

Joint Work Session: Council, Planning Commission and I/EDA Meeting Minutes

December 1, 2025

Present:

Vice Mayor Joe Beasley
Councilmember Danny Willis
Councilmember Jonathan Hankins
Councilmember Zach Cline
Councilmember David Fox
Councilmember Gleen Keen, Jr.

Absent:

Planning Commission Chairperson Larry Lutz
Planning Commission Member Jerry Cromer
Planning Commission Member Pete Davis
Planning Commission Member Richard Taylor
Planning Commission Member Danny Willis

Planning Commission Member Gabrielle de Courcy
Planning Commission Member Benny Moore

I/EDA Chairperson Cara Spivey
I/EDA Member Alicia Bales
I/EDA Member Luce D'Amato
I/EDA Member Justin Takach
I/EDA Member Susan Whittaker

I/EDA Member Tammy Smith

Staff members present were Town Manager, Leeanne Regon; Executive Assistant, Susan Reeves; Attorney, Brad Pyott; Clerk-Treasurer, Jessica Hayes; Building and Zoning Official Chris Hurley.

Call to Order

Vice Mayor Beasley called the public joint council meeting to order at 5:30pm in the Town Hall Council Chambers

Comprehensive Plan Review – History & Purpose

Manager Regon presented a quick instruction of the history and purpose of the Comprehensive Plan and why it is important that they all meet and plan to work on this together.

Review of Additions to the Comprehensive Plan

Manager Regon read through a review of additions submitted to her.

Wastewater Treatment Plant Upgrade

- Wastewater Treatment Plant Upgrade (2025-2026)
 - Funded by Department of Environmental Quality (DEQ)
 - \$19,010,616 million project
 - \$3,510,616 million principal forgiveness
 - \$15,500,000 loan (\$9,300,000 Town 60% \$6,200,000 PSA 40%)
 - 18-month project
 - Orders Construction was awarded the bid
 - Began work in November 2025

Sewer Access & Infrastructure Improvement

- Installing sewer lines to residents that do not have access (2027-2028) (2028-2029)
 - Some residents in town do not have Town sewer services because it is not currently available to them.
 - Identify those streets and begin installation and hook up
 - 2027-2028 \$50,000 allocated to sewer line construction maintenance
 - 2028-2029 \$63,000 allocated to sewer line construction maintenance

Rt 460 Project

- Rt 460 Waterline Replacement Project (2025-2026)
 - Funded by Virginia Department of Health Office of Drinking Water (VDHODW)
 - \$2.5 million project
 - \$1.2 million principal forgiveness
 - \$1.3 million loan (\$650,000 Town \$650,000 PSA)
 - 18-month project
 - Progress: Line replaced from Peery Street to Cherry Street
 - 3,512 feet replaced thus far
 - Replaced 8 inch to 12 inch & 6 inch to 12 inch

Lead Service Line Replacement

- Lead Service Line Replacement
 - EPA Mandate –Lead Service Line Inventory October 2024
 - November 1, 2027 replacement plan in place
 - December 31, 2037 replacement must be complete

Sidewalk Improvement Plan

- Sidewalk Maintenance / ADA Compliance (2026-2027)
 - Repairs are needed to sidewalks on Main Street.
 - Budgeted 2025-2026 \$12,000
 - Main Street Sidewalk repair estimate \$12,000-\$18,000

EMS Building Renovation

- EMS Congressional Directed Spending-Senator Warner (2025-2026)
 - Congressional Directed Spending \$354,000 allocated to this project
 - Town of Tazewell matched funds allocating \$300,000 toward this project
 - Thompson & Litton prepared a Preliminary Architectural Report
 - In process of obtaining Construction Documents

North Tazewell Revitalization

- Clinch River Farmers Market Pavilion (2025-2026)
 - Funding:
 - Town of Tazewell \$222,375 (cash) + \$74,125 (in kind services) =\$296,500
 - Virginia Tobacco Region Revitalization Commission \$296,500
 - Cumberland Forestry \$15,000
 - AFID (Agriculture & Forestry Industry Development) \$28,000
 - Cumberland Plateau –CPROP \$50,000
 - Total secured funding as of 12/1/25 \$658,000

- Revenue Opportunity!
 - When not in use by the farmers market, we can rent out the facility.
 - Large space, bathrooms, kitchen space, river access
 - \$75 X 26 rentals = \$1,950 a year
 - 1616 Riverside Drive –IEDA –Property
 - Obtain a planning grant
 - Determine sustainable uses for building
 - Commercial Kitchen/Cannery/Fab Lab
- North Tazewell Revitalization
 - DHCD –Façade Improvement
 - Grant based project
 - Have buy in from property owners
 - Hill Studio
 - Virginia Enterprise Zone
 - Development of warehouses

Mountain Biking Trails

- Mountain Biking Trails (2025-2026)
 - Funding:
 - Town of Tazewell \$350,000
 - Tazewell County \$60,000
 - Total secured funding \$410,000
 - Revenue Opportunity!
 - 5 tournaments a year
 - 50 riders each tournament
 - \$50 registration fee
 - 50 riders X \$50 fee = \$2,500

- 5 tournaments X \$2,500 = \$12,500

Field Restoration

- Field Restoration at Lincolnshire Park
 - Back field is mostly unusable
 - Front field available for use
 - Could have softball league if usable fields
 - Softball league = people using our park, coming to our town, money coming to our town

Field Expansion

- Soccer field at Ramey Lot
 - Discussed soccer fields at Ramey Lot
 - Cost?
 - Enough space for two fields?
 - Safety from roadway

Soccer Fields at Ramey Lot- increase travel sports and economic growth with property owned by the town.

Primitive Camping

- Primitive Camping & Night Fishing (2027-2028)
 - VRSA insurance has no exclusions for primitive camping
 - No other client they have offers Primitive camping
 - They would require signage
 - Follow Game & Inland Fishery regulations
 - Additional cameras recommended
 - Better access road for emergency services

- Construction
- Maintenance
- Need for additional, night time employee?
- Budget Standpoint:
 - \$30,000 engineering services & environmental
 - \$50,000 build road
 - \$15,000 construction of campsites
- Revenue Opportunity!
 - 5 primitive campsites
 - \$15 per night
 - Rent May – September (152 days)
 - EX) \$15 X 95 rentals = \$1,425

There was a discussion on Primitive Camping. Manager Regon recommends keeping the camping on the left side of the lake. She foresees not being able to put a road over the dam to access the right side. This needs to be a consideration.

Property Acquisition

- Property Acquisition Possibility
 - Interested in a portion of the
 - Fairgrounds
 - Possible retail location adjacent to
 - Rt 460

Other Comprehensive Plan Additions / Comments

I/EDA Chairperson Spivey raised the possibility of extending the North Tazewell Revitalization project by extending the sidewalk along Riverside Drive. Councilmember Cline suggested prioritizing specific areas to begin the effort of sidewalk additions and replacement, recommending the farmers market as a starting point. I/EDA Member Bales emphasized the need to repair sidewalks, particularly those at North Tazewell Intermediate School.

Councilmember Willis expressed concern about the projected cost of upgrading the EMS building, stating that relocating the department might be a better investment. Councilmember Keen agreed

that a similar location near Gap St and Hill St could be more suitable. Councilmember Cline cautioned that significant funds have already been spent on engineering and design work, and changing course could delay the project by another year. Manager Regon confirmed that she will gather property options and present them to Council for consideration.

Discussion then turned to the Industrial Park. Council considered whether to acquire additional land to attract industry or to utilize property already owned by the Town. The former Long John Silver's property was mentioned as a potential acquisition to encourage business development and remove blight.

I/EDA Chairperson Spivey requested direction from Council regarding the Ramey Lot. She explained that if Council wishes to designate the property for soccer fields, IEDA will proceed accordingly, but the lot could also be developed for business use. Council agreed that the space should be improved and utilized. Additional ideas for green space on Main Street were discussed, including pickleball courts, expanded parking, and public restrooms.

Tazewell Today Director Emily Davis suggested implementing a vacant property tax to encourage owners to be more proactive in developing unused properties. Councilmember Keen reported that he had spoken with Teen Venture, which expressed interest in establishing a youth-oriented facility in Town. While they typically operate skate parks, they indicated interest in a trampoline park instead. I/EDA Chairperson Spivey asked if they would consider available buildings, and they responded that they would. She recommended the former Food Lion building behind Advance Auto. Councilmember Fox added that he would like to see a go-cart or similar recreational business.

An update was provided on the theatre project, with hopes to open in May. Plans include three theatres, one of which will feature a live stage, as well as an upstairs bar and food service from the VIP Room.

Council discussed the importance of completing ongoing projects before initiating new ones. Hankins asked whether the Town could reapply for a grant to support the inclusion park, noting that a previous application had not been awarded. He suggested this could be a worthwhile recreational project to pursue.

Councilmember Fox raised concerns about the use of parcels in Gratton, cautioning that potential damage to the Water Reserve should be addressed before moving forward with the proposed mountain biking project. Councilmember Cline added that he would like to see a deliberate effort to improve recycling services, noting that plastic collection has been problematic as providers are unwilling to travel this far. He encouraged exploring options to expand recycling capabilities.

Planning Commission Member Davis asked whether the Town intended to contract out the remaining Route 460 Project. Manager Regon explained that this is not possible, as doing so would violate the

terms of the existing contract; the Town does not receive reimbursement for labor, which is why the work is being performed in-house. She confirmed that the contracts have already been signed.

Manager Regon further clarified that the delays experienced during Phase I were not the result of the Town crew’s performance, but rather supply chain issues and other factors beyond the Town’s control. She emphasized that the crew has done an excellent job under the circumstances, though unavoidable external challenges caused the project to be delayed.

Financial Review

A. Current Outstanding Debt

LOANS AS OF 10.13.25								
LOAN-INSTITUTION	TYPE	ORIGINAL LOAN DATE	FREQUENCY OF PAYMENT	PAYMENT AMOUNT	ORIGINAL LOAN AMT	RATE	Remaining balance as of 10/13/25	PAYOFF DATE
VRA (WSL-046-15E)	WATER METER PROJ	6/1/2016	JUNE & DEC	\$ 12,061.45	\$511,233.47	2.25%	\$353,800.11	DEC 2045
VRA (DRYTOWN SEWER)(C-515500-02)	DRYTOWN SEWER	4/1/2015	APRIL & OCT	\$ 89,091.28	\$2,988,696.00	1.55%	\$916,161.41	OCT 2031
VRA (WSL-003-15E)	POCAHONTAS PROJ	7/1/2016	JAN & JUNE	\$ 2,528.56	\$107,233.08	2.25%	\$54,018.32	JAN 2046
VRA (WSL-0015-21E)			N/A	N/A	\$52,387.48	2.20%	\$52,387.48	9/1/2056
USDA RURAL DEVEL	WATER LINE	12/17/1999	MONTHLY	\$ 6,894.00	\$1,800,000.00	3.25%	\$1,072,865.75	2043
VRA SWR PLNT C515647E-02A	SWR PLANT	1/14/2021	SEPT & MAR	\$ 9,165.74	\$458,287.00	0%	\$316,175.82	MAR 2046
LEGACY BANK	BACK HOE	4/24/2023	MONTHLY	\$ 2,403.00	\$124,400.00	5.95%	\$63,740.11	MAY 2028
NATIONAL BANK 813430046	2023 CHEV SILV 2500	9/8/2023	MONTHLY	\$ 961.33	\$48,892.95	6.80%	\$27,966.43	SEPT 2028
NATIONAL BANK 813430054	2021 FORD F-150 XL	1/25/2024	MONTHLY	\$ 765.80	\$39,145.92	6.49%	\$26,258.05	JAN 2029
FIRST COMMUNITY BANK 25472565	GARBAGE TRUCK	8/16/2024	MONTHLY	\$ 4,722.62	\$244,323.00	5.99%	\$186,453.19	AUG 2029
FIRST COMMUNITY BANK 25479977	AMBULANCE	10/9/2025	MONTHLY	\$ 3,023.25	\$158,840.00	5.35%	\$158,840.00	OCT 2030
							\$3,228,666.67	

The Waste Water Treatment Plant and the Rt 460 Project were not included in the figures above because we have not started payments on those projects. There are plans in the budget and future budget for those payments.

Councilmember Cline stated his belief that, even with the inclusion of these upcoming projects, the Town’s debt level would remain below the allowable threshold. We will verify that number and send it to council.

B. Current Account Balances

Manager Regon presented the current balances for all accounts. Highlighting the accounts that the council may utilize to achieve goals and projects they are working towards.

C. Pro Forma Budgets FY 26, 27, 28, and 29

Manager Regon presented pro forma budgets covering the next four years to illustrate the Town's capacity to fund proposed projects and to provide a clearer understanding of whether additional funding may be required. The projections were intended to assist Council and committee members in evaluating which projects could be considered feasible. In addition, Manager Regon offered several suggestions for potential funding opportunities for members to review and consider as part of the planning process.

- Sewer Access & Infrastructure Improvement
 - Virginia Department of Health Office of Drinking Water
 - Department of Environmental Quality
- Lead Service Line Replacement
 - Environmental Protection Agency
 - Virginia Department of Health Office of Drinking Water
- Sidewalk Improvement
 - Virginia Department of Transportation
- 1616 Riverside Drive –Possible Commercial Kitchen/Cannery/Fab Lab
 - Cumberland Plateau Planning District
 - DHCD
 - ARC Power
 - USEDA
 - Virginia Go

Vice Mayor Beasley suggested pursuing a partnership with Southwest Virginia Community College to strengthen the project. Councilmember Cline remarked that obligating planning funds could be necessary to move forward. I/EDA Chairperson Spivey reported that she had reached out to the County, but they deferred consideration until February. Vice Mayor Beasley expressed concern that the overall cost of the project may be significant. He emphasized the importance of beginning the planning and exploration phase, but cautioned that without strong partnerships the project may not be feasible.

- Mountain Biking
 - Friends of Southwest Virginia
 - International Mountain Bicycling Association
 - Virginia Outdoors Foundation –Forest Core Fund * January 14th is a deadline

- Department of Conservation & Recreation
- Field Restoration & Field Expansion
 - Virginia Tourism Corporation
 - Department of Conservation & Recreation
 - National Recreation Foundation

Roundtable Discussion

Recreation Director and Facilities

Councilmember Willis inquired about the current duties of the full-time Recreation Director. Manager Regon reported that he is presently overseeing operations at the Ice Rink, preparing to order inflatables for the upcoming season, and coordinating coed volleyball and basketball programs at the Old Junior High. Vice Mayor Beasley suggested forming a committee dedicated to recreation planning, potentially including representatives from other municipalities. I/EDA Chairperson Spivey agreed that such a committee could be beneficial for strengthening recreation opportunities in the Town. I/EDA Member Bales noted that other communities provide year-round access to sports, and Planning Commission Member Davis expressed concern that local youth are not receiving proper training.

Councilmember Cline asked whether the Town should focus on enhancing Lincolnshire Park or consider developing a new facility at the Ramey Lot. I/EDA Chairperson Spivey cautioned that the Ramey Lot lies within a floodplain and would require engineering work to make it usable. She added that a multiuse field with a track could be a practical option for the site, as it would be more adaptable to the conditions. Councilmember Cline suggested prioritizing that approach. Councilmember Willis proposed considering a vote to allocate funds at the next meeting.

Community Appearance and Infrastructure

Planning Commission Chairperson Lutz emphasized the importance of presenting the Town as a welcoming and attractive place for residents and businesses. He raised concerns about damaged street signs and litter, noting that small but visible improvements can make a significant difference. He referenced other towns that maintain a clean and orderly appearance and encouraged similar efforts locally. Tazewell Today has discussed upgrading wayfinding signs through a potential grant, and he suggested providing more trash receptacles to encourage citizen responsibility. Vice Mayor Beasley acknowledged that codes are already in place but stated that enforcement may need to be strengthened.

Housing and Blight

Council discussed housing initiatives, including the potential for tiny homes and addressing condemned properties. The possibility of implementing a vacant house tax was raised. I/EDA Chairperson Spivey noted that Marion has a BAUD program and suggested consulting the BZA to determine whether boundary adjustments could be made. Vice Mayor Beasley asked whether blighted properties should be prioritized in the next comprehensive plan, though he noted they are already included in the current plan. Building and Zoning Official Hurley provided an update on properties that have been addressed during this fiscal year. He has addressed 5 properties within the last year.

Emergency Planning and Flood Mitigation

Building and Zoning Official Hurley reported on areas of concern related to flooding during emergencies, including Blacksburg Street, the Ramey Lot, and Harman Street. He emphasized the need to include flood mitigation in the comprehensive plan. The Army Corps of Engineers has previously been suggested as a partner to help develop feasible strategies to address these issues.

Set Future Work Session Dates

Manager Regon recommended the creation of a committee to guide future comprehensive planning. She explained that the process will require time to review the current plan, identify items to be removed, and collaborate on determining new priorities to be added. To ensure balanced representation, she suggested appointing two members from each committee. The proposed committee members include I/EDA Chairperson Spivey, I/EDA Member Bales, Planning Commission Chairperson Lutz, Planning Commission Member Davsi, Councilmember Cline and Councilmember Keen.

Adjournment of Joint Work Session

SPECIAL CALLED COUNCIL MEETING AGENDA

PUBLIC HEARING (7:30 p.m.)

Vice Mayor Beasley held a Public Hearing for the Announcement of Names for Applications Received for Vacant Mayoral Seat at 7:30pm in the Council Chambers at Town Hall.

EXECUTIVE SESSION

Councilmember Hankins made a motion to enter into Executive Session. Councilmember Fox seconded the motion. On vote, Councilmember Willis, aye; Councilmember Hankins, aye;

Councilmember Cline, aye; Councilmember Fox, aye; Vice Mayor Beasley, aye; Councilmember Keen, aye.

Certification of Executive Session

RESOLUTION

Motion made by: Hankins

Resolution Number: ES251201

Motion Seconded by: Fox

Meeting Date: December 1, 2025

Vote: All voted Aye

Purpose: Personnel Matters

CERTIFICATION OF EXECUTIVE SESSION

WHEREAS, the Tazewell Town Council has convened an executive session on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, 2.1-344.1 of the Code of Virginia requires a certification by this Council that such executive session was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED, the Tazewell Town Council hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia Law were discussed in the executive session to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the executive session were heard, discussed or considered by the Tazewell Town Council.

VOTE

Ayes: Willis, Hankins, Cline, Fox, Keen, Beasley

Nays: none

(For each nay vote, the substance of the departure from the requirements of the Act should be described.)



Treasurer Hayes, Clerk

Councilmember Hankins made a motion to leave the executive session. Councilmember Fox seconded the motion. On vote, Councilmember Willis, aye; Councilmember Hankins, aye; Councilmember Cline, aye; Councilmember Fox, aye; Councilmember Keen, aye; Vice Mayor Beasley, aye.

Mayor Seat Vacancy

Councilmember Cline made a motion to appoint Joe Beasley to fill the Mayor seat vacancy. Councilmember Fox seconded the motion. On vote, Councilmember Willis, aye; Councilmember Hankins, aye; Councilmember Cline, aye; Councilmember Fox, aye; Councilmember Keen, aye.

Vice Mayor Appointment

Councilmember Cline made a motion to appoint Jonathan Hankins to Vice Mayor. Councilmember Keen seconded the motion. On vote, Councilmember Willis, aye; Councilmember Hankins, aye; Councilmember Cline, aye; Councilmember Fox, aye; Councilmember Keen, aye.

Adjournment

Councilmember Willis made a motion to adjourn. Councilmember Cline seconded the motion. On vote, Councilmember Willis, aye; Councilmember Hankins, aye; Councilmember Cline, aye; Councilmember Fox, aye; Councilmember Keen, aye.

Meeting adjourned at 8:06pm.