

TOWN OF RICHLANDS

REGULAR MONTHLY MEETING

The Richlands Town Council held a “Regular Monthly Meeting” on Tuesday, September 9, 2025, at 6:00 pm in the Richlands Council Chambers with the following present:

- Mayor: Rod. D. Cury
- Town Manager: Ron Holt
- Town Attorney: Mike Thomas
- Finance Manager: Ronnie Campbell
- Project Manager: Absent
- Town Clerk: Amanda Beheler
- Council Members: Seth White, Rick Wood, Jordan Bales, Jan White, and Laura Mollo.

The meeting was called to order at 6:00pm and opened with the invocation and Pledge of Allegiance by Mayor Cury.

IN RE: Additions, Deletions, or Corrections to the Agenda

The following additions/deletions were made to the agenda:

- o Add August 12, 2025, Public Hearing Minutes
- o Add Recommendations for Planning Commission
- o Add Executive Session: 2.2-3711(A)(8) Consultation with Legal Counsel for the following items:
 - PSA
 - Generator Land Lease Contract

Upon a motion by Rick Wood, seconded by Jan White and the unanimous roll call vote of all members present, the Council voted 5-0 to approve the agenda as amended.

IN RE: Authorization to Pay Bills (August)

There were no questions regarding the Bills for August.

Upon a motion by Laura Mollo, seconded by Jan White, and the unanimous roll call vote of all members present, the Council voted 5-0 to approve paying the bills for August.

IN RE: Minutes

Upon a motion by Rick Wood, seconded by Jan White, and the roll call vote of all members present, the Council voted 5-0 to approve the following Meeting Minutes.

- August 12, 2025- Public Hearing Minutes
- August 12, 2025- Regular Scheduled Meeting

IN RE: Wastewater Treatment Plant Resolution R-2025-09-01

Mayor Cury gave a brief summary of this Resolution to Council.

Upon a motion by Jan White, seconded by Rick Wood and the unanimous roll call vote of all members present, the Council voted 5-0 to approve Resolution R-2025-09-01.

Mr. Holt advised this is only one of the final steps in the process. Mr. Holt stated the project will have to be put out to bid first and once those bids come back and there are sufficient funds to cover the scope of the project, they will begin the process to close on the loan.

IN RE: Unscheduled Public Comments

Mrs. Mollo stated that she was honored to sit on the Town Council and spoke of their numerous accomplishments over the past three years; some of those accomplishments include paving more roads than in the past ten years, lowered Real Property Taxes, abolished Personal Property

Taxes, completely redone the Police Department, have access to 911 now, cross trained some of the Police Officers which has already saved lives, repainted the Section House, and taking care of Town property.

Mrs. Mollo invited Mr. Ken Smith to address the Council. The Town Council allowed Mr. Smith the usual three minutes to express his concerns with the Council.

Ken Smith-

- Asked how many Council members have Town power in their homes- Council advised there was several homes and business they pay the power bill on in Town limits.
- Stated it was easy for the Council to vote for power increases if they were not on Town power.
- Asked what if the Town would disconnect citizens' power if they cannot afford their bills when wintertime comes. Mr. White advised it was the same situation throughout the County, the Town is only setting the rate based on what they have to pay for the power and they cannot continue to operate with a loss like they have for the past three years.
- Stated that he was told from a very reliable source that the Town takes money out of the Electrical Department and if the Town would leave that money alone, there wouldn't be a problem. Mrs. Mollo stated she saw that Facebook post and it did not come from a reliable source. Mrs. Mollo stated the Town does not take money from the Electrical Department or any of the Utilities to supplement the General Fund and the Council agrees with her statement. Mrs. Mollo stated the Financial Director, Mr. Campbell, gives them a very detailed monthly Financial Report that tells them what the Towns cost for power is and what the Town brought in from billing.
- Stated people can't afford the costs and Mrs. Mollo agreed and advised that is why they have taken on the Generator Project.
- Asked how long it would take for the Generator Project to be completed? Mrs. Mollo advised it should be done within the next year.

Mr. Holt addressed Mr. Smith and offered to schedule some time for him to come to Town Hall and sit down with him so that he could go over the Budget and explain why the Town has made these decisions and to answer any questions that he has. Mr. Smith stated that he would and that would be nice.

Mr. Woods advised Mr. Smith that his power bill was \$1600 this past month and that the Council wasn't just doing these rate increases to the citizens, but they were doing it to themselves as well, because they have to.

Mrs. Mollo advised that several years ago she was one of the Council Members who voted to lower the Electrical Rates by 10% and it almost bankrupted the Electric Fund and caused them to run through the Reserves.

Mrs. Mollo also advised that when the Town receives a bill, they must pass those costs along to the citizens and stated the Town was within fourteen thousand dollars of what they were billed and what they charged the customers last month.

Mr. Smith asked what the Town was going to do when the power bills came out, and citizens could not afford them.

Mayor Curry suggested Mr. Smith take Mr. Holt up on his offer and declared a ten-minute recess so they could schedule it.

IN RE:

Imagination Library

Mrs. Mollo spoke briefly to the Council about the Imagination Library and thanked them for their support.

Mrs. Mollo also spoke about the many benefits of the program and advised that any child from birth to age 5 can sign up for free.

Mrs. Mollo stated that within four days, the county had over 300 signups and almost half of those belonged to the Town of Richlands.

IN RE: Planning Commission Recommendation

Mayor Cury read the recommendation from the Planning Commission regarding the proposed conditional use permit (a.k.a., “Special Use Permit”) request located at Tax Map #123 A 0024 or 151 Sagewood Drive with regards to the proposed purpose of placing a mobile home to the Council.

Mayor Cury advised that the Planning Commission recommended granting Mr. Austin Keen the Conditional Use Permit to place a mobile home on a private lot located at 151 Sagewood Drive with the condition the mobile home have continuous occupancy.

Upon a motion by Jan White, seconded by Rick Wood, and the unanimous roll call vote of all members present, the Council voted 5-0 to approve the proposed conditional use permit (a.k.a., “Special Use Permit”) request located at Tax Map #123 A 0024 or 151 Sagewood Drive with regards to the proposed purpose of placing a mobile home to the with the condition that the mobile home have continuous occupancy.

Mr. White explained why he voted to approve this permit and not others in the past. Mr. White advised it was based mainly on the location of the property.

Mr. White thanked the staff for providing pictures of the location for the Council.

Mayor Cury asked what zone this property was in, and Mr. Holt advised R2.

IN Re: Electric Rates

Mayor Cury asked Mr. White to give a brief rundown of the electric rates.

Mr. White stated that no one on the Council wanted to vote for an increase in the PCA (power cost adjustment), but after comparing the purchasing cost of the power to what they were selling the power for, they realized they were selling it cheaper than they were buying it, which was causing them to operate at a loss and was not good business.

Mr. White advised they had to charge a rate that would pay for the power they are buying.

Mr. White stated that the Electrical Committee reevaluates this rate on a monthly basis and will adjust it accordingly.

IN RE: Executive Session

Mayor Cury advised the Council would be going into Executive Session pursuant to:

- * Executive Session: 2.2-3711(A)(8) Consultation with Legal Counsel for the following items:
- PSA
- Generator Land Lease Contract

Upon a motion by Laura Mollo, seconded by Jan White, and the unanimous roll call vote of all members present, the Council voted to go into Executive Session.

Upon a motion by Laura Mollo, seconded by Rick Wood and the unanimous roll call vote of all members present, the Council voted to return to Open Session.

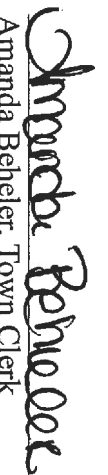
Upon a motion by Laura Mollo, seconded by Jan White and the unanimous roll call vote of all members present, the Council certified that only the following VA Code Sections were discussed during the Executive Session.

- o Executive Session: 2.2-3711(A)(8) Consultation with Legal Counsel for the following items:
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IN RE: Adjournment

Upon a motion by Laura Mollo, seconded by Rick Wood and the unanimous roll call vote of all members present, the meeting was adjourned.


Rodney D. Curr, Mayor


Amanda Beheler, Town Clerk