

TOWN OF RICHLANDS
REGULAR MONTHLY MEETING

The Richlands Town Council held a “Regular Monthly Meeting” on Tuesday, June 9, 2026, at 6:00 pm in the Richlands Council Chambers with the following present:

Mayor: Rod. D. Cury
Interim Town Manager: Don Marr
Town Attorney: Mike Thomas
Finance Manager: Ronnie Campbell
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:

Mayor Cury requested the following change:

- Add 4 (a)- Events

Laura Mollo requested the following change to the Agenda:

- Add PCA to G1.

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

IN RE: Events

Mayor Cury advised of the following upcoming Events:

- Juneteenth Celebration in Tazewell on June 19.
- Freedom Festival June 27.
- Festivities at the Section House July 4.

IN RE: Authorization to Pay Bills (May)

There were no questions regarding the Bills.

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 May.

IN RE: Minutes

Upon a motion by Rick Wood, seconded by Laura Mollo, and the roll call vote of all members present, with Seth White abstaining, the Council voted 4-0 to approve the April 14, 2026, Regular Scheduled Minutes.

Mr. White gave his apologies for being absent from the meeting and advised he was out of Town with a family member who had a serious medical issue. Mr. White stated this was the first time he has missed a Regular Scheduled Meeting in his 19 years of Public Service.

Upon a motion by Jan White, seconded by Laura Mollo, and the unanimous roll call vote of all members present, the Council voted 5-0 to approve the May 12, 2026, Public Hearing Minutes.

Upon a motion by Rick Wood, seconded by Laura Mollo, and the unanimous roll call vote of all members present, the Council voted 5-0 to approve the May 18, 2026, Public Hearing Minutes.

IN RE: Scheduled Public Comments

There were no Scheduled Public Comments.

IN RE: Unscheduled Public Comments

There were no Unscheduled Public Comments.

IN RE: Generator Update w/ Zack Ramono and Jerry Silva

Mr. Ramono gave the following updates on the Generator Project:

- No additional Permits are needed from the Virginia Water Protection.
- Construction and Procurement- Progress is being made on the authorization to proceed from AMLAR, have submitted all known documents that AMLAR needs and they are under review by their engineering department.
- Once AMLAR gets the review done, they will give authorization to proceed which will allow them to purchase the poles and equipment and start the bidding process on the line route.
- GenSight Design- Engineers continue to work on the Generator Site, currently around 60% completed and the full design is expected to be reached in August which will allow them to procure the equipment in September and get everything prepared for a November construction start date.
- Site Security- have put two awnings to protect the equipment on Iron Street and will be coming back to check on the tarp covering the generator. New chains and locks have been put on the gates.
- The only expenditure they have had since the last update was on engineering and environmental permit applications.

Mr. Marr advised he wanted to involve the public with more information in public meetings, he will be scheduling three public informational sessions with Q & A.

Mr. Marr spoke to the Council about the clearing window on the line route and advised that not all the clearing has to be done within that window, only the critical section.

Mr. Marr thanked everyone involved in helping get them where they are with the permits and agreements.

Mr. Silva advised that permits were his specialty and also expediting them. Mr. Silva advised he had been working with Mr. Marr and Mr. Ramono and helping them hit the important milestones in the project.

Mrs. Mollo inquired about the engineering costs that were mentioned, if they were in the budget or if they came out of contingency funds. Mr. Ramono advised the majority of it was already in the updated budget number that he had given to the Town the last time he was there, and because of some of the pauses in the engineering there was some rework that had to be done on some of the permits that were only good for 90 days, he did not know the exact amount of what that is, but advised it was around 40% of the total.

Mrs. Mollo inquired if they are still on track for completion at the end of 2027. Mr. Ramono advised they were.

Mrs. Mollo stated that the state police investigation is still an active investigation and she would continue to submit a FOIA request about every two weeks for transparency to the public.

IN RE: HVAC Issue at Town Hall

Mr. Marr advised Council that the HVAC unit for the Administration Services section of Town Hall had been down and he has received two quotes. The first quote was to have the compressor

replaced for \$9800 and the other was to replace the entire system for \$14,500. Mr. Marr advised he recommends them replace the twenty five year old system.

Mrs. White inquired where the funds were coming from, Mr. Campbell advised it would come from Unreserved Funds.

Mr. Marr stated that these types of situations can't be planned for, but when they do, he will bring them to Council for direction.

Mr. White stated that it was unreasonable for them to ask employees to work in those conditions and they have to figure out how to pay for it, if its Unreserved Funds they can make up for it later on in the year.

Upon a motion by Seth White, seconded by Jordan Bales, and the unanimous roll call vote of all members present, the Council voted 5-0 to approve replacing the HVAC unit at Town Hall.

Mayor Cury declared a ten-minute recess.

IN RE: I/EDA Appointments

Mayor Cury advised they received a Letter of Interest from Graham Johnson.

Upon a motion by Rick Wood, seconded by Jordan Bales, and the unanimous roll call vote of all members present, the Council voted 5-0 to reappoint Joseph Vance to the I/EDA, with term ending June 30, 2030.

Upon a motion by Rick Wood, seconded by Jordan Bales, and the unanimous roll call vote of all members present, the Council voted 5-0 to appoint Graham Johnson to the I/EDA, with term ending June 30, 2030.

IN RE: Board of Zoning Appeal Appointment

Mr. Marr advised that there had been no interest shown or applications submitted.

IN RE: Planning Commission Appointments

Mayor Cury advised they received a Letter of Resignation from Barry Alley, effective June 30, 2026.

Mayor Cury thanked Mr. Alley for his service.

Mayor Cury advised that Greg Horn wishes to be reappointed.

Upon a motion by Rick Wood, seconded by Jordan Bales, and the unanimous roll call vote of all members present, the Council voted 5-0 to approve reappointing Greg Horn to the Planning Commission, with his term expiring June 30, 2030.

Mr. White asked that they advertise the vacancies for another month, there had been no other Letter of Interests submitted.

IN RE: Electrical Committee Appointments

Mr. Marr advised there had been no applicants.

Mrs. Mollo stated that since she's been on the Council she has always encouraged citizens to be on committees and be involved and it's very disheartening when there are no applicants.

Mrs. Mollo asked that they accept applications for 30 more days and asked that citizens get involved and be heard.

IN RE: Library Ramp

Mr. Marr advised that the Library Ramp had to be closed and removed for safety reasons.

Mr. Marr stated that the Lumber was donated by Lowes for the ramps reconstruction.

Mr. Marr also advised they will be working with Mr. Jackson when he turns to ensure the ramp meets the ADA requirements.

Mrs. White inquired if the elevator is working and Mr. Marr advised to his knowledge it was.

IN RE: PCA

Mrs. Mollo inquired if they were going to remove the PCA if the rate was changing effective July 1, and Mr. Campbell advised that was the plan.

Mr. Bales requested that the Council have “guardrails” in place for setting the PCA. Mr. Campbell advised tying it to a tangible event that increased costs.

Mr. White asked if Mr. Campbell could review historical data and come up with these “guardrails” and bring back to the Council, Mr. Campbell advised he would.

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 setting the PCA to zero, effective in coordination with the new rate structure.

IN RE: O-2026-06-01- 2nd Presentment- Garbage Rates

Mrs. Mollo advised that the current trash rate is \$15 and the passage of this will raise it to \$16.00 per month, and that she will be voting no to all the rate changes because she voted no on the Budget due to the deficit.

Upon a motion by Jordan Bales, seconded by Rick Wood, and the roll call vote of all members present, with Laura Mollo voting no, the Council voted 4-1 to approve O-2026-06-01.

IN RE: O-2026-06-02- 2nd Presentment- Water and Sewer Rates

Mrs. Mollo advised that the Water Rate is currently \$7.50 per 1,000 gallons and it will increase to \$8.41 per 1,000 gallons.

Mrs. Mollo also advised the Sewer Rate is currently \$8.00 per 1,000 gallons and will increase to \$11.42 per 1,000 gallons.

Mr. White advised the rate increases are based on a schedule that the Town adopted multiple years ago to get the forgiveness on the Bonds, they must adopt a rate that meet the Bonding Requirements and if they don't, a large portion of what is going to be forgiven would not be forgivable if not charging a sufficient rate.

Mrs. Mollo advised the increase in both of these will be going to the Water and Wastewater Plant Upgrades and advised Mr. White was correct.

Upon a motion by Jan White, seconded by Seth White, and the roll call vote of all members present, with Laura Mollo voting no, the Council voted 4-1 to approve O-2026-06-02.

IN RE: O-2026-06-03- 2nd Presentment- Residential Electric Rates

Mrs. Mollo advised the Residential Electric Rates is currently \$14.90 and will increase to \$16.00.

Mr. White advised by setting this new rate, they have set the PCA cost to zero.

Upon a motion by Rick Wood, seconded by Seth White, and the roll call vote of all members present, with Laura Mollo voting no, the Council voted 4-1 to approve O-2026-06-03.

IN RE: O-2026-06-04- 2nd Presentment- Sanctuary Worship Electric Rate

Mrs. Mollo advised the Sanctuary Worship Electric Rate is currently \$15.70 and will increase to \$16.80.

Upon a motion by Jan White, seconded by Rick Wood, and the roll call vote of all members present, with Laura Mollo voting no, the Council voted 4-1 to approve O-2026-06-04.

IN RE: O-2026-06-05- 2nd Presentment- Small General Electric Rate

Mrs. Mollo advised Small General Electric is currently \$17.20 and will increase to \$18.30.

Upon a motion by Rick Wood, seconded by Jan White, and the roll call vote of all members present, with Laura Mollo voting no, the Council voted 4-1 to approve O-2026-06-05.

IN RE: O-2026-06-06- 2nd Presentment- Large General Electric Rate

Mrs. Mollo advised the Large General Electric Rate minimum is currently \$219.00 per month and will increase to \$220.10 per month.

Upon a motion by Seth White, seconded by Jan White, and the roll call vote of all members present, with Laura Mollo voting no, the Council voted 4-1 to approve O-2026-06-06.

IN RE: O-2026-06-07- 2nd Presentment- Medium General Electric Rate

Mrs. Mollo advised the Medium General Electric Rate is \$18.90 per month and will increase to \$20.00 per month.

Mr. Thomas advised he needs to change the Ordinance number to O-2026-06-07.

Upon a motion by Seth White, seconded by Jordan Bales, and the roll call vote of all members present, with Laura Mollo voting no, the Council voted 4-1 to approve O-2026-06-07.

IN RE: O-2026-06-08- 2nd Presentment- Real Estate Tax Rate

Mr. White advised he thought they were leaving the Real Estate Tax Rate at .18 cents and this Ordinance has .21 cents.

Mr. Campbell advised in 2023 when he first started it was set at .21 cents, the County had an assessment that increased everyone's tax bills and the Town Manager at the time, Jason May, lowered it to .19 cents in FY 2025, then in FY 2026 they lowered it to .18 cents.

Mr. Bales inquired how much it raises per penny, Mr. Campbell advised it was around \$45k per penny change.

Mr. Bales stated increasing the rate to .21 is to much and they need to have a discussion regarding making a schedule for the increases, Mr. White agreed.

Mr. White stated they didn't have a choice but to increase all the rates except this one, and he doesn't support it.

Mr. Marr advised prices aren't going down and they need to address increasing the revenue.

Mayor Cury asked if there was a motion to adopt O-2026-06-08, there was none.

IN RE: Tazewell County Airport Authority Resolution R-2026-06-01

Mr. Thomas briefly explained the Resolution.

Mr. Marr advised there was no financial impact to the Town.

Upon a motion by Rick Wood, seconded by Jordan Bales, and the unanimous roll call vote of all members present, the Council voted 5-0 to approve R-2026-06-01.

IN RE: Electric Committee Ordinance 0-2026-07-01- 1st Presentation

Mayor Cury read the Ordinance.

Mr. Marr advised he initiated this discussion with Mike for several reasons and would like the Council to start discussions to formalize three Enterprise Committees and have more clarity.

Mr. Wood advised it is a excellent idea and they need to do that.

Mrs. Mollo inquired if they can increase the number of citizen members from two to up to four.

Mr. Marr encouraged Council to think about what they would want from the Committees and interested in their feedback.

Mayor Cury declared a ten minute recess.

IN RE: Monthly Financial Report

Mr. Campbell gave a brief overview of the Monthly Financial Report for April as follows:

- General Fund- Year to Date Net Income Loss is -\$658,444
- Water- Year to Date Net Income Loss is -\$798,660
- Sewer- Year to Date Net Income Loss is -\$90,633
- Water and Sewer Line Maintenance Year to Date Net Income Loss \$115,176
- Electric Fund w/o Generator \$155,970
- General Fund- Unreserved Cash Balance \$3,415,966
- Water Department Unreserved Cash Balance \$1,246,985
- Sewer Department Unreserved Cash Balance -\$360,126
- Electric Department Unreserved Cash Balance \$2,909,651

Mrs. Mollo inquired about the Electric Fund Balance, and asked Mr. Campbell to explain. Mr. Campbell advised it was your retained earnings that continue to roll forward. Mrs. Mollo asked if they were negative \$12 million in that account, Mr. Campbell not from an income statement perspective.

There were no other questions from Council regarding the Monthly Financial Report.

IN RE: Attorney Report

Mr. Thomas had no report.

IN RE: Town Manager Report

Mr. Marr had the following Updates:

- Advised he left a detail list of all the Tax Fees and Permits Sheet at their seats.
- Flood Plan Administrator- advised that they received the FEMA Grant for this position and it is 100% funded for several years.
- Southwest Virginia Community College is hosting a Disaster Preparedness Event on June 11.

IN RE: Council Member Reports

Gary Jackson- Absent

Rick Wood- Advised he didn't have anything to report.

Jordan Bales- Advised he didn't have anything to report.

Jan White- Advised she didn't have anything to report.

Laura Mollo-

- Inquired about the sidewalk near Pizza Hut, when are they going to fix it. Mr. Shepherd advised it would be soon.
- Inquired about the tree on Suffolk Ave between the ramp and the road, Mr. Marr advised they should have an ADA concern over that and there are several trees in the area that are creating hazards and unfortunately the solution is to remove them; safety before beauty.

Seth White-

- Thanked Mr. Marr and Mr. Shepherd for fixing the grade issue for the citizen.
- Inquired about weed eating the Tazewell Avenue and Fairfax Avenue median, there were a couple of areas they missed.

IN RE: Mayor Comments

Mayor Cury advised of the following:

- Citizen Concerns with tall grass- sent to Mr. Marr in an e-mail before the meeting.
- Jack Clem is going to play Tennis at Liberty University for the State Championship.
- Events- June 14 Flag Day, Juneteenth, Freedom Festival, and July 4th at the Section House.
- Volunteerism is important.

IN RE: Executive Session

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

VA Code Section 2.2-3711 (A)(6) Contract Negotiations-

- Mowing RFP Discussion

Upon a motion by Rick Wood, seconded by Jordan Bales and the unanimous roll call vote of all members present, the Council voted 5-0 to go into Executive Session.

Upon a motion by Jan White, seconded by Jordan Bales and the unanimous roll call vote of all members present, the Council voted 5-0 to return to Open Session.

Upon a motion by Rick Wood, seconded by Jordan Bales and the unanimous roll call vote of all members present, the Council certified 5-0 that only the following VA Code Sections were discussed during the Executive Session.

VA Code Section 2.2-3711 (A)(6) Contract Negotiations-

- Mowing RFP Discussion

IN RE: Mowing RFP

Upon a motion by Seth White, seconded by Jordan Bales and the roll call vote of all members present, Council voted 4-1 with Laura Mollo voting no, to authorize a Mowing RFP and to authorize the Town Manager and Public Works director to craft the RFP to their liking.

Mrs. Mollo advised she was voting no due to they were unsure where the money to execute the RFP contract would come from.

IN RE: Adjournment

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


Rodney D. Cury, Mayor


Amanda Beheler, Town Clerk