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, October 19, 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; Zac Beares, Fire Chief; Lee Williams, Assistant Fire Chief; Sam Murphy, Police Chief; Chastiddy Bryant, Community Development Specialist

Town Attorney:

Those Absent:

Mayor Dickens called the October Council Meeting to order.

Reverend Snodgrass delivered the Invocation.

Mayor Dickens led the Pledge of Allegiance.

PUBLIC HEARING:

1. *114 S. Main Street – Transfer Property to the Industrial Development Authority*

Town of Blackstone
Notice of Public Hearing

The Blackstone Town Council shall hold a Public Hearing at 7:00 p.m., October 19, 2026 in the Town Council Chambers located at 100 W. Elm Street, Blackstone. Pursuant to Virginia Code Section 15.2-1800 et seq., this Public Hearing is being held to consider the sale of town owned real property to the Blackstone Industrial Development Authority. The subject property is known as the Dillard Crawley Building and is located at 114 S. Main Street. The property is also known as Nottoway County Tax Identification Number 50A27-1-W-4. All persons desiring to be heard on this matter are urged to be present on the date and hour aforementioned.

Mayor Dickens opened the Public Hearing.

Manager Vannoorbeeck said Attorney Harf advised this Public Hearing was needed to transfer the ownership of the Dillard Crawley Building to the Town's Industrial Development Authority. He said the developer is proposing 21 rental units and two commercial spaces.

Mayor Dickens asked if there was anyone here to speak for or against this proposal. There were no comments so Mayor Dickens closed the Public Hearing.

Councilman Page believed the $42,500.00 was going to be paid regardless, but the agreement says this amount will only be paid if the developer takes the buyout option before the ten years. He asked if the $42,500.00 will be included in the rental rate.

Councilman Nash made a motion to transfer the Dillard Crawley Building to the Blackstone Industrial Development Authority, and clarified $42,500.00 will be paid to the Town from the developer. The motion was seconded by Councilman Allman.

Manager Vannoorbeeck said he would get clarification for the $42,500.00.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

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

MINUTES:

Councilwoman Wynn made a motion to dispense with reading and approve as presented the minutes from the Regular Council Meeting on September 21, 2026. The motion was seconded by Councilman Nash.

Mayor Dickens asked all in favor or opposed:

VOTE:

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

MAYORS MINUTE:

Mayor Dickens said he appreciated the recent scrutiny of the Town's finances, DBi and the Airport, which uncovered an expired rental agreement. He said this can be interpreted in a variety of ways, he asked this not be blown out of proportion to the point it casts dispersions on existing or prospective business partners and future developments at the Airfield. He said to do so could be detrimental to the image and economic vitality of Blackstone, and could ultimately impact the ability to attract businesses to the Aviation Industrial Park.

Mayor Dickens said this type of oversight needs a remedy, as the same thing recently happened with the MOU with DBi. He said ultimately, we want to avoid unnecessary conflicts so we don't get bogged down with minutia, and can instead focus on the big picture.

Mayor Dickens referred the Airport Rental Agreement to the Buildings, Property & Cemetery Committee. He said this will include the Town owned FBO Building and the hangers.

Mayor Dickens said he is asking the Town to provide this body a list of every MOU, rental agreement, and employee contracts. He asked this list be updated and distributed to Council annually.

Mayor Dickens said since himself, nor any member of Council are lawyers, any allegations of conflict of interest be set aside until the Town retains an attorney. He hoped we could agree to focus our efforts on the Town's business, and move forward with the Agenda that lies before us.

Mayor Dickens reminded the visitors there would be a three minute time limit, and to direct comments to the Mayor and Council.

VISITORS:

1. *Ms. Shalonda Watkins – Zeta Phi Beta Sorority, Inc.*

Ms. Watkins was not present.

2. *Ms. Tyrika Stith – Utility Lien*

Ms. Stith said she had an outstanding balance with the Town for utilities, and asked for an extension, or payment plan.

Councilman Miller asked Ms. Stith when she found out about it. Ms. Stith replied, she recently found out through her employer. Clerk Daniel said Ms. Stith and her employer both received letters. She added Ms. Stith was asking that it not be a garnishment through her employer, she preferred it be a monthly payment plan to the Town.

Mayor Dickens asked if the Town had made any attempt to collect since this debt was nine years old. Manager Vannoorbeeck was not sure, but would think yes.

Councilman Miller made a motion to allow the Town to work with Ms. Stith on her utility bill from 2017, and give her 12 months to pay the $2,931.80.

Mayor Dickens asked Ms. Stith if she would be willing to make a deposit. Councilman Gormus did not believe a deposit was required for the business that got financed last month.

Councilman Nash said the employer would have to garnish Ms. Stith's wages if a payment is missed.

Councilman Page said the letter says taxes, but we are talking about utilities. He wants to be sure there will not be any more late fees added. Clerk Daniel said it is utilities; the letter is generic being sent out. Councilman Nash said we have someone that is willing to pay, so let's move forward. He added, and stop any further fees.

Mayor Dickens asked when the first payment would be due. Council agreed the first payment would be due November 1st.

Councilwoman Williams asked how does this happen since the bill is from 2017. Ms. Stith said her address had changed.

Councilman Gormus seconded the motion.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

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

3. *Mrs. Lisa Johnson*

Mrs. Johnson said she was here for a complaint per the incident that happened on Wednesday. She said the Town was doing sidewalk work, with no notice being provided. She said the contractor entered her vehicle and tried to gouge the center console to put the vehicle in neutral, and when that didn't work, he drug the vehicle down the street. Councilman Nash said he didn't realize they went in the vehicle.

Mayor Dickens asked what damage was done. Mrs. Johnson said it was currently in the shop so she did not know yet. She said charges had been filed against the person that did this.

Councilman Page asked if this was a scheduled project and if Council approved it. Manager Vannoorbeeck said the concrete contract was awarded in July. Councilman Nash said Council does not award individual projects as long as it is within the budgeted amount.

Mrs. Johnson asked Council to consider if this is the contractor the Town wants for future work. Mayor Dickens replied, noted.

Councilman Nash asked this be looked into, we need to do better.

Councilman Page asked if a notice was issued the day before. Manager Vannoorbeeck said the contractor said he contacted the Brew House, but they were out of Town.

Councilman Page said that was an egregious move to hook someone's car up and drag it down the street. He said by allowing the Town's contractor to act in this manner, we open the Town up to liability.

Councilwoman Wynn asked Manager Vannoorbeeck if he was contacted. Manager Vannoorbeeck replied no, and agreed the contractor acted on his own.

Councilman Nash believed this should be noted in the future when looking at bids.

Councilwoman Williams asked Manager Vannoorbeeck to let Council know how this will be resolved.

4. *Ms. Sandra Bullington*

Ms. Bullington said she took great umbrage at the Mayor's comment about not wanting to hear about the airport. She said there are sweetheart deals for UAV Pro. She said the Town needs to comply with the procurement requirements; there needs to be an RFP issued to be a fixed base operator at the facility.

Ms. Bullington said the lease set up, the very first line says Blackstone is incorporated in the state of Delaware. She said it referenced a consumer price index, which one? She said the leases have been long expired. (she provided handouts for the public and council)

Councilman Allman said he was not on Council when the lease was issued, but he guessed it was because most fixed base operators sell fuel. He said they are normally a for profit business. He said UAV Pro, in reference to the FBO is not a for profit business. Ms. Bullington said the lease was mickey mouse at best.

Councilman Allman said if an aircraft wants to purchase fuel from the Town of Blackstone, they call the fixed base operator. The 3-minute timer went off and Councilman Allman and Councilman Page asked that more time be allowed.

Mayor Dickens said he did not say he did not want to hear about the airport, he said he wanted to wait until we have legal counsel, which we will be interviewing for in a few days. He said in the meantime he referred the agreements to Buildings, Property & Cemetery.

Ms. Bullington asked the committee to look at the rates, you cannot rent hangars for $100. She said the sweetheart lease was done by the Town Manager, and not even renewed. She said personally, the Town Manager should resign or be terminated. Manager Vannoorbeeck said the lease was not prepared by him, it was voted on by Council. Ms. Bullington asked Manager Vannoorbeeck if he bothered to read it. Manager Vannoorbeeck replied yes, and pointed to Mayor Coleburn, who was the mayor at the time.

Mayor Coleburn said he should have caught the Blackstone, Delaware. He added, when Councilman Allman joined Council in 2021, he suggested Councilman Allman be on the Airport Committee because of his vast knowledge and expertise. He said there was no conflict of interest whatsoever at the time. He believed this was an innocent oversight that happened.

Ms. Bullington asked if it was an oversight by not complying with procurement. Mayor Coleburn believed it was put out for RFP.

Ms. Bullington said the rate they are paying for 10,000 square feet is $.03 a year per foot, $300.00. Councilman Allman asked if the quoted price was for paved area. He said their 100x100' is grass. Ms. Bullington believed $.03 a square foot was too low. She said UAV Pro has been paying the same rent on the property for 12 years. She asked why the CPI clause was not exercised. She said having the right to be the FBO, should be paying the Town.

Councilman Allman did not know if there would be any FBOs interested that don't sell fuel. He said UAV Pro manages space where they clean bathrooms five days a week, have a space for pilots, provide a conference room. He said thousands of dollars were used to renovate the building, and they provide a free car for pilots to use only in Blackstone. He said no money goes to UAV Pro.

Councilman Nash explained the fueling process, and said a town employee on call does the fueling for jets.

Ms. Bullington did not believe Councilman Allman should be on any committees involving the Airport because of his employer and his family. Councilman Allman said our attorney thinks otherwise.

Councilman Page said he was just handed a document from an attorney we don't have. Councilman Allman asked when it was received. Councilman Page replied October 19th. He asked who authorized this to be paid for. He said it could have been sent to the COIA Counsel for free. Manager Vannoorbeeck said Attorney Harf said he would help the Town until such time.

Councilman Nash said if the Town went with the CPI, his rough calculation came up to $461.00 a month.

5. *Mr. Benjamin Eaheart*

Mr. Eaheart said he was here to address Ridge Road again. He said he was here in May about school zone signs, again in August and nothing has been done. He said we are almost in November, and still no signs. He said it was suggested having a speed trap on Ridge Road, to date nothing has been done. He said we need to start holding people accountable, he asked that Council hold Manager Vannoorbeeck accountable.

Mr. Eaheart asked about the cameras on stop lights on Main Street. He said last Wednesday he was side swiped by an 18 wheeler. He asked why cameras were on some stoplights and not all of them. Councilman Nash said the cameras on stoplights are only infrared, they only detect when a car is at the intersection.

Mr. Eaheart questioned 18 wheelers on Main Street. Councilman Nash said we have looked at making Brown Street a truck route, but the radius from Church to Brown is not long enough.

6. *Mrs. Jenny Davis Bunn*

Mrs. Bunn said we received an email on Thursday from Clerk Daniel about the Armory being rented. She said Council had already approved the Wine & Beer Festival to use the Armory for inclement weather. She said the email they received said Community Development Specialist Bryant rented the Armory for the date of their event. She said if it rains there is a problem.

Mrs. Bunn said their application was not submitted until October, but Mr. Thomas was here in July, she was here in September, so the intention to use the Armory was there. She said Community Development Specialist Bryant was here the night Mr. Thomas requested the Armory.

Community Development Specialist Bryant said people submit their applications to her, but she never received any documentation until October 12th. She said the person who rented the Armory turned in their application on October 2nd.

Community Development Specialist Bryant asked if someone comes before Council, do they not have to fill out an application. She said she reached out to the group that rented the Armory, and invitations had already been sent out for the baby shower.

Mayor Dickens said let the group know if it rains, there may be 2 hours they have to share the Armory. Councilman Miller said it was not right to allow others to come in, if they paid to rent the building.

Councilman Allman said he would vote to give the baby shower group their money back if the weather does not hold out. Councilman Gormus said the people that rented the Armory should not be penalized. He suggested the Wine Festival group try to find tents.

Councilman Page said a motion passed by this Council is the law of the land. He said if there is missing paperwork, we need to reach out.

Mayor Dickens said let's try to work together.

Community Development Specialist Bryant said Arts & Crafts and Juneteenth turned in their paperwork, so is it a different process for this group.

Councilman Page said the day before if it looks like rain, let's use some of the tourism money to purchase some tents.

Mayor Dickens said when there are annual events, the building should be left for them.

Councilman Miller said the Red Cross rented the Armory for the same day of his birthday party. Community Development Specialist Bryant said she had already contacted them for new dates.

7. *Mr. Billy Coleburn*

Mr. Coleburn commended the new citizen of Blackstone; she is exactly right. He commended the Mayor; we should have processes in place to safeguard that which has happened. He said local government is very imperfect, but we should never stop trying to perfect it.

Mr. Coleburn said he forgot about the lease, and when Councilman Allman joined Council, he did not think twice about it. He said most of us have no clue what happens at the Blackstone Army Airfield. He said from his standpoint as Mayor for 16 years, there was no malice, no deliberate omission, it is just one of those things that happen in small town America, that's not right, and not perfect. He said let's move forward. He said if there is blame, he would take it, but would defend his appointment of Jake Allman to the Airport Committee, naming him chairman, and no conflict entered his mind. He said these are tough challenging times, but because his name was invoked tonight, these things happen, and there were a lot of things he did wrong, and overlooked in his 16.5 years as Mayor.

Ms. Bullington said this was gross negligence, you have a town manager that makes a lot of money, Mayor Coleburn may have forgotten about it, but it was the town manager's job to remember.

8. *Mr. Martin Konkel*

Mr. Konkel said he appreciated the direction being taken, he said last month, there are a lot of deficiencies in your local government. He said the lease and contract stuff; it took a random guy from Amelia to find it. He said there would probably be more stuff.

FIRE CHIEF'S REPORT:

Chief Beares said the radio project continues, with radios being installed in the police cars currently, then they will be installing in the fire trucks.

Chief Beares said they received a $94,000.00 grant for a sprinkler system in the Blackstone Fire Station. He said the training last month included someone from the Fairfax Fire Department.

Chief Beares said they received a $75,000.00 grant last year for turnout gear, so items are starting to come in now. He said it rained for their Open House, but still got a good crowd. He said the Blood Drive was a success with 21 donors.

Chief Beares said this month they voted on one full time member, and then he announced the years of service.

Councilman Nash said Chief Beares omitted he just got back from a Fire Officer Academy. Chief Beares said he was chosen from 22 people to attend a fire leadership class.

UNFINISHED BUSINESS:

5. *Sole Source – SRG, Inc. – Burn Building*

Assistant Chief Williams thanked Council for looking at the sole source information included. He said it was previously approved in August 2025. He said some of the NFPA guidelines have changed that effect how we make repairs on the Burn Building.

Assistant Chief Williams said everything is looked at as a system now, with temperature monitoring, thermal protection and ventilation flow paths. He asked Council to consider expanding the existing sole source agreement to include SRG, Inc., which is an engineering company. He said this would be done through the State, as well as Town procurement and posting on eVA.

Councilman Page made a motion to make SRG, Inc. a sole source for maintenance at the Fire Training Grounds for the Burn Building.

Manager Vannoorbeeck said this is specific to thermal. Assistant Chief Williams said the cinder block and mortar have to be a certain type for temperature protection. He said there is also a computerized temperature monitoring system that reads the temperature in every room. He said this system has to be recalibrated every time work is done.

The motion was seconded by Councilman Nash.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

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

6. *Grant Award - FEMA – Fire Department Sprinkler System*

Assistant Chief Williams said they applied through FEMA for an AFG Firefighters Grant to install a sprinkler system in the Blackstone Fire Station. He said there is currently $9 Million of apparatus in the fire station, and in 2002 when built, a sprinkler system was not included.

Assistant Chief Williams said the application could not be over $100,000.00, and they were approved for $95,238.09, and an RFP would be issued.

Councilman Nash asked how close to the grant award would the sprinkler system be. Assistant Chief Williams said his best guess would be roughly $135,000.00. He said they have two years to complete the project and will have this spread over three fiscal years.

Manager Vannoorbeeck said there has to be an architectural design, so that will be a cost as well.

Councilman Nash made a motion to accept the FEMA Grant in the amount of $95,238.09 that was awarded to the Town. Th motion was seconded by Councilman Page.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

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

Manager Vannoorbeeck said Transit Director Wilkinson handled the ice storm costs through FEMA, so she is the FEMA Administrator.

Councilman Nash made a motion to authorize Transit Director Wilkinson to execute and submit the acceptance to FEMA. The motion was seconded by Councilman Page.

Mayor Dickens asked all in favor or opposed:

VOTE:

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

PAYMENT OF BILLS:

ALREADY PAID:

Councilman Nash made a motion to approve the bills that have already been paid in the amount of $3,619.20. The motion was seconded by Councilwoman Wynn.

Manager Vannoorbeeck said this amount is so low because there were two months included in last month's batch of bills.

Mayor Dickens asked all in favor or opposed:

VOTE:

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

TO BE PAID:

Councilman Nash made a motion to approve as presented; the bills not yet paid in the amount of $477,615.35. The motion was seconded by Councilwoman Williams.

Councilman Nash asked about Business Data of Virginia. Manager Vannoorbeeck said that is Mr. Lawson Headley for transferring the Bright data to the Cloud.

Councilman Nash asked how the transfer to RDA was going. Manager Vannoorbeeck said it was not going good. Councilman Page said he needed to get with Manager Vannoorbeeck to see what is going on.

Manager Vannoorbeeck said the problem is there is a lot of data entry. Councilman Page said he would look into this.

Councilman Page said there are some meter deposits included for his employer in this batch of bills so he would be abstaining.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

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

APPROPRIATIONS:

There were no appropriations this month.

COMMITTEE REPORT:

There were no committee reports this month.

UNFINISHED BUSINESS:

1. *VMEA – BESS Agreement / Resolution – Revised*

Manager Vannoorbeeck said these documents were presented to Council previously, however, the dates have changed, along with the partner company. He said VMEA has renegotiated with another company, Lightshift Energy. He said the Town of Culpeper would now be the second location for the Battery Energy Storage System.

Manager Vannoorbeeck explained when power is purchased off peak/demand, it is then released into the system to shave, to have the same effect as our generator. He said in 2025 Council agreed to move forward as a 4.4% member. He believed this would be an annual savings to the Town of $167,000.00, and will be used to pay off the reconductoring project.

Councilman Nash made a motion to authorize execution of the BESS Agreement, and adopt the Resolution as presented.

Mayor Dickens asked if this would incur costs. Manager Vannoorbeeck said he hoped there would be a savings.

Councilman Page said under Article 4, Section 4.1, it says each participant agrees to pay its share of cost incurred by VMEA. He said before he seconds anything, he wanted to know the costs. Manager Vannoorbeeck said he did not have any information for upfront costs.

Manager Vannoorbeeck said he would bring this back with more information at the Continued Meeting.

Councilman Nash rescinded his motion.

2. *DHCD – Restriction Agreement – 114 S. Main Street*

Manager Vannoorbeeck said this was presented last month with an incorrect figure, and has now been corrected to show the amount of $475,000.00 from the IRF Grant. He said a covenant would be recorded at the courthouse reflecting this Restriction Agreement.

Manager Vannoorbeeck said because the Town is accepting the $475,000.00 grant for the Dillard Crawley Building, for a period of ten years, the building has to be used as a mixed use development, if not, there will be a prorated calculation for repayment.

Councilman Nash made a motion to authorize Manager Vannoorbeeck to execute the Restriction Agreement provided by DHCD for the Dillard Crawley Building. The motion was seconded by Councilman Page.

Mayor Dickens asked all in favor or opposed:

VOTE:

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

3. *Asbestos Abatement Bid – 114 S. Main Street*

Manager Vannoorbeeck said bids were opened on October 1, 2026, and one bid was received from Hepaco, LLC, and exceeded the grant funds. He said he was not recommending award at this time, but would try to negotiate the price.

Manager Vannoorbeeck said the asbestos is in the crawl space, that includes a tank. He said the contractor included $70,000.00 for this portion, with the total bid being $90,180.21.

Manager Vannoorbeeck said he would bring this back to Council at the Continued Meeting.

4. *Main Street Improvements Bid – Tractor Supply*

Manager Vannoorbeeck said the engineer's estimate was $650,000.00, and will have them negotiate the low bid from Brock Construction in the amount of $902,842.50.

Manager Vannoorbeeck said the Town was obligated by agreement with Tractor Supply, to have this installed by late next summer.

Councilman Page asked if the Town could negotiate with Tractor Supply. Councilman Nash said it would be worth a shot. Manager Vannoorbeeck said the agreement says anything over $200,000.00 is the responsibility of the Town.

Clerk Daniel asked if the $200,000.00 had come in from Tractor Supply. Manager Vannoorbeeck said he did not know.

Councilman Allman said to go back after Tractor Supply has already started building, sounds terrible.

Manager Vannoorbeeck said he would bring this back at the Continued Meeting.

5. *Sole Source – SRG, Inc. – Burn Building*

This was discussed earlier in the meeting.

6. *Grant Award – FEMA – Fire Department Sprinkler System*

This was discussed earlier in meeting.

7. *Tobacco Commission Grant – Airport Waterline*

Manager Vannoorbeeck said the Town previously applied for a $3 Million grant to upgrade water facilities at the Airfield. He said this was specific to water pressure and fire protection. He said the original concept was to install a large pressure vessel tank and pump. He said originally the Town would apply for $2 Million and then there was $1 Million from Pickett for improvements.

Manager Vannoorbeeck said he was asked to speak with the Virginia Economic Development Partnership. He two options were presented, with the other being more expensive and replacing the water line from Main Street to the Airport, going from 10" to 18". He said this would go down Dinwiddie Avenue, and was estimated at $5.3 Million. He said the Town had never asked for utility rates to pay for this work.

Manager Vannoorbeeck said the State has asked that the Town and Pickett consider the more expensive project, and asked if there was more money to be applied. He said he told them the only money they have is $1 Million, that was paid to the Town from Pickett for utility improvements.

Manager Vannoorbeeck said after speaking with VEDP again, they asked that the Town apply for the Southern Virginia Tobacco Commission funds for $700,000.00, with the deadline being October 15th. He said the application had already been submitted, and believed it was for the water line replacement project, rather than the fire suppression project.

Mayor Dickens believed if we get this money, then they will make up the gap. He said in essence for the same $1 Million, we will get a $5 Million solution.

Manager Vannoorbeeck said water supply is not the issue, it is the pressure for fire sprinklers. He said Mr. Joe Allman paid for a separate tank and pump specific for his property. He said this request would be for future facilities and the Guard.

Councilman Page said his concern was the $1 Million from Utility Reserves collected from Pickett. Manager Vannoorbeeck said there was an MOU in place. He said Pickett wanted a 1:1 billing, so their sewer billing went up to $10.30 with a caveat that the additional money would create $200,000.00 a year to the Town to make capital improvements, because the Town accepted the I&I costs. He said the money being set aside is now at $851,000.00. He said the Town was contractually obligated to use these funds for utilities on Pickett.

Councilman Page asked if the $851,000.00 is part of the $4.3 Million in Reserves. Manager Vannoorbeeck replied no, but it is not $4.3 Million because the Town purchased the airport property. Councilman Page said there is $1 Million in collateral and a bank loan, so it is coming down.

Councilman Nash made a motion to ratify the submission of the Southern Virginia Tobacco Commission Grant for $700,000.00, and adopt the Resolution as presented. The motion was seconded by Councilwoman Wynn.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

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

8. *Armory – Basketball Goals*

Councilman Nash made a motion to solicit bids for retractable basketball goals at the Armory. The motion was seconded by Councilman Miller.

Mayor Dickens asked for a Roll Call Vote:

VOTE:

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

ON-GOING PROJECTS:

1. *Dilapidated Buildings*

There was nothing to report.

2. *Meals Tax / Lodging Tax*

Clerk Daniel said the first delinquent Lodging Tax on the attached, paid today.

Councilman Miller asked if the Town was collecting meals tax from the food trucks. Manager Vannoorbeeck believed so, but would check with Treasurer Stith.

3. *Street Improvement Projects*

There was nothing to report.

4. *Wrigglesworth Sports Complex*

There was nothing to report.

5. *Dillard Crawley Building – 114 S. Main Street*

There was nothing to report.

6. *Weatherization*

There was nothing to report.

7. *Workforce Housing*

There was nothing to report.

NEW BUSINESS:

1. *Armory Rental – American Red Cross – 11-7-26*

Community Development Specialist Bryant said she sent an email this evening letting them know the building was already reserved. She believed this request was more about not paying.

Councilman Nash asked if they were being paid. Community Development Specialist Bryant replied yes. Councilman Nash believed it was only fair they pay.

Councilman Page said he would be open to their fee only being the cost of the certification. Community Development Specialist Bryant said the applicant was doing this for the community, but each person has to pay for the class.

Councilman Allman said if they are only paying the pass through to the Red Cross, then fine. He believed it was a small portion going to the Red Cross, then the remaining is for profit.

2. *Reappoint Planning Commission Members*

Councilman Nash made a motion to approve as presented. The motion was seconded by Councilwoman Williams.

Mayor Dickens asked all in favor or opposed:

VOTE:

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

COMMITTEE REFERRALS:

1. *Airport – Administration Building Agreement & Hanger Fees*

Mayor Dickens referred this to the Buildings, Property & Cemetery Committee.

MAYORS MINUTE:

This was provided earlier in the meeting.

POLICE REPORT:

There was nothing to report.

CITIZEN COMMENTS:

There were no comments.

CLOSED SESSION:

Virginia Code Section 2.2-3711-A

1/ Personnel – Admin
3/ Acquisition or Disposition of Real Property – Carver Street & Airport

Councilman Nash 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 and for (3) discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. The motion was seconded by Councilman Gormus.

Mayor Dickens asked all in favor or opposed:

VOTE:

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

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

Mayor Dickens continued this meeting to Thursday, October 22, 2026 at 7:00 p.m.

There being no further business to bring before Council, Mayor Dickens adjourned this meeting.

Lafayette Dickens MAYOR
OF THE TOWN OF BLACKSTONE, VIRGINIA

November 16, 2026 APPROVED AND ADOPTED

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