified and confirmed.

Adopted this 16th day of August, 2026.

ADOPTED at a regular meeting of Council this 10th day of August, 2026, the roll call vote being as follows:

VOTING AYE

Councilor Randy Crocker
Councilor Jenifer Freeman-Hite
Councilor Ashley Hardee
Councilor Delores Luster
Councilor Carl Sasser
Councilor Michael Smith

VOTING NAY

ABSENT

Councilor Lillie Feggins-Boone
Vice Mayor Gavin Honeycutt

The undersigned hereby certifies that the foregoing is an accurate account of the vote taken at a duly convened meeting of Town Council for the Town of South Hill, Virginia, on the 10th day of August, 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
Mike Moody, Mayor

ATTEST:

Heanne Sasser
Town Clerk