

**Narrows Town Council Meeting  
September 8, 2025**

Mayor Tom Spangler called the meeting to order. Council Members present were Jonathan Creger, John Mills, and Alicia Lane. Council members absent were John Hale and Sara Bowles.

Staff members present were Terry Nicholson, Roger Shepherd, Debbie Thomas, and Lindsey Thompson.

Attorney Mike Bedsaul was present.

Councilman Jonathan Creger gave the invocation.

Council and audience recited the Pledge of Allegiance.

**Approval of August 11<sup>th</sup> Meeting Minutes**

**Councilman Mills made a motion to approve the August 11<sup>th</sup> meeting minutes. Councilman Creger seconded the motion.**

**Ayes: Creger, Mills, and Lane**

**Nays: None**

**Motion Carried 3-0**

**Consent Agenda**

*Library Report*

Councilman Mills said everyone he spoke with liked the paint nights at the library.

Councilmember Lane said they were fun.

*Parks & Recreation Report*

Councilmember Lane thanked Roger Shepherd for including the letter about the District 10. Who was it from?

Roger Shepherd said it was sent by Caleb Dunlea with the Christiansburg Recreation Department. The letter was supposedly from all of the directors in that league.

*Farmers Market Report*

Councilman Creger said the town continued to make more use of the market than they ever had and thought that was good.

Terry Nicholson said those events were really popular.

Mayor Spangler said there was a note on the back of the report from Lindsey Thompson that he encouraged everyone to read.

*Police Report*

Councilman Mills said he had no gripes with the police department. He thought they did an exemplary job.

*Financial Report/Treasurer's Report*

Councilman Mills said the town had a winner in that seat also.

*Town Manager's Report*

Councilman Mills said it looked like the town was still pinching pennies.

Terry Nicholson said they were indeed and would continue to for a while. He would talk with council more about that later. There was one other correction he wanted to make. He had unaccounted water listed at 27% in his report. That was his calculation because he did not have John Davis's numbers at the time that he put his report in. It was actually 24% for this month. He and John Davis, by design, calculated differently. Terry Nicholson went by the PSA's numbers and the town's sales numbers, and John Davis went by metered water coming into the town's system from PSA. They were always close to each other but were not usually exactly the same. The town received a check today from the PSA to reimburse the town for some of the water in August because of a problem they had with one of their systems. The town system ended up with too high chlorine, and we had to bleed the system to correct that, so the PSA paid the town for that water. That was unaccounted water, so the 24% was still a little bit high.

Mayor Spangler asked Terry Nicholson if he had been in contact with Habitat for Humanity about the property on Wolf Street.

Terry Nicholson said he spoke to Jim Drader from Habitat for Humanity about that and they were working together to figure out a way to demolish that property. Jim Drader was going to see if he could find a contractor to do that. Terry Nicholson received a complaint today from a citizen about another building on Monroe Street, and it was one the town had been watching that also needed to be torn down. There are cracks in the property's facade that had worsened. He spoke with the owner today, and he was supposed to have someone look at it by tomorrow. Terry Nicholson asked John Mills to come and take a look at it as well from the building official side of things to make sure the town and the owner were in compliance with everything they needed to do.

Councilman Mills said he would not pay for Asterra to come to town to do leak detection again unless they would do it for free.

Terry Nicholson said council had talked about that last month at their meeting. Since then, he had talked to Kevin Belcher, and he agreed with that assessment. He thought the other participating towns felt the same way, in that the information they received was relatively valuable, but they did not feel there was a need to pursue it further unless they could get grant money.

Mayor Spangler asked Terry Nicholson if he thought Habitat for Humanity would have an interest in the vacant lot next to the property on Wolf Street if it were available for sale.

Terry Nicholson said yes. He spoke with the owner of that property and for some reason he had something against Habitat for Humanity, so he was not interested in selling it. Jim Drader said he would also speak to the property owner, so that was still a possibility. That would generate two buildable lots side by side. Habitat was still looking at another property they had on their list on Hill Street.

Councilman Mills said he was interested in this post-disaster workshop that Terry Nicholson attended, and he believed the town would get some money.

Terry Nicholson said he felt that way as well. Giles County was going to get a significant portion of the disaster relief funding, and 80% of what was coming for disaster relief from Helene had to go to Giles and Washington counties. The funders will figure out how they're going to split that up, because those two counties were the worst affected. It was going to be a lot of housing money because that was what they were pushing for that to be, so Giles will have more money coming into the housing project to add to the money coming for the types of things they were talking about doing with Habitat for Humanity. There was potential to have a big boon to the town and the county from that disaster, especially for housing. At the post-disaster workshop he went to last week in Abingdon, the focus was to look at funding sources for recovery efforts and things that were not typically covered by FEMA and public assistance. That was promising to him because there were a number of things that the doors are being opened a little bit wider because of the disaster, that made it easier to get grant funding, and there were some new programs that were coming in as well that would be available and he was optimistic that the

town would be able to tap into that. The town had been working on the hazard mitigation grant for the wastewater treatment plant. They will be meeting on Friday of this week with all of the stakeholders to talk about this project. The concept behind putting this meeting together was to discuss possible funding sources and how they might work with each other. They were going to have VDEM representatives there, possibly FEMA as well, and the New River Valley Regional Commission. Kevin Bird and Eli Sharp were going to be in the meeting. Thompson and Litton will be there in force as well so they will have everybody who has been talking about this thing in bits and pieces all in the room together to try to hash out a plan for what their portfolio of resources for funding might be.

Councilman Mills said he applauded whoever put this meeting together.

Terry Nicholson said Davenport & Company, Narrows and Pearisburg's financial advisor, would be there as well. He hoped it was a very fruitful meeting and continued to move forward this large project for the town.

Councilman Mills said this meeting had real potential but while it was still fresh in these politicians minds they needed to move forward as quickly as they could.

Terry Nicholson said he was looking forward to this meeting.

#### *Public Works Director's Report*

Terry Nicholson said there was no public works director's report. John Davis was out of the office last week.

**Councilman Creger made a motion to approve the consent agenda. Councilman Mills seconded the motion.**

**Ayes: Creger, Mills, and Lane**

**Nays: None**

**Motion Carried 3-0**

#### **Communications, Concerns, and Requests from the Public**

None.

#### **Communications from Mayor, Council, and Staff**

Councilman Mills said Terry Nicholson had proposed an agreement to the PSA that was palatable for the town for the Lead and Copper Rule Revision work done for the PSA. And just for informational purposes, John Mills was a "lone ranger", because he did not vote to renew the auditor's contract. He knew it was an effort in futility, because of the circumstances, but he wanted them to know that Narrows was not happy, and he thought that was conveyed. They were still discussing where to locate the convenience center for this end of the county. He and Terry Nicholson were not pushing it too hard because everybody seemed to be okay with where it was now, so he was leaving it up to the PSA staff to come up with something.

Terry Nicholson said the PSA did have a figure from FEMA for a rough amount that could go towards relocating the convenience center. It was not quite enough to move to a different site in Narrows, which they would have had to purchase. They were still trying to figure out exactly what they wanted to do.

Councilman Mills said he wanted to be really clear because he was very vocal about putting it back at the same spot with the same amenities. He thought it was crazy to build all that and have it flood again. However, there was always a caveat, and what they were proposing was to not put all that stuff back there and just take what DEQ and those people would let them do, because everybody knew where it was and were familiar with it. The powers that be will not give them the money it would take to relocate, and he could not see the town or the PSA accumulating any more debt for something like that.

Terry Nicholson said John Mills mentioned working out a deal with PSA for the amount for the lead and copper rule revision. He had budgeted an amount for the year based on thinking the PSA was going to be borrowing \$400,000 and it turned out they only spent \$160,000; which meant that the debt service was going to be quite a bit lower than what he had budgeted. He told the PSA the town would pay them the amount they had budgeted this year, and next year the town would make up the difference. He could budget for that next year to pay the rest of it. They will present that to the PSA Board Thursday night at the next meeting. Kevin Belcher felt reasonably confident that they would agree to that. That way it would not go beyond what the town had budgeted for the year.

Terry Nicholson said he included in council packets a couple of things for the urgent need program grant the town received to put the generator at the wastewater treatment plant. Thompson and Litton did the design work and presented two things to him. One was the specific project agreement number five that was in council packets. The town will need to turn this in to DHCD for their approval. This project falls under the town's general agreement with Thompson and Litton, which had been in place since March 2023. He included that in council packets as well for reference. Mike Bedsaul set that agreement up so that it was automatically renewed every year for three years unless one of the two parties, either Thompson and Litton or the town, said they did not want to continue with that agreement. It technically had already auto-renewed, but he would like to get in the minutes tonight that council acknowledged that Thompson and Litton was continuing their relationship with the town. That way he could show DHCD that the town wanted to continue with the scope of the original agreement, through this specific project agreement. He also asked council to give Terry Nicholson the authority to sign that specific project agreement.

**Councilman Mills made a motion to ratify, approve, and confirm the retainer agreement with Thompson and Litton that automatically renewed as of March 15th of this year.**

**Councilmember Lane seconded the motion.**

**Ayes: Creger, Mills, and Lane**

**Nays: None**

**Motion Carried 3-0**

**Councilman Mills made a motion to approve Terry Nicholson to sign the Specific Project Agreement No. 5. Councilmember Lane seconded the motion.**

**Ayes: Creger, Mills, and Lane**

**Nays: None**

**Motion Carried 3-0**

Terry Nicholson said he included in council packets a copy of the signed agreement the town made concerning the recreational trails program with the Department of Conservation and Recreation. They talked about that last month and authorized him to sign. That project is underway, and the New River Valley Regional Commission had already begun their work towards environmental studies.

John Hale, through his work with the county, helped with getting bear-proof trash containers for several sites in Giles County through a grant. They had called and asked Terry Nicholson if the town would want one for Mill Creek, and he agreed it would be a great addition to the park. The County received the grant. As a result, Narrows was going to receive a bear-proof trash container to go at the trail head at Mill Creek.

Mayor Spangler said he saw on Facebook the other day where someone was offended by a flag going into the Mill Creek area. If it was where he thought it was, it was on private property.

Terry Nicholson said it was on private property. It was a Confederate flag that was flying on private property and was right at the gate to Mill Creek, therefore was something he could not control.

Councilmember Lane asked if these funds would be used for signage at the trail head or would it be for signage on the trails as well.

Terry Nicholson said it would be used for signage on the trails as well. Ralph Robertson has given him all of the intersections of the trails and what would need to be placed on those signs to give directions. There were a number of trails where you started on one trail and to go to another trail you had to take a turn.

Councilmember Lane said some of the trails looped back together.

Terry Nicholson said he believed he told council last month that Ralph Robertson made a bunch of signs himself and somehow those had become collector's items and people were stealing them from Mill Creek so that was one of their ideas to make those more permanent and more difficult to heist.

Terry Nicholson said the GHHI Grant was the EPA grant for the fire station design and possible purchase of some land there. He and Mike Bedsaul were still working with Stantec to get the agreement in place for that. They were not quite there yet, because they were trying to figure out some procurement aspects, to make sure they covered everything. Mike Bedsaul was in the process of reviewing those agreements, and Stantec had just changed one of those and sent it back to the town for review and so he had not had an opportunity to get far enough along for Terry Nicholson to ask Council to approve that entirely. What he would like to do was to give council a cap of \$20,000 which would get them the initial agreement with Stantec for them to start the management of the grant project itself and to help Terry Nicholson with putting together an RFP for appraisals of the two pieces of property that the town might be interested in purchasing there. Those two appraisals and the work with Stantec would be less than \$20,000. This grant was also unusual in that the town could request the funds beforehand and receive an advance, and then report how they spent the funds. The town will ask for that advance, and then once they knew they were going to get the advance they would actually engage Stantec and the appraiser.

Mike Bedsaul asked if there was a local match.

Terry Nicholson said there was no match required for this grant.

Mike Bedsaul said they had reviewed the original grant that Stantec sent Terry and himself, and the scope of services was really narrow, and was only for the \$12,000 of initial work. He made a handful of changes to that and when Stantec sent it to its own attorneys they said it did not make sense to do this agreement for such a small scope of services so they did a master agreement. For the future phases of this project, they could use that same master agreement and then issue task orders after that. He thought that was why the structure of the agreement changed but at this point there was a relatively small scope of services that Terry Nicholson was asking for council to authorize him to move forward with. The total grant was \$350,000 and this task was for \$20,000 of that up front, which the town would request to get an advance so the work could proceed.

Mayor Spangler asked if this was the money that some months ago they pulled back.

Terry Nicholson said that was correct.

Mayor Spangler asked if it was a definite thing now.

Terry Nicholson said it was not a definite thing, but the grantor was saying if the town asked for and received it in advance, they could not take it back.

**Councilman Mills made a motion to approve asking for an advance of \$20,000 for the GHHI Grant and to authorize Terry Nicholson to sign the agreement once completed. Councilman Creger seconded the motion.**

**Ayes: Creger, Mills, and Lane**

**Nays: None**

**Motion Carried 3-0**

## **New Business**

None.

## **Unfinished Business**

Mike Jeffries, project manager with Thompson and Litton, said about four years ago Thompson and Litton did a preliminary engineering report for Giles County looking at regionalizing the entire county into one wastewater treatment plant. It became obvious very quickly that that was not going to be feasible. Subsequently, they did a preliminary engineering report for the Pearisburg wastewater treatment plant and the following year they did a preliminary engineering report for the Narrows wastewater treatment plant. Based on those reports, the idea of regionalizing Narrows and Pearisburg's treatment plants started to make more and more sense. They could convert the Narrows wastewater treatment plant to a pump station to Pearisburg, but Pearisburg would have to get slightly larger to accept all that flow. The Town of Narrows, the Town of Pearisburg, and Thompson and Litton met in Richmond with DEQ to discuss this project. DEQ was on board, and liked the regionalization idea, and suggested the project be broken up into phases and take a look at inflow and infiltration (I&I) for both towns, so Thompson and Litton got a head start with the Town of Narrows and that was why they were here this evening. They were at the council meeting to let council know what they had come up with building on previous reports, previous work, and the data and everything they had been able to collect over the last year, and came up with a project that they believed would have an effect. He was going to step back and let Elliott Brewster and Mark Upton speak to council concerning this.

Elliott Brewster, design engineer with Thompson and Litton, said if council would look at Exhibit A that was just handed to them, he wanted to show the basis of their study and the area that they went over. In phase one, they broke the town's sewer system into multiple parts. The first section would be Riverside Avenue, Hopkins Street, Monroe Street, and Main Street. They had four meter locations that from approximately February to April or March, data was collected every five minutes and they recorded gallons per minute that was flowing through the system. Once they had that data they found which ones were the worst in that section, and then they subdivided each subsystem of that area. With the Phase 2 system, they took those meter locations and would break them even farther down, and subdivide them to pinpoint the area that was the worst. They broke Hopkins Street down and moved it farther up Hopkins Street, moved Riverside over to Warner and Locust, moved Main Street back to Westview, and took Monroe Street and moved it to Mary Street right by the school. They also used some smoke testing data that Peed & Bortz had. They used some manhole inspections to dial in some of those areas. They worked with the town and John Davis to figure out what areas were worst. They got about six months of data moving through the spring and got some good rain events, and were trying to see the amount of I&I coming through the system. Breaking down the analysis portion, after they looked at the data and compiled it in the graphs, Monroe Street and Hopkins Street were the two worst areas. During a rainstorm they were producing approximately 23 gallons per minute of I&I. That was an average based on the full length of the period. That was both on Hopkins and Monroe. With the two separate sides of the system, the north system and the south system, there were two areas that were really bad. They also had some smoke testing reports that showed that Warner and Locust had some combined storm drain inlets, and if you had a storm drain inlet coming into your sewer system, the water would flow there very fast. Warner and Locust did not show a big spike, but they did analyze the daily data and it showed the gallons per minute and could see an average of how the flow jumped up. Warner and Locust did not have that daily spike, but they could see a very significant spike in the hourly data. Warner and Locust showed, if they went down into the hour by 30 minute increments, it showed a huge spike, but then it came right back down to where it was, and that indicated a storm drain system cross-over to get water in and get water out, and not so much an infiltration. Mary Street was one of the most significant areas due to the amount of flow coming through there. It did not really show a spike of inflow like Monroe Street and Hopkins Street, but it averaged like 60 gallons a minute even on a dry day, so it was a significant area also.



After developing that, in their scope they also had a sewer catalog that was developed. They analyzed and took the GIS that the town had already, and they fine-tuned it and got everything in place after the pump stations in to where in the future if they needed to develop another subdivision or something like that they could analyze that and see if the town could meet flow or if they would overflow man holes. That was also provided in this study too and they had that on file so for future years with future use with their return contracts they could help develop and show where the town had overflows, where they had problems where they needed to upgrade in the future. Maybe they could go from an 8" line to a 10" line and things like that and that was also in there. Thompson and Litton had two recommendations for the study. They had in-house force accounts that the town could do with their team and crews out in the field. Then they also had the capital improvement projects where they would go get funding to do all that. Some of the force account actions the town could do in house. They had down to install protector manhole inserts. Sometimes in low-lying areas, manholes could be in the ditch or a channel and water could get in through there and that was a simple fix. They were not too expensive, but it was something the town could probably throw together. Thompson and Litton had in their report an exhibit showing where all the manholes were that were having bad inflow. That was not infiltration where it was coming through the brick masonry but coming in through the top, and they got those from manhole inspection reports that were done previously. They took the manholes that had the worst flow and made an exhibit for council to get that process going while they were waiting on the phased portion of it. They could do smoke testing and dye testing. Dye testing worked very well with combined sewer storm drain inlets and that could confirm or not some combined sewer problems. They just had to make efforts to maintain manhole watertight seals in low-lying areas and keep the main lines clean. There were times they had to jet a couple times during the study because there were a couple of blockages here and there.

For the capital improvement projects, the flow meters could only tell you so much. They told you the spikes and what areas were bad, but they did not tell you why they were bad. You could not see if there was a broken line, if this manhole was inflowing badly, was there infiltration, was there something connected, or was there roots in the pipe and water seeping in that way. Their Phase 1 approach was to first take care of some of the manholes in that study area. So, they would have a contractor come in, they would do a cementitious coat around the manhole because there were a lot of the manholes that were brick masonry. They would seal up all the manholes that they had identified, and there were approximately 128 manholes that they planned on doing that were in the study area. They were going to do all the masonry manholes, but they decided to break it down to reduce the cost a little bit and just deal within the study area.

Terry Nicholson said that was based on identifying several subsets of our system where the I&I problem was minimal, which was good. That meant some parts of the system were performing as expected. He told Thompson and Litton he wanted to focus on the areas that they knew were problematic and would only refurbish those manholes and would do the camera work in those areas.

Councilman Mills said that made sense, but at this point, how big of a financial commitment did he anticipate this costing the town?

Elliott Brewster said he would like to finish explaining the phases and then they would get to the cost. In Phase 1, they were going to CCTV investigate Monroe Street, Hopkins Street, and the Main Street subsystems. Those were the three systems that were showing I&I, so they would get in there with the CCTV, about \$10 a linear foot, and could see if there was a pipe break, were there roots in the system, or was there pipe missing. Their first goal was Phase 1A where they do the manholes and then get into the Monroe Street, Hopkins Street, and Main Street subsystems. They were also going to add Phase 2B which included Brookman Street and Woodland Avenue. Those two areas were the ones that had the possible combined sewer and storm drain, and then downstream from that was the Warner and Locust meter. Both those streets came together at Warner and Locust so that was how they analyzed that. Those were going to be the first parts that they CCTV defined. With Phase 1, there was X amount of linear feet that they were going to CCTV. They estimated in Phase 2 they were going to do the rehabilitation of these lines (by lining them) because the manholes should already be completed in Phase 1. In Phase 2, they estimated that 50% of the lines that they CCTV would have to be repaired. Phase 1 would cost

around \$600,000. Around \$150,000 of that was going to be the manhole rehab and then the rest was doing the whole lines, CCTV and everything, and finding the problems so they could fix them the most efficient way. Phase 2 was where the expense came in because they were doing the rehab portion and were approximating \$1.4 million for that and that would take care of the Monroe Street subsystem and the Hopkins Street subsystem so the two worst subsystems would be handled in that phase. They would also be using the CCTV at Mary Street at the same time so along with that \$1.4 Million they were also doing more investigative work for the next phase, which would be Phase 3, which was where they were going to rehab the Warner/Locust subsystem. They would find the areas that were bad with the combined sewer and then also rehab the Mary Street system that had the most flow.

Mayor Spangler said when the town started this about a year and a half ago they were given a breakdown of the different products that were needed and the cost of them and they had a discussion at that time that the town crew might be able to do some of that work. Did any of that enter into what Elliott Brewster was speaking of?

Terry Nicholson said Thompson and Litton's recommendation would include what they thought the town could do in house and then what they would need to contract out. There would be some work the town could do in house and that was what Thompson and Litton was proposing. When council initially talked about this they approved the I&I study, which was around \$98,000 that the town could be reimbursed from DEQ for this. At the time, it was possibly going to be a loan with some principal forgiveness, but they had since been told by DEQ that it would be a loan with no principal forgiveness. It would be a low-interest loan, but it would be only a loan. In the meeting they had with DEQ, the amounts there were that \$100,000 for the I&I study, which was what Thompson and Litton was presenting to council now, and then basically \$1.5 million for pursuing it further. They were going to be above that so they will need to go back to DEQ and discuss this with them. He talked to Davenport & Company today about this as well so they were reviewing this report also to help the town with how they might be able to finance this.

Councilman Mills said if he was looking at this correctly the entire project would cost around \$3 million.

Elliott Brewster said it would cost \$3.22 million. The engineering fee would also be included so the final cost would be around \$3.3 million.

Councilman Mills said they had to do this at some point. The only thing that worried him was how much help the town was going to get from whomever to foot the bill because that was a big bite for them.

Terry Nicholson said it was and that was his point in talking to Davenport & Company today, was that it was more than they anticipated it was going to be, so they needed to figure that out. He was not going to ask council to approve anything tonight other than to say the town was going to continue to work with Davenport & Company and figure out the financing for this.

Councilman Mills said they needed to work with Thompson and Litton and had to try to get some money somewhere.

Elliott Brewster said that was estimating 50% of what they CCTV will be rehabbed. Depending on Phase 1, that would alter the Phase 2 number. They could have a couple of really bad areas they could fix and it would only be 30% of what they saw but then on the flip side it could be more at the same time.

Councilman Mills said the price was what it showed up as on bid day.

Terry Nicholson said an estimate was just that and the town was all too familiar with that because they had done Northview Street, George Street, and Main Street and the cost for those was around \$1,000/foot to replace the sewer line.



Elliott Brewster said there were also repairs tied into those estimates so that was not just lining. There was room in there for repairs that needed to be done. They could come across a pipe that was completely broken and you could not get a liner installed.

Terry Nicholson said Thompson and Litton was pointing out when they met before that in some ways this relining process they were using could actually be better in that it sealed the laterals that came in as well. Over time, the town could tap a lateral into something, grout around it and eventually that grout would break down and that became an I&I location. This procedure that they use for relining these pipes allowed them to actually seal around that lateral where it came in and then when they reline they could laser cut the hole for that lateral and it would completely seal the liners.

Elliott Brewster said they would put the liner in and then they had a little robot that showed them where the laterals were. They would come in after they cut the holes and put another liner in for that lateral so it made a complete watertight seal that would go three to four feet up into the lateral. That was really where a lot of that I&I came in because water was coming out and got on that pipe and ran right into the pipe. A lot of the laterals were cut in open face and the grout was gone. It was a big cost to do, but it was a very substantial reduction in I&I. If you were going to line the main line you had to do the laterals also or it would be a waste.

Mayor Spangler asked how far the town had to proceed with this and how did that affect the wastewater treatment plant. How much money did the town need to spend and what did they need to do before they said what they were going to do about the wastewater treatment plant?

Terry Nicholson said the real point here was whether Narrows partnered with Pearisburg and built a new plant or not. They needed to address this I&I because the town was paying to treat that water. They were treating rainwater before sending it out and that cost money. They did not want to get themselves in the situation where they were paying to pump it to Pearisburg and paying them to treat it when it was rainwater. That was why this was so critical to get the I&I fixed.

Councilman Mills said he agreed with Terry Nicholson's assessment and Thompson and Litton's findings. He agreed with Mayor Spangler that in some form or fashion, regardless of which direction they went with the sewer plant, it was obvious the town had to do this. It was also obvious that it was going to cost a lot of money if they did not get some sort of relief from somebody.

Councilmember Lane said if the town magically had all the money and they started the work, how long would it take to do all this work.

Mark Upton, design engineer for Thompson and Litton, said the project was broken down into multiple phases partially just for cost and partially for the time. The lining itself could be done pretty quickly but the timeline between getting the information, reviewing it, trying to find the most efficient use of the town's money, and then getting that bid out and constructed, each of these phases he would expect to take a year to probably 18 months. If the town had all the money magically, and could do all the phases all at once, they might be talking about 2½ years. They could probably shorten it up, but he would rather tell them a little long than a little short.

Mayor Spangler said if the worst areas were Monroe Street and Hopkins Street they were looking at \$800,000 to complete those two areas. Was that where they should start?

Terry Nicholson said yes because that was what Thompson and Litton identified as the worst.

Mayor Spangler asked what type of material the linings were made out of.

Mark Upton said it was a resin applied to felt. It was either UV cured or steam cured and it was flexible, and they would invert it through the sewer and then cure it, and it would create a rigid pipe that was structurally solid enough that it would hold regardless of whether there was a host pipe there or not.

Councilman Mills asked what the life span was on that material.

Mark Upton said they designed it for 50 years at a minimum.

Mayor Spangler asked if there was a product that had a longer lifespan.

Mark Upton said PVC.

Mayor Spangler said there was no product similar to what he was talking about that was any better.

Mark Upton said no. The products were getting better every year just like everything else. They were designed for a minimum of 50 years and he would not be surprised if it lasted 75 or 100 years.

Councilman Creger said the liner was going to take up some of the inside diameter of the pipe. How much did that have an impact on the performance of the system?

Mark Upton said very little. There were two things that factored into that. The steam liners were traditionally about 6mm thick so there would be about between ¼” and ½” of restriction. What helped things out was if they thought about the interior of a clay pipe, there were joints every 4’ and it was a fairly rough conduit. This sleeve smoothed out the pipe, for lack of a better word, and could actually carry more water than a clay pipe of the same diameter. The new UV cured liners were actually thinner at only about a mil and a half thick and there was the same benefit of it being a continuous, relatively smooth pipe so any reduction in flow was minimal.

Mayor Spangler said the second one Mark Upton mentioned that was a mil and a half thick, did it have a less life span.

Mark Upton said no, it was the same lifespan. It was just a little heavier duty and a little more expensive just because of the technology.

Councilman Mills asked what the plan was for this.

Terry Nicholson said he was going to continue to work with Thompson and Litton and with Davenport & Company to figure out the financial aspect of it and what their next steps will be. They will come back to council with a proposal for how they wanted to proceed both financially and getting them to do the work.

Mayor and Council thanked Thompson and Litton for their presentation.

Councilmember Lane asked Terry Nicholson if there was any way that flood recovery funding could help with this. Was there any angle like influx of stormwater and damage?

Terry Nicholson said there was and that was one of the things they talked about in this post-disaster workshop he went to. There was an infrastructure recovery program. The town would be a little bit hard pressed to say this was flood damage, however, the mitigation that they wanted to do to get the wastewater plant out of the floodplain required dealing with the I&I. It was not a direct chain of cause, but there was some reasoning towards pursuing that so it was a possibility that they certainly will look at.

Councilman Mills told Terry Nicholson that his plate was exceptionally full from where he was sitting. When it got to be too much, he could come to council and they might be able to get him some help doing some of these grants and other things. It was just so important and he wore every hat in this town. Just keep that in mind and do not hesitate to ask.

Terry Nicholson said he appreciated that. Jonathan Creger actually said the same thing to him tonight before the meeting. They had talked about this and that was something he would like to pursue with council when they can afford to do it, but they could not afford to do it right now.

He wanted to update council on the line of credit. The town was still hurting cash-flow-wise right now and he wanted to continue to make council aware of that. Like Debbie Thomas said before, every morning, the first thing she and Terry Nicholson did was check the bank account amount and see how they were progressing there. He talked with Davenport & Company today about this as well and they were looking at some ways they could help the town to maybe get their cash balance back up again. They took some hard hits last year with the flood and with some of the big projects that they ended up doing. They paid Thompson and Litton \$100,000 to do the I&I study and that was out of pocket and not budgeted, so there were a number of things like that that made their cash balance go down, and he wanted to make sure council was aware of that. In talking with Davenport & Company, there was a possibility that the town may need to, between now and when tax revenues come in again, draw on that line of credit again. He would like to ask council for the flexibility to be able to draw on that line of credit quickly if they needed to. He asked for Mike Bedsaul's guidance as to what authority this would need. Davenport & Company was telling him it would only take a couple of days to do a draw, but the town would have to be strategic in how they did that because the line of credit was drawn for a particular reason, which was for projects related to flood recovery, so they would need to address that whenever they made an additional draw. He wanted to make council aware that was a possibility in the future and they may just have to call a meeting if they had to do that quickly.

Mike Bedsaul said the town code said that any expenditures more than \$500 had to be authorized. He was not sure what the solution was unless if Terry Nicholson needed to move quickly council could vote to authorize him up to a not-to-exceed amount that he could utilize the line of credit for.

Councilman Mills asked what the amount was they would need to authorize.

Mike Bedsaul said Terry Nicholson was probably in a better position to give council that amount.

Mayor Spangler asked Terry Nicholson if he was referring to this partially because of the bank account balance and what it might or might not be on any given day.

Terry Nicholson said yes. They were having to pay payroll and their monthly bills every month and they were getting to the point that they did not have enough money to do that consistently.

Councilman Mills said there was something he wanted for the record. There was a difference in spending money and wasting money. They had spent money and he thought they spent it wisely and everybody was in a bind right now, but it was short-lived. This was not what their future was going to hold so what amount did Terry Nicholson need to get them over this?

Mike Bedsaul said he thought these expenditures had already been budgeted, was that correct?

Terry Nicholson said that was correct.

Mike Bedsaul said since council had already approved the expenditures he did not know if council necessarily had a concern with the \$500 issue if it had already been approved. He thought the issue was how much backing Terry Nicholson got on their authority to draw on that line of credit.

Mike Bedsaul said if he understood it correctly council had actually already authorized these expenditures when they approved their budget so he thought the \$500 requirement had probably been covered. It was the issue of Terry Nicholson taking on more debt through the line of credit.

Councilman Mills said if Terry Nicholson picked up the phone and called him concerning the line of credit he was going to tell him to do it. He did not know about his teammates but they

could not be fooling around. They had an excellent rating in government and he did not want to fool around and get a black mark against their name. He told Terry Nicholson to come up with the number.

Mayor Spangler asked Mike Bedsaul if Terry Nicholson came up with a number and council voted and authorized him to be able to draw against that line of credit but not to exceed that amount was there anything that he just said that was not kosher.

Mike Bedsaul said no, not that he was aware of. Council could take a vote for a not-to-exceed amount for the expenditures that he anticipated for the next month until their next meeting.

Councilman Mills asked Terry Nicholson what the number was.

Terry Nicholson said, for the next month, he would say it would not be more than maybe \$75,000 or so.

Mike Bedsaul said council could take this not-to-exceed approach by making a motion to authorize Terry Nicholson to draw on the line of credit up to a not-to-exceed amount and if it exceeded that amount they would need to call a special meeting to get council's vote. Terry Nicholson could certainly contact each council member one-on-one for any expenditure that might require drawing on that line of credit and then have council at their next meeting ratify, approve, and confirm that expenditure when they were all together and could act as a group. He would at least have an idea of where council as a majority stood. The other option would be that whenever Terry Nicholson felt like there was a need to draw on the line of credit they would call a special meeting and hopefully that would not be that often in between their regular meetings and that way that would give council better control over the town incurring additional debt through the line of credit. The line of credit had already been approved at this point.

Mayor Spangler said he thought the easiest way on Terry Nicholson would be for council to approve a not-to-exceed amount. If it came to the point that it exceeded that amount they would have a special meeting or he could do it in a phone call or something similar.

Mike Bedsaul said he assumed there would be other town revenues so he guessed that was the gross amount that he would expect to need.

Terry Nicholson said the reason they were doing this daily and checking this daily was because there was a lot of the town's income they could not really predict and there was a lot of their expenses they did not really predict. At the end of this month, they will receive their quarterly payment from VDOT for street maintenance and that was \$130,000 and that would bring their cash balance back up again. They did have several outstanding bills as well that were going to end up hitting them as well and he was concerned about it.

Mayor Spangler asked what was wrong with \$100,000.

Terry Nicholson said the town was also waiting on reimbursements from FEMA and when those started hitting that would help them as well.

Mayor Spangler asked Mike Bedsaul if what they were saying had a termination date or did this carry on as long as they needed it to.

Mike Bedsaul said it was up to council how closely they wanted to monitor this practice but it seemed to me that it would make sense for council to look at it monthly on the line of credit at each of their meetings like they were doing right now. It was a combination of things he was considering. One, it was so that they as a council could make sure that they were regulating in some way how much debt the town incurred through this line of credit. It had nothing to do with how much confidence they had in Terry Nicholson. The second thing was that he thought it also put Terry Nicholson in a better position to know that as he was drawing on that line of credit he knew that he had clear direction from council as to what he could and could not do in terms of incurring that. Council could utilize this not-to-exceed approach by making this motion and

revisit that at the next meeting. The other option was if council really want to keep tight reigns on it, call a special meeting every time that Terry Nicholson felt like that he had a need to draw on that account. That way council would be authorizing every time that the town drew on that line of credit.

Councilman Mills said their stance on that was that they did not need Terry Nicholson if they had to do that because that just took time.

Mayor Spangler asked if the use of this line of credit required one signature or more than one.

Terry Nicholson said he was not clear about that yet either from Davenport & Company and so it may be that the mayor would need to be involved anyway, and he would certainly let council know if he were making a draw.

Mayor Spangler said he had no problem if Terry Nicholson was signing it but he thought most people in the community would feel better if it required two signatures.

Terry Nicholson said he honestly did not know what the process would be because it was different from the initial closing, because it was submitting a requisition to the bank. It might be that Mayor Spangler and himself would need to sign.

Terry Nicholson asked Councilman Mills to add to that motion that if he drew on that line of credit he would notify council by email that he was doing it.

**Councilman Mills made a motion to allow Terry Nicholson to borrow from the town's line of credit an amount not to exceed \$100,000 and that he notify council by email before this is done. Councilman Creger seconded the motion.**

**Ayes: Creger, Mills, and Lane**

**Nays: None**

**Motion Carried 3-0**

#### **Matters for Consideration by Council**

Mayor Spangler said council had a proclamation from the General Federation of Women's Clubs for the National Day of Service. It stated, "Whereas September 28, 2025, is known as the National Day of Service and as such being such recognized by the General Federation Women's Club (GFWC) and by the town of Narrows. Whereas, the Narrows Junior Women's Club of GFWC focus on is on Domestic Violence and they are donating \$250 toward the Women's Resource Center which helps victims including children that are being abused and endangered by domestic violence. Whereas, I being Mayor of the Town of Narrows I would like to recognize and thank the Narrows Junior Women's Club of GFWC for their hard work and dedication toward making a positive impact on the town and within their community. Thank you for living The Volunteer Spirit. Therefore, BE IT RESOLVED that I, Tom Spangler, Mayor of the Town of Narrows do hereby proclaim September 28, 2025, as National Day of Service with a focus on Domestic Violence".

**Councilman Mills made a motion to adjourn. Councilman Creger seconded the motion.**

**Ayes: Creger, Mills, and Lane**

**Nays: None**

**Motion Carried 3-0**

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Clerk, Debbie Thomas

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Mayor, Tom Spangler