

REGULAR WORK SESSION OF THE FARMVILLE TOWN COUNCIL
HELD ON OCTOBER 1, 2025

At the regular work session of the Farmville Town Council held on Wednesday, October 1, 2025, at 6:00 PM, in the Council Chamber of the Town Hall, located at 116 North Main Street, Farmville, Virginia, there were present Mayor Brian Vincent, presiding, and Council members A.D. “Chuckie” Reid, Daniel Dwyer, Tommy Pairet, Donald Hunter, and John Hardy.

Staff present were Town Manager Scott Davis, Town Attorney Gary Elder, Chief of Police Andy Ellington, Deputy Town Manager/Finance Director Julie Moore, Human Resources Manager Amanda Zirkle, Community Development Director Ashley Atkins-Austin, Deputy Clerk and IT Support Jacqueline Vaughan, and Clerk of Council Mary McKay.

Mayor Vincent called the meeting to order and thanked all guests for attending the meeting in person. The streaming capability was unavailable for the meeting.

The Clerk called the roll, noting Council members Sallie Amos and Adam Yoelin were absent.

ADOPTION OF AGENDA

Mr. Hardy made a motion to adopt the agenda as presented, seconded by Mr. Hunter, and with all Council members voting “aye”, the motion passed.

DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest made.

FINANCE REPORT

Deputy Town Manager/Finance Director Julie Moore provided a review of the August 2025 charts and reports for the second month of the FY2026 budget:

- Revenue to budget – The revenue is currently below 16% of the budget because some taxes and other revenues are expected later in the year. The General Fund appears behind for that reason. Additionally, the Street Maintenance Fund shows a lag because it receives quarterly payments, and the first payment wasn’t received until late September, while the budget assumes even monthly income.
- Revenue to prior year - Revenue is higher than the previous year in all funds except the Transportation Fund, which saw a decrease due to a bus sale last year that didn’t occur this year.
- Expenses to budget - Expenses are below the two-month budgeted amount.

- Expenses to prior year - Overall expenses are higher than last year, mainly due to increased spending in the General Fund and Water Fund. The General Fund had new expenses like fire radios, police cars, and a reimbursable 911 grant. The Water Fund increased due to the first ABM interest payment and the purchase of a ~\$300,000 front loader included in the FY2026 budget.

Ms. Moore reported that she initially believed the Virginia Resources Authority (VRA) bond could be paid off like a regular loan but later learned from VRA that bonds require a 30-day notice, legal steps, and escrow, costing around \$8,500. Instead of paying the bond off early, Council members agreed to make the final payment next October as scheduled, which will save about \$6,000 in interest.

PRESENTATION: DOMINION ENERGY – LED STREET LIGHTS

Town Manager Davis reported concerns about older lights being replaced with LED lighting and that there have been some complaints about the brightness of the new LEDs. He introduced Tiffany Miller and Ashley from the Outdoor Lighting Department of Dominion Energy. Ms. Miller provided an overview of the LED program and technology, including the cost differences and benefits of LEDs. A key issue discussed was whether, when LEDs are too bright, the Town could request lower-brightness replacements in the future. Ms. Miller confirmed this is possible at no additional cost by creating a preference sheet for the Town's lighting choices. The possibility of adding shields to lights at a cost was also discussed.

The Town Manager asked whether to proceed with setting lighting preferences for future replacements or explore replacing lights ahead of time at a cost. Setting a uniform method of brightness was mentioned. Ms. Miller noted that original lighting decisions were made by lighting engineers who studied the luminance that was needed at certain locations and for which replacements of an equivalent are made. Fixing the one problematic light issue was mentioned but would be at an estimated cost of \$1400. There would be no cost for replacement from normal wear and tear.

PRESENTATION: HOUSING DEVELOPMENT – IUNIT BY BRICE LECONTE

Town Manager Davis introduced Brice Leconte who would present a concept for iUnit workforce housing on a lot zoned B-2 on East Third Street. A Conditional Use Permit would be

needed for the project. The purpose of the presentation was to gauge the Town's interest in the proposed project before the developer proceeds with any further planning or investment.

Mr. Leconte provided a slide show presentation and noted that the project would help communities solve some of the housing problems. He provided a review of the proposed phased project which would consist of 25 cottages, (18) three-bedroom/two-bath homes and (7) two-bedroom/one-bath homes ranging 900-1200 sq. ft. The goal would be for the homes to stay in the \$200,000 range, using a cross-mod model. Most of the cross-mod homes are built in a factory with models appraising as stick-built houses. Throughout the presentation, Council members asked questions about the information being provided.

UPDATE ON CONDITIONAL USE PERMIT – ADU (ACCESSORY DWELLING UNIT) AT 709 HIGH STREET

Town Planner Robert Dvorak provided an update on the proposed Conditional Use Permit 25-003. The Farmville Planning Commission held a public hearing on April 16, 2025. Commissioners discussed off-street parking at the site and the need for improved designs and plans. The concerns of the public and Commissioners were addressed and Commissioners voted 6-0 to recommend approval of the CUP 25-003 with conditions, at the September 17, 2025, meeting.

A public hearing is scheduled for October 8, 2025.

DISCUSSION: SIDEWALK ORDINANCE

Town Manager Davis asked when Council wanted to discuss the proposed draft provided, either at the regular meeting the next week or at the next work session. Guidance received was to discuss at next weeks' meeting to get a direction from Council whether to send the draft back to the Planning Commission for specific wording.

TOWN MANAGER'S REPORT

Deputy Town Manager Moore provided an update on the prefab and stick-built splashpad restroom options. Two prefab options were provided with estimated costs: one with four unisex bathrooms with an estimated cost between \$263,000 and \$400,000, and another prefab option estimated at \$268,000. Three scenarios for the stick-built option, for which plans already exist, were mentioned, with costs ranging from \$300,000 to \$581,000 depending on various listed factors. Staff also contacted the prefab companies to inquire about the expected lifespan of their structures. While neither company provided a written response, both verbally stated that a prefab

design would last approximately 20 years. In comparison, the stick-built option is estimated to have a lifespan of about 40 years.

Town Manager Davis provided an overview of the 1611 West Third Street building, suggested as a possible option for the splashpad restroom. Council members were provided with detailed information about the structure. Plans need to be obtained to provide estimated renovation costs. A question was asked if there are adequate water and sewer lines in the area to service the building as a restroom.

- National Night Out, Tuesday, October 7, 2025, 5:00-7:30 PM, Fairgrounds
- Fall Clean-Up, Thursday, October 9, 2025
- Employee Fall Picnic, Friday, October 17, 2025, Wilck's Lake Island, 11:30 AM-1:00 PM
- Citizen Input Meeting, sponsored by the Town of Farmville, Prince Edward County, and VDOT on the proposed roadway enhancement at the intersection of East Third Street, Persimmon Tree Fork Rd, and Milnwood Rd, Thursday, October 9, 2025, 5:30-7:00 PM, Moton Museum

COMMENTS BY MAYOR AND TOWN COUNCIL

No comments were offered.

There being no other business and on a motion by Mr. Reid, seconded by Mr. Dwyer, and with all Council members voting "aye", the meeting was adjourned at 7:19 PM.

APPROVED:

ATTEST:

Brian R. Vincent, Mayor

Mary H. McKay, Clerk of Council