

1 | **Appomattox Town Council**
Regular Council Meeting
November 10, 2025

The Appomattox Town Council held a Regular Council meeting on Monday, November 10, 2025, at 6:32 p.m. at the Appomattox Municipal Building, 210 Linden Street, Appomattox, Virginia with Mayor Richard Conner, presiding.

Members present: Vice-Mayor Timothy W. Garrett, Council Member James J. Boyce, Sr., Council Member Mary Lou G. Spiggle, Council Member McKinley Cardwell, and Council Member Jack Hensley.

Members absent: Council Member Nathan Simpson

Others: Carlton Duck, Alive Media; Dianne Tanner, Deputy Town Clerk; Michael Campbell, Town Manager; Frank A. Wright, Esquire, Town Attorney.

Mayor Richard Conner called the meeting to order at 6:32 p.m.

Reverend Duck led the prayer and Pledge of Allegiance to the Flag of the United States of America.

Approval of the Agenda:

Mayor Richard Conner asked if there was a motion to approve the agenda.

Council Member McKinley Cardwell made a motion to amend the agenda to add an item under New Business regarding chairing the Council for the Day Essay Committee, seconded by Vice-Mayor Timothy W. Garrett, the Council voted to amend the agenda to add this item under New Business. All members present voting aye. The Motion carried 5-0.

Mayor Richard Conner asked if there was a motion to approve the agenda as amended. All members present voting aye. The Motion carried 5-0.

Proclamation:

Council Member McKinley Cardwell presented the Proclamation in Memoriam Honoring the Life and Legacy of William “Bill” Edward Jamerson, Sr. A copy of the signed Proclamation is appended to these minutes for inclusion into the record.

Mayor’s Comments:

Mayor Richard Conner presented a Proclamation Designating the Week of November 9-15, 2025, as Nurse Practitioners’ Week. A copy of the signed Proclamation is appended to these minutes for inclusion into the record.

Mayor Richard Conner: I have a couple of other items under Mayor’s Comments. I want to thank the community for coming together with the fortunately non-tragic collision of a school bus in Appomattox County. Uh, as far as know, all the occupants are survived. There were no

fatalities, and the community came together to support them and their families during their trying times. Secondly, I want to honor those folks who ran in the previous election. Um, Mr. Hensley, congratulations. We hope to have you for the rest of the term that you fulfilled. For you, for running. Uh, it was a very good contest. I appreciate y'all coming out. Uh, to Mr. Boyce and Mr. Simpson for running a good campaign. Congratulations to Mr. Simson for...um...moving up to the Board of Supervisors. We will miss his creative thinking and...um...his can do, get it done attitude. We appreciate that. We're glad to have Jim with his infinite guidance, experience that has...uh, helped this Council to continue to work towards improving our community. We hope that the results of the elections will be very beneficial to the entire community.

Adoption of the Consent Agenda:

Mayor Richard Conner read the rules for the Consent Agenda to the record and listed the adoption of the Council Meeting Minutes for October 14, 2025, Regular Council Meeting, and October 28, 2025, Council Workshop Meeting.

On a motion by Vice-Mayor Timothy W. Garrett, seconded by Council Member Mary Lou G. Spiggle, the Council voted to approve the Council Meeting Minutes for October 14, 2025, Council Regular Council Meeting, and October 28, 2025, Council Workshop meeting. All members present voting aye. Motion carried 5-0.

Unfinished Business:

Mayor Richard Conner asked for any items of unfinished business. There were no items presented.

New Business:

The Mayor, Richard Conner, asked for any items of new business to be presented.

Council Member McKinley Cardwell, after presenting information to Council, made a motion to chair a Committee for Council for the Day and the associated Essay Contest, seconded by Vice-Mayor Timothy W. Garrett, the Council passed the same by voice vote, with all members present voting aye. Motion carried 5-0.

Standing Committee Reports:

The Mayor, Richard Conner, asked if there were any standing committee reports. There were no standing committee reports presented.

Citizen Comment:

The Mayor, Richard Conner, opened the floor for citizen comments. There were no citizen comments.

Town Manager's Report:

Michael Campbell, Town Manager: The big news to report is that, uh, I was able to successfully able to...to get the grant application submitted on Friday for the Garment Factory property. Um, it was a...was a lot of really, really good work from staff and...and um from others. Uh, Frank was very helpful. Uh, Kathy Wright helped out with it a bit. Um, so it was a good team effort and, uh, I got it submitted on Friday afternoon. Um, looking at their scoring, you know, they're very transparent in how they do the grant. Uh, I'm hopeful that we'll get it's a 50 point that's available, you know, for scoring. There's 50 points there. I'm hopeful that I hit all of them and we've actually have 50 points. And I also will say that, uh, I did the math on what we are asking for per unit. Um, it should be extremely competitive. So, I'm...I'm very optimistic that we will get some money. Uh, and depending on the amount, I...I...I feel like I'm...I'm very optimistic we'll get enough for the development to proceed. So, I'm excited about that. I'm hopeful that we get the entire amount that I asked. Uh, and it'll be very nice to see the garment factory taken down and for the town to have 34 new additional housing units...affordable housing. Um, expected rents...it's tentative...I mean, these things change, markets change, you know, we don't know what the construction cost will be exactly, but expected rents \$900 to \$1,200 a month for two- and three-bedroom townhomes are desperately needed. So, I'm not exactly sure when we'll hear when I'll get my first bit of feedback from Virginia housing, but I promise you, you all will know as soon as I do. Um, so, just fingers crossed, prayers...prayers, hopeful, and excited about that. That's all I know.

Council Member James J. Boyce, Jr.: One question. Would that qualify as section 8 housing?

Michael Campbell, Town Manager: No, it's not. It's...so, it's the way that it actually works is it's income qualified. So, um, because we're a rural designated area and there's a few other parameters that we meet. Typically, when you have income qualified housing it's 80-120% AMI. You know average median income or annual median income and, with our designation, they give us more leeway. It's 80-150%. So, the income restrictions are very, very lax. Uh...uh...if I remember correctly, when I was crunching my numbers, a single person who made \$90,000 a year could apply for an apartment. Um, however, that's really not the point. The point is...is that, you know, when we end up with \$1,000 a month apartment, we have an opportunity to...to keep our youth here, to bring other folks in for the workforce. Um...and, you know, especially with the three-bedroom units...family, have family housing, it'll be nice, new...and...and...I just...I do want to add...I didn't mention this, but I mean, this was...I've never seen this done so quickly. And again, this is thanks to all the help that everybody gave. And...and...Frank and his office. Um, but as of...as of Friday, the Garment Factory is actually in the Town's name. So, we have ownership of it for...uh, and we have a Letter of Intent...and, uh, basically we'll hold on to it until either the grant is granted and then...um...if the money that I have asked for, to keep things very simple, is to be allocated for the demolition of the building. That's it. So, we won't...I won't...we will still be involved in the project to completion because there's a...uh...one of the requirements through Virginia Housing is um...um...it's not a hard deadline, but they expect the project to be done within two years. Um, I expect the project to be done in two years if we get the...the full amount. And so, um...I think that, uh, hopefully we'll

see, hopefully, we'll see the Garment Factory start to get knocked down in January. Um, but know as far as...like...vouchers, it's not the same thing. It's...that would be...I think that the developer can do that. They have that option, I think, but that's not what this program is. The program is based on a very loose income restriction. So, it's...it's targeted at lower income individuals and families.

Mayor Richard Conner: Any other questions?

Council Member Mary Lou G. Spiggle: I'm very excited about this. Hallelujah.

Michael Campbell, Town Manager: I'm...yeah, it's uh...I mean, I'm...I'm very excited. I've never....I've been with...with my career, I've been involved with a lot of, you know, groundbreakings and things like that. I never really...that's not my thing. But to have...to have this one go through, if we can get this one done, this will be one that I'll be very, very pleased with. This is a...especially, I mean, I...I... You know, I've done massive projects, sixty-million-dollar projects, but it's different. It's, you know, it's a...it's hundreds of people. It's the state. Whatever. Um, a much larger locality. For a Town like Appomattox...for us to get something like this and to...and to take a building that's been sitting for 25 years, and falling to pieces...a massive building and...and to replace it with something beautiful, that is useful to the community...I mean, this would be one of my career accomplishments, I feel like. And I say mine, um...staffs. I mean, Dianne and Christy, um...uh, you know, Kim, we...everybody came together on this. So, it was...it's been really good and I'm just very hopeful and prayerful that it works out.

Council Member Mary Lou G. Spiggle: Yes, me, too. Two of my grandchildren are currently living in, uh, the townhouses that, um, are owned and operated by Bill Jamerson and....and Phillip. And, um, they're really...it's...we don't have any housing and they...they are in their twenties. As you've said...and if you don't, and you can't find anywhere to rent or if you're not in a position to buy right at the moment, then you're going elsewhere. And part of what we want to see is to keep our younger people, but it's not just for the younger people because there are, um, older people, seniors, single seniors that live in these townhouses. I said apartments and townhouses as well.

Michael Campbell, Town Manager: We'll see. I...I think, uh...again, I can't...we're so far early. I...I don't want to...I'm not making any promises, but part of the development plan may possibly include the single-story end units as well. So that would be great for...for...you know, anyone that needs something more accessible than a townhome. So, just very much looking forward to it, and it ought to be, you know, already decided...this is...this is certain...we're not going to allow any ingress or egress onto Confederate. So, you know, we're not going cause an issue there...the people will have to come through Patricia...and, um, yeah...just hope it works out.

Council Member Mary Lou G. Spiggle: Super good. Super good for the entire community. County and Town.

Michael Campbell, Town Manager: Absolutely.

Council Member Mary Lou G. Spiggle: That's what we want to see. So, that's very good news and fingers crossed...

Michael Campbell, Town Manager: And...and, really, it's a...uh, like, at the end of the day, it's...it'll be something like a six-million-dollar investment in the area. Um, so the...the county will reap, uh, very solid benefits off of that. Um...

Council Member McKinley Cardwell: Yeah. I think anytime we can get a win-win is always the best situation no matter what. So, anytime we're aiming for that, you know, it's awesome that we get to take down the cost of entry for many people trying to get in here and to create...to create a.. to create, you know, create a life, to create a home, to create their own American dream. So, you know, any way we can help out with that, just keep on telling us what...what we need to do and we'll keep on doing it.

Michael Campbell, Town Manager: And it won't be just another rental. I know that with the... with the rentals that we do have we're so limited. I mean, there are folks that have been living in those same units for decades. It's um...and, to your point, you know, when I came out here and I wasn't going to commute from Richmond, I had to go to Lynchburg.

Council Member Mary Lou G. Spiggle: Absolutely. It's a prime example.

Michael Campbell, Town Manager: I had to go to Lynchburg to get an apartment. I didn't want to...uh, but I had to go out there and...and...to find something that was a place where I was going to live was \$1,500 a month and it was not a three bedroom. So, yeah, it should be great.

Council Comments:

Mayor Richard Conner: Mr. Cardwell?

Council Member McKinley Cardwell: Um, I think Mary Lou may touch on it, but...tomorrow at the American Legion they will be honoring veterans at eleven o'clock. That's going to be...that's off of Oakley Avenue. That's all.

Mayor Richard Conner: Mr. Hensley?

Council Member Jack Hensley: Yes. Um, a couple of things really quick. First of all, I would like to thank everyone who voted for me. I greatly appreciate that. I also want to thank Danielle for keeping me on my toes. Yes, it was pretty interesting. Um, second, I do want to bring up something that I've heard a lot about from the community. Um, a lot of community concerns about Main Street. We all know those concerns. Uh, but I have heard a lot about it a lot lately. Um, so I know we can't turn Main Street around. I know we have had a mirror hanging up on the building. My question is, is it possible to put a stop sign at the corner of Church and Main? Right where you come out of Main Street, right there at the crosswalk. Is that a possibility to do

that to where these guys coming down Church Street is not doing 40 miles per hour and people are coming out of Main Street? I mean, they don't do 20, right? So, I mean, is that a possibility?

Michael Campbell, Town Manager: So, it absolutely is a possibility. I can coordinate with VDOT. The only issue that we may have would be figuring a way...I'm just not sure, with the measurements of a sign placement and a sidewalk with the ADA requirements. But yes, I can talk to the residency, we can see about having something done. And, since you did bring up Main Street, I did leave out one thing. Um, I would like, if you wouldn't mind...whatever...is there anything which we can actually update them on, as far as what we are doing that's appropriate for open session.

Frank A. Wright, Esquire, Town Attorney: Uh, yes. I spoke to Rob Fowler about the matter with the...I'm not quite sure what you would call it...the tower of cinderblocks that potentially seems to be a hazard on Main Street. Rob has gone out and talked to the folks in that location. Uh, based on that conversation, I believe we are going to proceed with the next steps, which would be sending a letter requesting that it be removed or at least be made safe in some manner. I understand that it is a temporary structure that is intended for use as scaffolding. But I would be concerned about the safety of it. You know, not only for the person using it, but also for anybody who passes by it on the sidewalk. So, that is what we are going to try to address. The intent is to address it as a public nuisance.

Michael Campbell, Town Manager: And, upon further inspection, apparently the concrete blocks don't just have the foam on the outside. They've actually poured concrete inside the holes of the blocks. But I am glad you brought that up so that I could let you know that staff is actually...what you know....we're efforting.

Council Member Jack Hensley: It's just been an ongoing question that I keep getting. That I keep hearing from everyone and in the whole community.

Michael Campbell, Town Manager: And there's whole...whole history to it and unfortunately there's some things that we are not able to fix, but hopefully this is not one of those things.

Council Member Jack Hensley: Well, I mean, you've got a pretty wide crosswalk right there. So, I didn't know if it could be something on the other side of the crosswalk? Right before you get to the front edge of the building or not? I didn't know.

Michael Campbell, Town Manager: About...what's the stop sign?

Council Member Jack Hensley: Yes sir.

Michael Campbell, Town Manager: The stop sign. Yeah, that's okay. Uh, but no, I mean, I think I think it's a solid idea. The main thing is, um, I just know from experience that...um...placing the signpost would be like the big...the big major concern how we would do that. There's a seven-foot clearance you have to have. It's...there's a specification for everything under the sun. I promise you. But there's also design exceptions. So, I'll talk to

Robert at the residency and see if we can't do something, because I already have another thing to talk to him about. So, um....

Council Member Mary Lou G. Spiggle: And you're wanting...we're wanting the request will be for a stop sign at the end of Main? So, people going out...driving....

Council Member Jack Hensley: It would be...it would be....it would be so you...when you come down Main Street there's already a stop sign.

Michael Campbell, Town Manager: Yeah.

Council Member Jack Hensley: So, coming from Confederate to Main Street...

Council Member Mary Lou G. Spiggle: Confederate....

Council Member Jack Hensley: There would be a stop sign right at the...I guess the front...the front corner of the sign shop, right there on where the crosswalk is.

Council Member Mary Lou G. Spiggle: Mhm. On Church.

Council Member Jack Hensley: On Church Street.

Council Member Mary Lou G. Spiggle: Church Street. The...the...

Council Member James J. Boyce, Jr.: Church at Main going south because they will not stop traffic coming across that railroad track.

Council Member Mary Lou G. Spiggle: And the railroad track. We've talked about that before in the past. I'm not saying that won't...that will stifle this request, but we were told that it would be...you cannot stop traffic, uh, that is going across that railroad track...

Michael Campbell, Town Manager: That's not the direction you're asking when you pull...yeah, when you pull down there the building obscures your sight distance. There's zero sight distance.

Council Member Mary Lou G. Spiggle: Yeah, I know.

Michael Campbell, Town Manager: So, what this would do, would be to create a stop and put a stop bar on...on the asphalt that's what we would ask for.

Council Member Mary Lou G. Spiggle: Okay.

Council Member McKinley Cardwell: Well, like, so it's there because I know that VDOT has like a...like a menu of options where you can even put in a raised crosswalk or like a speed

hump and everything. So basically, you're able to make the driver slow down themselves to be more mindful of the road.

Council Member Mary Lou G. Spiggle: Anything would help.

Council Member James J. Boyce, Jr.: Well...well there's already a sign that recommends you slow down to fifteen.

Council Member McKinley Cardwell: I mean...but like basically...basically taking...taking a sedan and asking them to go up...go up several feet into the air, you know?

Michael Campbell, Town Manager: Right? Well, I'll put my public works hat on and tell you that traffic...traffic calming is not what we need here.

Council Member McKinley Cardwell: Okay.

Michael Campbell, Town Manager: The...I mean it...it may be better than nothing, obviously. But, uh, it is a perfectly appropriate location for a stop sign.

Council Member Mary Lou G. Spiggle: Okay. Yeah. Any...anything would help. It's not a good intersection.

Council Member Jack Hensley: You know, when you have to pull all the way out into the street to be able to see around the building and somebody possibly already hit you, you know? It's...

Council Member Mary Lou G. Spiggle: Yeah.

Council Member James J. Boyce, Jr.: It used to be the same way at Lee Street and Church Street as well.

Council Member Jack Hensley: Say that one more time.

Council Member James J. Boyce, Jr.: It used to be the same thing at Lee Street and Church Street, but it was a fence that was blocking your view.

Council Member McKinley Cardwell: I think like most of the major accidents that occur at least on...at least on the VDOT maps occur between Confederate and Church. Right close to like J.E. Jamerson... right at that area because that's where a lot of that's reported. Um a lot...a lot more collisions at that intersection and I know the reasons why. Because when you're...when you're coming out from Jamerson's heading towards the Middle School...the way that that light operates...like, you don't know who has the right of way and I've seen a lot of stuff happen there.

Council Member Mary Lou G. Spiggle: Yes, yes, yes, and yes. It would be wonderful if we could get something to help.

Council Member James J. Boyce, Jr.: Maybe even add to the curriculum for the Driver's Ed. Who has the right of way and in what situations. Because, like you say, you get up to this...you, I know when I get up to Confederate from Church Street, I'm making a left turn. I know the other vehicle that's going straight has the right of way, but they sit there. And they sit there, and then I'm like, "Okay, you sit there." About the time I decide to get...take off, they..."Oh well, you know what I am going to go."

Council Member McKinley Cardwell: Because of how that...like a stop light works. Because it doesn't...it doesn't actually tell you, so you're thinking that the other person is supposed to go. It's not the case for that...for that particular one. So, it is a very odd intersection, um, that almost needs to be looked at.

Mayor Richard Conner: Put the arrows in...put the arrows in that would help. If it worked as well as the one at Court and Confederate we'd be in much better shape. And I think it's just historically...coming on from Jones Street, is a whole lot better. Anyhow. Thank you sir.

Council Member Mary Lou G. Spiggle: So, to circle back around, can I...I want to please ask a question about...um, you said that the next step was going to be...uh, since Rob spoke with the, uh, owners of that building. That we will send a letter. Who will we? Are we going to send a letter to the...to the land owners?

Frank A. Wright, Esquire, Town Attorney: To the land owners.

Council Member Mary Lou G. Spiggle: Okay, gotcha.

Mayor Richard Conner: Alright. Mr. Boyce?

Council Member James J. Boyce, Jr.: Uh, just one thing. Uh, of course, near and dear to my heart. Tomorrow is Veteran's Day. Freedom is not free. And, uh, I would have really liked to have seen a Proclamation in support of the veterans, but I would like to at least get it on the calendar for next year. For the first Council meeting that we do indeed make a proclamation thanking our veterans. Only place in the world you can be as wrong as you want to be, but that's your right.

Michael Campbell, Town Manager: So, Mr. Boyce, you'd like to sponsor a proclamation?

Council Member James J. Boyce, Jr.: Absolutely.

Council Member Mary Lou G. Spiggle: Next year.

Michael Campbell, Town Manager: Okay.

Mayor Richard Conner: Thank you, sir. Ms. Spiggle?

Council Member Mary Lou G. Spiggle: And, I would like to add...that's a wonderful idea. And I would like to add a pro...I'm a member of the American Legion Auxiliary by the way. Among other things that I'm members of. And I proudly support our American Legion. We are very, very...it's a wonderful group and so are the ladies. I would like to add that we...or suggest that we have a proclamation for Memorial Day as well. And I would like to just remind the public that tomorrow morning, of course, our office will be closed, but tomorrow morning at eleven o'clock at the American Legion Hall, which I feel pretty sure will be inside...pretty sure the program will be inside because of the freezing cold weather, but sometimes when it is pretty we'll have it out on the grounds of the Legion Hall. And it's on Oakley Avenue. Just go right down Oakley Avenue past St. Ann's. Keep going and it'll...you will find it on your left and just pull in and park and we would love to have you come and be with us as we celebrate and honor our veterans. And I would also like to thank and everyone who ran for office. Um, you all did a good job campaigning and working towards your goals and um, I think that you all did a good job and I commend you for that. So that's...that's all I have.

Mayor Richard Conner: Thank you, ma'am. Mr. Garrett?

Council Member Timothy W. Garrett: I don't have anything.

Michael Campbell, Town Manager: Mr. Mayor, just one more thing, please?

Mayor Richard Conner: Yes sir.

Michael Campbell, Town Manager: Uh, I apologize. One other thing I let slip. Um, I sent an email out a couple of weeks back and I didn't hear any objections. So, I just wanted to let you know that I'd like to put an email out on Wednesday letting staff know that we will be closed, Wednesday, November 26th in observance of Thanksgiving. Uh, for all of the hard work that they've done and continue to do. So, just making sure that everybody got my email, and having heard no objections, I'm going to move forward with that.

Council Member Mary Lou G. Spiggle: That sounds like a wonderful idea.

Mayor Richard Conner: Thank you, sir. Appreciate that.

Council Member James J. Boyce, Jr.: Mr. Mayor, might I add one more?

Mayor Richard Conner: Yes sir.

Council Member James J. Boyce, Jr.: Please. Thank you. January 1st there is going to be an open seat on Council. I would vitally recommend that someone would put in an application.

Mayor Richard Conner: Yes sir.

Council Member James J. Boyce, Jr.: And of course, we're going to have to go through the advertising and all of that. But hey, I think you ran a pretty good race. And I think we need

more levelheaded, conservative people that wants to kind of watch things to make sure that we don't get ourselves into too much trouble.

Council Member Mary Lou G. Spiggle: I would like to see us not get into any trouble.

Mayor Richard Conner: How soon can we start that process? Do we have to wait till the end of his term or can we...

Michael Campbell, Town Manager: That's maybe..well, I can put Frank on the spot, but I'll just tell you...uh, we've worked through the process as far as we know that we can seat somebody via appointment they can stay there until November. So that part we've settled. I don't..I don't...I can't imagine a reason why we couldn't do the process before January 1st. do you know of any reason why we should do..okay, so only...we just have to do the same thing. We have to do the advertisement with accepting applications. What we've all just been through here a few months back. So, we'll go ahead and get that process started and that way, uh, the first meeting in January, someone will be seated in Counselor Simpson's vacancy.

Council Member Mary Lou G. Spiggle: But he has one year left on his term next year.

Michael Campbell, Town Manager: Which is why...well that's...that's why the person will be able to serve out until November and then they'll...they'll face an election again.

Council Member Mary Lou G. Spiggle: Mhm. The regular election.

Mayor Richard Conner: Thank you, Michael. I was going to ask you that question later, but we are good. Thank you, Jim, for that. Is there any other business to come before Town Council at this time?

Adjournment:

On a motion by Vice-Mayor Timothy W. Garrett, seconded by Council Member James J. Boyce, Jr., the Council voted to adjourn at 7:20 pm. All members present voting aye. Motion carried 5-0.

Dianne Tanner
Deputy Town Clerk

Richard C. Conner
Mayor