

# DRAFT

## MINUTES OF THE WORKSESSION OF THE COUNCIL OF THE TOWN OF WARRENTON HELD ON FEBRUARY 9, 2017

A worksession of the Council of the Town of Warrenton was held on February 9, 2017 in the Council Chambers.

Councilmembers present: Mayor Powell L. Duggan, presiding, Ms. Sunny Reynolds, Vice Mayor, Councilmembers Sean M. Polster, Jerry M. Wood, Brett A. Hamby, Alec P. Burnett, Robert H. Kravetz and Kevin T. Carter.

The Mayor called the worksession to order.

### Falmouth/Shirley Roundabout

The Manager noted that the item was discussed at the last worksession and it was noted that the matter should also be discussed in the Public Safety and Transportation and Finance Committees. He stated that both committees had discussed the item. The VDOT representative was unable to attend. Mr. Godfrey asked if there were answer questions. Council had no questions. The Manager stated that in the area three things could be done: 1) there could be no improvements made, 2) a mini roundabout with a slip lane could be installed, or 3) a signalization intersection be installed. He noted his recommendation was to hold a public hearing, perhaps two. One public hearing would be at the next Council meeting. Mr. Wood noted that the funding for the \$434,000 cost with \$217,000 and Walmart's \$180,000, left the Town with a cost for the roundabout of \$37,000. Mr. Godfrey noted that the \$434,000 had already been appropriated and no other dollars were needed to be appropriated unless the cost is over \$434,000. Mr. Tucker noted that additional funds may be needed if Council desires to "spruce up" the area. Ms. Reynolds noted that she was concerned for the traffic which would come from Mr. David Dobson's property and Mr. Tucker responded that Mr. Nathan Umberger, VDOT representative, noted he had taken that into consideration. He felt it 30% development still in the area for the concept he presented.

The Planning Director noted that usually a public hearing is held after the design phase. Ms. Reynolds felt it helps the public to see a design and Mr. Hamby asked how long it would take to have a design. Mr. Tucker noted it would take 90-120 days. Mr. Burnett noted that the March public hearing could be more of an educational process and the second public hearing could be about design.

### Appleton Campbell request for sewer to new location in County

Mr. Godfrey noted that Appleton Campbell had proposed to build a building on property within the County and had initially asked to be boundary adjusted into the Town. The applicant then withdrew the request for boundary adjustment and asked for an out of town sewer connection. The Public Works/Utilities Committee discussed the matter at their January meeting and asked that the applicant attend the Worksession to update Council on their development plans. Mr. Godfrey noted that Mr. Scott Wayland, representing Appleton Campbell, and Mr./Mrs. Jeff and Judy Rose, builders, were present.

Mr. Polster asked what staff's recommendation was and Mr. Godfrey responded it would be to serve them with out of town 5/8" sewer tap which would be three times the in-Town rate or \$32,400. Mr. Polster asked why the applicant did not want to be annexed. Mr. Godfrey stated that the Town offered to annex the property but the applicant noted that the cost to install a water main and hydrants was more expensive than if they developed in the County. Mr. Polster asked about the applicant coming back later to ask for water and the Manager stated that Council could put a condition on any approval. He stated that it was his understanding that if Alwington develops it would be building a water main.

#### Mr. Scott Wayland

Mr. Wayland came forward and noted it was an affordability issue in that they could not afford to build the infrastructure to get the Town water to the property when someone down the road it would come to them. He stated that if they got an adequate well, they may not want a water connection. The Town Attorney noted it may be the matter of denying them water once Alwington has water. Mr. Tucker noted that there was no water readily available close to that site. He stated that when Alwington does come through they will have to loop the water line either on the back side of Home Depot or bring it down Walker Drive. Ms. Reynolds noted that as Chair of the Utilities Committee she was in favor of annexation of the property into Town. She stated that she was not in favor of giving the applicant sewer outside of the Town since the Town has a big sewer capacity concern. She asked if the Town had a legal right to turn the other requests down.

The Town Attorney noted that he had talked with the County Attorney and the boundary adjustment had been placed on hold waiting to see how it would pan out. It is not moving forward and is in a holding pattern. Ms. Reynolds stated she understood that the applicant did not want water and Mrs. Rose stated they could not afford it. Mr. Wayland noted that they had written a letter to Home Depot and they denied allowing them to tap into the line.

Ms. Reynolds asked if the Town grants sewer and another application comes before Council outside of the Town does the Council have a legal right to turn those down. Mr. Robinson stated that the Council could deny them but the question would become if it would fall under the Master Water and Sewer Agreement and it has now changed. He stated that the parcel is not in the water area but in closing Alwington part of that may be another legal issue.

Mr. Hamby asked Mr. Wayland if the intent was to hook onto Town water when it comes by their property and Mr. Wayland noted they could. Mr. Hamby asked if a condition could be imposed and the Town Attorney stated that there are conditions for out of Town residents and Council has an authority to allow it. He said he was hearing two different things: 1) we do not want you to and 2) with conditions.

#### Report from Economic Development Manager

Mr. Godfrey noted that Council had asked for a quarterly update from the Economic Development Manager.

#### Ms. Heather Stinson

Ms. Stinson, Economic Development Manager, came forward and gave a Powerpoint presentation. A copy is part of the permanent file.

Mr. Kravetz asked if the areas other than Old Town were being included and Ms. Stinson noted they were and on her list to work on.

Mr. Carter asked if there was information on some of the negatives noted on one of the slides Ms. Stinson presented why businesses did not decide to locate in the Town. She noted that the primary reason was the existing building was not suitable for the client's purpose. Mr. Carter asked going forward that Council be given something that could be used to attract businesses.

Mr. Burnett asked if there was an opportunity to refer the "no's" to other locations within the County so their needs are met as well as provide some benefits to the Town. Mr. Friedman agreed noting that an interchange like that could be both ways. He said there have been prospects which have not fit in the County and they have been forwarded to the Town. He noted the brewery as an example. He stated that it could be a way to find out what the Town is doing well and not doing well. He said as to the statement of what we can control and not control that the Council and Manager leadership and Ms. Stinson's guidance some of those issues have been addressed. He stated one of those ways has been incentives. Mr. Friedman stated a big part of it will be consulting with the business community inside and outside of the Town to say, "if you are here what worked and if you did not come, why not?"

Mr. Friedman noted that when he and Ms. Stinson were working on incentives they took a hard look at what could be done for existing businesses. After consultation with existing businesses and other communities, they came up with a grant program an outgrowth of some of the other little grant programs. He stated that the grant program had been existence for two years and they were about to start another for agriculture businesses. He stated that there had been great success and all but two could really show results and improvements and wrote letters thanking for the assistance. He stated that the County did not contribute their \$25,000 but the EDA has committed to \$25,000. With the Town's \$25,000 there would be \$50,000 for grants which may be raised to \$5,000 each.

Mr. Carter asked what the Council could do to help. Mr. Polster noted that goal should be developed. Ms. Stinson noted that she was working on developing a strategy. Mr. Polster indicated that to him that was not a goal. Ms. Stinson noted that the staff should not set the Council goals.

#### Leash law

Mr. Godfrey noted that the Public Safety and Transportation Committee recommended a March public hearing on the leash law. He noted that there was a draft in Novus.

#### Rotary Clock

Mr. Godfrey noted that Council asked for images so the scale could be determined. He stated that placement is shown in proximity to the Post Office. The Main Street merchants approved the clock and its location at their last meeting. Ms. Reynolds asked if it had to be reviewed by the ARB and Ms. Schaeffer noted it did.

Sign ordinance working group and urban/village development area working group

The Manager noted that Council needed to appoint members to the sign ordinance working group and urban/village development area working group. Ms. Schaeffer noted that staff is checking to see if there is a variety of feedback. Mr. Carter felt that the Mason Incubator Center should be considered.

Ms. Reynolds asked if Ms. Schaeffer would consider talking to someone at Rappaport since they handle two shopping centers and signage to them is probably very important to them and what they do is important to the Town. She felt it important that there be representatives from the bypass businesses and not use Old Town.

Mayor Duggan noted that he had written a letter to the winner of the “Mayor for a Day” contest to see if she could attend the Council meeting.

The Mayor stated that he had asked Reverend Kelly to attend the Council meeting recognizing February as Black History Month and asked that former Councilmembers Robert Walker Joan Williams be invited to attend.

**CLOSED SESSION**, as authorized in Section 2.2-3711(A) (1), for the purpose of interviewing of the Architectural Review Board applicants

On a motion by Mr. Kravetz, seconded by Mr. Wood, the meeting was recessed at 8:40 p.m. and a closed session convened on a Council vote of 7-0 (for: Reynolds, Polster, Wood, Burnett, Hamby, Kravetz, Carter; against: none). Certification of closed meeting is on file.

The Closed Session was adjourned and General Session reconvened on a motion by Mr. Kravetz, seconded by Mr. Wood and a 7-0 vote (for: Reynolds, Polster, Wood, Burnett, Hamby, Kravetz, Carter; against: none).

There being no further business, the meeting adjourned at 10:00 p.m.

Evelyn J. Weimer, Town Recorder