

**Narrows Town Council Meeting  
October 13, 2025**

Mayor Tom Spangler called the meeting to order. Council Members present were John Hale (attending remotely), Sara Bowles, John Mills, and Alicia Lane. Councilman Jonathan Creger was absent.

Staff members present were John Davis, Cindy Laws, Terry Nicholson, Benji Ratcliffe, Roger Shepherd, Debbie Thomas, and Lindsey Thompson.

Attorney Mike Bedsaul was present.

Mayor Tom Spangler gave the invocation.

Council and audience recited the Pledge of Allegiance.

Councilman John Hale stated that he was attending the council meeting remotely because he was in Denver, Colorado to attend a personal event that was coming up this weekend.

Mayor Spangler presented a certificate of recognition to Joe Goorskey, who was not in attendance at the council meeting. This certificate recognizes the years he spent as a council member.

**Approval of September 8<sup>th</sup> Meeting Minutes**

**Councilman Mills made a motion to approve the September 8<sup>th</sup> meeting minutes.  
Councilmember Lane seconded the motion.**

**Ayes: Mills and Lane**

**Abstain: Hale and Bowles**

**Nays: None**

**Motion Carried 2-0**

**Consent Agenda**

*Library Report*

Councilmember Lane said it was nice to see the library had been really busy. She was interested in the Medicare and Social Security session that was to be held on October 15<sup>th</sup> from 3-5pm. Who was presenting that?

Cindy Laws said it was some organization but she did not remember the name.

Councilmember Bowles asked Cindy Laws if she had sold a lot of spots for the paint nights.

Cindy Laws said they do not charge for paint nights. People may be willing pay a little something for that.

Councilmember Bowles said there could be a jar available for anyone that wanted to give a donation.

*Parks & Recreation Report*

Councilmember Lane thanked Roger Shepherd for all of the help he had given toward the Wolf Creek Runs Wild Race that would be happening this weekend.

*Farmers Market Report*

Councilman Mills said the Fall Festival was excellent.

Lindsey Thompson said the Narrows Christmas Parade and A Very Narrows Christmas will be held on December 14<sup>th</sup>. The activities for A Very Narrows Christmas will begin around 12pm and the parade will be at 7pm.

### *Police Report*

Mayor Spangler thanked Police Chief Ratcliffe and all other officers for the job they did. He had a chance to meet Megan Whited, the new Narrows officer, and was very impressed with her. She seemed to be a good fit for the police department.

Councilmember Lane said that Melissa Cohen had finished her graduate studies. It was very impressive that she had finished her master's degree while working.

### *Financial Report/Treasurer's Report*

Debbie Thomas said they had received a draft of the FY25 audit report and Terry Nicholson will review that report. Corbin Stone will attend the December meeting to present the final audit report.

### *Town Manager's Report*

Terry Nicholson said he wanted to point out in his report that Lindsey Thompson had added the capability for citizens to auto-pay for utility bills. Council had been given a copy of the document tonight. She has created a list of frequently asked questions and has done screenshots of the actual screens that citizens would need to go through. She did a great job of making it accessible to people that wanted to set that up and make sure their bills were paid on time.

Lindsey Thompson said this would be a great thing for citizens because they would be able to do auto pay now. She wanted to mail utility customers this document because when they enrolled in this, if they had a past-due bill, it would catch them up for the first month and then they would be current every month. She wanted to make that clear to customers. She expected quite a few utility customers would sign up for this. There were currently 18 customers that had been doing a trial run with this and there had not been any issues.

Mayor Spangler said several people had commented to him that they were really excited about this.

### *Public Works Director's Report*

Water loss was 15% for the month. Mayor Spangler said he looked at the past public works director's reports and counted 56 water leaks that had been fixed since October 2024. He thanked John Davis and his crew for the good work.

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

**Ayes: Hale, Bowles, Mills, and Lane**

**Nays: None**

**Motion Carried 4-0**

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

None.

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

Councilman Mills said the PSA meeting was short. They discussed funds that were owed to the PSA by customers, and they were trying to collect this, but some would never be collected (deceased or past the statute of limitation for collection). They were still discussing where the convenience center could be located. It could be left where it is, because FEMA was only willing to give around \$180,000 toward creating a new convenience center, and it was going to cost around \$350,000 for a new one.

Terry Nicholson said they had looked at sites in and around Narrows, and the cost would be around \$350,000.

John Davis said he spoke with Christopher Howell with AEP, and Christopher had spoken with his supervisor, and said once they received approval, they would install LED streetlights in place of the bulbs that were already there.

Police Chief Ratcliffe said he hoped they did this soon because there were citizens calling and complaining about streetlights that had been out for months.

John Davis said AEP did not want to replace the bulbs that were there now and then have to come back later and install LED lights.

John Davis said the school signs had not been working, and this evening was the first time he had seen them on in a while. There was a computer glitch in the programming software, and the school board had to reprogram everything.

### **New Business**

Terry Nicholson said he placed in council packets a letter that Howard Spencer had sent to him. John Mills and himself met with Howard Spencer a couple of times now and talked about this property. This was the property on Route 460 just outside of town limits across from Light's. It was undeveloped property, about 10 acres. It was in the hands of a nonprofit organization right now. When Glen Lyn was dissolved, they turned that property over to a nonprofit to hold it, and Howard Spencer was still responsible for that. Howard was trying to maximize the possibility that the parcel could be developed. One of the keys the town held there was utilities (water and sewer) for that site. Council has talked about that in the past, and said the town could work with a developer to get water and sewer to that site, and we would be willing to do that. The other aspect of that was the idea of annexation, the correct term is boundary adjustment, where the town would bring that property into the town limits. Right now, Howard Spencer and the nonprofit, the town, and the county were all agreeable to that becoming a part of the town's corporate limits. This is not anything the town would do immediately, but was something they would consider. Howard Spencer was asking if the town would craft a letter of support basically to this nonprofit to say that the town was in support of that property being developed and would be willing to look at providing water and sewer service to it and including it in the corporate limits of the town. If council was amenable to doing that, he would be happy to craft a letter and send that to them.

Councilman Mills said he saw absolutely no reason not to support it.

Mayor Spangler asked if the town was assuming any liability for anything by doing this.

Terry Nicholson said no. The town would not be a party to the transaction at all. The only thing they would do was work with a developer to help them provide water and sewer. That would depend on what the property was going to be used for. The town had looked at a couple of options for how they could do that. There was already water and sewer on that side of Route 460 that went down to Riverview Campground so it could be a matter of extending that. They would have to look at capacity issues there. The other option was to use the pump station that was between Light's and the dermatologist's office that was already there. They would have to come under Route 460 and that would be very costly to do. So, they had a couple of options for how to be able to do that.

Councilman Mills said unless Mike Bedsaul had opinions to the contrary, he would like to make a motion that they do the letter for Howard Spencer.

Mike Bedsaul said he did not have any opinions on that.

Mayor Spangler asked if there was a second to that motion.

Councilman Hale said he wanted to reiterate his wholehearted support for the development of this site and to include the boundary adjustment area that was described. He would just like the assurance from Mike Bedsaul that by issuing this letter of support the town was not obligating

themselves in some way, to the point that John Mills made, that the town did not want to obligate themselves relative to the fly ash on that property. He would agree and be supportive with everything that had been said as long as this did not obligate the town in a way that created potential liability down the road.

Mike Bedsaul said as he understood it, the town would not own the property. There would be a boundary line adjustment to bring the property into the town limits. His concern would be that if there was some environmental condition on the property the owner of the property certainly would be responsible for that. The only concern he would see was what if the owner of the property, for example, this nonprofit entity became defunct in some way and there was this property that although the town did not own it, it was within its borders to where it may feel that it had to take some action in relation to that. He was not saying there was an environmental issue at the property. He was just saying if there were, he did not think that by sending the letter of support the town was per se obligating itself to make the boundary line adjustment. He would suggest to Terry Nicholson that in his letter he put 'subject to the town completing its due diligence' because right now the town did not know anything, about this nonprofit that had been set up that was holding title to the property. He was not entirely sure when they first started talking about it if it was the same property that they had discussed before or a different one.

Terry Nicholson said it was the same one.

John Davis asked if the town annexed that property, would the town be obligated to provide water and sewer.

Councilman Mills said no from where he was sitting.

John Davis said they did that for every other property in Narrows.

Councilman Mills said there was a first time for everything. He was not going to obligate their citizens to do anything with that property. Because they supported Howard Spencer with a letter, that did not mean the town was obligated to annex it or anything else. The only way council would bring it in was to have a report that made this clean as a whistle.

Mike Bedsaul said his understanding was when this was discussed before, he thought that Terry Nicholson had followed up with Mr. Spencer to request documentation and he was not sure that Terry Nicholson ever received all that concerning the cleanup at the property.

Terry said he actually talked to DEQ directly about it himself. The town would still do the due diligence they were talking about and would do all that concurrently. The town would not obligate themselves to provide water and sewer unless they knew what the development was going to be, and unless they knew they were going to bring it into the town limits. That would all be done at one time rather than putting the cart before the horse.

Councilman Mills said he did not see that this letter obligated the town to do anything other than saying they wanted something built there.

Mike Bedsaul said the letter should state that the town would be willing to look into it further. It would be subject to the town completing its due diligence on the property, the development, and the entity that currently owned it. It sounded to him like Terry Nicholson had already talked to DEQ, but if there was any other type of information that was needed, he would just simply qualify the letter by stating that.

Councilman Mills said Terry Nicholson could write a letter and let Mike Bedsaul look at it.

Mike Bedsaul said he did not think that sending the letter saying that the town was interested in looking at this further obligated them to do the boundary-line adjustment yet.

Terry Nicholson said he thought this was really just a marketing tool for the entity that owned the property to be able to say the town was behind this.

**Councilman Mills made a motion to approve Terry Nicholson drafting a letter of support for the Cumberland Park Development. Councilmember Lane seconded the motion.**

**Ayes: Hale, Bowles, Mills, and Lane**

**Nays: None**

**Motion Carried 4-0**

**Unfinished Business**

None.

**Matters for Consideration by Council**

None.

**Councilman Mills made a motion to adjourn. Councilmember Lane seconded the motion.**

**Ayes: Hale, Bowles, Mills, and Lane**

**Nays: None**

**Motion Carried 4-0**

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Clerk, Debbie Thomas

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Mayor, Tom Spangler