REGULAR MEETING OF THE KEYSVILLE TOWN COUNCIL HELD ON June 8, 2026

The regular meeting of the Keysville Town Council was held on Monday, June 8, 2026, at 7:00 p.m. at the Keysville Town Office. Present were Mayor Robert J. Schaefer, presiding, and Vice Mayor Anthony Ferranto and Council Members Wendy Gallion and Rachael Clark. Council Members Tom Fisher and Rhonda Benn were absent. Council Member Scotty Jackson called in remotely for the meeting. Staff present included Stephanie Clay, Town Manager, and Sherry Marker, Town Clerk, and guests in attendance were Pete and Linda Southall.

Mayor Schaefer called the meeting to order and welcomed all in attendance.

Council Member Gallion offered the invocation.

Public Comments:

Veasey Wilson Building

Mr. and Mrs. Southall informed the Council of their concerns regarding the building adjacent to The Barber Shop. They reported that bricks have been falling from the roof, causing damage to the roof of the barber shop. They also stated that the building appears to be leaning slightly and expressed concern that it could collapse onto both The Barber Shop and Zach McKinney's business.

Mayor Robert J. Schaefer advised Mrs. Southall to first attempt to contact the property owner. If the issue cannot be resolved with the owner, he recommended that she contact John Hess, the Building Inspector.

Minutes:

A motion to approve May 11, 2026, minutes was made by Vice Mayor Ferranto and seconded by Council Member Gallion. The motion was carried unanimously.

Financials:

A motion was made by Vice Mayor Ferranto and seconded by Council Member Gallion to approve the May 2026 financials and pay the bills. The motion was carried unanimously.

Committee Reports

Streets and Library Committee

Hill Avenue Sidewalk Study

Mayor Robert J. Schaefer reported that the Virginia Department of Transportation (VDOT) is conducting a study for proposed sidewalks along Hill Avenue. The project will consist of Phase I and Phase II. Upon completion of the study, the Town will be eligible to apply for SMART Scale funding.

Library Update
Town Manager Stephanie Clay gave an update on the library. There is evidence of termites, and when the HVAC was put in, the floor joist was cut. To spray for termites will cost $8,000, and to do all spraying and foundation repair will cost roughly $38,000. Council Member Clark is going to send Mrs. Clay information about who performed her termite treatment.

Mayor Schaefer said two possible grants can help, and Mrs. Clay will be talking with the other towns to see if their libraries are paying rent to the towns. Mayor Schaefer said after checking, the town would renegotiate with the library.

Street Maintenance Update
Mayor Robert J. Schaefer reported that the potholes in the alley beside the post office have been filled with crusher run.

Water Committee
Consumer Confidence Report (CCR) Update
Mayor Robert J. Schaefer reported that the Consumer Confidence Report (CCR) has been distributed and posted on the Town's website.

Wastewater Committee
There was no wastewater report.

Old Business
Reelection Paperwork
Mayor Schaefer reminded Council Members Wendy Gallion, Rachael Clark, and Scotty Jackson to fill out and submit their paperwork for reelection.

FOIA Training
Mrs. Clay stated that she will send Council members a link to complete the required Freedom of Information Act (FOIA) training.

LED Sign Update
Mrs. Clay also reported that the Town expects to receive the new LED sign on or around June 25.

New Business
Authorized Signatures
A motion was made by Vice Mayor Anthony Ferranto and seconded by Council Member Wendy Gallion to add Town Manager Stephanie Clay as an authorized signer on all Town business and financial checking accounts, certificates of deposit, and safe deposit boxes. The motion carried unanimously.

Appointment of Zoning Administrator
A motion was made by Council Member Scotty Jackson and seconded by Vice Mayor Anthony Ferranto to appoint Town Manager Stephanie Clay as the Zoning Administrator. The motion carried unanimously.

Planning Commission Appointment
A motion was made by Council Member Wendy Gallion and seconded by Council Member Scotty Jackson to appoint Vice Mayor Anthony Ferranto as Chairman of the Planning Commission. The motion carried unanimously.

Email Migration
Mrs. Clay reported that Zachary McKinney Technologies will begin migrating the Town's email system to addresses ending in **.gov**. The cost of the migration will be $650.00.

Public Hearing – Water and Sewer Rate Increase
A motion was made by Vice Mayor Anthony Ferranto and seconded by Council Member Wendy Gallion to hold a public hearing at the July 13, 2026, regular Town Council meeting to consider a proposed 45% increase in water and sewer rates. The motion carried unanimously.

Mayor and Town Manager Report
The Mayor and Town Manager provided their reports throughout the meeting as various agenda items were discussed.

Adjournment:
With no further business to discuss, Vice Mayor Ferranto made a motion to adjourn the meeting and was seconded by Council Member Gallion, and the motion was carried unanimously. The meeting was adjourned at 8:15 p.m.

Sherry L. Marker, Clerk/Treasurer

Robert J. Schaefer, Mayor