

COUNCIL MEETING MINUTES

May 04, 2026

The Regular meeting of the Town Council of Drakes Branch was held Monday, May 4th, 2026 at 7 P.M. in the Municipal Building located at 4801 Drakes Main Street, Drakes Branch Virginia.

Mayor Deborah Kennedy called the meeting to order and Stephanie Clay, Clerk, recorded the minutes. Members present were as follows: Vice Mayor Peery Wells, Sr., Eugene Wells Jr., Liz Davis, James Gregory and Thomas Pettus. Council member Charles Errickson, was absent. Peery Wells, Sr., gave the Invocation and Mayor Deborah Kennedy led the Pledge of Allegiance to the Flag.

- A motion by Thomas Pettus to accept the April Council Meeting Minutes was seconded by Liz Davis, passed on a unanimous voice vote of all AYES. ABSENT: Charles Errickson

ACCOUNT BALANCES with The Bank of Charlotte County were as follows:

SECURITY DEPOSIT ESCROW	\$4,268.86
WATER/SEWER	\$19,280.55
GENERAL FUND	\$129,394.24

LGIP ACCOUNT BALANCES	
LGIP	\$311,356.67
LGIP- EM	\$207,305.48

- After reviewing all ACCOUNT BALANCES, BILLS PAID and TO BE PAID, a motion by Peery Wells, Sr., to accept, seconded by James Gregory, passed on a unanimous roll call vote as follows: AYES: Liz Davis, Eugene Wells. Jr., James Gregory, Thomas Pettus and Peery Wells, Sr., NAYS: None ABSENT: Charles Errickson

SPEAKERS

- David West addressed the Council and shared information on the Certified Planning Commission Program offered by several colleges and asked the Council to consider paying for one or more Planning Commission members to attend next year.
- Mr. West also asked the Council to consider a position of Town manger to oversee Town operations.
- Lastly, Mr. West shared information on legislation that had been passed in regards to manufactured housing and that ordinances could no longer be more restrictive on manufactured housing than stick-built homes.

COMMITTEE REPORTS

Finance: None

Streets: None.

Museum: Entry ramp needs to be replaced.

Buildings & Grounds: Needs to determine if Ladies Club is going to continue- if so, need lease. Committee was asked to get pricing on chair rails and to repaint municipal building. Councilman Gregory was asked to provide recommendations, pricing and specifications on sound reduction panels for meeting room at next council meeting.

Water/Sewer: None.

Personnel: To be discussed in closed session.

Grants: FEMA grant still waiting on budget approval. Noah Davis stated he had been in contact with some constituents and informed Council he thought the budget revision would be looked at soon.

Events: Councilman Gregory had nothing. Clerk Clay provided an update on the "Food Truck Friday" event she has been planning. Mayor Kennedy asked Councilman Gregory to spearhead the Towns participation in the 100-mile Yard Sale Event held Saturday July 4th, 2026.

OLD BUSINESS:

- Roof Rails- Councilman Eugene Wells, Jr., to contact contractors to further discuss proposals.
- Litter Grant- Councilwoman Liz Davis to bring proposal of expenses to Council next meeting. Clerk Clay provided some input based on Public Works staff requests for certain items.

NEW BUSINESS:

- A motion was made by Thomas Pettus and seconded by Eugene Wells, Jr., to approve to increase the Meeting Room and Pavilion rental security deposit to \$50.00. The motion passed on a unanimous voice vote of all AYES. ABSENT: Charles Errickson
- A motion was made by Eugene Wells, Jr., and seconded by James Gregory to approve new rental application for Meeting Room and Pavilion after Clerk makes the requested changes/additions. The motion passed on a roll call vote as follows AYES: Liz Davis, James Gregory, Thomas Pettus, Eugene Wells Jr., and Peery Wells, Sr., NAYS: None, ABSENT: Charles Errickson
- The renewal of the Town's Insurance policy was tabled until Clerk could obtain a revised proposal from VRSA.
- A motion was made by Peery Wells, Sr., and seconded by James Gregory to accept the proposed budget and hold a Public Hearing for public comment on May 29 at 7pm. The motion passed on a roll call vote as follows AYES: Liz Davis, James Gregory, Thomas Pettus, Eugene Wells, Sr., and Peery Wells, Sr., NAYS: None, ABSENT: Charles Errickson
- The cleaning contract for the municipal building was tabled until the building committee had an opportunity to talk to previous contractor about submitting an RFP.
- A motion was made by Liz Davis and seconded by James Gregory to accept the floor maintenance contract as submitted. The motion passed on a roll call vote as follows AYES: Liz Davis, James Gregory, Thomas Pettus, Eugene Wells, Sr., and Peery Wells, Sr., NAYS: None, ABSENT: Charles Errickson
- A motion was made by James Gregory and seconded by Peery Wells, Sr., to hire Robert Wilmoth as Town Sergeant pending all background screenings. The motion passed on a roll call vote as follows AYES: Liz Davis, James Gregory, Thomas Pettus, Eugene Wells, Sr., and Peery Wells, Sr., NAYS: None, ABSENT: Charles Errickson
- A motion was made by Liz Davis and seconded by Peery Wells, Sr., to hold a Joint Public Hearing with Town Council and Planning Commission on Wednesday, June 24 to review proposed Comprehensive Plan. The motion passed on a roll call vote as follows AYES: Liz Davis, James Gregory, Thomas Pettus, Eugene Wells, Sr., and Peery Wells, Sr., NAYS: None, ABSENT: Charles Errickson

OTHER BUSINESS

- None

CLOSED SESSION:

A motion was made by Liz Davis, seconded by Thomas Pettus, that the Council convene in CLOSED SESSION under Virginia Code 2.23711 (A)(1), to discuss personnel matters concerning employee's salary, roles and schedules. The motion passed on a roll call vote as follows AYES: Liz Davis, James Gregory, Thomas Pettus, Eugene Wells, Sr., and Peery Wells, Sr., NAYS: None, ABSENT: Charles Errickson


RETURN TO OPEN SESSION:

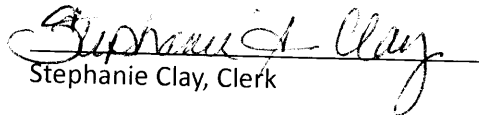
A motion by Liz Davis, seconded by Thomas Pettus to return to Open Session, was passed on a roll call vote as follows AYES: Liz Davis, James Gregory, Thomas Pettus, Eugene Wells, Sr., and Peery Wells, Sr., NAYS: None, ABSENT: Charles Errickson

A motion was made Liz Davis and seconded by Eugene Wells, Jr., to adopt Exhibit A, the Certificate of Closed Session, and topics as discussed regarding Clerks office employees schedule, Clerks promotion and increase and office policies. The motion passed on a roll call vote as follows: AYES: Liz Davis, James Gregory, Thomas Pettus, Eugene Wells, Sr., and Peery Wells, Sr., NAYS: None, ABSENT: Charles Errickson

Thomas Pettus made a motion to adjourn the Town Council meeting, seconded by Peery Wells, Sr., all Agreed on a unanimous voice vote of all AYES. NAYS: None, ABSENT: Charles Errickson

The meeting adjourned at 10:30 P.M.


Deborah Kennedy, Mayor


Stephanie Clay, Clerk

Council Public Hearing Meeting Minutes

May 29, 2026

The Public Hearing meeting of the Town Council of Drakes Branch was held, May 29, 2026 at the Municipal Building located at 4801 Drakes Main Street, Drakes Branch, Virginia.

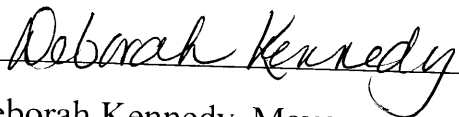
Mayor Deborah Kennedy called the meeting to order at 7:06 p.m. and recorded the minutes in absence of the Town Clerk. Members present were as follows: Vice Mayor Peery Wells, Sr., Charles Errickson, James Gregory, Thomas Pettus and Eugene Wells, Jr. Absent: Liz Davis.

The purpose of the public hearing was to hear comments on the Town's FY2026-2027 budget as stated by Mayor Kennedy. The Council reviewed the budget and had some questions on the estimated expenses for the next fiscal year. These questions will be reviewed and brought back to Council. Citizen, David West commented on the coding of accounts.

There being no further comments, the public hearing was declared closed.

Motion to adjourn by Charles Errickson was seconded by James Gregory, all agreed on a unanimous voice vote of all AYES. NAYS: None, Absent: Liz Davis.

The meeting adjourned at 7:47 p.m.


Deborah Kennedy, Mayor