



Town of Nutter Fort Minutes

Council Meeting – October 28, 2025 – 6:30 p.m.

Called to order at 6:31 p.m. by Mayor Rezin Hudkins, IV

Attendance – Mayor Rezin Hudkins, IV, Councilor Rick Lafferty, Councilor Sam Maxson, Councilor Karen Phillips, Councilor Charlene Louk, Recorder Natalie Haddix, Councilor Shawn Spurlock

Department Heads – Fire Chief Jeremy Haddix, PW Supervisor Travis Yost, EMS Supervisor Nathan Rohrbough, PT Code Enforcement Officer Robert Leonard

Guests – Cynthia Lafferty, Jennifer Robinson, Mark Hays, Mike Curran, Shirley Sheets, Kathy Powell, Dennis Dutchess, Bobby Monroe, Sharon Monroe, Ryan Holcomb, Zach Dobbins

Public Comment:

- Resident Dennis Dutchess:
 - CWB Rate Increase – Concerns were raised about CWB having a rate increase yet the CWB receiving \$19 million. He plans to attend the water board meeting on 11/12/2025 to get more information. It was noted that council is also trying to better understand the situation and will have a representative attending the CWB meeting as well.

Minutes:

- *Approval of minutes:* Minutes for the 10/14/2025 Council Meeting were approved by unanimous vote after a motion was made by Sam Maxson to approve the minutes and seconded by Charlene Louk.

Department Reports:

- Chief of Police Report:
 - None
- Fire Chief Report:
 - None
- EMS/Ambulance Report:
 - None
- Public Works Supervisor Report:
 - Hope Gas will return to address a recall on a part installed. Five addresses will be impacted: 119 Pennsylvania Avenue, 133 1/2 Pennsylvania Avenue, 134 Pennsylvania Avenue, 218 1/2 Pennsylvania Avenue, and 201 Pennsylvania Avenue. Areas will be dug up, concrete filled, and re-blacktopped.
- Engineer Report (via written report):
 - Phase II AMD/AML Project: ROWs secured - 28 of 34; Environmental assessment submitted to Office of Surface Mining on 10/23/25; Aiming for project to go out for bid by end of year
 - Chub Run Sewer Extension Project: Contractor scheduled to start around November 1, but will likely be delayed until around the end of the year
 - Phase IV Sewer Project: Awaiting PSC and DEP approvals for connection to Sandy's Hardware station
- Code Enforcement Report:
 - Former RG Honda property – the air conditioners were removed from the roof and will be demolishing the falling part
 - Romano Street – The property in question was condemned and now the biggest thing is to ensure no trespassing

Approval of Accounts Payable:

- Accounts payable items were reviewed and discussed. Items were approved by unanimous vote after a motion by Charlene Louk, seconded by Karen Phillips.

New Business:

- *Review-Discuss-Consider – Presentation from Bearing Advisors* – Presentation from Bobby & Sharon Monroe regarding a program that does not replace existing health benefits but fills in the gaps.
 - No action by council necessary on this agenda item.
- *Review-Discuss-Consider – Ordinance 2025-04 – An Ordinance of the Town of Nutter Fort, West Virginia, Amending the Schedule of Rates and Charges for the Services and Facilities Furnished for the Customers of the Water Distribution System of the Town of Nutter Fort by Increasing the Rates and Charges by the Establishment of New Rates and Charges – 1st Reading* – Accountant Zach Dobbins was in attendance to lead the discussion. He noted some of the following points regarding the proposed ordinance during the discussion:
 - The water rate increase for Nutter Fort is approximately 12.77% and two-thirds of the increase is due to Clarksburg raising their resale rate.
 - The increase in operation and maintenance expense also increases the Senate Bill 234 requirement.
 - A 2,000-gallon bill will increase by \$4.06 a month and a 3,000-gallon water bill will increase by \$5.95.
 - More rate changes are expected due to further rate increases from Clarksburg Water Board, as soon as next year, but sewage rates will remain the same.
 - The current rate from Clarksburg Water Board for resale customers is going from \$3.88 to \$4.00.
 - The last time CWB gave resale customers a 4% increase, Nutter Fort had to raise rates by an average of 13%. The biggest expense for Nutter Fort on the water side is water purchases.
 - Rate increases are happening in other municipalities as well. Thankfully, Nutter Fort is further along with infrastructure projects compared to other municipalities like Clarksburg, etc.
 - Consequences of not passing the rate increase: Failure to pass the rate increase could lead to monetary default on existing bonds. Bondholders could force the town to raise rates or put the town in receivership. If the rates are not increased, then accountant Zach Dobbins did not feel that there would be adequate money to pay the Town of Nutter Fort's debt service.

Shawn Spurlock moved to table the first reading of the proposed ordinance and schedule a work session. This motion was seconded by Charlene Louk and passed unanimously by all members of council.

- *Review-Discuss-Consider – Personnel Matter & Legal Matter*
 - *If Matters Arise: Enter into Executive Session to discuss matters relating to personnel matters, the sale, lease or purchase of real property, economic development issues to disclose competitive issues, to confer with legal counsel regarding matters that which, if made public, would be detrimental to the interest of the Town and for any other lawful purpose.*
- **Executive Session:** Pursuant to Chapter 6, Article 9A, Section 4 of the West Virginia Code, Charlene Louk moved that Council adjourn into Executive Session to discuss matters involving the purchase, sale or lease of property, advance construction planning, the investment of public funds or other matters involving competition which, if made public, might adversely affect the financial or other interests of the city and to discuss personnel matters and that the following persons be present: Mayor and members of Council.
 - This motion was seconded by Karen Phillips, with the motion passing unanimously. Executive session was entered into at 7:37p.m.
 - Natalie Haddix moved to end the executive session and resume the regularly scheduled council meeting with a second Charlene Louk. Motion passed unanimously and executive session was terminated at 8:20p.m. and council chambers was reopened to the public.

The meeting adjourned by acclamation at 8:21p.m.

Natalie K. Haddix, Recorder

Rezin D. Hudkins, IV, Mayor