

Minutes of a Regular Meeting of the Council of the Town of Blackstone, Virginia, held in the Council Chambers located at 100 W. Elm Street, Blackstone, Virginia, on Monday, September 21, 2026 at 7:00 p.m.

There Were Present:

Mayor: Lafayette Dickens

Council Members: Wesley Gormus, Lloyette Wynn, Christopher Page, Carolyn Williams, Nathaniel Miller, Eric Nash, Jake Allman

Town Staff: Philip Vannoorbeeck, Town Manager; Jennifer Daniel, Town Clerk; Devin Foster, Deputy Fire Chief; Lee Williams, Assistant Fire Chief; Sam Murphy, Police Chief; Quashai Stith, Treasurer; Madison Williams, Utility Billing Clerk

Town Attorney: Julian Harf - Zoom

Those Absent:

Mayor Dickens called the September Council Meeting to order.

Dr. Allen thanked Council for their Resolution for her 17th Anniversary, and then delivered the Invocation.

Mayor Dickens led the Pledge of Allegiance.

PUBLIC HEARING:

1. Dillard Crawley Building - Agreements

NOTICE OF PUBLIC HEARING TOWN OF BLACKSTONE

The Town of Blackstone Town Council shall hold a Public Hearing on September 21, 2026 at 7:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The purpose of the Public Hearing is to receive comments regarding the Town's proposed lease, financing, and performance agreements for property known as the Dillard Crawley Building located at 114 S. Main Street. The proposed agreements are between Waukeshaw Development and the Town of Blackstone. The agreements, if approved would permit the development of up to 21 residential units and two commercial spaces. Any individual desiring to address the Town Council should attend the public hearing at the above stated date and time.

Mayor Dickens opened the Public Hearing.

Manager Vannoorbeeck said included in the packet are agreements pertaining to the Dillard Crawley Building and are the Commercial Lease, Option Contract, Performance Agreement and the DHCD Restriction Agreement.

Manager Vannoorbeeck asked to hold off on the Restriction Agreement until next month, pending the grant amount. He said the Public Hearing was advertised in the newspaper.

Attorney Harf said there would have to be another Public Hearing specific to the transfer of property from the Town to the IDA for next month's Agenda. He said this is because of the lease between the IDA and the developer.

Commercial Lease:

Mayor Dickens asked about Article 6 – Damage or Destruction, if there are insurance proceeds for addressing items, and the restoration exceeds the proceeds, the landlord pays the excess, but if the net proceeds are greater, they are paid to the tenant. Mayor Dickens asked Mr. McCormack why is that. He said if the Town is on the hook for any shortfall, why wouldn't they be the beneficiary of any windfall. Mr. McCormack believed that could be negotiable, he did not disagree.

Mayor Dickens asked about Article 2 – Base Rent & Term, Section 2.1. He asked Mr. McCormack what figure would be included in the blank area. Attorney Suzanne Pierce replied, it would reflect the loan payment, along with any cost from the IDA for maintaining the loan and premises.

Manager Vannoorbeeck said these documents are not for approval tonight.

Option Contract:

Mayor Dickens asked about the purchase price and settlement. He said it shows the \$42,500.00 but asked what that meant. Attorney Pierce said if the developer decides to purchase the building, the price would be \$42,500.00 or any unpaid balance of the loan that may be left.

Councilman Page said the way it is written, the developer could purchase the building for the price of the loan, but not pay the \$42,500.00. Attorney Pierce clarified so it should say remaining loan balance plus \$42,500.00. She said she would make that change.

Councilman Gormus asked what the time frame would be from beginning to end for what the project is going to be. Mr. McCormack said once everything is approved, they will start drawing up plans. He said generally it takes roughly 18-24 months to construct the building.

Councilman Gormus asked if milestone reports would be provided. Mr. McCormack said he would be happy to do that.

Councilman Page said if we transfer the deed to the IDA, how are we being the landlord, when they are handling the loan. Attorney Pierce said the lease will be with the IDA.

Councilman Page asked if the IDA could change the terms after Council approves them. Attorney Harf replied, technically they could. Councilman Nash said that is why you select IDA members that are worthy.

Attorney Harf said there is a term in the Performance Agreement that obligates Mr. McCormack to complete the project within 24 months.

Mayor Dickens asked if there was anyone here to speak for or against this proposal.

Manager Vannoorbeeck said this project is 114 S. Main Street, the previous Dillard Crawley Building. He said the Town acquired this property through eminent domain in 2025 because of the dilapidated state. He said the Town has applied for significant amounts of grant funds and received \$515,000.00. He said these funds will go towards abating asbestos, and upgrading the sprinkler and fire systems, as well as installing a new roof.

Manager Vannoorbeeck said the Town issued an RFP, and Mr. Dave McCormack was the selected developer. He said the proposal includes two commercial spaces, with one facing Broad Street and the other facing Main Street, plus 21 residential units. He said Mr. McCormack will be using TRCC for financing, which have favorable terms. He said to effectuate the loan the property must be transferred to Blackstone's Industrial Development Authority.

Manager Vannoorbeeck said tonight we are discussing the documents between Mr. McCormack and the IDA.

Councilman Page said if the IDA makes changes, would that have to come back to Council. Manager Vannoorbeeck did not believe they had to, but it would be appropriate. Attorney Harf said Council will want to be sure they are satisfied with the terms before anything happens.

Mr. William Clarke asked what the process would be for getting office space. Mr. McCormack said once the work is completed, they would market the property for rent.

Councilman Allman asked if the building was relatively stabilized, or is there still work to be done. Manager Vannoorbeeck said the fire and sprinkler system was operational, and the next phase would be removing the asbestos. He said it is not stabilized, but we are getting closer.

Councilman Allman said when Mr. McCormack gets the building stabilized, that shares walls with six other businesses, that would be great to know. Mr. McCormack said his team was ready to go, he was just waiting on approvals.

Clerk Daniel asked about the roof. Manager Vannoorbeeck said the Town was obligated to participate in the roof, and believed the \$475,000.00 was enough, but this work needs to be done in conjunction with Mr. McCormack's work.

Manager Vannoorbeeck believed the next step would be to transfer the property to the IDA. Councilman Allman asked if the meeting with the IDA would be to transfer the deed or to sign paperwork. Manager Vannoorbeeck believed we had to effectuate the property to the IDA before signing documents.

Attorney Pierce said there is a September 30, 2026 deadline for the loan application with the Small Business Authority. She said this starts the 4-6 week loan process.

Councilman Allman said he was on the IDA, and would not have changes to the documents once it passes from Council.

Mayor Dickens closed the Public Hearing.

Councilman Nash made a motion to advertise a Public Hearing to dispose of 114 S. Main Street from the Town to the Industrial Development Authority, and proceed with moving forward with the documents presented, to include changes made tonight. The motion was seconded by Councilman Miller.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

MINUTES:

Councilman Nash made a motion to dispense with reading and approve as presented the minutes from the Regular Council Meeting on August 17, 2026, and the Special Called Meeting on September 10, 2026. The motion was seconded by Councilman Page.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

VISITORS:

1. Mr. Steve Bowen & Dr. Marcia Martin

Dr. Martin said they were here to share information on the 1% Sales Tax Referendum that will be on the upcoming ballot. She said the School System has many aged buildings. She said they have six school buildings because the Amelia/Nottoway Technical Center is still a part of the system. She said they serve roughly 1,700 students every day, with an 11:1 teacher student ratio, and a 93% graduation rate.

Dr. Martin said the schools were built in a time period when we did not have to worry about things we worry about now. She said they were able to add a security vestibule in Blackstone Primary because of the entrance. She said installing at the other schools will be between \$500,000.00 to \$1 Million. She said capital projects cannot be addressed in their budget. She said the custodians and maintenance team do an amazing job, but sometimes they are just band aids to bigger problems.

Dr. Martin said the 1% sales tax would be strictly used for school construction, it cannot be used for anything else. She said this could generate up to \$1.8 Million a year. She said people would not be taxed on groceries, prescription drugs, or hygiene products. She said this will have an end date, either when the debt is repaid, or by July 2046. She noted that everybody would pay this tax.

Dr. Martin said the School System would eventually be going through a Comprehensive Plan to decide on the order of needs.

Mayor Dickens asked if the Lottery gives funds to the schools. Dr. Martin said originally, they were provided funds for school construction. She said it now comes in as at risk funding, it is no longer designated.

Dr. Martin said they were recently awarded the School Construction Assistance Grant to help offset the cost of a new HVAC system that had to be installed at Crewe Primary.

Councilman Page asked if the schools planned to borrow the amount to get all the projects done at once. Dr. Martin replied no.

Mr. Steve Bowen said we are not here to tell anyone how to vote, we are here to provide information for an informed vote. He said we are dealing with a lot of Baby Boomers, and they will vote no on changing the Constitution and on taxes. He said the projects on the list are not going away, so we are trying to bring in more revenue. He thanked the School System for the information that was provided.

Councilman Gormus asked how this would be collected. Mr. Bowen said it would go through the Department of Taxation, and would then be earmarked for the School System.

Ms. Mae Tucker suggested going where the masses are to get the word out.

2. Signs, Designs & More – Utility Bill – Water Leak

Ms. Sharon Fassold said July 21, 2026, while she was out of town, her employee called her to let her know the water was off. She said the employee called the Town as was told they had a very high usage, so it was cut off so the owner could repair the problem. She said she looked back at previous years, and there were only 10 months where she ever exceeded the minimum water bill.

Ms. Fassold said in August she received a bill for \$1,142.00 for usage of 43,000 gallons, instead of the usual 300 gallons. She said they contacted Pure Water Solutions, and they dug up the connection to the water meter, and the connection to her building, and found no water anywhere, and installed a new line.

Ms. Fassold said the following month her bill read 169,800 gallons used. She said there has been no wet spot anywhere, the water could not be found. She said the day after the work was done, she called and asked for a new meter reading, and to her knowledge it was not done. She got a letter from Pure Water Solutions stating the water line replacement had nothing to do with the sewer line.

Councilman Nash asked if the meter had been read since August 3rd. Utility Billing Clerk Williams said yes it had been read, and was now back to 500 gallons.

Councilman Nash made a motion to waive the sewer portion back to normal usage, and allow a payment plan for up to 12 months.

Manager Vannoorbeeck said waiving the sewer is a matter of practice. He said the bigger issue is on the water side.

Utility Billing Clerk Williams said in the past we have had payment plans for the water portions. She said the water portion for both bills would be \$2,775.61.

Mayor Dickens said he would be in favor of giving Ms. Fassold a break.

Councilman Gormus said painfully, we already have something in place for these things, and if we do anything now, with winter bills coming, we will have people lined up.

The motion was seconded by Councilman Miller.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Nay
Councilwoman Wynn	-	Aye

Councilman Nash asked that we keep an eye out for this meter.

Ms. Fassold thought when the car wash had a leak, the Town adopted a method to monitor when there is a big bill. Utility Billing Clerk Williams said that is why the water was cut off, when the high usage was discovered.

3. Mrs. Shannon Armes – Skylar's Love Mission

Mrs. Armes introduced her family and said they were the founders of Skylar's Love Mission. She said they are a local non-profit that serves families who experience pregnancy, infant and child loss. She said in 2022 the Town helped recognize October as Pregnancy and Infant Loss Awareness Month with a Proclamation. She said this year they would like to build on the recognition by creating a visible reminder throughout the month of October.

Mrs. Armes respectfully requested to allow awareness ribbons be placed on the street lamps on Main Street during the month of October, along with a laminated message explaining the purpose, to raise awareness. She hoped that when families see the ribbons, they will know their children are remembered.

Mrs. Armes asked if this is approved, would they allow them to install the ribbons, or would they need to be installed by Town staff. She thanked Council for being a community where all families feel supported, remembered and loved.

Councilman Page made a motion to approve the request.

Councilman Page believed this should be allowed every October, without having to come to a council meeting. Attorney Harf disagreed, it should not be indefinitely, as we would not know what would be presented every year. He believed requests should be approved annually.

Councilman Nash seconded by motion.

Clerk Daniel asked for clarification on who would install the ribbons. Councilman Page said the family would install.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

4. Mrs. Sallie Glenn - DBi

Councilman Allman said Mrs. Glenn was not able to make it tonight.

Councilman Allman said DBi met with the Virginia Department of Forestry and other entities. He said they have been working on the issue with the trees without being a burden on the taxpayers. He said the VDF looked highly on the project, and have grant funds available. He said the recommendation was for repair with special grates.

Manager Vannoorbeeck said the Town had an inspection by VDOT today, and got written up about the sidewalks downtown and noted the trees.

Councilman Allman believed the VDF thought the trees were worth saving. Councilwoman Williams asked for a proposal, something visual.

Mayor Dickens asked why we were not receiving monthly reports as requested by the Clerk. Councilman Allman believed she was going to bring it tonight, but could not make it.

5. Mrs. Jenny Davis Bunn

Mrs. Bunn said on October 24, 2026 would be the 11th Annual Wine and Beer Festival at Schwartz Tavern. She said she was volunteering with this event, and they want to put banners up outside of Town limits on both ends of the County. She requested to use a portion of the Tourism money they earned at the Christmas event for the festival banners.

Mrs. Bunn said they would order the banners and turn in an invoice for reimbursement. She said the Town gave the Tourism Committee \$5,000.00, which they did not touch. She said they earned through sponsorships over \$9,000.00, with roughly \$5,000.00 left over.

Councilman Miller asked how much would be needed. Mrs. Bunn estimated \$450.00.

Councilman Nash made a motion to approve up to \$1,500.00 to come from the Tourism Funds. The motion was seconded by Councilman Allman.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

Mrs. Bunn provided pictures of what Schwartz Tavern looked like prior to Arts & Crafts. She asked moving forward, when there are festivals, actually all the time, to present the properties in the best condition. She also suggested keeping Schwartz Tavern clean.

Councilman Nash asked if the well house could be painted the same as Schwartz Tavern. Mrs. Bunn asked that the lamp post be painted as well.

6. Mr. Martin Konkel

Mr. Konkel said he spent hours going over the Town's budget and comparing to other towns. He said he was from Amelia and got them sorted out. He said Ashland has a population twice of Blackstone, and the Town's budget is within \$1 Million of Ashland. He said Blackstone's tax rates for real estate is \$.17 per 100, and \$.57 for property taxes, and Ashland is \$.10 for real estate and \$.70 for property tax. He then went on to talk about water rates. He said he was here to help, and did find some areas of opportunity.

Councilman Nash pointed out the Ashland did not own their water, sewer or electric.

Mr. Konkel said there was two lines for street maintenance for \$200,000.00. Manager Vannoorbeeck said one is for primary and the other is secondary.

Mr. Konkel said another item is the Airport Fuel Farm. Mayor Dickens asked Mr. Konkel to leave his information for review. Manager Vannoorbeeck offered his card to Mr. Konkel so they could discuss further.

FIRE CHIEF'S REPORT:

Deputy Chief Foster said last month's training was on rural water supply. He said they had a member test out of a hazmat class, and another will be tested out of firefighter 2 class. He said this month we voted on a new member to full membership, three on probationary status, and six new junior firefighters.

Deputy Chief Beares said their Open House would be Sunday, October 4, 2026. He then recognized the years of service.

Assistant Chief Williams said he handles the training and Training Grounds. He said the Town has a sole source agreement that was approved several years ago for the Burn Building. He asked to update the agreement to comply with NFPA guidelines for burn buildings. He said the updates that were done in December 2025, now expands to a systems concept, which includes an engineer or firm to work on burn buildings. He said this would allow for one company to handle everything related to the burn building, and would speed up grant reimbursements.

Mayor Dickens asked if there was a cost. Assistant Chief Williams replied, no additional cost.

Councilman Page said this takes out the bidding process for the particular needs. Assistant Chief Williams said it would take out the bidding process, but there are very few companies that can do this type of work.

Councilman Page said because this was not on the Agenda for tonight, he did not think it could be passed.

Councilman Page asked if we pass the sole source, and get a bid that is exorbitantly high, are our hands tied. Manager Vannoorbeeck said we can reject any and all bids at any time.

NEW BUSINESS:

1. Banner Request – Blackstone Fire Department – Fire Prevention Week

Councilman Nash made a motion to approve the banner request and waive the fee. The motion was seconded by Councilman Miller.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

PAYMENT OF BILLS:

ALREADY PAID:

Councilman Nash made a motion to approve the bills that have already been paid in the amount of \$80,417.62. The motion was seconded by Councilman Gormus.

Manager Vannoorbeeck said the invoice from Curtis Fire Protection is reimbursable.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

TO BE PAID:

Councilman Nash made a motion to approve as presented; the bills not yet paid in the amount of \$264,570.46. The motion was seconded by Councilwoman Wynn.

Councilman Nash asked about the fire monitoring for 114 and 115 S. Main Street. Manager Vannoorbeeck believed that was a typo.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

APPROPRIATIONS:

Appropriation #1 – Bus Shop = \$11,565.36

Manager Vannoorbeeck said this was a federal grant reimbursement, money left over. He said this was for sign posts throughout the BABS system, not just in Blackstone. He said this was not in the budget and will be added to the FY27 budget.

Councilman Nash made a motion to approve the appropriation as presented. The motion was seconded by Councilman Page.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

Appropriation # 2 – Bus Shop = \$3,890.00

Manager Vannoorbeeck said this is also a federal grant reimbursement. He believed this was for the purchase of bus stop signs. He said Transit Director Wilkinson included her three bids, with Judy Ellington Design being the low bid.

Councilman Page made a motion to approve the appropriation as presented. The motion was seconded by Councilwoman Wynn.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

Councilman Page advised of a lamp pole globe that was off at the Medical Center.

COMMITTEE REPORT:

Employment & Police – met 8-5-26 – minutes included in the September Council Packet

Manager Vannoorbeeck said there were several agreements included for DBi.

Clerk Daniel said the proposed agreement is with comments from Council, and completed by our Town Attorney.

Councilman Miller said there was nothing included about accountability. Manager Vannoorbeeck suggested this go back to the committee.

Councilman Page said the town manager is manager of all employees, but this employee received direction from the Board. He said this agreement strips the Town from any oversight.

Councilman Nash asked Manager Vannoorbeeck if he ever had oversight of a DBi employee. Manager Vannoorbeeck replied no.

Councilman Allman said the oversight is the power of the purse. He said if you don't like it, don't fund it.

Councilman Page said all town employees are subject to the Personnel Policy, so there has to be some oversight in certain situations.

Mayor Dickens referred the DBi Agreement back to Employment & Police.

UNFINISHED BUSINESS:

1. Tourism Zone – Annual Approvals

Manager Vannoorbeeck said the attached will receive property tax abatements this year. He said these are activities associated with tourism, and were approved by Council previously.

Councilman Gormus said if these taxes have not been being paid because of the abatement, this could now go into a nice kitty for recreation.

Manager Vannoorbeeck said this was created to help with FASTC, and we are past that now, so Council can decide if they want to continue.

Councilman Gormus made a motion to approve the annual tax abatements as presented. The motion was seconded by Councilman Allman.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Abstain
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

2. Award Bid – Hodges Street Waterline

Manager Vannoorbeeck said we received two bids for this project, with the low bid being from Johnson & Glacier in the amount of \$249,245.00. He said Exhibit A is the actual construction, Exhibit B is for geotechnical services, and Exhibit C is for unsuitable material. He said B&B Consultants is recommending award to Johnson & Glazier.

Manager Vannoorbeeck said it could be cheaper if Exhibits B and C are not needed. He said this project is appreciably more than budgeted.

Councilman Nash said the digging should be in the shoulder of the road, and may not need Exhibit C.

Councilman Page asked when this project would start, and how long will it take to get the extra money.

Mayor Dickens asked how much was budgeted. Manager Vannoorbeeck said \$155,000.00, and some of the homes were already built, so this project needs to happen. He said he would have to take money for the Sewer Reserve.

Councilman Miller made a motion to enter into agreement with Johnson & Glazier in the amount of \$249,245.00 to install a waterline in Hodges Street. The motion was seconded by Councilman Gormus.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Abstain
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

3. RFP – Accounting Services

Manager Vannoorbeeck said there is no action for tonight, and advised there were 11 proposals received. He said himself; Bookkeeper Benson and Treasurer Stith would be shortlisting the proposals.

4. RFP – Town Attorney

Manager Vannoorbeeck asked that Council come up with a date to conduct interviews.

5. Award Re-Bid – Asbestos Abatement – School Buildings

Manager Vannoorbeeck said we received two bids for the one story stand-alone building and the LCCDC Building. He said Bid A was to remove the asbestos materials from the LCCDC Building, Bid B was to remove asbestos from the stand alone building, and Alternate Bid B was to tear down the one story building.

Manager Vannoorbeeck said he was proposing to remove all asbestos. He reminded Council that the County waived tipping fees for the wood and building materials. He said the Town could dispose of the brick.

Manager Vannoorbeeck recommended awarding Lump Sum Bid A and B in the amount of \$83,080.00 for asbestos removal.

Councilman Gormus asked how much was budgeted. Manager Vannoorbeeck said he had \$70,000.00 set aside, and will have to come back to Council with an appropriation for the additional.

Councilman Page made a motion to award the Lump Sum Bid A to Waco Environmental in the amount of \$25,640.00.

Councilman Page said we have a viable project for the LCCDC Building, and no plans for the stand alone building. Manager Vannoorbeeck said we have a blighted building in violation of the Town's Ordinance.

Councilman Nash made a substitute motion to award the asbestos abatement at the one story building, and the LCCDC Building to Waco Environmental in the amount of \$83,080.00. The motion was seconded by Councilman Gormus.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

6. Skilled Games

Manager Vannoorbeeck said technically skilled games are illegal in Virginia. Councilman Nash asked why do we have them. Manager Vannoorbeeck replied, because someone has to prosecute them. He added said there is not a mechanism to tax them.

Manager Vannoorbeeck said we now have two people asking to reopen businesses in Blackstone.

Clerk Daniel asked what can be done with the games already here. Manager Vannoorbeeck said somebody has to prosecute them.

Attorney Harf recommended not promoting for new businesses. He added, you could ask the Commonwealth's Attorney to enforce the law.

Councilman Nash made a motion that the Town write a letter to the Commonwealth's Attorney here in Nottoway County to enforce the Ordinance to get rid of the skilled games. The motion was seconded by Councilman Allman.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

7. B&B Consultants Task Order #8 – TAP 21 – College Avenue

Manager Vannoorbeeck said VDOT had opened this project for expenditures. He said we have to wait for the bids on S. Main Street before considering this project. He said included is a task order from B&B Consultants for design work for this project.

Manager Vannoorbeeck said this project would include constructing sidewalk and curb/gutter from Fourth and College to Eighth and College, and then to Brunswick Avenue.

Councilman Nash asked not to wait 2-3 years for this project, because costs will double or triple.

Councilman Nash made a motion to authorize Manager Vannoorbeeck to sign Task Order #8 wit B&B Consultants for the TAP 21 College Avenue project in the amount of \$137,900.00. The motion was seconded by Councilman Miller.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Nay
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

8. Taylor Bottom – SERCAP Grant Award

Manager Vannoorbeeck said we have not been notified if we received the Taylor Bottom project, but did receive a \$50,000.00 grant from Southeast Rural Community Action Program. He said these funds are specific to replacing water/sewer laterals on Carver Street.

Councilman Gormus asked if there was a match from the Town. Manager Vannoorbeeck replied, the Taylor Bottom project.

Councilwoman Wynn made a motion to accept the \$50,000.00 SERCAP Grant for Carver Street, and authorized Manager Vannoorbeeck to execute necessary documents. The motion was seconded by Councilman Nash.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

Manager Vannoorbeeck asked that the record reflect this money is to only be used in the Taylor Bottom area.

ON-GOING PROJECTS:

1. Dilapidated Buildings

There was nothing to report.

2. Meals Tax / Lodging Tax

There was nothing to report.

3. Street Improvement Projects

Manager Vannoorbeeck said the bids for S. Main Street related to the Tractor Supply are due October 13, 2026.

Clerk Daniel asked if the Town had received Tractor Supply's \$200,000.00. Manager Vannoorbeeck was not sure if the attorney's office received it yet.

Manager Vannoorbeeck said the drainage improvements at the Armes property, there is some washing on the back end, so rip rap will be added.

4. Wrigglesworth Sports Complex

There was nothing to report.

5. Dillard Crawley Building – 114 S. Main Street

There was nothing to report.

6. Weatherization

Manager Vannoorbeeck said Community Development Specialist Bryant was working with USDA on their 504 Program, and would be making presentation soon.

7. Workforce Housing

Manager Vannoorbeeck said we do not have to act on this for additional funds from the Tobacco Commission, as the proposed project is not eligible.

NEW BUSINESS:

1. Banner Request – Blackstone Fire Department – Fire Prevention Week

This was discussed earlier in the meeting.

2. Lead Service Line – Annual Letter

Clerk Daniel said this letter is presented annually from Mr. Edward Harris.

Manager Vannoorbeeck said this is for the presence of lead piping. He said we cannot verify if a house had lead lines.

3. Armory Rental – 12-6-26

Mayor Dickens said this request is for birthday fellowship with a DJ.

Councilman Page made a motion to approve the request as presented. The motion was seconded by Councilman Nash.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

4. Blackstone Chamber – Annual Christmas Parade Requests – 12-11-26

Councilman Page said these are the standard requests, same route, banner, food truck downtown, waive the Noise Ordinance, and the street closures. He said the requests do not include any money.

Councilman Gormus made a motion to approve the Chamber's Christmas Parade requests. The motion was seconded by Councilwoman Wynn.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Abstain
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

5. The Inn at Blackstone – Noise Waivers

Clerk Daniel said she would remind Council as the dates approach so they are aware if they get calls.

Councilman Nash made a motion to approve the noise waivers for the events as presented. The motion was seconded by Councilman Gormus.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

6. Seay Park Application – Noise Waiver – 10-10-26

Mayor Dickens said this request is for a gender reveal. Clerk Daniel clarified the time frame includes set up and take down.

Councilman Page believed we needed to ask how they are doing the gender reveal because some use cannons or explosives.

Councilman Allman made a motion to approve the Seay Park request as presented. The motion was seconded by Councilman Nash.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

COMMITTEE REFERRALS:

1. Flock Cameras

Mayor Dickens referred flock cameras to the Employment & Police Committee.

Councilman Gormus said Fire & Water still needs to meet to discuss backflow preventers.
Councilman Allman said he was waiting on Manager Vannoorbeeck to get information from Mr. Edward Harris.

Councilman Gormus believed Buildings, Property & Cemetery should meet more frequently so we can visit the buildings and catch things before they are pointed out.

Councilman Gormus said we need to determine what we are doing for parks and recreation. Councilman Allman said he would like to discuss soccer opportunities.

MAYORS MINUTE:

Mayor Dickens thanked Council for their support with the Mayoral Awards of Excellence. He said he had another candidate for October as well as November. He said this fits in with positivity and transparency, which he wants to continue to promote.

POLICE REPORT:

Councilman Page said we are seeing more and more at large calls, are citations being written.

CITIZEN COMMENTS:

Councilman Nash asked why Dr. Martin and the school did not use the Armory after Council approved it. Manager Vannoorbeeck said they wanted to have food trucks. Clerk Daniel said they did not know approval was needed for food trucks or street closures. Councilman Nash suggested those items be added to the Armory application.

Mr. Martin Konkel

Mr. Konkel discussed the tax rates for Richlands. He said the Airport Fuel Farm, with a revenue of 420 with additional lines adds up to 460, and the expenses come out to \$460,000.00. He thought there was opportunity to generate more revenue from operations to help offset some additional spending.

Councilman Allman said the current expenses are at 320, with a current revenue of 520.

Mr. Konkel said the BABS bus service shows a revenue of \$423,000.00, but expenses show \$932,000.00. Councilman Page said it is a federally subsidized program to bring public transportation to rural areas. He thought the Town paid \$55,000.00 a year.

Mr. Konkel was not sure if DBi was a good value. He said the Town owns so many buildings, but are not generating much from them. He encouraged Council to look at a bigger picture and compare yourselves to other towns.

CLOSED SESSION:

Virginia Code Section 2.2-3711-A

1/ Personnel – Bus Shop, Street Department and Admin

Councilwoman Wynn made a motion to go into Closed Session for (1) Discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body. The motion was seconded by Councilman Nash.

Mayor Dickens asked all in favor or opposed:

VOTE:

Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye
Councilwoman Wynn	-	Aye

Councilwoman Wynn made a motion to certify that to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements and only such public business matters as were identified in the motion by which the Closed Meeting was convened, were heard, discussed or considered in the meeting. The motion was seconded by Councilman Nash.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

Councilman Page	-	Certify
Councilwoman Williams	-	Certify
Councilman Miller	-	Certify
Councilman Nash	-	Certify
Councilman Allman	-	Certify
Councilman Gormus	-	Certify
Councilwoman Wynn	-	Certify

There being no further business to bring before Council, Mayor Dickens adjourned this meeting at 9:50 p.m.

Lafayette Dickens MAYOR
OF THE TOWN OF BLACKSTONE, VIRGINIA

October 19, 2026 APPROVED AND ADOPTED

Jennifer S. Daniel TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA