At a regular meeting of the Giles County Public Service Authority Board of Directors, held on Thursday August 13th, 2026, at 5:30 P.M. The following Members were present:

Colin Munsey	Chairman, County Full
Richard McCoy	Vice Chair
Paul 'Chappy' Baker	County, Full
Charlie Andrews	County, Alt
John Mills	Narrows, Full
Joe Butler	Narrows, Alt
Kristi Eaton	Pearisburg, Full
Amanda Davis	Pearisburg, Alt
Donald Poteet	Pembroke Alt
William Kantsios	Rich Creek, Full

Absent Board Members: John Lawson – County Alt, Glenn Stowers – County Alt, Stanley Lucas – Pembroke Full, Chris Wickline – Rich Creek Alt

Others present: Chris McKlarney – Administrator, Angie Higginbotham – Treasurer's Office, Tim Brown – Va. Leader, Brittany Young – PSA Admin, Billy Farrier- Solid Waste Foreman, Andry Crocker – WTP, Catherine Ballard – Finance and Suzanna Bowden

Call To Order
Mr. Munsey called the August 2026 meeting of the Public Service Authority to order.

Approval of Minutes
Mr. McCoy made a motion to approve the minutes of the July 2026 regular scheduled meeting. Mr. Baker seconded the motion.

The motion was approved as follows:
Voting Yes: Mr. Colin Munsey, Mr. McCoy, Mr. Baker, Mr. Mills, Mrs. Eaton, Mr. Kantsios, Mr. Poteet

Approval of Expenditures
Mr. Baker made a motion to approve the expenditure since the last meeting in the amount of $393,418.91. Mr. Mills seconded the motion.

The motion was approved as follows:
Voting Yes: Mr. Colin Munsey, Mr. McCoy, Mrs. Eaton, Mr. Kantsios, Mr. Poteet

Public Comments
Statement by County Administrator Chris McKlarney Regarding Landlord-Tenant PSA Billing Issue: Chris McKlarney, County Administrator, addressed the Board and attendees regarding proposed landlord-tenant changes under consideration by the Public Service Authority. Mr. McKlarney explained that Public Service Authority Director Kevin Belcher retired effective July

31, and that he is serving in an interim capacity while the Authority determines its next steps. He stated that, after reviewing the issue and receiving comments from landlords and members of the public, it is clear that additional information and analysis are needed before any immediate action is taken.

Mr. McKlarney advised that any proposed changes will be delayed and that the Authority will continue reviewing possible alternatives. He noted that one option he intends to present for consideration would involve requiring a renter deposit and establishing a timeframe, such as 90 days, during which the Authority would attempt to collect unpaid bills and notify landlords before any potential landlord responsibility would apply. He emphasized that this was only a possible alternative and had not been approved by the Authority.

Mr. McKlarney further stated that staff are working to gather accurate data regarding rental properties and ownership, noting that identifying rental properties is complex because many properties are owned by corporations or may involve name changes, life estates, or family occupancy arrangements. He explained that the current method of comparing customer last names to landowner last names is not sufficient and could result in incorrect billing notices. He stated that approximately 2,300 properties may be affected and that the County is not equipped to respond to a large number of incorrect or disputed notices without further review.

Mr. McKlarney described the scope and cost of the solid waste operation, stating that crews collect trash along approximately 400 miles of roads each week using three trucks, with each employee on the back of a truck handling approximately 50,000 pounds of trash weekly. He noted that the trucks cost approximately $400,000 to $600,000 each and that solid waste billing and operations are complicated and costly. He also stated that Giles County provides curbside trash pickup at rates lower than Pulaski County, which he said are approximately 35% higher for similar service.

Mr. McKlarney acknowledged that the previously proposed approach was not perfect and stated that public comments demonstrated the need for additional work. He reiterated that no immediate change would be made, that the Authority does not yet have all necessary data or answers, and that additional review will occur before any decision is made. He assured attendees that the Authority intends to be open and transparent, provide opportunities for public input, and consider fair alternatives before moving forward.

Public Comment by Rhonda Tickle: Rhonda Tickle stated that her comments at the prior meeting were intended to convey that the Board did not yet have the information needed to take the action it wanted to take within the proposed timeframe. She noted her familiarity with the software and related processes and expressed appreciation that the Board paused the matter and is now looking at other possible approaches. Ms. Tickle requested that the people in attendance be involved from the beginning of the next phase through its conclusion, rather than being informed after a decision has already been made. She stated that such involvement would be appreciated and thanked the Board for stopping where it was and moving forward to gather what was needed.

Public Comment by Scott Suttle: Scott Suttle addressed the Board regarding concerns with the proposed landlord-tenant billing changes. He questioned whether board members received compensation or insurance and stated concerns about county salaries and costs. During the

discussion, Board members clarified that members of the Authority do not receive insurance for serving on the Board, and one member stated that he had served on the Board of Supervisors for 26 years without receiving a raise.

Mr. Suttle stated that many renters have limited incomes and that some tenants in his mobile home park live on approximately $600 per month. He opposed making landlords responsible for collecting or paying tenants' trash bills, stating that landlords do not have the same collection authority as the County or Authority. He said landlords could not realistically evict a family over an unpaid trash bill and expressed concern that doing so would not be viewed favorably in court. Mr. Suttle stated that the County or Authority has more effective means to collect unpaid bills than landlords do. He suggested that unpaid trash bills could potentially be addressed through vehicle tag renewal restrictions or by adding delinquent amounts to taxes, rather than shifting collection responsibility to landlords.

Public Comment by Fairley Blankenship: Fairley Blankenship stated that she owns three apartments, including one that had been vacant for five months and another that had been vacant for a month while repairs were completed. She explained that landlords already carry many responsibilities, including bookkeeping, cleaning, repairs, maintenance, and rent collection, and stated that requiring landlords to collect or pay tenants' trash bills would add unpaid property-management duties to their workload.

Ms. Blankenship compared the issue to electric service through AEP, noting that tenants are responsible for contacting the utility when moving in or out. She questioned why tenants could not similarly contact the Authority regarding trash service, rather than placing additional notification and collection responsibilities on landlords. She stated that costs for food, gas, building materials, and property maintenance continue to increase and expressed concern about how tenants and landlords would afford additional costs.

Ms. Blankenship stated that she understands tenants are responsible for paying their trash bills but emphasized that the bill is not the landlord's responsibility and that landlords are not on the Authority's payroll. She noted that she already pays trash bills for her business and residence and cannot afford additional charges. She also expressed concern that shifting unpaid bills to landlords could cause some landlords to stop renting properties, resulting in empty buildings and reduced revenue.

Ms. Blankenship stated that she would be willing to provide tenant move-in information, including through an online process, but said the Authority should be responsible for collecting its own bills, just as landlords are responsible for collecting rent. She thanked the Board for the opportunity to speak.

Public Comment by Diane Janelle: Diane Janelle stated that she owns one rental house in Pembroke and another house in Pearisburg and opposed making landlords responsible for tenants' unpaid trash bills. She said landlords are not responsible for tenants' electric, phone, or water bills and questioned why the County or Authority could not collect delinquent trash balances directly. Ms. Janelle suggested unpaid trash bills could potentially be addressed through vehicle tag renewal restrictions or by adding delinquent amounts to personal property taxes. She stated that she spends money each year maintaining her rental property and said it is unfair to require landlords to collect or pay trash bills on behalf of Giles County.

Public Comment by Lori Williams: Lori Williams thanked Chris for meeting with residents and listening to their concerns. She emphasized the importance of transparency and requested that property owners be notified and kept informed before any future decisions or agreements are made. She noted that landlords were caught off guard by a previous vote and felt they had no opportunity to respond beforehand. Lori stated that landlords are willing to provide tenant information when needed and address tenant-related issues if concerns are brought to their attention. She also expressed the view that landlords should not be responsible for paying tenants' trash, water, or utility bills. She concluded by thanking the board for reconsidering the matter and encouraged continued communication and involvement of property owners in the decision-making process.

Public Comment by Mary Spaur: Mary Spaur thanked the board for postponing a final decision and urged officials to consider the impact on low-income, elderly, and disabled residents. She expressed concern about how reduced trash-rate eligibility would be determined and whether vulnerable residents currently receiving reduced rates would continue to receive assistance. Mary noted that requiring landlords to assume responsibility for trash fees would likely result in rent increases, placing an additional burden on tenants who already struggle to meet basic living expenses. She emphasized her commitment to providing affordable, quality housing and encouraged the board to consider the broader effects of the proposal on affordable housing and residents living on fixed or limited incomes.

Public Comment by Chad Price: Chad Price addressed the Board regarding the proposed policy that would hold landlords responsible for unpaid tenant trash bills. He argued that the county possesses greater legal authority and collection capabilities than individual landlords and should utilize those tools rather than transferring collection responsibilities to property owners.
Mr. Price stated that landlords already face significant challenges recovering unpaid rent through the court system and that requiring landlords to absorb or collect unpaid trash fees would create an additional financial burden. He expressed concern that landlords cannot easily recover these costs from tenants and noted that eviction is not always a practical or immediate solution.
Mr. Price questioned why the issue had not been addressed earlier, given that county officials indicated they had been working on it for several years. He suggested the Board explore alternative legal remedies through the county attorney and develop more effective collection methods for delinquent accounts.
Mr. Price also voiced concerns about transparency, stating that residents and property owners should have been more involved in discussions before the policy advanced. He encouraged county officials to work collaboratively with landlords and citizens to develop a fair solution.
Additional comments were made regarding tenant rights and legal limitations faced by landlords. Mr. Price explained that landlords must comply with state regulations and cannot take actions that could expose them to tenant complaints or legal action.
Another property owner noted that landlords already provide annual tenant occupancy information to the county and questioned whether that information was being properly maintained and utilized.

Solid Waste Report- Billy Farrier

Mr. Farrier reported that 1,284 tons of waste were transported to the landfill during the month of July. Recycling totals amounted to 35.91 tons.

Additional operational statistics included:

- 239 trips to the landfill during the month.
- An average load of 5.38 tons per trip.

Mr. Farrier announced that the annual river cleanup is scheduled for August 29, with cleanup activities planned from McCoy Falls to just below Eggleston. Public notification efforts will continue as the event approaches.

He also advised that:

- The department will be closed for Labor Day.
- No trash collection will occur during the holiday.
- Collection schedules will shift back by one day for the remainder of the week.
- Convenience centers will also be closed for the holiday.

Water Report – Andy Crocker

Mr. Crocker reported that operational issues noted during the previous month have been resolved. A new permanent ultrasonic flow meter has been installed on Unit One, and normal plant operations have resumed. He expressed appreciation to county staff for their assistance with the installation.

Mr. Crocker advised that a variable frequency drive (VFD) controlling one of the plant's high-service pumps has failed or is in the process of failing. Continued operation could potentially damage a recently rebuilt motor. Due to delays in receiving multiple vendor quotes and concerns about maintaining system redundancy, approval was obtained from Mr. McKlarney to proceed with an emergency purchase based on a single bid. Delivery is expected within approximately one and a half weeks.

Additional updates included:

- The motor for the Ram Wayside Side Pump P-80 has been rebuilt and is expected to be installed the following week.
- Countywide lead and copper sampling remains underway and will continue through September.
- Employees Steve and Howie are preparing to take their Class III operator licensing examinations. Mr. Crocker expressed confidence in their preparation and noted the certification would be beneficial to the department.

In response to a Board question, Mr. Crocker stated that approximately 100 tests are conducted. He further explained that:

- Systems previously operated under reduced monitoring requirements of once every three years.
- Following lead and copper compliance issues, monitoring frequency increased every six months with additional sampling requirements.
- Recent results have been favorable for approximately 18 months.
- If the next sampling cycle produces acceptable results, the affected systems may return to reduced monitoring status.

The Board expressed support for employee advancement and certification efforts.

Financial Report – Catherine Ballard
Mrs. Ballard reported a solid waste expenditure of $10,445.
She informed the Board that, on Mr. McKlarney's suggestion, future financial reports will include comparative prior-year figures to provide better context for financial performance.
Comparative data for July 2025 and prior fiscal year positions will be included in future reports.
The Board indicated its support for the revised reporting format.

Old Business
Write-Off of Delinquent Trash Bills
The Board considered the write-off of delinquent trash bills that had exceeded the statute of limitations for collection.
A total of $19,572.07 in unpaid trash bill accounts was presented for write-off.
Mr. Mills made a motion to approve the write-off. Mr. McCoy seconded the motion.
The motion was approved as follows:
Voting Yes: Mr. Colin Munsey, Mr. McCoy, Mrs. Eaton, Mr. Kantsios, Mr. Poteet

New Business
Executive Session
The Board announced its intent to enter Executive Session to discuss matters related to:

- Contracts
- Legal matters
- Personnel matters

The Board then recessed from open session and entered Executive Session.
Mr. McCoy made a motion to enter Executive Session. Mr. Baker seconded the motion.

Adjourn
Mr. Mills made a motion to adjourn. Mr. Baker seconded the motion.

The motion was approved as follows:
Voting Yes: Mr. Colin Munsey, Mr. McCoy, Mrs. Eaton, Mr. Kantsios, Mr. Poteet

The next PSA meeting will be held Thursday September 17th, 2026, at 5:30 p.m.

Colin Munsey, Chairman — Date 9/17/26

Brittany Young, PSA Clerk — Date 9/17/26