



Minutes of Council Meeting  
Buchanan, VA

July 12, 2021

Present: Mayor Craig Bryant  
Vice-Mayor James Manspile  
Councilmember Marlon Rickman  
Councilmember Chris Petty

Absent: Councilmember Christopher Witt

Attending: 4 employees, Town Attorney, 4 citizens

Mayor Craig Bryant called the July 2021 Council meeting to order at 7:00p.m. This meeting was held in Town Hall and by teleconference. Town Manager Susan McCulloch took roll call with four Council members present and established a quorum. Mayor Craig Bryant asked for a moment of silence and all that were present then stated the Pledge of Allegiance.

Mayor Bryant made a motion to amend the Agenda to add a closed session to discuss a contract related issue. Vice Mayor Manspile seconded the motion. Mayor Bryant asked for further discussion. With no further discussion, the motion carried with a vote of 4 – 0.

The first item of business was to consider approval of the June 2021 Financial Report, unpaid bills and approval of the Council minutes from the combined Regular Meeting and Work Session on June 14, 2021. Mayor Craig Bryant asked for discussion, and hearing none, he asked for a motion of approval. A motion of approval for all items under consent agenda was made from Vice Mayor James Manspile. The motion was seconded by Councilmember Chris Petty. The motion carried with a vote of 4-0.

Next on the agenda was Awards, Recognitions and Presentations. Mayor Craig Bryant wanted to recognize all of the Town Staff, especially Community Developer Harry Gleason for all their hard work for the Carnival. Mayor Bryant also recognized all the volunteers for helping to make the Carnival a successful and safe event. The community really enjoyed it.

Next on the agenda was to hear citizen comments and petitions regarding agenda items. No citizens had signed up to speak.

Mayor Bryant stated the rules for speaking at council meetings since there were three people signed up to speak during Citizen Comments and Petitions Regarding Non-Agenda items.

Next on the agenda was New Business/Action Items/Public Hearings. First item of business was motion to go into Public Hearing on Resolution #R21-0712-1 Resolution Approving Corrections to the Fiscal Year 2021 / 2022 Real Property Tax Rate. Vice Mayor Manspile made the motion to go to Public Hearing with a second from Councilmember Petty. Mayor Bryant asked for further discussion. With no further discussion, the motion was approved with a vote of 4 – 0. Mayor Bryant asked if anyone was signed up to speak, or if anyone was on teleconference to speak. No one was signed up or teleconferencing. Mayor Bryant asked if there was any further discussion. Vice Mayor Manspile stated that it was a typographical error being corrected. With no public comments, and no further discussion, Vice Mayor Manspile made a motion to close the public hearing with a second from Councilmember Rickman. Mayor Bryant asked for further discussion. With no further discussion, the Public Hearing was closed with a vote of 4 – 0. Mayor Bryant requested a motion to return to Regular Council Session. Vice Mayor Manspile made a motion to return to Regular Council Session with a second from Councilmember Rickman. Mayor Bryant asked for further discussion. With no further discussion, the motion was approved with a vote of 4 – 0.

Next was consideration of Resolution #R21-0712-1 Resolution Approving Corrections to the Fiscal Year 2021/ 2022 Real Property Tax Rate. Vice Mayor Manspile made a motion to approve the Resolution with a second from Mayor Bryant. Mayor Bryant asked for any further discussion. With no further discussion, the Resolution was approved with a vote of 4 – 0.

Next item of business was the consideration of Resolution #R21-0712-02 Resolution Authorizing Reappropriations of Fiscal Year 2020 / 2021 Unused Utility Funds. Mayor Bryant asked if this resolution had to be resolved at this time or if it could wait another month. Vice Mayor Manspile stated that there are leftover funds from the 2020 – 2021 utility fund budget that can be reappropriated to do the sidewalk repairs. Vice Mayor Manspile stated that the Council went through the same process at the same time last year because of the fiscal year end. Mayor Bryant asked if the funds were already appropriated to finish projects that were already started. Vice Mayor Manspile stated that the money was assigned for maintenance, but not a specific project. Mayor Bryant stated that the Council needs to make sure it is following proper procedure to reallocate the funds. Mayor Bryant requested to table the issue until next month. Vice Mayor Manspile made a motion to table the Resolution until next month with a second from Councilmember Rickman. Mayor Bryant asked for further discussion. With no further discussion, the motion to table the resolution was carried by a vote of 4 – 0.

Mayor Bryant requested that Council hear Citizen Comments and Petitions Regarding Non-Agenda Items next since there were people signed up to speak. First to speak was Mr. Willie Hampton of 1421 Colonial Road, Blue Ridge, VA 24064. Mr. Hampton has spoken to Vice Mayor Manspile about the water meter that had been on his property has been removed without contacting Mr. Hampton. His property is now being renovated, and there is no meter. There is no indication of where the water lines are on his property. There is proof that the meter was there at one time. There are receipts for water bills, and renters. Mr. Hampton has asked what he needs to do to get water returned to his property. It was suggested that Mr. Hampton hook up through an adjacent property's (his son's) water meter. Mr. Hampton feels that is not the best solution to the problem. The properties are separate and should have separate water meters. Mayor Bryant asked if Mr. Hampton is trying to have a meter installed. Mr. Hampton stated that he is trying to do that now, but there is a \$2500.00 connection fee that he feels he should not have to pay because there was a meter there that was removed and not replaced. Mayor Bryant asked if Mr. Hampton wants Council to waive the \$2500.00. Mr. Hampton stated that he

does want Council to look into waiving the connection fee. Mayor Bryant requested any proof that there was a meter on the property. Mr. Hampton stated that he would have copies of proof for the Council this week. Mayor Bryant stated that Council will hold a work session in the next couple of weeks to review all the information Council has and render a decision. Mayor Bryant stated that if Mr. Hampton had any questions to direct them to Town Manager Susan McCulloch. Next to speak, was Michelle McCadden, 3813 Red Fox Drive, Roanoke, VA. Ms. McCadden wanted to speak on the same subject as Mr. Hampton. Ms. McCadden stated that when the new lines and meters were put in, the meter was not replaced. The gentleman who could attest that there was a meter there previously passed away three weeks ago. The company that replaced the lines and meters, EC Pace, nor the Town, kept records of which meters were replaced or removed. Ms. McCadden stated there is no documentation in the Town Code that states once a citizen has water service connected that the citizen has to pay to connect to the service again. Ms. McCadden has the documentation showing when the properties were split, the divorce decree, the deed of trust, stamped envelopes, returned checks, and signed rental agreements stating that the renters agreed to pay the water bill proving water was at the property. Mayor Bryant requested that Ms. McCadden give Council a copy of her information so that Council can schedule a work session and make an informed decision on this issue. Next to speak was Mr. Julian Hampton, 203 Fourth Street, Buchanan, VA, 24066. Mr. Hampton stated that at no time should his water bill be discussed by anyone. Someone on Council or in Town Office told Mr. Willie Hampton that he could not get water to his property until Mr. Julian Hampton paid his water bill. Mr. Julian Hampton stated that his water bill has nothing to do with Mr. Willie Hampton having water services at his property. Mr. Julian Hampton stated that he knows there was a water meter at Mr. Willie Hampton's property prior to the new water lines and meters being installed in the Town. Mr. Julian Hampton stated that they just want the meter installed so the property has water. Mr. Julian Hampton provided a written statement of his discussion with previous Town Clerk Amanda Aaron about the water meter not being installed. Mr. Julian Hampton had pictures on his phone of the meter box. Mayor Bryant asked that the Town receive copies of the pictures for the work session. Mayor Bryant stated that Council has 30 days to review all information. All correspondence from the Town will come from Town Manager Susan McCulloch. Mayor Bryant stated that all information and actions will be reviewed by Town Attorney Puvak as well as Council.

The next item of business was to hear Committee Reports. Councilmember Marty Rickman spoke for the Special Events/ Community Development Committee stating that the Carnival was a huge success. This was the most packed Carnival Councilmember Rickman had seen in 38 years. Everyone worked hard and it paid off. Community Developer Harry Gleason is currently working on Reggae by the River. Councilmember Rickman stated that the t-shirts and cooling towels left over from the Carnival will be sold at Reggae by the River. For the Planning Commission, Town Manager Susan McCulloch stated there was not a Planning Commission meeting in July due to Carnival. Public Safety Committee Member Councilmember Petty stated that they continue to work on street sign replacement and streetlights. Public Works Committee Member Vice Mayor Manspile stated the Town Manager and he had been working with the engineers doing the study on the sewer system to answer the engineers' questions. There were 2 Miss Utilities this month, and there was a major sewage blockage across the street in front of the fire house. A lateral had to be dug up.

Mayor Craig Bryant stated that upcoming meetings and events were listed on the Agenda.

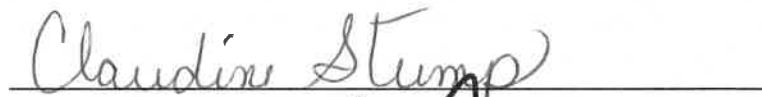
Mayor Craig Bryant made a motion to go into closed session per 2.23711 paragraph 29, discussion of the award of a public contract involving the expenditures of public funds including interviews, offers, and discussion of terms where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body. Vice Mayor James Manspile made a second to go into closed session. Mayor Bryant asked for further discussion. With no further discussion, the motion carried with a vote of 4-0. Council went into closed session at 7:39 pm.

Mayor Craig Bryant made a motion to certify the information discussed met the threshold for closed session. Vice Mayor James Manspile seconded the motion. Mayor Bryant asked for further discussion. With no further discussion, motion carried with a vote of 4-0. The meeting went back into Regular Council Meeting at 8:27 pm.

Mayor Bryant made a motion based on concerns from the closed session involving the Town's wastewater operations. The motion authorizes Town Manager Susan McCulloch and appropriate Town Council Members to take bids from contractors to find appropriate staffing for water/ sewer operations for the Town of Buchanan, and consideration of part time staff if necessary for water/ sewer operations. Town Legal Council needs to reach out to the current contractor about the status of the current contract. With a second from Vice Mayor Manspile, Mayor Bryant asked for further discussion. With no further discussion, the motion was carried with a vote of 4 – 0. Mayor Bryant stated for the record Council should be prepared for an emergency meeting based on the timeline for this issue.

With no further discussion a motion to adjourn was made by Vice Mayor Manspile with a second from Councilmember Petty. Mayor Bryant asked for further discussion. With no further discussion, the motion carried 4-0. Town Council adjourned at 8:29 PM.

Respectfully submitted,

A handwritten signature in cursive script, reading "Claudine Stump", written over a horizontal line.

Claudine Stump, Clerk

A large, stylized handwritten signature in cursive script, likely reading "Craig Bryant", written over a horizontal line.

Craig Bryant, Mayor